1. COMMISIONERS DISCUSSION AND VOTE

    Documents:

    10 NEW WHALE.PDF
    5 CANDLE HOUSE.PDF

2. CONSENT WITH CONDITIONS

    Documents:

    28 SHIMMO POND ADDITION.PDF

3. OLD BUSINESS 12/17/2024

    Documents:

    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 3 POPS LANE OPPOSITION SUBMISSION.PDF

4. OLD BUSINESS 1/07/2025 BY NOON

    Documents:

    OB 4 ATLANTIC WINDOWS.PDF

5. OLD BUSINESS 1/14/2025

    Documents:

    OB 75 MAIN ST WALL.PDF
    OB 3 EAGLES WING WY SOLAR VIEW.PDF
    OB 38 PINE ST ADDITION.PDF
    OB 42 SHIMMO POND ROAD NEW GUEST HOUSE.PDF
    OB 85 ORANGE ADDITION FRONT HOME.PDF
    85 ORANGE FRONT HARDSCAPE.PDF
    85 ORANGE REAR HARDSCAPE.PDF
    OB 85 ORANGE FRONT HARDSCAPE 4.PDF
    OB 85 ORANGE REAR HARDSCAPE 5.PDF
    OB 14 BERKLEY ADDITION.PDF
    OB 1 WYERS LN HARDSCAPE.PDF
    OB 21 PLEASANT ST MAIN HOUSE.PDF
    OB 21 PLEASANT ST HARDSCAPE.PDF
    OB 39 CLIFF RD DWELLING.PDF
    OB 2 GREEN LANE CARRIGE HOUSE.PDF
    OB 1 N SWIFT ROCK GUEST HOUSE.PDF
    OB 14 ELLENS WAY GARAGE.PDF
    OB 2 HONEYSUCKLE HARDSCAPE.PDF
    OB 4 HONEYSUCKLE HARDSCAPE.PDF
    OB 6 HONEYSUCKLE HARDSCAPE.PDF

6. NEW BUSINESS 12/03/2024

Documents:

75 POCOMO MH.PDF

7. NEW BUSINESS 12/10/2024

Documents:

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

8. NEW BUSINESS 1/7/2025 VIEW

Documents:

37 OCEAN AVE ROOFTOP SOLAR.PDF
10 SILVER ST COLOR CHANGE GUEST HOUSE.PDF
10 SILVER ST COLOR CHANGE MAIN DWELLING.PDF
5 COFFIN ST SIAS DWELLING REVISIONS 10035.PDF
67 VESTAL NEW DWELLING.PDF

9. NEW BUSINESS 1/7/2025

Documents:

MARBLE WAY LOT 5.PDF
13A WILLARD FENESTRATION.PDF
13A WILLARD PHOTOS.PDF
6 HAMPSHIRE ROAD ROOFWALK.PDF
7 FOLGER LN GARAGE.PDF
7 FOLGER LN MH REV.PDF
21 SANKATY HEAD ROAD HARDSCAPE.PDF
23 SANKATY HEAD ROAD FENCE HARDSCAPE.PDF
11 SOMERSET-PORTICO.PDF
7 PILGRIM CT HOT TUB.PDF
6 WRIGHTS LANDING POOL.PDF
7 BOYNTON NEW SECOND DWELLIG.PDF
23 OCEAN AVE ADDITION.PDF
23 OCEAN AVE VIA SARAH ALGER.PDF
36B SESACHCHA RD DOORS DORMERS WINDOW CHANGES.PDF
117 ORANGE MOVE OFF.PDF
10 POLLYWOG MOVE ON PARTIAL BUILDING FROM 117 ORANGE ST.PDF

10 POLLYWOG GARAGE MOVE ON SITE.PDF
43 WARRENS LANDING MAIN HOUSE ADDITION.PDF
43 WARRENS LANDING GARAGE.PDF
6 WESCO PLACE MOVE SHED ON SITE.PDF
6 WESCO PLACE HARDSCAPE.PDF
5 N BEACH ST REV 7695 CHIMNEY CHANGE.PDF
36 TENNESSEE AVE NEW DWELLING.PDF
75 POCOMO NEW GH.PDF
300 MADAKET RD MAIN HOUSE.PDF
10 MARBLE WAY LOT 2 GARAGE.PDF
6 8 MARBLE WAY LOT 5 GARAGE.PDF
14 WOODLAND DR ADDITION.PDF
6 SLEEPY HOLLOW MOVE ADDITION.PDF
16 WALSH ST NEW DWELLING.PDF
15 PILGRIM RD NEW MAIN DWELLING.PDF
15 PILGRIM RD NEW GUEST HOUSE.PDF
15 PILGRIM RD NEW GARAGE.PDF
7 ACADEMY LN REPLACE WINDOW.PDF
1 CAMBRIDGE ALTERATIONS.PDF
63 HINSDALE NEW DUPLEX.PDF
11 PINE ST RENO MAIN HOUSE.PDF
11 PINE ST DEMO GARAGE.PDF
11 PINE ST NEW GARAGE.PDF
11 PINE ST SHED.PDF
15 N. WATER ALTERATION 10399.PDF
5 CROWS NEST POOL REVISIONS.PDF
27 WILLARD STREET - NEW DWELLING.PDF
60-62 OLD SOUTH RD GYM.PDF
14 SILVER STREET RELOCATE ADDITION.PDF
47 CENTER DEMO ROOF WALK.PDF
47 CENTER CHANGE ROOF MATERIAL.PDF
6 W DOVER FENESTRATION.PDF
9 BEACH STREET PERGOLA.PDF

READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
WHITNEY A. GIFFORD

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POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

MARIANNE HANLEY (Retired)

January 9, 2025

Nantucket Historic District Commission **BY HAND DELIVERY**
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 10 New Whale Street

Ladies and Gentlemen:

I represent National Grid with respect to the inquiry by the HDC into the status of the structure upon the above property.

In response to this inquiry, we have engaged a structural engineer, Peter M. Reynolds, P.E., of McKenzie Engineering Company, Inc., to conduct an inspection of the subject structure. Mr. Reynolds's report of this inspection is attached.

The substance of Mr. Reynolds's findings is that the structure is in an unsafe condition and is a threat to public safety. Because of the subpar building materials that were used in its construction, the passage of time has resulted in deterioration and as a result it is not feasible to rehabilitate the structure.

Therefore, we plan to re-file our application for a Certificate of Appropriateness to demolish the structure, before the next HDC filing deadline.

Sincerely,

Arthur I. Reade, Jr.
air@readelaw.com

AIR/irv

Enclosure

McKENZIE
ENGINEERING
COMPANY, INC.

January 8, 2025

Memorandum

National Grid
170 Data Drive
Waltham, MA 02451

Re: Building Structural Assessment Report
10 New Whale St., Nantucket MA

On December 3, 2024, I inspected the above building located at 10 New Whale Street on Nantucket Island. Present at my inspection were National Grid operations employees. The purpose of this inspection and this report is to document the structural condition of the building. The following report details my observations and conclusions based on the identification of advanced deterioration and multiple structural issues with the building.

I have also read the regulations in § 124-13 of the Town of Nantucket General Bylaws, "Minimum maintenance of buildings and structures". Comments as to the feasibility of the repair of structural damage are included in this report.

Captioned photos of areas of structural distress are included at the end of this report.

History: The building, constructed approximately 100 years ago, is located 160 feet west of the Nantucket Town docks and harbor. It measures 26 feet by 34 feet with an 884 sf footprint and has a maximum height of 28 feet. The building was used until the early 1970's for natural gas manufacture from coal. After the building was decommissioned for manufactured natural gas use, it was used to store pumping equipment, oil/water separators and storage tanks required to clean hazardous materials from subsurface ground water, and to house a foam sprinkler system for fire protection of fuel storage tanks on the property. Those fuel storage tanks were used to supply diesel generators that supplied electrical power to the island, housed in the building at 5 Candle Street. Power generation at 5 Candle Street ended in the late 1990's, following completion of the first undersea cable from Nantucket to the mainland. The building has not been used by National Grid in recent years except for minor storage.

Structural Assessment

Construction and Current Condition: The building foundation is concrete, and the exterior walls are brick, approximately 12" thick. The first floor is concrete and there is evidence that a second floor existed at one time constructed of steel beams approximately 3 feet on center most likely with a wood floor deck. After the original second floor was removed,

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understood to be due to deterioration of the deck and structural members, a partial first floor ceiling was constructed of wood beams and plywood. This ceiling may have been required for the heating of the sprinkler room and the room housing equipment used for the clean-up of hazardous material in the groundwater. A unit heater is still visible at the first-floor ceiling level. The current partial first floor ceiling is not safe due to rot and deterioration; it was noted some plywood ceiling panels are breaking due to rot under their own weight. All original window and door openings were infilled with a mixture of concrete block and brick. This infill of existing openings, most likely done in the 1970's after decommissioning of the manufactured gas process, created new smaller window openings on the first and second floors. Those windows have steel frames with fiberglass windowpanes. Many windowpanes are broken, and all windows are deteriorated beyond their useful life. Doors, both overhead and man-doors, are in poor condition.

Walls and Foundation: The brick walls of the building are uninsulated, have no reinforcement and are cracking throughout the structure. Mortar deterioration has resulted in loose and falling bricks. Brick degradation due to natural weathering in areas including the north side of the west façade (photo 4682), and other areas of the building where the bricks are eroding due to weathering, is likely attributable to poor manufacturing practices, i.e. too low a temperature during firing when the bricks were manufactured. On the east façade, a 4'+/- wide section of the left (south) corner is cracked, separating from the remainder of the wall and has rotated toward the left (south) several inches. This is an indication of a potential foundation settlement issue and represents a danger to public safety as a failure/collapse of this building corner could lead to a catastrophic collapse of the remainder of the building. Currently there are no areas of the brick walls that I would classify as structurally sound due to the amount of cracking, eroded mortar and visible distress.

Roof: The 5" +/- pitch roof was most likely originally constructed with slate shingles over a wood roof deck, which was supported by steel channels spanning from the brick exterior walls to two steel trusses. The current roof, installed approximately 50 years ago, replaced the original roof and consists of asphalt shingles on plywood, supported by flat 2 x 4 wood sleepers, supported by the original steel channels and steel roof trusses. Deterioration of the shingles over the last 50 years has resulted in roof leaks leading to severe rot damage of the plywood roof sheathing and 2x4 sleepers, resulting in large areas of the roof to be open allowing rain to enter the building. Potential failure of roof components due to the observed rot is cautioned, including failure during a wind event resulting in airborne roofing components causing a potential public safety issue on and off the site.

Per §124-13 of the Nantucket General Bylaws," Minimum maintenance of buildings and structures, sub-part C, "In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, §6 shall apply". It is my professional opinion that structural deterioration at 10 New Whale

Street has progressed to an advanced stage and has most likely been at an advanced stage for many years. Any structural repairs attempted to this building, due to the current deteriorated condition of the brick walls and roof components, would be unsafe in my opinion. The extent of repairs would involve the demolition and rebuilding of such a large percentage of the building that the repair is infeasible.

Conclusion

The building was constructed using a type of brick that deteriorated over time with normal weathering, exacerbated by the location close to the harbor receiving strong winds and rain from coastal storms. Deterioration of the brick used in the building started from the moment the building was constructed and in my opinion the building should have been razed approximately 30 years ago. Based on my inspection of the building as detailed above, it is my professional opinion that this building is structurally unsound and is not suitable for rehabilitation. Further, it is my professional opinion that due to the current poor structural condition of the walls and roof of the building, the building is currently a public safety concern.

Please call if you have any questions.

Very Truly Yours,



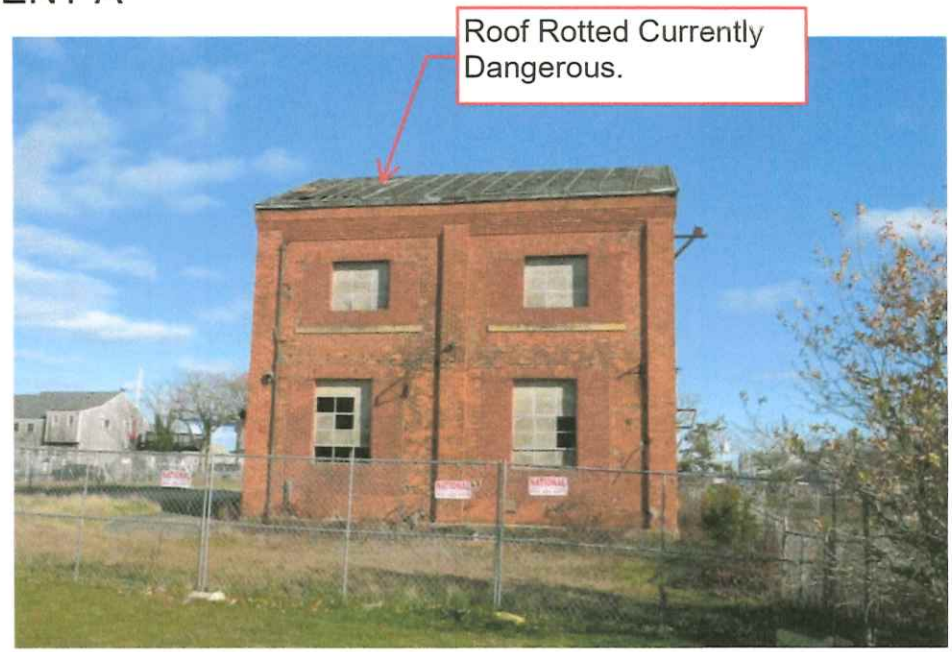
Peter M. Reynolds, P.E.
President

Attachment A: Captioned Photographs, 8 Pages

ATTACHMENT A



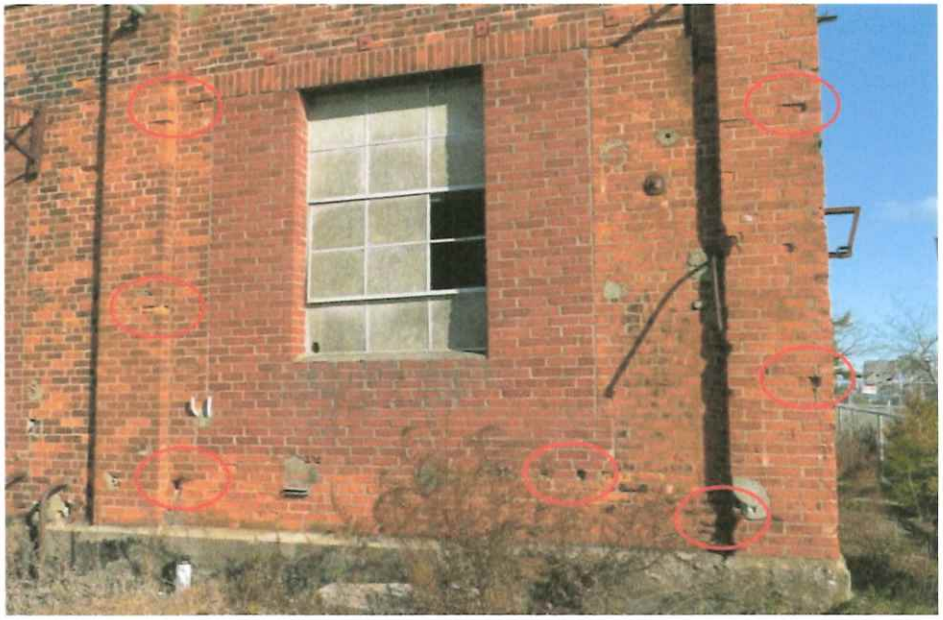
West Façade
IMG_4653



West Façade
IMG_4651



South Façade areas of brick failure
IMG_4654



West Façade
IMG_4652

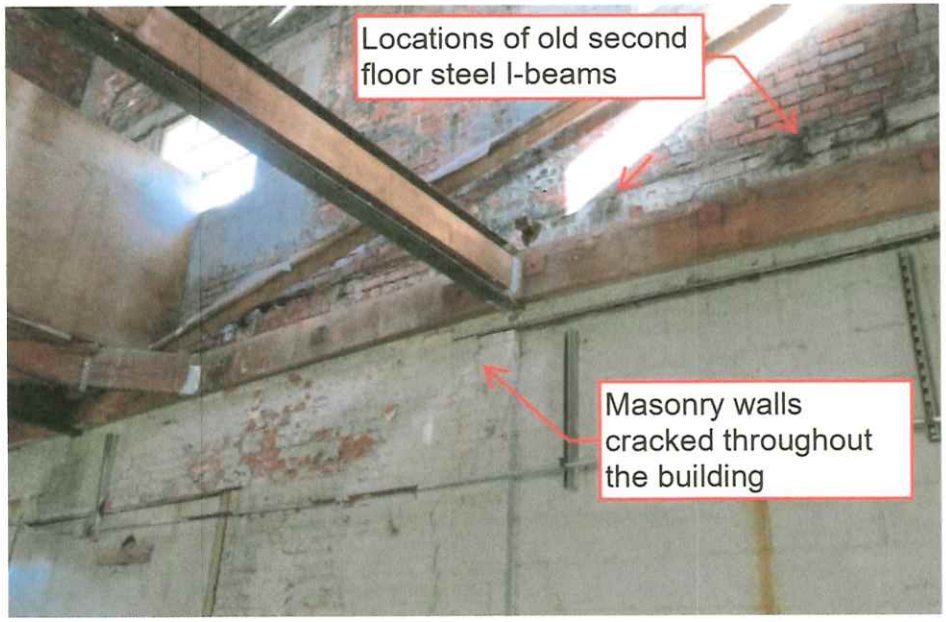


IMG_4658



South Side

IMG_4655



IMG_4659



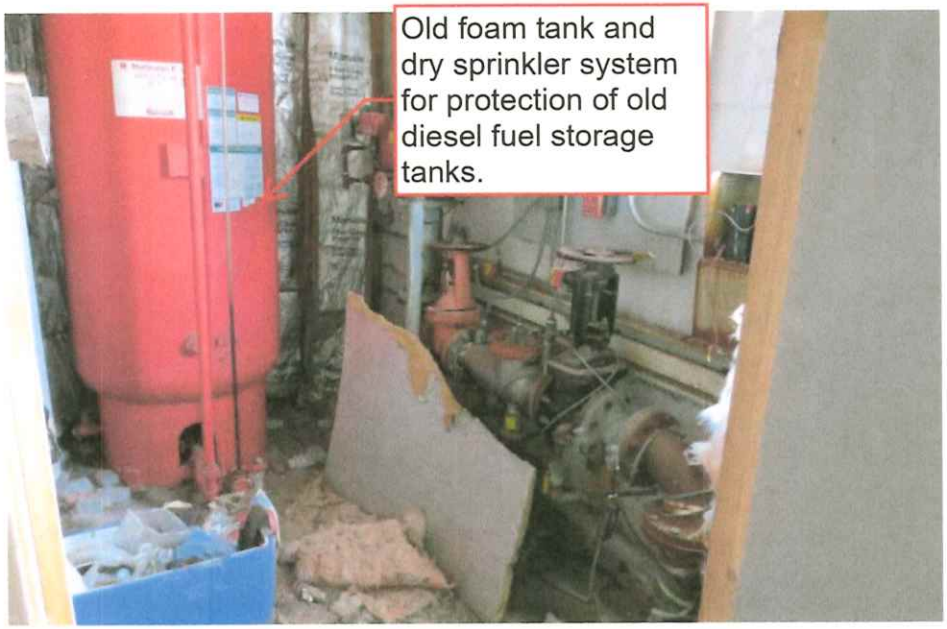
IMG_4657



IMG_4663



IMG_4660



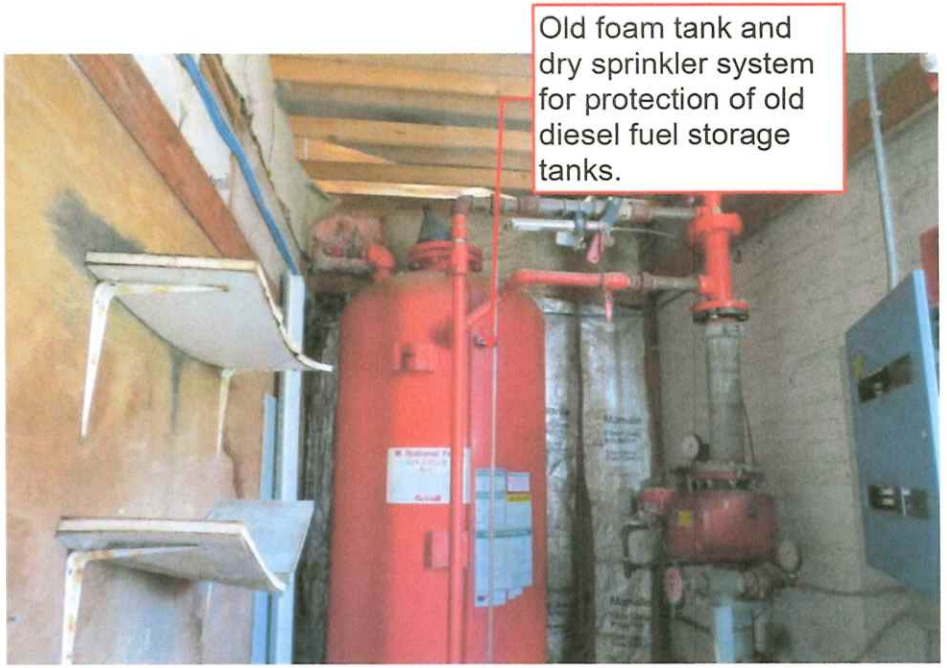
IMG_4665



IMG_4661



IMG_4668



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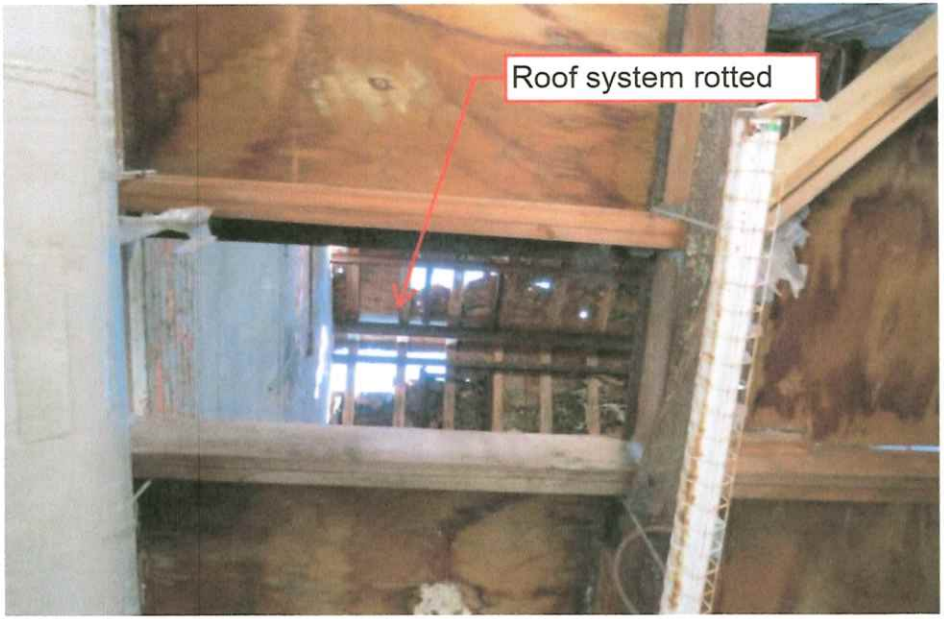


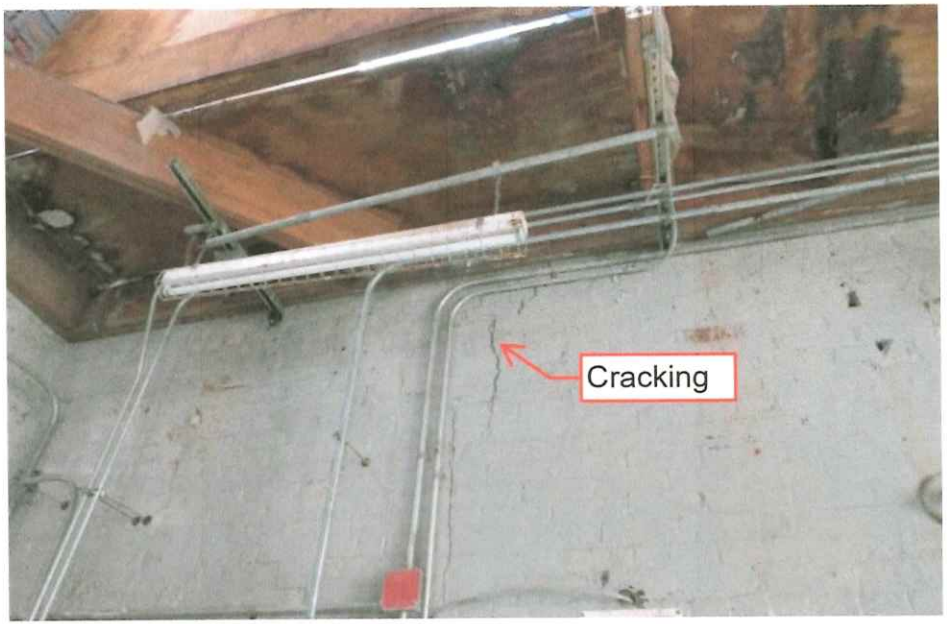
IMG_4669



IMG_4667



IMG_4672



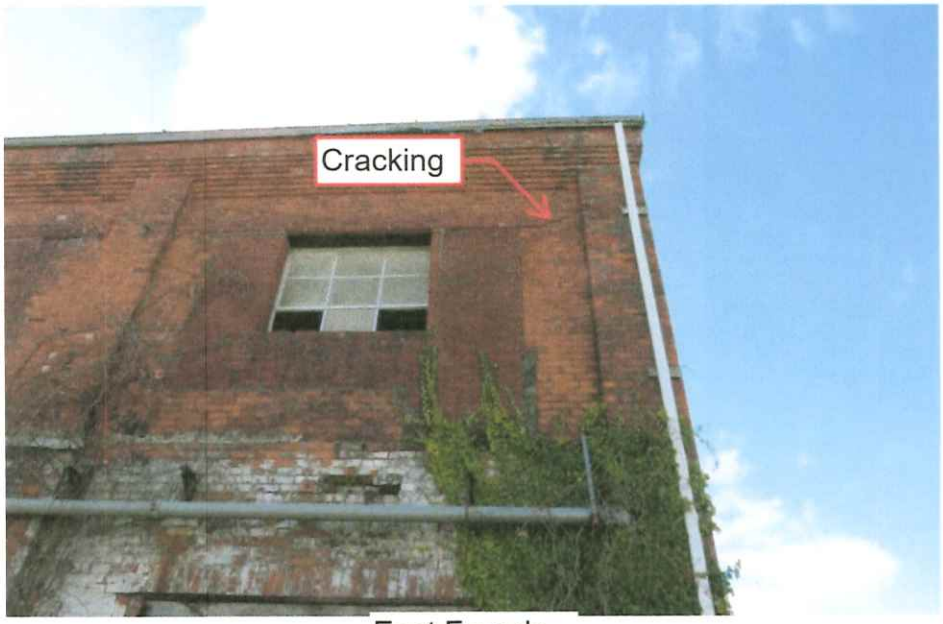
IMG_4670



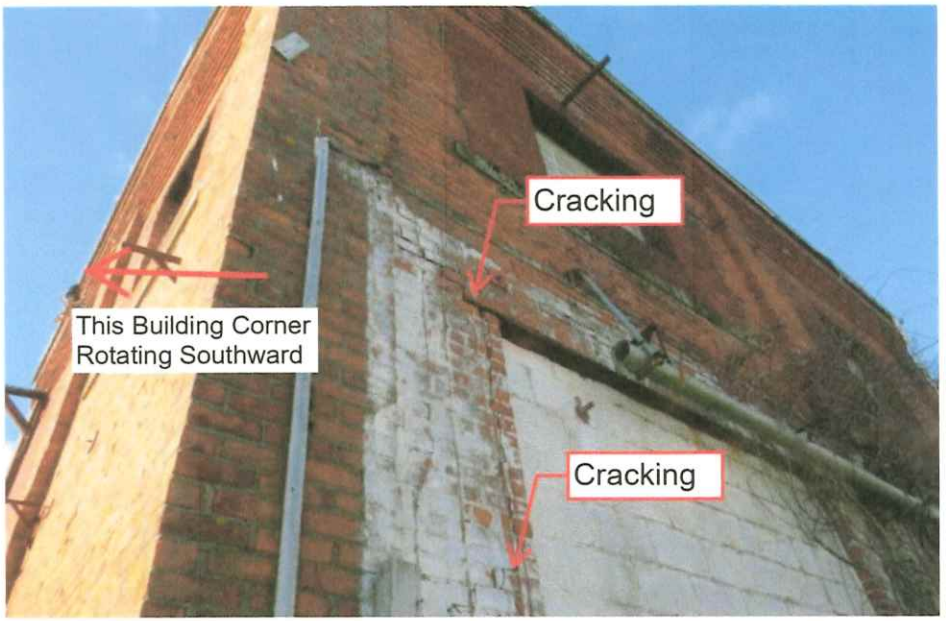
IMG_4673



IMG_4671



East Façade
IMG_4677



East Façade
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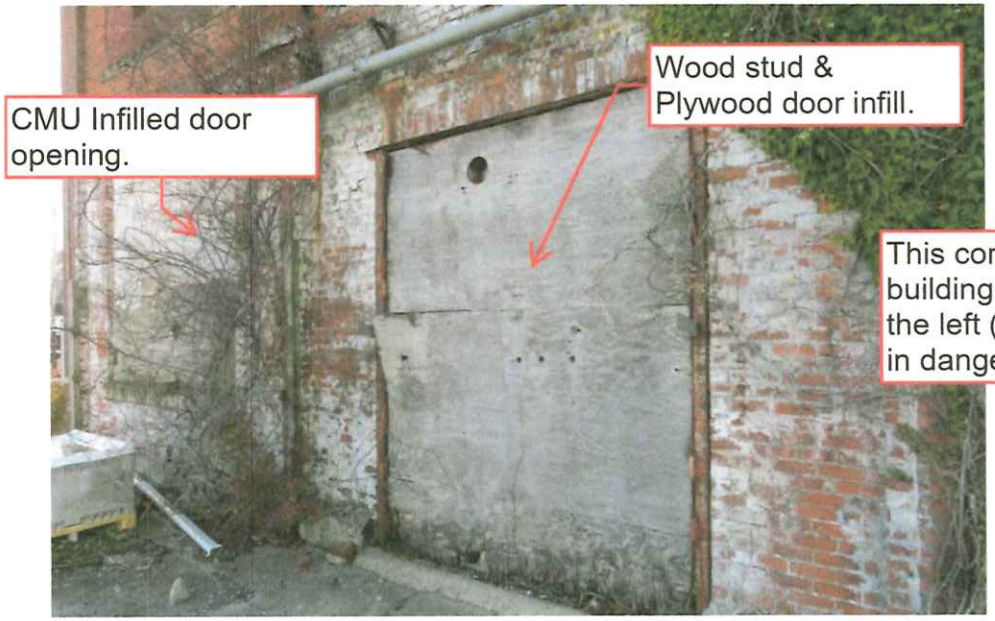

East Façade
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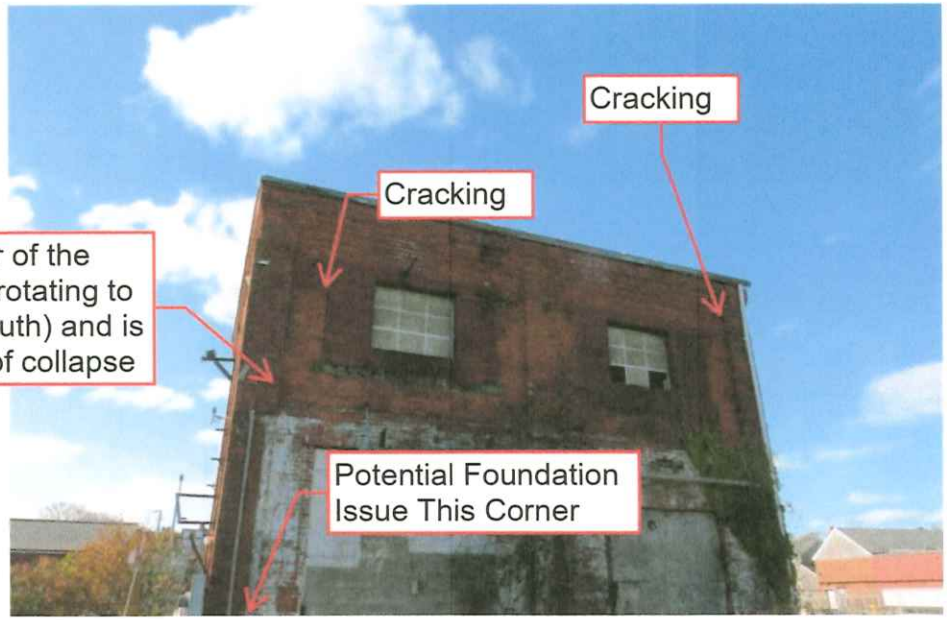
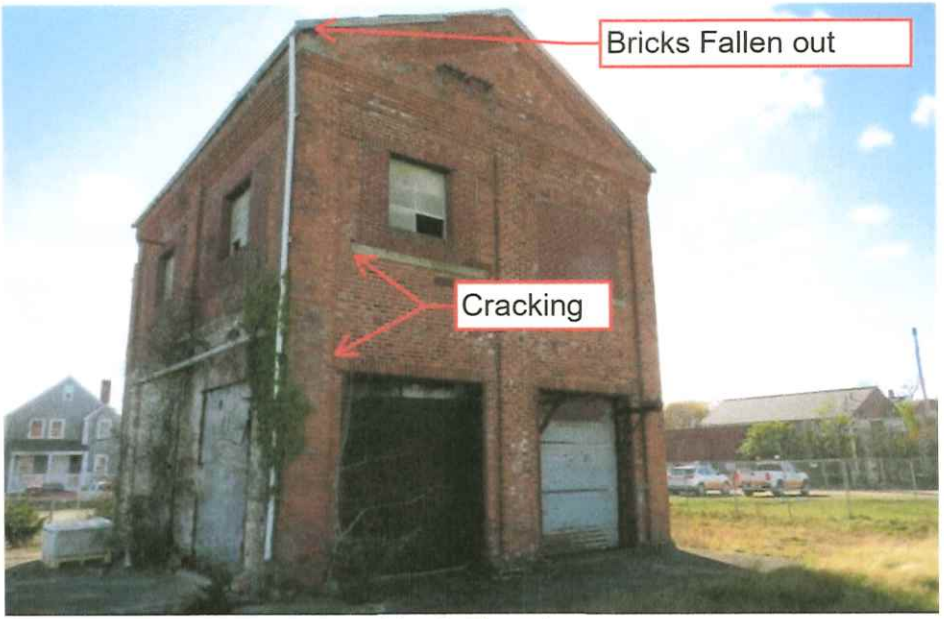


East Façade
IMG_4676



North and West Façades
IMG_4681



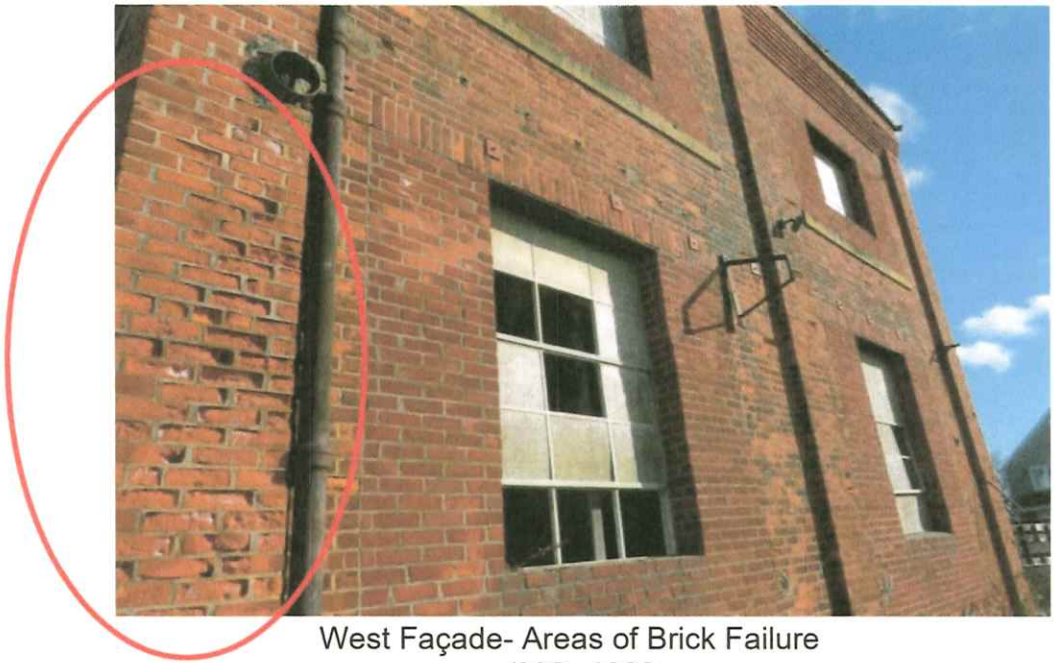
North Façade
IMG_4679



West Façade
IMG_4682



North Façade- Areas of Masonry Damage
IMG_4680



West Façade- Areas of Brick Failure
IMG_4683



West Façade- Areas of Brick Failure
IMG_4684

READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
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POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

MARIANNE HANLEY (Retired)

January 9, 2025

Nantucket Historic District Commission **BY HAND DELIVERY**
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 5 Candle Street

Ladies and Gentlemen:

I represent National Grid with respect to the inquiry by the HDC into the status of the structure upon the above property.

In response to this inquiry, we have engaged a structural engineer, Peter M. Reynolds, P.E., of McKenzie Engineering Company, Inc., to conduct an inspection of the subject structure. Mr. Reynolds's report of this inspection is attached.

Mr. Reynolds finds that, with work that he recommends to repair cracked and loose brick in the walls of the structure, including selective demolition and rebuilding of the compromised areas, the structure will be in a stable condition and will comply with the minimum maintenance requirements set forth in Nantucket Code, Chapter 124, Section 13.

National Grid will develop plans for the completion of this work in an expeditious manner, make applications to obtain approvals from all relevant authorities including the HDC, and proceed with the work as recommended by Mr. Reynolds.

We will be happy to discuss this with the Commission at the January 14 meeting.

Sincerely,

Arthur I. Reade, Jr.
air@readelaw.com

AIR/irv

Enclosure

McKENZIE
ENGINEERING
COMPANY, INC.

January 8, 2025

Memorandum

National Grid
170 Data Drive
Waltham, MA 02451

Re: Building Structural Assessment Report
5 Candle St., Nantucket MA

On December 3, 2024, I inspected the above building located at 5 Candle Street on Nantucket Island. Present at my inspection were National Grid operations employees. The purpose of this inspection and this report is to document the structural condition of the building, and to recommend next courses of activity based on the feasibility of options.

I have also read the Town's regulations in § 124-13 of the Town of Nantucket General Bylaws, "Minimum maintenance of buildings and structures". Comments as to the feasibility of the repair of structural damage are included in this report.

Captioned photos of areas of structural distress are included at the end of this report.

History: The structure per Nantucket assessor records was built in 1928. It is one story and approximately 2,300 square feet, measuring approximately 52 feet by 44 feet with a wall height of 22 feet. This building was used until the late 1990's to house diesel electric generators providing power to the island. After the building was decommissioned for power generation use, it has been used for miscellaneous storage. Two buildings previously attached to this building on the north side were demolished in the late 1990's.

Structural Assessment

Construction and Current Condition: The building foundation is brick, and the exterior walls are brick, approximately 12" thick. The first floor is concrete. The building currently has one entrance door, two overhead doors and three glass block windows letting daylight in the building. No original window or door openings exist, all openings were infilled with mixture of brick, wood, glass block and new door components.

Walls/Foundation: The brick walls of the building are also the building foundation and extend below grade, most likely resting on a concrete or granite footing, actual construction is unknown. The brick walls are constructed between steel columns that support the steel trussed roof structure. There are brick pilasters on the outside of the building covering the steel columns

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that are cracking and in danger of failure, i.e. collapse of the brick pilaster, and need to be rebuilt. Brick repair and repointing of brick is required on all four walls of the building. Due to the steel columns constructed in the walls, after the brick is repaired, this building will be structurally sound.

Roof: The 5" +/- pitch fiberglass shingle roof appears to be only a few years old, and no issues were observed with the roof structure.

Work Scope: Attached to this report is a scope of work to repair structural damage to the building that would be required to make the building safe to both National grid and the public, and to comply with the Town's "minimum maintenance" guidelines in §124-13 of the Town's General Bylaws.

Conclusion

It is my professional opinion that due to some current cracked and loose brick, repairs as noted in this report should be done as soon as weather permits in the spring/summer of 2025. The extent of repairs would involve the selective demolition and rebuild of specific structurally compromised areas of the brick walls. It is my professional opinion that the repair and rebuild of the brick walls as described in this report will comply with the Town's "minimum maintenance" guidelines in §124-13 of the Town's General Bylaws.

Please call if you have any questions.

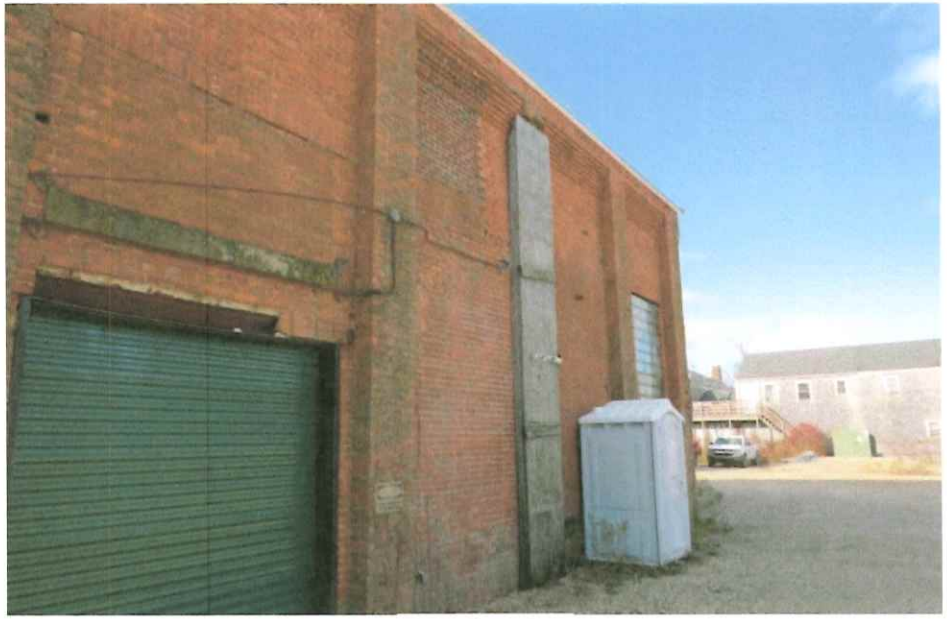
Very Truly Yours,

COMMONWEALTH OF MASSACHUSETTS
PETER M. REYNOLDS
No. 37621
REGISTERED PROFESSIONAL ENGINEER

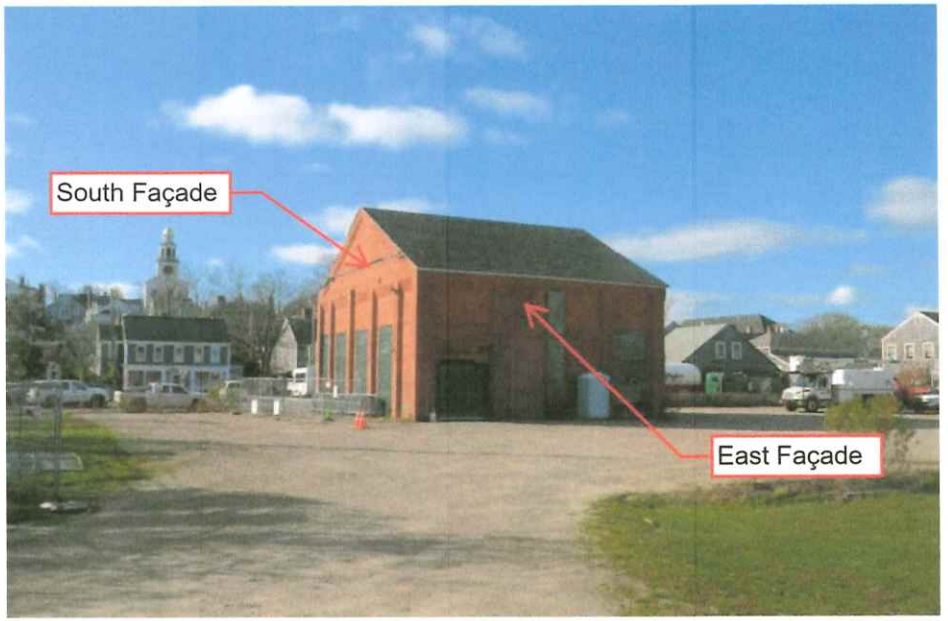
Peter M. Reynolds, P.E.
President

Attachment A: Captioned Photographs, 13 Pages
Attachment B: Repair Scope of Work
Attachment C: §124-13 minimum maintenance bylaw

Attachment A



East Façade
IMG_4687



East Façade
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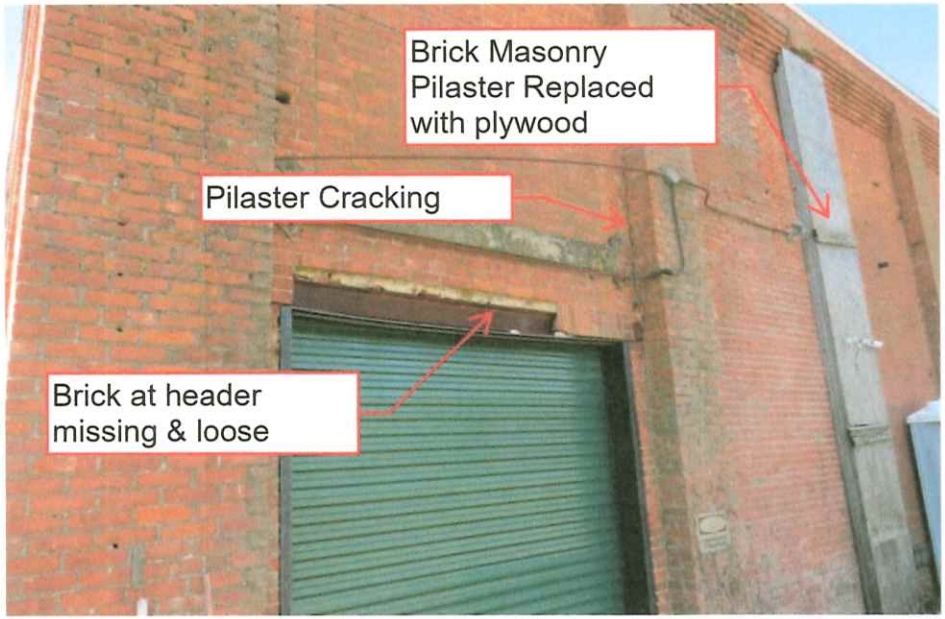

East Façade
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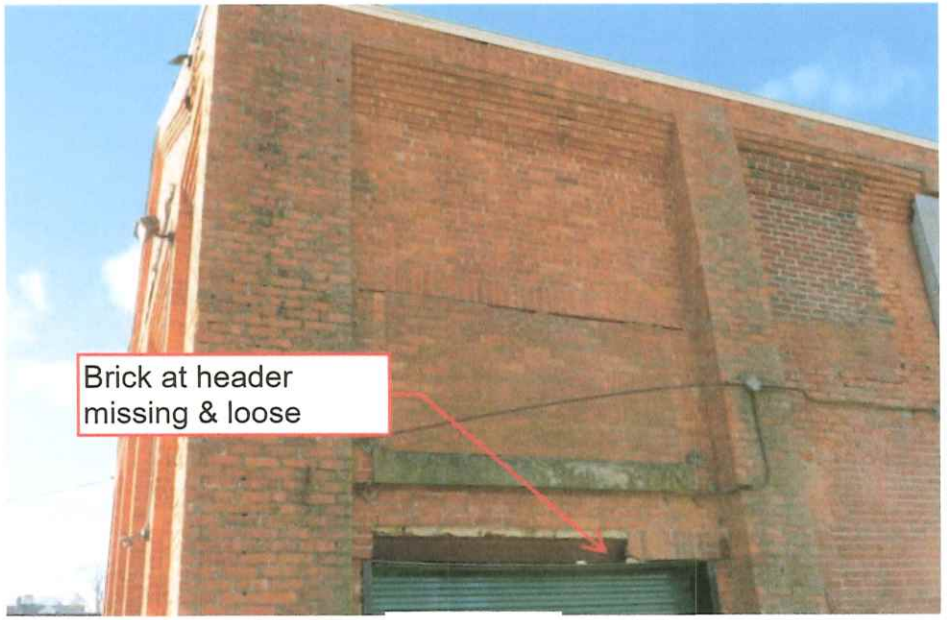
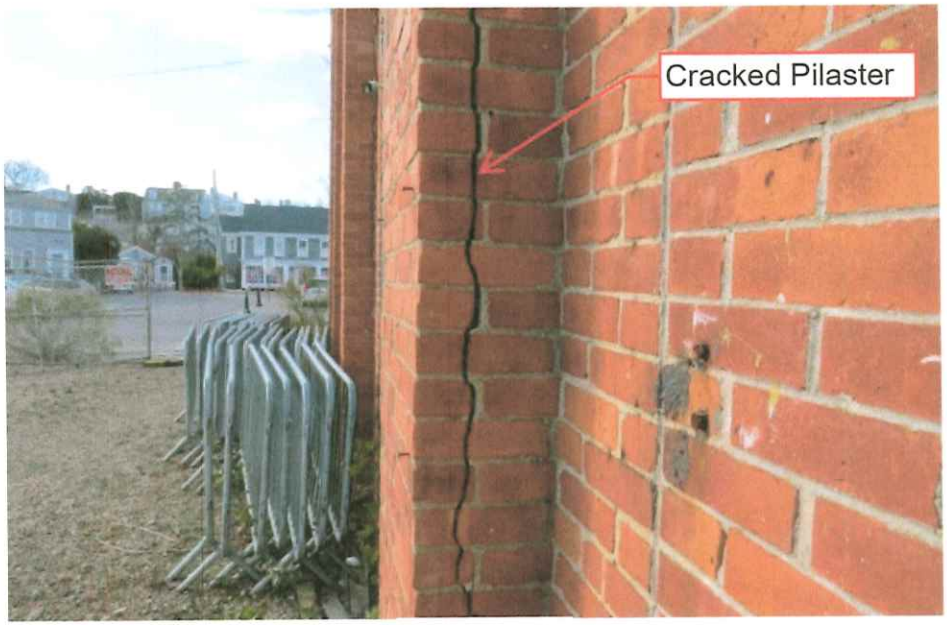


East Façade
IMG_4686

5 Candle Street, Nantucket



South Façade
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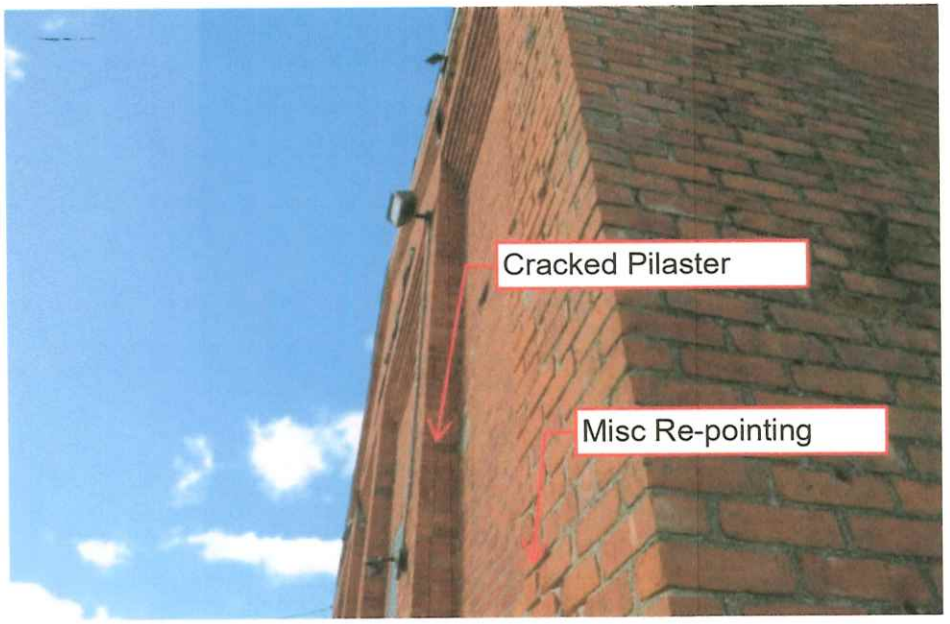
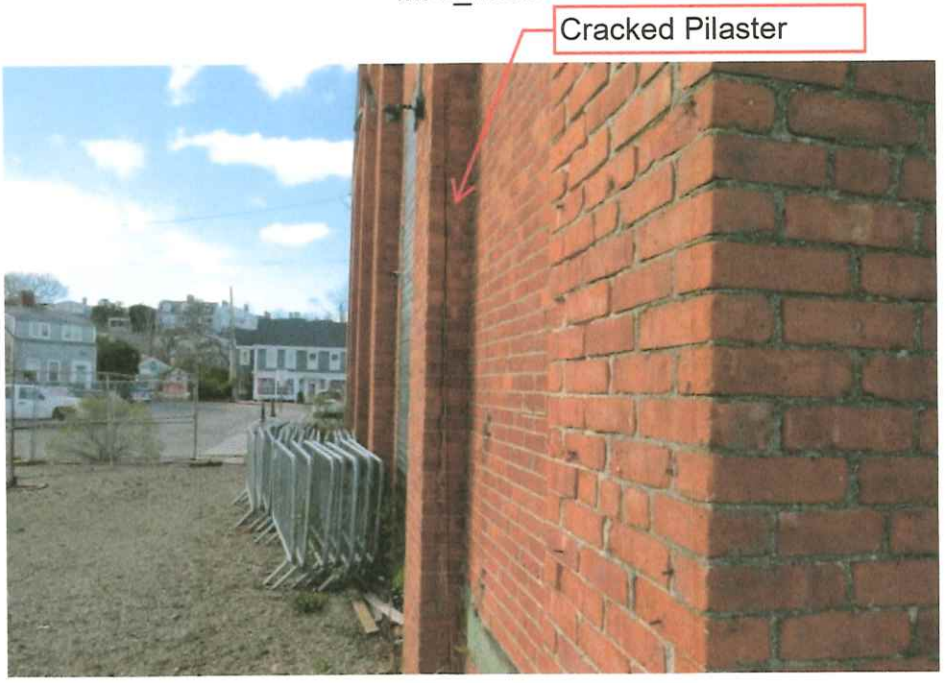


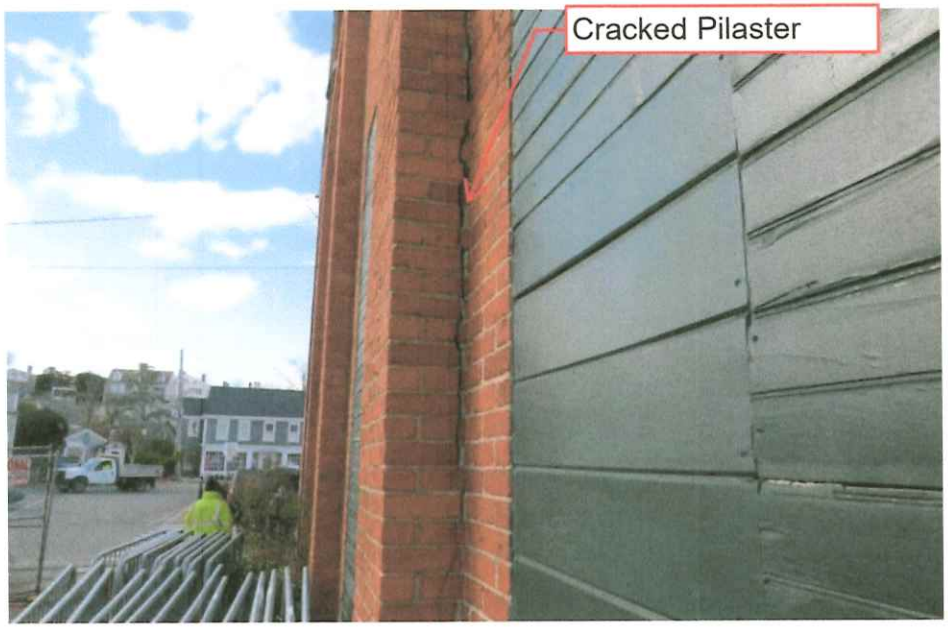
SE Corner
IMG_4689



South Façade
IMG_4692



South Façade
IMG_4690



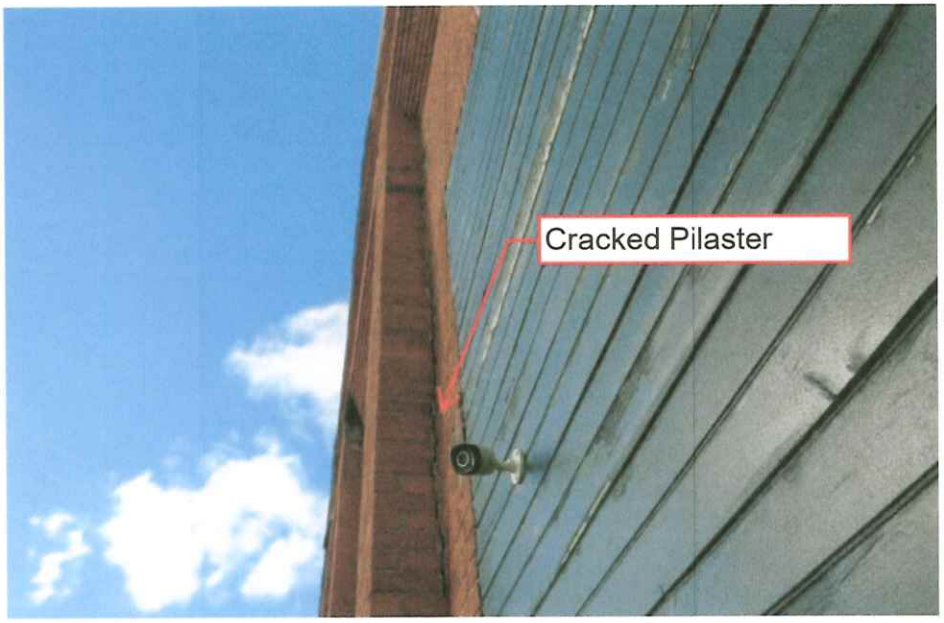
South Façade
IMG_4695



South Façade
IMG_4693



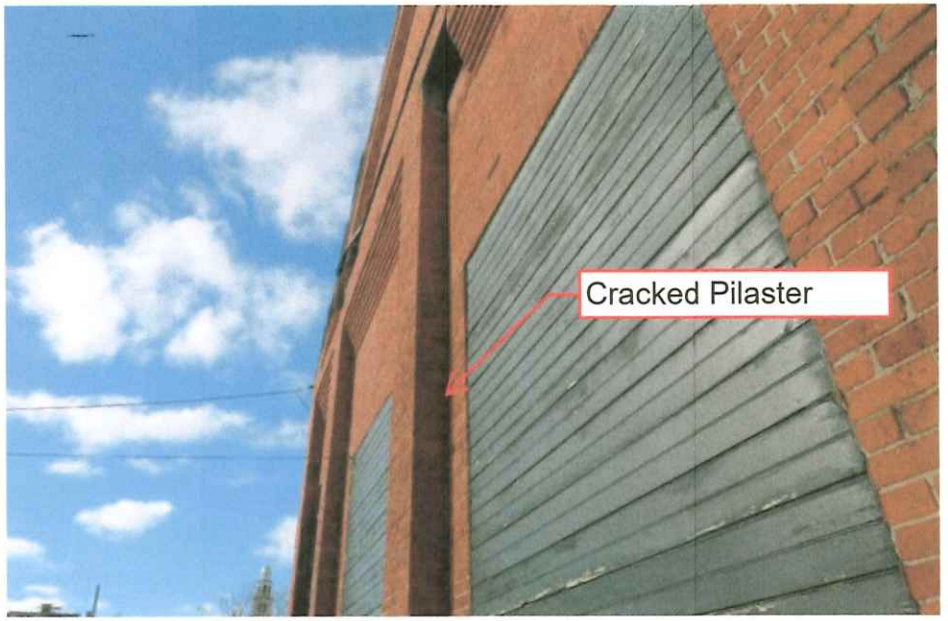
South Façade
IMG_4696



South Façade
IMG_4694



South Façade
IMG_4699



South Façade
IMG_4697



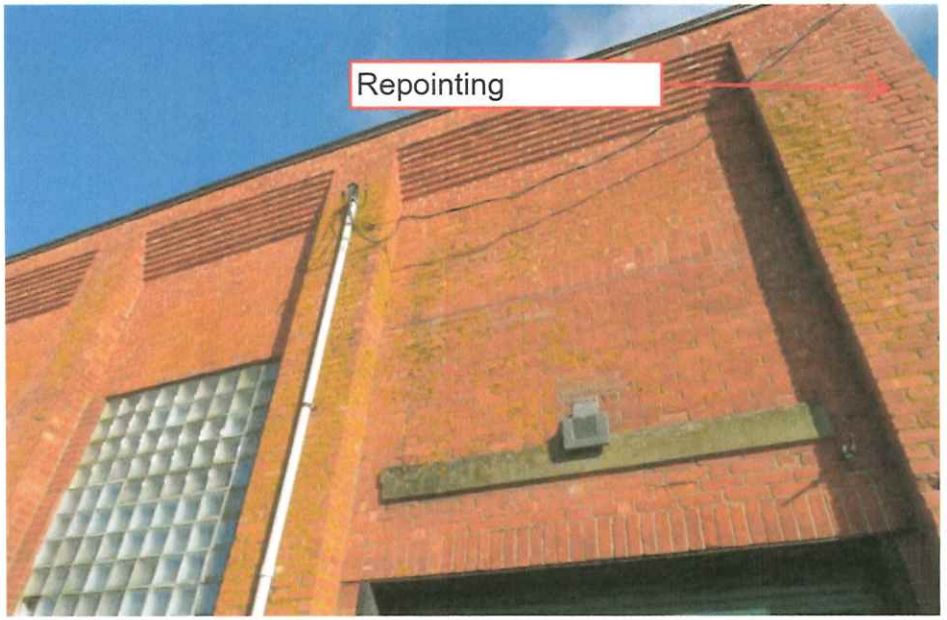
South Façade
IMG_4700



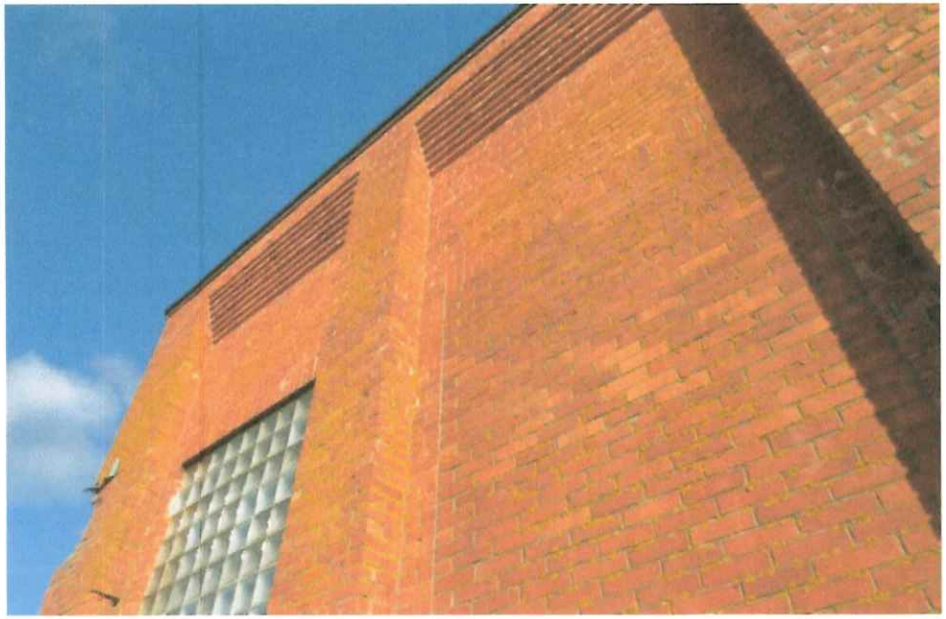
South Façade
IMG_4698



West Façade
IMG_4703



West Façade
IMG_4701



West Façade
IMG_4704



West Façade
IMG_4702

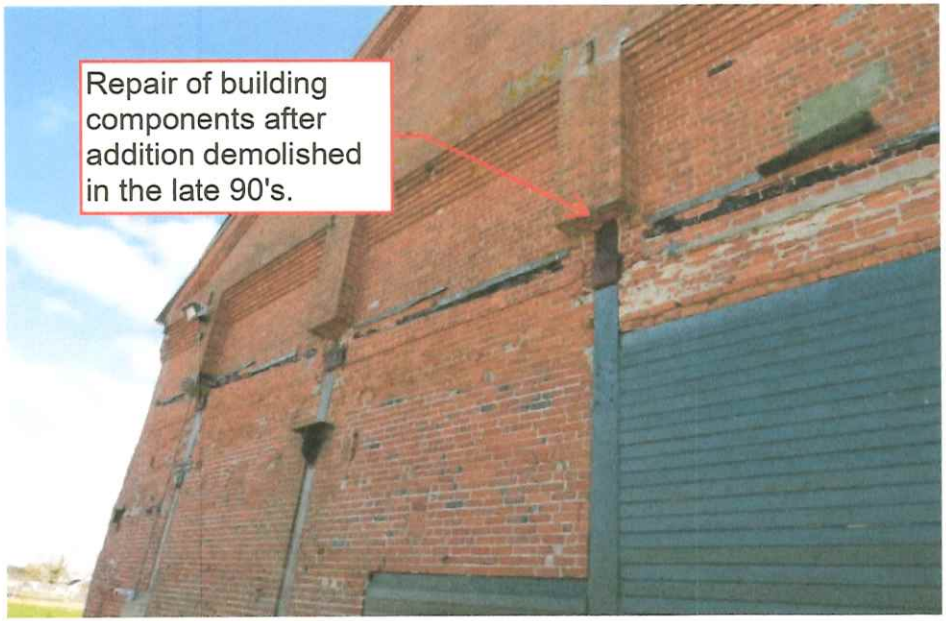
5 Candle Street, Nantucket



IMG_4707



West Façade
IMG_4705



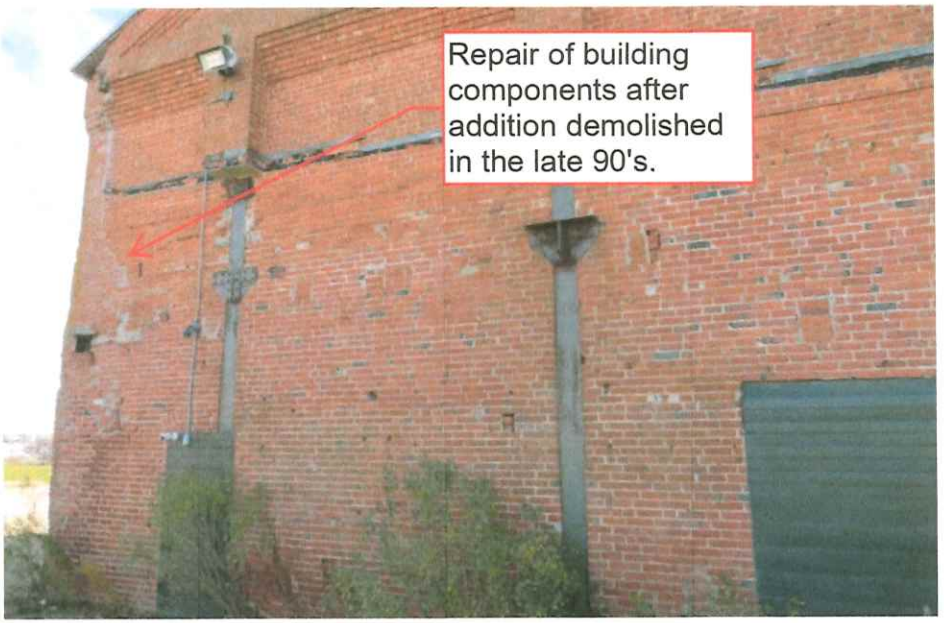
North Façade
IMG_4708



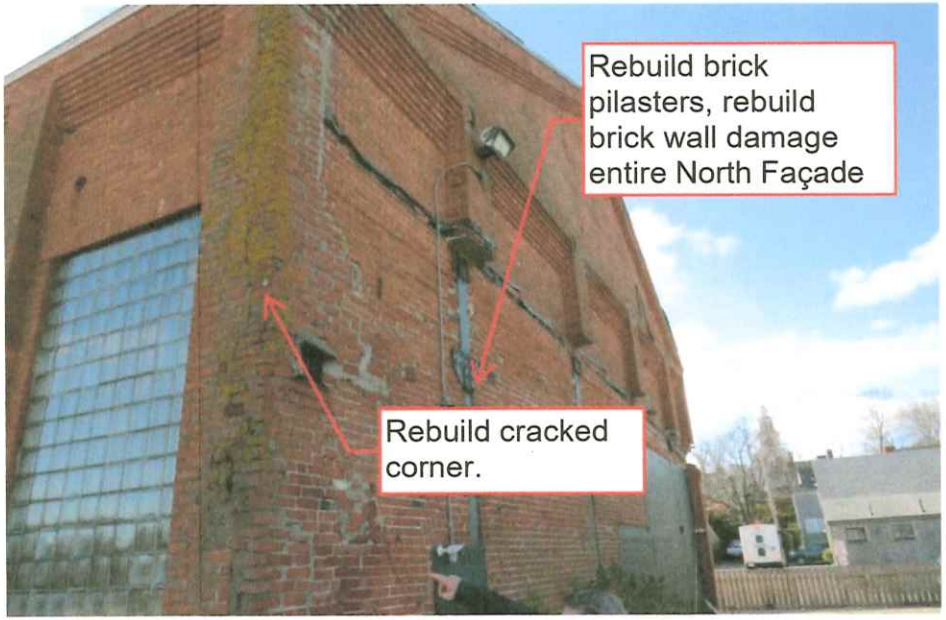
West Façade
IMG_4706



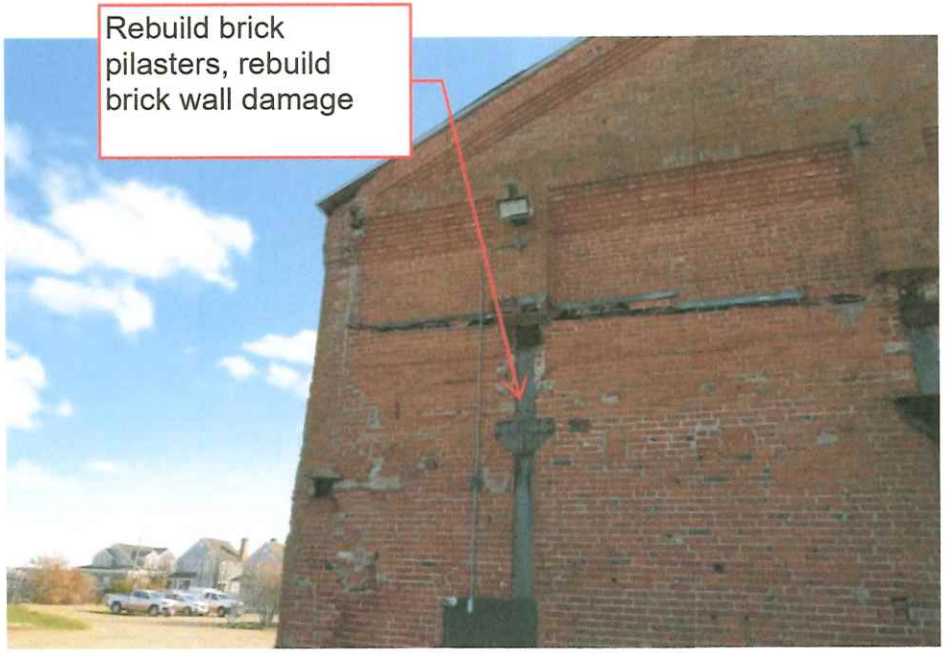
North Façade
IMG_4711



North Façade
IMG_4709



North Façade
IMG_4712



North Façade
IMG_4710

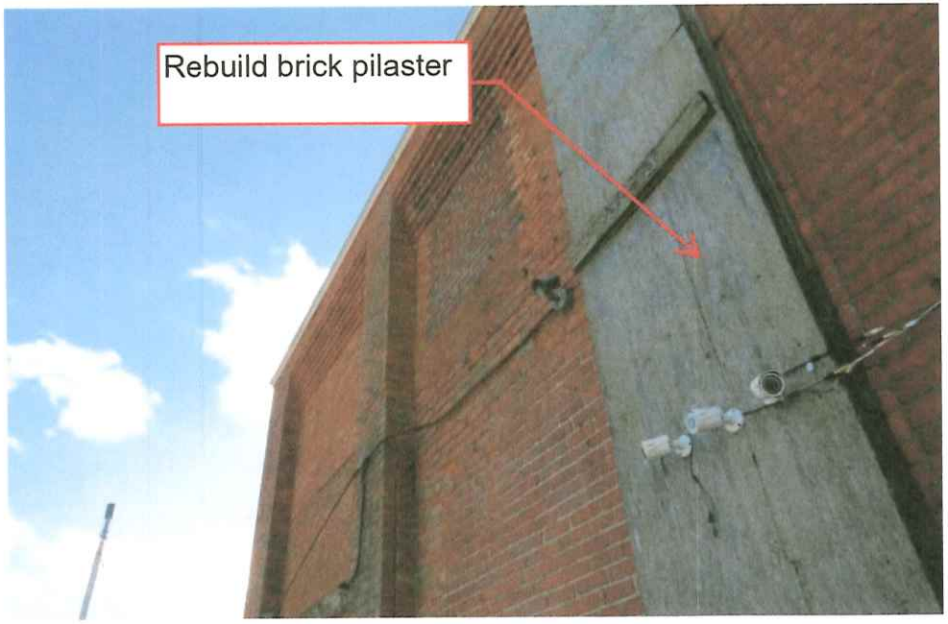
5 Candle Street, Nantucket



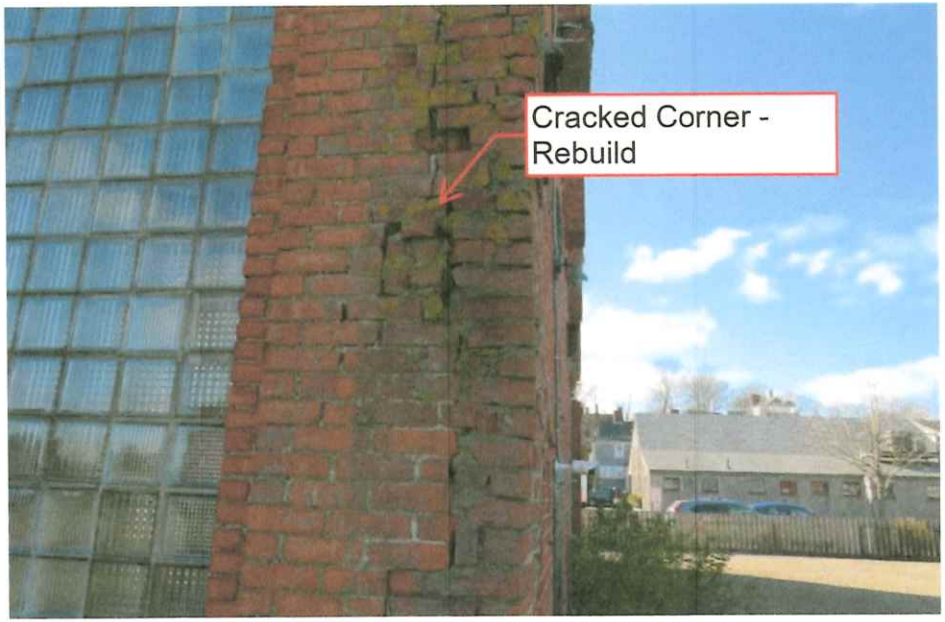
East Façade
IMG_4715



NE Corner
IMG_4713



East Façade
IMG_4716



East Façade
IMG_4714



East Façade
IMG_4719



East Façade
IMG_4717



East Façade
IMG_4720



East Façade
IMG_4718

5 Candle Street, Nantucket



East Façade
IMG_4723



East Façade
IMG_4721



Interior - South Façade
IMG_4724



Interior - North Façade
IMG_4722



East Façade brick damage
IMG_4727



Interior - South Façade
IMG_4725



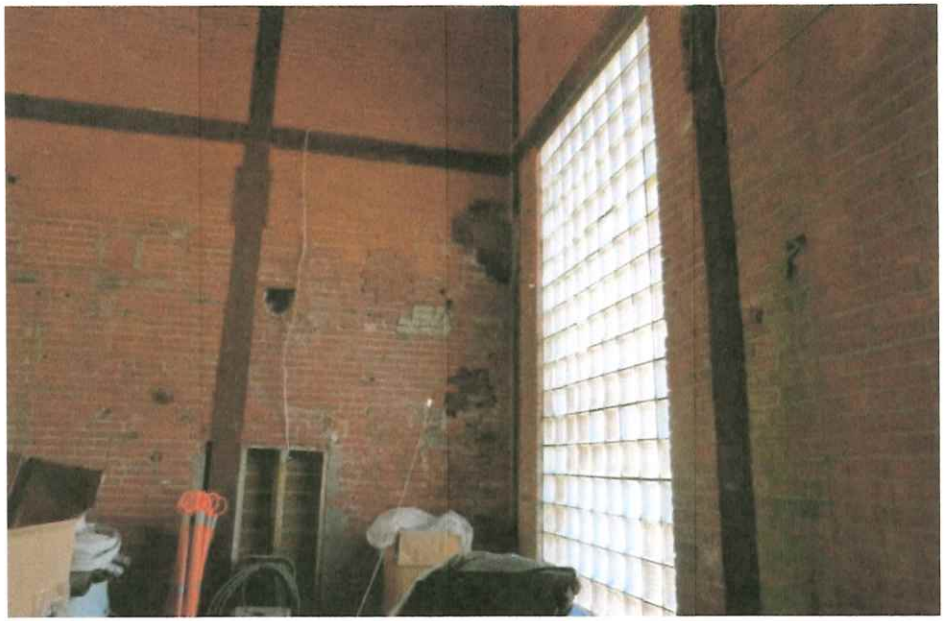
East façade brick damage
IMG_4728



South façade interior good condition
IMG_4726



IMG_4731



Brick Damage - North Façade
IMG_4729



Brick Damage - North Façade
IMG_4732



Brick Damage - North Façade
IMG_4730



IMG_4735



Elec Panel - Interior of the West Façade
IMG_4736

McKENZIE ENGINEERING CO., INC.
305 WHITNEY STREET, LEOMINSTER MA 01453
(978) 537-8210

WORK DESCRIPTION:

DATE: 12/13/2024

5 CANDLE ST., NANTUCKET

JOB: NATIONAL GRID
5 CANDLE ST NANTUCKET

SCOPE OF WORK
REPAIRS TO MAKE SAFE

#	WORK DESCRIPTION
1	**CONSTRUCTION**
2	**DIV 01 — GENERAL CONDITIONS**
3	5 MONTHS
4	BUILDING PERMIT
5	
6	**DIV 02 - SITE CONSTRUCTION**
9	FENCING
10	GROUNDS REPAIR TO ORIGINAL
11	**2.1 DEMOLITION**
13	SHORE & STABILIZE WALLS OF BUILDING FROM WIND & GRAVITY LOADS
14	DEMOLITION OF PILASTERS AND NORTHEAST BUILDING CORNER
17	
18	**DIV 03 - CONCRETE - NA**
21	
22	**DIV 04 - MASONRY NA**
23	STAGE & REMOVAL - 2 WALLS AT A TIME FOR LENGTH OF PROJECT
24	REBUILD OF SE BLDG CORNER
25	REBUILD AND CRACK REPAIR ALL AREAS
26	REPOINT MASONRY
27	
28	**DIV 05 - STEEL**
30	HEADER REPAIR/REPLACE
31	
43	**DIV 08 - DOORS & WINDOWS**
44	REMOVE & REPLACE ENTRANCE DOOR, GLASS BLOCK WINDOW REPAIR
45	
46	
47	**DIV 16 - ELECTRICAL**
48	NEW ELEC PANEL 100 A
49	POWER DISTRUBUTION, MAKE WIRING TO CODE
50	LIGHTING
51	EXT LIGHTING
52	
53	
54	
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61	
62	
63	

ARTICLE IV
Certificates of Appropriateness, Etc.
[Adopted 4-13-1998 ATM by Art. 49, approved 7-31-1998]

§ 124-8. Construction conditioned on approval.

Pursuant to Section 9(g) of the Nantucket Historic District Act (Chapter 395, Acts of 1970, as amended, hereinafter referred to as the "HDC Act"), no building or structure shall be constructed or altered within the Nantucket Historic District as defined in Section 4 of the HDC Act in any way that affects its exterior architectural features, unless and until either:

A. An application for a building permit shall first have been approved as to exterior architectural features, which approval shall be evidenced by a certificate of appropriateness issued by the Nantucket Historic District Commission; or

B. The Commission first issues a certificate of nonapplicability with respect to such alteration or construction.

§ 124-9. Permit for razing required.

Pursuant to Section 9(g) of the HDC Act, no building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Nantucket Historic District Commission.

§ 124-10. Applicability of Act.

For the purposes of this Article IV, "exterior architectural features" shall have the same meaning as defined in Section 2A of the HDC Act. The "Nantucket Historic District Commission" refers to the Commission created by Section 3 of said Act. The procedures for obtaining a certificate of appropriateness, a certificate of nonapplicability or a permit to raze are those described in the HDC Act, including Section 9 thereof.

§ 124-11. Violations and penalties.

Any violation of § 124-8 or 124-9 prohibitions shall result in a penalty of $300, which may be enforced by means of noncriminal disposition tickets pursuant to Chapter 1 of the Nantucket Code. Each day the violation continues to exist shall be considered a separate violation.

§ 124-12. Notice. [Added 4-13-1998 ATM by Art. 60, approved 7-31-1998; amended 4-12-1999 ATM by Art. 58, approved 8-10-1999; 4-8-2008 ATM by Art. 70, approved 8-18-2008]

The Historic District Commission (HDC) shall establish regulations to provide for the giving of notice to interested parties of hearings on all applications that involve new construction resulting in an overall change of 1,000 square feet or more of floor area, or 100 square feet or more of floor area in the Old Historic Districts of Town and Siasconset, as may from time to time be defined by the HDC. Such regulations shall include a provision that notice shall be given to owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list of the Board of Assessors, and to

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such other interests as the Commission shall deem entitled to notice by adoption of rules and regulations. The Commission shall give notice of hearings in accordance with its regulations.

§ 124-13. Minimum maintenance of buildings and structures to which St. 1970, c. 395 applies. [Added 4-12-2004 ATM by Art. 55, approved 9-3-2004]

A. Owners of certain contributing buildings and structures in the Nantucket Historic District shall provide sufficient minimum maintenance as defined herein in Subsection B below, to the minimum extent necessary to keep such buildings from falling into a state of poor repair as may be identified hereinafter by the Nantucket Historic District Commission rules and regulations as contributing buildings and structures to the historic authenticity of the Nantucket Historic District. This provision shall only apply to the exterior architectural features of such contributing buildings and structures, as defined in St. 1970, c. 395, § 2A,[1] as amended, and also to the interior portions of buildings and structures which, if not adequately maintained, would cause the exterior architectural features to deteriorate or become damaged.

B. In carrying out the responsibilities set forth in § 124-13A above, owners shall therefore be responsible for taking at least the minimum steps necessary to prevent the deterioration of the following items, which would, if allowed to deteriorate, cause a detrimental effect upon the character of the Historic District as to such contributing buildings and structures as follows:

(1) Foundations, exterior walls or other vertical supports (exterior or interior);

(2) Roofs or other horizontal members (including joists, beams, etc.);

(3) Chimneys or chimney support systems.

C. In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, § 6 shall apply.

D. In all cases for such contributing buildings and structures, nonstructural exterior architectural features shall be repaired. In situations where it is impractical to repair the feature, or prohibitively expensive to replace it, it shall be stored safely until such time as it is possible to recreate the feature from the original pieces at reasonable expense.

E. The Nantucket Historic District Commission upon application and after hearing, may grant a waiver from the requirements of this section upon a showing of impossibility, or financial hardship, or the occurrence of events beyond the owner's control, or such other exigent circumstances as the Commission may determine.

F. Any person violating this section shall be subject to a fine or penalty in the amount of $300, with each day to be considered as a separate violation. The enforcing person for purposes of Nantucket Code § 1-2 shall be the administrator of the Historic District Commission or his/her designee.

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1. **Editor's Note: See Ch. A301, § A301-4, Historic District Commission.**

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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°: 43 PARCEL N°. 167

Street & Number of Proposed Work: 28 Shimmo Pond RD

Owner of record: Dream North LLC

Mailing Address: PO Box 822
Nantucket MA. 02554

Contact Phone #: 508.680.9806 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 125 Orange St.
Nantucket MA 02554

Contact Phone #: 508.228.2722 E-mail: joe@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Renovation + ADD Porch + Partial Subtractive Mass

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 2175-Reno Decks/Patio: Size: 11x12 ☐ 1st floor ☑ 2nd floor

Width: _____ Sq. footage 2nd floor: 950-Reno Size: 10x8 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: 1250-Reno Integrated

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'-0" - 28' South 25'-28'-3 East 25'-28'-3" West 25'-28'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

no changes to Existing Hipped
Omit All Corner Boards
All New windows w/ changes
ADD Open Porch
Dormer Revisions

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Existing ☐ Other → Remove 2 Chimneys

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 5 /12 Dormer 8.5 /12 Other _____

Roofing material: ☐ 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: 3" inches) Front ☐ _____ Side ☐ _____ (Inside porch only)

☐ Other _____

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

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other White to Match Existing - Removing all Corner Boards

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round 10" Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other Awning → Match Exist or to Remain

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen + LePage

Doors* (type and material): ☐ TDL ☒ SDL Front Existing - Wood Rear Wood Side Wood

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Existing Walkways _____ Walls Existing

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural

Clapboard (if applicable) Gray (porch)

Roof Natural

Trim White + Match

Sash White - Match

Doors White

Deck Natural

Foundation Natural

Fence _____ Shutters _____

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

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

Date 12/16/24 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Joseph Paul of BPC Architecture

AS AGENT FOR Dream North LLC

STREET ADDRESS 28 Shimmo Pond Rd

MAP/PARCEL 43/167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/16/2024

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 12/16/2024
Date

28 SHIMMO POND RD

Location	28 SHIMMO POND RD	**Mblu**	43/ / 167/ /
Acct#	00002459	**Owner**	BUCK WILLIAM C & LAURA T
Assessment	$10,547,900	**PID**	2459
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$3,239,100	$7,308,800	$10,547,900

Owner of Record

Owner	BUCK WILLIAM C & LAURA T	**Sale Price**	$1,600,000
Co-Owner		**Certificate**	
Address	274 HOTHORPE LANE VILLANOVA, PA 19085-1116	**Book & Page**	C17157/0
		Sale Date	01/12/1996
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BUCK WILLIAM C & LAURA T	$1,600,000		C17157/0	1O	01/12/1996
JELLEME HOWARD M & PAMELA TRST	$0		C16664/0664	99	01/24/1995
JELLEME HOWARD M & PAMELA	$0		C06076/0		10/09/1970

Building Information

Building 1 : Section 1

Year Built:	1997
Living Area:	4,317
Replacement Cost:	$3,295,328
Building Percent Good:	86
Replacement Cost Less Depreciation:	$2,834,000

Building Attributes	
Field	**Description**

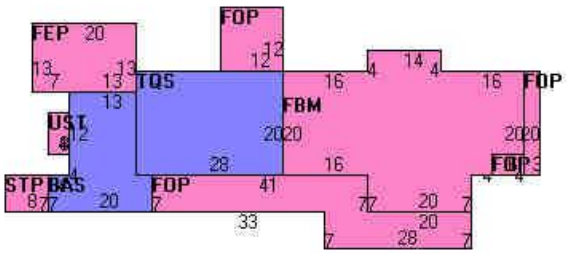
Style:	Custom Built
Model	Residential
Grade:	Very Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 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//\00\02\15\20.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2459_291(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,000	2,000
FUS	Upper Story, Finished	1,116	1,116
FBM	Basement, Finished	1,116	781
TQS	Three Quarter Story	560	420
FEP	Porch, Enclosed, Finished	260	0
FOP	Porch, Open, Finished	711	0
STP	Stoop	56	0
UST	Utility, Storage, Unfinished	32	0
		5,851	4,317

Building 2 : Section 1

Year Built: 1997
Living Area: 700
Replacement Cost: $426,009
Building Percent Good: 86

Replacement Cost
Less Depreciation: $366,400

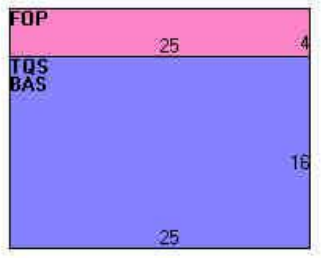
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Concr Abv Grad
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 Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\15\22.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2459_291

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	400	400
TQS	Three Quarter Story	400	300
FOP	Porch, Open, Finished	100	0
		900	700

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	3.00 UNITS	$31,500	1
FPO	EXTRA FPL OPEN	4.00 UNITS	$4,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG1
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.84
Frontage	0
Depth	0
Assessed Value	$7,308,800

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			790.00 S.F.	$3,100	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$3,239,100	$7,308,800	$10,547,900
2023	$2,655,400	$6,961,200	$9,616,600
2022	$2,275,200	$5,800,600	$8,075,800
2021	$2,294,900	$5,342,600	$7,637,500
2020	$2,362,200	$5,342,600	$7,704,800

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... DREAM NORTH LLC

MAILING ADDRESS..... 500 FIRST AVE NORTH, NAPLES FL 34102

PROPERTY LOCATION..... 28 SHIMMO POND RD

ASSESSORS MAP/PARCEL..... 43/167

SUBMITTED BY:..... BPC 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.

December 13, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	123		26 SP ROAD LLC	C/O ERWIN GREENBERG	3448 BUTLER RD	REISTERSTOWN	MD	21136	26 SHIMMO POND RD
43	165	1	BENT EDWARD S TRS ETAL	BENT SHIMMO NOMINEE TRUST	60 HINKLE RD	WASHINGTON	CT	06793	2 S VALLEY RD
43	165	2	BENT EDWARD S TRS ETAL	BENT SHIMMO NOMINEE TRUST	60 HINKLE RD	WASHINGTON	CT	06793	27 SHIMMO POND RD
43	168		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	30 SHIMMO POND RD
43	170		REARDON ABIGAIL T		18 CROWS NEST RD	BRONXVILLE	NY	10708	31 SHIMMO POND RD
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: 28 Shimmo Pond Rd

Tax Map Number: 43 Parcel Number: 167

Owner of Record: Dream North LLC

Description of Proposal: Renovation

Anticipated HDC Submission Date: 12/06/2024

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:

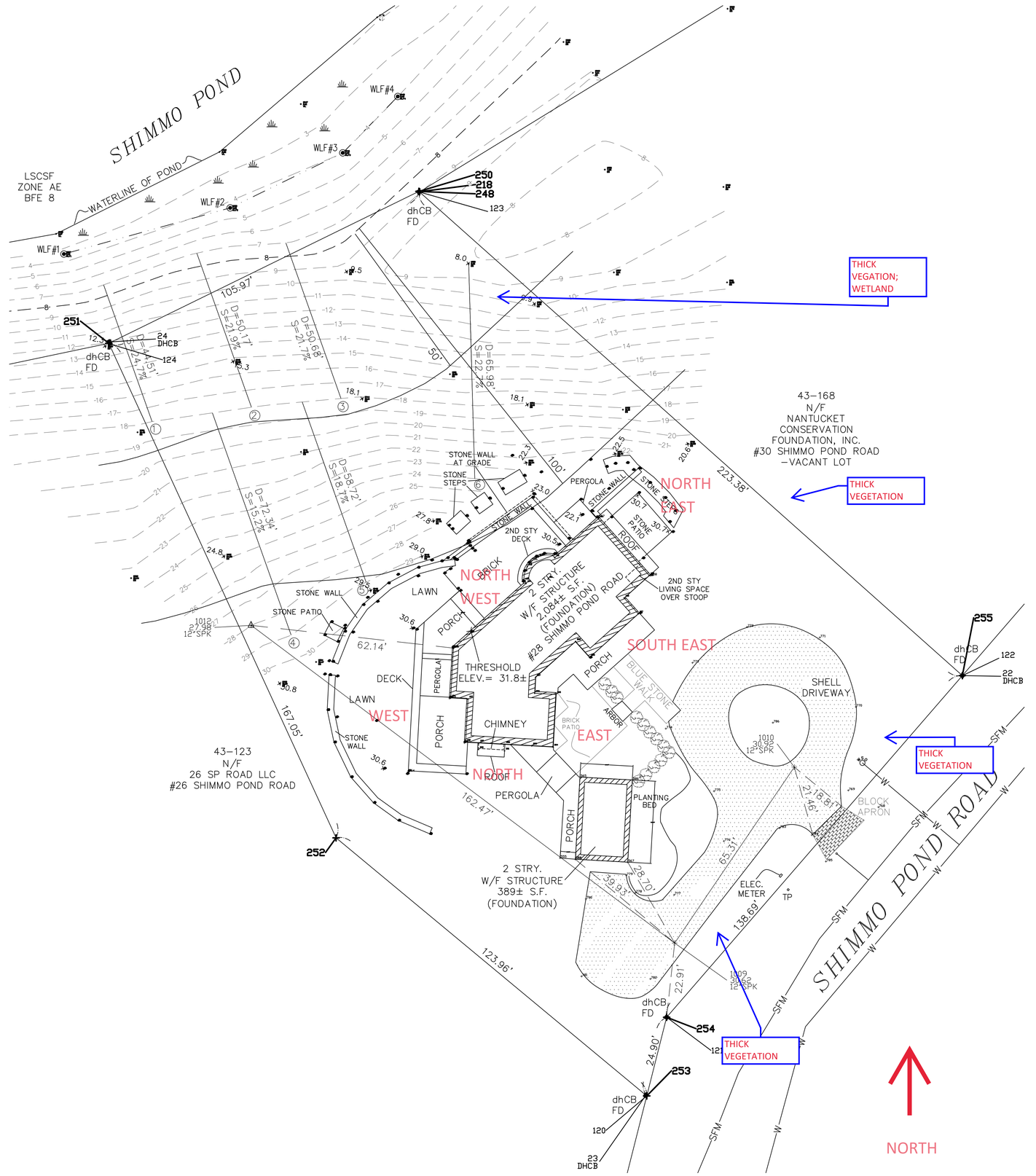
> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested 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.









bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

PROPOSED SITE PLAN

HDC 1

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

C1.1

DEC 16, 2024



EAST



SOUTH EAST - FRONT



NORTH WEST



WEST

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

PHOTOS : EXISTING HOME

HDC 1

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

C1.2

DEC 16, 2024

EXISTING



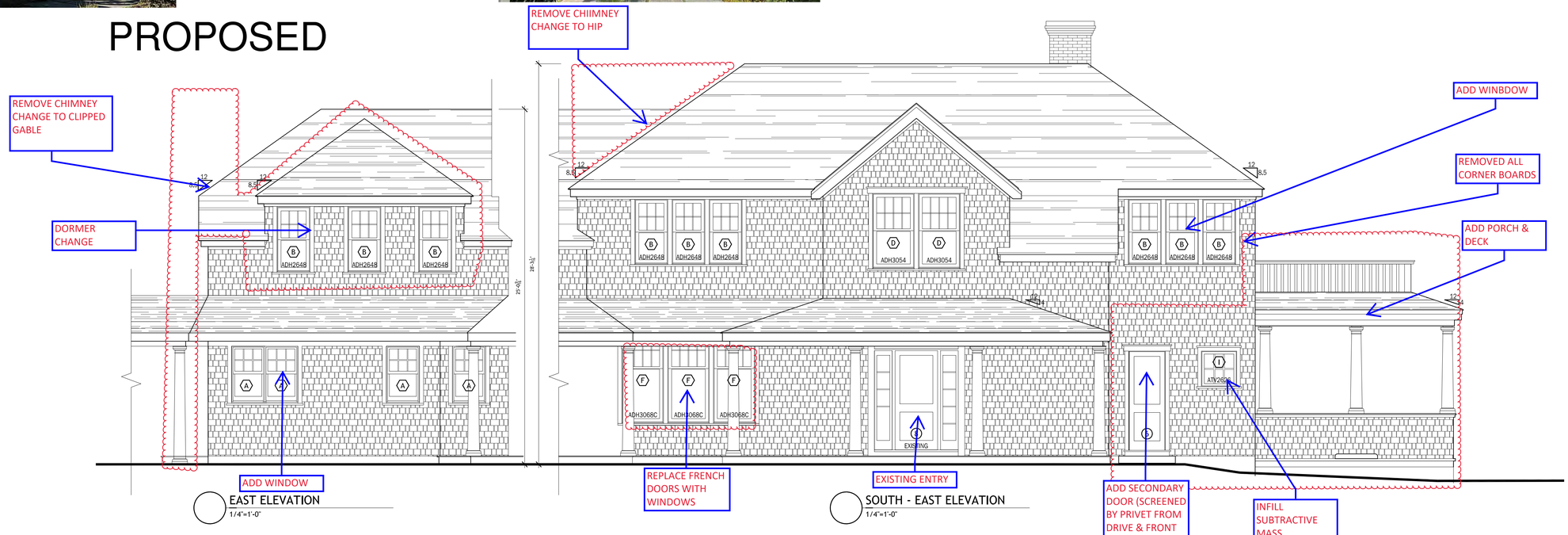


EAST ELEVATION
1/4"=1'-0"



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

PROPOSED



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

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

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

ELEVATION
EXSITING & PROPOSED

HDC 1

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

A1.1

DEC 16, 2024

EXISTING



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

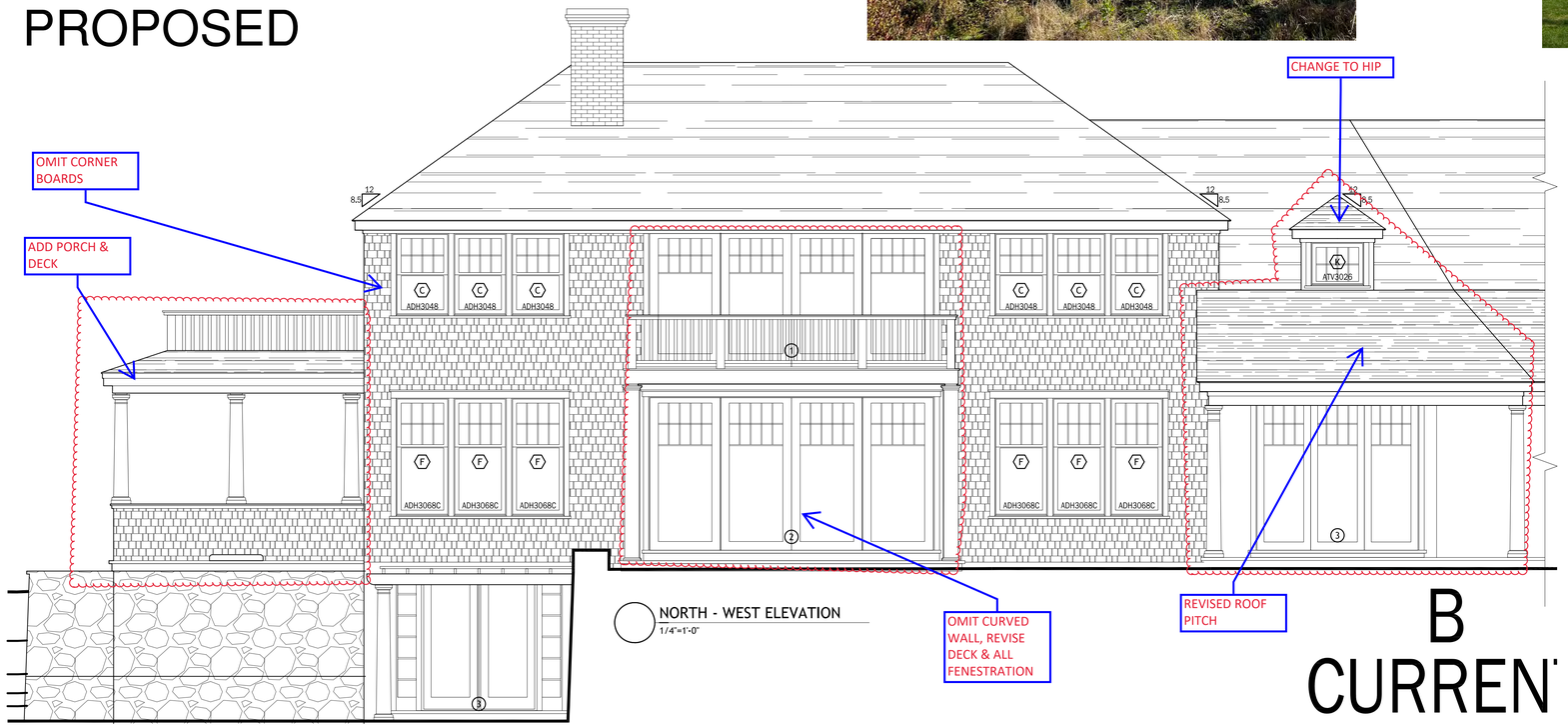


EXISTING

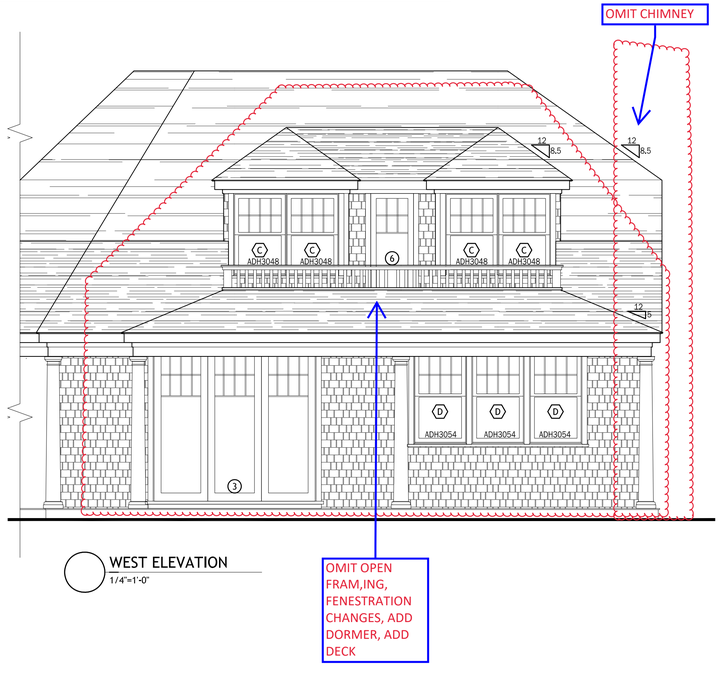




PROPOSED



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



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

B
CURREN

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

ELEVATION
EXSITING & PROPOSED

HDC 1

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

A1.2

DEC 16, 2024

EXISTING

INTERNAL TO PROPERTY



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



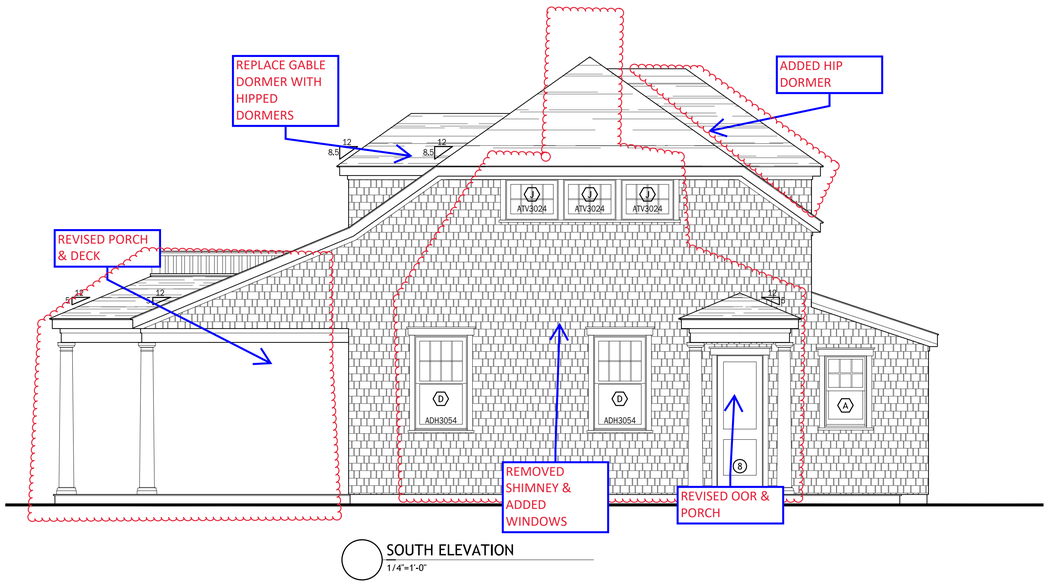
EXISTING



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

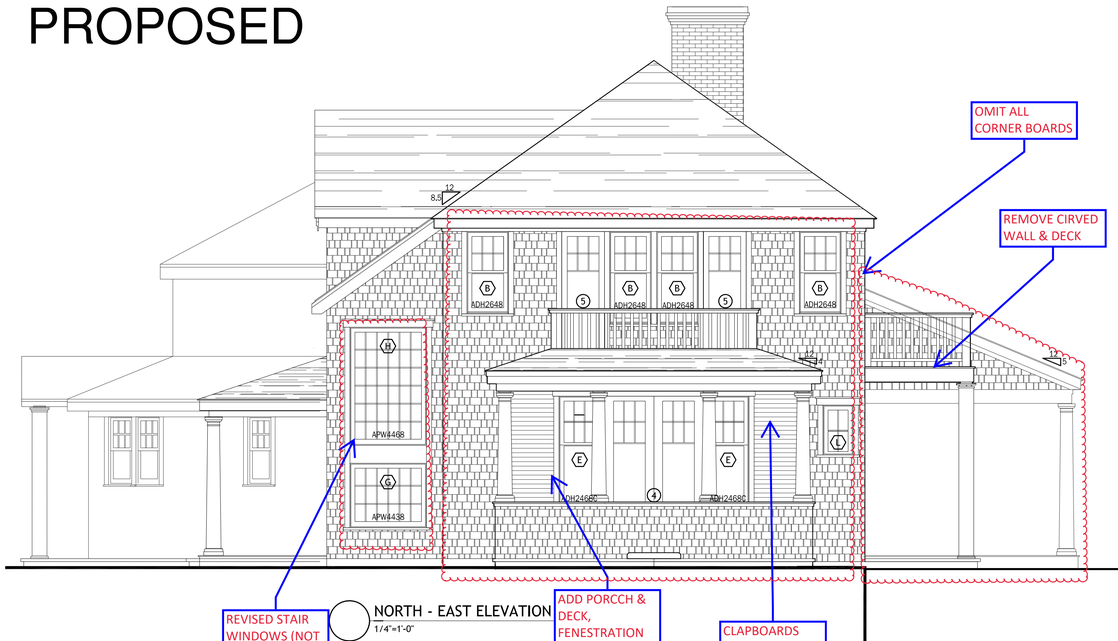


PROPOSED



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

PROPOSED



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

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

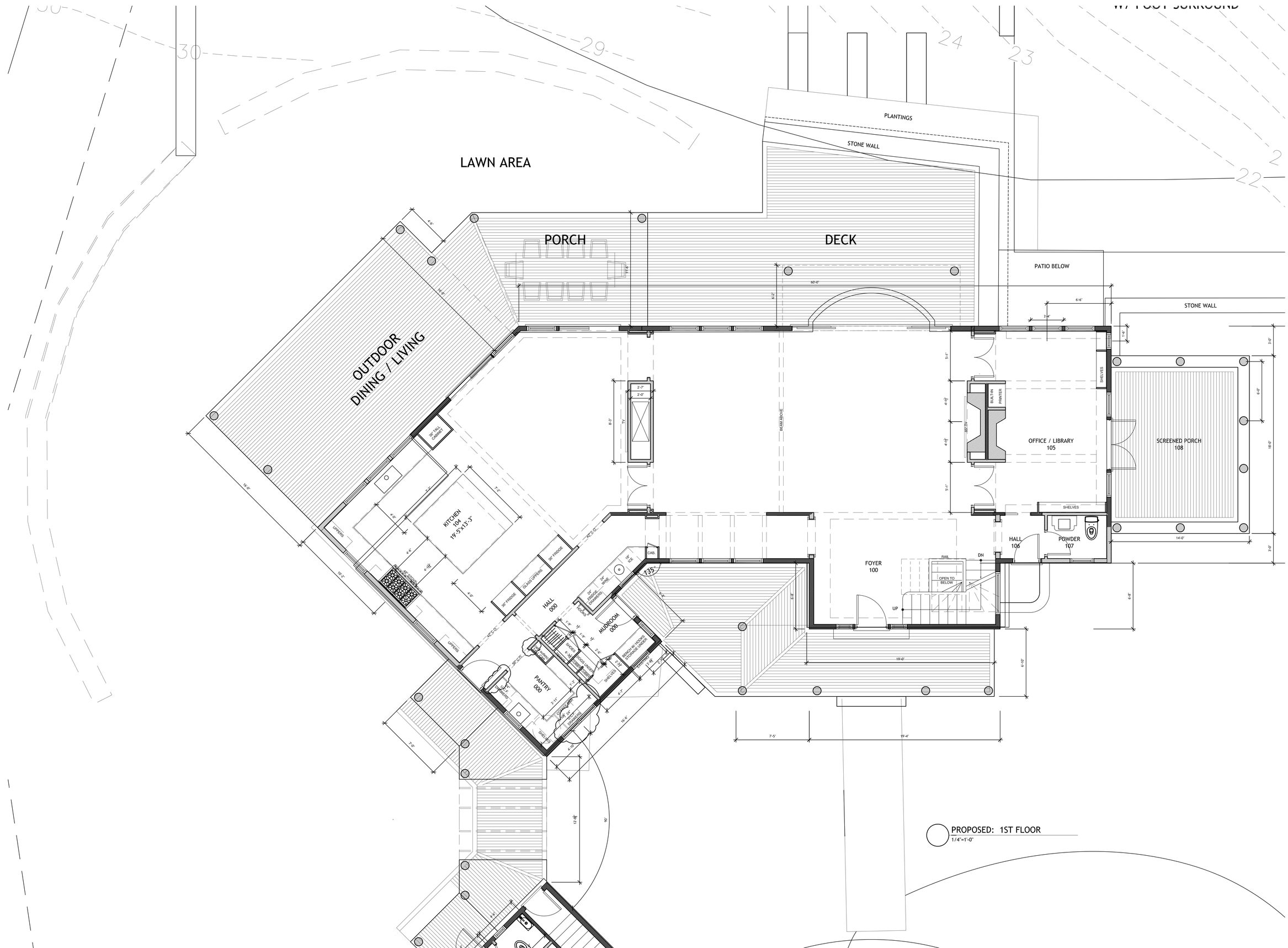
ELEVATIONS EXSITING & PROPOSED

HDC 1

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

A1.3

DEC 16, 2024



bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

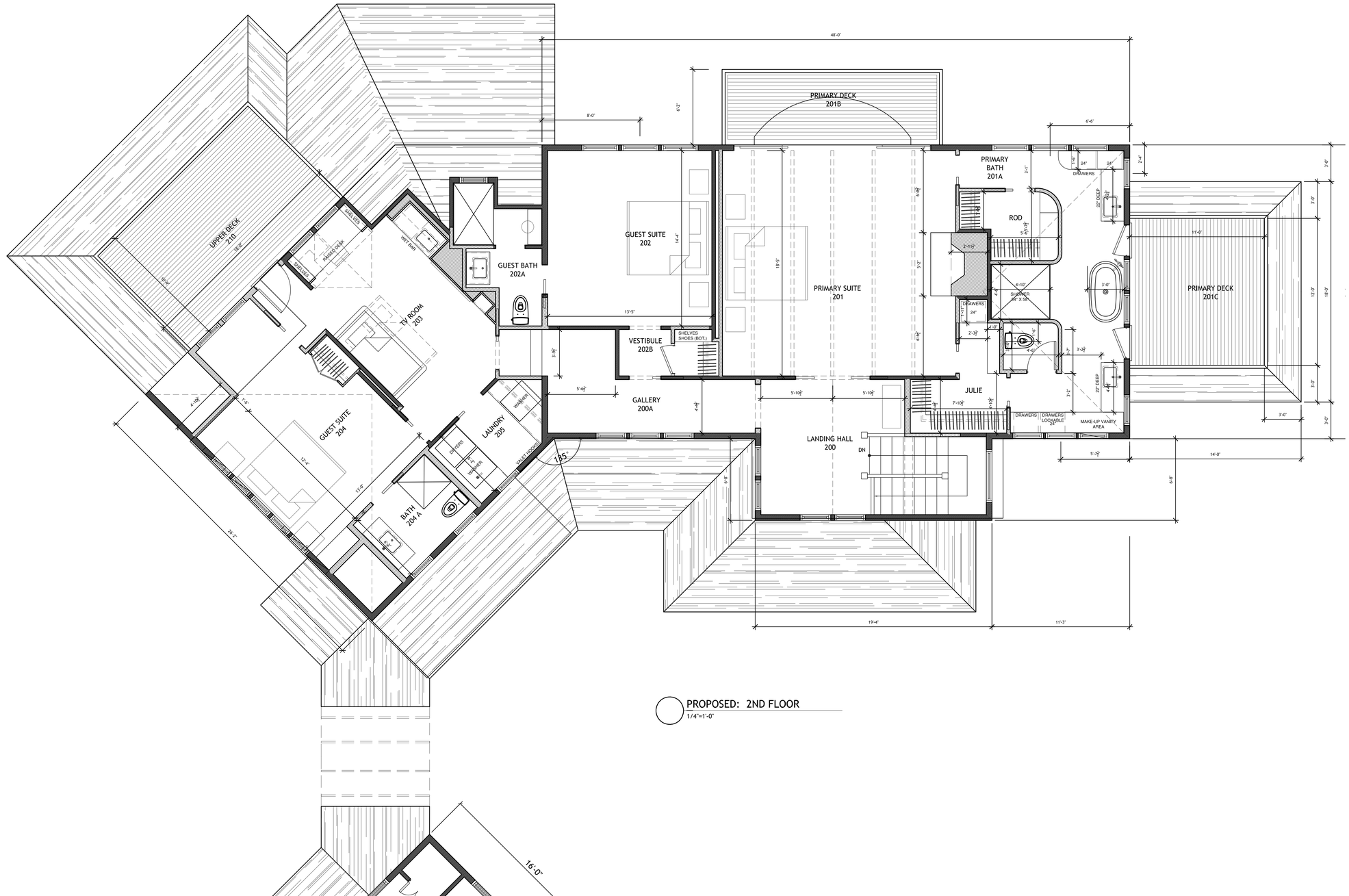
PROPOSED 1ST FLOOR

HDC 1

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

A2.1

DEC 16, 2024



PROPOSED: 2ND FLOOR
1/4"=1'-0"

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

PROPOSED 2ND FLOOR

HDC 1

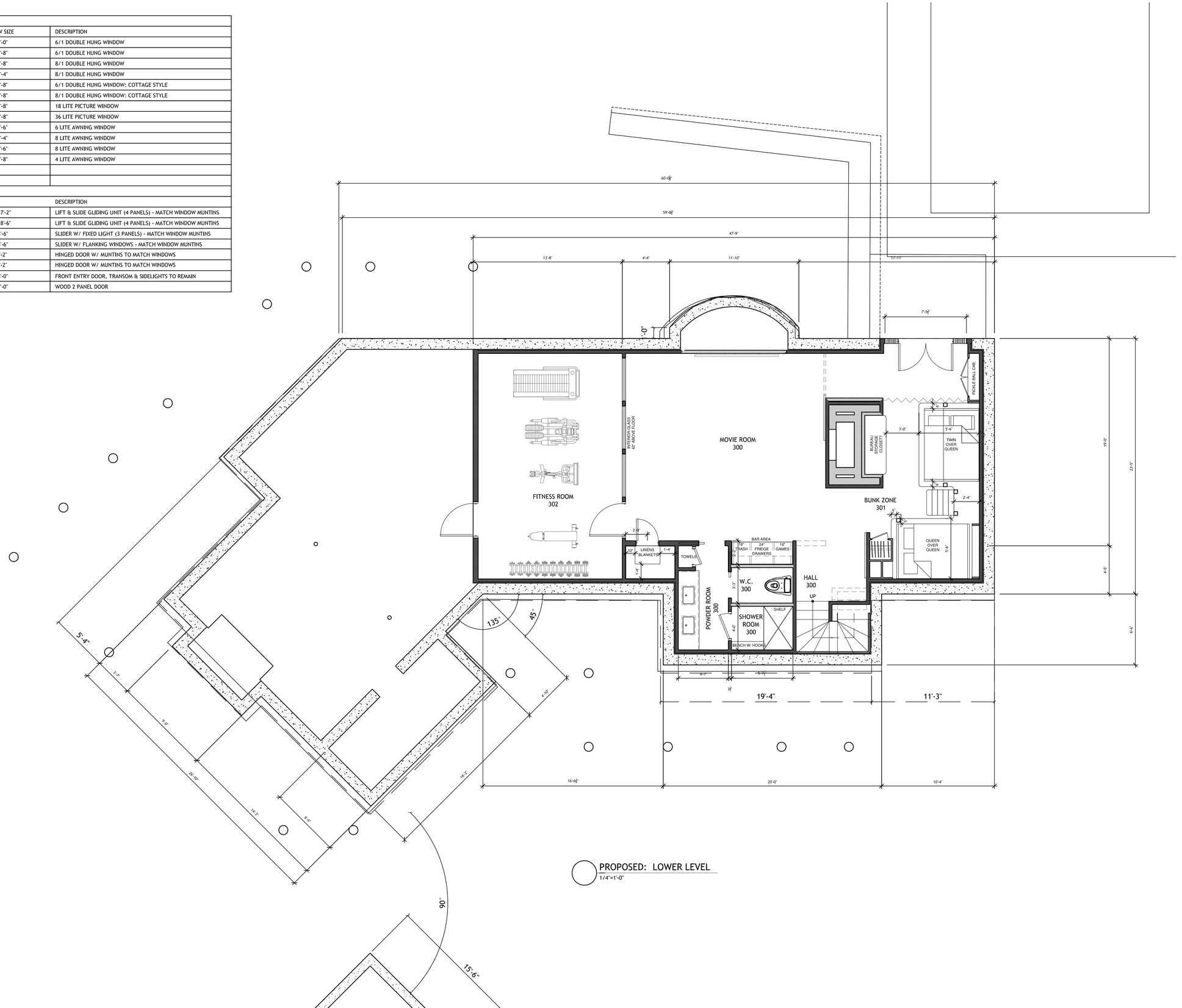
FLOOR PLAN
SCALE:1/4"=1'-0"

A2.2

DEC 16, 2024

WINDOW SCHEDULE					
#	QTY	MODEL NUMBER		WINDOW SIZE	DESCRIPTION
A	5	ANDERSEN A SERIES	ADH2440	2'-4" x 4'-0"	6/1 DOUBLE HUNG WINDOW
B	13	ANDERSEN A SERIES	ADH2648	2'-6" x 4'-8"	6/1 DOUBLE HUNG WINDOW
C	10	ANDERSEN A SERIES	ADH3048	3'-0" x 4'-8"	8/1 DOUBLE HUNG WINDOW
D	7	ANDERSEN A SERIES	ADH3054	3'-0" x 5'-4"	8/1 DOUBLE HUNG WINDOW
E	2	ANDERSEN A SERIES	ADH2468C	2'-4" x 6'-8"	6/1 DOUBLE HUNG WINDOW: COTTAGE STYLE
F	9	ANDERSEN A SERIES	ADH3068C	3'-0" x 6'-8"	8/1 DOUBLE HUNG WINDOW: COTTAGE STYLE
G	1	ANDERSEN A SERIES	APW4438	4'-4" x 3'-8"	18 LITE PICTURE WINDOW
H	1	ANDERSEN A SERIES	APW4468	4'-4" x 5'-8"	36 LITE PICTURE WINDOW
I	1	ANDERSEN A SERIES	ATV2626	2'-6" x 2'-6"	6 LITE AWNING WINDOW
J	3	ANDERSEN A SERIES	ATV3024	3'-0" x 2'-4"	8 LITE AWNING WINDOW
K	1	ANDERSEN A SERIES	ATV3026	3'-0" x 2'-6"	8 LITE AWNING WINDOW
L	1	ANDERSEN A SERIES	ATV1828	1'-8" x 2'-8"	4 LITE AWNING WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	SIZE	DESCRIPTION
1	1	LEPAGE	16'-0" X 7'-2"	LIFT & SLIDE GLIDING UNIT (4 PANELS) - MATCH WINDOW MUNTINS
2	1	LEPAGE	16'-0" X 8'-6"	LIFT & SLIDE GLIDING UNIT (4 PANELS) - MATCH WINDOW MUNTINS
3	3	LEPAGE	9'-0" X 8'-6"	SLIDER W/ FIXED LIGHT (3 PANELS) - MATCH WINDOW MUNTINS
4	1	LEPAGE	5'-0" X 8'-6"	SLIDER W/ FLANKING WINDOWS - MATCH WINDOW MUNTINS
5	2	LEPAGE	2'-4" X 7'-2"	HINGED DOOR W/ MUNTINS TO MATCH WINDOWS
6	1	LEPAGE	2'-8" X 7'-2"	HINGED DOOR W/ MUNTINS TO MATCH WINDOWS
7	1	EXISTING	6'-0" X 8'-0"	FRONT ENTRY DOOR, TRANSOM & SIDELIGHTS TO REMAIN
8	2	NANTUCKET MILLWORKS	2'-8" X 7'-0"	WOOD 2 PANEL DOOR



PROPOSED: LOWER LEVEL
1/4"=1'-0"

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

PROPOSED LOWER LEVEL

DESIGN DEV.

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

A2.3

DEC 16, 2024

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

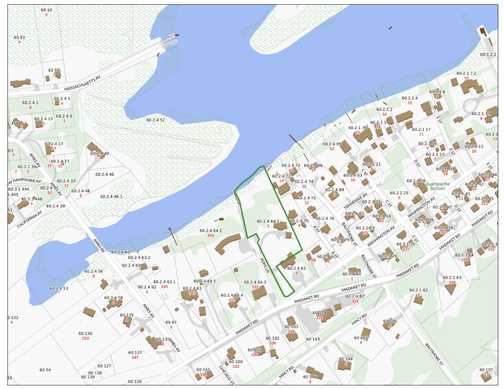
Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR
Trim PAINTED (GREY) Sash BLACK Doors BLACK
Deck IPE Foundation CONCRETE Fence — Shutters —

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

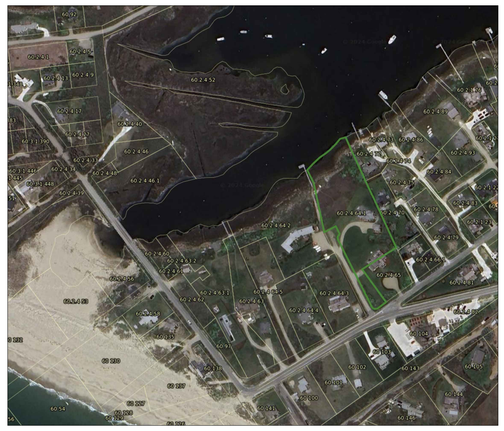
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

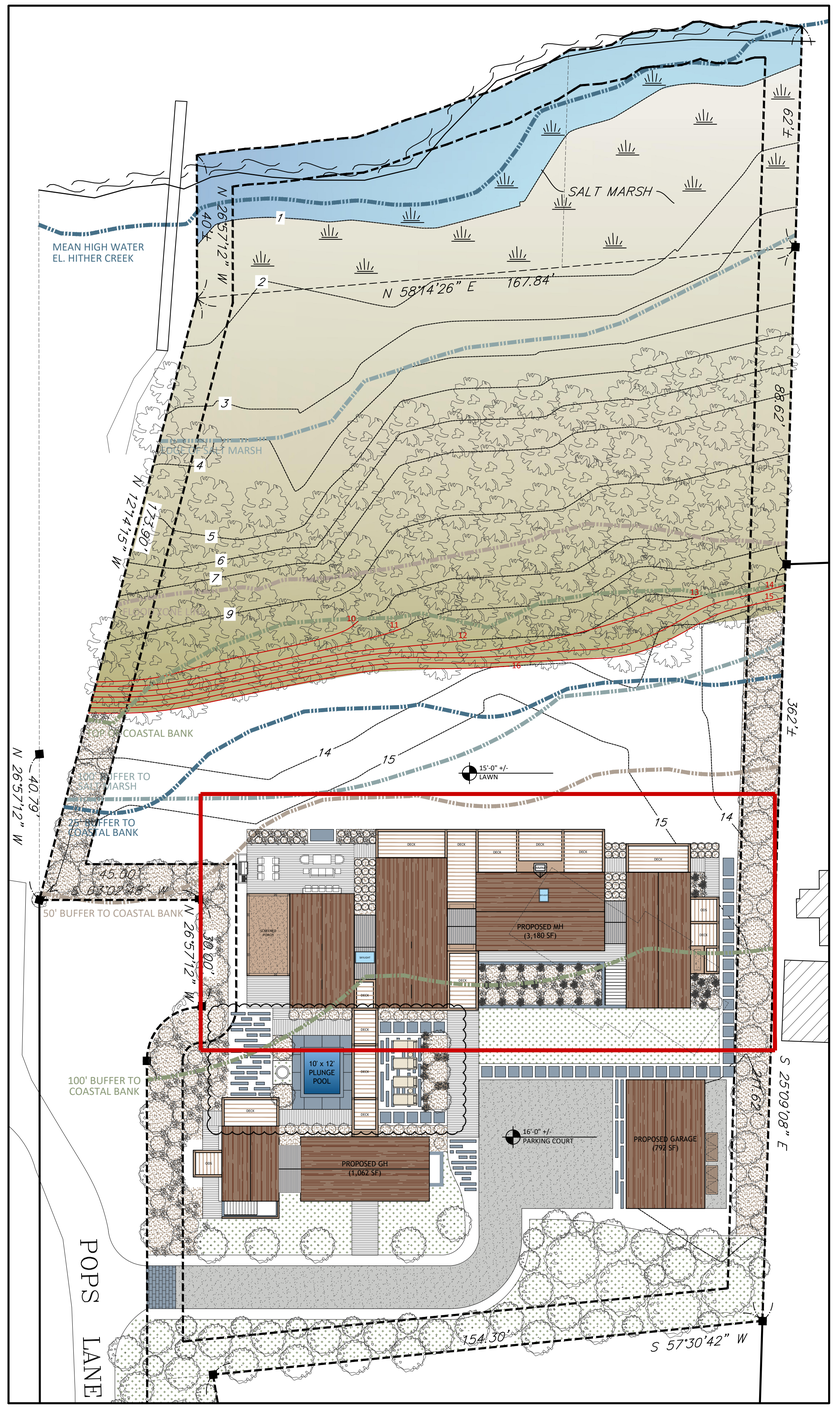
C1.1 SITE PLAN

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 +

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SURVEYOR

BRACKEN ENGINEERING
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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

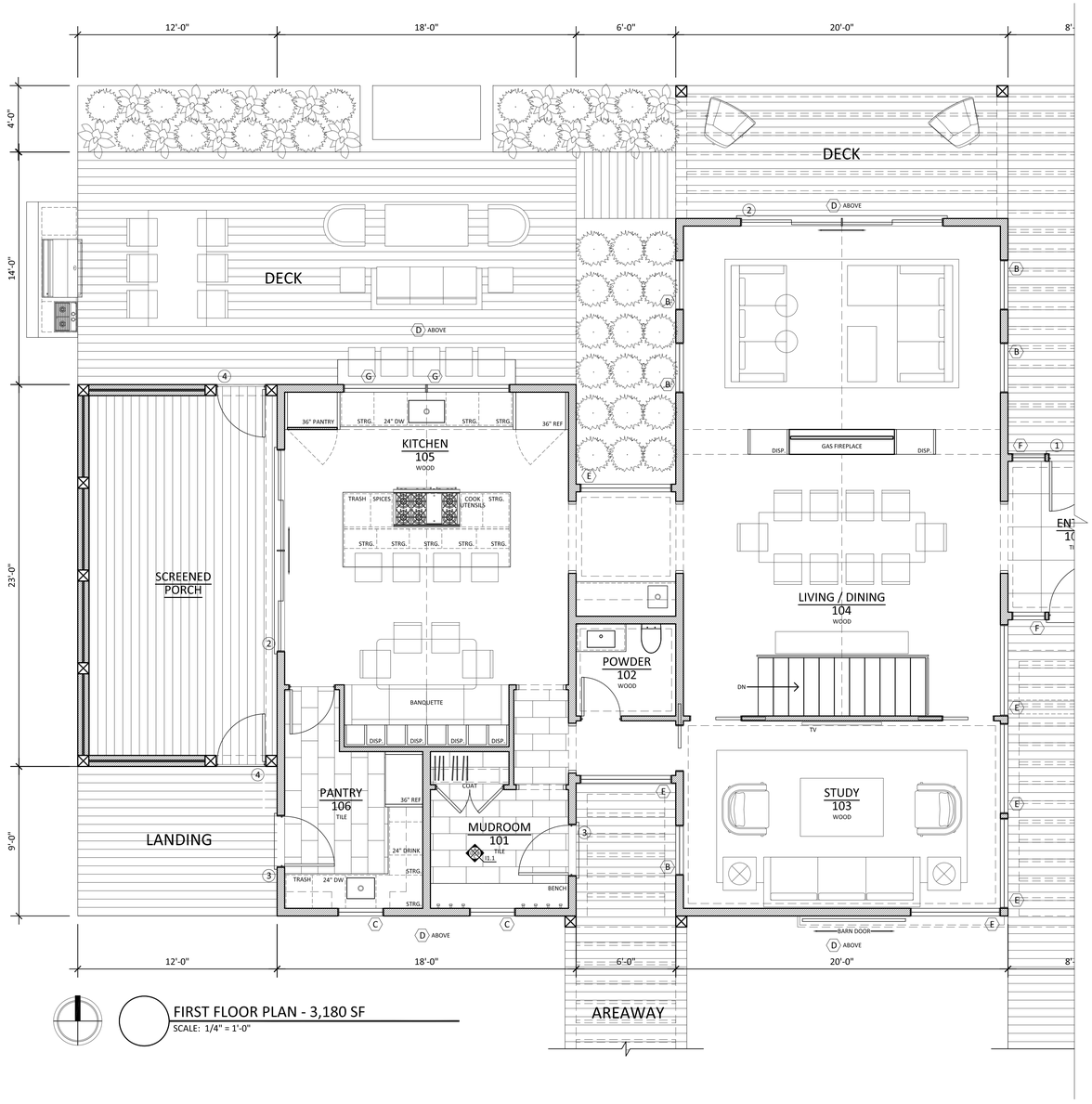
COVER SHEET

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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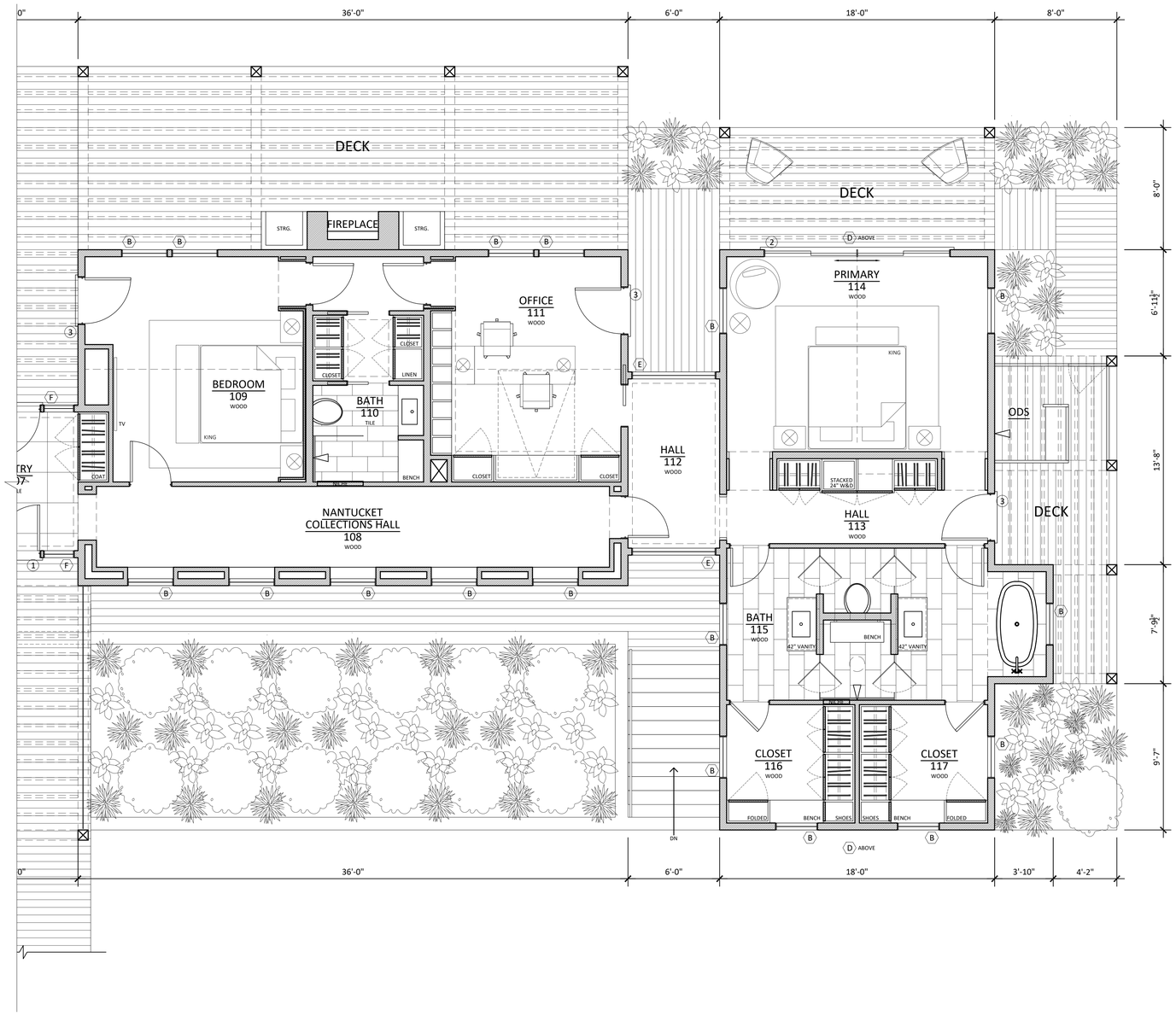
FIRST FLOOR PLAN

A1.1a

9 DECEMBER 2024



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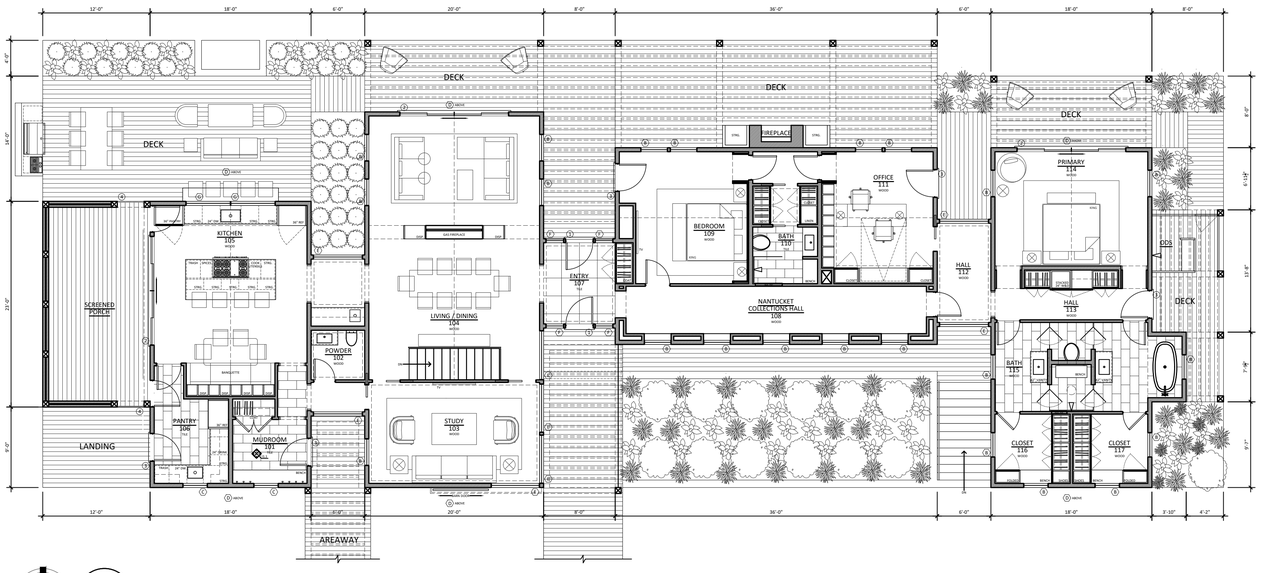
FIRST FLOOR PLAN CONTINUED

A1.1b

9 DECEMBER 2024



FIRST FLOOR PLAN - 3,180

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

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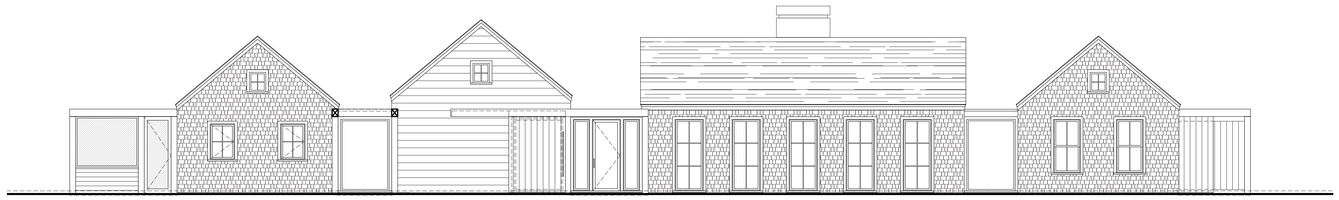
FIRST FLOOR PLAN

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

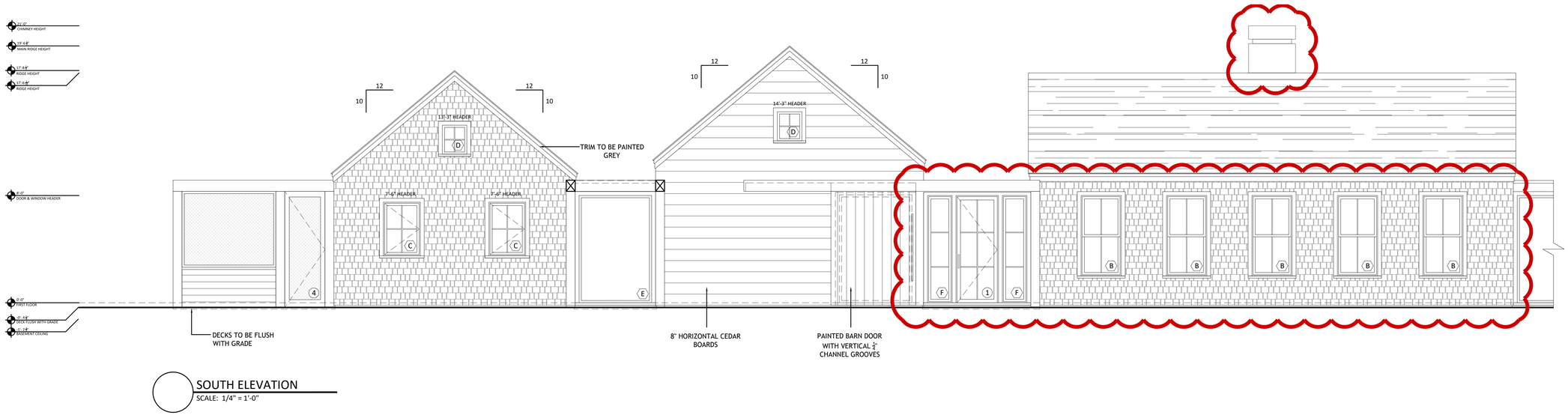
A1.2

9 DECEMBER 2024

PREVIOUS SUBMISSION



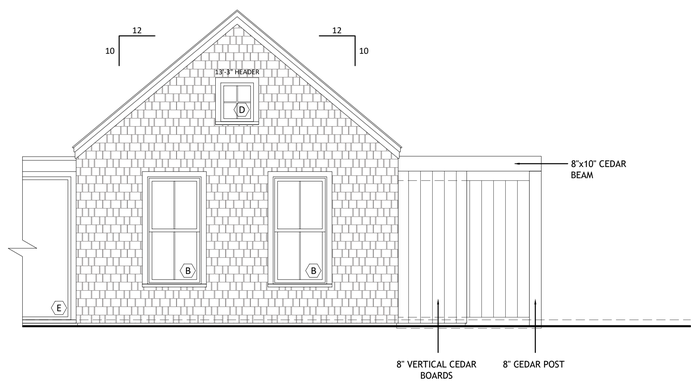
PROPOSED



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

PROPOSED





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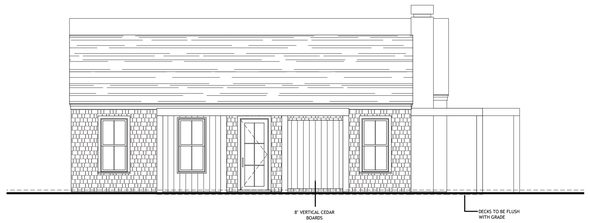
ELEVATIONS

A2.1

9 DECEMBER 2024

PREVIOUS SUBMISSION



PROPOSED



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

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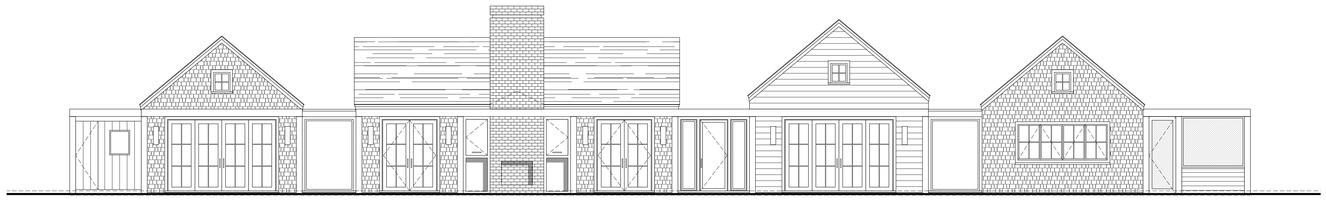
ELEVATIONS

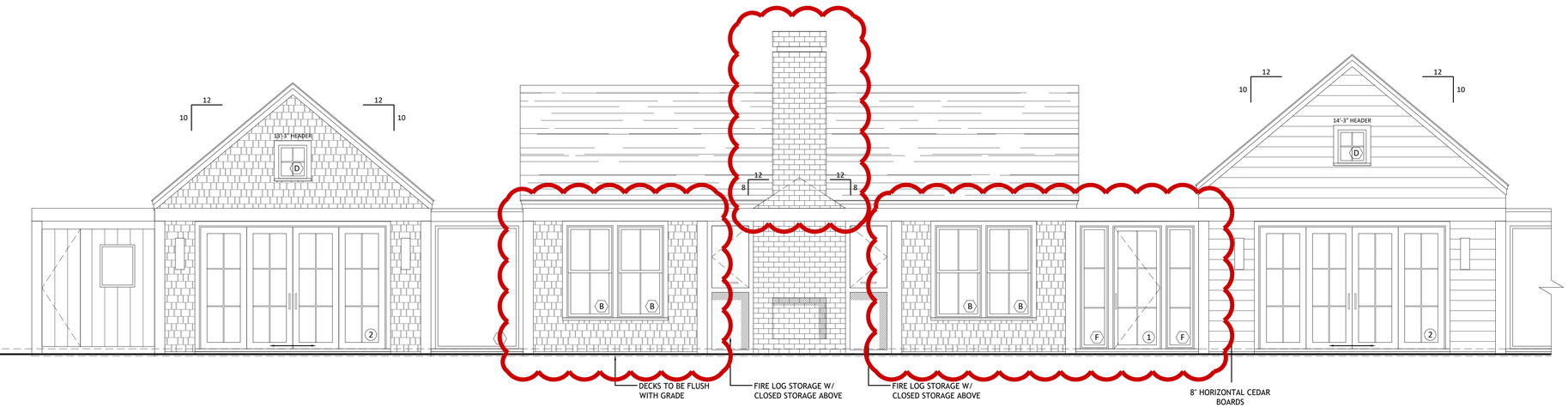
A2.2

9 DECEMBER 2024

PREVIOUS SUBMISSION

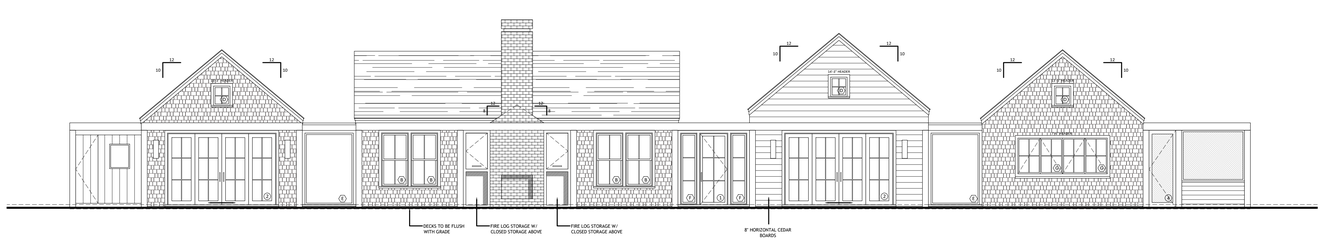


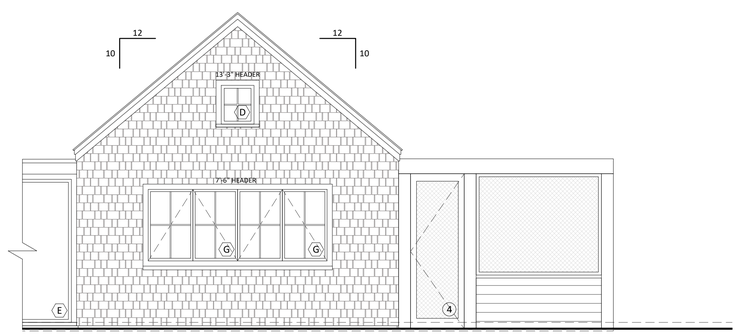
PROPOSED



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

PROPOSED





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ELEVATIONS

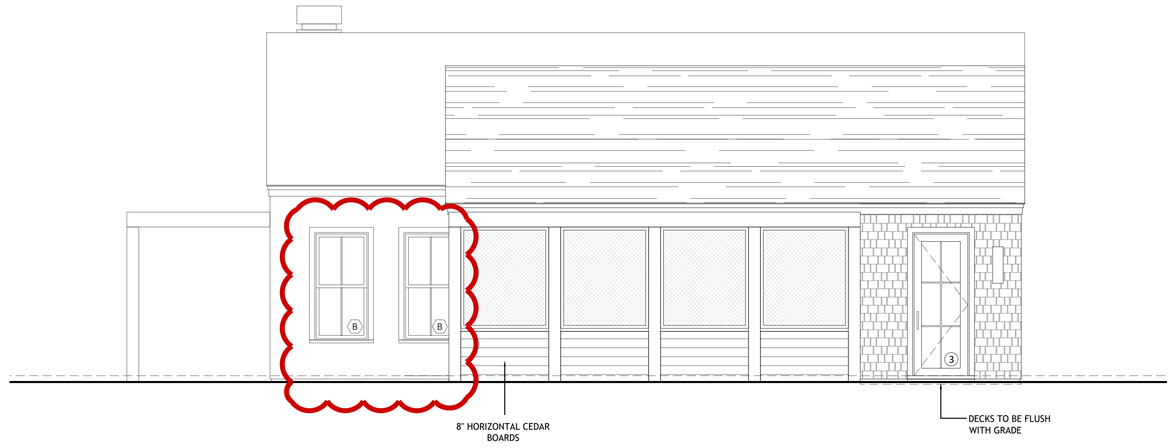
A2.3

9 DECEMBER 2024

PREVIOUS SUBMISSION



PROPOSED



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

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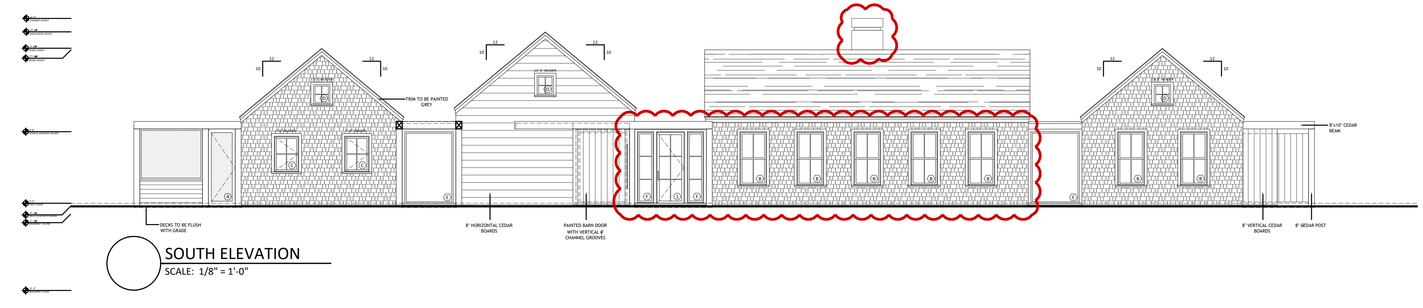
ELEVATIONS

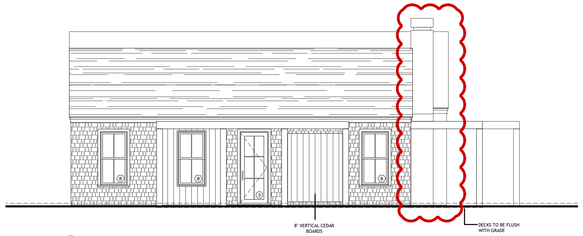
A2.4

9 DECEMBER 2024

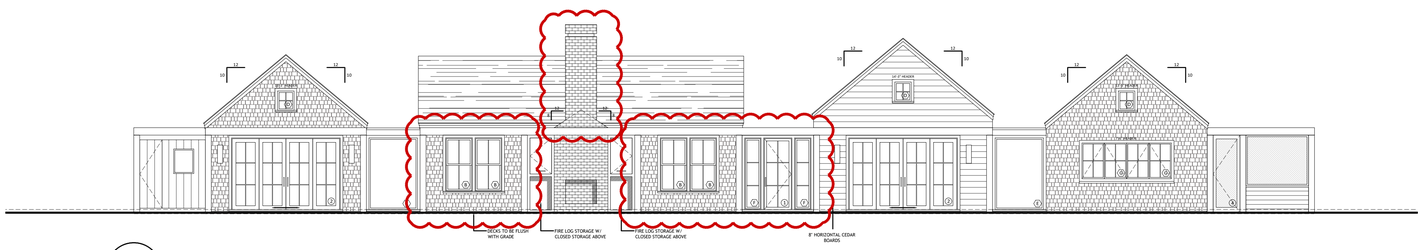
PROPOSED



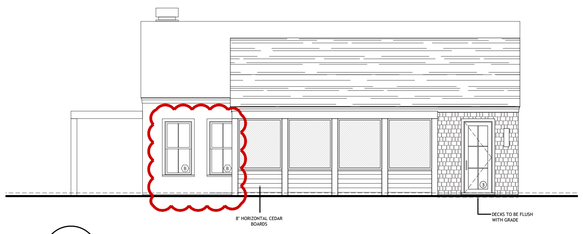
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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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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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

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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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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 $
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☐ 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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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











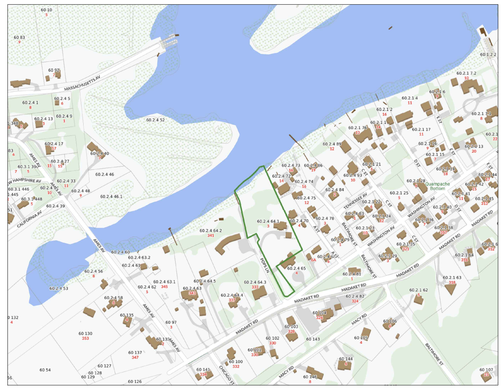


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

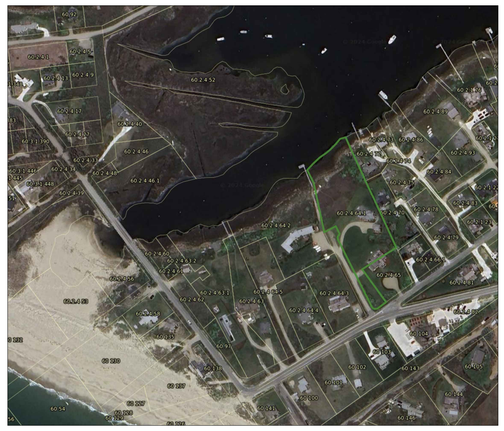
EXISTING PHOTOS

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

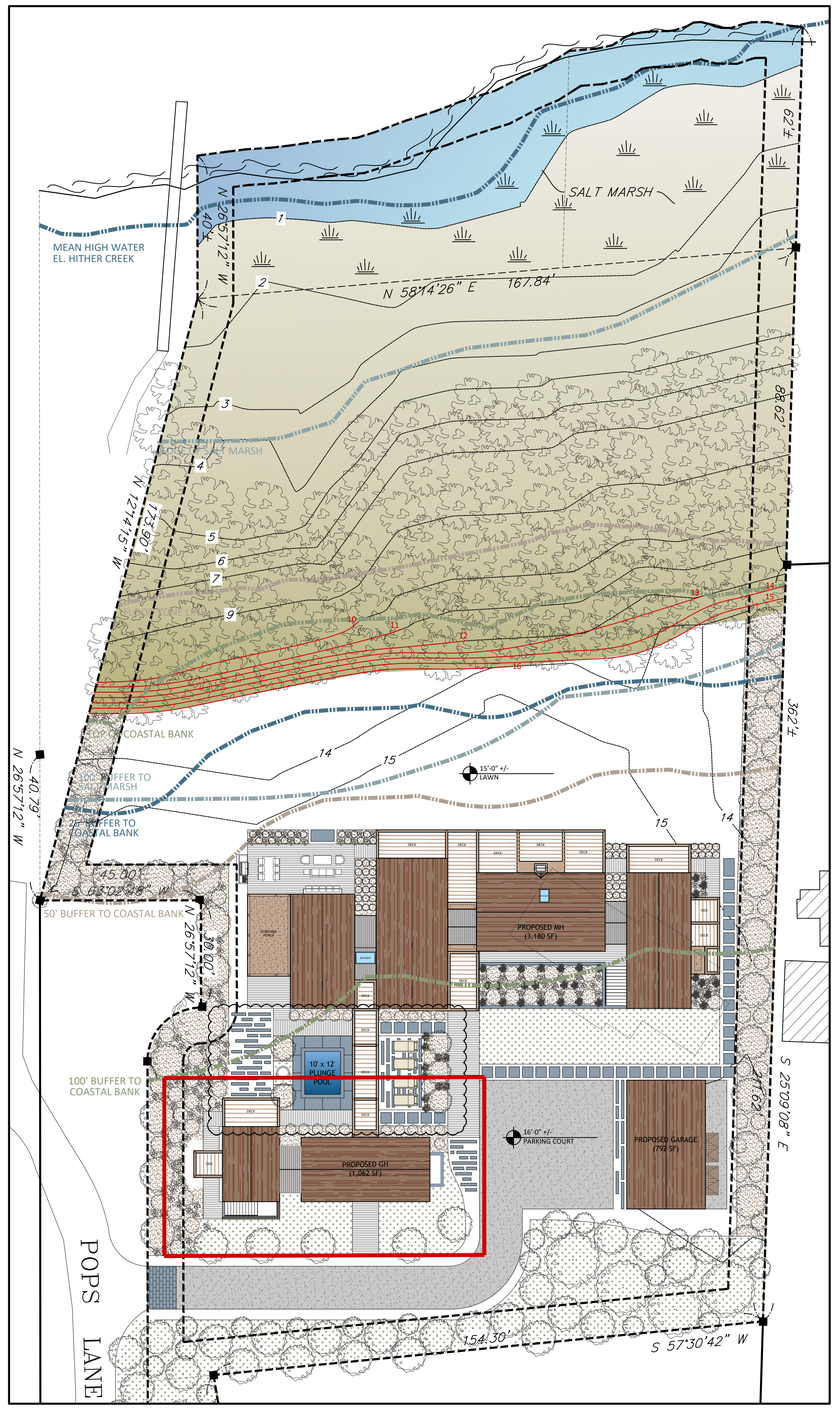
WILD GRASSES

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

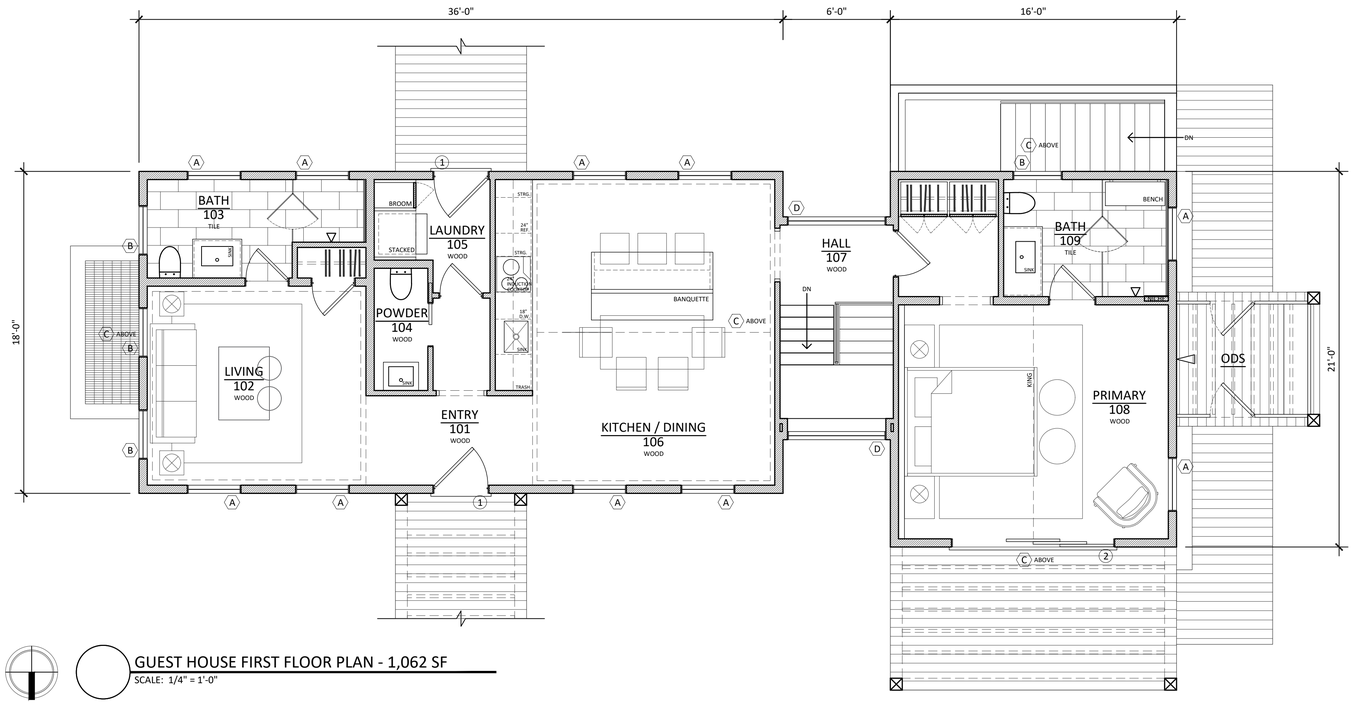
PROPOSED GUEST HOUSE

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"

MARK CUTONE
ARCHITECTURE +

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NANTUCKET, MA 02554
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MARKCUTONE.COM

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PROPOSED GUEST HOUSE

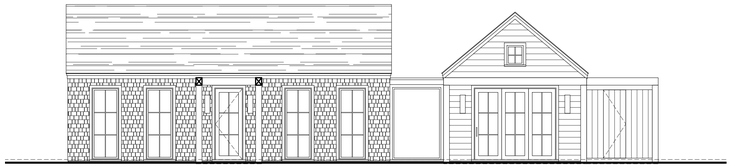
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

A1.1

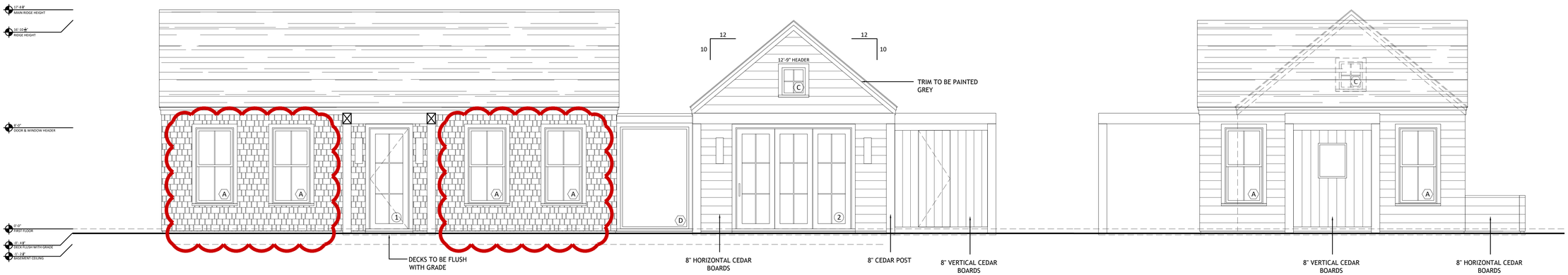
9 DECEMBER 2024

PREVIOUS SUBMISSION



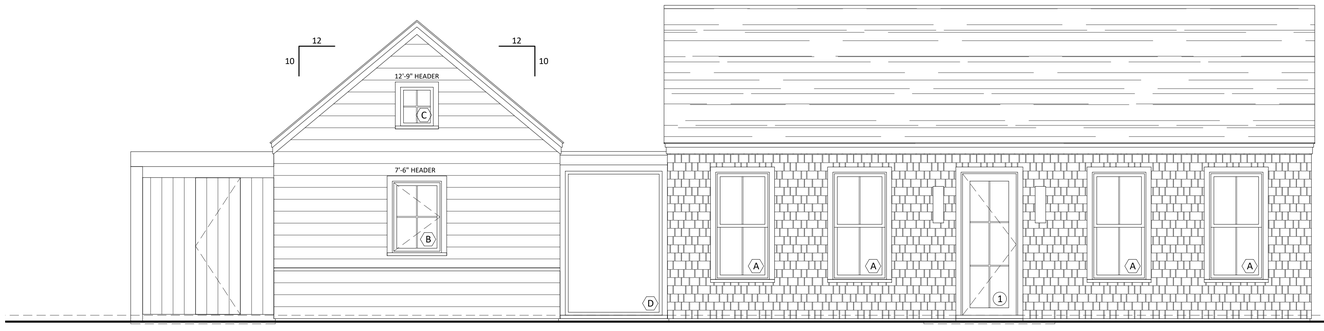
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED



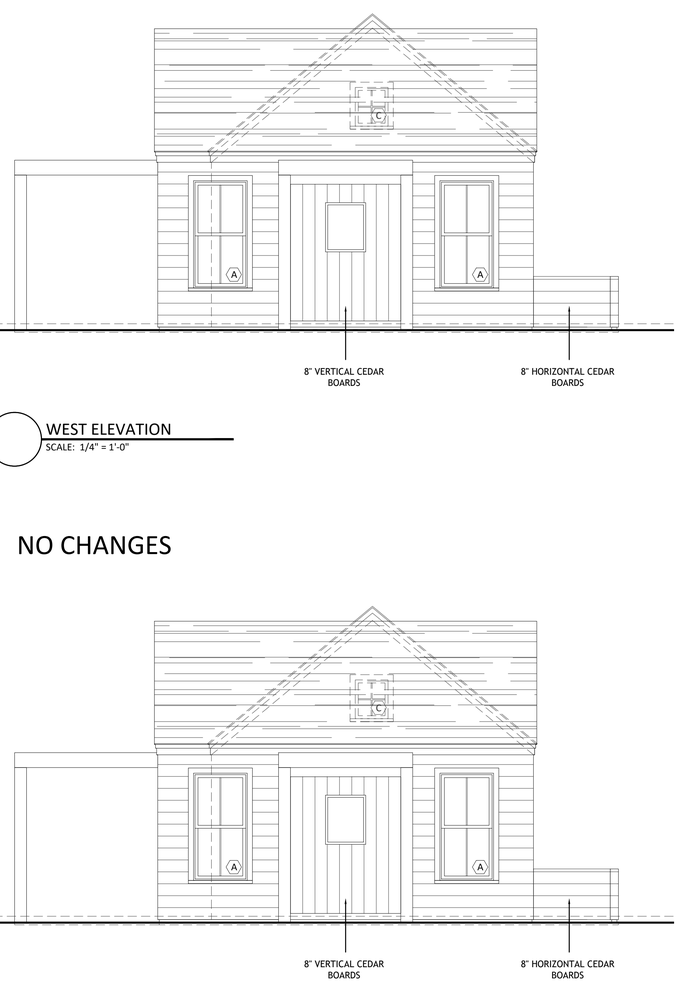
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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"

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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

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 NOMINEE TRUST
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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

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
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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 $

Postage $0.72
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 $

Postage $0.72
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

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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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Registered No. RF217983119US

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











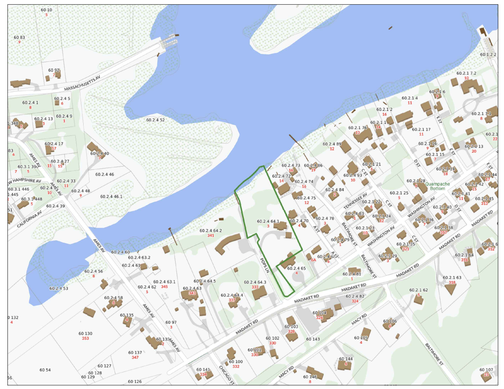


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

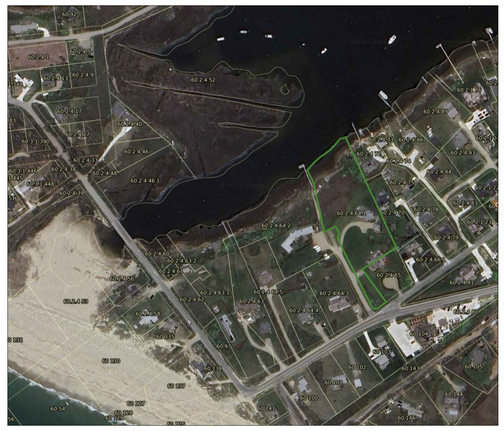
EXISTING PHOTOS

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

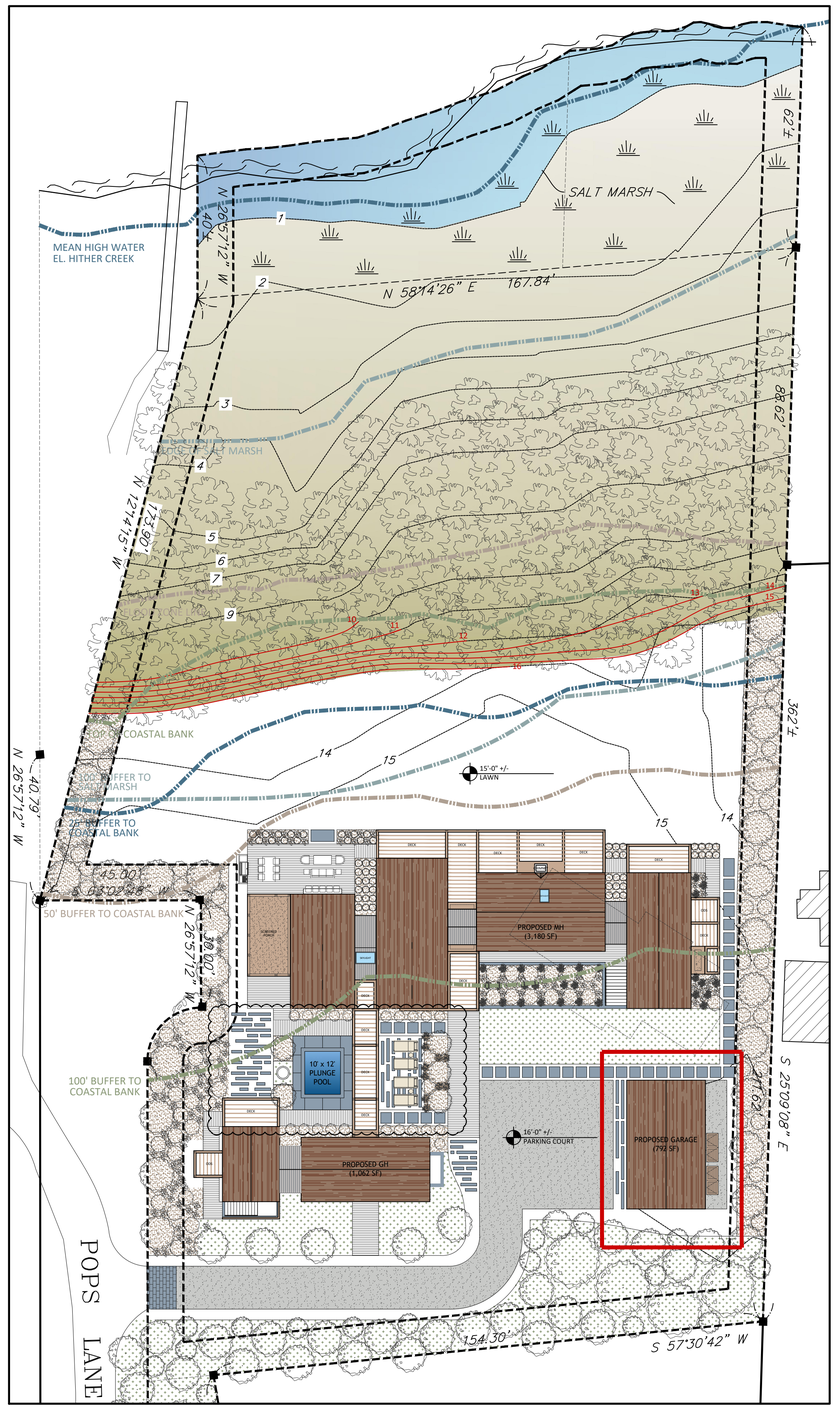
WILD GRASSES

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

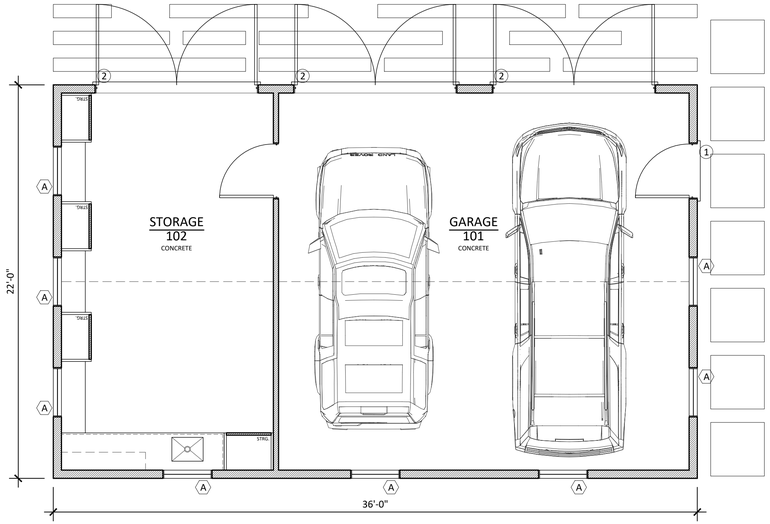
C1.1

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

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

PROPOSED GARAGE

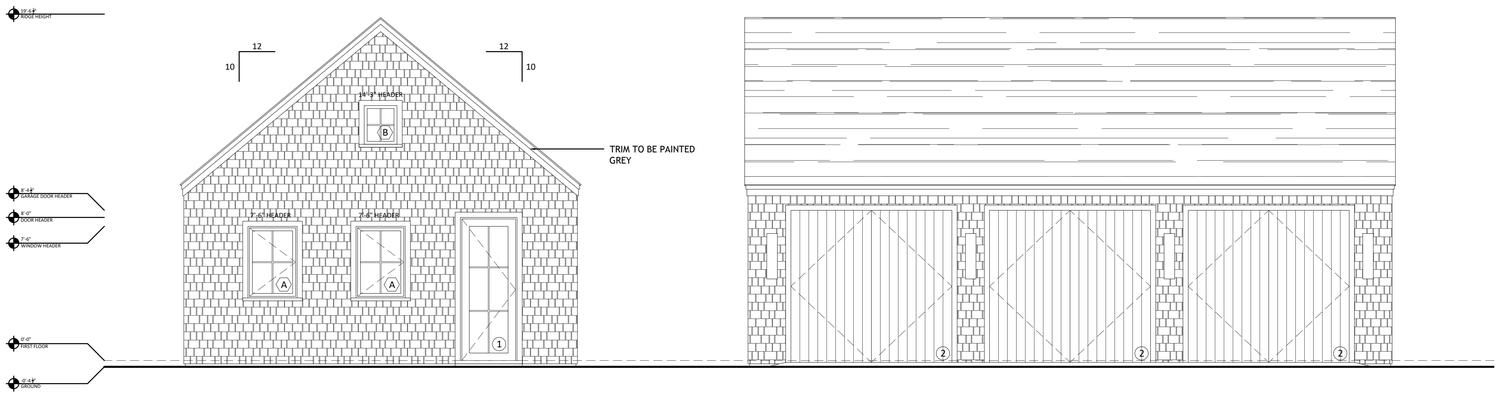
DUBUC

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

FIRST FLOOR PLAN

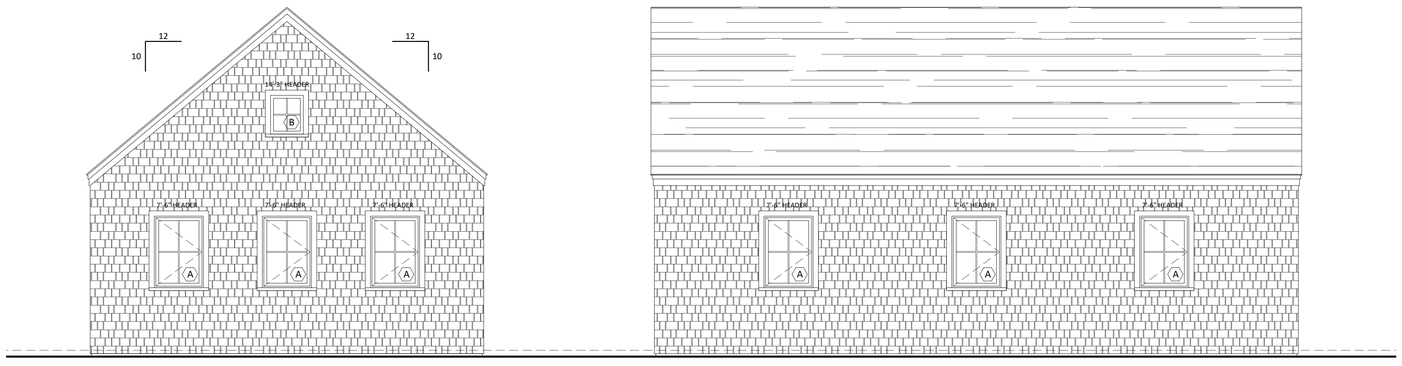
A1.0

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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49 HERRING POND ROAD
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DUBUC
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:

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 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

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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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee $4.85
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- Return Receipt (electronic) $
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- Adult Signature Required $
- Adult Signature Restricted Delivery $

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

NANTUCKET MA 02554-9998 AUG 27 2024 Postmark Here 08/27/2024

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Sent To
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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- Adult Signature Restricted Delivery $

Postage
Total Postage and Fees

Sent To
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

7021 0350 0000 0871 2084

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

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

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

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

Postage $0.72
Total Postage and Fees $5.58

Sent To
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

ATLANTA GA 303 AUG 27 2024 Postmark Here 08/27/2024

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- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

CAMBRIDGE MA 02138 AUG 27 2024 Postmark Here 08/27/2024

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

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

BROOKLINE MA 02445 AUG 27 2024 Postmark Here 08/27/2024

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

Postage $0.72
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

PLYMOUTH MA 02360 AUG 27 2024 Postmark Here 08/27/2024

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued)
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

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

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

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CERTIFIED MAIL® RECEIPT
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Postage $0.72
Total Postage and Fees $5.58

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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

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











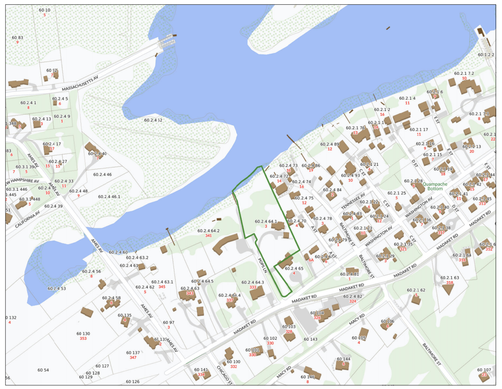


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



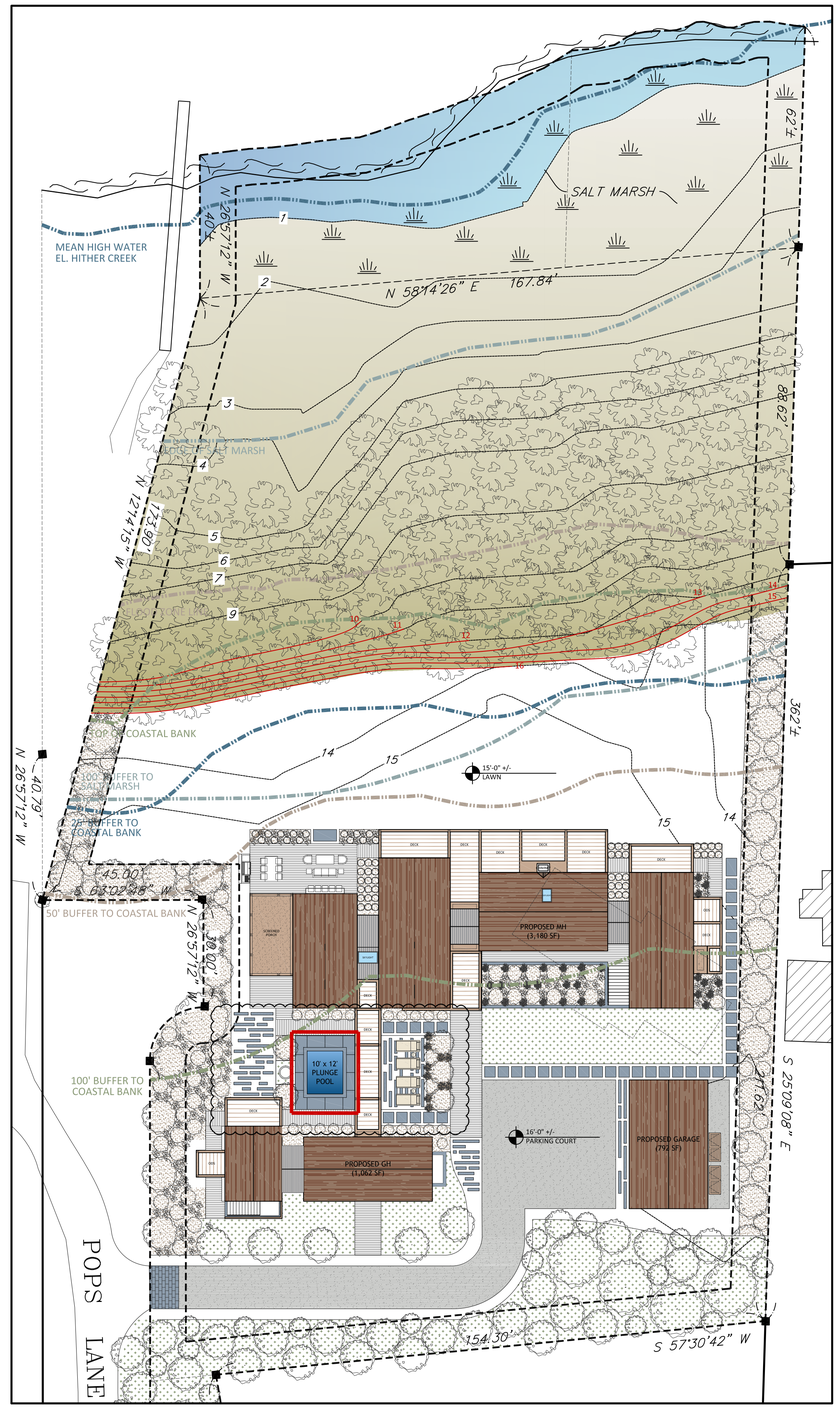
AERIAL VIEW: NTS

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

HDC Meeting – December 17, 2024
(Argument as to Procedure and Requirements - Noncompliance)

Re: 3 Pop's Lane – Map 60.2.4, Parcel 641

Owner of Record – **Matthew Burke, Trustee of The Pop's Lane Holdings Trust under Declaration of Trust dated September 20, 2021**

Instruments of Record at the Nantucket County Registry of Deeds for the Land Court:

1. Certificate of Title No. 28599 - Matthew Burke, Trustee of The Pop's Lane Holdings Trust under Declaration of Trust dated September 20, 2021 and issued December 2, 2021

2. Quitclaim Deed - Document No. 172112 recorded December 2, 2021

3. Declaration of Trust - Document No. 172113 recorded December 2, 2021

4. Pop's Lane Association Trust - Document No. 172117 recorded December 2, 2021

Town of Nantucket Office of the Assessor:

1. Map Property ID (3 Pop's Lane) - Matthew Burke, Trustee of The Pop's Lane Holdings Trust

2. Property Report (3 Pop's Lane) - Matthew Burke, Trustee of The Pop's Lane Holdings Trust

---

The Application submitted to the HDC is NOT in compliance with HDC submission requirements and should not be processed or acted upon by the Board Members. The Application should be denied. In the alternative, the HDC may allow the Applicant to withdraw the Application and re-file a corrected and compliant HDC submission with materials after giving the required Notice to Abutters.

Errors in HDC Application:

Property Description: Error - Owner of Record inaccurately shown as 3 Pops Lane Holdings Trust.

Signature of Owner of Record: Error - Application signed inaccurately by Nancy Dubuc.

The entity 3 Pops Lane Holding Trust on the Application does NOT exist and is NOT the Owner of Record.

The Owner of Record name designation & signature on the Application is NOT the Owner of Record.

- HDC Board Members Hearing and Reviewing Application unable to act – misinformation violates the HDC requirements and risks possibility of a conflict of interest.

- Corrected and Accurate Application Information required for (i) proper and accurate Notice to Abutters and (ii) proper and accurate Owner of Record designation and signing to make certain to impanel an unbiased and impartial Board for Hearing on the Application.

Matthew Burke, Trustee of The Pop's Lane Holdings Trust is the correct and accurate Owner of Record and, as Trustee, is the only person authorized to sign on behalf of the legal entity holding title ownership as Owner of Record.

HDC Meeting – December 17, 2024
(Argument as to Substance – Inappropriate and Insufficient)

Re: 3 Pop's Lane – Map 60.2.4, Parcel 641

Owner of Record – **Matthew Burke, Trustee of The Pop's Lane Holdings Trust under Declaration of Trust dated September 20, 2021**

Comments by HDC Board Commissioners New Business Application on October 15, 2024:

Commissioners - Stephen Welch, Ray Pohl, Angus MacLeod, Joe Paul, Val Oliver
Alternates - Constance Patten and Carrie Thornewill

The Application and supporting materials and plans submitted to the HDC for Applicant's proposed new construction of: (i) Main House, (ii) Guest House, (iii) Garage and (iv) Pool - sited at 3 Pop's Lane in Madaket bordering the Coastal Bank bluff overlooking Hither Creek (with exposed high and distant visibility) is inappropriate for the area and the information and plans submitted by Applicant are insufficient for the Commissioners to act on the Application.

Moreover, the Applicant's revised or modified proposed new construction plan design and materials provided for review at the continued HDC Meeting on December 17, 2024, entirely disregards or otherwise fails to address the substantive comments voiced by the Commissioners at the initial HDC Meeting on October 15, 2024, as to the appropriateness (or inappropriateness) of:

(a) the modernistic or contemporary design plan of the proposed structures
(b) the size, scope, scale, and "wall" of massing of the connected proposed structures
(c) the sprawling footprint of the connected proposed structures visibly and physically encompassing the site area - running from side setback to side setback which is 10 ft in the VR Zoning District (essentially appearing to run from lot line to lot line) on the East and West boundaries of the site

Applicant made no effort to downsize the proposed new construction:

(a) Main House dimensions unchanged at 124' x 42' – 3,180 sq ft
(b) Guest House dimensions unchanged at 58' x 21' – 1,062 sq ft
(c) Garage dimensions unchanged at 36' x 22' – 792 sq ft

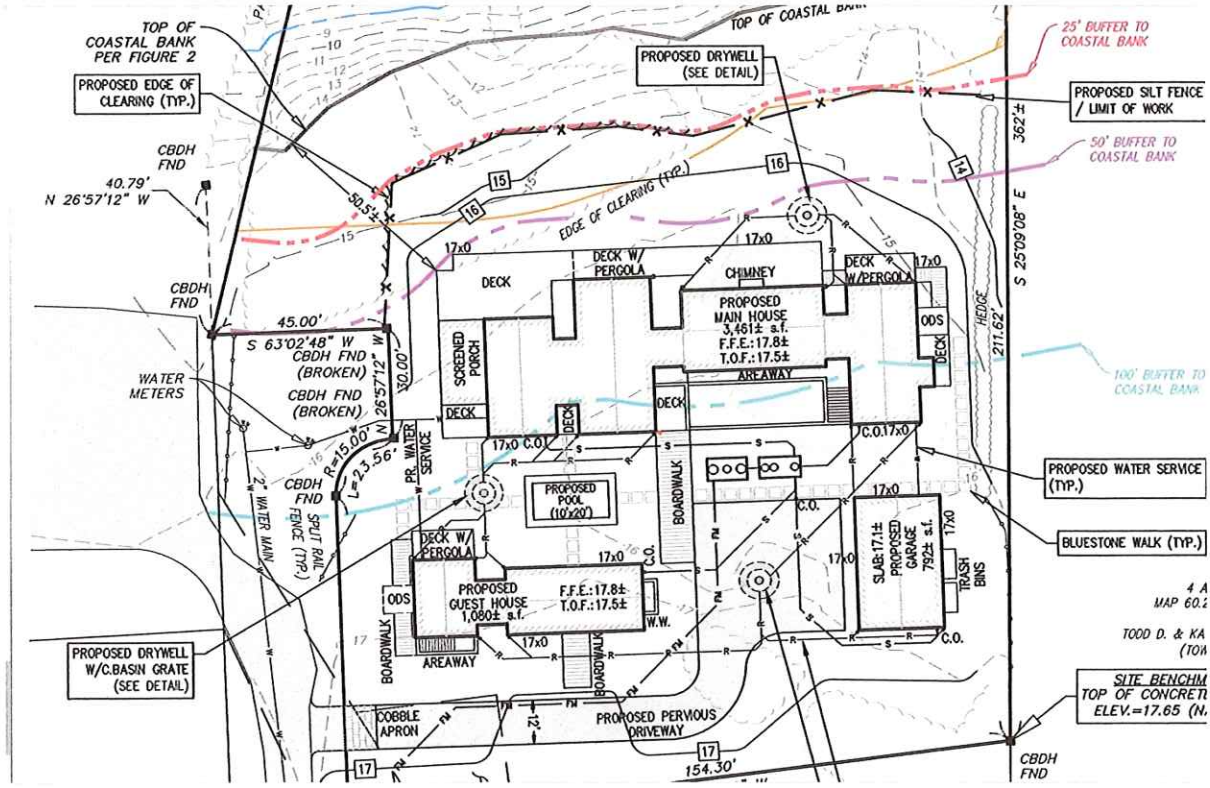
Applicant made no effort or modification to the multiple and inappropriate connectors to proposed structures.

Applicant made little effort to redesign and modify and make more appropriate the fenestration (design, arrangement and proportion) of the windows and doors of the proposed "connected" structures and the guidelines of *Building with Nantucket in Mind* – particularly for dwellings in the Madaket site area.

The Commissioners, at the initial review on October 15, 2024, appeared to express favorable support for the single-story structure design with a 19-20 ft ridge height. HOWEVER, the Commissioners did not address and discuss the 24" +/- proposed grade elevation (no plans provided) from existing grade to finish grade for the new construction which would significantly increase the ridge height accordingly and such grade manipulation is entirely inappropriate for the Madaket site area and may risk topographical instability, erosion, and runoff issues along the protected Coastal Bank and Salt Marsh resource areas and the neighboring land of abutting property owners.

SUBMISSION DETAILS TO THE CONSERVATION COMMISSION

OVER-DEVELOPMENT AND FORMAL HARDSCAPE



REDACTED SECTIONS OF THE CONSERVATION COMMISSION APPLICATION INDICATING "RELATIVELY FLAT" – NO MENTION OF A 2-FOOT GRADE CHANGE WAS MADE

General Site Description

The 68,829± square foot subject parcel is located within Madaket at the northerly terminus of Pops Lane extending off Madaket Road and affording frontage on Hither Creek to the north (Appendix A, Figures 1 and 2). Single-family dwellings abut to the east and west.

The site itself is currently improved by a single-family dwelling and detached garage/studio, surrounded by lawn/landscaped conditions, accessed via a gravel driveway. Topography is relatively flat within the developed footprint (structures and lanw/landscaping) before mildly to moderately sloping down to the Salt Marsh along Hither Creek.

Naturally vegetated portions of the Buffer Zone are occupied by moderately dense scrub shrub vegetation consisting of bayberry (*Myrica pensylvanica*), arrowwood (*Viburnum dentatum*), groundsel tree bush (*Baccharis halimifolia*), poison ivy (*Toxicodendron radicans*), Pennsylvania sedge (*Carex pensylvanica*), and goldenrods (*Solidago* spp.), and seedlings from the shrub layer occupy portions of the groundcover.

Proposed Project

The Applicant is proposing to raze and demo (or move off) the existing single-family dwelling and reconstruct a new dwelling with a full basement and associated decking, porch, dry laid stone patio, and outdoor shower (ODS) within 100-foot Buffer Zone to Coastal Bank and LSCSF. All structures are located greater than 100 feet to the Salt Marsh; however, the Limit of Work minimally extends within the Salt Marsh 100-foot Buffer Zone.

No work occurs within 25 feet of the Coastal Bank. No structures are proposed within the 50-foot Buffer Zone. Additional site improvements occur outside of the 100-foot

Buffer Zone, including a septic upgrade. The project area is flat and minimal regrading is proposed. Runoff will be directly to perimeter stone trenches and/or drywells to infiltrate into well-drained sandy soils. Erosion control barriers will be installed along the Limit of Work to contain all work activities. No Waivers are required.

Details of the proposed project are depicted on the *Conservation Site Plan* prepared by Bracken Engineering, Inc., dated October 30, 2024 (Appendix B).

POPS LANE CONTEXT





LOCUS ON THE LEFT AND MORAN'S HOUSE ON THE RIGHT



LOCUS DWELLING AND GARAGE



THE MORAN'S ABUTTING PROPERTY TO THE SOUTH FROM POPS LANE



HENDRICKS' PROPERTY FROM WATERFRONT



LOOKING UP AT THE LOCUS FROM THE AREA CUT FROM BOTTOM OF POPS LANE AT BEACH



LOOKING EAST ALONG THE CREEK



VIEW OF CREEKS FROM POPS LANE



VIEW OF LOCUS FROM HEAD OF POPS LANE LOOKING NORTH TO THE CREEKS

EXISTING DWELLING ON THE RIGHT



SETTING AND OPEN SPACE THAT WILL BE ENTIRELY NEGATIVELY IMPACTED WITH 124' OF STRUCTURE ALONG WITH OTHER ANCILLARY STRUCTURES



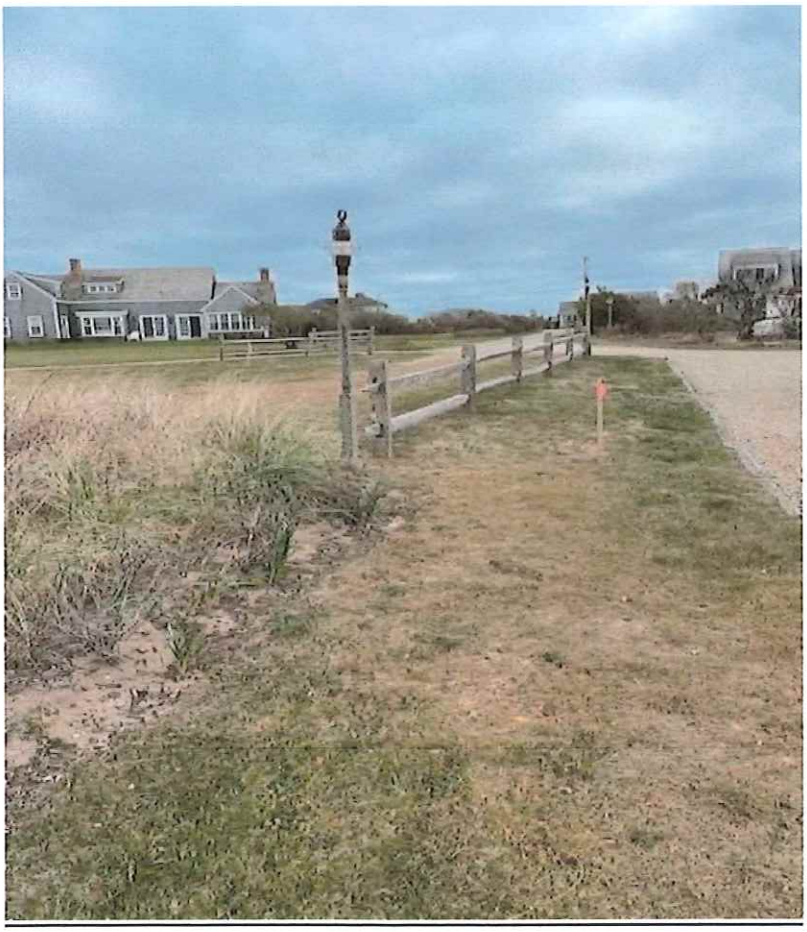
POPS LANE LOOKING NORTH



END OF POPS LANE – HENDRICKS' PROPERTY ON THE LEFT



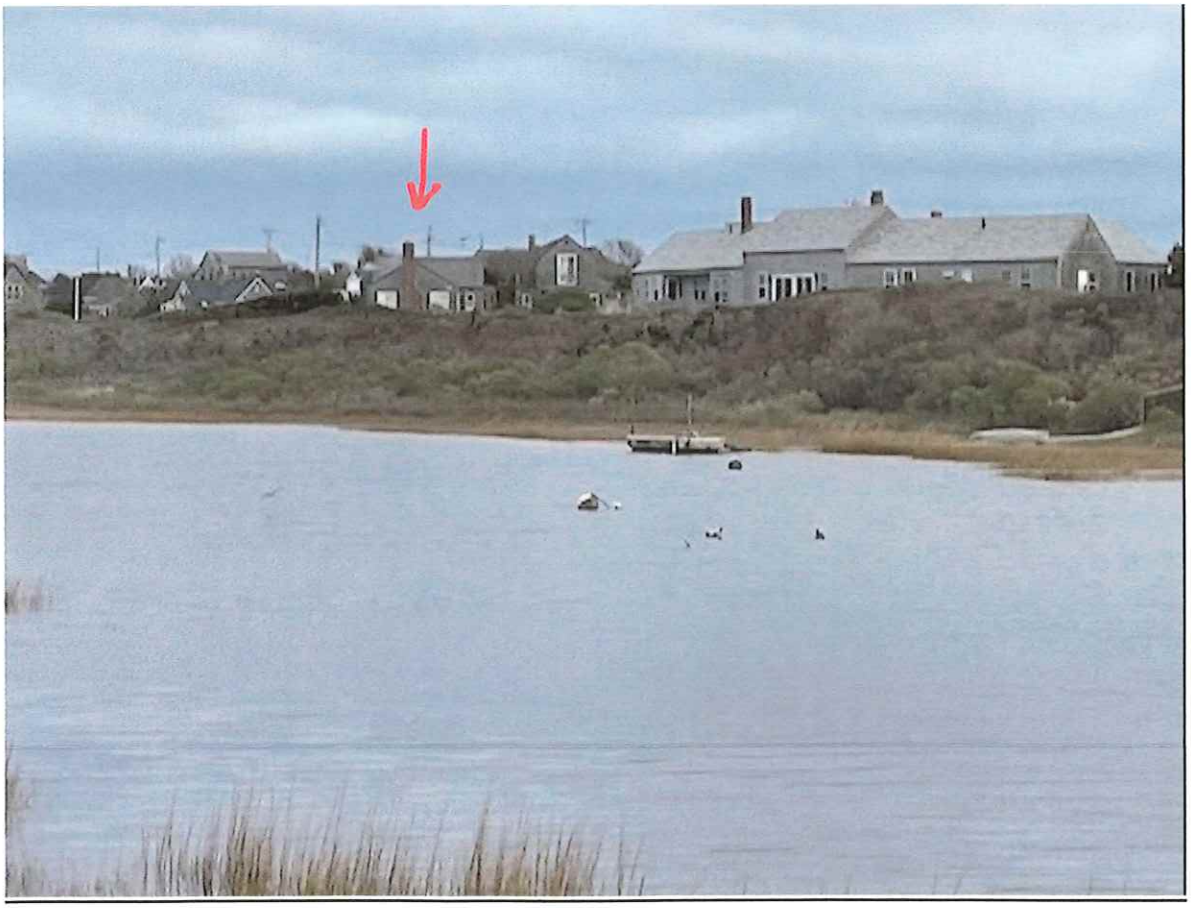
LOOKING BACK TOWARDS INTERSECTION OF WASHINGTON AVENUE AND MADAKET ROAD



FROM INTERSECTION



VIEW FROM MILLIE'S BRIDGE

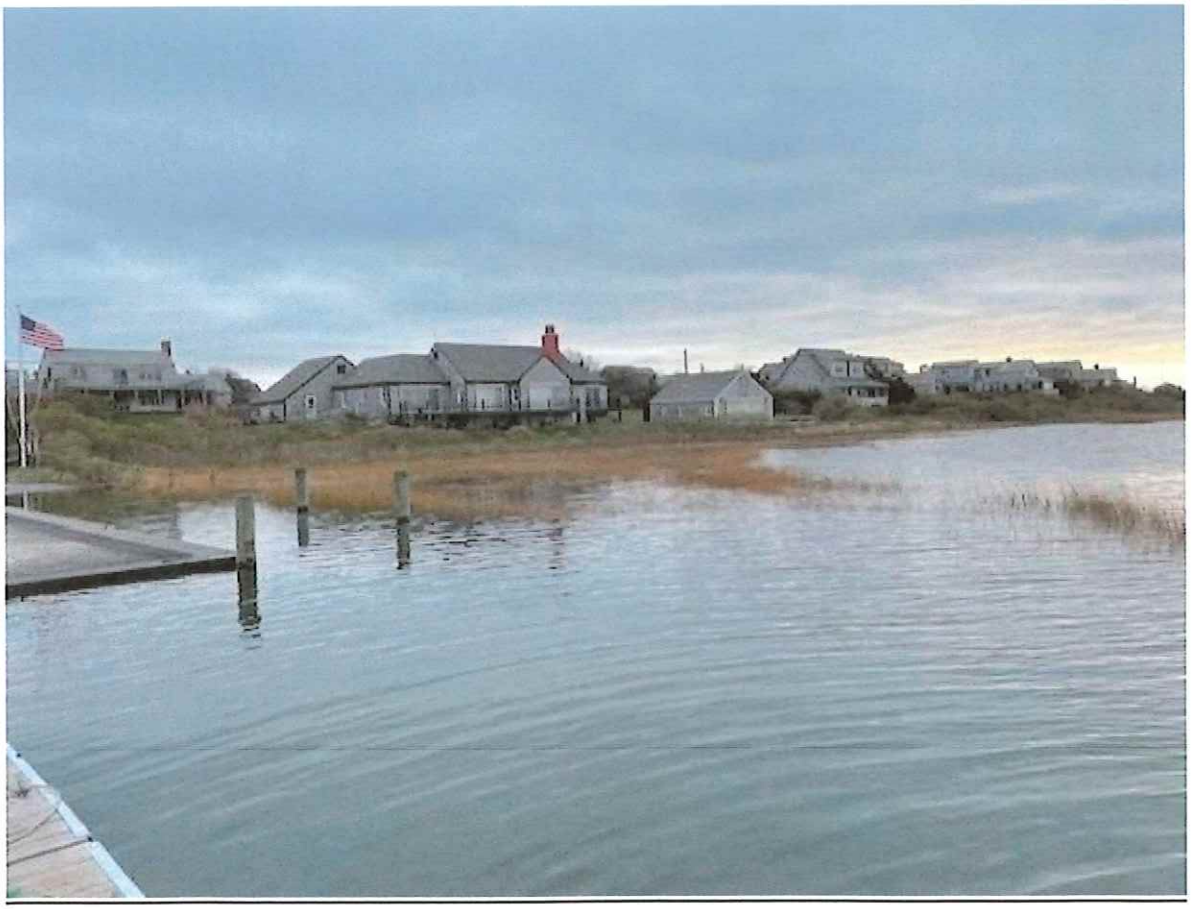


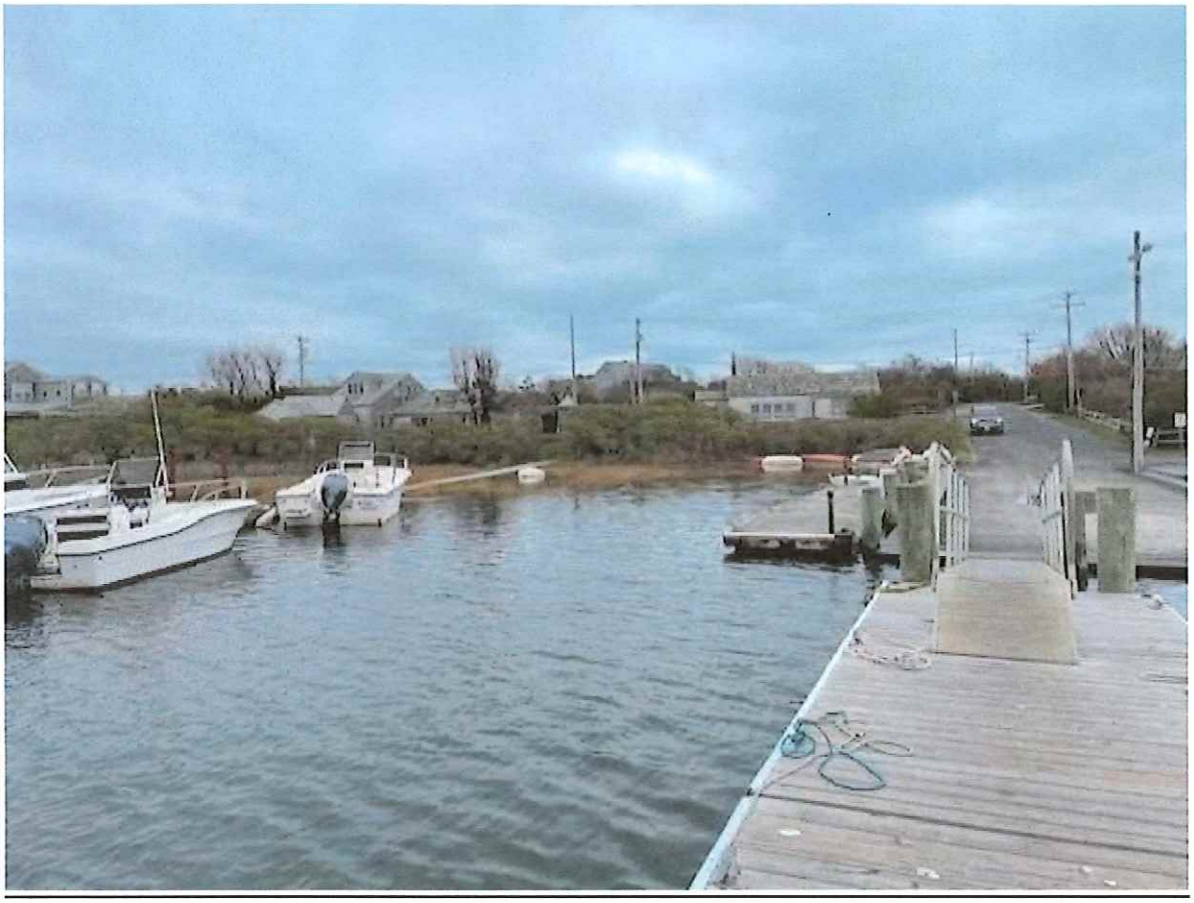

41.272887,-70.197898


41.275984,-70.194599
Google

VIEW OF CREEKS - CONTEXT FROM BARRETT'S PIER









EXISTING DWELLING – FITS INTO THE LANDSCAPE



VIEW OF CREEKS FROM THE LOCATION OF THE NEW DWELLING





ADDRESS: 4 ATLANTIC AVE
DATE HEARD: 1/7/25
SITTING BOARD: ROY, STEPHEN, ANGUS, ABBY & JOE PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 1/8/25
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-11-11533
X	Copy of Minutes (application item circled) N/A (TOLD WE COULD COME BACK ON 1/14)
X	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: 1/8/25

(NO MINUTES)
IF WE GOT INFOMATION IN BY NOON THURS. 1/8/25
WE COULD BE REFERRED ON TUESDAY 1/14 (OLD BIZ)

IV. SIGNS

1.	NIR Retail LLC	Zero Main	Wall Sign	42.3.1/181	Sign Here Nantucket

- Recommended for revisions and Master Sign Plan

V. NEW BUSINESS 11/12/2024

1.	Thomas Sansone	35 Pleasant St	Addition	55.4.1/156	Gryphon Architect	CT

V. NEW BUSINESS 12/03/2024

1.	Peter & Stephanie	26 New St Sias	Rooftop solar	73.4.2/24	Ack Smart	SW
2.	Tripp Stables LLC	14 Tripp Dr	Demo move off property	80/310	Cottage and Castle	SW
3.	Conservation Foundation	165 Cliff Rd	Rev 2023-11-9489	41/65	Val Oliver	SW
4.	Auburn Cottage LLC	46 Easton St	Demo shed	42.4.1/22	Botticelli & Pohl	SW
5.	Lynnette Fallon	34 King St Sias	Color change steps	73.4.2/115	Self	SW
6.	Nester Brian	4 E Lincoln Ave	New dwelling	42.4.1/49	NAG	VO
7.	Sea Hero LLC	12 Pilgrim Rd	Fencing Hardscape	41/476	Jardins Int Inc	VO
8.	Almodobar Beau & Liz	4 Atlantic Ave	Window replacement	55.4.1/46	Val Oliver	JP
9.	9 Gingy LLC	9 Gingy Ln	Color change	41/851	Stow MT Builders	JP
10.	Siracuise Kraig/ Helen	2 L St	Move Off / Demo	59.4/261	Brook Meerbergen	JP
11.	Siracuise Kraig/ Helen	2 L St	New dwelling	59.4/261	Brook Meerbergen	JP
12.	Siracuise Kraig/ Helen	2 L St	New garage	59.4/261	Brook Meerbergen	JP
13.	Pocomo Point LLC	81 Pocomo # 1	Move Off demo (house #1)	15/3	Chip Webster	RP
14.	Pocomo Point LLC	81 Pocomo # 2	Move Off demo (house #2)	15/3	Chip Webster	RP
15.	LB Nantucket LLC	65 & 67 Old South Rd	New Commercial BLDG	68/158 & 158.1	Val Oliver	RP
16.	Ocean Ave Nominee Trust	20 Ocean Ave	Hardscape	73.2.4/20	Normand	RP
17.	Shellacked LLC	4 Gay St	Hardscape	42.3.4/19	Val Oliver	RP
18.	Cisco Sanctuary LLC	5 Bartlett Farm Rd	Alterations	65/14	Gryphon Arch	AM
19.	Elegance LLC	75 Pocomo Rd	Rev COA 2024-10-11391	15/7	Emeritus LTD	CT
20.	Nantucket safe harbor	1 Evergreen Wy	Housing Hardscape	68/727	Jardins Intl.	CT
21.	Nantucket safe harbor	1 Evergreen Wy	Main Facility Hardscape	68/727	Jardins Intl.	CT
22.	13-15 Nancy Ann LLC	13-15 Nancy Ann Ln	Hardscape driveway fence	68/137-138	Jardins Intl	CT
23.	Pact LLC	41 Orange St	Enclose deck	42.3.2/224	LFW	CP
24.	Pochick Partners	30 Pochick Ave	New Fence	80/281	LFW	AC

VI. NEW BUSINESS 12/10/2024

1.	32 Sankaty LLC	32 Sankaty Rd	Fenestration change	49.2.3/25	LFW	SW
2.	Wofford, John	20 Madequecham Vally	New basement	89/16	NAG	SW
3.	TACCAT LLC	14 Union St	Color/ Rev 5423	42.3.2/17	Brook Meerbergen	RP
4.	19 FGR ACK LLC	19 Fairgrounds Rd	New dwelling	67/156	Reid Yenor	RP
5.	Margaret Mignosa	1 Wyers Ln	Hardscape	42.4.3 / 14.1	Garden Group	JP
6.	Seventeen Mill St LLC	17 Mill St	Driveway	55.4.4/47	Self	JP
7.	NIR Retail LLC	27 Old South Wharf	Door change	42.2.4/2	Paul Beaulieu MSA	JP
8.	12 Pond View LLC	12 Pond view Dr	Pool hardscape	81/9	Atlantic	JP
9.	12 Pond View LLC	12 Pond View Dr	Bocce Court	81/9	Atlantic	JP
10.	12 Pond View LLC	12 Pond View Dr	Pickleball Court	81/9	Atlantic	JP
11.	7 Stone Post Way LLC	7 Stone Post Way	Hardscape	74/79	Atlantic	JP
12.	Town of Nantucket	1 43 Sherburne Commons	New Nursing Home Facility	80/1	SMRT	VO
13.	Town of Nantucket	1 43 Sherburne Commons	New Staff Housing	80/1	SMRT	VO
14.	Town of Nantucket	1 43 Sherburne Commons	Hardscape	80/1	SMRT	VO
15.	John Wise	36 Tennessee Ave	Partial Move Off Demo to 34	59.4/79	Emeritus LTD	AM
16.	John Wise	34 Tennessee Ave	Move On from 36	59.4/75	Emeritus LTD	AM
17.	Golden Pond LLC	64 & 66 Baxter Rd	New Pool	49/51 & 188	Ahern LLC	AC
18.	Cohen Steven	2 Dukes Rd	New Fence	41/187	Ahern LLC	AC
19.	The Peterson Trust	8 Jefferson Ave	Demo garage	29/49	Botticelli & Pohl	CP
20.	The Peterson Trust	8 Jefferson Ave	New garage	29/49	Botticelli & Pohl	CP
21.	The Peterson Trust	8 Jefferson Ave	MH add fens	29/49	Botticelli & Pohl	CP

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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: DARIAN & ELIZABETH ALMODOBAR

Mailing Address: 4 ATLANTIC AVE
NANTUCKET, MA 02554

Contact Phone #: 508-685-7703 E-mail: elizabeth.iprope 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: ackvallez@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 _____ Main old portion- TBD from accepted companies
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer and rest of house- Anderson Woodwright

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.

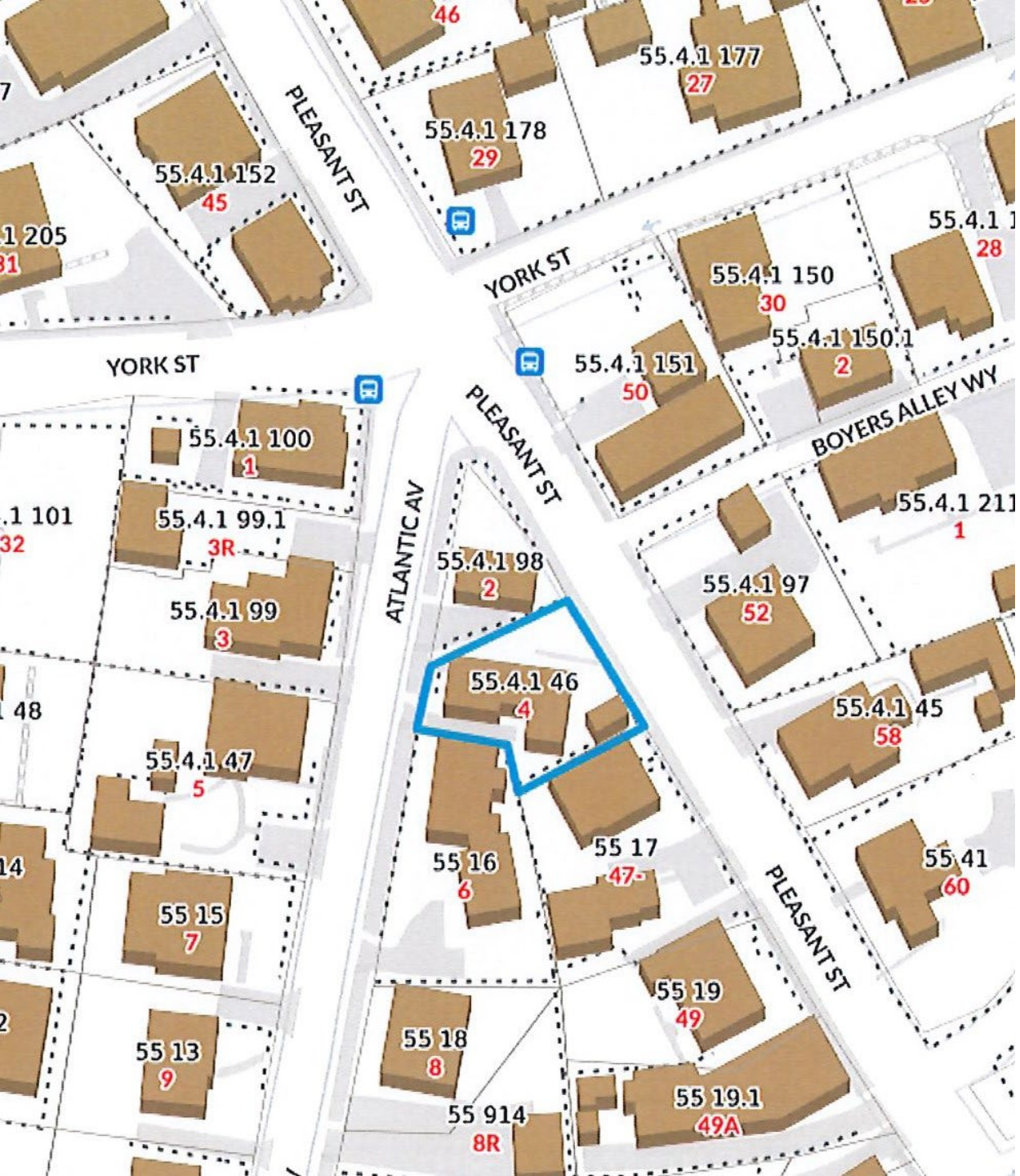
COLORS (TMC)

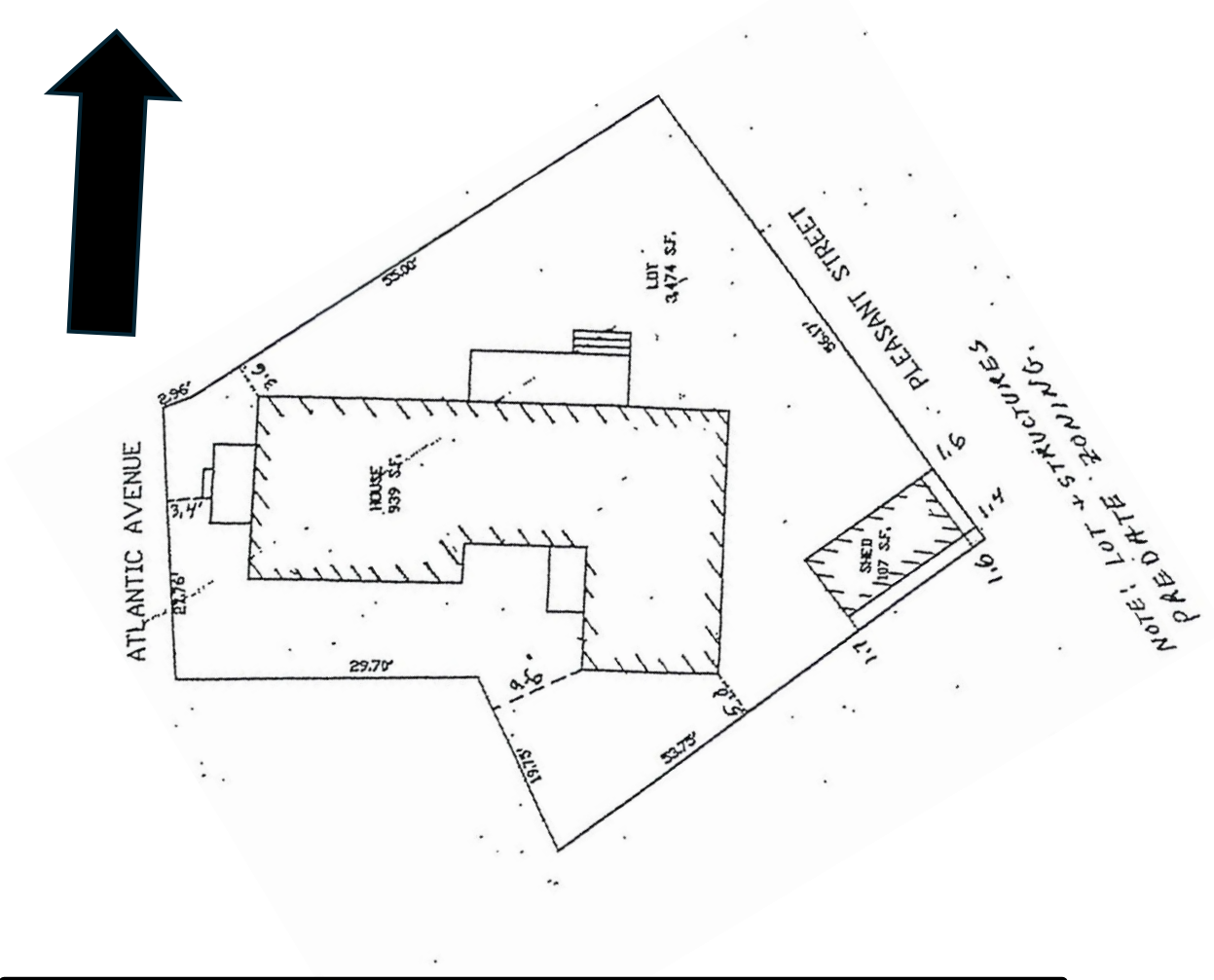
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

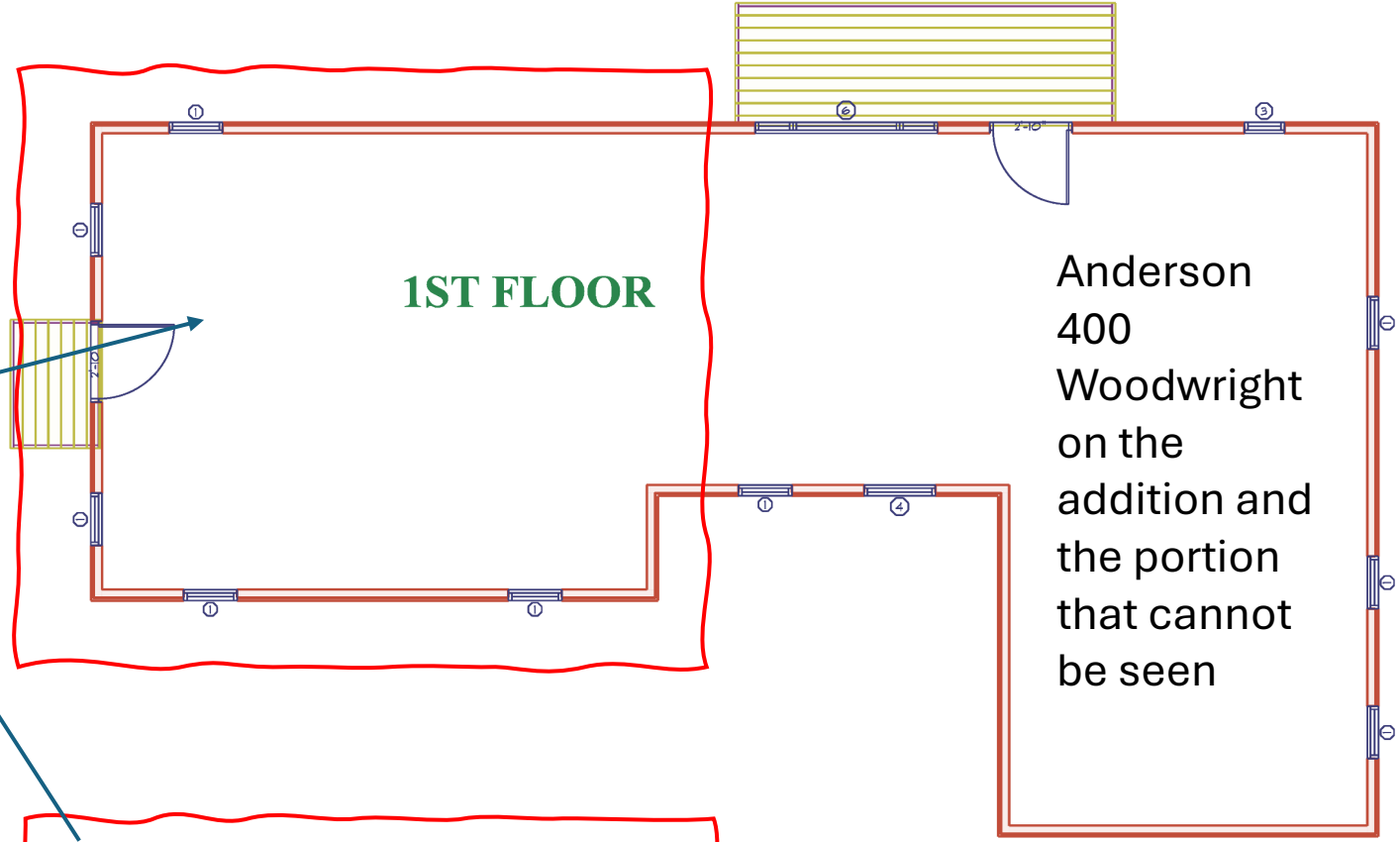
1/8/25 resubmit

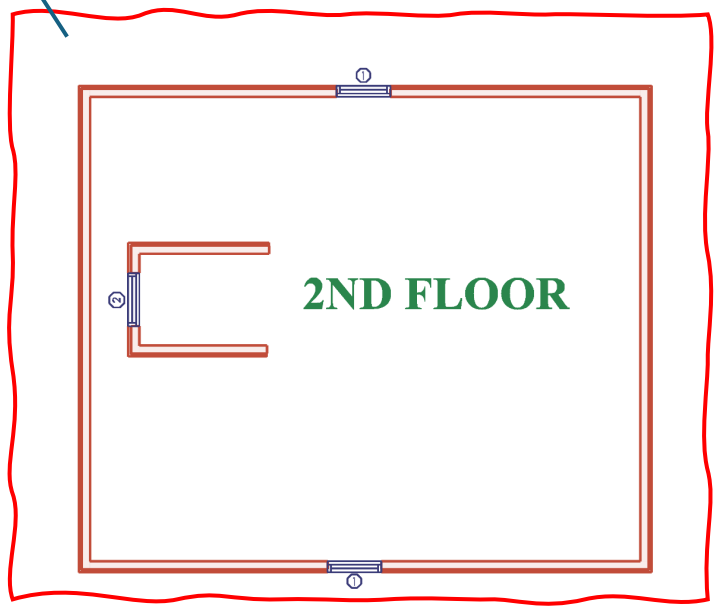
There was not enough time to get these quoted for the HDC deadline at noon on Thursday 1/9/25.

The replacement windows will be Green Mountain, Boston Sash or comparable with a Nantucket Profile on the original portion of house.
We will update the office with the choice to confirm they are okay to use.

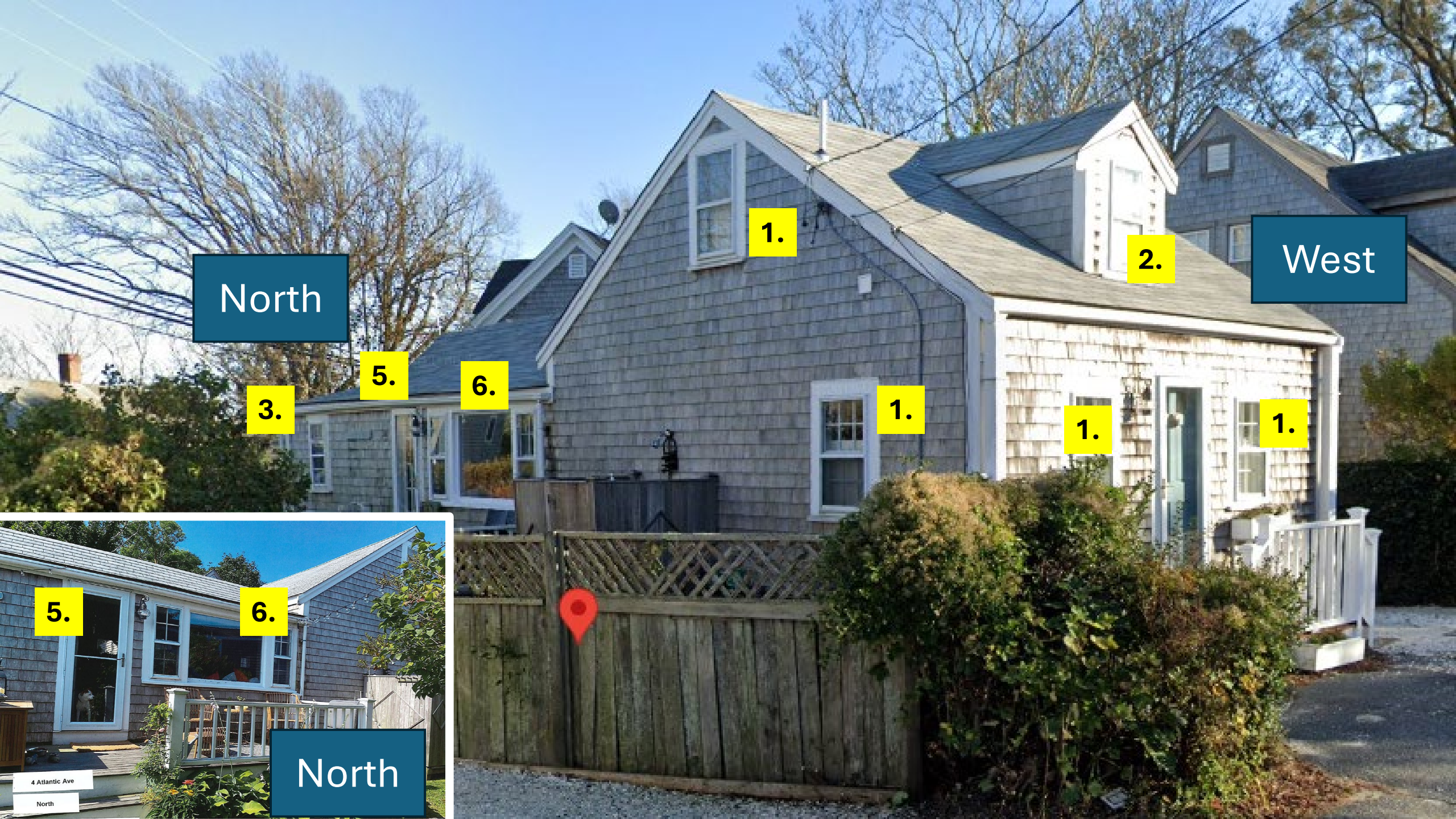
Tru Divided Light with storms (Existing)

1. 7x9 (6/6) RO: 2’-0 5/8” x 3’-9” (11)
2. 10x18 (2/2) RO: 2’-0 5/8”x 3’-9” (1)
3. 8x10 (4/4) RO: 1’-10” x 3’-5” (1)
4. 23x40 Awning RO: 23” x 40” (1)
5. 2’-6” x 6’-2” door (10 light) (1)
6. 45” x 96” picture unit w/ 4/4 d hung (1)

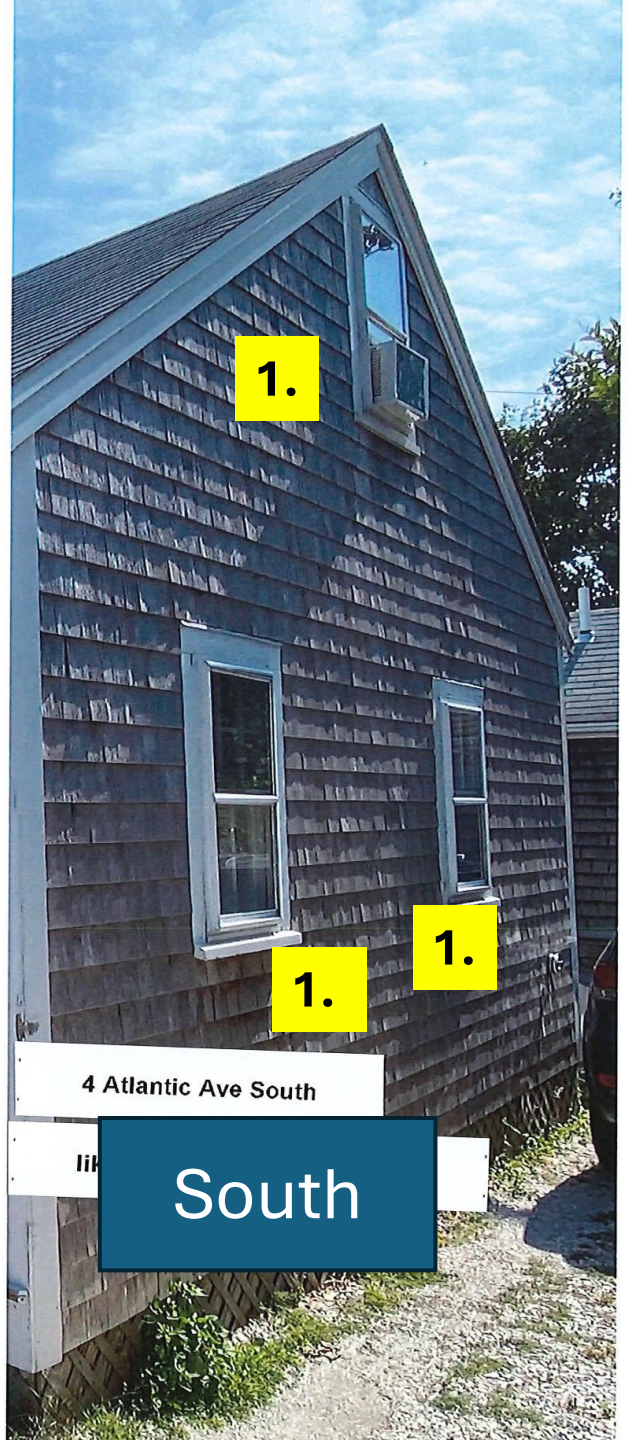





2.
West
1.
1.


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



ADDRESS: 75 MAIN STREET. 42, 5.1/56
DATE HEARD: 9/24/24
SITTING BOARD: Welch, Pohl, Oliver, Patten, Paul

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 12/17/24
	Address & HDC Case Number (ie HDC2020-05-0265):
✓	Copy of Minutes (application item circled) Utube 3:05
✓	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 Anton Scan color sets Detail buttress
✓	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: Luke I Horsemill Date: 12/16/24

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Jason Tilroe

STREET ADDRESS 75 Main Street

MAP/PARCEL 42.3.1 / 56

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/17/24

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

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

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

Luke Thornewill 12/17/24

Signature Date

TUESDAY 9/24/2024 HDC Meeting.

Held for "Color Scan from Anton & Buttress detail."

See Hube @ 3:05

9.	Terry Anne Vigil Trust	26 Somerset Ln	New Pool	66/10	JBStudio	
	• ~~TRACK~~					
10.	Tilro	75 Main St	Rev wall cottage	42.3.1/56	Thornewill	
	• *Commissioners: Welch, Pohl, Oliver, ~~Coombs~~ and Patten, Alt. Paul (Thornewill recused)* -- ***Last heard January 09, 2024***					
11.	Dan Driscoll	15 Madaket Rd	Solar roof	41/299.3	AckSmart	
	• *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp* -- ***Last heard August 13, 2024***					
12.	39 Monomoy Road LLC	39 Monomoy Rd	Pool Hardscape	54/79	Ahern, LLC	
	• *Commissioners: Pohl, Oliver, Camp and ~~Coombs~~ ALT-Welch*-- ***Last heard May 14, 2024***					
	• **HOLD PER APPLICANT**					
13.	Doherty LLC	4 Mariner Wy	Pool	55.1.4/72	NSLLC	
	• *Commissioners: Pohl, Welch, Camp, Oliver, and Thornewill* -- ***Last heard August 27, 2024***					
14.	Doherty LLC	6 Mariner Wy	Pool	55.1.4/72.2	NSLLC	
	• *Commissioners: Pohl, Welch, Camp, Oliver and Paul* -- ***Last heard August 27, 2024***					
15.	Dober Richard P Trust	10 Silver St	Hardscape	55.4.1/187	Ahern, LLC	
	• *Commissioners: Welch, Camp, MacLeod, Paul and Patten* -- ***Last heard September 10, 2024***					
	• **HOLD PER APPLICANT**					
16.	fp Martin House LLC	61 Center St	Rev Stairs Accessible lift	42.4.3/67	Emeritus LTD	
	• *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp* -- ***Last heard August 27, 2024***					
17.	Katie Holohan/Adam Kates	12 Pilgrim Rd	New dwelling	41/476	Emeritus LTD	
	• *Commissioners: Pohl, Camp, MacLeod, Thornewill and Patten* -- ***Last heard August 27, 2024***					
18.	Gregory Giles	48 York St	Rev COA addition	55.4.1/55	LINK	
	• *Commissioners: Pohl, Welch, MacLeod, Paul and Patten* -- ***Last heard July 30, 2024***					

V. NEW BUSINESS 09/03/2024

2	1. Bittersweet East N LLC	5 Mattapoisett	Deck expanded	82/371	Val Oliver	RP
	2. Knight, Marc	60 Nobadeer Ave	Add roof, window shed	88/10	Permits Plus	RP
	3. Knight, Marc	60 Nobadeer Ave	Hardscape	88/10	Permits Plus	RP
	4. 25 N Pasture Ack LLC	25 N Pasture Rd	New dwelling	44/75	P+/James Golden	RP
	5. Stephen & Kathy Lasota	8 Maple Ln	New dwelling	67/303.4	Kris Megna	SW
	6. Orenstein	5 Crow's Nest Way	Window door revs	12/22.2	R. Newman	JP
	7. LM Kelly	81 Cliff Rd	New garage	30/165	R. Newman	JP
	8. LM Kelly	81 Cliff Rd	Hardscape arbor	30/165	R. Newman	JP
	9. E Foley	76 Orange St	Relocate parking	55.1.4/25	R. Newman	JP
	10. Orange Swordfish LLC	28 Orange St	Change color chimney	42.3.2/175	Emeritus LTD	VO
	11. Laura Lorio	12 New Street	New Fence	55/340	Self	VO
	12. 19 FGR ACK LLC	19 Fairgrounds Rd	Move on from	67/156	Reid Yenor	VO
	13. Nob Ack LLC	2 Nobadeer Wy	Demo move off	68/113	Reid Yenor	VO
	14. Perry, Chris & Stacie	3 Austin Farm Dr	Pool Hardscape	56/385	Atlantic	VO
	15. America Trust Co.	7A New Ln	New Spa/ Patio	41/285.1	Atlantic	VO
	16. Poodlin Around LLC	39A Milk St	New Spa/ Patio	56/198	Atlantic	VO
	17. Goldman, Joshua	16 Poliwog Pond	Pool Hardscape	55/422.7	Atlantic	VO
	18. Big Patch LLC	69 Hummock Pond Rd	Pool Hardscape	56/320	Atlantic	VO
	19. Robert Jepson	32 Hinsdale Rd	As-built Shed	68/19.2	Ryan Jepson	AM
	20. 14 Meadow Ln LLC	14 Meadow Lane	Change windows doors	41/405	Sanne Payne	AM
	21. Stone Martin Edward	38 Hooper Farm Rd	Move on fen and roof change	67/129	JBStudio	AM
	22. Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM
	23. Dex Dog LLC	6B Arrowhead Dr	New Addition	69/58.1	Emeritus LTD	AM
	24. Capry Island Holdings LLC	47 Crooked Ln	New garage studio	41/200.1	Workshop	AM
	25. Middleton	28 Nonantum Ave	Move garage onsite	87/21.1	LINK	CT
	26. Rockbyrne LLC	30 Pocomo Rd	Driveway gate	14/76	LINK	CT

From: **Thornewill Design** office@thornewilldesign.com
Subject:
Date: December 16, 2024 at 4:32 PM
To:

TD

HDC 3

Revisions as requested related to the brick wall. There were no concerns with the cottage as was presented. A Color Scan and more info on proposed buttress was requested. There are no available minutes but the HDC 9/24/24 Tilroe meeting is on Tube @ 3:05

We have provided “Anton color scan comprehensive drawing sets “ to memorialize the color patterns and details of the existing wall. Collin Evans (master Mason) has stated he has no problem in matching these colors and sizes with the original brick manufacture S &W.

Please see Collins detailed proposal for how he intends to repair and replace this wall. I have included it again in this revision application set for easy reference.

We have included photos of the existing buttress and drawings that show how the basic shape as it may be used again as a second buttress, but slightly more robust.

Thank you

A LETTER FROM COLIN EVANS - MASON & PRESERVATION BUILDER.

From: **Colin Evans** Colin@ceprllc.com
Subject: 75 Main St Wall Project
Date: August 12, 2024 at 2:31 PM
To: Michael Gault mjgaultwoodworking@gmail.com, Luke Thornewill Office@thornewilldesign.com

CE

Hello,

Here is my initial assessment of repair work needed for the 108' brick wall along Liberty St., property of 75 Main St. The existing east gable wall on cottage will be repaired as well but is not covered here.

I cut open a dozen joints between bricks at random and at repaired sections, in both sides of wall to observe the mortar and brick conditions. I have broken the wall down into 4 sections. Upper 3' and Lower 5' on both sides. The interior (yard side south facing) top 3′ has lost a lot of its bond (original lime mortar) to surrounding brick along the majority of the length of the wall. The lower 5 feet is in surprisingly good shape with a handful of spalling bricks closer to grade and fractured joints throughout. Most of the mortar is in fine shape for their age.

The exterior or north side of the wall on Liberty St. has been through many different stages of repair with various repointing work done. The top 3' of the wall is two wythes (two bricks wide) making it 8" thick while the bottom 5'-6' is 3 wythes or 12" thick. The top 4 feet on Liberty St side has lost most of its bond to the interior course and has several long fracture lines throughout the entire length. While bonded to surrounding brick, it is not entirely attached to the lower part of the wall. The lower 4 feet is in far better shape, has typical fractures and spalling brick around grade and throughout the wall due to improper repair material. Some of the lime bedding has deteriorated due to trapped moisture. Some of the repointing was solid and intact ~2" deep, but the initial assessment was showing about a 50/50 degraded to good bedding. A more thorough assessment could be done to find matching mortar and joint slicking to determine if a certain style repair is more consistent with a better job than just a surface joint repair.

With the top 3′ - 4′ of the wall having lost the majority of the bond it would be best to disassemble and rebuild, incorporating a similar brick bond to the lower part of the wall to join the inner and outer courses. A third wythe of brick could be added along the length where the new structure will be built. All of the surviving brick would be cleaned and reused. Estimated 75% + of brick could survive the previous cement repairs and disassembly. Sourcing similar reclaimed brick would be necessary and are needed for buttresses being installed.

Two brick buttresses on the yard side of the wall have been engineered. The opportunity to incorporate a buttress into the west gable end of the building was presented and has gotten the vote of everyone involved. What this means is we would like to create a brick gable end on the cottage to match in style the existing East gable end. Keep in mind this gable is smaller in width and therefore the ridge is about 2′ lower than the existing east brick gable.

In summary this is the plan of action for wall along Liberty st:

1. Disassemble top 3 to 4 feet of brick wall along liberty st and abutter Giletti property after ivy vines have been removed.

2. Scrub and clean brick for reuse.

3. Replace broken brick, remove cement repairs from bed and head joints and repoint areas where needed.

4. Focus on fractures or cracks along wall, by pulling surrounding brick and relaying in lime mortar.

5. Removal of steel gate pintles and eyelets in wall that continue to rust jack at north east end. Replace with wrought bronze pieces to match.

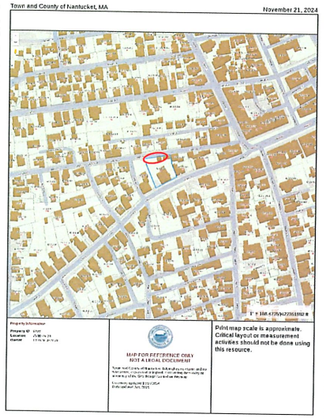
6. Repair of bedding joints along stone footings as needed.

7. Addition of 2 engineered brick buttresses along yard side. One is a proposed gable end for west side of cottage.

8. After top of wall is rebuilt a slightly sloped capping brick will be added for water management.

- Colin Evans
CEPR LLC

75 Main Street - 3D Laser Scan Survey



1 Locus Map

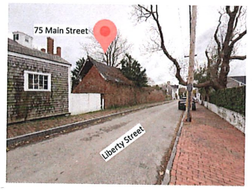
12" = 1'-0"



Google Map - Aerial View



4 3D Scan - Property Side VIew





Street Views



3 3D Scan - Building



2 3D Scan - Street Side VIew

75 Main Street - 3D Laser Scan Survey

Cover Page

Sheet List

A-1.0	Plan, Building & Wall Sections
C-1.0	Cover Page
L-1.0	Brick Wall Street Views
L-1.1	Brick Wall Property Views

Property & Zoning Info

District - RDH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 & 56
Lot Area - 0.32 Acres
Allowable G.C. - .... sq.ft.
Existing G.C. - .... sq.ft.
Available G.C. - .... sq.ft.

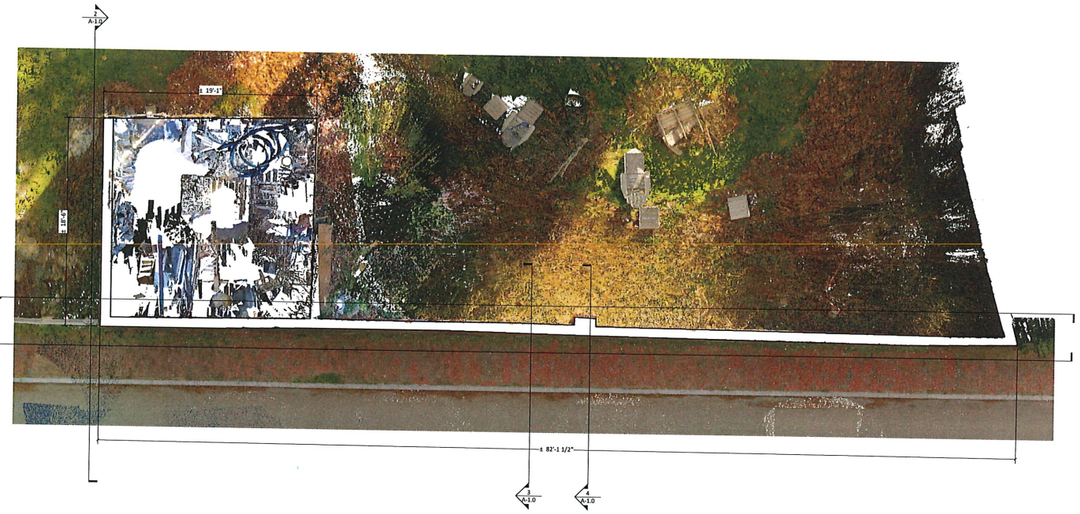
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

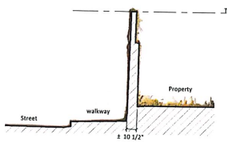
HDC - 3D Laser Scan Survey 11.22.2024

C-1.0

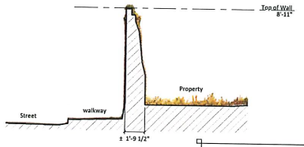
75 Main Street - 3D Laser Scan Survey



1 First Floor Plan w/ Scan
1/4" = 1'-0"



3 Wall Section - A
1/4" = 1'-0"



4 Wall Section - B
1/4" = 1'-0"





2 Building Side View
1/4" = 1'-0"



75 Main Street - 3D Laser Scan Survey

Plan, Building & Wall Sections

Sheet List

A-1.0	Plan, Building & Wall Sections
C-1.0	Cover Page
L-1.0	Brick Wall Street Views
L-1.1	Brick Wall Property Views

Property & Zoning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 & 56
Lot Area - 0.32 Acres
Allowable G.C. - .... sq.ft.
Existing G.C. - ... sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC - 3D Laser Scan Survey 11.22.2024

A-1.0

75 Main Street - 3D Laser Scan Survey



1 Street View - 3D Scan Data Only
1/4" = 1'-0"







2 Street View - 3D Scan Data & Photos Overlay
1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting

75 Main Street - 3D Laser Scan Survey

Brick Wall Street Views

Sheet List

A-1.0	Plan, Building & Wall Sections
C-1.0	Cover Page
L-1.0	Brick Wall Street Views
L-1.1	Brick Wall Property Views

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Map & Parcel - 42.3.1 & 56
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Allowable G.C. - .... sq.ft.
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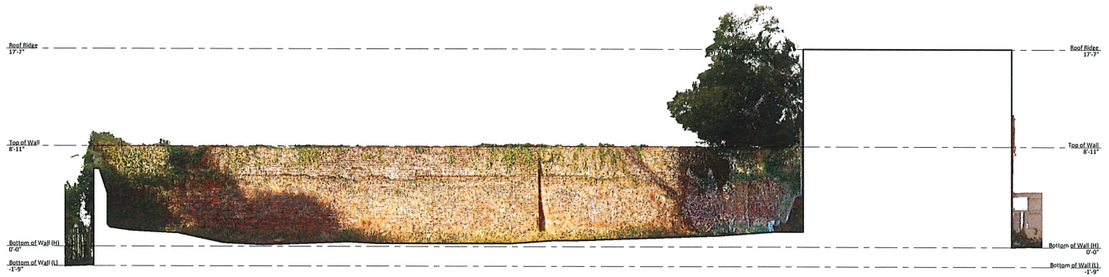
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC - 3D Laser Scan Survey 11.22.2024

L-1.0



1 Property View - 3D Scan Data Only
1/4" = 1'-0"







2 Property View - 3D Scan Data & Photos Overlay
1/4" = 1'-0"

HDC - 3D Laser Scan Survey 11.22.2024

3D Laser Scanning | Drafting | Permitting

75 Main Street - 3D Laser Scan Survey

Brick Wall Property Views

Sheet List

Property & Zonning Info

District - ROH
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Frontage - 50 ft.
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Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 & 56
Lot Area - 0.32 Acres
Allowable G.C. - .... sq.ft.
Existing G.C. - .... sq.ft.
Available G.C. - .... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

L-1.1



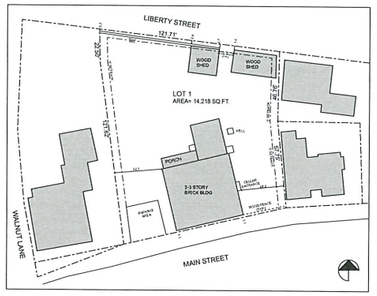
Southwest Perspective



Southeast Perspective

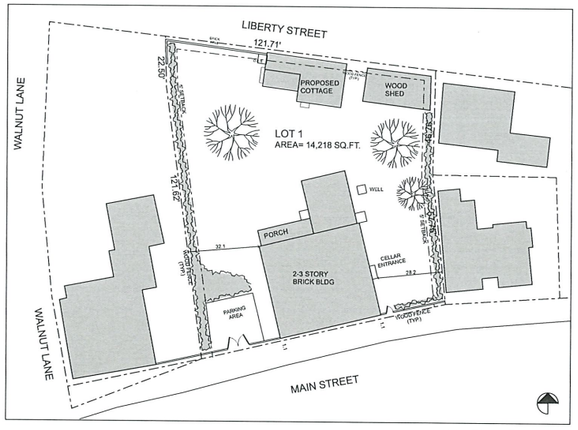
The Proposed Cottage at

75 Main Street
Nantucket , Massachusetts



Site Plan- Existing

SCALE: 1" = 30'



Site Plan- Proposed

SCALE: 1" = 20'



Locus

ZONING INFORMATION MAP 42.3.1 PARCEL 56 ZONE: RCH	
	EXISTING 14,218 SF SEE PLAN
MINIMUM LOT SIZE- 5000 S.F.	
MINIMUM FRONTAGE- 50 SF	
FRONT YARD SETBACK- 0 FT	
REAR SETBACK- 0 FT	
SIDE SETBACK- 5' FT	
GROUND COVER RATIO- 50% OR 7109 SF	22.60 %
EXISTING HOUSE GROUND COVER- 2400 SF REMOVE- EXISTING SHED FRAME G.C. - 380 SF WORKSHOP G.C.- 435 SF	
PROPOSED COTTAGE- 585 SF	
PROPOSED TOTAL GROUND COVER- 3420 SF	

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	EX1.0	EXISTING SHED FLR PLAN & ELEVS
	EX1.1	PHOTOS - EXISTING WALL
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS

Existing Building

Existing Building

Existing Building

Existing Building

Existing Building

Existing Building

ISSUES/REVISION	DATE
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23
	8/09/24

The Proposed Cottage at
75 Main Street
Nantucket, Massachusetts

Map & Parcel
42.3.1-56

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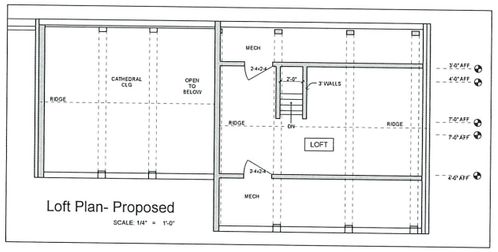
Thorsen Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: BT
Drawn by: RB
Checked by: BT

Sheet No:

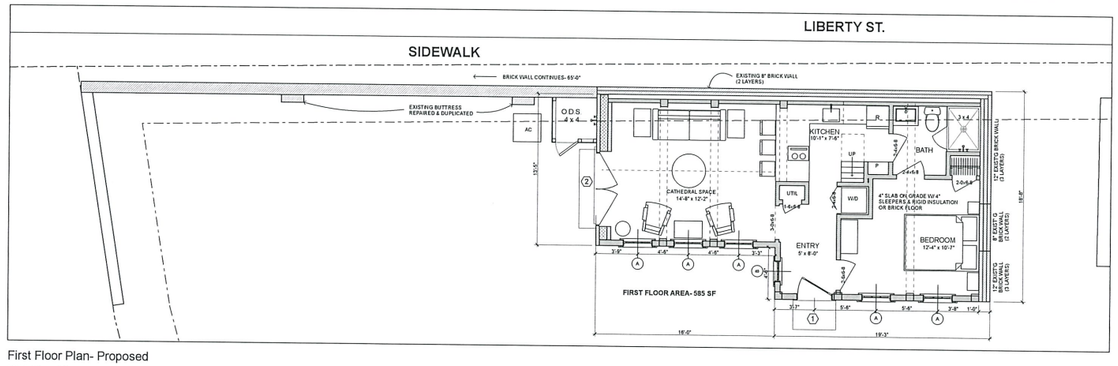
A0.0

Century
Cover Price College



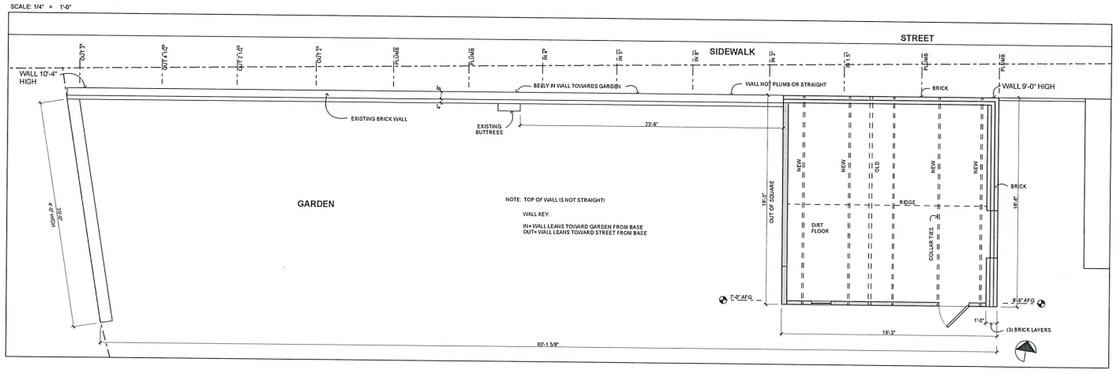
Loft Plan- Proposed

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



First Floor Plan- Proposed

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



First Floor Plan- Existing

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

ISSUES/REVISION	DATE
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23
	8/19/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.3.1- 56

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

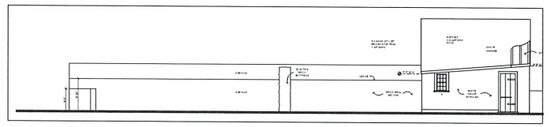
Project No:
Designed by: JT
Drawn by: JT
Checked by: JT

Sheet No:
A1.1

Exterior Renovations
First Floor Plans

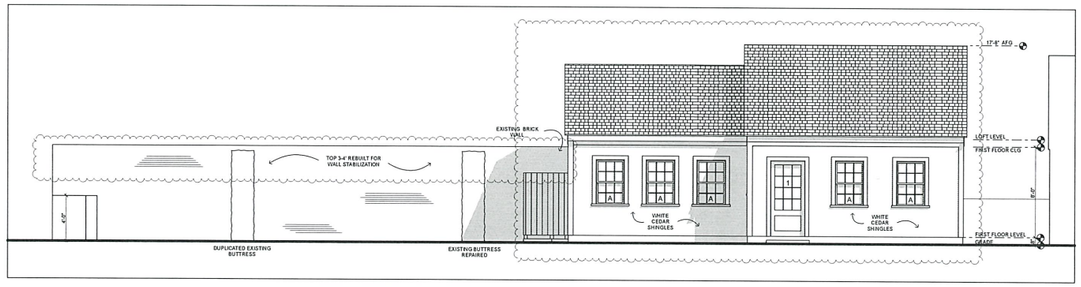


Existing South Side of Shed



South Elevation- Existing

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



South Elevation- Proposed

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

GENERAL NOTES:

EXT WALLS- SEE ELEVATIONS
EXT TRIM- PAINT- WHITE
8" RAKE W/ 3" SHADOW BD
8" FASCIA & FRIEZE
WINDOWS- WD- WHITE
DR & WINDOW TRIM- 1" x 5" CEDAR- PHT
ROOF- ARCHITECTURAL ASPHALT DUAL
FOUNDATION WALL- POURED CONCRETE

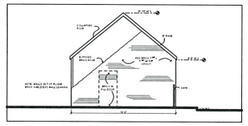
DOOR SCHEDULE- PROPOSED

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	NANTUCKET MILLWORKS	3'-0" x 6'-8"	3'-4" x 6'-11"	WD 4 PANEL W/ 2 UPPER GLASS LITES		
2	1	NANTUCKET MILLWORKS	6'-0" x 6'-8"	6'-4" x 6'-11"	12 LITE ABV /1 PANEL BELOW FRENCH INSWING		

WINDOW SCHEDULE- BOSTON SASH

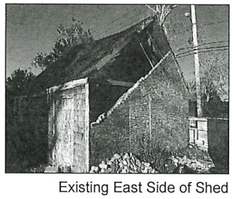
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	5	BOSTON SASH	2'-6 5/8" x 4'-1"	2'-9" x 4'-5"	6/6 DOUBLE HUNG, ADL, WOOD, 9 x 12 GLASS		
B	1	BOSTON SASH	1'-9 5/8" x 3'-1"	2'-0" x 3'-5"	6/6 DOUBLE HUNG, ADL, WOOD		

WD, THERMAL PANE, TRIPLE TRACK STORM

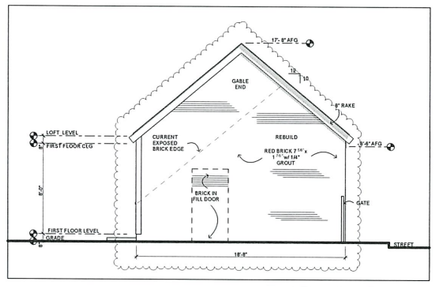


East Elevation- Existing

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



Existing East Side of Shed



East Elevation- Proposed

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

ISSUES/REVISION	DATE
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23
	8/19/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.3.1 - 56

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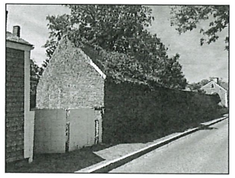
Thornewill Design LLC
48 Nussbaum Rd
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

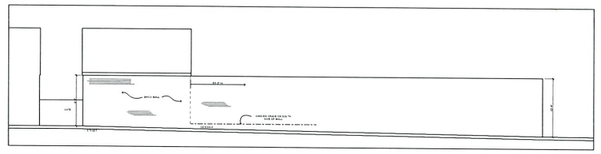
Project No: 17
Designed by: TH
Drawn by: TH
Checked by: LT

Sheet No:
A2.1

Contents:
Elevations

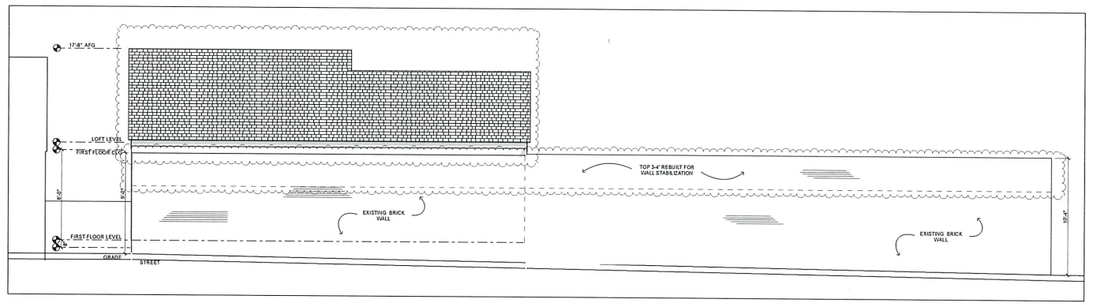


Existing North Side of Shed



North Elevation- Existing

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

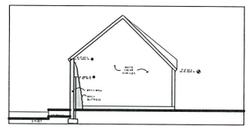


North Elevation- Proposed

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

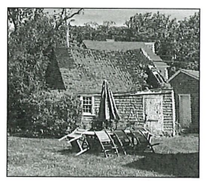
GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- PAINT- WHITE
5" RAKE W/ 3" SHADOW BD.
8" FASCIA & FRIEZE
WINDOWS- VID- WHITE
DR & WINDOW TRIM- 1" x 5" CEDAR- PNT
ROOF- ARCHITECTURAL ASPHALT DUAL
FOUNDATION WALL- POURED CONCRETE

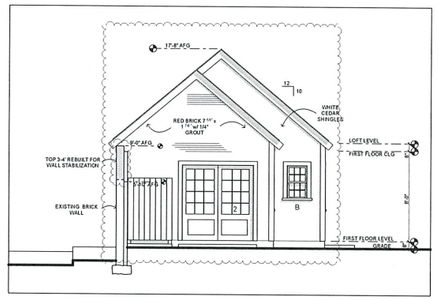


West Elevation- Existing

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



Existing Building



West Elevation- Proposed

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

ISSUES/REVISION	DATE
AS BUILTS	4/10/23
	7/24/23
HDC 1	10/7/23
	12/11/23
	8/19/24

Existing Shed & Wall

75 Main Street

Nantucket, Massachusetts

Map & Parcel 42.3.1 - 56

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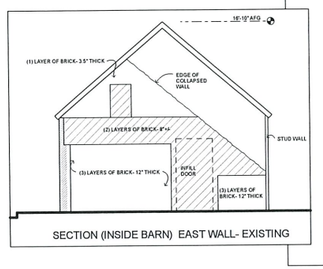
Thirteen Design LLC
48 Jones Road
Nantucket, Ma. 02554
Tele. 508 228 9141 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

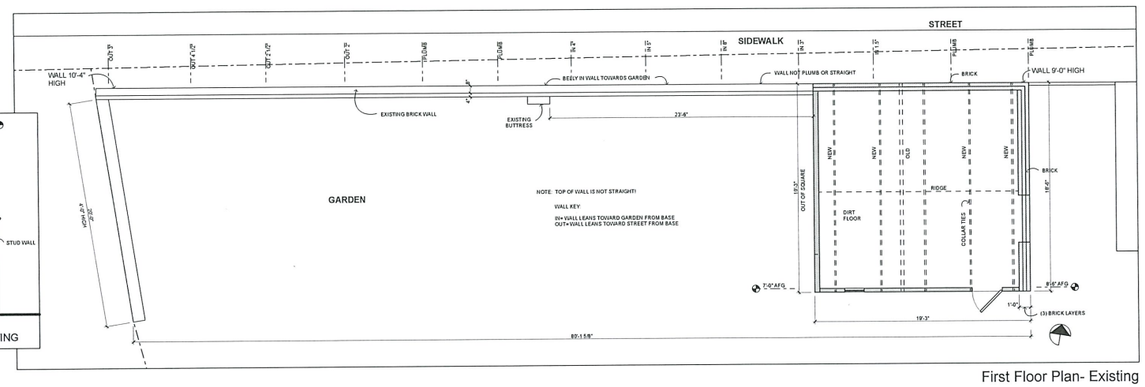
Sheet No:

A2.2

Contents: Elevations

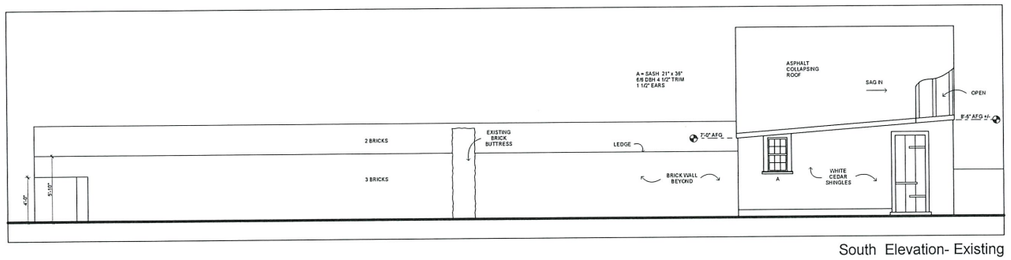


SECTION (INSIDE BARN) EAST WALL- EXISTING



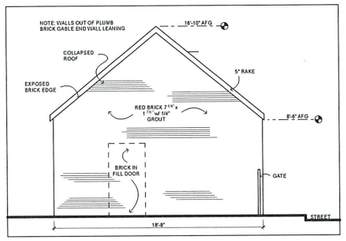
First Floor Plan- Existing

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



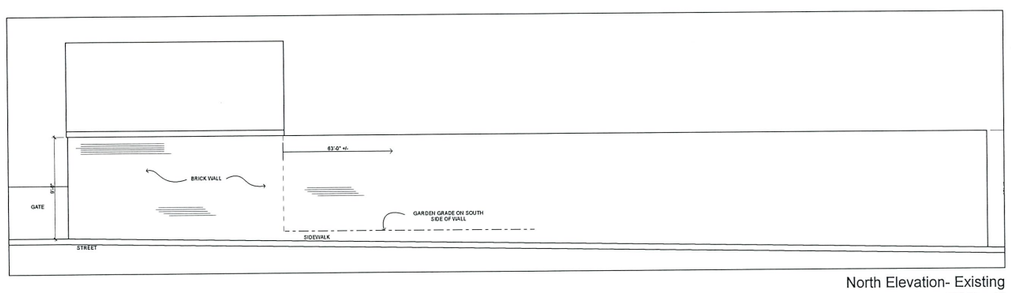
South Elevation- Existing

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



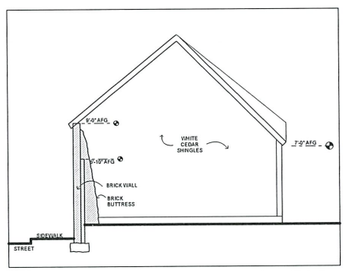
East Elevation- Existing

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



North Elevation- Existing

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



West Elevation- Existing

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

ISSUES/REVISION	DATE
AS BUILTS	4/10/23
	7/24/23
HDC 1	10/7/23
	12/11/23
	8/10/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map 6 Parcel 42.1.1-108

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Thorncrest Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Print No:
Dwg by: ST
Chk by: MR
Date: ST

Sheet No:
A1.0

Existing Conditions

From: **Colin Evans** Colin@ceprllc.com
Subject: Re: Question
Date: August 14, 2024 at 1:38 PM
To: Thornewill Design office@thornewilldesign.com

CE

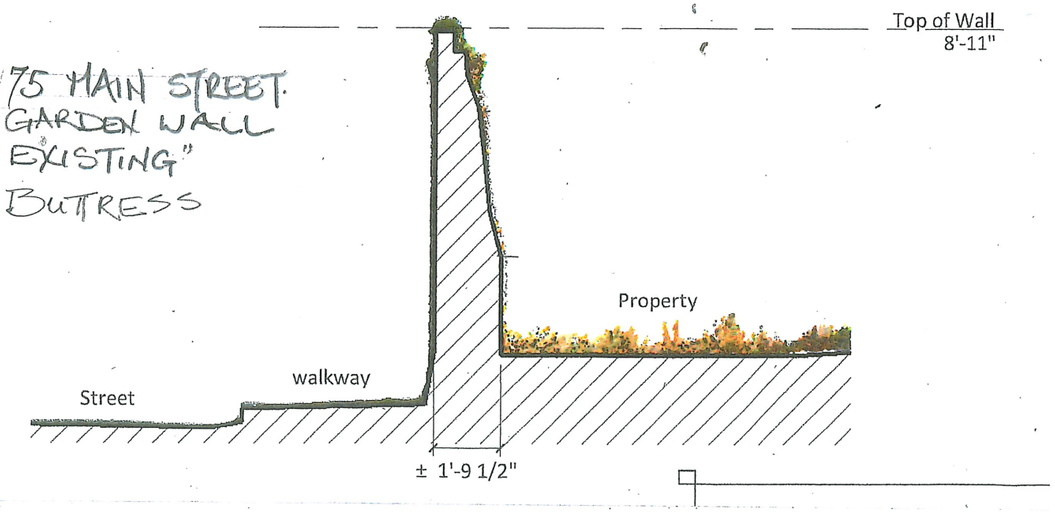
7” - 7 1/2” by 1 3/4” - 1 7/8”











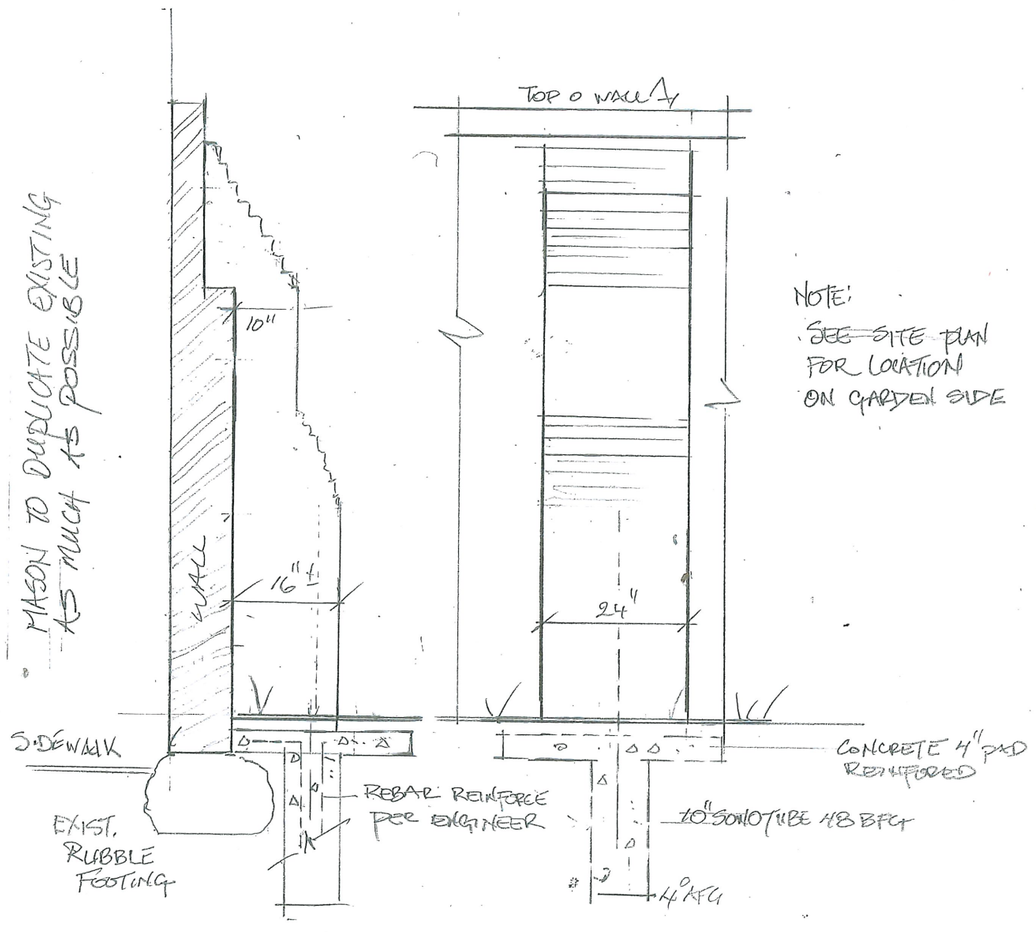
75 MAIN STREET
GARDEN WALL
"EXISTING"
BUTRESS

EXISTING
PROFILE

SECTION

ELEVATION

SCALE ½"=1'-0

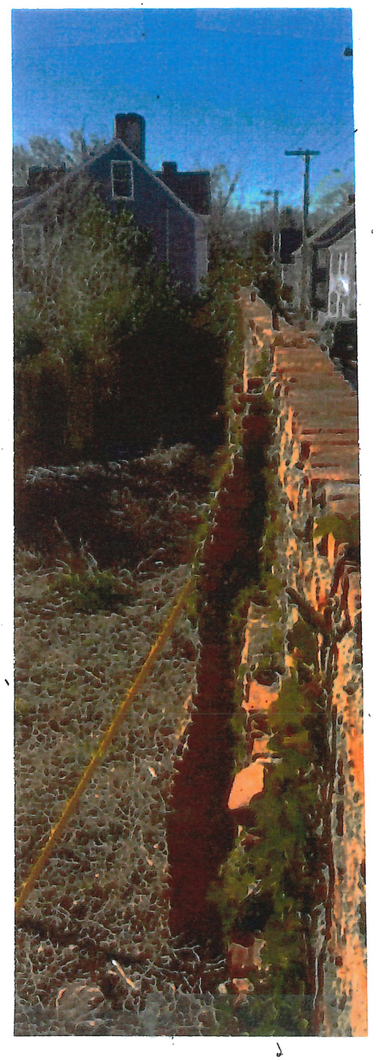


PROPOSED BUTTRESS SCHEMATIC

- MIGHT VARY SLIGHTLY AT MASTER MASON DISCRETION

NOTE:

- ~~SEE~~ SITE PLAN FOR LOCATION ON GARDEN SIDE



EXISTING BUTTRESS

ADDRESS: 3 Eagles Wing Way
DATE HEARD: December 12, 2023
SITTING BOARD:

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

RECEIVED
DEC 23 2024
By

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): **3 Eagles Wing Way || HDC2023 – 11-9486**
✓	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

EMPOWER
ENERGY SOLUTIONS

30 Old Kings Hwy #S 1001,
Darien CT, 06820
203-493-2977
permits@wmpowerenergy.co

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: 3 Eagles Wing Way
Nantucket, MA 02554

Assessors Map Number: 80
Lot Number: 229

Property ID: 7694

Year Built: 1985

Use:1090

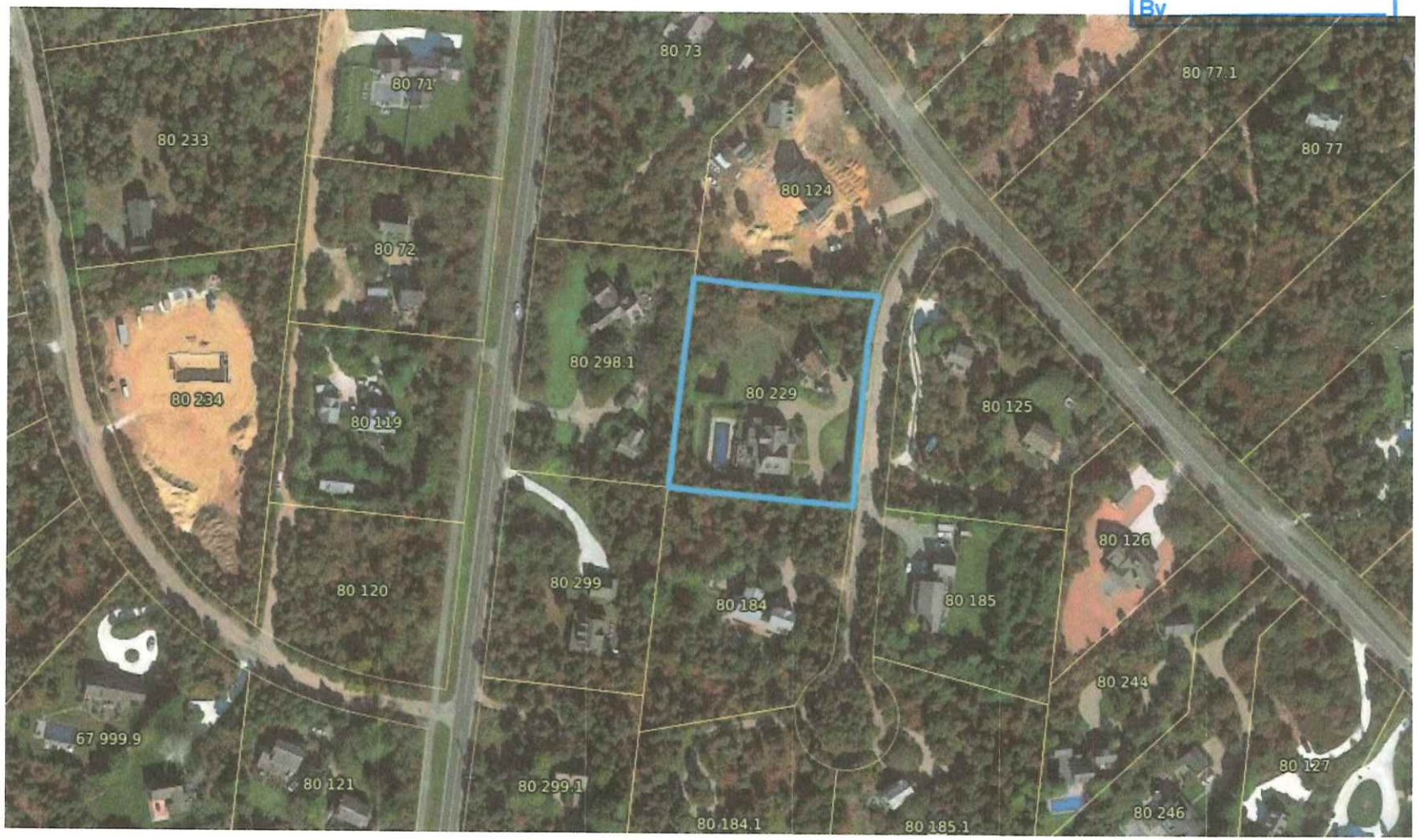
Description: MULTI HSES M01

Zone: LUG1

Property Size: 1.20 acres

RECEIVED
DEC 23 2024
By

Satellite Image of 3 Eagles Wing Way



H.D.C. SUBMISSION

APPROVED

RECEIVED



RECEIVED
DEC 23 2024
By

View from West and North side of the House



RECEIVED
DEC 23 2024
By

View from South side of the house.



RECEIVED
DEC 23 2024
By

ADDRESS: 38 Pine St.
DATE HEARD: 12/17/2024
SITTING BOARD: Welch, Pohl, Oliver, Camp, McLeod

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:

12/23	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 38 Pine 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
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
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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: 12/23/2024

- TRACK

VII. OLD BUSINESS 12/17/2024

1.	Born Of Bread	35 Center St	Solar	42.3.1/3	Ack Smart
	• *Commissioners: Welch, Pohl, MacLeod, Camp; Alt: Thornewill, Patten* ***--Last heard November 19, 2024***				
2.	Padraic Cassidy	4 Sleepy Hollow Rd	Cabana	66/107.2	Self
	• *Commissioners: Welch, Oliver, Camp, MacLeod, Thornewill; Alt: Paul, Patten* ***-- Last heard November 5, 2024***				
3.	Padraic Cassidy	4 Sleepy Hollow Rd	Pool	66/107.2	Self
	• TRACK				
4.	Ack Koda LLC	42 Shimmo Pond	MH Reno Move	43/126	Botticelli & Pohl
	• *Commissioners: Welch, Ray, MacLeod, Camp, Patten; Alt: Paul, Thornewill---* ***Last heard December 3, 2024***				
5.	Ack Koda LLC	42 Shimmo Pond	New Guest House	43/126	Botticelli & Pohl
	• TRACK				
6.	Ack Koda LLC	42 Shimmo Pond	New Garage	43/126	Botticelli & Pohl
	• TRACK				
7.	Greg Coffee	1 Lowell Place	Revisions	41/858	NAG
	• *Commissioners: Welch, Oliver Camp, MacLeod, Paul; Alt: Patten--* ***Last heard November 5, 2024***				
8.	3 Pops Ln Holding Trust	3 Pops Lane	Main House	60.2.4/64.1	MCA+
	• *Commissioners: Welch, Pohl, MacLeod, Paul, Oliver; Alt: Patten, Thornewill--****Last heard October 15, 2024***				
	• **HOLD PER APPLICANT**				
9.	3 Pops Ln Holding Trust	3 Pops Lane	Guest House	60.2.4/64.1	MCA+
	• TRACK				
	• **HOLD PER APPLICANT**				
10.	3 Pops Ln Holding Trust	3 Pops Lane	Garage	60.2.4/64.1	MCA+
	• TRACK				
	• **HOLD PER APPLICANT**				
11.	3 Pops Ln Holding Trust	3 Pops Lane	Pool	60.2.4/64.1	MCA+
	• TRACK				
	• **HOLD PER APPLICANT**				
12.	Hart Pine LLC	38 Pine St	Addition	55.4.1/69	Normand
	• *Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Patten, Thornewill* ***--Last heard December 10, 2024***				
13.	Cordts-Pearce	76 Pleasant St	New dwelling	55/367	Sanne Payne
	• *Commissioners: Welch Pohl, MacLeod, Camp, Patten; Alt: Paul—****Last heard November 19, 2024***				
14.	13 & 15 Nancy Ann Ln LLC	13 Nancy Ann	Mixed use	67/137	Emeritus LTD
	• *Commissioners: Welch, Pohl, MacLeod, Camp, Thornewill; Alt: Paul, Patten—****Last heard November 19, 2024***				
15.	13 & 15 Nancy Ann Ln LLC	15 Nancy Ann	Mixed use	67/138	Emeritus LTD
	• *Commissioners: Welch, Pohl, MacLeod, Camp, Thornewill; Alt: Paul, Patten—****Last heard November 19, 2024***				
16.	Madaket Rd LLC	74 Madaket Rd	New dwelling	41/810	Emeritus LTD
	• *Commissioners: Welch, Pohl Camp, MacLeod, Patten; Alt: Paul—****Last heard November 12, 2024***				
17.	Nantucket Hotel	77 Easton St	Windows	42.4.1/35	EMDA
	• *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alt: Patten, Thornewill—****Last heard December 10, 2024***				
18.	7 Brewster LLC	7 Brewster	New dwelling	54/286	LFW
	• *Commissioners: Pohl, Oliver, MacLeod, Patten, Alt: Paul—****Last heard December 3, 2024***				
19.	High Tide Homes	45B Vestal	Hardscape	41/59.1	LFW
	• *Commissioners: Welch, Pohl, Oliver, MacLeod, Camp; Alt: Patten & Paul—****Last heard December 3, 2024***				
20.	Big Patch LLC	69 Hummock Pond	Hardscape	56/320	LFW
	• *Commissioners: Welch, Pohl, Patten, MacLeod, Camp; Alt: Thornewill & Paul—****Last heard December 3, 2024***				
21.	21 Pleasant St LLC	21 Pleasant St	Main House (Rev -5454)	55.4.1/1	Glidden/Link

A. HDC2023-01-7624, lift house & replace foundation
   - *Commissioners: Pohl, Camp, ~~Coombs~~, Thornewill, Welch; Alt: Oliver –* ***Approved "Through Staff" January 10, 2023***
   - *"Staff Approval" submittal did not address motion*

B. HDC2023-03-8128, as-built foundation work
   - *Commissioners: Pohl, Welch, Camp, ~~Coombs,~~ Oliver; Alt: Patten -* ***Last heard April 13, 2023***
   - *Motion: held for a VIEW and revisions*

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 #: 725.2044 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:

REVISIONS* (describe)

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

Addition to existing dwelling

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass ____/12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 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 _____

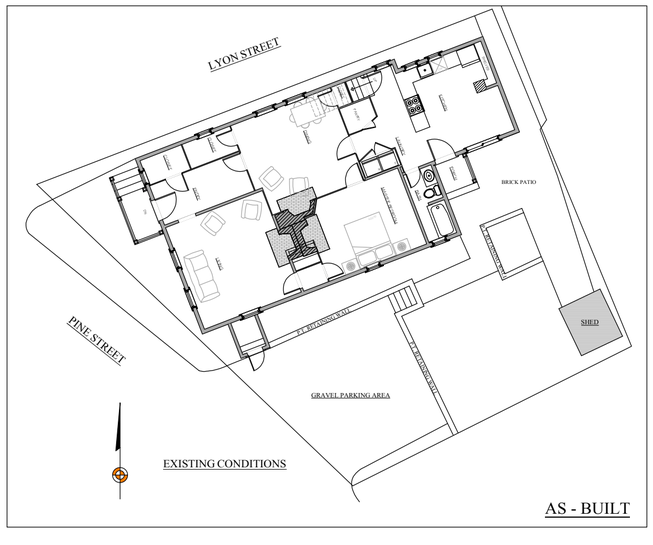
* Attach manufacturer's color samples if color is not from HDC approval list.

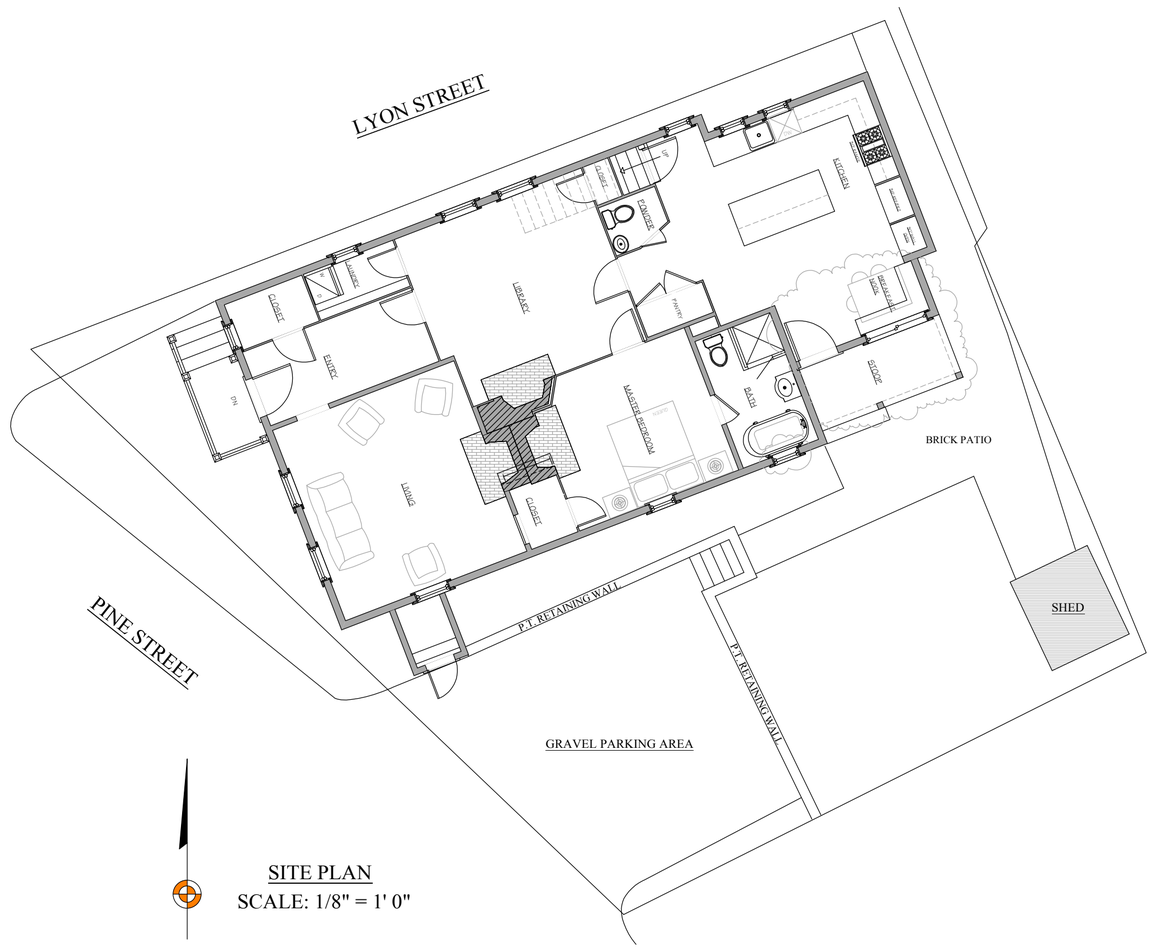
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 10/25/2024 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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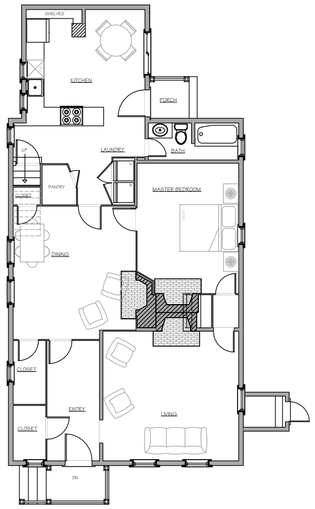
COVER SHEET
DATE: 12/20/2024
SCALE: AS NOTED

M/P: 55.4.1 / 69

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

A

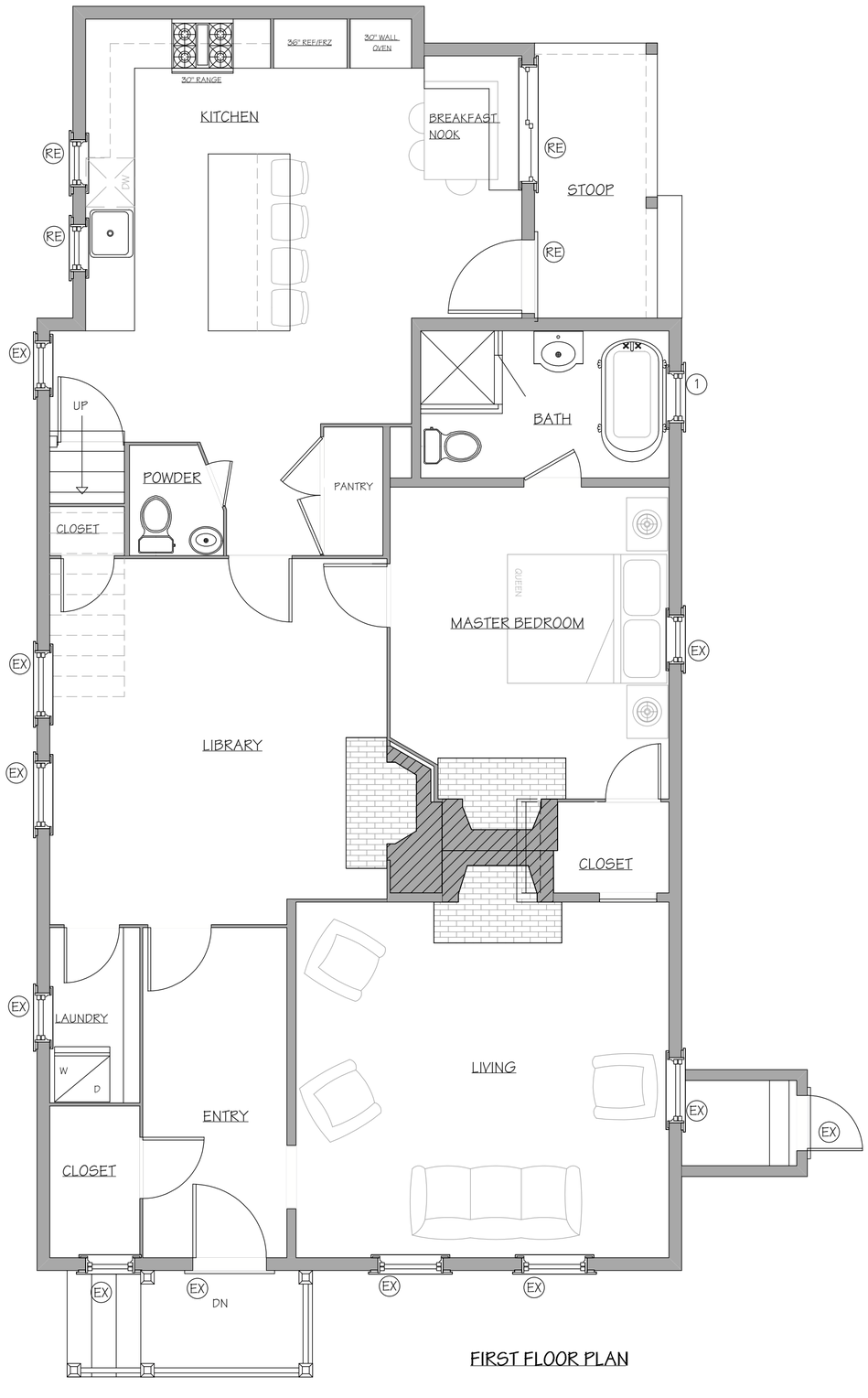
AS - BUILT



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' 6" X 4' 5" DBL HNG WINDOW - TDL



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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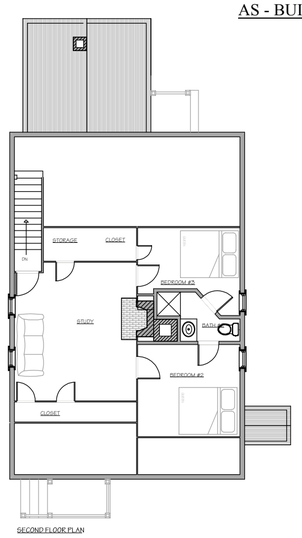
FIRST FLOOR PLAN
DATE: 12/20/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

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

1

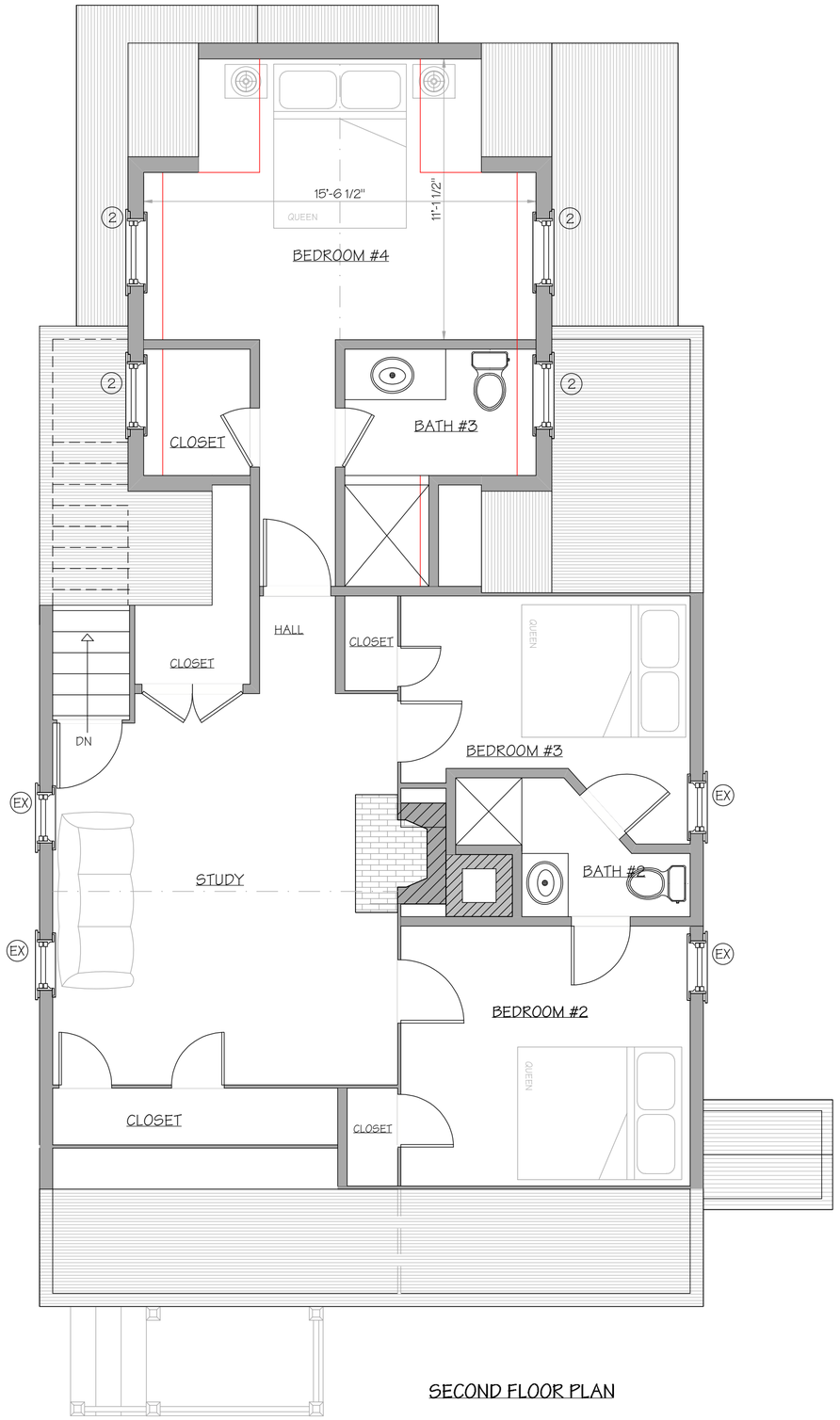
AS - BUILT



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' 6" X 4' 5" DBL HNG WINDOW - TDL



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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SECOND FLOOR PLAN
DATE: 12/20/2024
SCALE: 1/4" = 1'0"

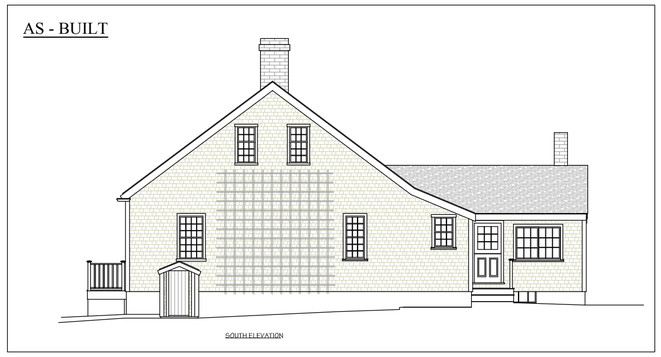
M/P: 55.4.1 / 69

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



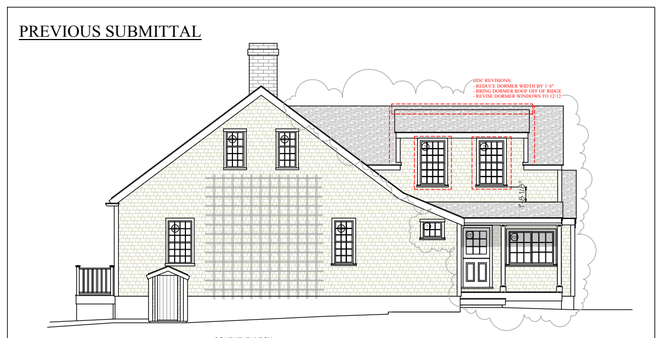
WEST ELEVATION

AS - BUILT



SOUTH ELEVATION

PREVIOUS SUBMITTAL



SOUTH ELEVATION

HDC REVISIONS:
- REDUCE DORMER WIDTH AND HEIGHT
- REDUCED WIDTH AND HEIGHT OF DORMER WINDOWS
- STEEPENED PORCH ROOF PITCH

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' 6" X 4' 5" DBL HNG WINDOW - TDL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 12/20/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

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

AS - BUILT



NORTH ELEVATION

AS - BUILT



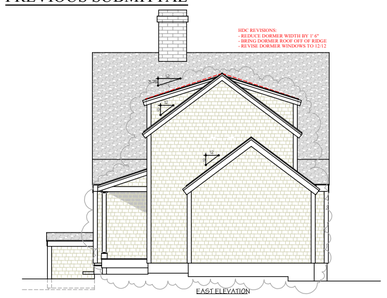
EAST ELEVATION

PREVIOUS SUBMITTAL

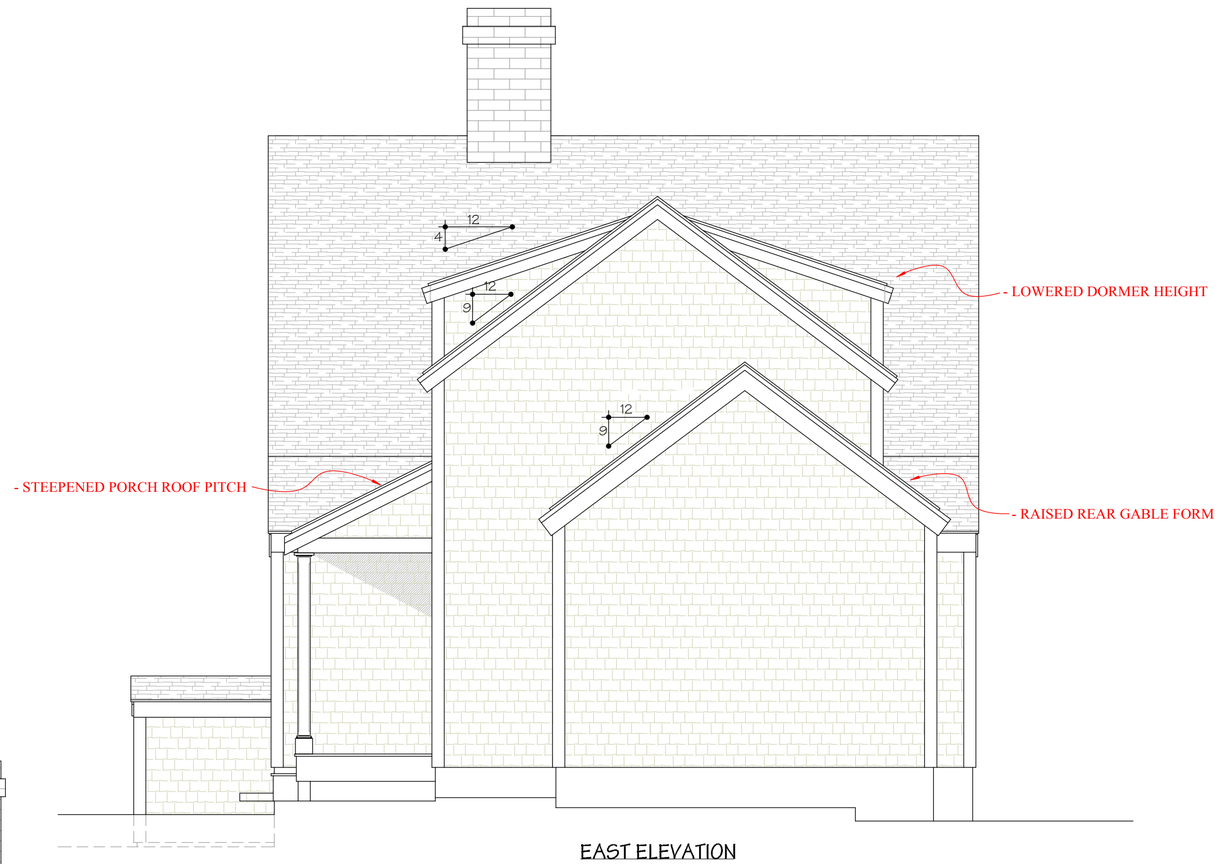


NORTH ELEVATION

PREVIOUS SUBMITTAL



EAST ELEVATION



EAST ELEVATION

HDC REVISIONS:
- REDUCE DORMER WIDTH AND HEIGHT
- REDUCED WIDTH AND HEIGHT OF DORMER WINDOWS
- RAISED REAR GABLE FORM



NORTH ELEVATION

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
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NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 12/20/2024
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

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

4

ADDRESS: 42 Shimmo Pond Road
DATE HEARD: 12/17/24
SITTING BOARD: Stephen, Abby, Joe, Connie + Angus

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: 12/23/24
	Address & HDC Case Number (ie HDC2020-05-0265): 42 Shimmo Pond Rd 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
✗	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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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: 12/23/24

HDC Meeting Minutes: 12.17.2024

42 Shimmo Pond Road – Guest House

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

Connie: match main house details. Reduce fenestration to one door with windows.

Angus: clip the gable, wrap porch, feels busy. Changes do not match the main house. Dormers do not follow with Nantucket in Mind.

Abby: wrap hip roof. Details should match the main house. Reduce fenestration, remove corner boards.

Joe: appropriate as is, does not need to match main house.

Stephen: does not agree with wrap around porch. Agrees with reducing fenestration on the north elevation, shingle wrapped corners, balcony door with two windows, and shingled wall to look like main house. Remove a door on the first floor.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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: 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) Field Stone ☒ 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.

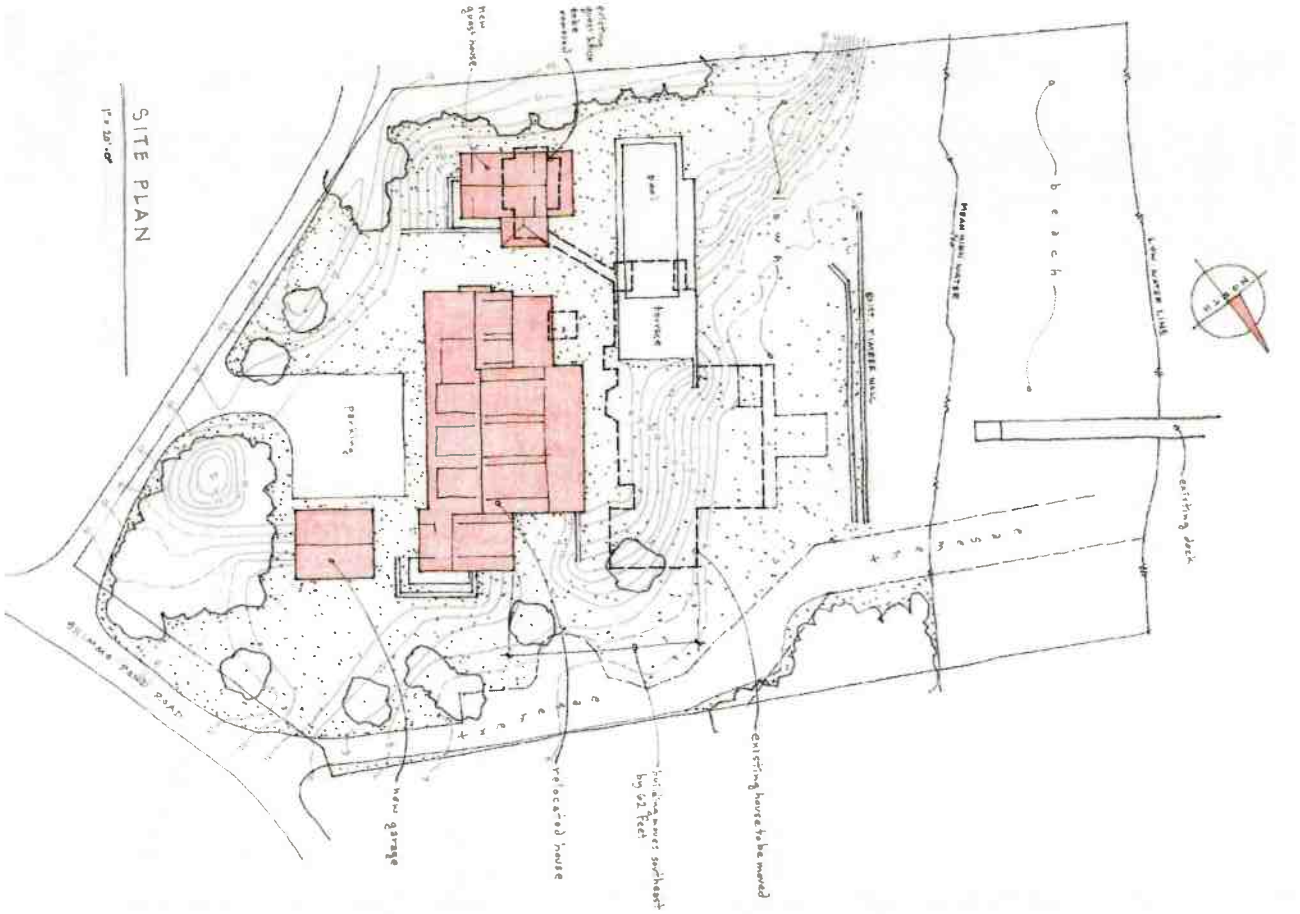
COLORS

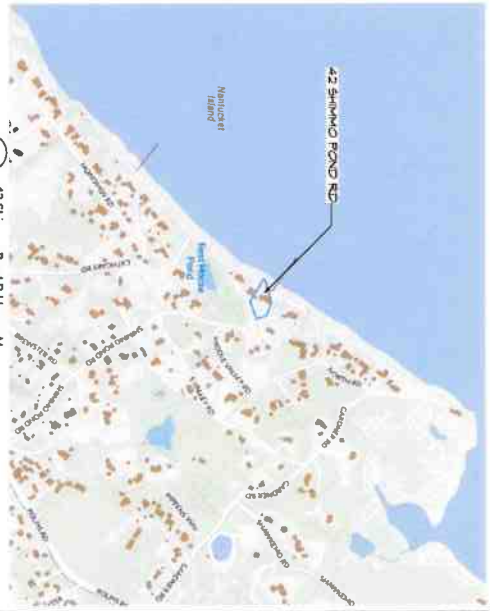
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Matthews Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

* 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





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

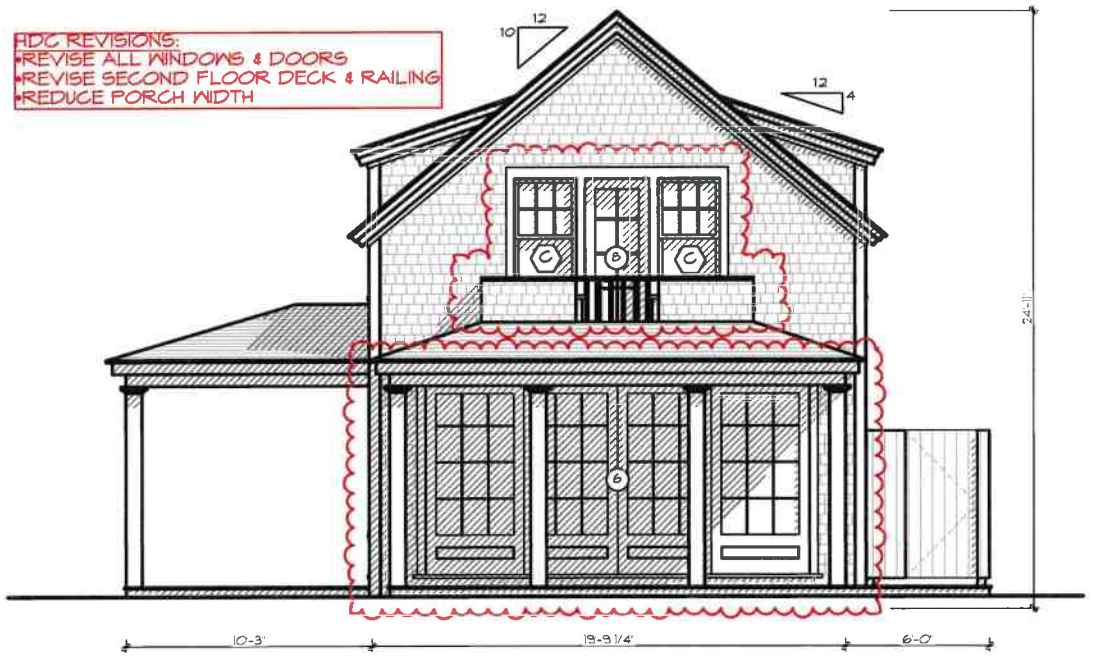
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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



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

REVISED DATE: | REVISIONS:

North Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO. 42 | ZONING INFO: LUC-1
PARCEL NO. 126 | PROJECT NO: 08 | ISSUED: 10/7/24

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ID #
A-2.1



1

North Elevation

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

Previous Submission

BOTTICELLI & POHL

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

REVISIONS:
REVISED DATE:

North Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 176 PROJECT NO: 08 ISSUED: 10/7/24

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ID#
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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

REVISIONS:
REVISED DATE:

East 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-2.2



1

East Elevation

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

Previous Submission

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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

REVISIONS:

REVISED DATE:

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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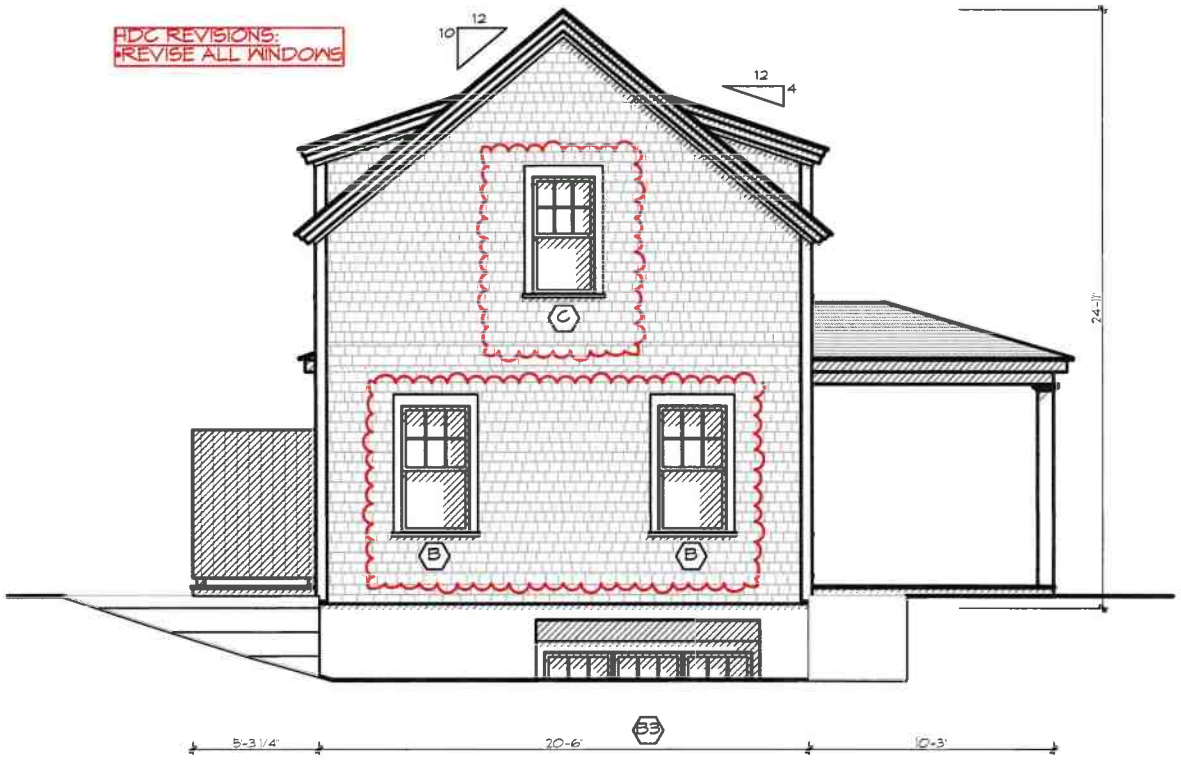
A-2.2



1

South Elevation

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

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

REVISED DATE: | REVISIONS:

South 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-2.3



1

South Elevation

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

Previous Submission

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: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID #
A-2.3

HDC REVISIONS:
•REVISE ALL WINDOWS
•REVISE SECOND FLOOR DECK & RAILING



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

REVISED DATE: | REVISIONS:

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

West Elevation

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

Previous Submission

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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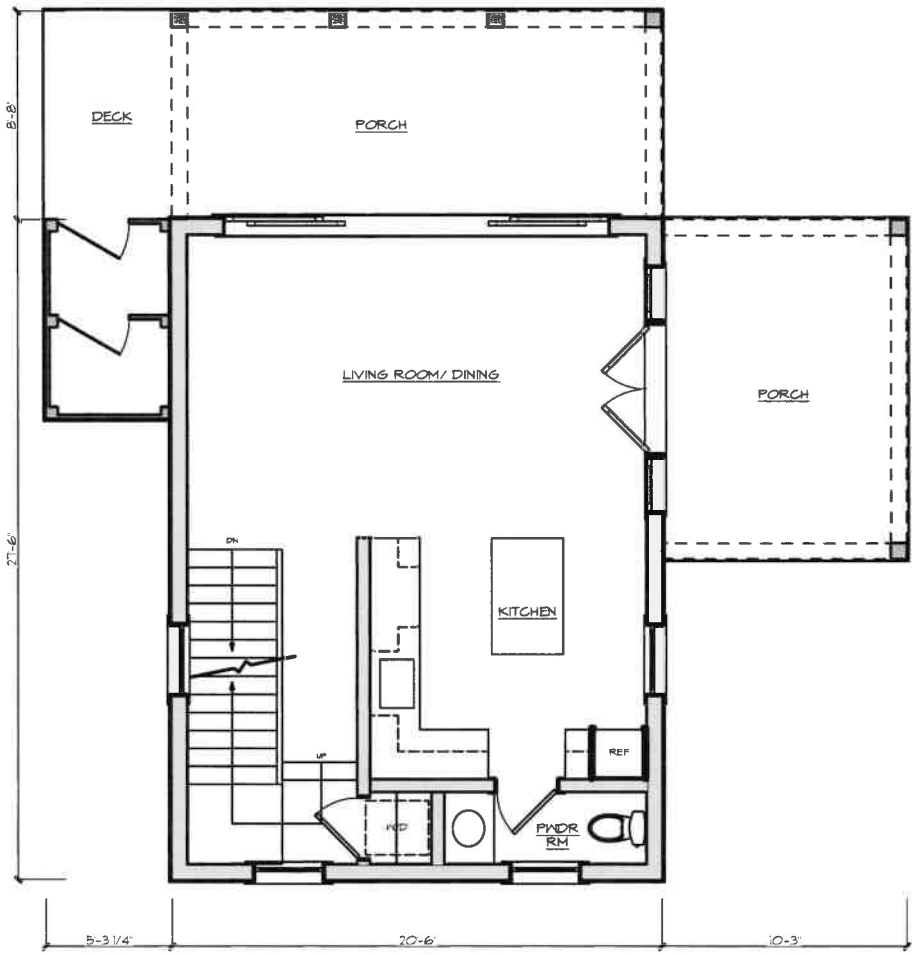
ID#
A-2.4



1

First Floor Plan

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

BOTTICELLI & POHL

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

REVISIONS:
REVISED DATE:

First Floor Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 018 ISSUED: 10/7/24

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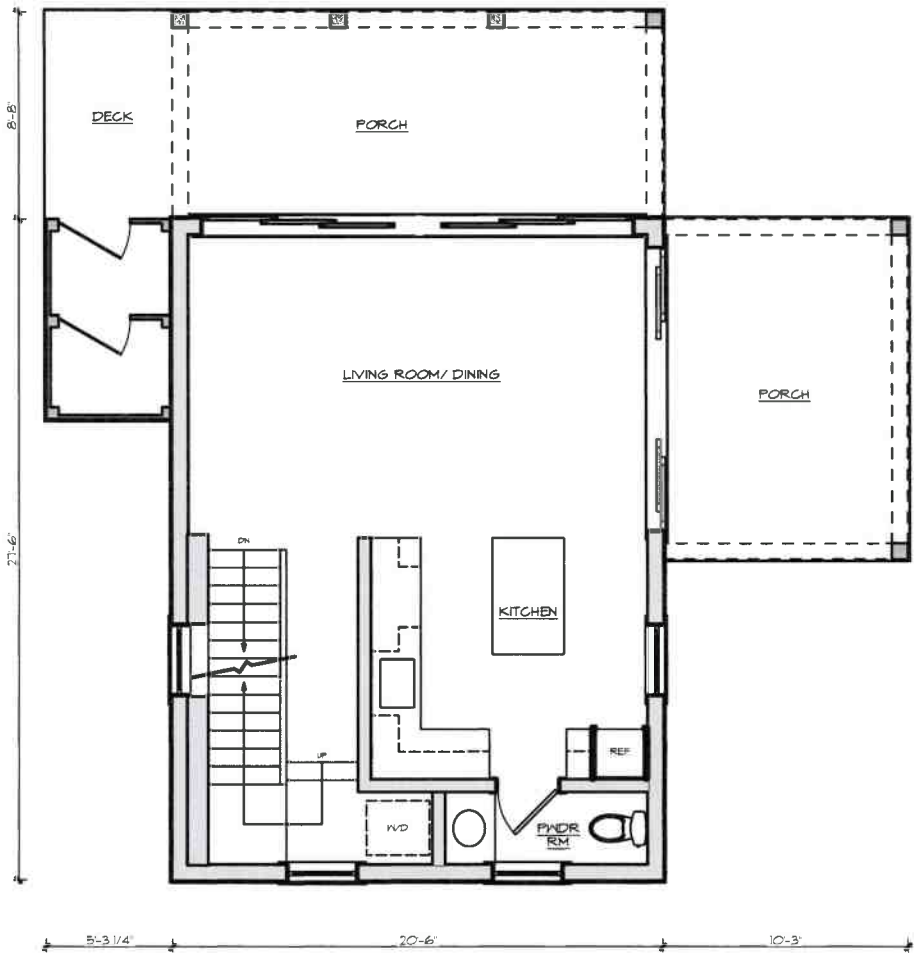

1

First Floor Plan

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

Previous Submission

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

REVISIONS:
REVISED DATE:

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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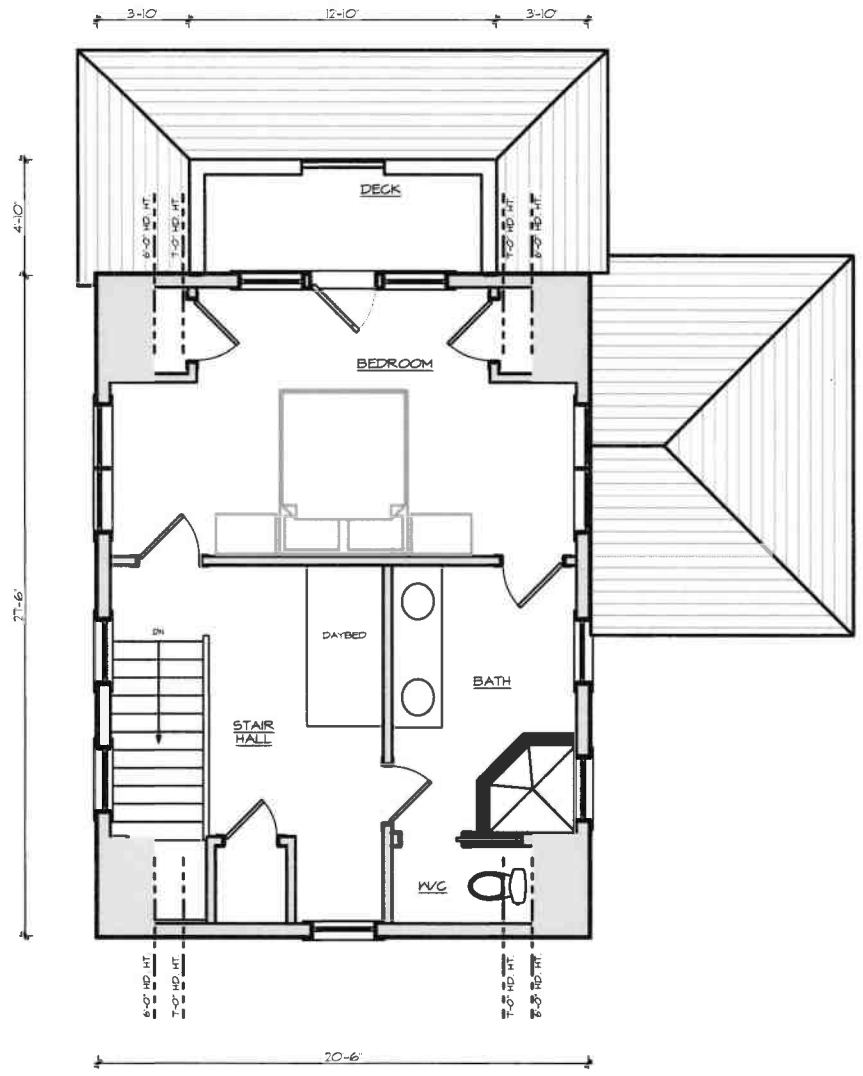

1

Second Floor Plan

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

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

REVISIONS:
REVISED DATE:

Second Floor Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 018 ISSUED: 10/7/24

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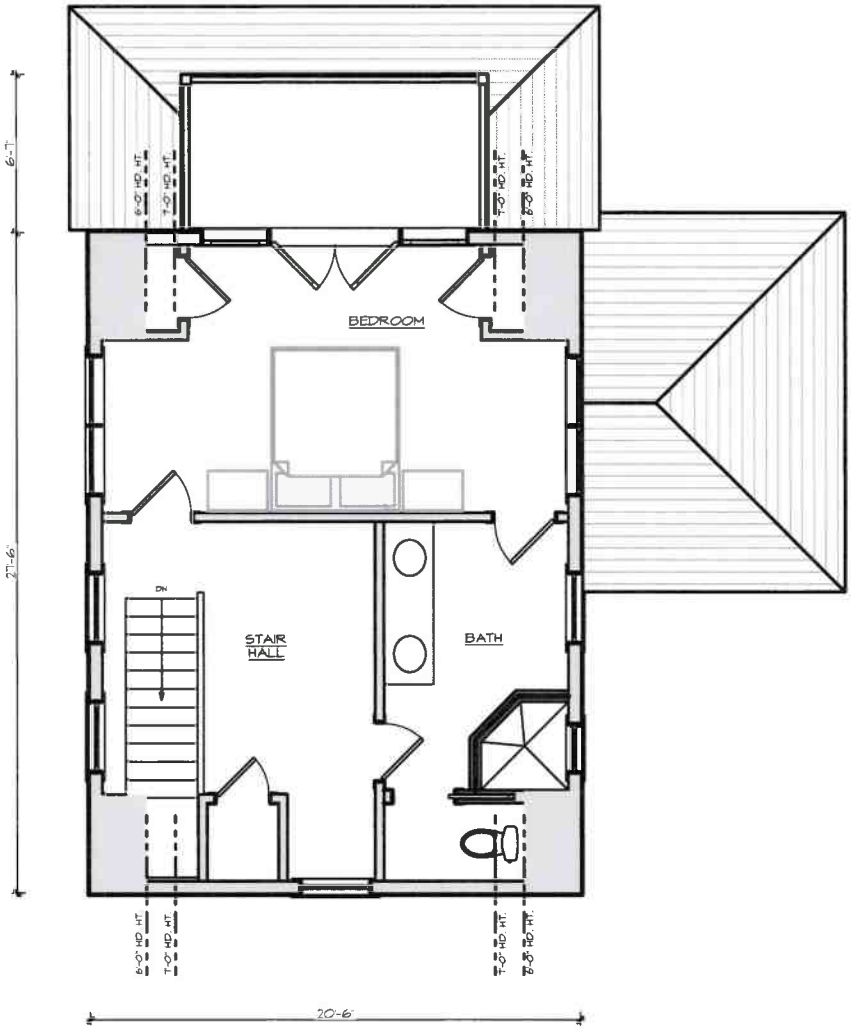
ID#
A-1.2



1

Second Floor Plan

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

Previous Submission

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4545

REVISIONS:

REVISED DATE:

Second Floor Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 018 ISSUED: 10/7/24

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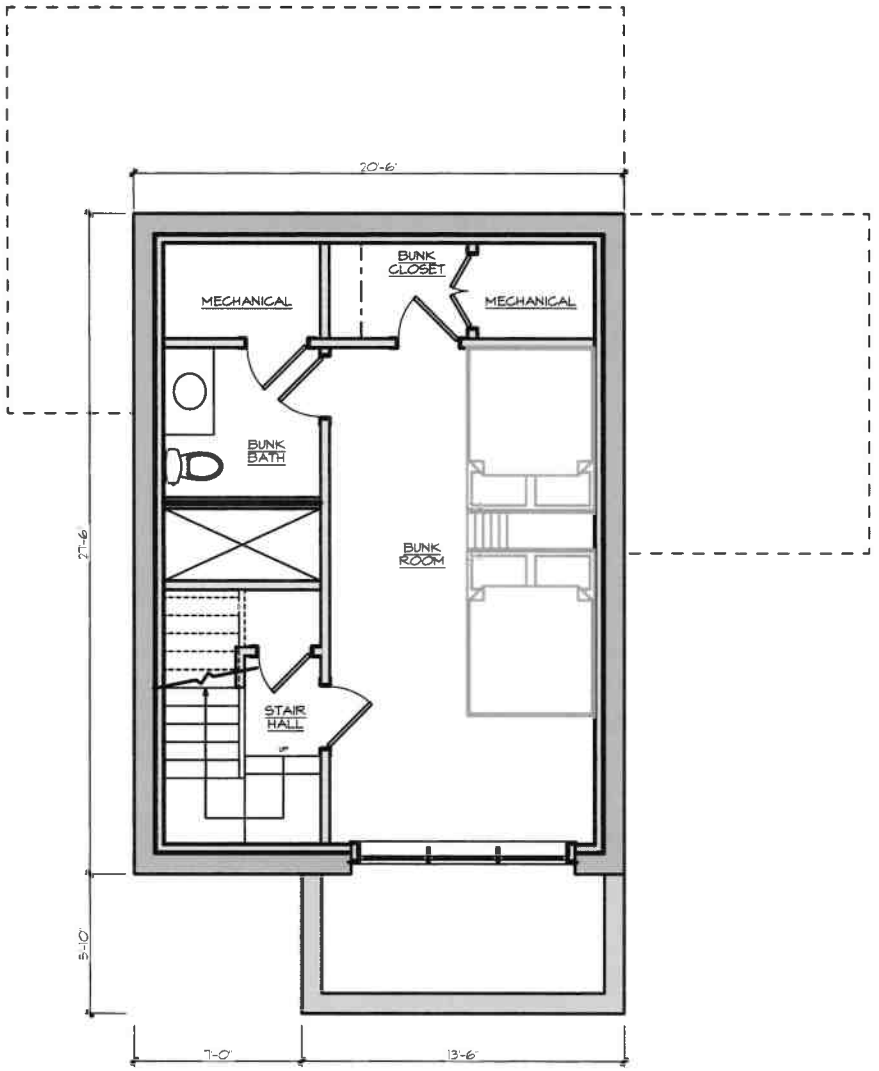
A-1.2



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

REVISED DATE: | REVISIONS:

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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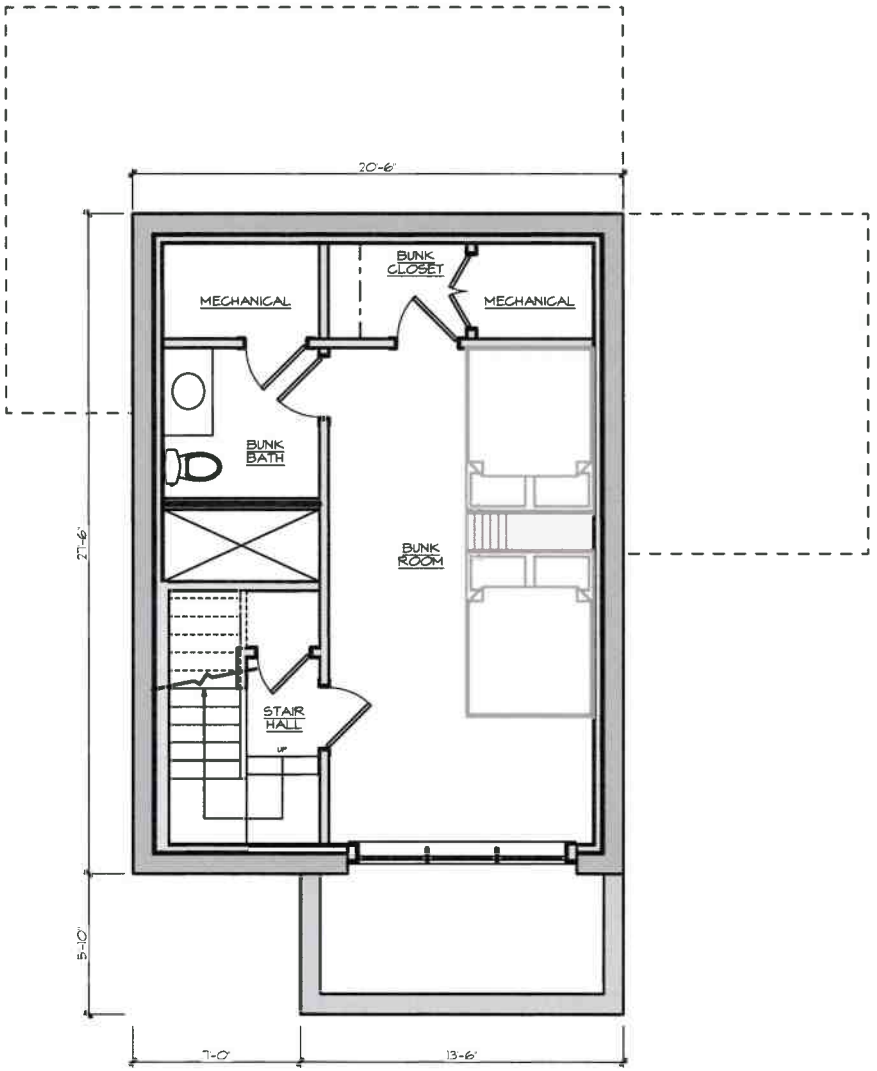
ID#
A-1.3



1 **Lower Level Plan**

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

Previous Submission

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4563
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: 018 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, 12/30/24
Revs: 12/23/24

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
B	4	Double Hung	KSD	2'-11" x 5'-5 1/2"	3'-0" x 5'-6"	6 over 1	
B3	1	(3) Double Hung	KSD	(3) 2'-11" x 5'-5 1/2"	8'-9" x 5'-6"	6 over 1	
C	7	Double Hung	KSD	2'-8" x 5'-1"	2'-9" x 5'-1 1/2"	6 over 1	
C2	2	(2) Double Hung	KSD	(2) 2'-8" x 5'-1"	5'-4" x 5'-1 1/2"	6 over 1	

Door Schedule

No.	Qn.	Type	Manuf.	Size	Rough Opening	Lights	Comments
6	1	Sliding French Doors	Custom	(4) 4'-0" x 8'-0""	TBD	12	Flat Panels
8	1	Inswing French Door	Custom	2'-8" x 7'-0"	TBD	8	Flat Panels
10	1	Inswing French Door	Custom	2'-8" x 8'-0"	TBD	8	Flat Panel

ADDRESS: 85 Orange Front
DATE HEARD: 12/3/24
SITTING BOARD: welch pohl macleod Thornwill Alt 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: 1/3/25
	Address & HDC Case Number (ie HDC2020-05-0265): 2024-05-10613
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
	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: 9/4/24



85 Orange Existing Home



Orange St Frontage - East

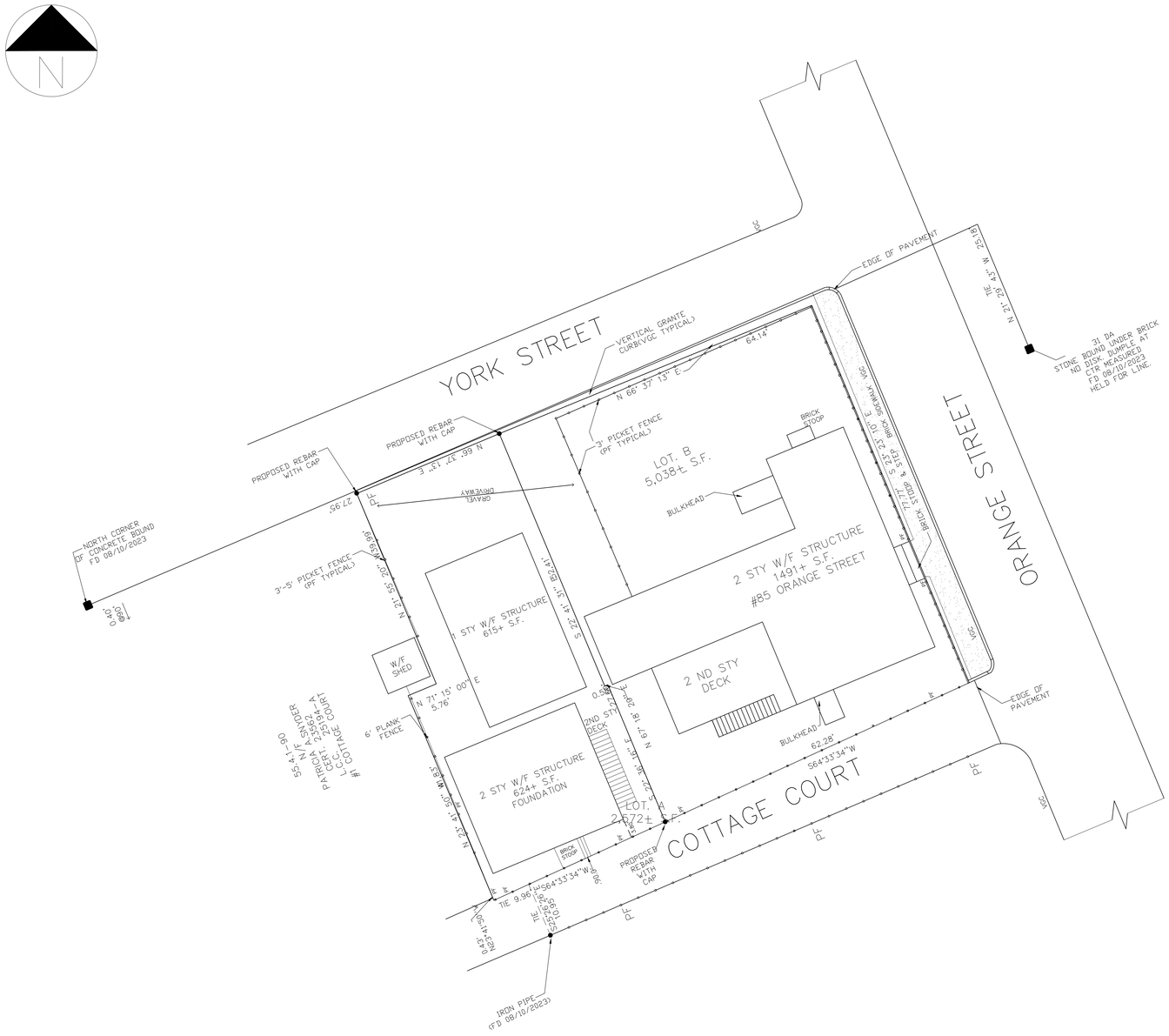


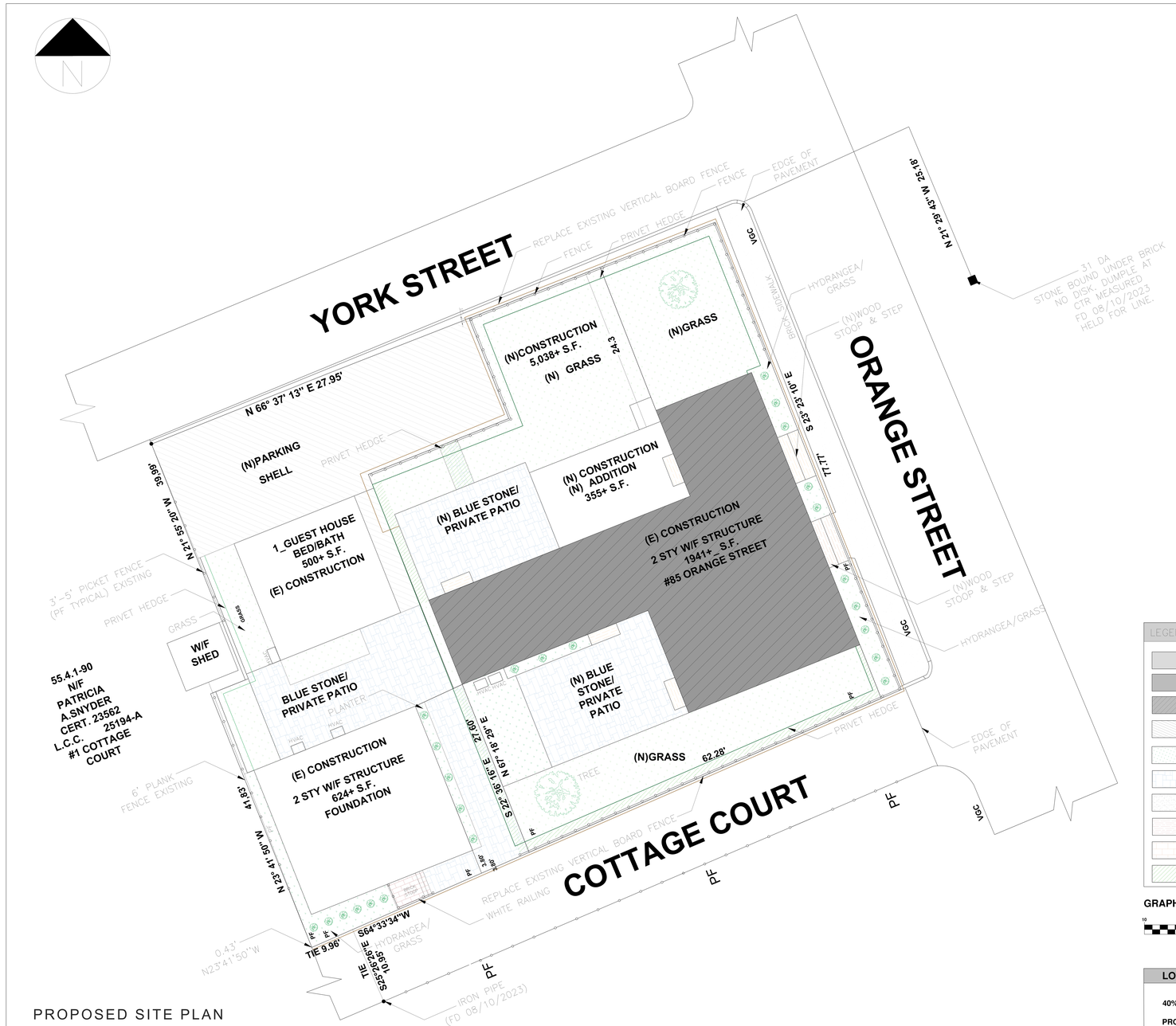
Cottage Court Frontage (private) - South





York St Frontage - North


N
YORK STREET
ORANGE STREET
COTTAGE COURT
EDGE OF PAVEMENT
VERTICAL GRANITE CURB(VGC TYPICAL)
PROPOSED REBAR WITH CAP
NORTH CORNER OF CONCRETE BOUND F'D 08/10/2023
3'-5" PICKET FENCE (PF TYPICAL)
3' PICKET FENCE (PF TYPICAL)
DRIVEWAY
BULKHEAD
BRICK STOOP
LOT. B
5,038± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
1 STY W/F STRUCTURE
615± S.F.
W/F SHED
2 ND STY DECK
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
2ND STY DECK
6' PLANK FENCE
LOT.
2,672± S.F.
BRICK SIDEWALK
STONE BOUND UNDER BRICK NO DISK DIMPLE AT CTR MEASURED F'D 08/10/2023 HELD FOR LINE.
IRON PIPE (F'D 08/10/2023)
PROPOSED REBAR WITH CAP
64.14'
27.95'
62.28'
9.96'
9.76'
0.40'
0.58'
N 66° 37' 13" E
N 27° 29' 42" W 25.18'
N 64°33'34"W
S 64°33'34"W
N 71° 15' 00" E
N 67° 18' 29" W
S 22° 23' 10" E
S 67° 36' 50" W
N 22° 23' 10" W
S 67° 36' 50" E
N 22° 23' 10" W
S 67° 36' 50" E
N 22° 23' 10" W
S 67° 36' 50" E



PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p.j@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

PROPOSED SITE PLAN

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

SHEET

A1-1



EXISTING EAST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED EAST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

85
MAIN HOUSE

Label	Rough Opening	Window Size	Style	Quality
A	33.25 X 65	37.25 X 68	Double Hung	15
B	33.25 X 55	37.25 X 58	Double Hung	30
DOOR 1	34.5 X 82.5	38.5 X 83.5	Simpson 4 panel	1
DOOR 2	34.5 X 82.5	38.5 X 83.5	Simpson 4 379449 light	4
E WINDOW	-	18.5 X 24	Awning Mulled	1

*NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

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REVISION 2:

REVISION 3:

DATE

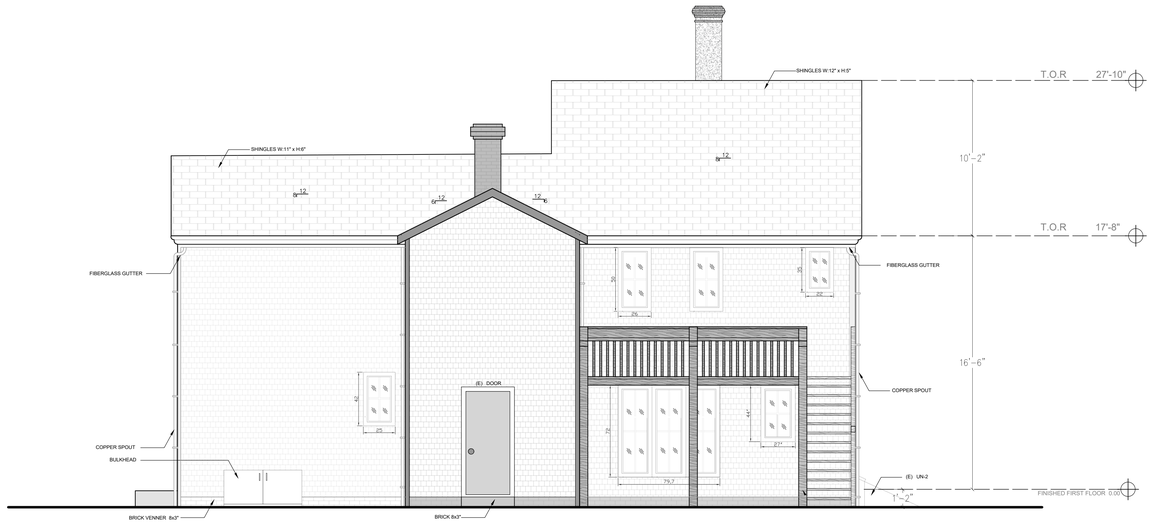
TITLE SHEET

ELEVATIONS 1

SCALE

SHEET

A4-0



EXISTING WEST ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED WEST ELEVATION

*NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

oak

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ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

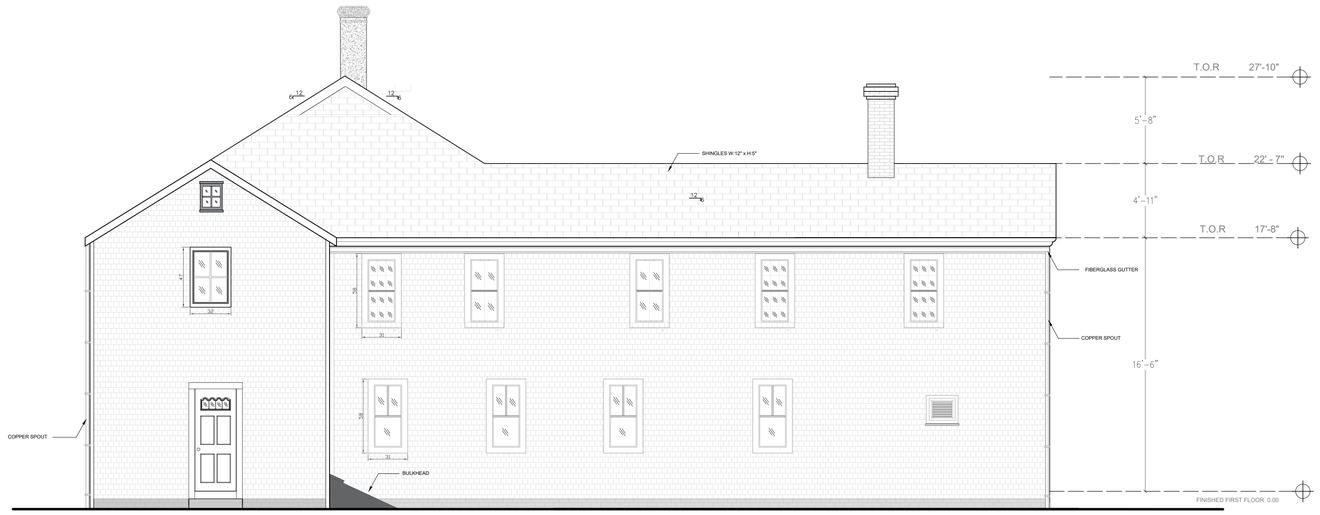
TITLE SHEET

ELEVATIONS 2

SCALE

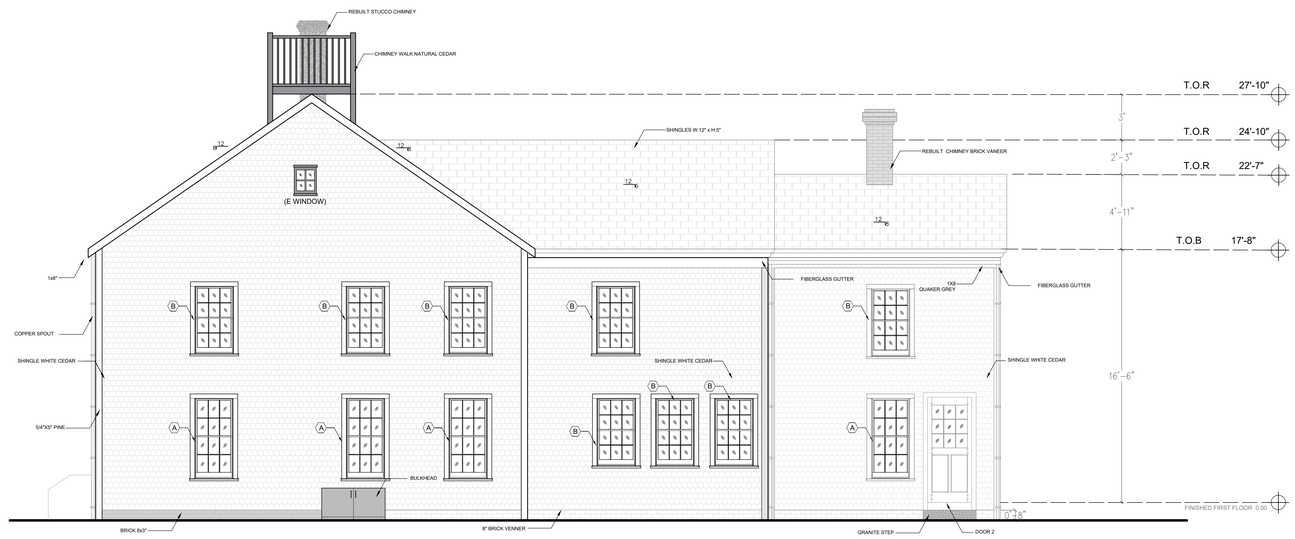
SHEET

A4-1



EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

*NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

oak

COMPANY

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po box 125 Hingham Ma 02043
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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

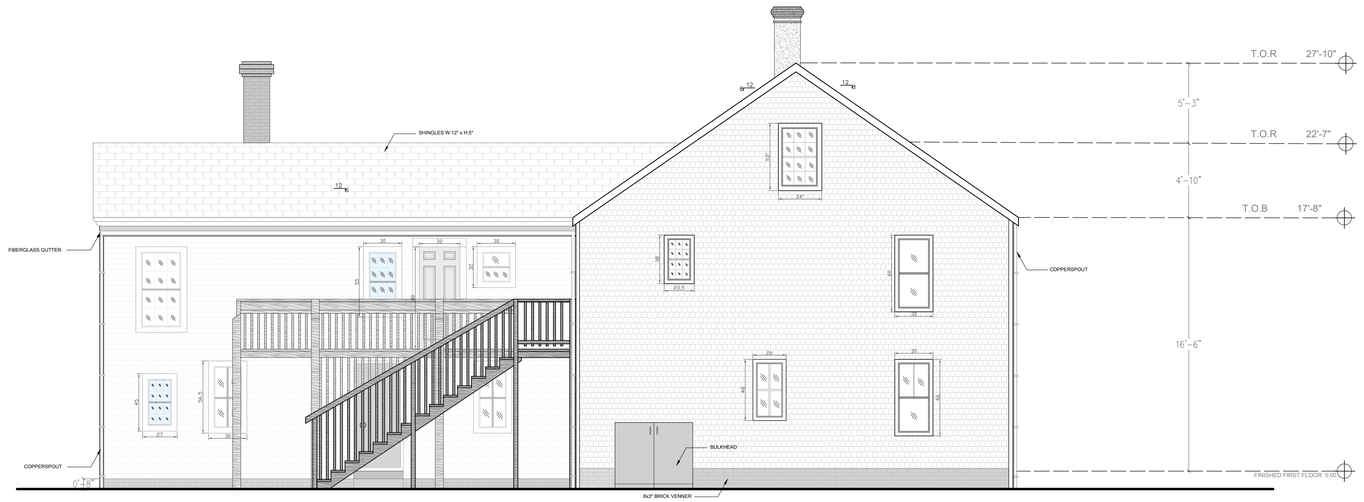
TITLE SHEET

ELEVATIONS 3

SCALE

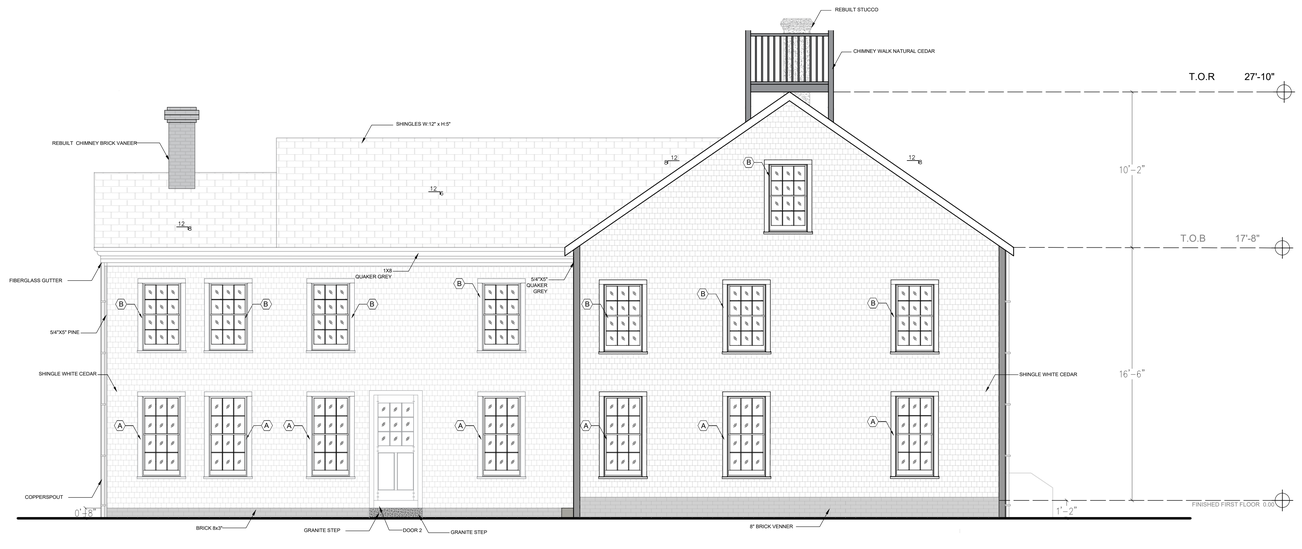
SHEET

A4-2



EXISTING SOUTH
ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED SOUTH
ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

oak

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p.j@oakdd.com

PROJECT NAME

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LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

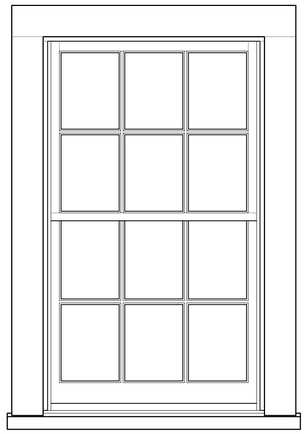
TITLE SHEET

ELEVATIONS 4

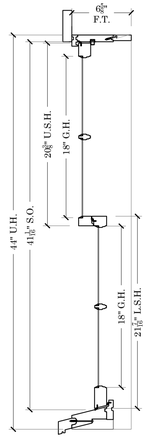
SCALE

SHEET

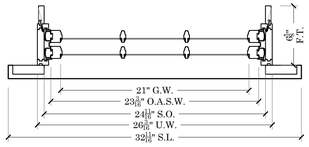
A4-3



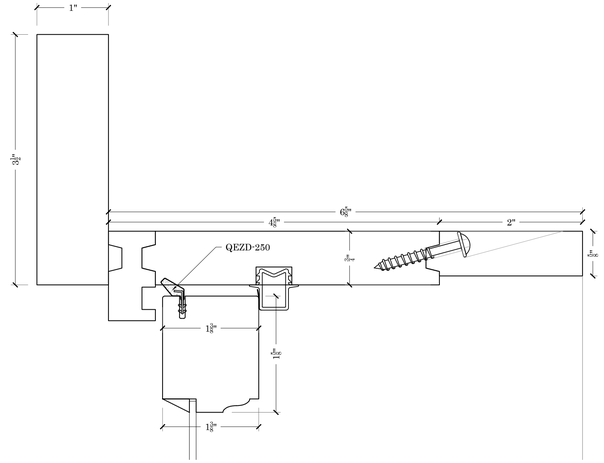
1 / 1 ELEVATION
SCALE 1-1/2"=1'

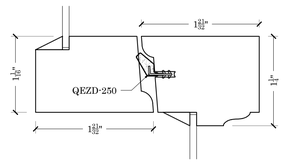


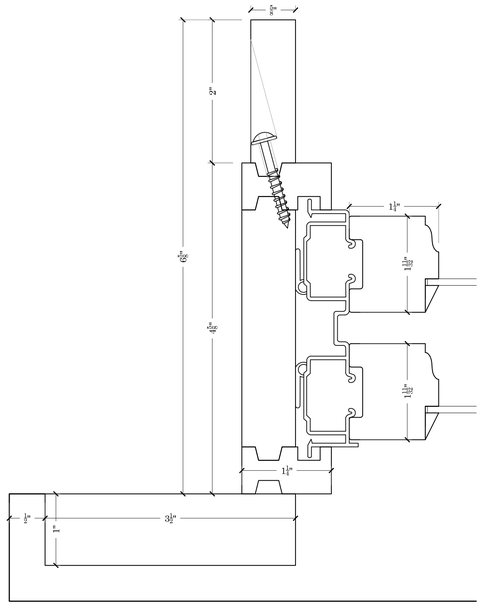
B / 1 SECTION
SCALE 1-1/2"=1'

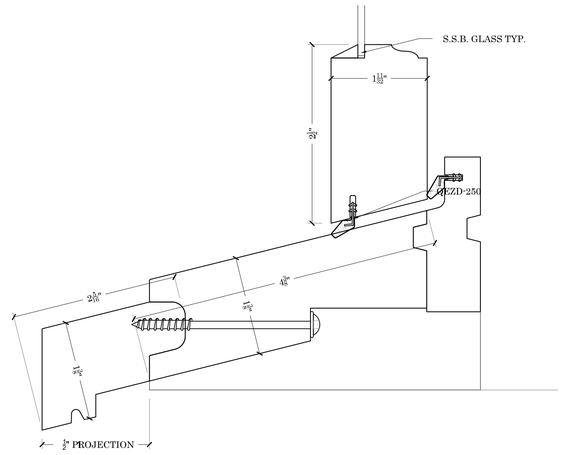


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED MAY 30 2024

HDC2024-05-10610

85 Hardscape

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange

Owner of record: 85 Orange LLC - Paul Antonelli

Mailing Address: 1035 main ST
Hingham MA 02043

Contact Phone #: 2032496340 E-mail: PJC@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50 2040

Must be acted on by: 8/10/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks: Hardscape Plan to Accompany Renovation Application.

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: 36"
Type: Vinyl Board
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

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

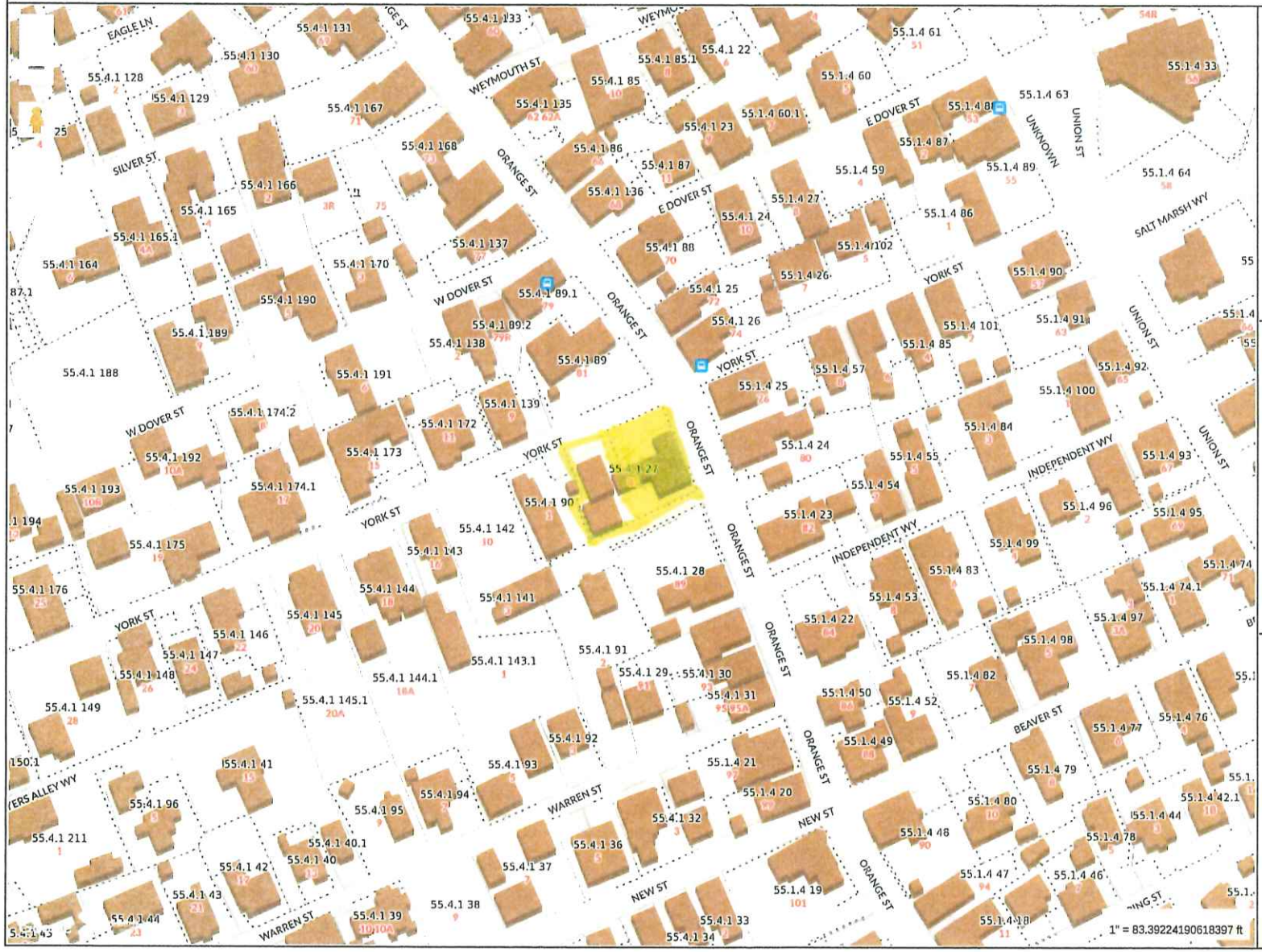
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

May 29, 2024



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

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

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

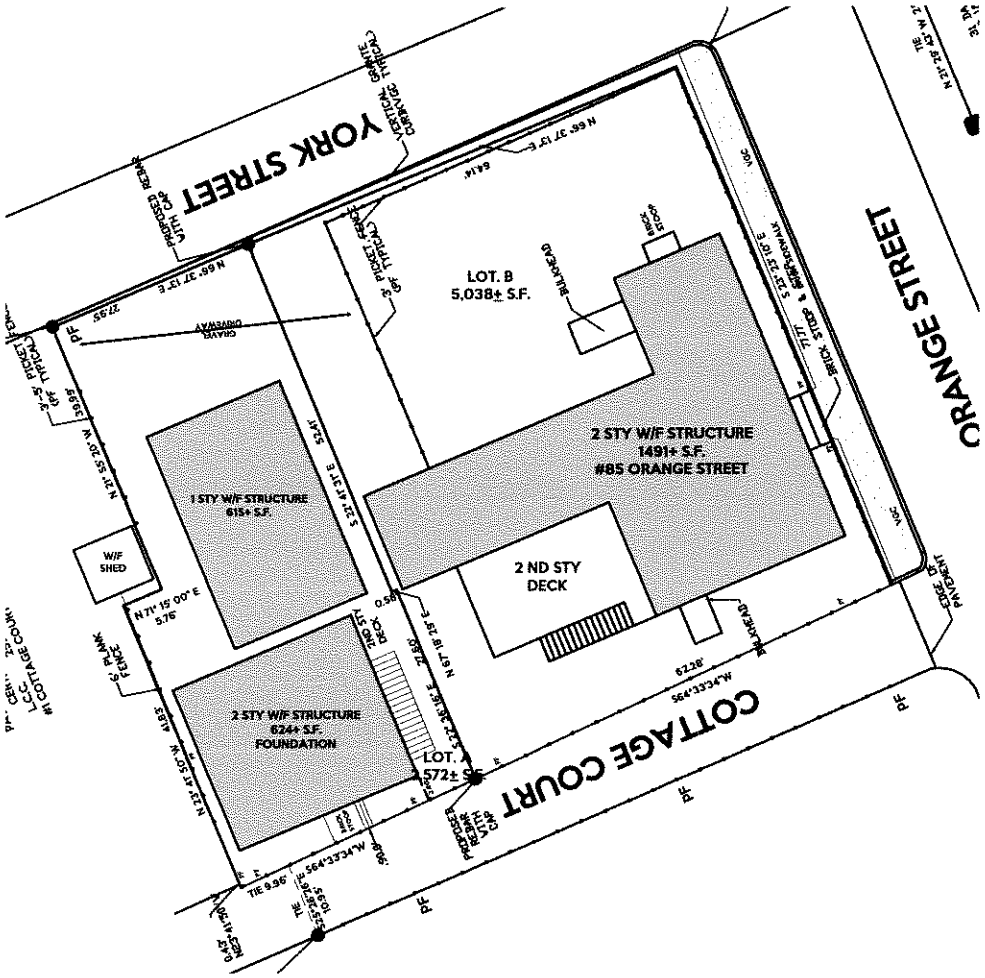
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

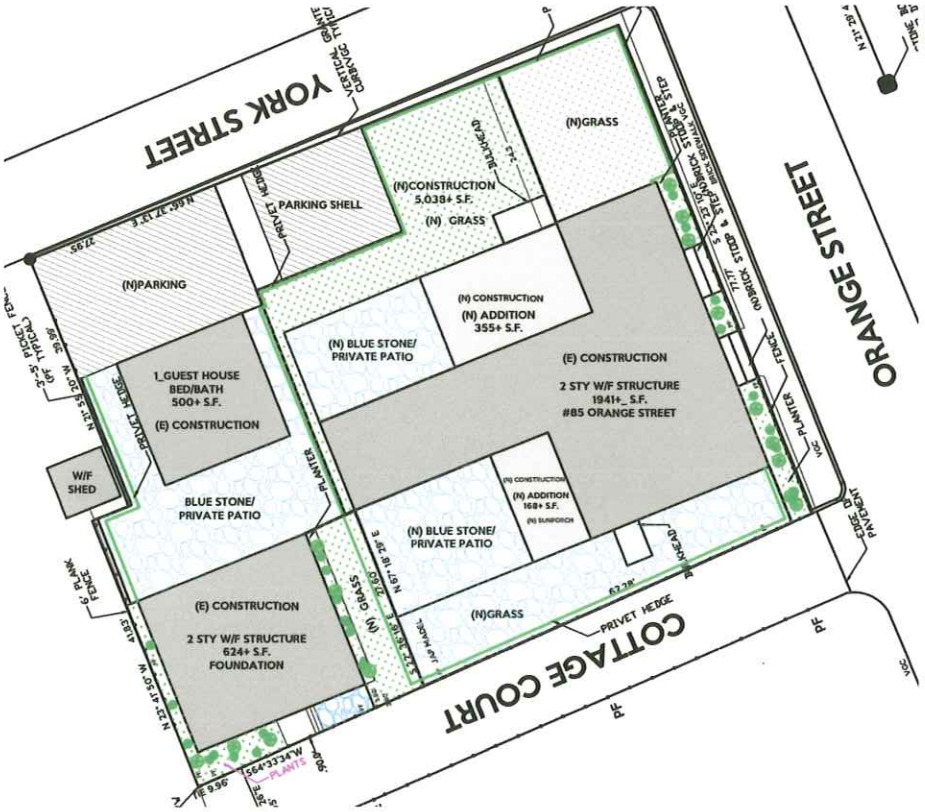
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Proposed Right Side (north)







BUILD. IT. BETTER



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2024-05-10609

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

85R Hardsc

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

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

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

The certificate is valid for three years from 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 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC - Paul Antonik

Mailing Address: 1035 Main St

Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PT@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: Hardscape Plan TO Accompany Renovation (describe) Application

Historic Name:

Original Date:

Original Builder:

REVISIONS* 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 Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date Signature of owner of record Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC





MAP FOR REFERENCE ONLY
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Geometry updated 02/08/2024
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oak
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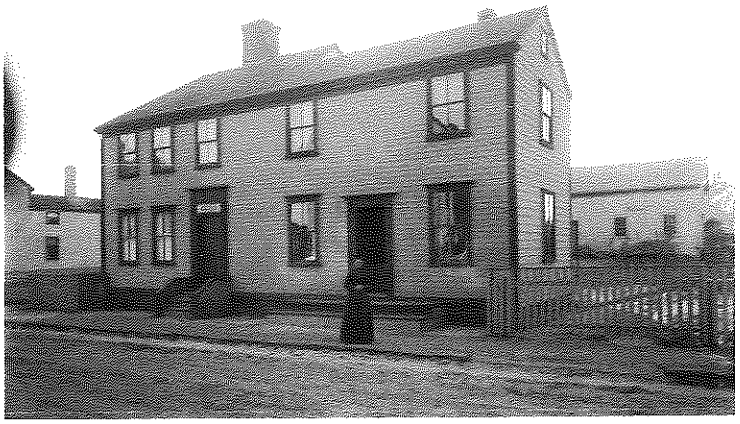


85 Orange St Renovation Proposal

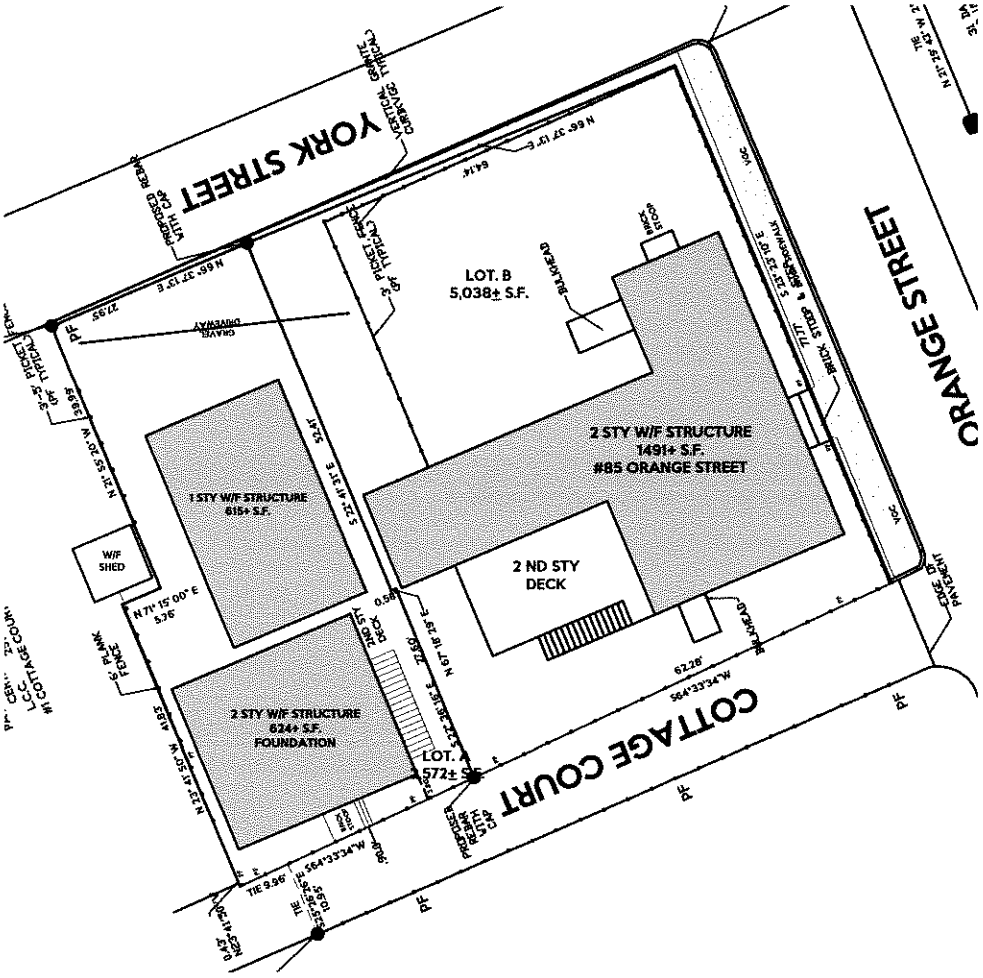
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions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ORANGE STREET
COTTAGE COURT
LOT. B
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LOT. A
572± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
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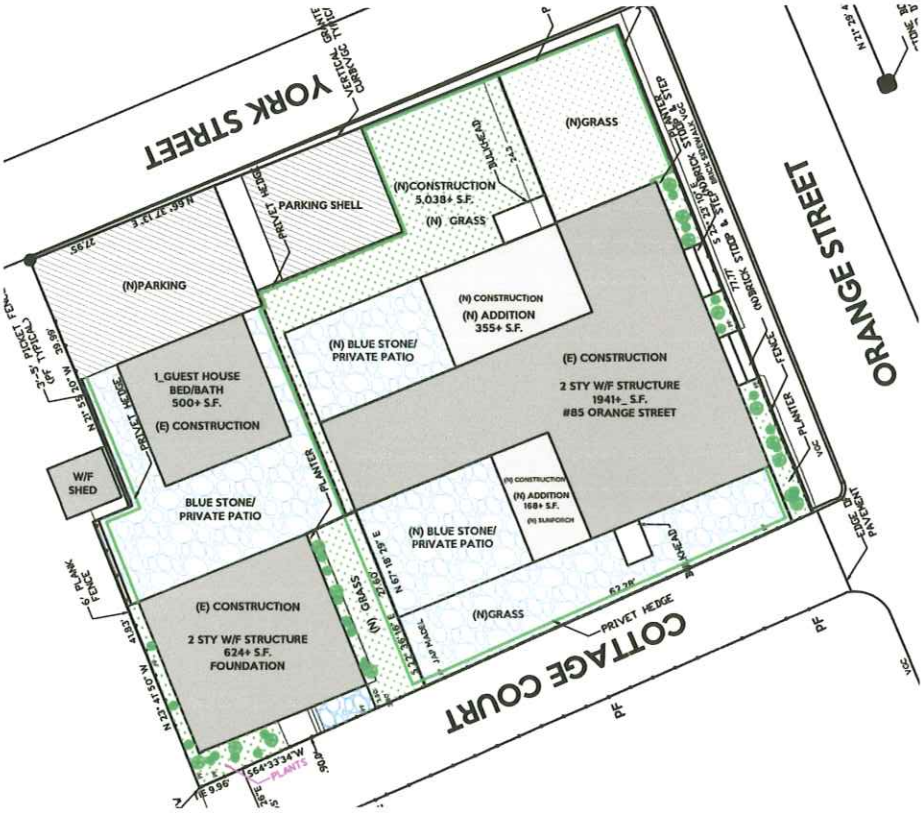
615± S.F.
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
PROPOSED CAFE WITH OUTDOOR SEATING
PROPOSED TRIPLE FRENCH DOORS
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW

Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
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Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 10/31/24
X	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10610 Lost Harbor 85 Orange St.
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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Y	Signed Affidavit: see below

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Affidavit Certifying Completeness of Old Business submission

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Signature: _____ Date: 8/9/4/24



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South

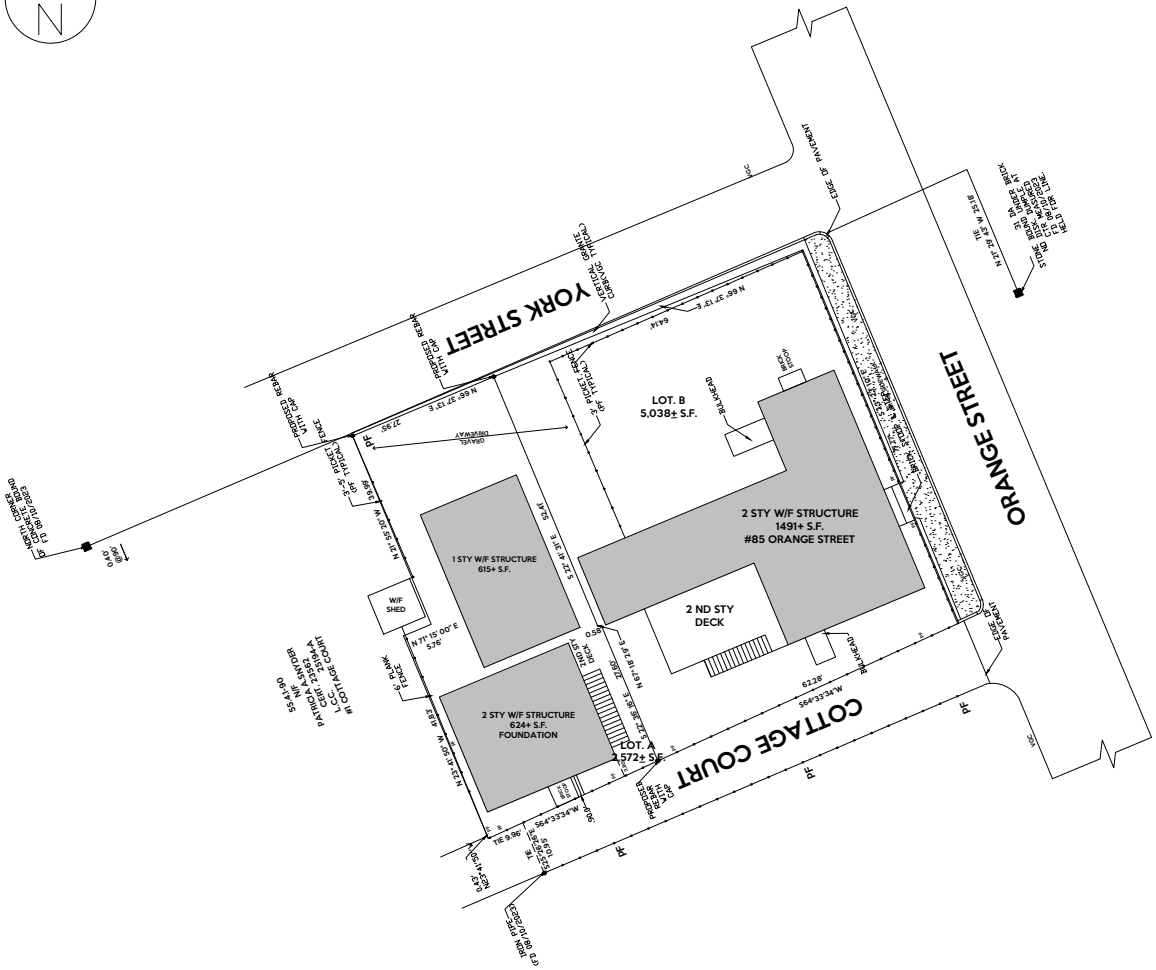




York St Frontage - North



Rear Home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FOUNDATION
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PROPOSED BRICK SIDEWALK
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EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING SIGN
EXISTING LIGHT POST
EXISTING TREE
EXISTING SHRUB
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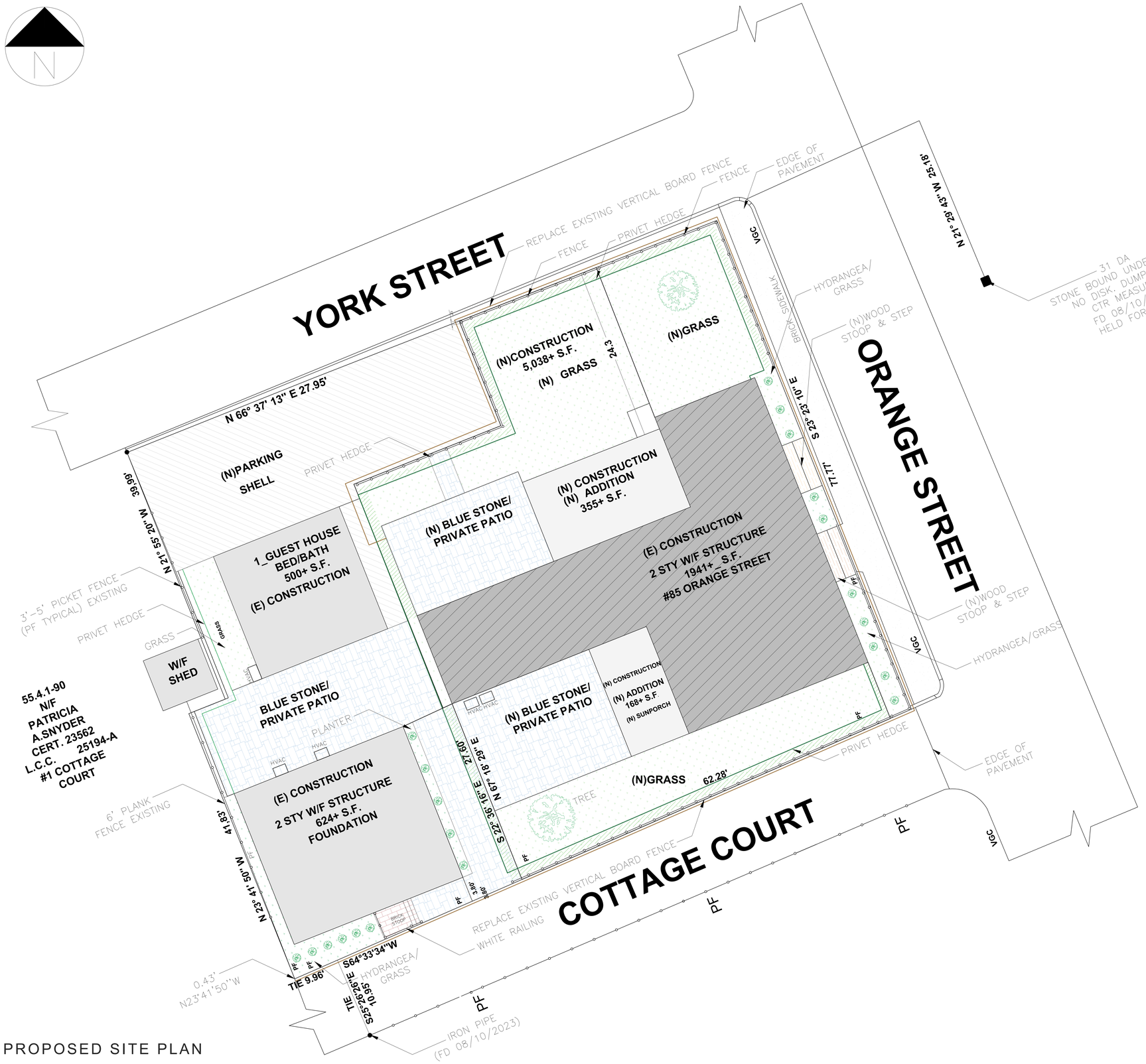

PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

PROPOSED SITE PLAN

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

SHEET

A1-1

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North



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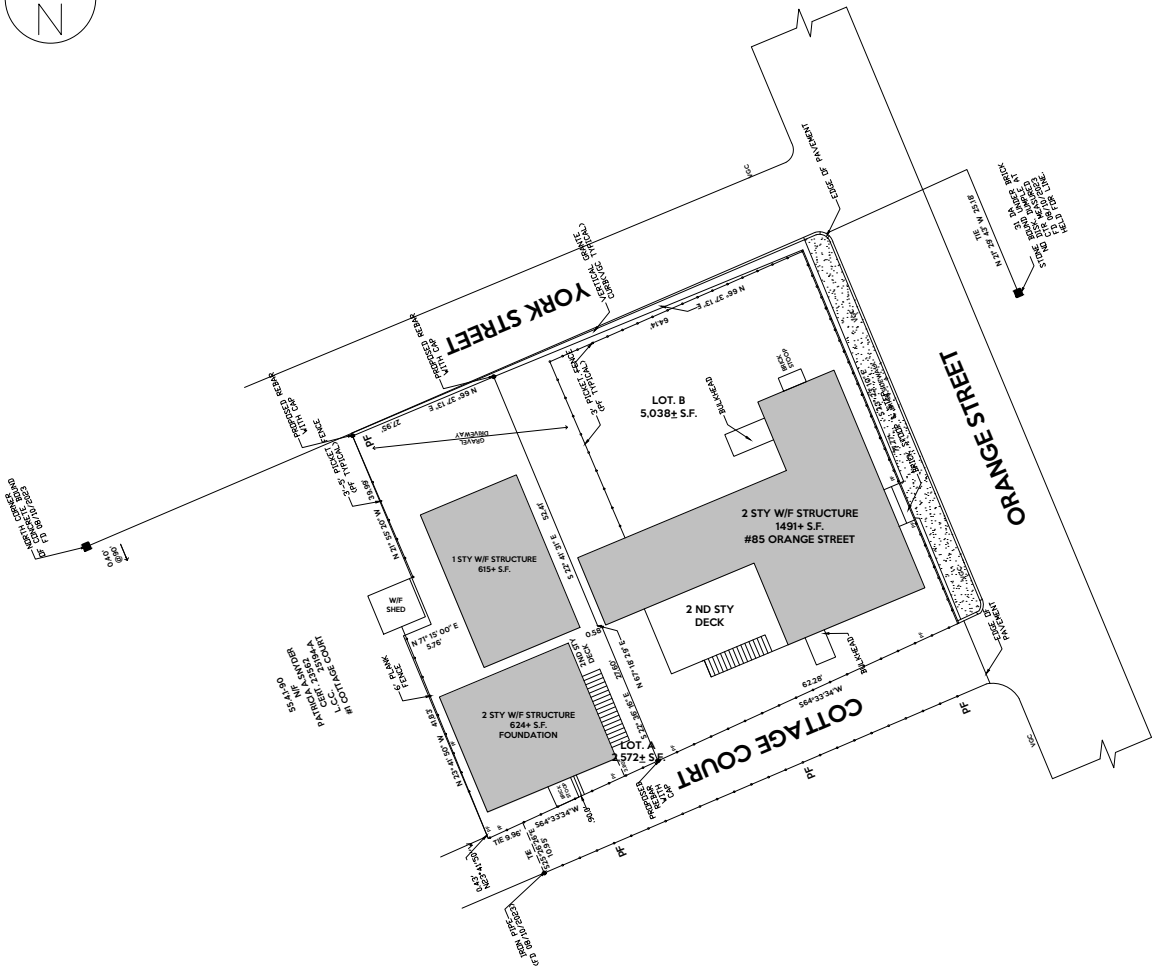
Rear Home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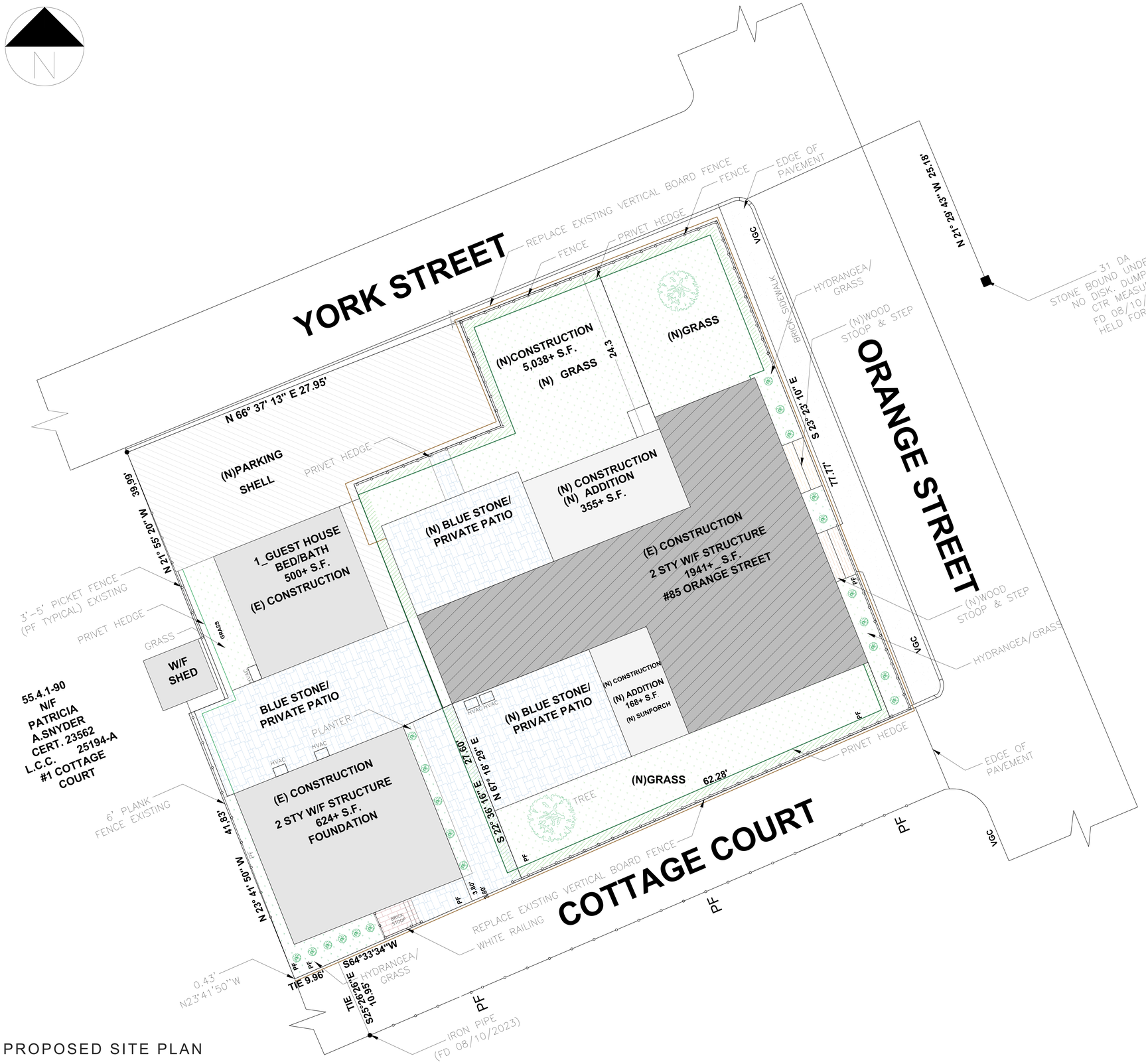

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oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

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Front - South

Rear Garage





York St Frontage - North



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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 76.1.3 PARCEL N°. 233

Street & Number of Proposed Work: 14 BERKLEY ST

Owner of record: KATHERINE POTTER

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JESIAH NEWMAN

Mailing Address: PO BOX 182
NANTUCKET, MA 02554

Contact Phone #: 508 228-3671 E-mail: jesiahe jndesign build.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: *SEE PLAN Sq. Footage 1st floor: 571 +/- Decks/Patio: Size: 13'-6 x 12' ☒ 1st floor ☐ 2nd floor

*1 @ 15'-4" x 12' Width: *SEE PLAN Sq. footage 2nd floor: 187 +/- Size: 13'-6 x 28' ☐ 1st floor ☒ 2nd floor

*1 @ 28'-4" x 13'-8" Sq. footage 3rd floor: N.A.

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

Height of ridge above final finish grade: North MATCH EXISTING 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 9" +/- ☒ 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): 2" COPPER

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

☐ Other _____

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

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other MATCH EXISTING

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

Window Casing M.E. Door Frame M.E. Columns/Posts: Round ____ Square ✓ SEE PLANS

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

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

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM Rear MARVIN Side MARVIN

Garage Door(s): Type N/A. Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof M.E.

Trim WHITE Sash WHITE Doors TBD

Deck NATURAL Foundation PARGED Fence _____ Shutters _____

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

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

Date 7.25.23 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

July 20, 2023

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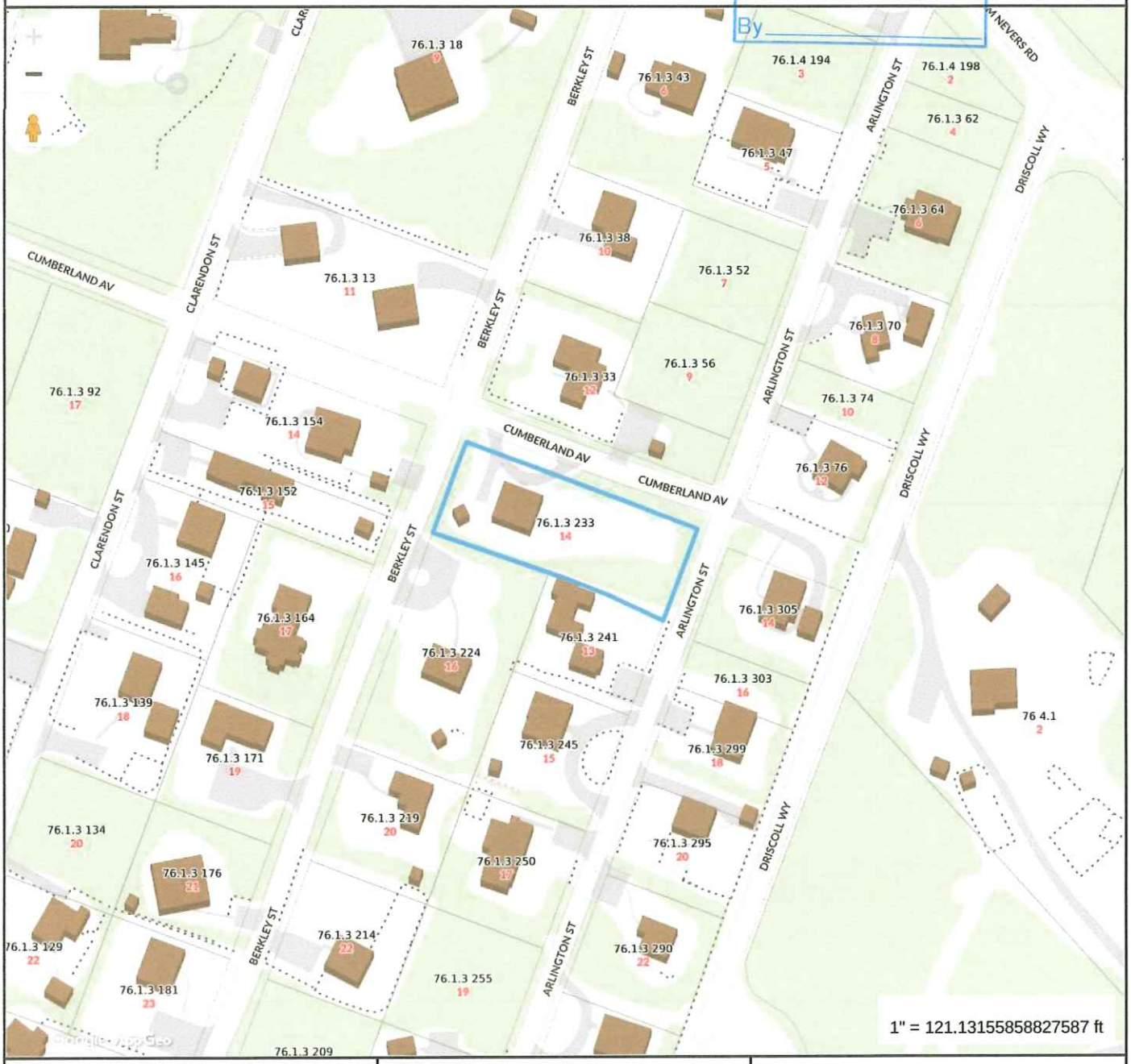
locus map 14 Berkley St



Property Information

Property ID	76.1.3 233
Location	14 BERKLEY ST
Owner	POTTER KATHERINE E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
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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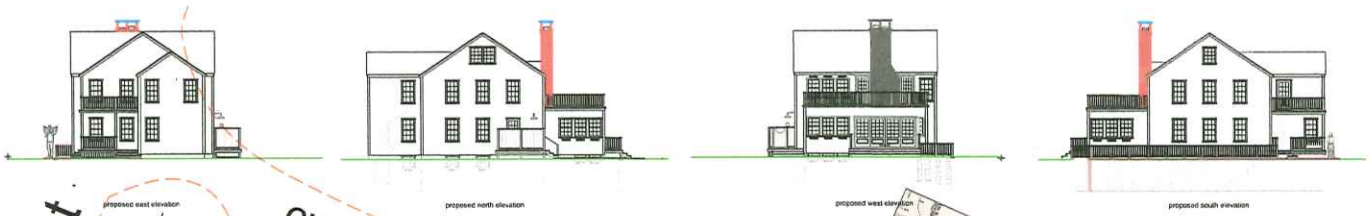
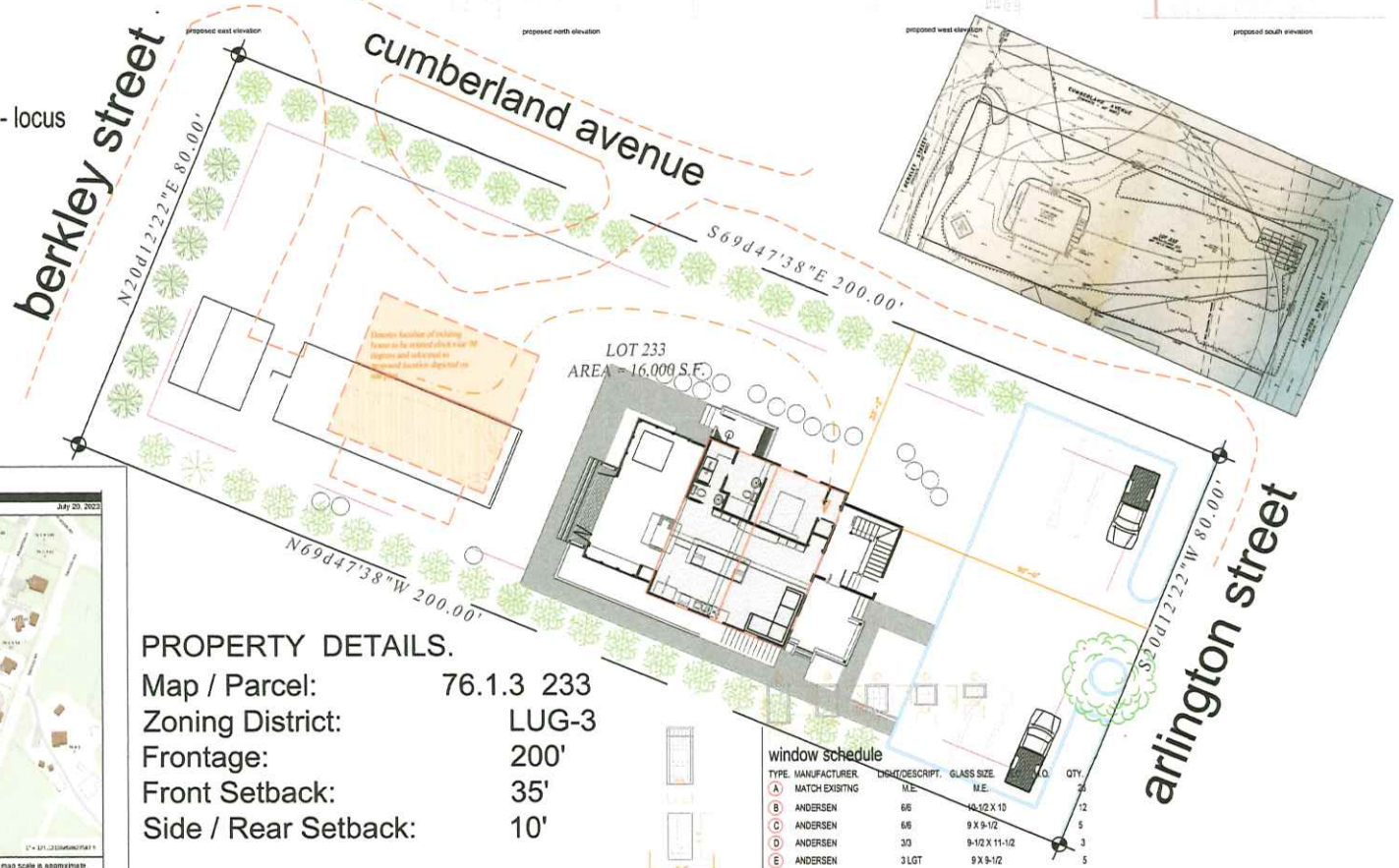
• NEWMAN _ INC DESIGN BUILD IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE EXISTING STRUCTURE NOR ANY DEVIATIONS FROM THESE DRAWINGS. THE DRAWINGS AND DESIGN PORTRAYED ARE THE SOLE PROPERTY OF NEWMAN INC DESIGN BUILD.

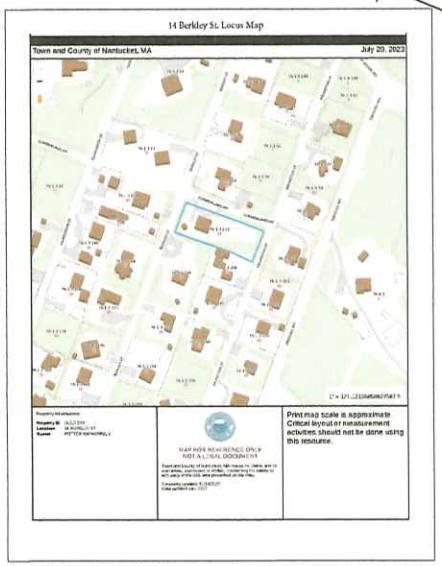
JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

DRAWING INDEX

1. site - door and window - locus
2. floor plans
3. east elevation
4. north elevation
5. west elevation
6. south elevation







PROPERTY DETAILS.

Map / Parcel:	76.1.3 233
Zoning District:	LUG-3
Frontage:	200'
Front Setback:	35'
Side / Rear Setback:	10'
Lot Size:	30,316 s.f.
Existing G.C.:	914 s.f.
Allowable G.C.:	3% or 1500 sq.ft.

window schedule

TYPE.	MANUFACTURER.	DIGHT/DESCRIPT.	GLASS SIZE.	R.O.	QTY.
A	MATCH EXISTING	M.E.	M.E.		2
B	ANDERSEN	6/6	10-1/2 X 10		12
C	ANDERSEN	6/6	9 X 9-1/2		5
D	ANDERSEN	3/3	9-1/2 X 11-1/2		3
E	ANDERSEN	3 LGT	9 X 9-1/2		5

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1	MARVIN	15LGT/PANEL		3068			see plan	5
2	MARVIN	15lgt/pael bifold		9068			see plan	1
3	MARVIN	15lgt/panel bifold set		14068			see plan	1

Katie and Joe
14 Berkley Street
Nantucket MA, 02554

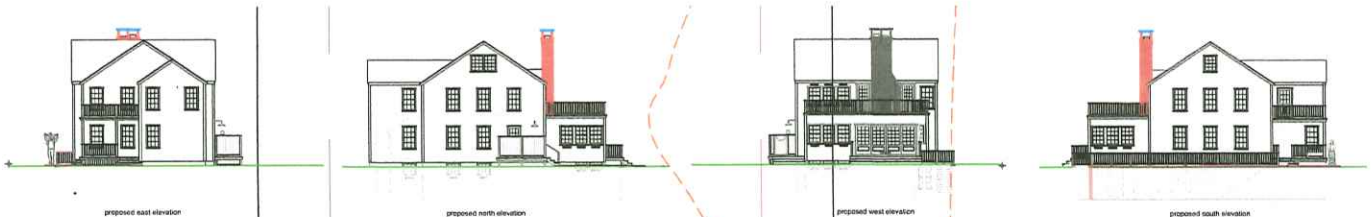
DESCRIPTION:
HDC

site plan/locus
existing & proposed

SCALE:
3/32"=1'

12/11/24

NEWMAN INC DESIGN BUILD IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE EXISITNG STRUCTURE NOR ANY DEVIATIONS FROM THESE DRAWINGS. THE DRAWINGS AND DESIGN PORTRAYED ARE THE SOLE PROPERTY OF NEWMAN INC DESIGN BUILD.



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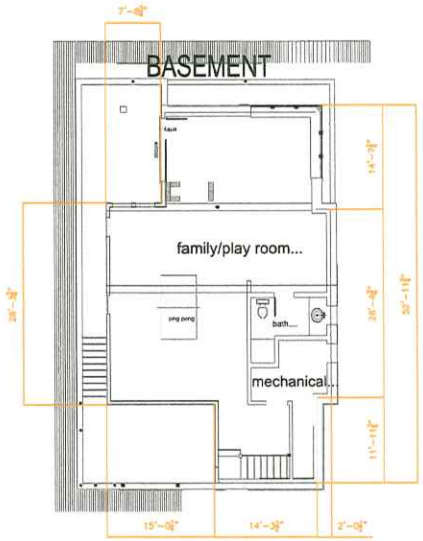
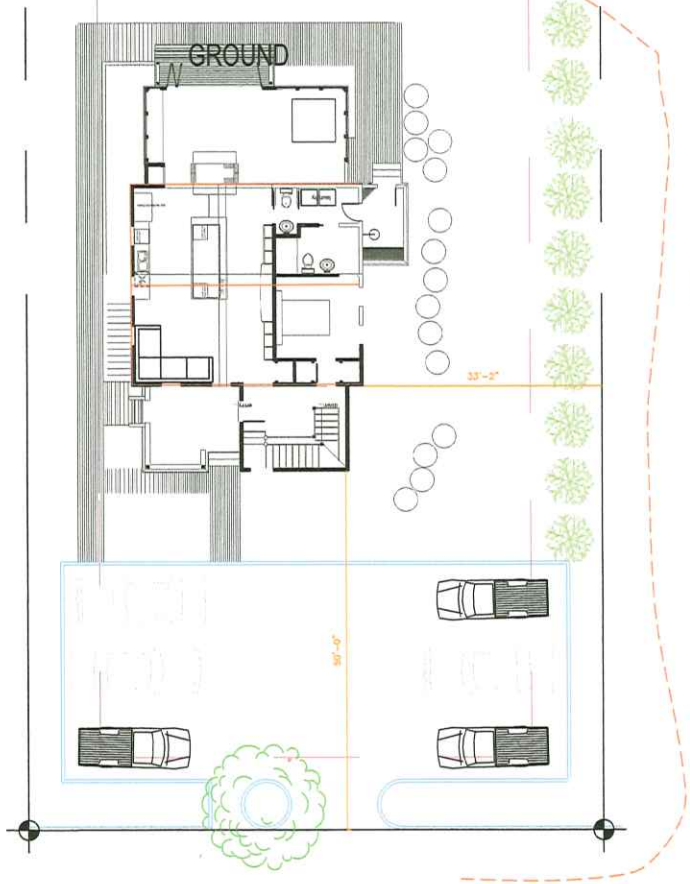
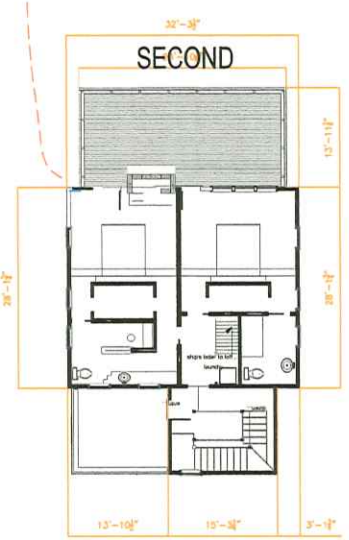






window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A	MATCH EXISITNG	M.E.	M.E.			26
B	ANDERSEN	6/6	10-1/2 X 10			12
C	ANDERSEN	6/6	9 X 9-1/2			5
D	ANDERSEN	3/3	5-1/2 X 11-1/2			3
E	ANDERSEN	3 LGT	9 X 9-1/2			5

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1	MARVIN	15LGT/PANEL		3068			see plan	5
2	MARVIN	15lgt/pael trifold		9068			see plan	1
3	MARVIN	15lgt/panel bifold set		14068			see plan	1

J.N. DESIGN. BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Katie and Joe
14 Berkley Way
Nantucket MA, 02554

DESCRIPTION:
HDC

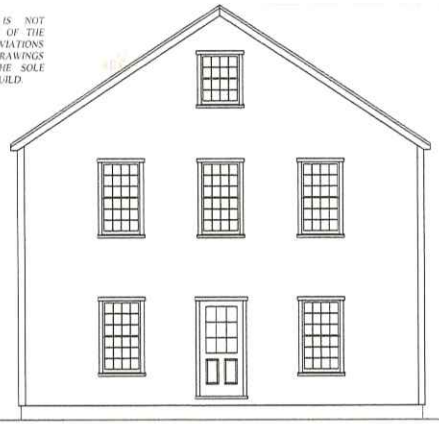
floor plans

proposed
basement
ground
second

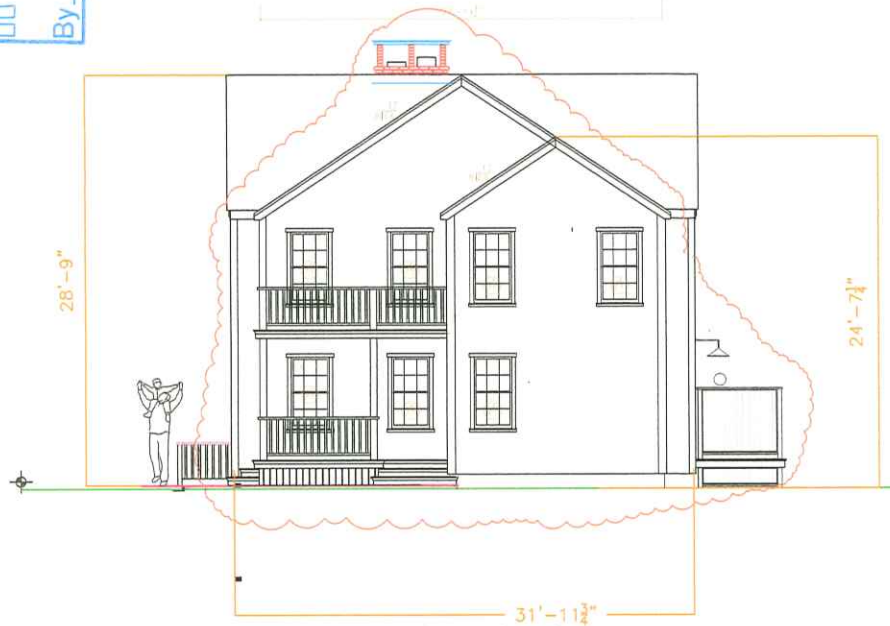
SCALE:
1/4"=1'

12/11/24

proposed east elevation



existing east elevation



proposed east elevation

cumberland avenue

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window schedule

TYPE	MANUFACTURER	LIGHT/DESCRIPT.	GLASS SIZE	R.O.	M.O.	QTY.
A	MATCH EXISITNG	M.E.	M.E.			26
B	ANDERSEN	6/6	10-1/2 X 10			12
C	ANDERSEN	6/6	9 X 9-1/2			5
D	ANDERSEN	3/3	9-1/2 X 11-1/2			3
E	ANDERSEN	3 LGT	9 X 9-1/2			5

door schedule

NO.	MANUFACTURER	DESCRIPTION	MODEL	SIZE	R.O	RATING	DOOR SWING	QTY.
1	MARVIN	15LGT/PANEL		3068			see plan	5
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JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Katie and Joe
14 Berkley Way
Nantucket MA, 02554

DESCRIPTION:
HDC

proposed
elevation

east

SCALE:
1/4"=1'

11/21/24

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window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A	MATCH EXISITNG	M.E.	M.E.			26
B	ANDERSEN	6/6	10-1/2 X 10			12
C	ANDERSEN	6/6	9 X 9-1/2			5
D	ANDERSEN	3/3	9-1/2 X 11-1/2			3
E	ANDERSEN	3 LGT	9 X 9-1/2			5

door schedule

NO.	MANUFACTURER.	DESCRIPTION	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
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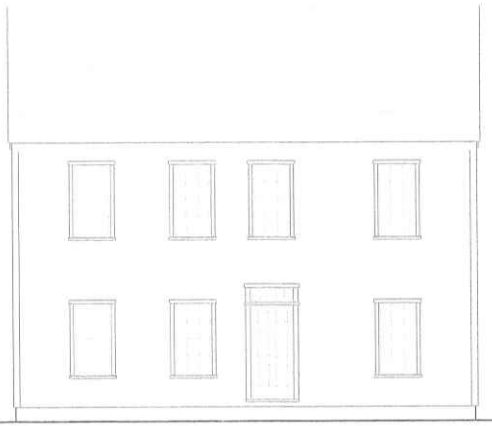

existing north elevation

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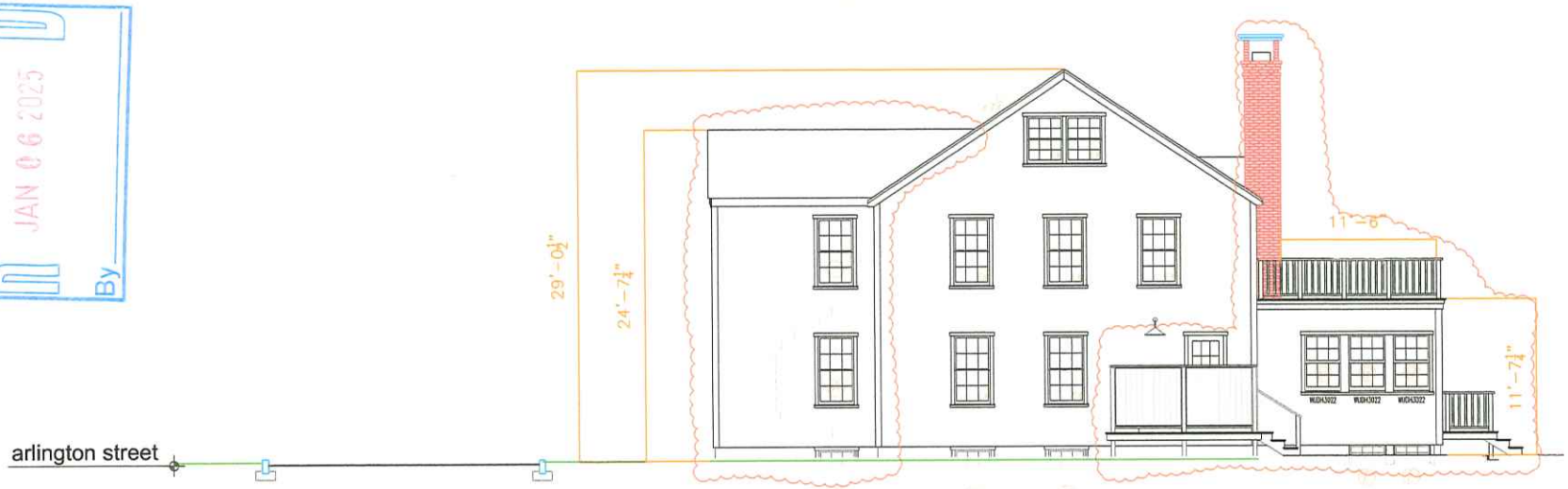

11'-11¾" 27'-11½" 13'-8"

proposed north elevation

JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Katie and Joe
14 Berkley Way
Nantucket MA, 02554

DESCRIPTION:
HDC

proposed elevation

north

SCALE:
1/4"=1'

12/11/24

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window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A	MATCH EXISITNG	M.E.	M.E.			26
B	ANDERSEN	6/6	18-1/2 X 13			12
C	ANDERSEN	6/6	9 X 9-1/2			5
D	ANDERSEN	3/3	9-1/2 X 11-1/2			3
E	ANDERSEN	3 LGT	9 X 9-1/2			5

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
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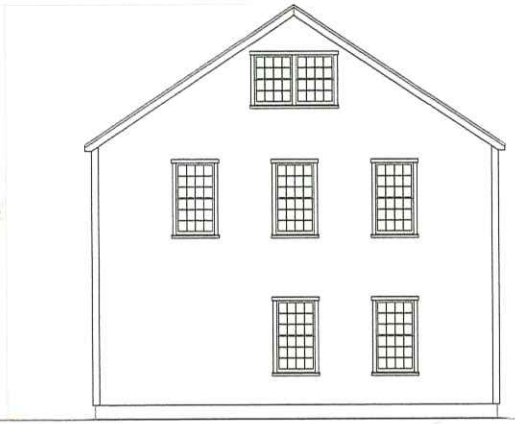

existing west elevation

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cumberland avenue

proposed west elevation

JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Katie and Joe
14 Berkley Way
Nantucket MA, 02554

DESCRIPTION:
HDC

proposed elevation

west

SCALE:
1/4"=1'

11/21/24

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existing south elevation

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT	GLASS SIZE	R.O.	M.O.	QTY.
A	MATCH EXISITNG	M.E.	M.E.			26
B	ANDERSEN	6/6	10-1/2 X 10			12
C	ANDERSEN	6/6	9 X 9-1/2			5
D	ANDERSEN	3/3	9-1/2 X 11-1/2			3
E	ANDERSEN	3 LGT	9 X 9-1/2			5

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O	RATING	DOOR SWING.	QTY.
1	MARVIN	15LGT/PANEL		3068			see plan	5
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3	MARVIN	15lgt/panel	bifold set	14068			see plan	1



proposed south elevation

J.N. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Katie and Joe
14 Berkley Way
Nantucket MA, 02554

DESCRIPTION:
HDC

proposed elevation

south

SCALE:
1/4"=1'

11/21/24









ADDRESS: 1 Wyers Ln
DATE HEARD: 1/7/25
SITTING BOARD: regular board - HDC

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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
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

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.

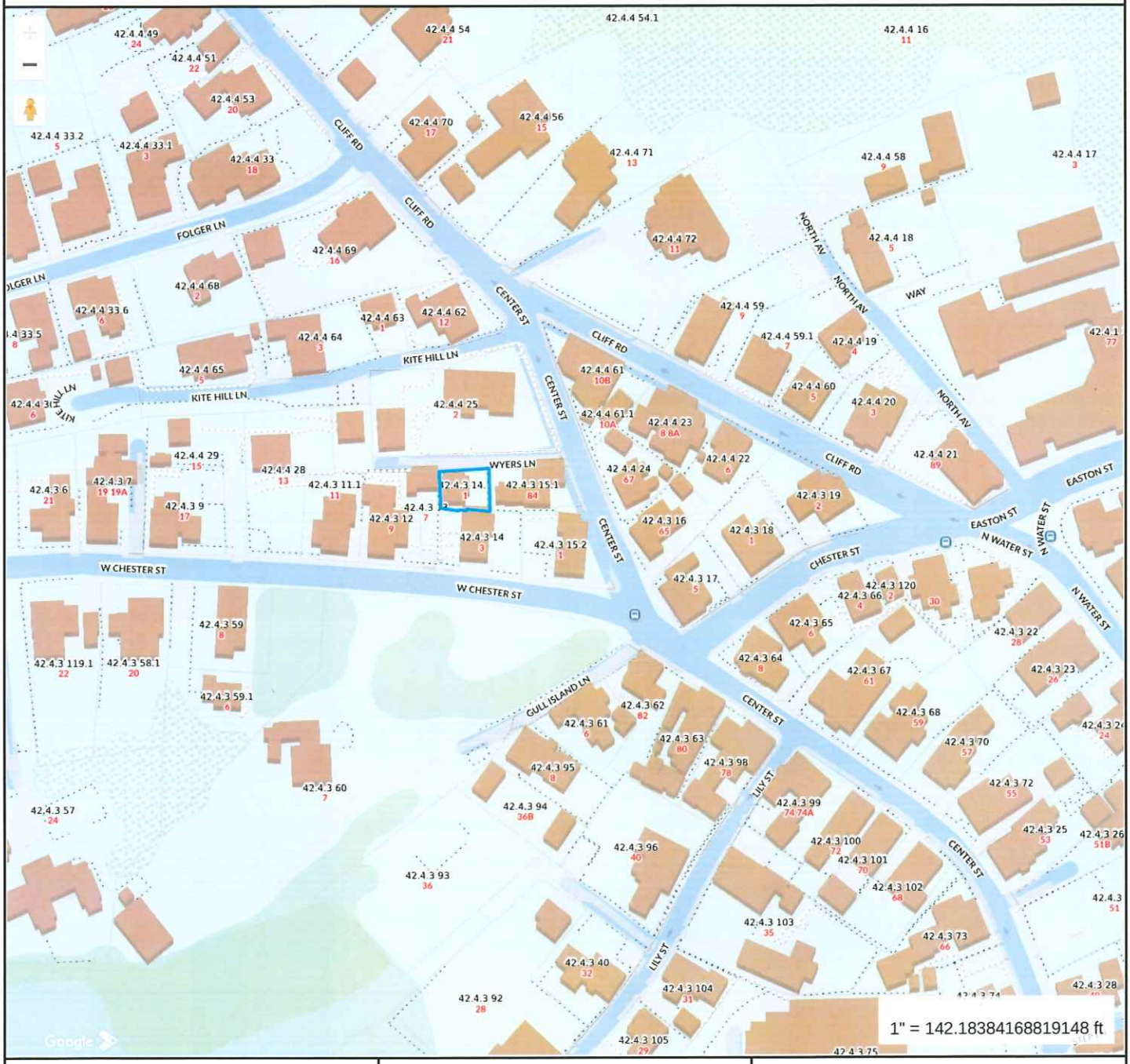
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: 1/8/25

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.

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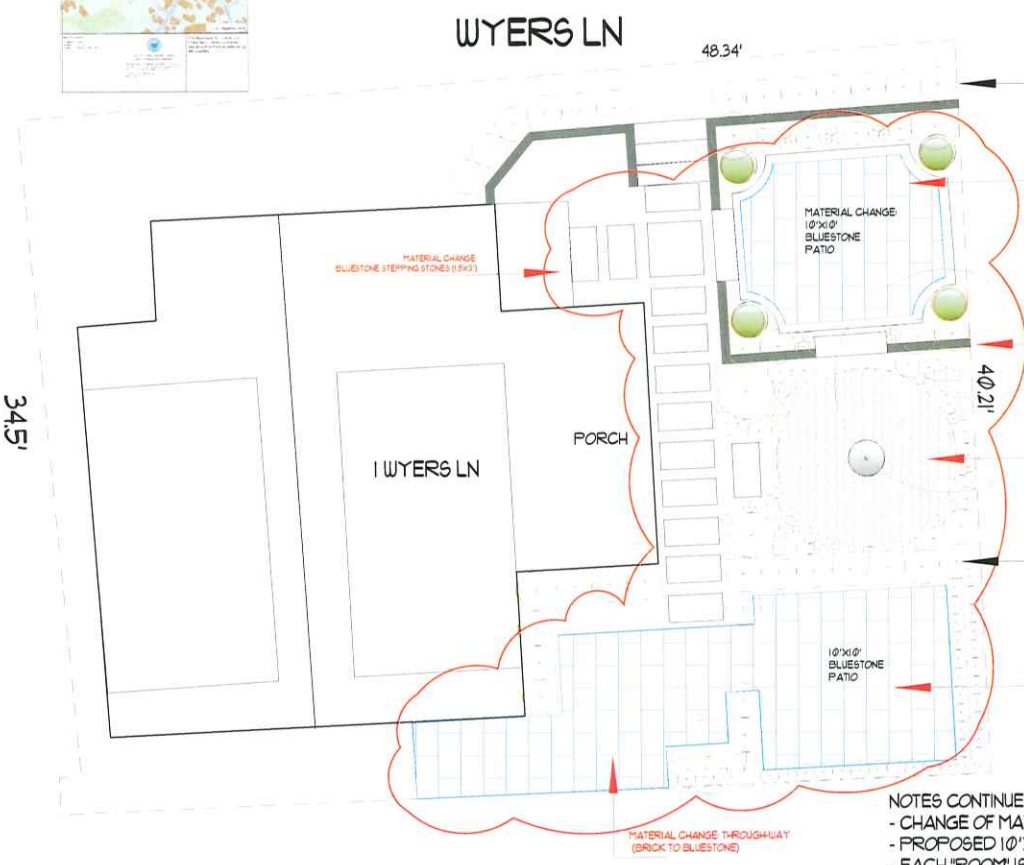
N



NOTES:
- CHANGE OF MATERIAL - FROM BRICK TO BLUESTONE
- 1.5'X3' BLUESTONE STEPS DIVIDED BY GROUND COVER
- RELOCATE GRANITE RETAINING WALL TO ENCLOSE DINING AREA



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 NOTES:
HDC FELT THE ORIGINAL PROPOSED STEPPING STONES WERE TOO MODERN.
SEE ABOVE REVISED STEPPING STONES - 1.5'X3' BLUESTONE STEPS IN A LINEAR PATTERN.

Landscape Design by: G. Keller
Studio Viburnum

Landscape Plan: L1
Mignosa - Garden Design

Scale: 3/32" = 1'

Revision #: 2
Date: 1/8/2025

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

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✓	Date submitted to 2 Fairgrounds Road: 1/8/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 21 PLEASANT ST. 2021-12-5454 2022-01-7624 2023-03-8128
✓	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
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Affidavit Certifying Completeness of Old Business submission

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Signature: Richard P Ewing Date: 1/8/2025

EXTERIOR DOOR & WINDOW SCHEDULE							
TYPE	WIDE	HIGH	THICK	MUNTIN	PATTERN	MAT'L	FINISH
1	36"	84"	1 3/4"	N/A	4-PANEL	WOOD	PAINT
2	32"	"	"	3/4"	3x4	"	"
3	"	"	"	"	3x9	"	"
4	60"	"	"	"	"	"	"
A	28"	58"	1 1/4"	"	6/1	"	"
B	45"	"	"	"	10/1	"	"
C	42"	48"	"	"	8/1	"	"
D	28"	"	"	"	6/1	"	"
E	"	38"	"	"	3/1	"	"
F	36"	60"	"	"	8/1	"	"
G	28"	54"	"	"	6/1	"	"
H	24"	44"	"	"	"	"	"
I	28"	54"	"	"	"	"	"
J	"	28"	"	"	3x2	"	"
K	36"	"	"	"	4x2	"	"
X	EXISTING SASH TO BE REFURBISHED.						"



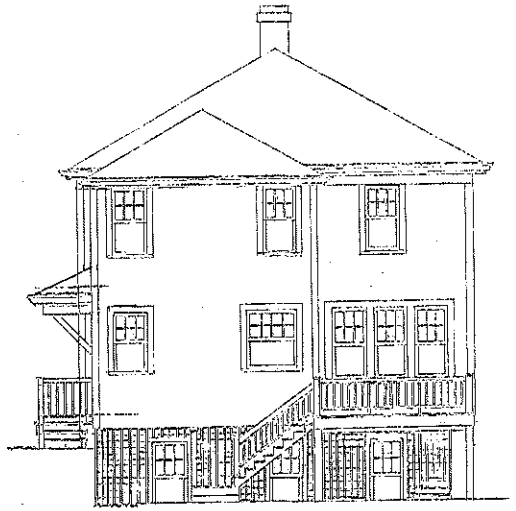
Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

21 PLEASANT STREET
Nantucket

ARCHITECT
PAUL ALDEN CURTIS AIA INC.
13 DWIGHT STREET · BOSTON · 02118
(617) 423-7396

11/1/21
9/16/2022
11/19/2022
2/27/2023
8/26/2024
1/8/2025

Elevations

1/4"=1'0"

EXTERIOR DOOR & WINDOW SCHEDULE							
TYPE	WIDE	HIGH	THICK	MUNTIN	PATTERN	MATL.	FINISH
1	36"	84"	1 3/4"	N/A	4 PANEL	WOOD	PAINT
2	32"	"	"	3/4"	3 x 4	"	"
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K	36"	"	"	"	4 x 2	"	"
X	EXISTING SASH TO BE REFURBISHED.						"



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

21 PLEASANT STREET
Nantucket

ARCHITECT
PAUL ALDEN CURTIS A·I·A INC.
13 DWIGHT STREET · BOSTON · 02118
(617) 423-7896

11/1/2021
2/16/2022
11/15/2022
2/27/2023
8/26/2024
1/8/2025

Elevations

3/4"=1'0"

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

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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)**

ADDRESS: 21 PLEASANT ST. (HARDSCAPE)
DATE HEARD: 12/17/2024
SITTING BOARD: Wyatt, Camp, Cooper, ?, Oliver, Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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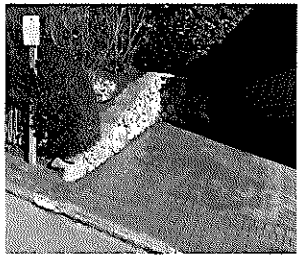
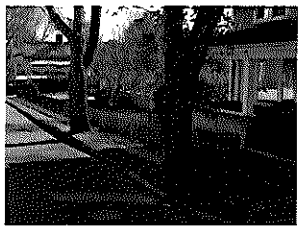
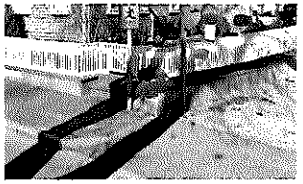
NEIGHBORING MATERIALS

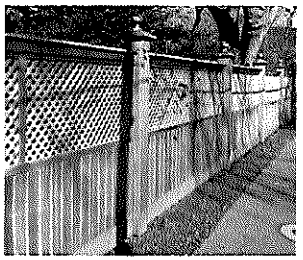

Brick Drive Pleasant Street


Stonewall and Brick Drive Paving at N Mill Street

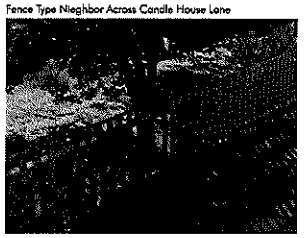

Pleasant Street Has An Existing Street Trees on The Main Entrance.

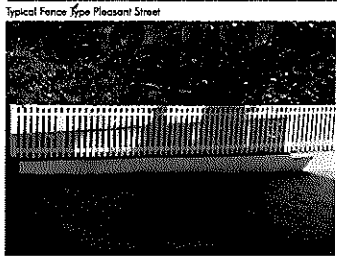

Stonewall at S Mill Street

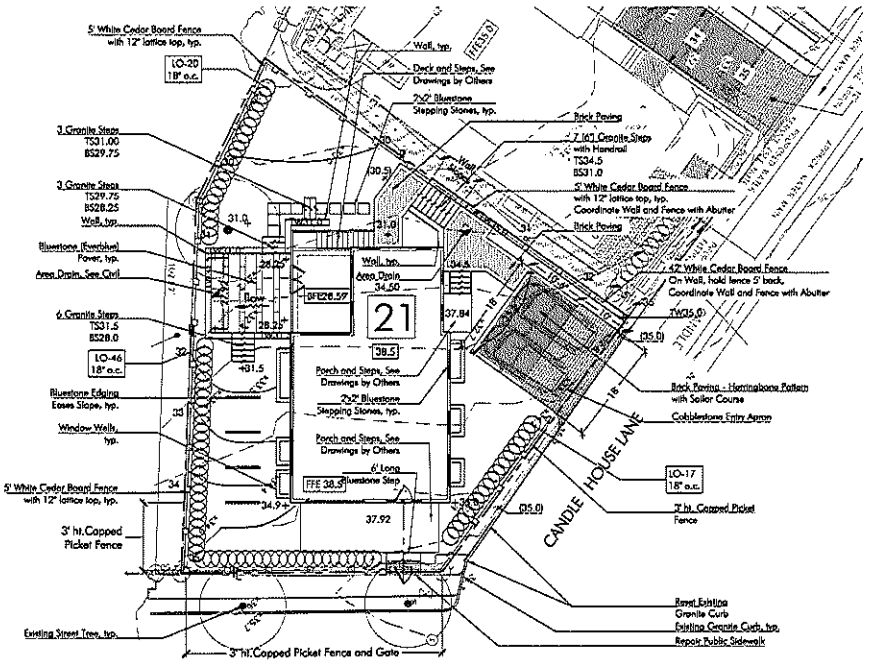

CMU Wall with Brick Cap at Pleasant Street


Fence Type Neighbor Across Candle House Lane

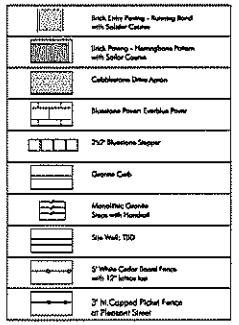

Typical Fence Type Pleasant Street


Existing Fence 21 Pleasant on Candle House Lane


Typical Fence Type Pleasant Street



LEGEND:

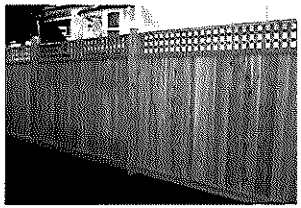


SCALE: 1" = 10'-0"

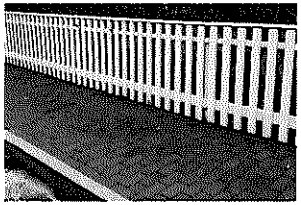
PLANT LIST 21 PLEASANT STREET

SYMB	QTY	LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
LO	83	Ligustrum ovalifolium	Privet	4'-5'	B&B Space 18"o.c.

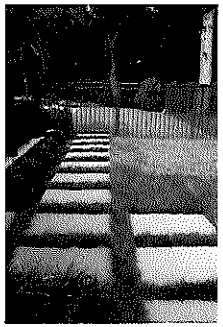
PROPOSED MATERIALS


5' White Cedar Board fence with 12" lattice top


Brick Paving


3' ht.Capped Picket Fence


Everblue Pavers


2x2 Bluestone Stepping Stones


Granite Steps in Lawn to ease the slope

VERDANT
LANDSCAPE ARCHITECTURE
617.738.1180

LANDSCAPE HARDSCAPE MATERIALS PLAN
21 PLEASANT STREET
NANTUCKET, MA

REVISIONS
MARK ISSUE DATE

DRAWING INFORMATION
ISSUE:
DATE: 07/06/24
SCALE: As Noted

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
HARDSCAPE MATERIALS PLAN

DRAWING NUMBER
L1.0

© Verdant Landscape Architecture

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Stonewall at S Mill Street



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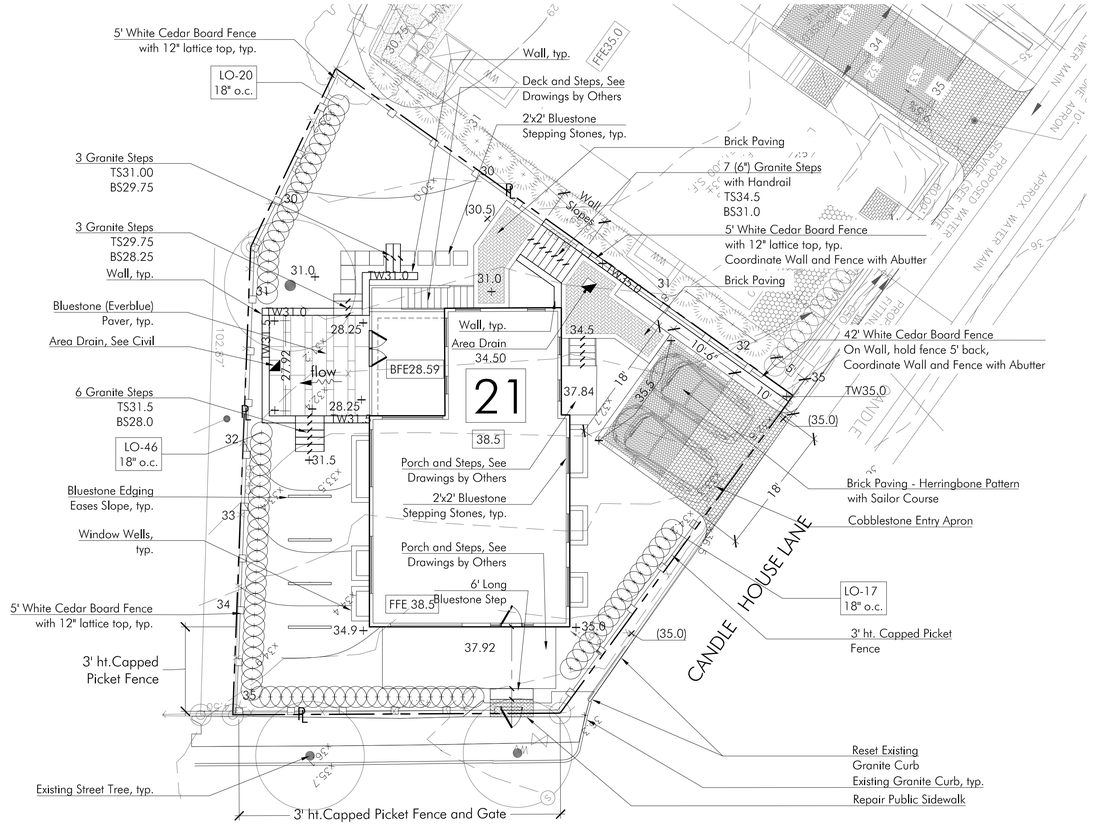
Existing Fence 21 Pleasant on Candle House Lane



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
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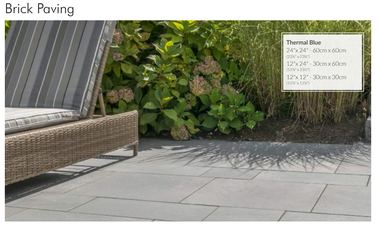

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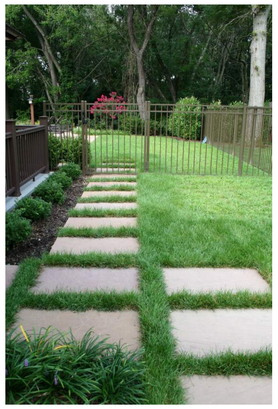

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LANDSCAPE HARDSCAPE MATERIALS PLAN
21 PLEASANT STREET
NANTUCKET, MA

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

ADDRESS: 21 PLEASANT ST.
DATE HEARD: 4/2/2024
SITTING BOARD: WELCH, CAMP, COOMBS, OLIVER, PATTEN

HARDSCAPING

Historic District Commission

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✓	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: 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:	-

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

√	Date submitted to 2 Fairgrounds Road: 9 January 2025
√	HDC Case Number (ie HDC2020-05-0265): 2024-05-10597
√	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
n/a	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
√	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) 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**

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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: 9 January 2025

MARK CUTONE
ARCHITECTURE +

9 January 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 39 Cliff Road (Cheese & Crackers LLC) – Old Business

Dear Commissioners,

Attached are the revised drawings for the new dwelling at 39 Cliff Road for our clients (Cheese & Crackers LLC). At your July 16th meeting you approved the move/demolition of the existing 1990's dwelling that exists today.

At the July 23rd meeting you gave your first comments on the design of the new proposed dwelling. Revisions were made to the design, and on December 3rd the commission had further comments focused mainly on the southwest elevation which faces Cliff Road. The height of the first floor above grade was a unanimous concern and some ways of dealing with this condition were discussed. There were also comments about the first floor fenestration being a little awkward or off balance. We have responded to these concerns and we hope you find our revisions appropriate.

We look forward to your consideration of this new proposal.

Thank you,

Doug Mills, 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.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 3

Street & Number of Proposed Work: 39 CLIFF RD

Owner of record: CHEESE & CRACKERS LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@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: 66' Sq. Footage 1st floor: 2276SF
Width: 36' Sq. footage 2nd floor: 1578SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 66 x 6 ☒ 1st floor ☐ 2nd floor
Size: 13 x 8 ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 29'-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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 6 /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 _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8+3 Rake 8+3 Soffit (Overhang) 6 Corner boards — Frieze 8+6
Window Casing 4 Door Frame 4 Columns/Posts: Round _____ Square X

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

Doors* (type and material): ☐ TDL ☒ SDL Front 4 LITE Rear 6 LITE Side 6 LITE
Garage Door(s): Type — Material —

Hardscape materials: Driveways BLUE MIST GRANITE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

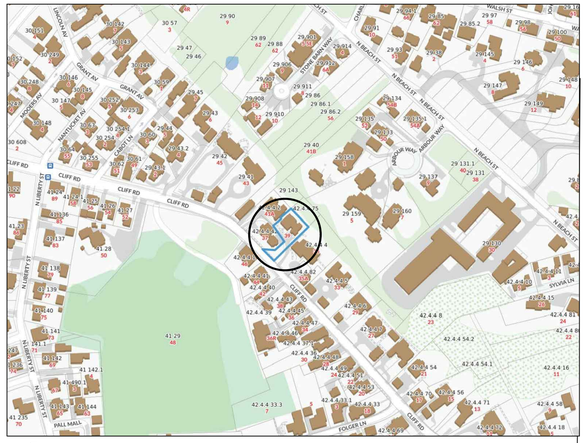
Sidewall NTW
Trim WHITE
Deck NTW
Clapboard (if applicable) —
Sash WHITE
Foundation —
Roof NTW
Doors WHITE
Fence —
Shutters —

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

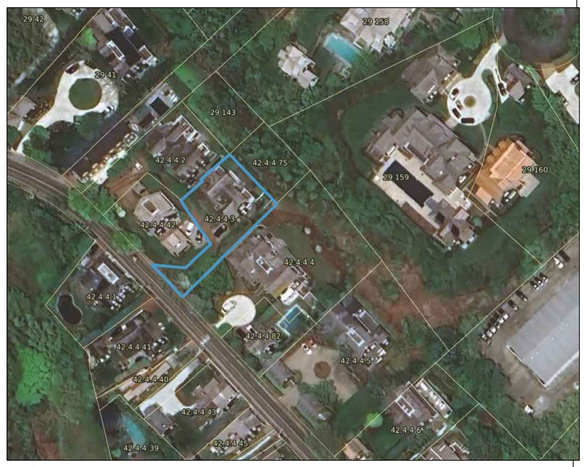
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/28/24 Signature of owner of record _____ CHEESE & CRACKERS LLC Signed under penalties of perjury

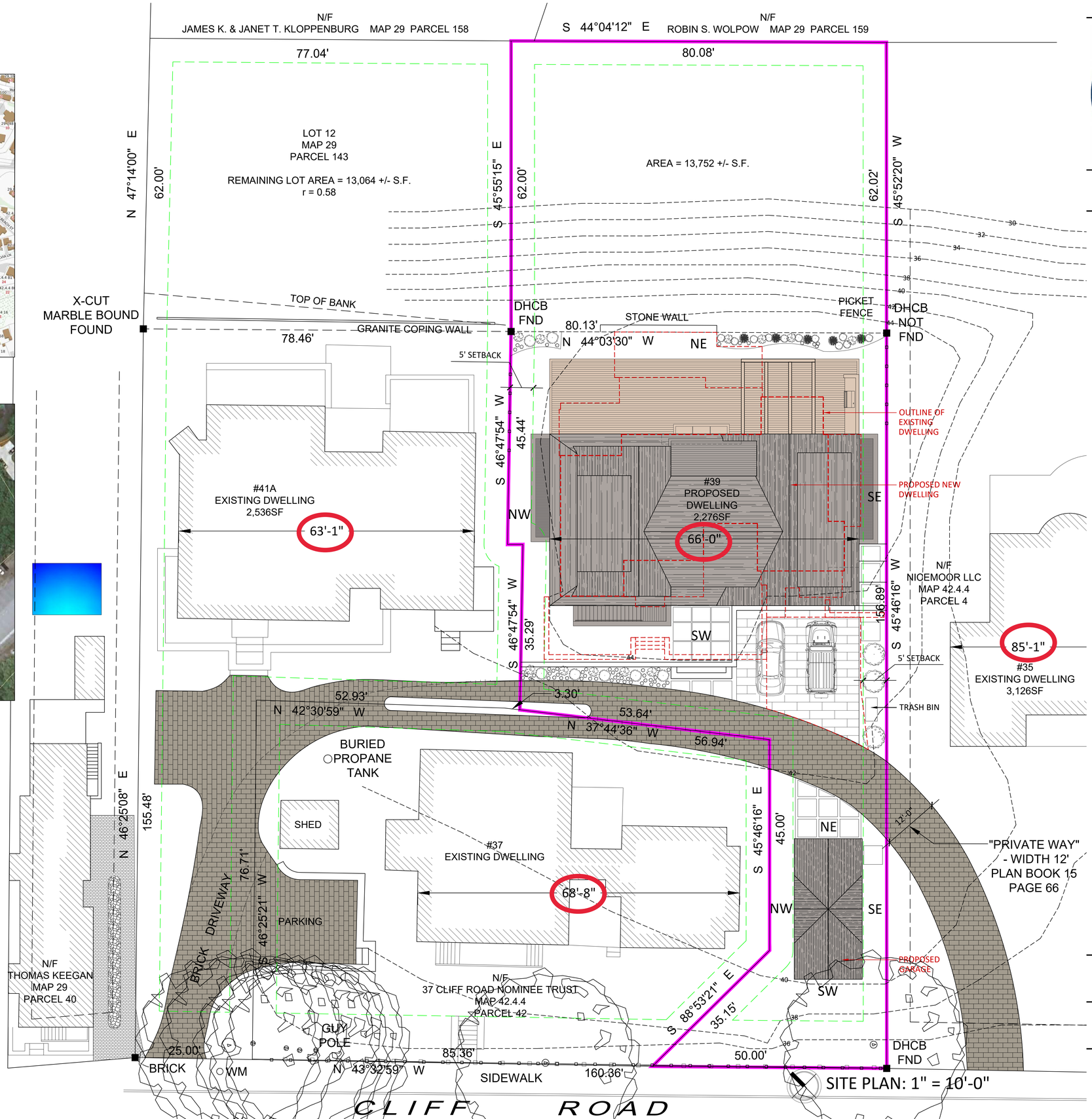
39 CLIFF ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

COVER SHEET

C1.1

9 JANUARY 2025

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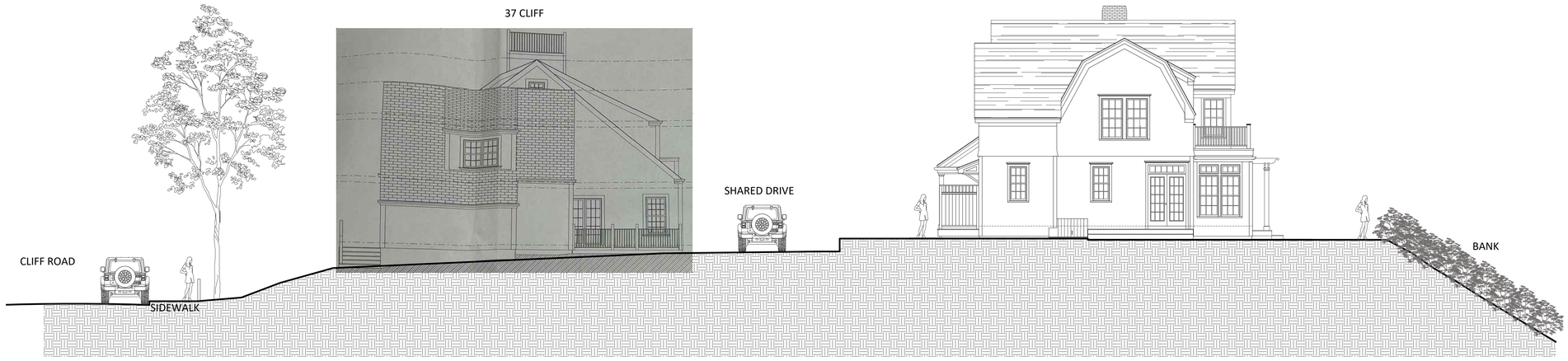
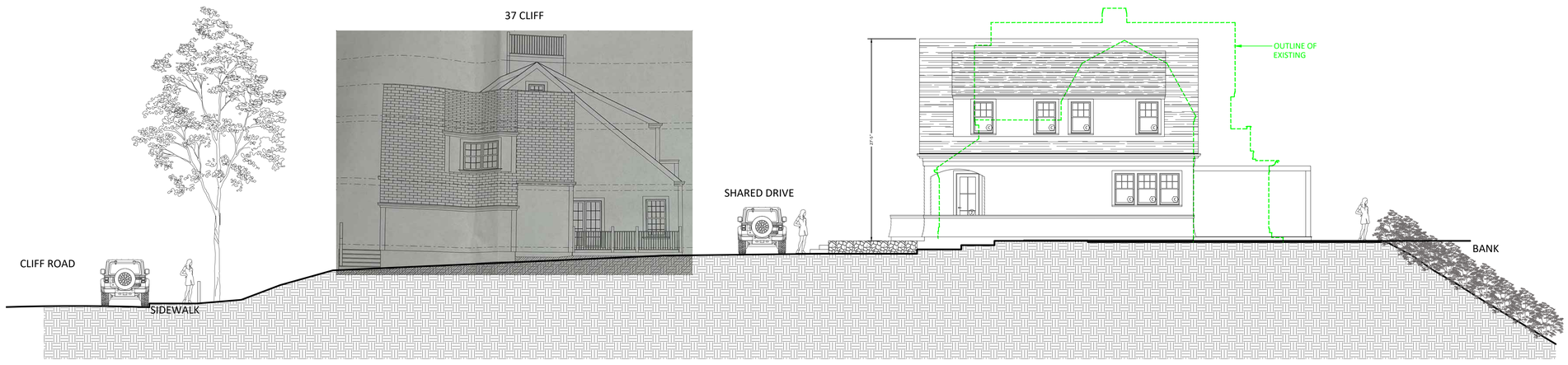


EXISTING SITE SECTION: 1/8"=1'-0"



PROPOSED SITE SECTION: 1/8"=1'-0"

HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

EXISTING & PROPOSED
SITE SECTIONS

C1.2

9 JANUARY 2025



35 CLIFF ROAD



24 CLIFF ROAD



28 CLIFF ROAD



32 CLIFF ROAD



36 CLIFF ROAD



38 CLIFF ROAD



44 CLIFF ROAD



46 CLIFF ROAD



45 CLIFF ROAD



45 CLIFF ROAD COTTAGE



41B CLIFF ROAD



18 CLIFF ROAD



20 CLIFF ROAD



16 CLIFF ROAD



12 CLIFF ROAD



11 CLIFF ROAD



17 CLIFF ROAD



27 CLIFF ROAD



21 CLIFF ROAD



33 CLIFF ROAD COTTAGE

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HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

CONTEXT

C1.3

9 JANUARY 2025

41A CLIFF VIEWED FROM END OF RIGHT OF WAY





37 CLIFF ROAD FROM CLIFF ROAD

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ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

37 & 39 CLIFF VIEWED FROM BEGINNING OF RIGHT OF WAY





39 CLIFF ROAD FROM CLIFF ROAD



PANORAMIC VIEW w/ 37 CLIFF AT CENTER

HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

WINTER PHOTOS OF 37, 39, & 41A CLIFF

C1.4

9 JANUARY 2025

41A CLIFF VIEWED FROM END OF RIGHT OF WAY





37 CLIFF ROAD FROM CLIFF ROAD

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ARCHITECTURE +
2 BROAD STREET
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37 & 39 CLIFF VIEWED FROM BEGINNING OF RIGHT OF WAY





39 CLIFF ROAD FROM CLIFF ROAD



PANORAMIC VIEW w/ 37 CLIFF AT CENTER

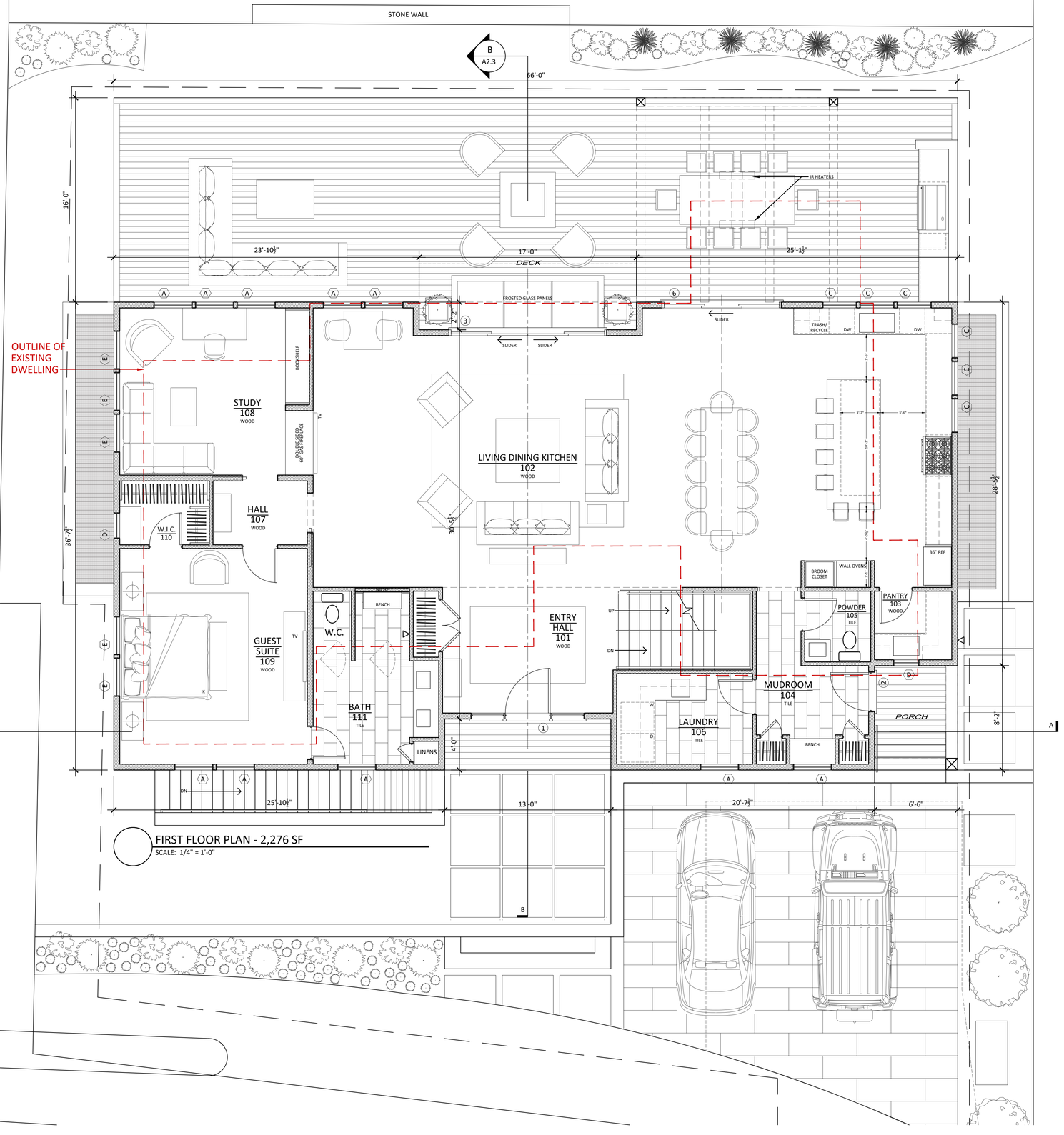
HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SUMMER PHOTOS OF 37, 39, & 41A CLIFF

C1.5

9 JANUARY 2025



FIRST FLOOR PLAN - 2,276 SF

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

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	MARVIN UDHG2-3030	R.O.: 3'-0 1/4" x 5'-8"	6/1 DOUBLE HUNG WINDOW
B	--	MARVIN UDHG2-2626	R.O.: 2'-8 1/4" x 5'-0"	6/1 DOUBLE HUNG WINDOW
C	--	MARVIN UDHG2-2616	R.O.: 2'-8 1/4" x 4'-4"	6/1 DOUBLE HUNG WINDOW
D	--	MARVIN UAWN-2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW
E	--	MARVIN UAWN-3636	R.O.: 3'-1" x 2'-11 5/8"	6 LIGHT AWNING WINDOW
F	--	MARVIN UWDHP-5278	R.O.: 4'-6 3/8" x 6'-9 1/2"	1 LIGHT PICTURE WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	--	CUSTOM 3'-6" x 8'-0" DOOR	R.O.: 9'-3" x 8'-3"	4 LITE DOOR w/ 4 LITE SIDELIGHTS
2	--	MARVIN ULTIMATE 2868	R.O.: 2'-10 7/16" x 6'-10 1/2"	6 LIGHT INSWING PATIO DOOR
3	--	MARVIN ULTIMATE OXXO	R.O.: 12'-0" x 8'-2 1/2"	(4) 6 LIGHT SLIDING PATIO DOORS
4	--	MARVIN CUSTOM 2874	R.O.: 2'-11" x 7'-6 1/2"	6 LIGHT PATIO DOOR
5	--	CUSTOM 3'-6" x 6'-8" DOOR	R.O.: 3'-9" x 6'-11"	VERTICAL BOARD DOOR
6	--	MARVIN ULTIMATE OXO	R.O.: 9'-2 1/2" x 8'-2 1/2"	(3) 6 LIGHT SLIDING PATIO DOORS

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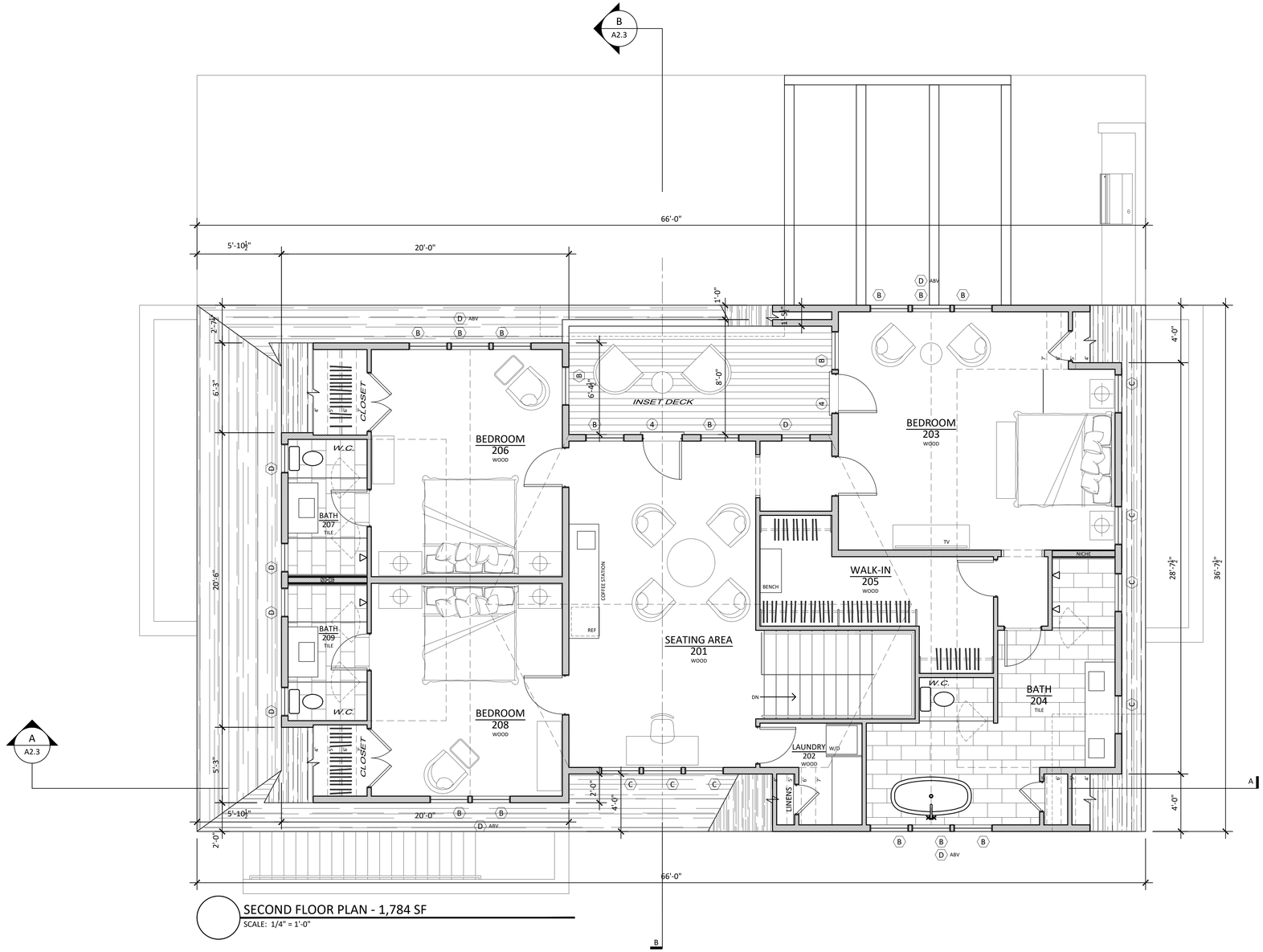
HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

FIRST FLOOR PLAN

A1.1

9 JANUARY 2025



SECOND FLOOR PLAN - 1,784 SF

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

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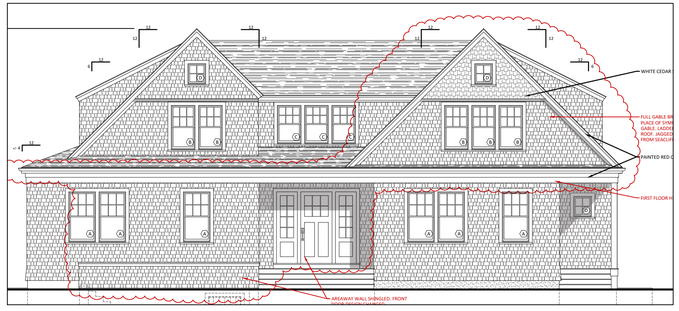
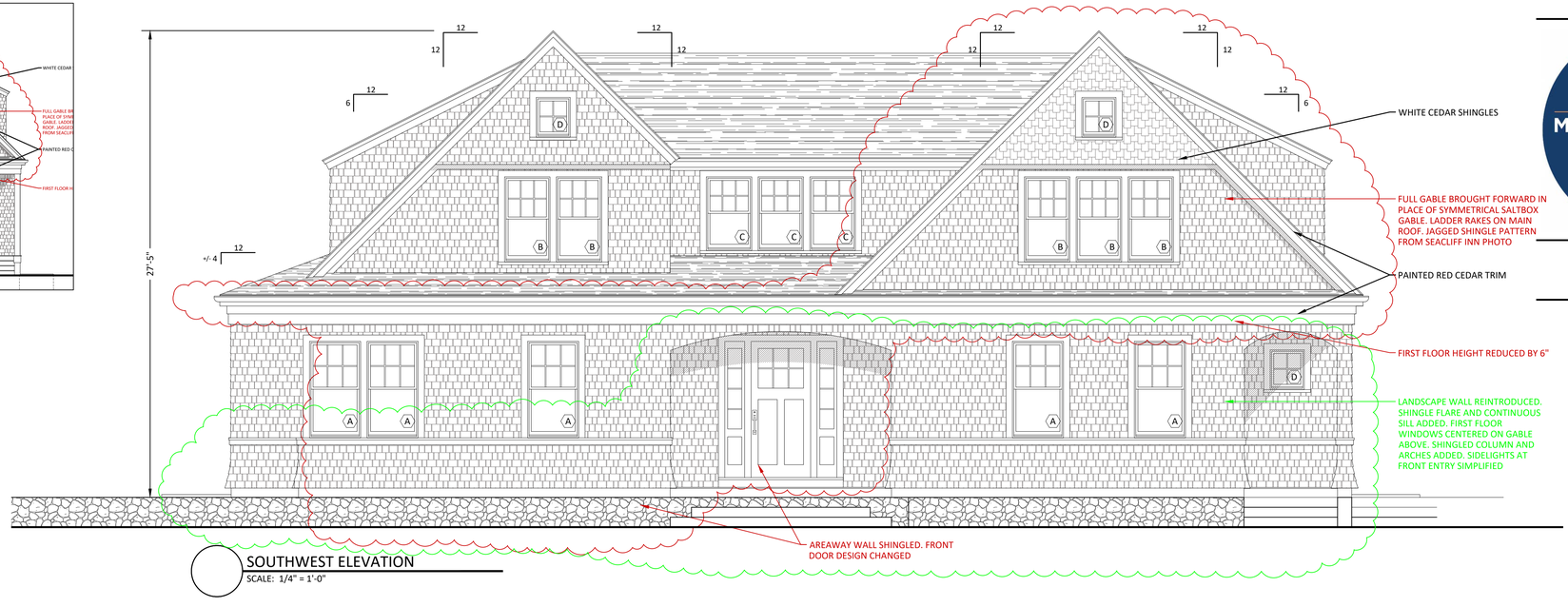
SECOND FLOOR PLAN

A1.2

9 JANUARY 2025



PREVIOUS SUBMISSION



SOUTHWEST ELEVATION

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

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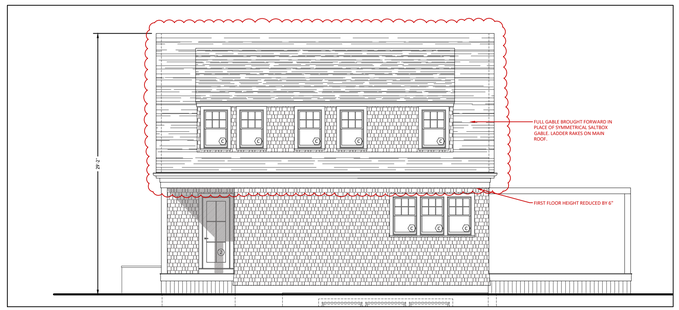

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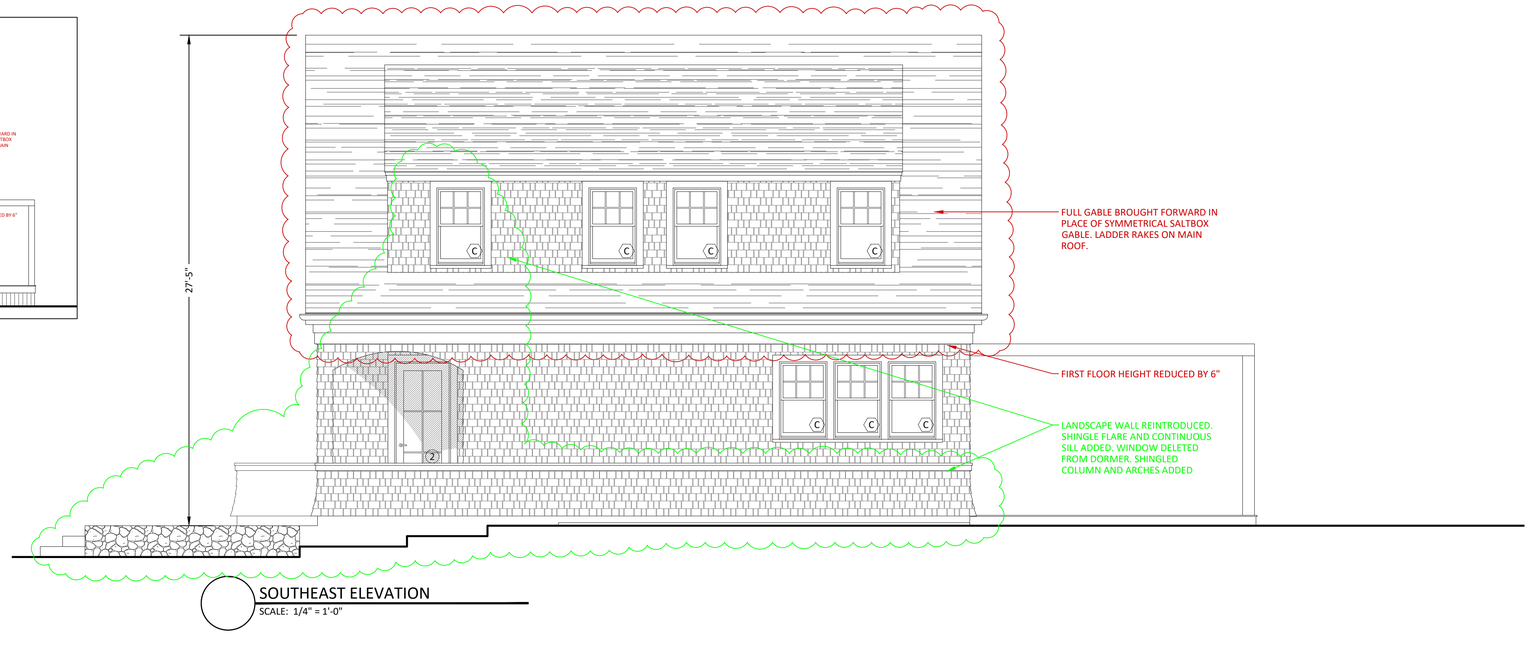


SOUTHEAST ELEVATION

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

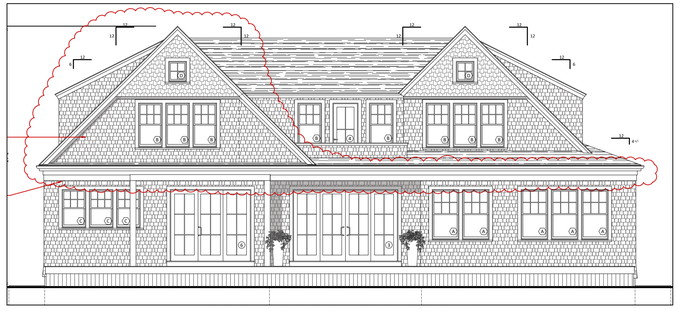
HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SW & SE ELEVATIONS

A2.1

9 JANUARY 2025



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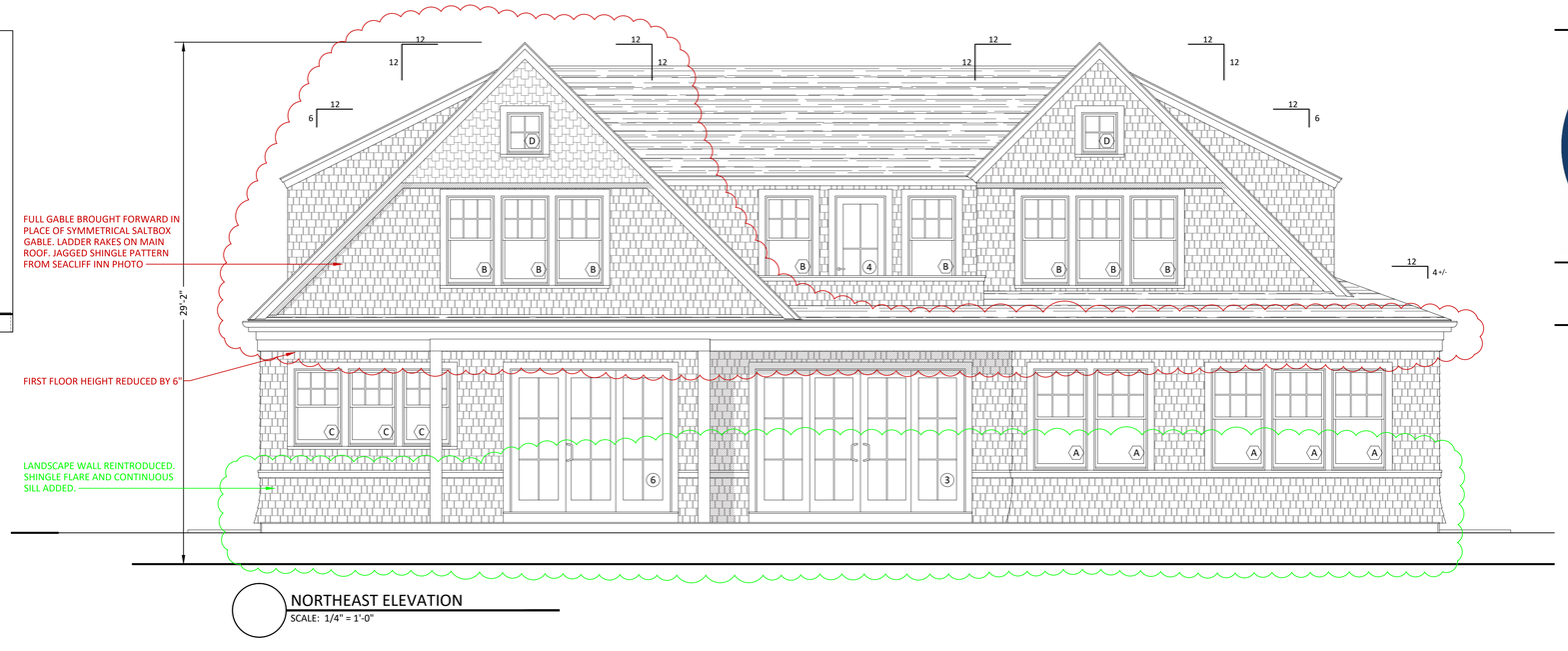
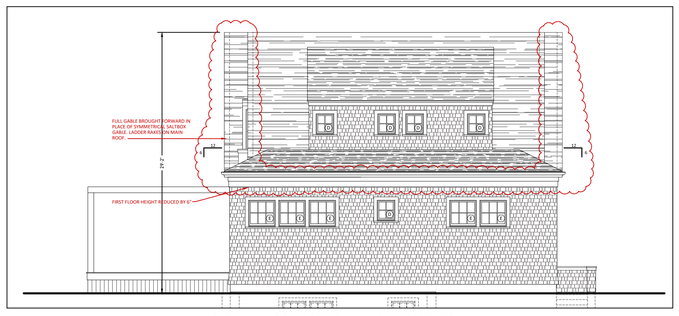
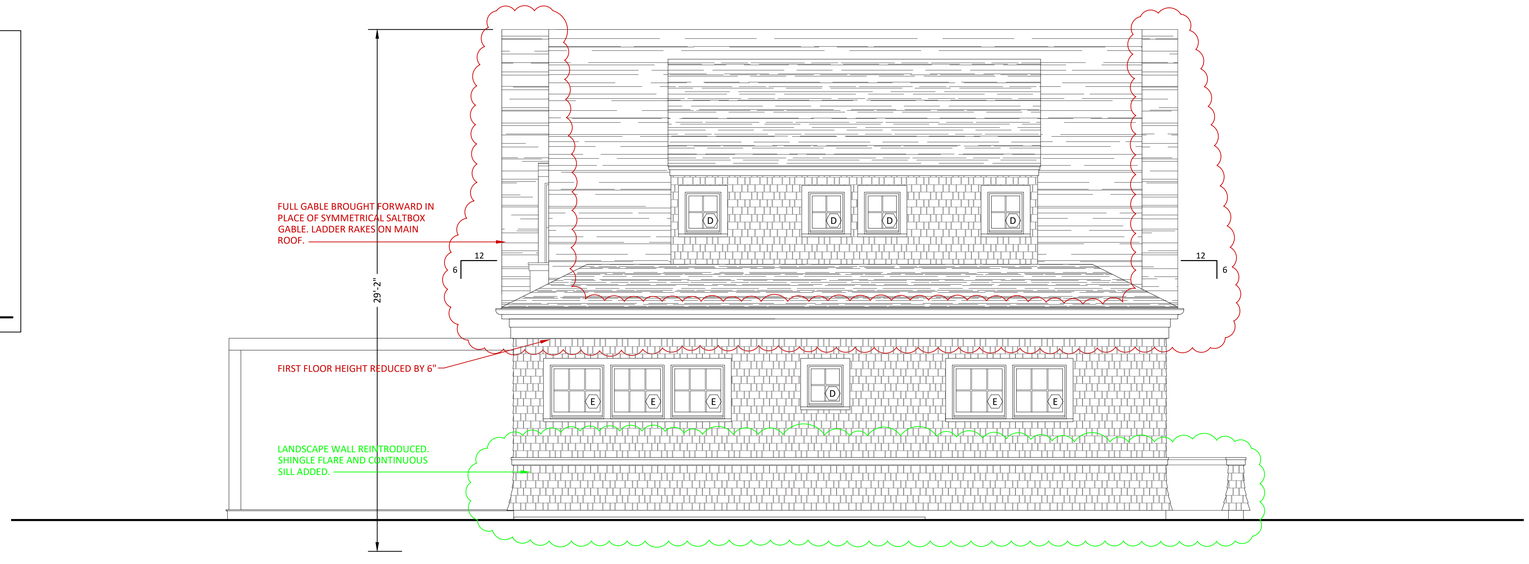


NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



PREVIOUS SUBMISSION



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

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HDC 3

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

NORTHEAST &
NORTHWEST ELEVATIONS

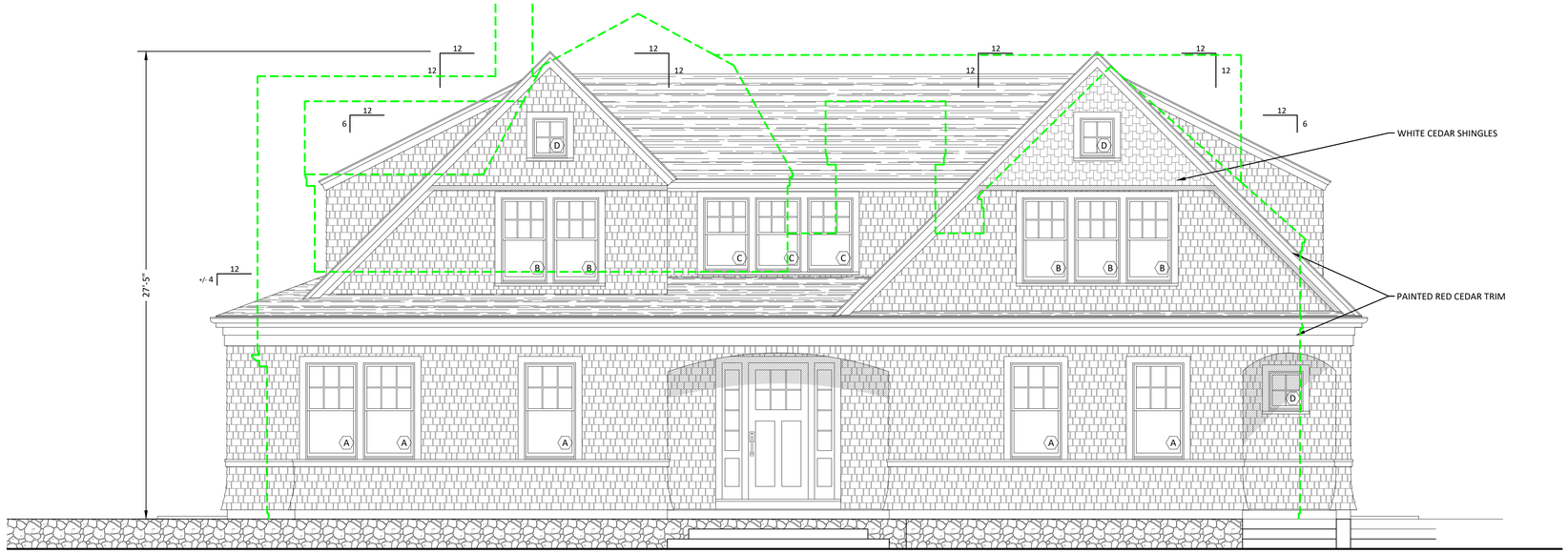
A2.2

9 JANUARY 2025





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



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

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39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SOUTHWEST ELEVATION
SIDE BY SIDE w/ EXISTING

A2.3

9 JANUARY 2025

ADDRESS: 2 Green Lane
DATE HEARD: 11/12/2024
SITTING BOARD: Stephen Welch, Ray Pohl, Abby Camp, Val Oliver, Angus MacLeod

Historic District Commission

OLD BUSINESS CHECKLIST

RECEIVED
JAN 09 2025
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: 01/09/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2 Green Lane HDC2024-11-11420
-	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: Grace Brampton Date: 1/9/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.33 PARCEL N°. 130

Street & Number of Proposed Work: 2 Green Lane

Owner of record: Hampton S Lynch Jr Trst

Mailing Address: 140 Broadway
New York, NY 10005

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket, MA 02554

Contact Phone #: (508) 228-2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name: Unknown

Original Date: visible on Sanborn Map 1887

Original Builder: Unknown

REVISIONS* (describe)

1. East Elevation
2. South Elevation — fenestration changes
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN Clapboard (if applicable) _____ Roof _____
Trim White TME Sash White TME Doors French, White storm - Green TME
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date _____ Signature of owner of record Signed By Grantee, Authorized Agent of Owner Signed under penalties of perjury

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2 Green Lane Realty Trust

2 Green Lane
Nantucket MA
42.3.3 / 130

No.	Description	Date
2	HDC Revision	2025.01.09

HDC1

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Carriage House



2 Green Lane Realty Trust

2 Green Lane
Nantucket MA

42.3.3 / 130

No.	Description	Date
2	HDC Revision	2025.01.09

HDC2

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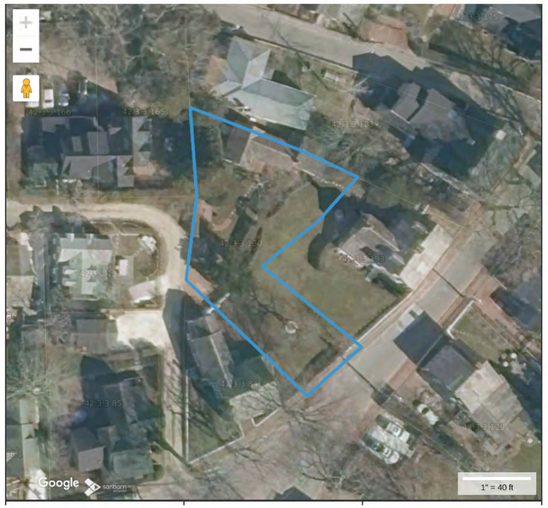





1 Site - HDC
1" = 20'-0"

gryphon
ARCHITECTS

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

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

Owner
2 Green Lane Realty Trust

Project
Carriage House Renovation

Location
2 Green Lane
Nantucket MA

42.3.3 / 130

Structure
Site

#	Description	Date
1	HDC Submission	2024.11.04
2	HDC Revision	2025.01.09

Site

HDC2.0

HDC Submission

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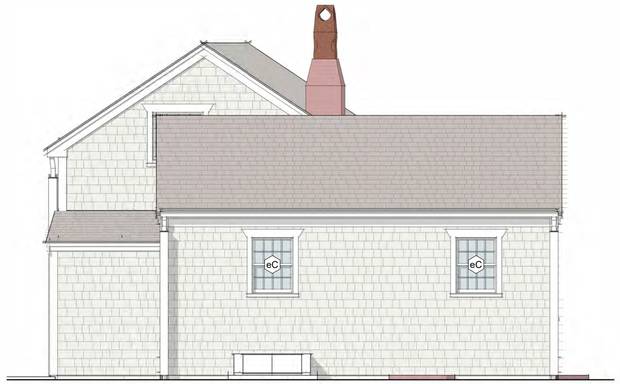
No Exterior Changes



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

No Exterior Changes

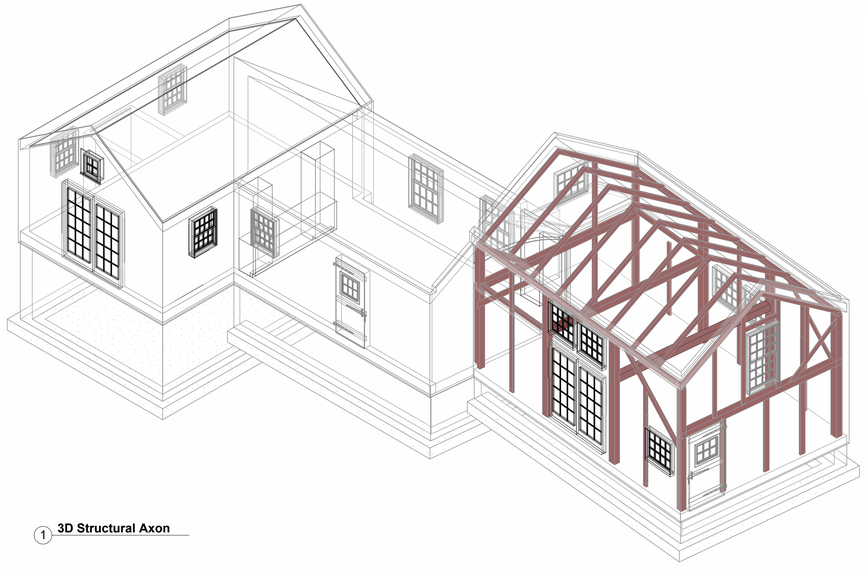


5 **Elevation - North Existing**
1/4" = 1'-0"

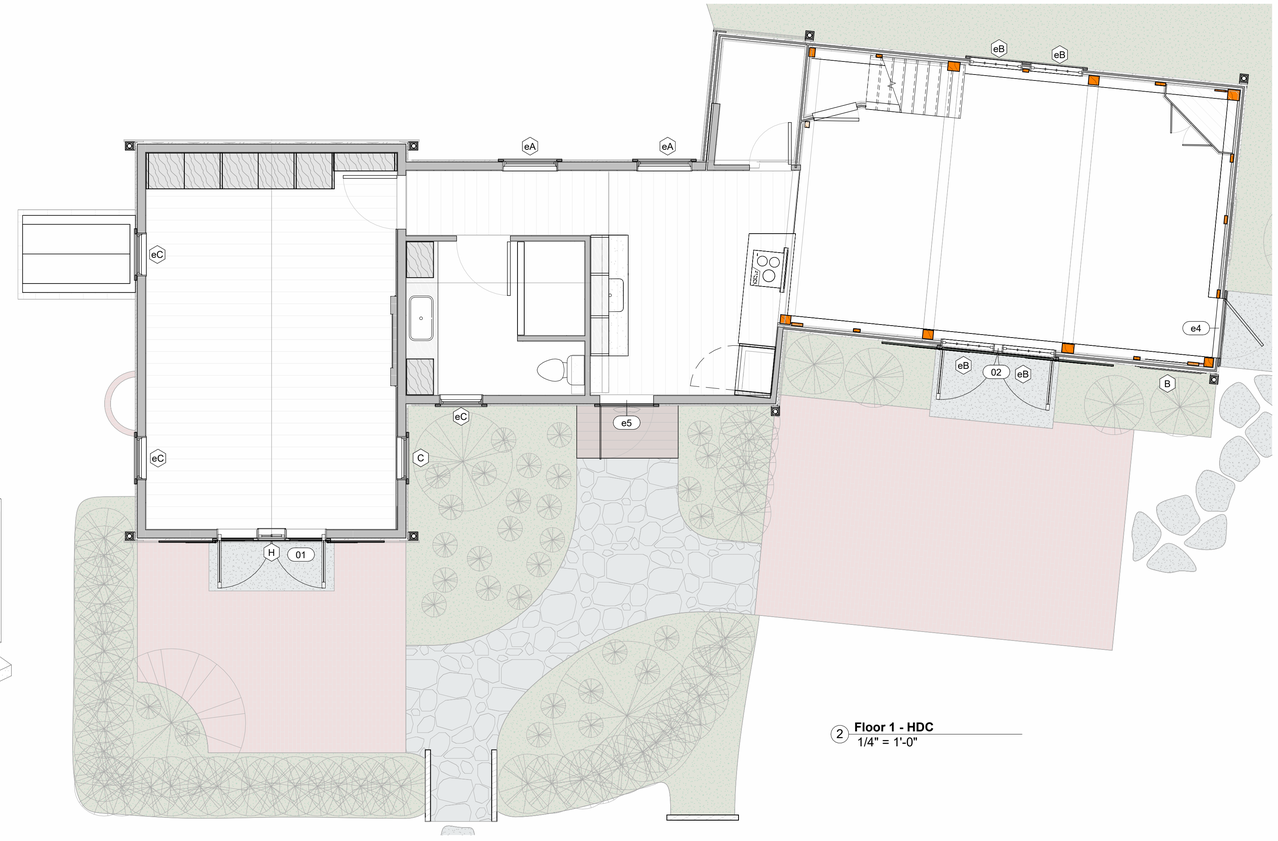
Existing

Window Schedule - HDC							
Level	**Type Mark**	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Phase Created**	**Comments**
Floor 1	B	Brosco	12 Lite	3'-0 3/8"	3'-0"	New Construction	Match Existing
Floor 1	C	Brosco	6/6	2'-6"	3'-5"	New Construction	Match Existing
Plate - 1 Story	H	Brosco	4 Lite	1'-8"	2'-0"	New Construction	

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Function**	**Phase Created**	**Comments**
01	Custom	60610 French	6'-1"	6'-11"	Exterior	New Construction	
02	Custom	61610 French	6'-5"	6'-11"	Exterior	New Construction	



1 **3D Structural Axon**



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

HDC Submission

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

Owner
2 Green Lane Realty Trust

Project
Renovation

Location
2 Green Lane
Nantucket MA
42.3.3 / 130

Structure
Carriage House

#	Description	Date
1	HDC Submission	2024.11.04
6	HDC Revision	2025.01.09

Elevations & Plans

HDC2.1

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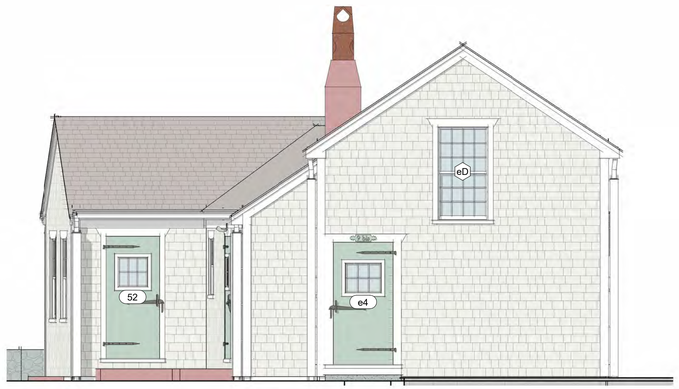
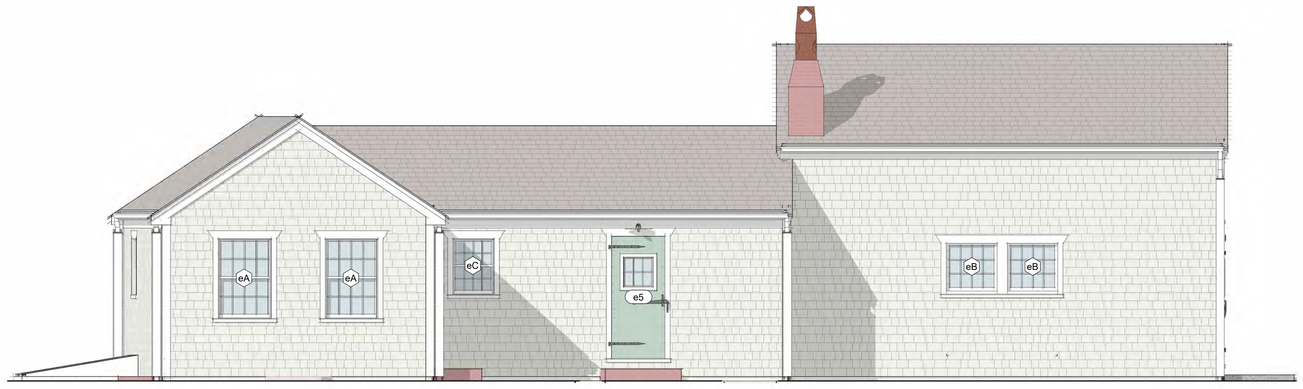
HDC Submission



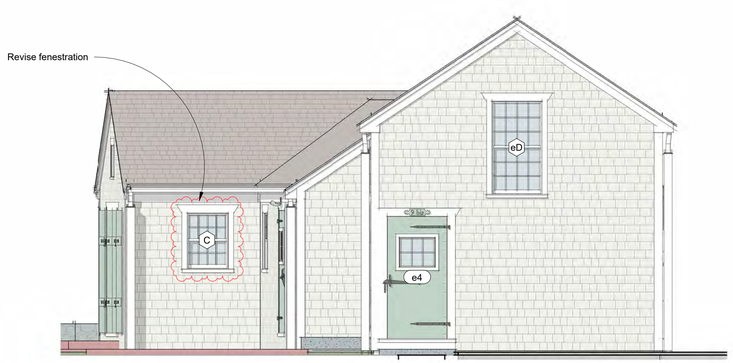
1 **Elevation - East Existing**
1/4" = 1'-0"



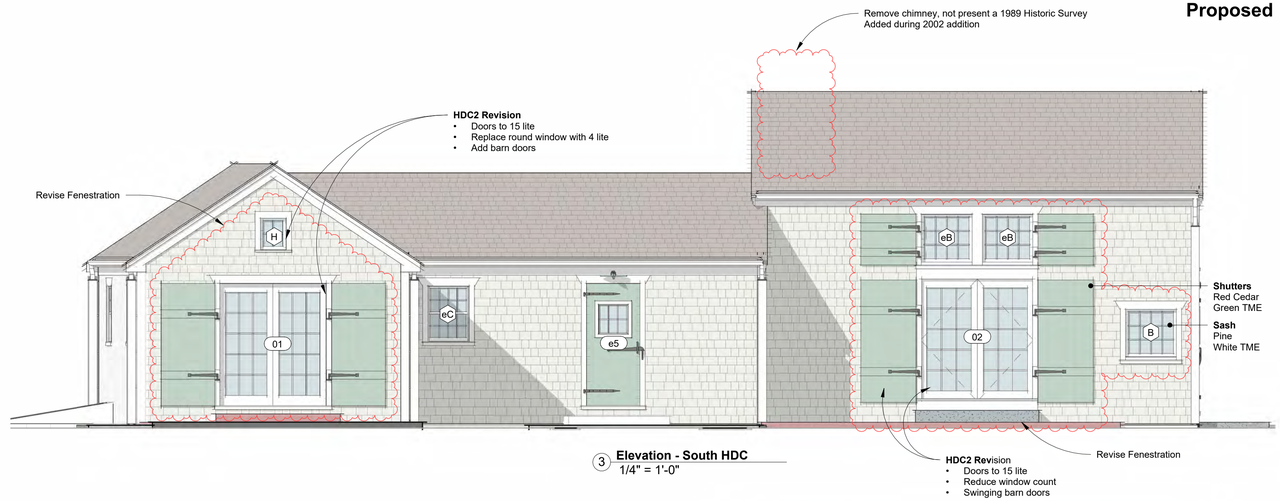
10 **Elevation - South Existing**
1/4" = 1'-0"

Existing

Proposed



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



3 **Elevation - South HDC**
1/4" = 1'-0"



7 **Elevation - South Winter HDC**
1/4" = 1'-0"

Owner
2 Green Lane Realty Trust

Project
Renovation

Location
2 Green Lane
Nantucket MA

42.3.3 / 130

Structure
Carriage House

#	Description	Date
1	HDC Submission	2024.11.04
6	HDC Revision	2025.01.09

Elevations

HDC2.2

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ADDRESS: 1 N Swift Rock Road
DATE HEARD: 12.10.24
SITTING BOARD: Welch, Patten, Pohl, Camp, MacLeod

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
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☑	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
☑	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: HDC2023-XX-XXXX 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: HDC2023-XX-XXXX 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: 01.09.25

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 12.10.24

1 N Swift Rock Rd / 1 N Swift Rock Rd Trust

40 / 2

Pool / Guest House

Sitting Board: Pohl, Welch, MacLeod, Camp, Patten

Pohl: Ground coverage is not our purview; we have a safety net in terms of ground cover. I appreciate the comparison between the buildings. I'm not seeing a tremendous amount of hierarchy. The pool house should be subordinate. The height of the building and the fact that it's within the height of the garage which has been approved is concerning. The garage design is very consistent with the house, but the vocabulary has shifted where we don't' have that wide sweeping roof that we have in the house and garage. I'd like to see that manifest in this third building.

MacLeod: The massing and sort of the stepping of this and the heights and volumes, it's not anyone particular building but all of them, they are too similar in heights from certain perspectives instead of appearing as four small structures this might look like one large structure. The rural nature of this area of the island is much simpler where there is a fair amount of land around each structure, with more structures there it has a different feel and impact. Take the dormer off the ridge a foot, maybe go to a 5 or 6 pitch, and follow the details more closely of the other buildings that have been approved. More importantly having a graduation of the volume's sizes.

Camp: I agree, I think a streetscape has been established. So, it looks sparsely laid out when you look at the locus map. I agree wholeheartedly with Ray's comments about the hierarchy of massing. It's 24'-10" so make it more subordinate to the other building. I would get rid of the flush dormers. Differentiate from the other buildings.

Patten: I agree with what's been said

Welch: I agree with comments. I would like to see the windows and doors dimensioned. The first floor needs 6'-8" doors and both floors need to be reduced in height.

Motion to hold for revisions (Camp)
Carried 4-0 Welch, MacLeod, Camp, Patten, Pohl (aye)

Phase 1

(1) Existing Dwelling: 1,168 SF (HDC Approved)

(2) Garage: 484 SF (HDC Approved)

(3) Pool/Guest House: 449 SF

(4) Studio: 496 SF (HDC Approved)

Phase 1 Total SF: 2,597 SF

Allowable GC: 4,567 SF

Phase 2

(1) Existing Dwelling: 1,168 SF (HDC Approved)

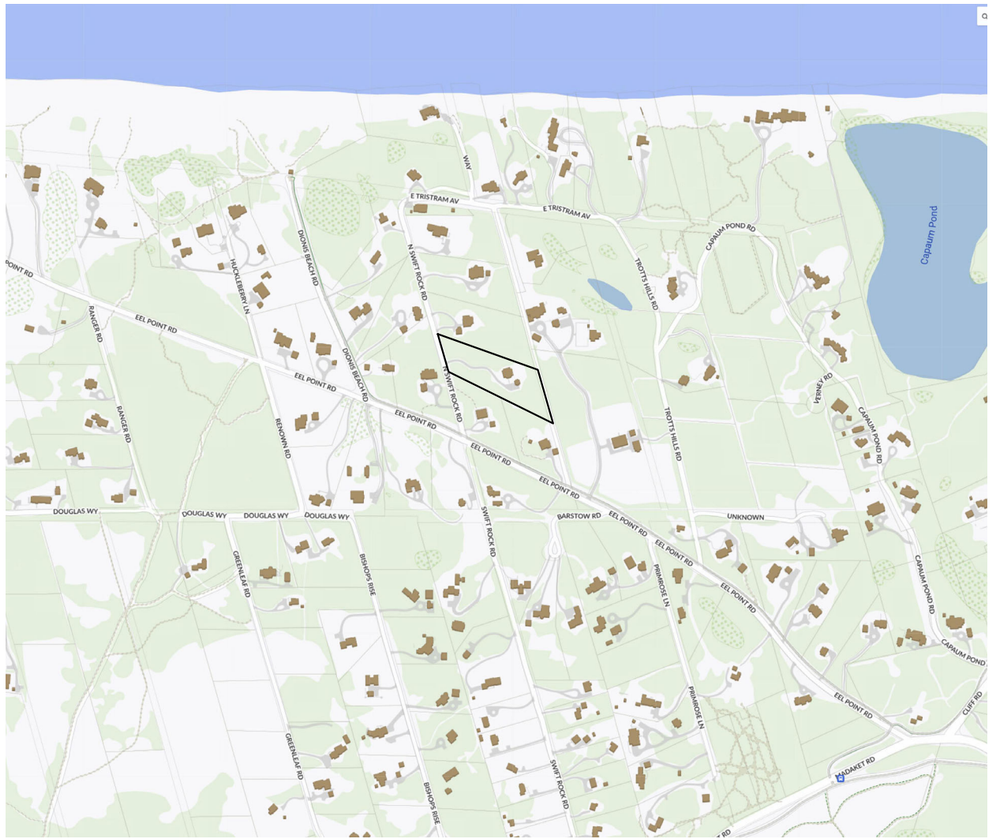
(2) Garage: 484 SF (HDC Approved)

(3) Pool/Guest House: 449 SF

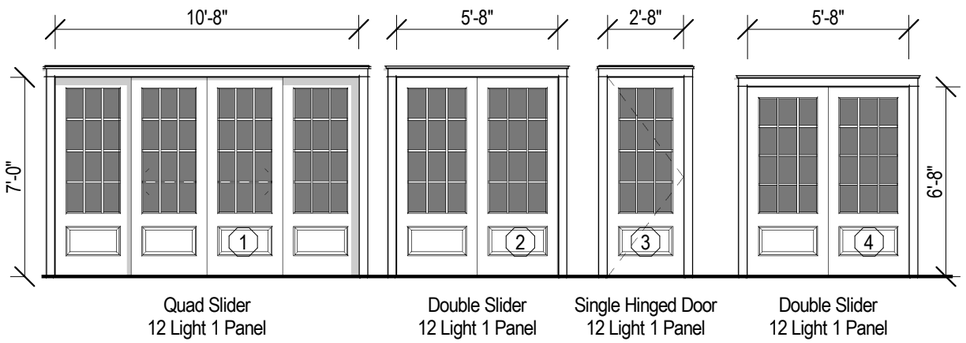
(4) New Dwelling: 2,464 SF (Needs New HDC Approval)

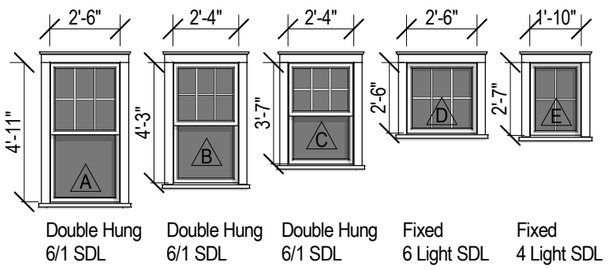
Phase 2 Total SF: 4,565 SF

Allowable GC: 4,567 SF



Locus





Window & Door Legend

3/16" = 1'-0"

Proposed Site Plan

1" = 60'-0"

A.0

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Cover Page

Scale: As indicated
Date: 01.09.25

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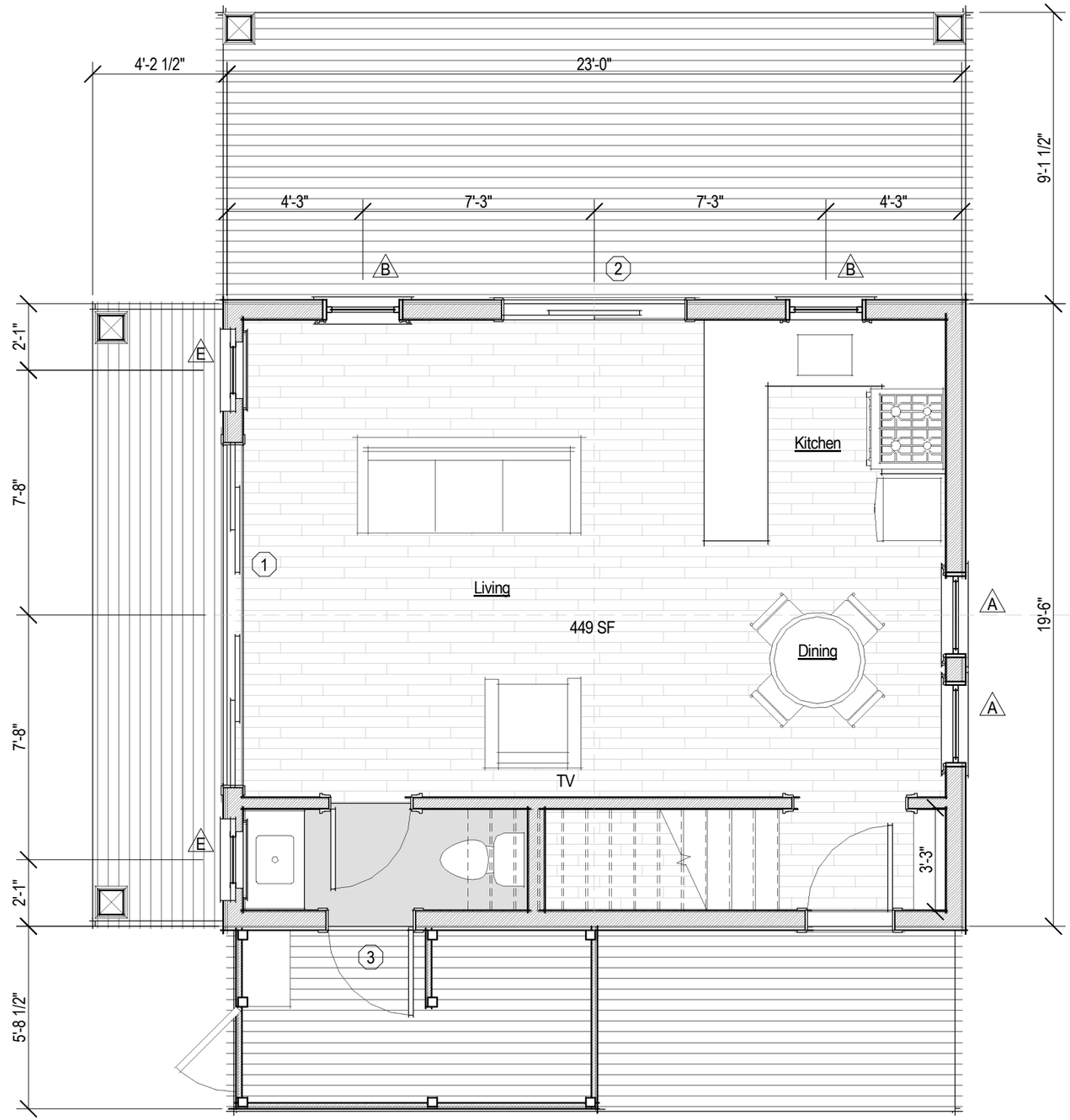

Proposed First Floor Plan

1/4" = 1'-0"

A.1

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Floor Plan

Scale: 1/4" = 1'-0"
Date: 01.09.25

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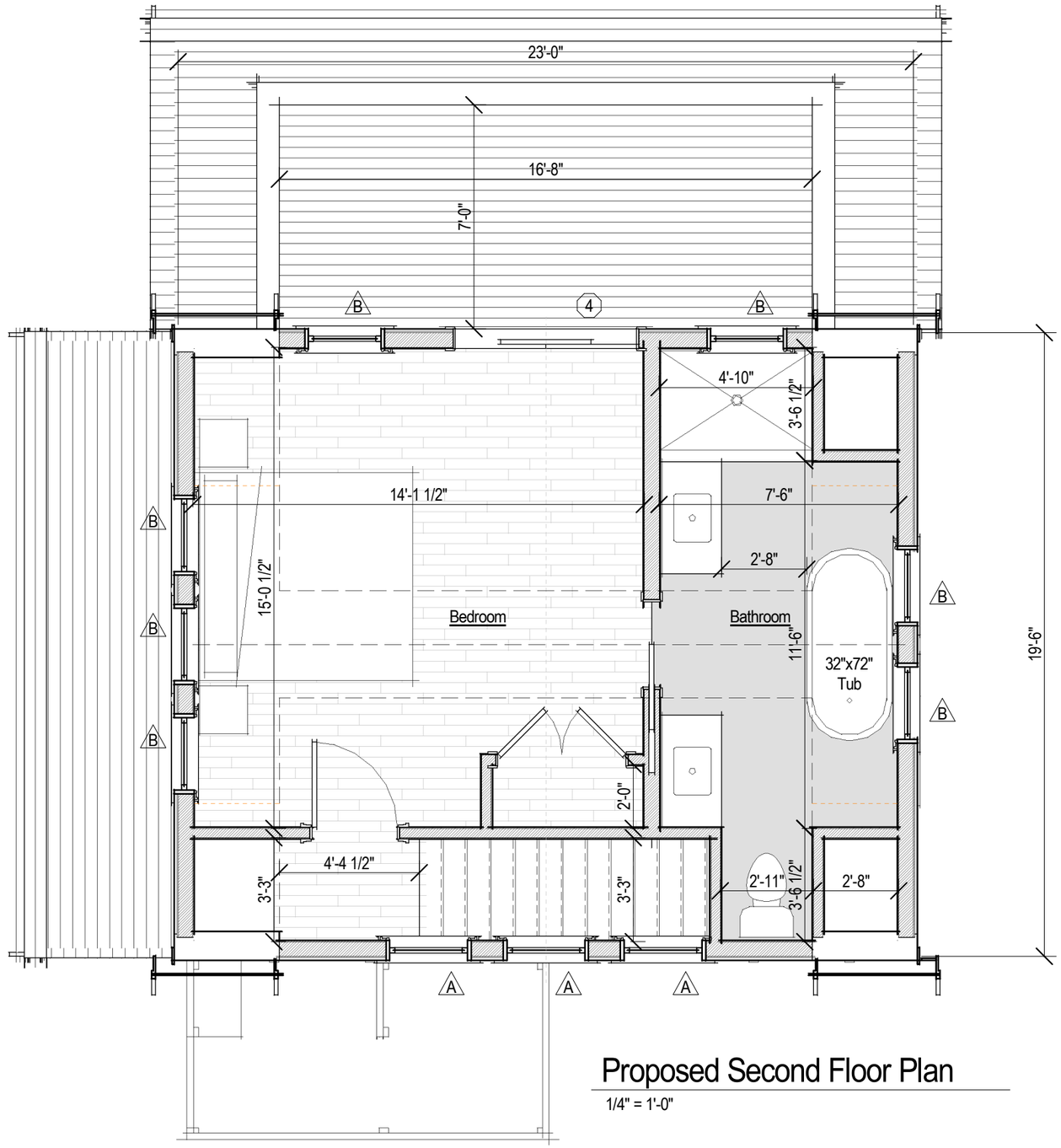

Proposed Second Floor Plan

1/4" = 1'-0"

A.2

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Floor Plan

Scale: 1/4" = 1'-0"
Date: 01.09.25

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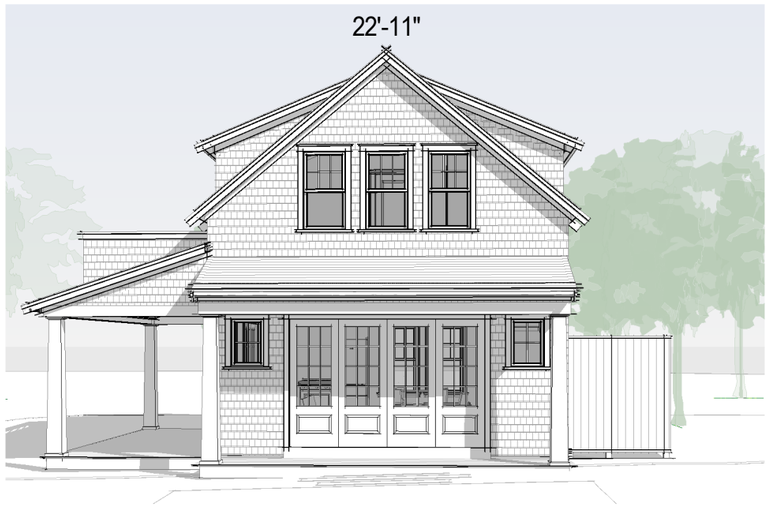
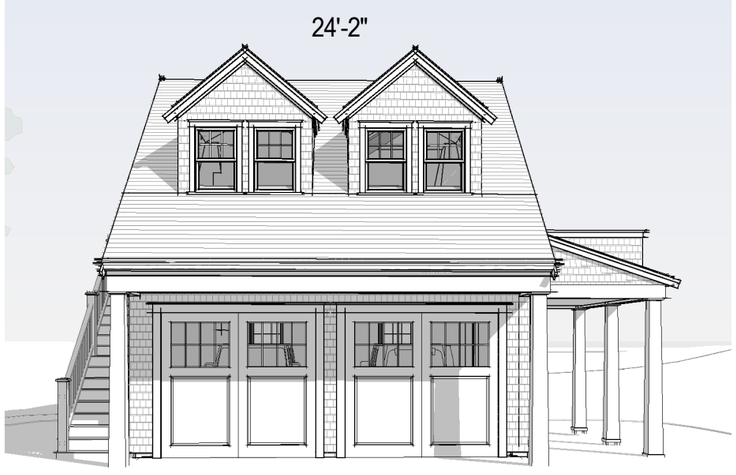
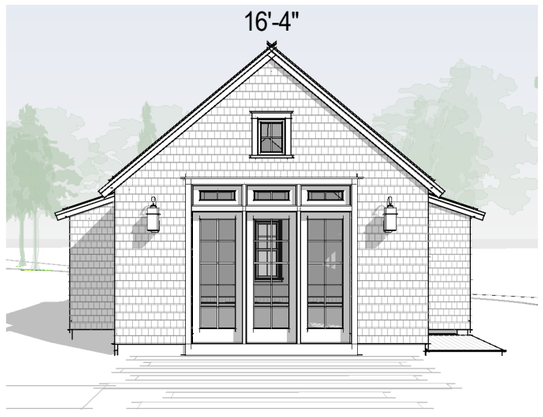
Existing Dwelling Perspective



Pool / Guest House Perspective



Garage Perspective



Studio Perspective

A.8

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Building Perspectives

Scale:

Date: 01.09.25

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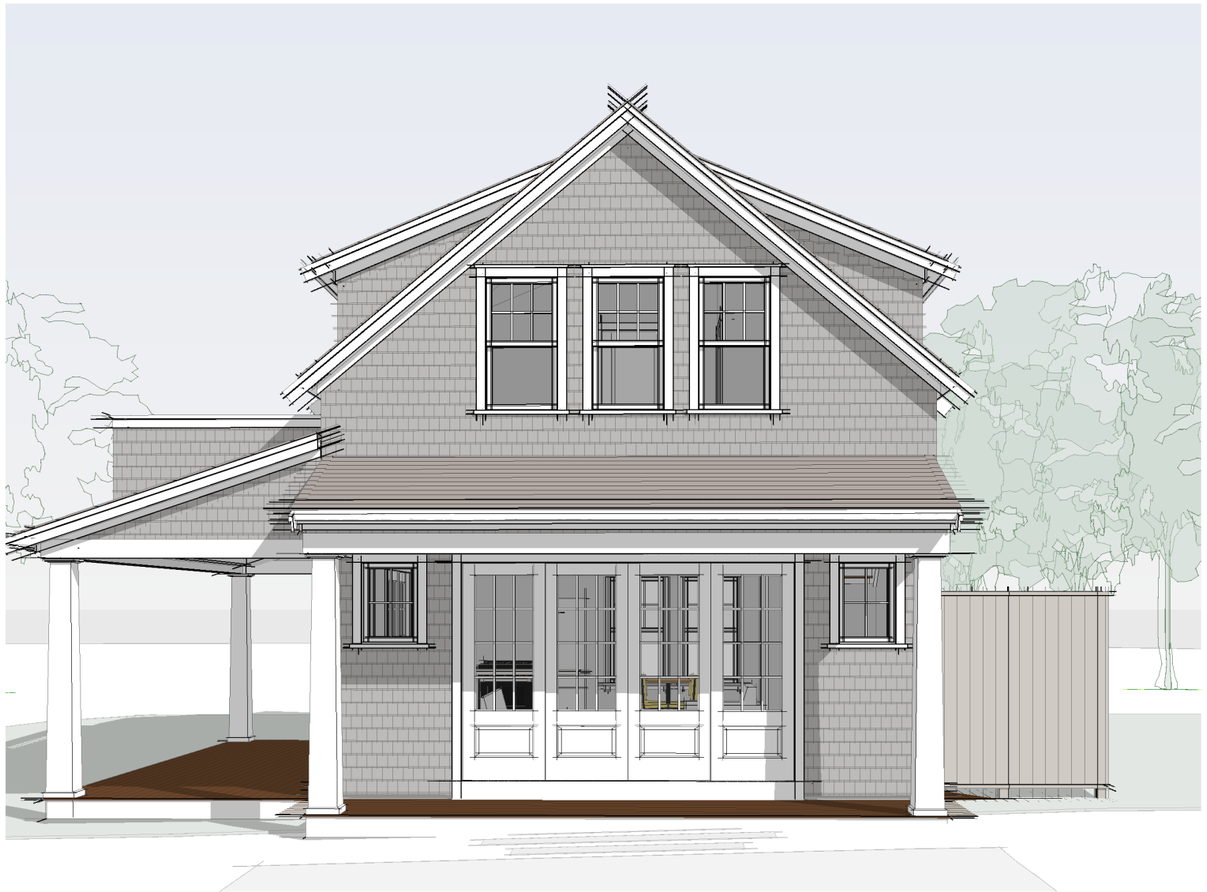
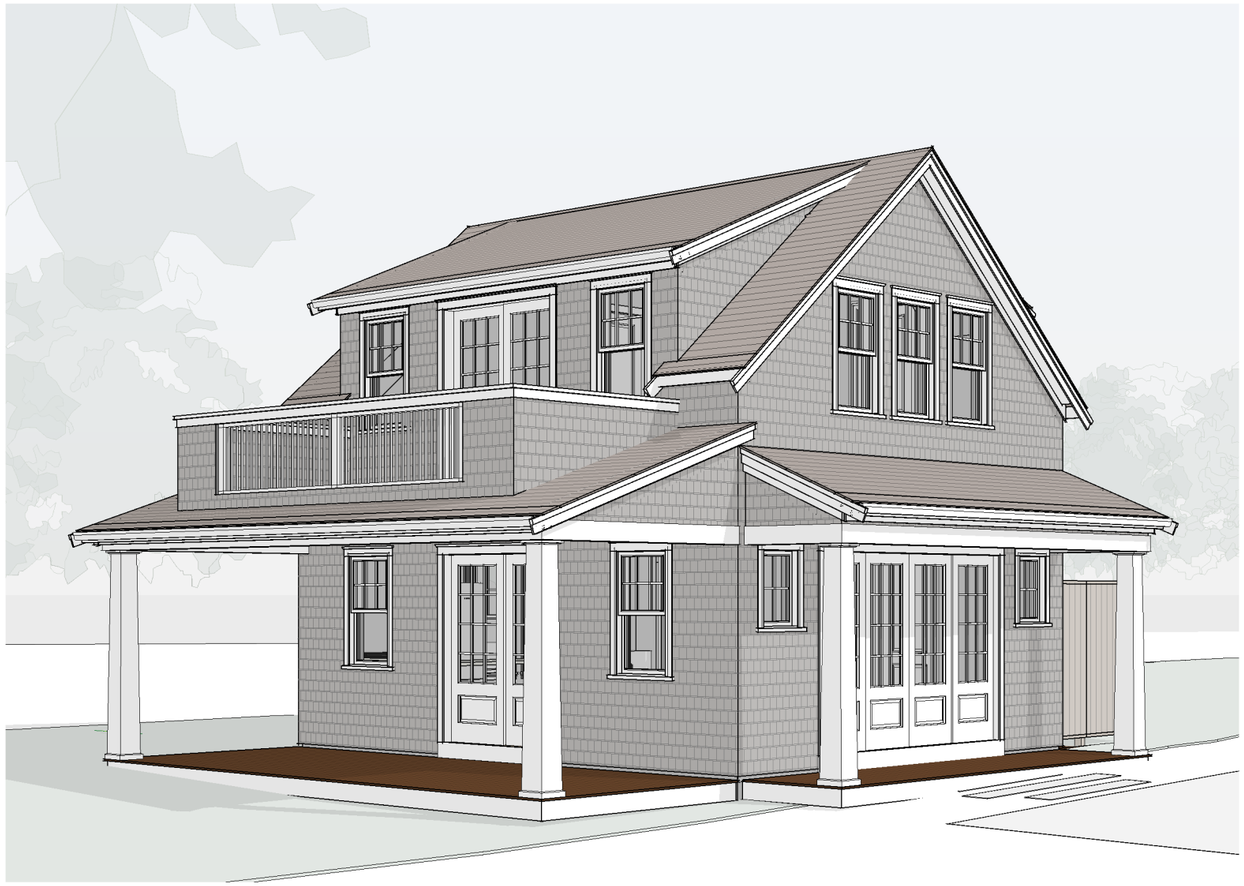


Exterior Perspective (A)



Exterior Perspective (B)

A.7

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Exterior Perspective

Scale:

Date: 01.09.25

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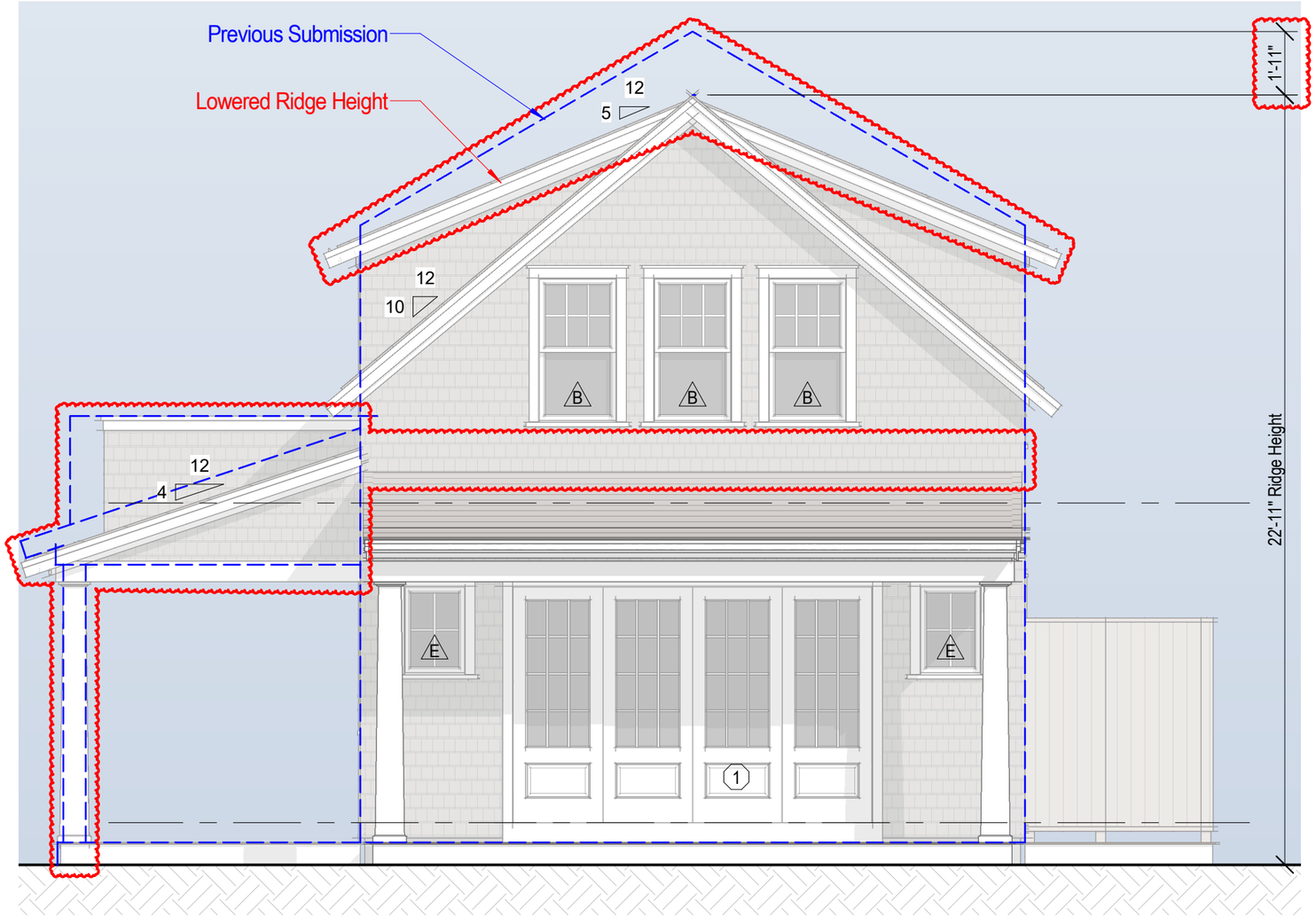
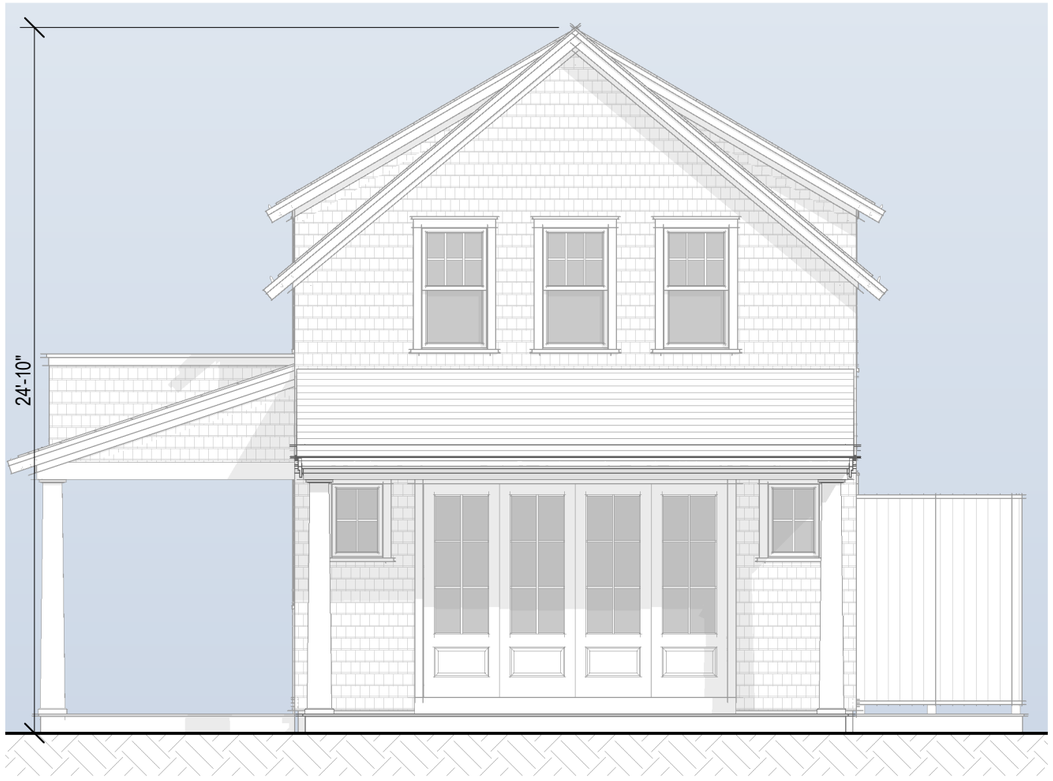


Proposed West Elevation

1/4" = 1'-0"



Previously Submitted West Elevation

3/16" = 1'-0"

A.3

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Elevations

Scale: As indicated
Date: 01.09.25

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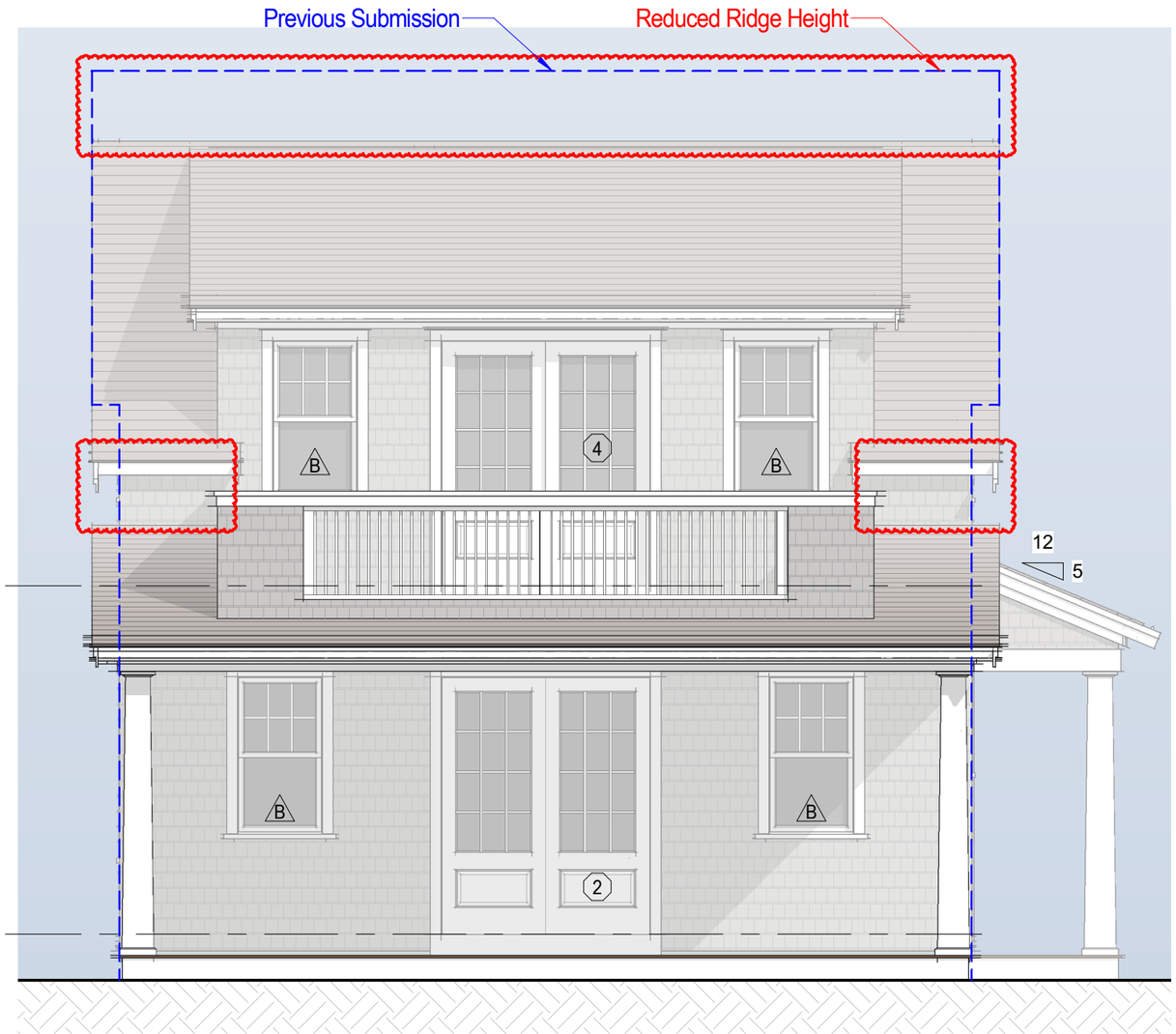

Proposed North Elevation

1/4" = 1'-0"



Previously Submitted North Elevation

3/16" = 1'-0"

A.4

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Elevations

Scale: As indicated
Date: 01.09.25

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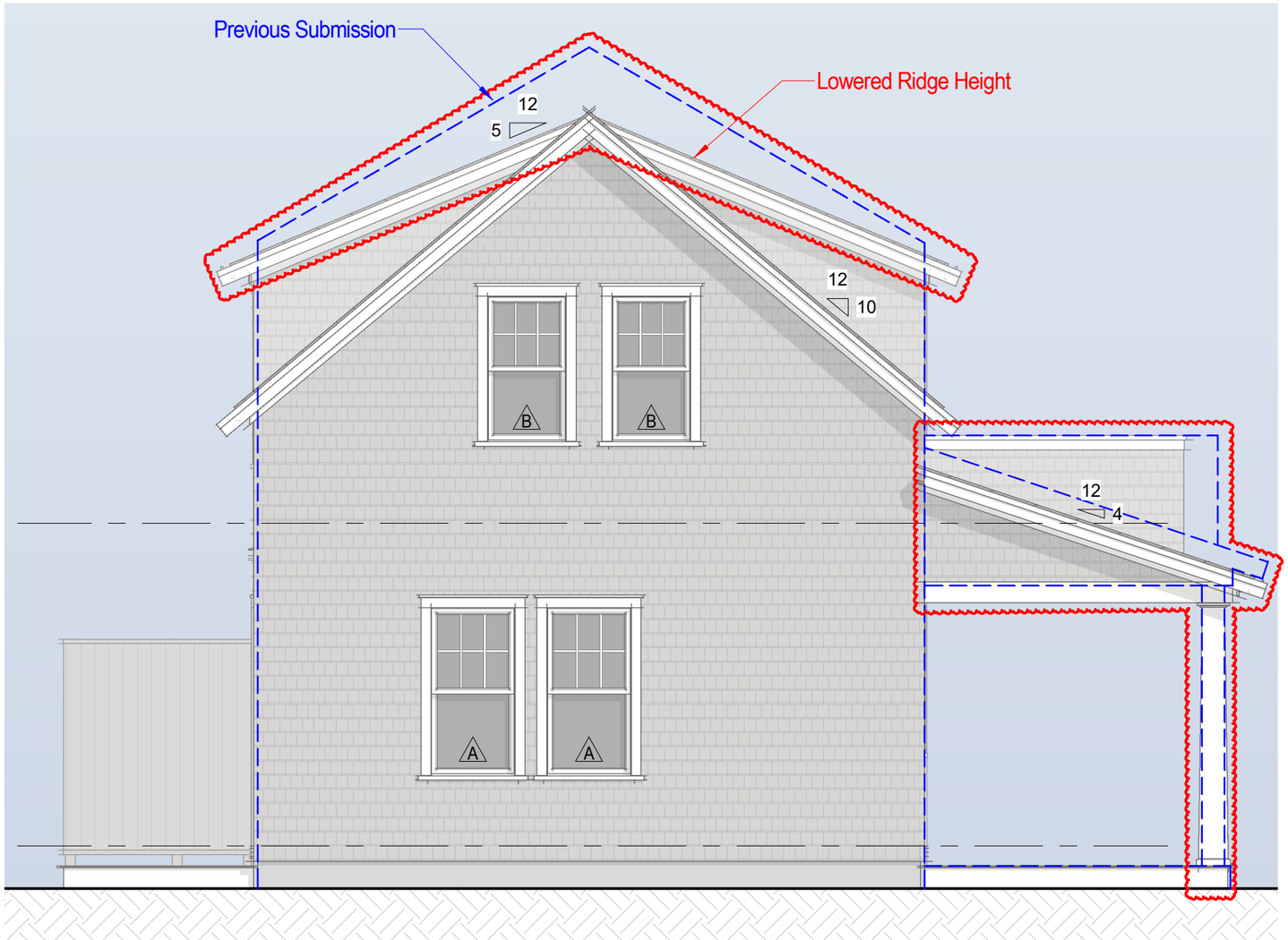
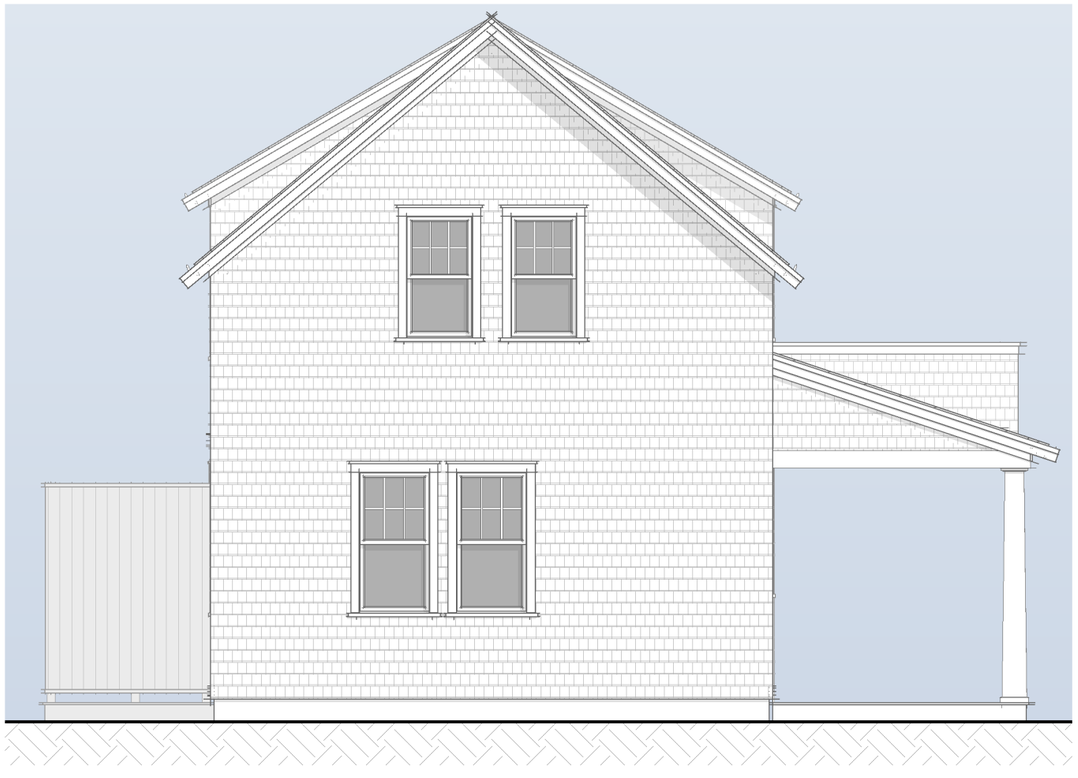


Proposed East Elevation

1/4" = 1'-0"



Previously Submitted East Elevation

3/16" = 1'-0"

A.5

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Elevations

Scale: As indicated

Date: 01.09.25

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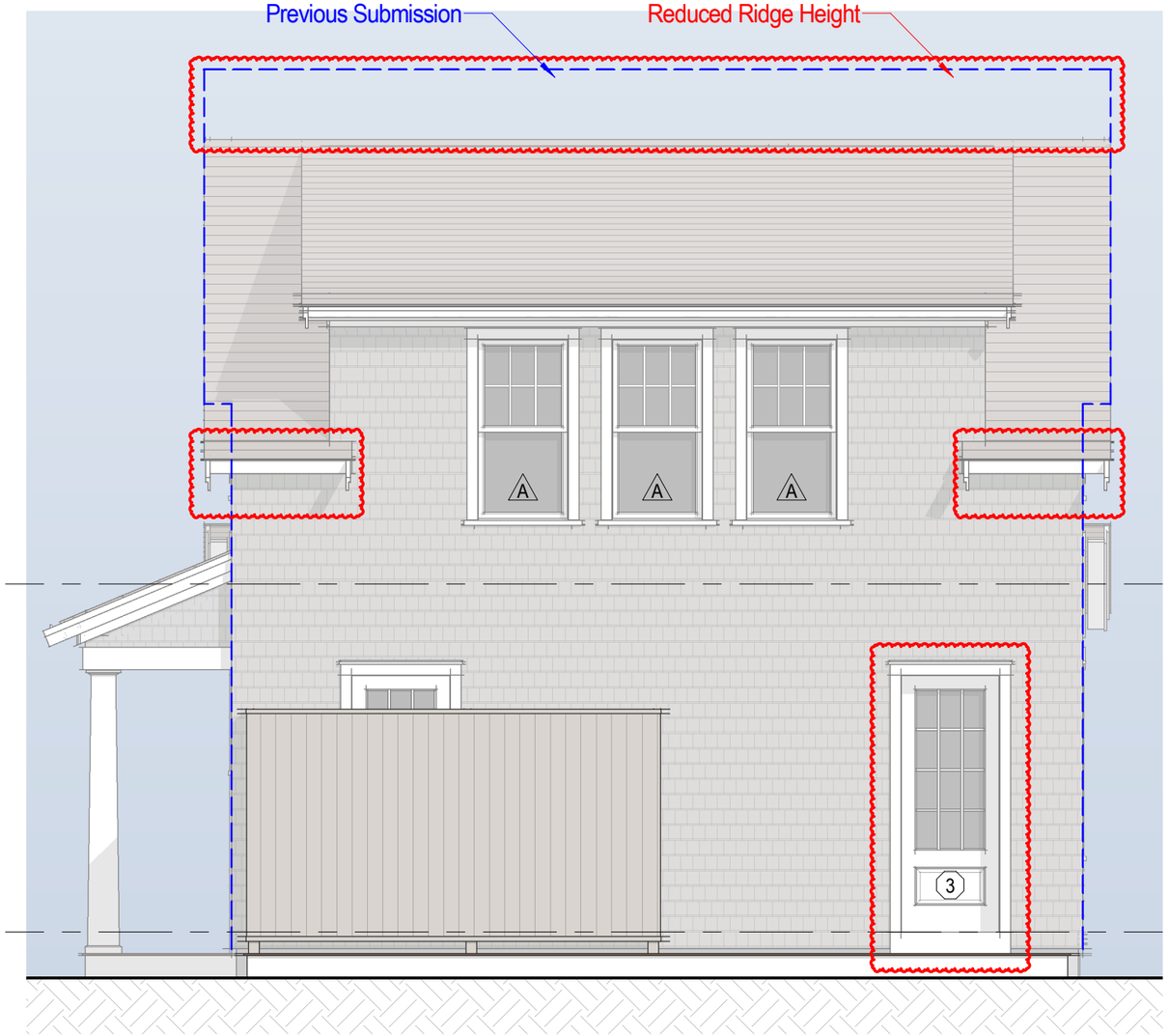
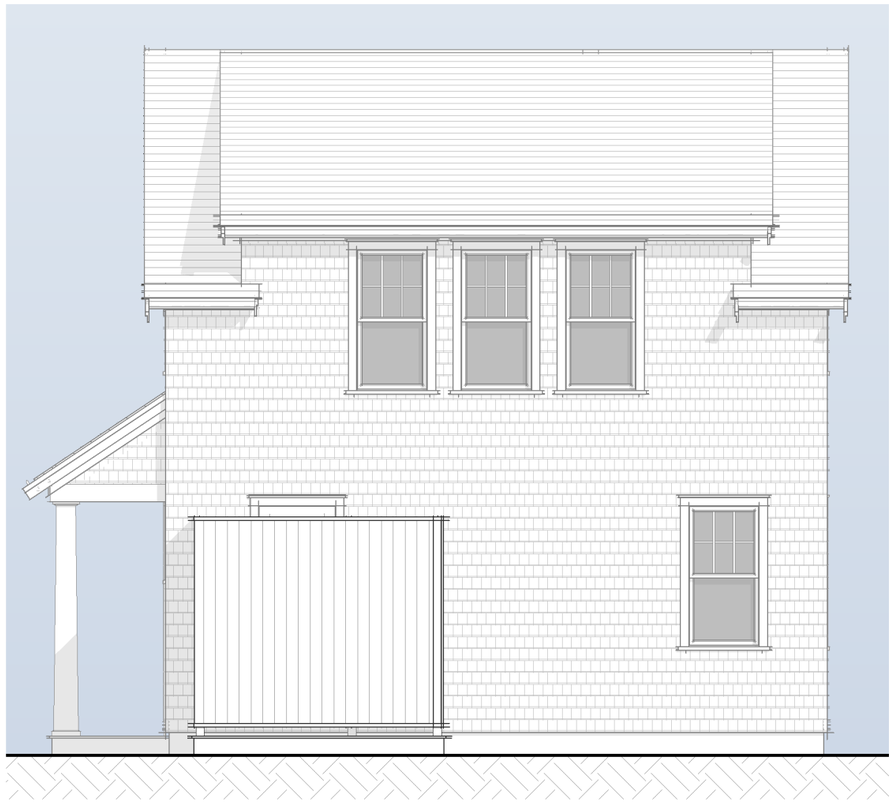


Proposed South Elevation

1/4" = 1'-0"



Previously Submitted South Elevation

3/16" = 1'-0"

A.6

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

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

Elevations

Scale: As indicated
Date: 01.09.25

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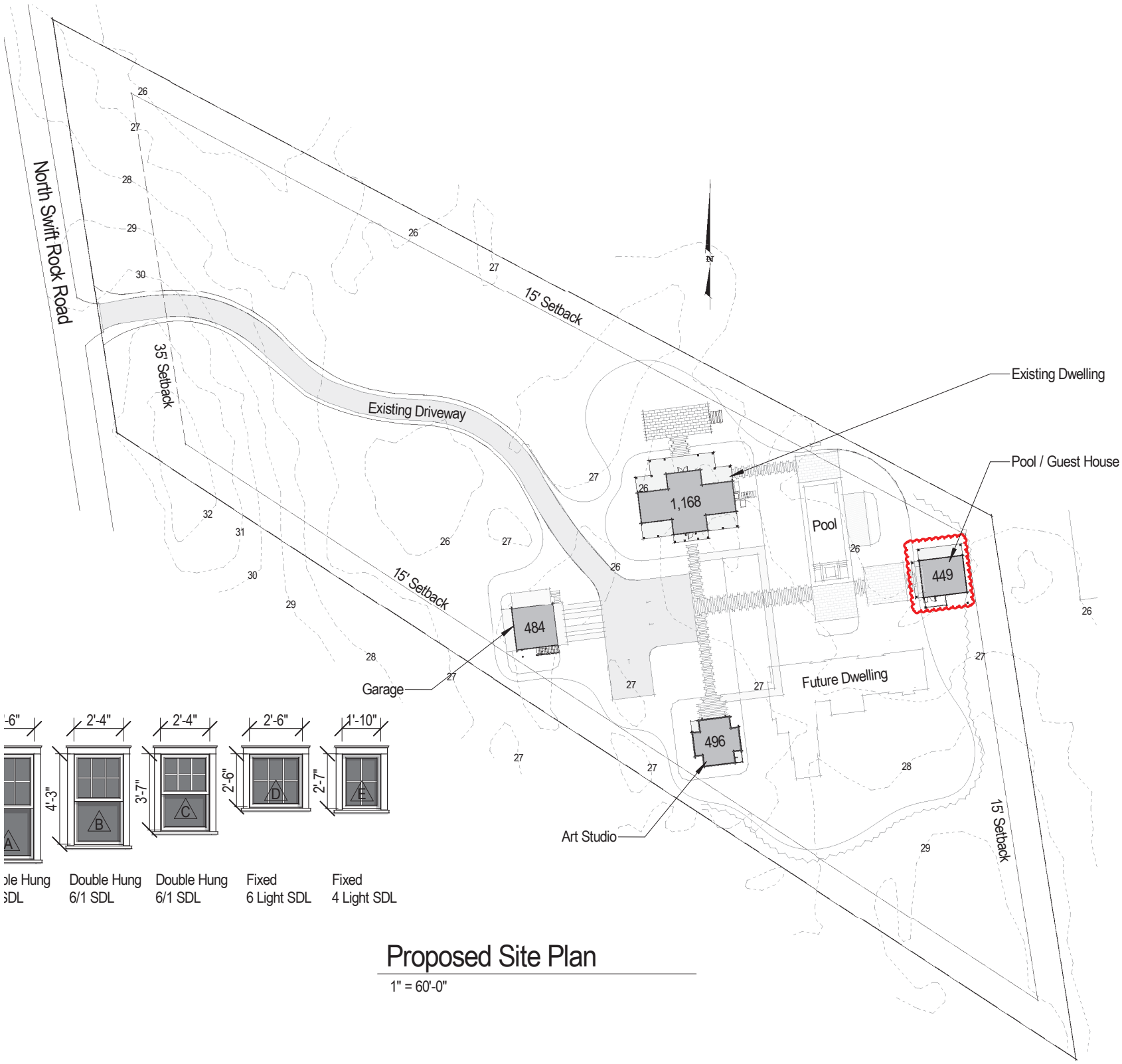
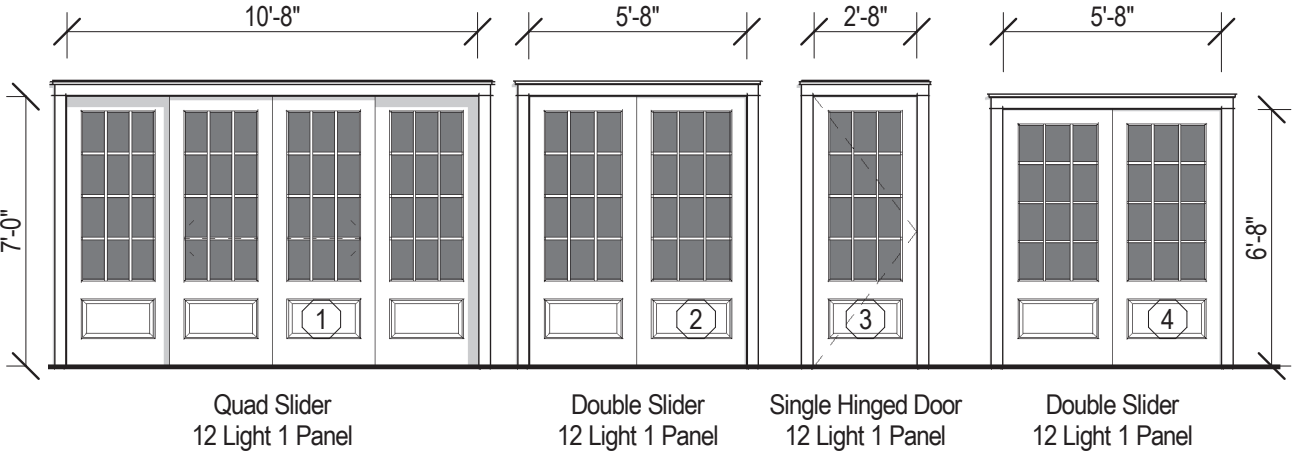
Capaum Pond
E TRISTRAM AV
E TRISTRAM AV
WAY
CAPAUM POND RD
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
RENOWN RD
VERNEY RD
CAPAUM POND RD
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
BARSTOW RD
UNKNOWN
SWIFT ROCK RD
GREENLEAF RD
BISHOPS RISE
PRIMROSE LN
CAPAUM POND RD
CAPAUM POND
CLIFF RD
MADAKET RD

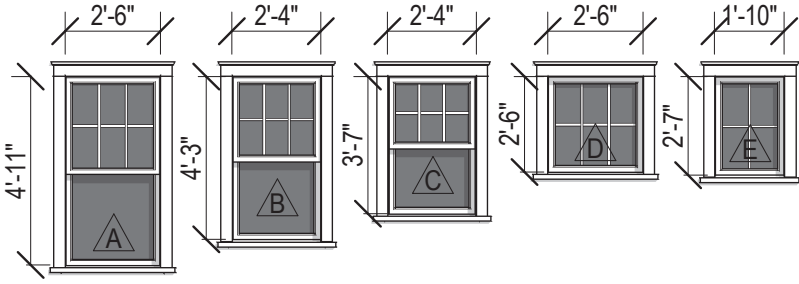
Locus



Proposed Site Plan

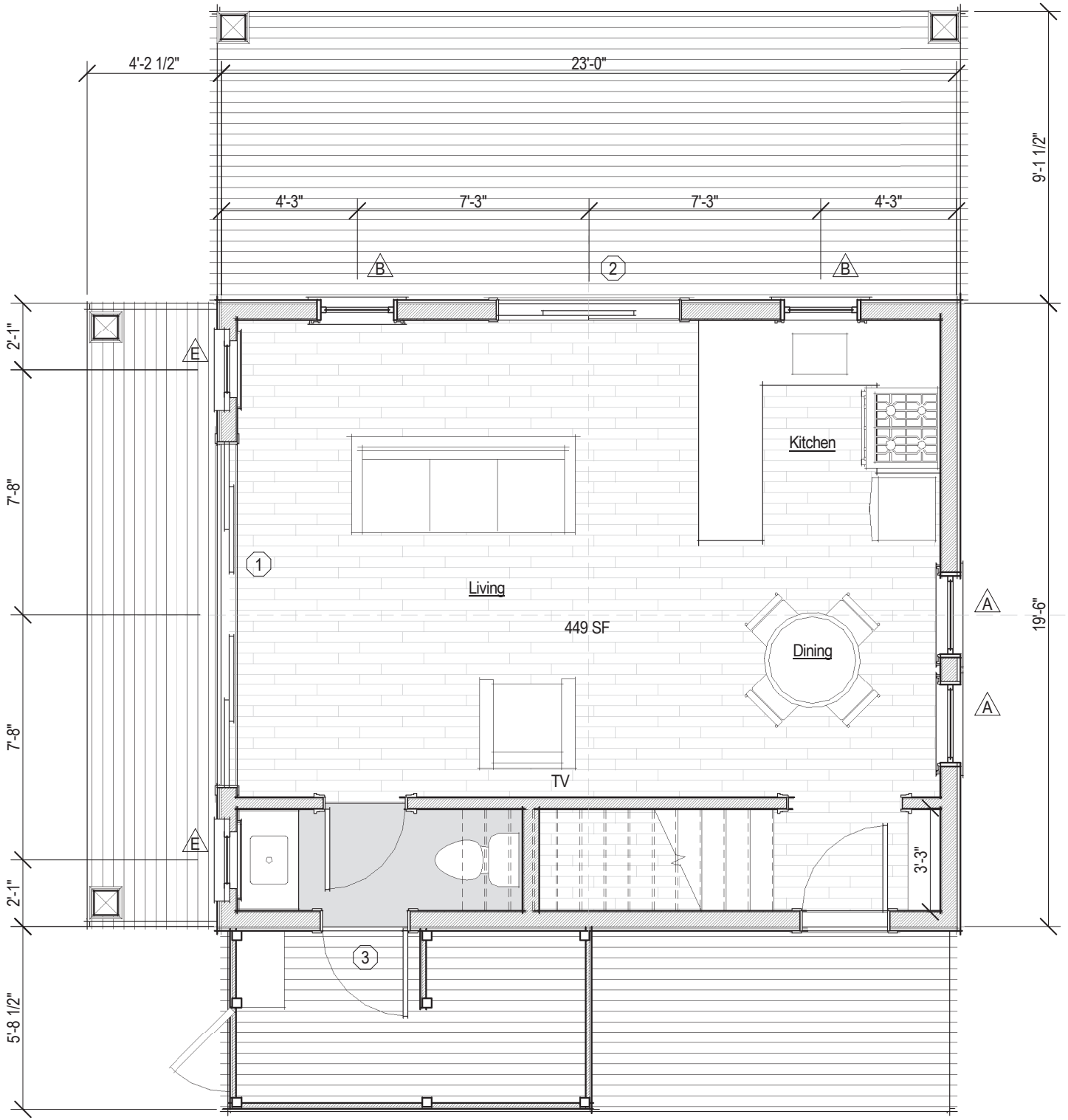
1" = 60'-0"





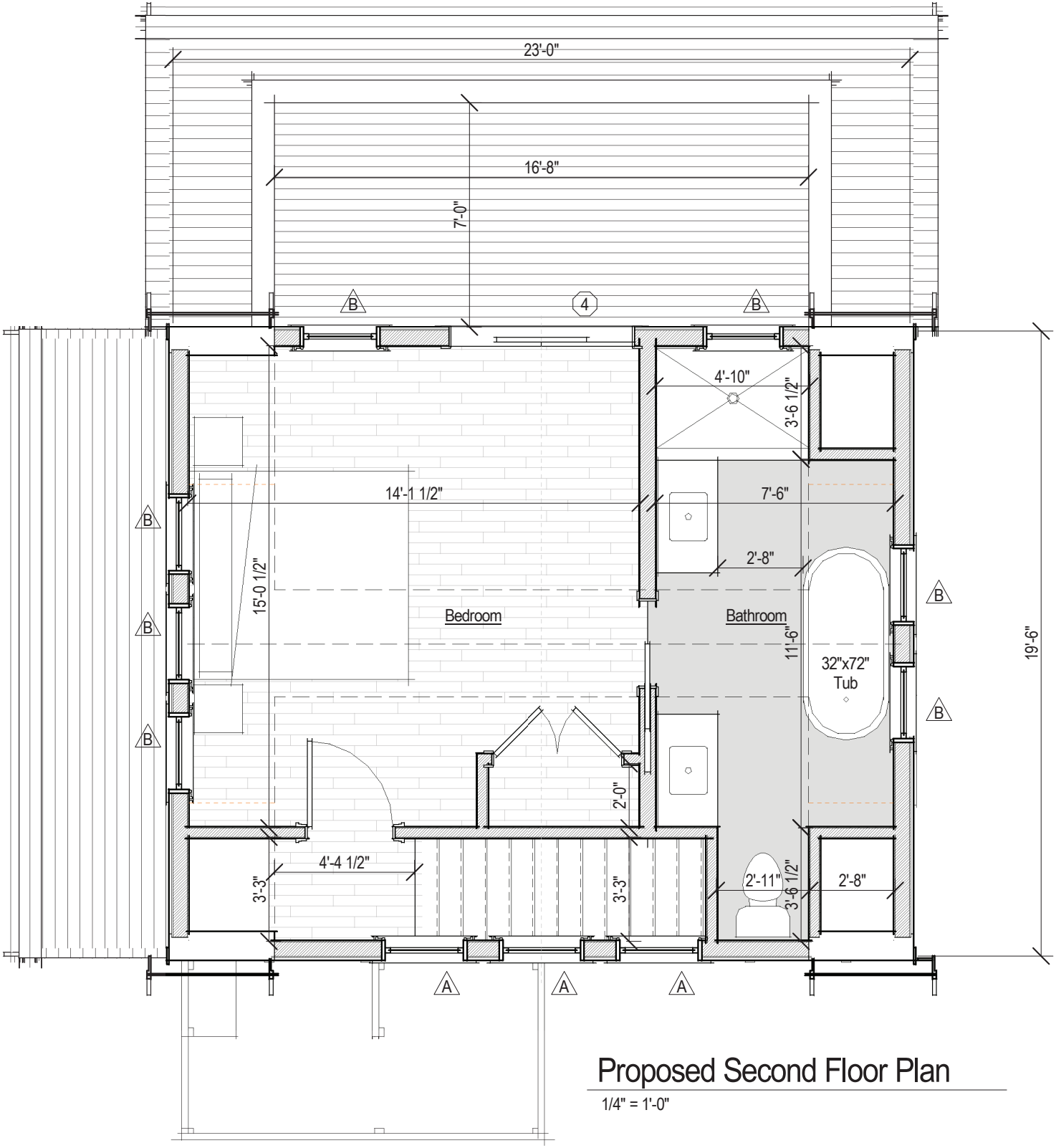
Window & Door Legend

3/16" = 1'-0"



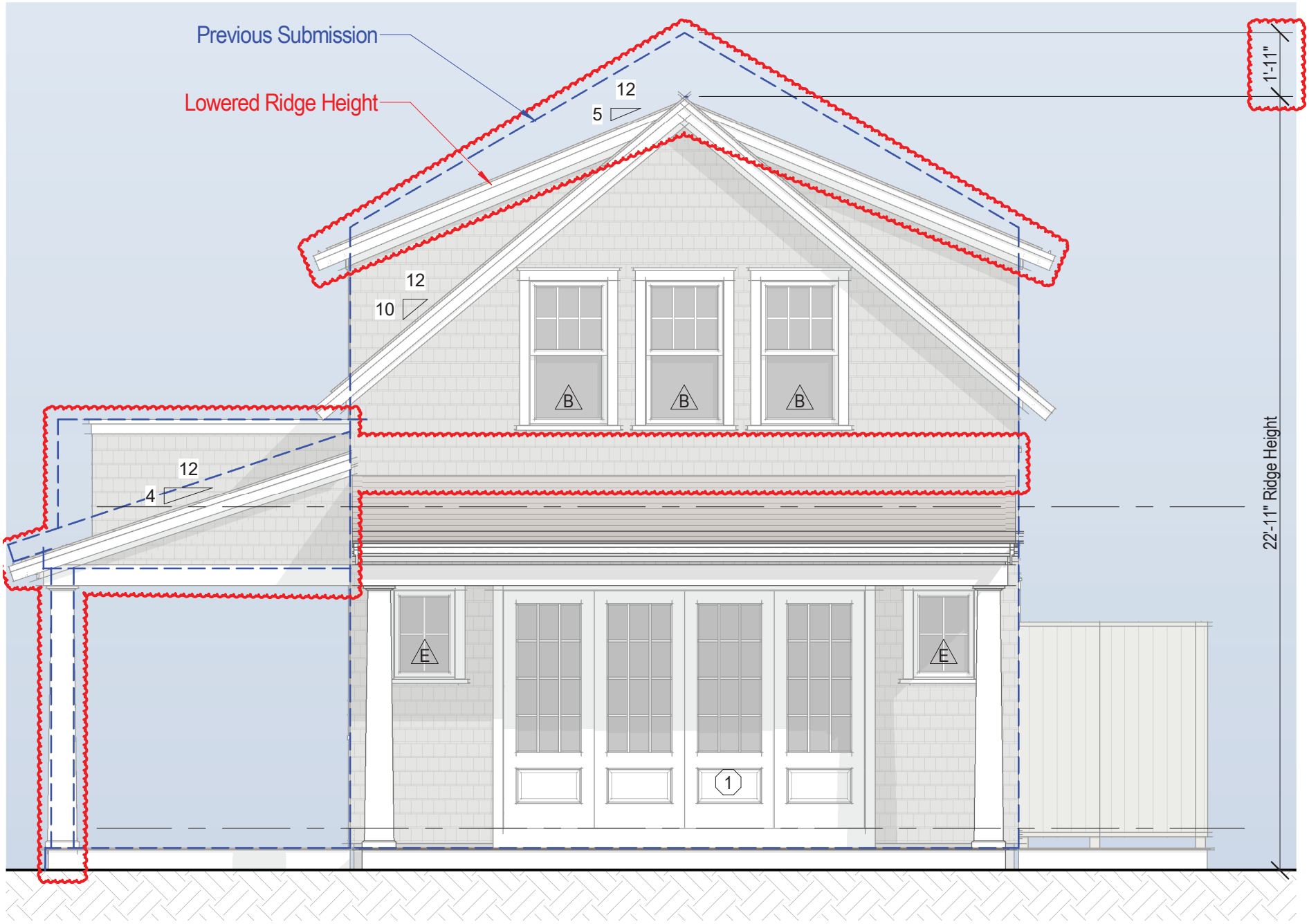
Proposed First Floor Plan

1/4" = 1'-0"



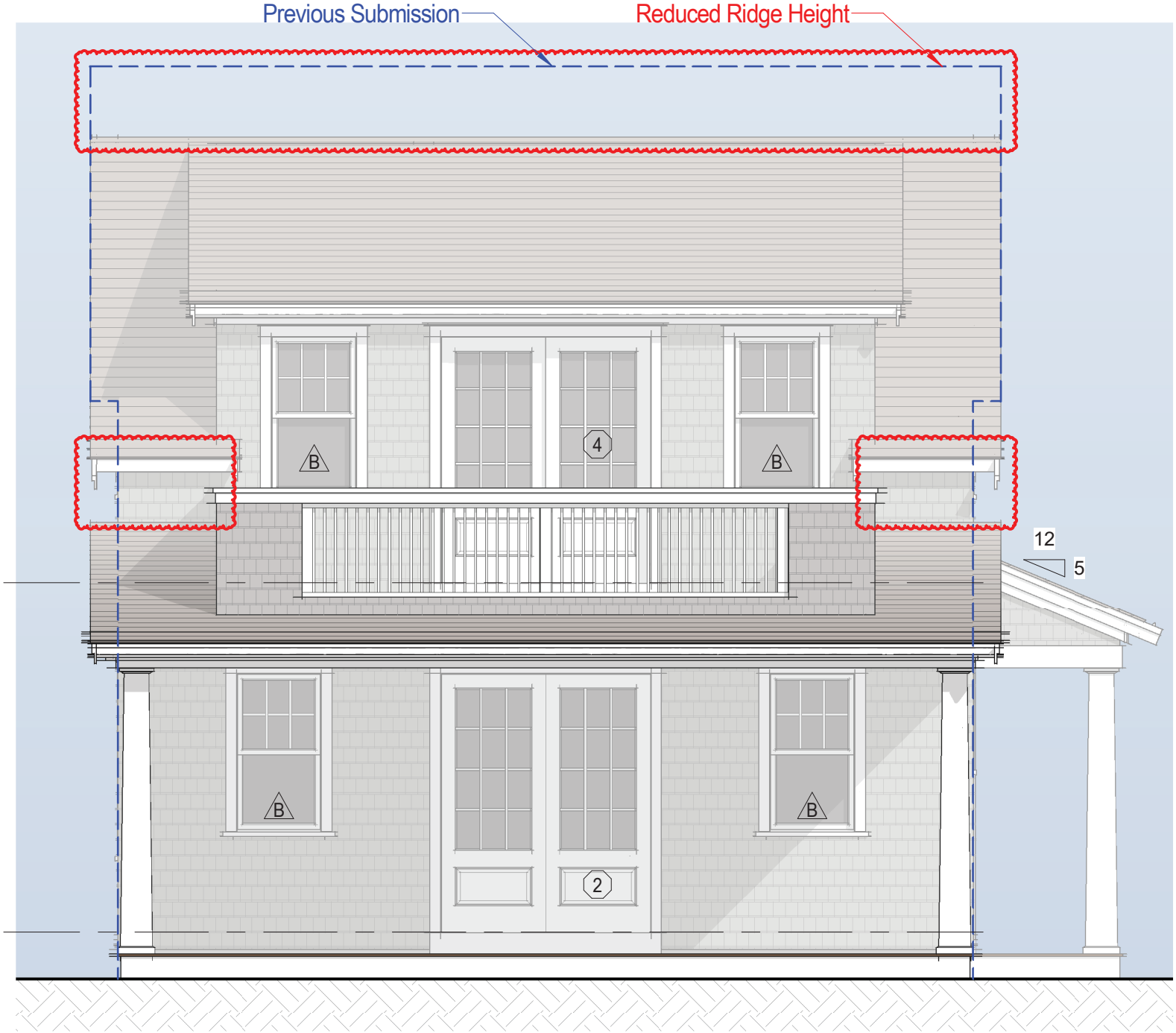
Proposed Second Floor Plan

1/4" = 1'-0"



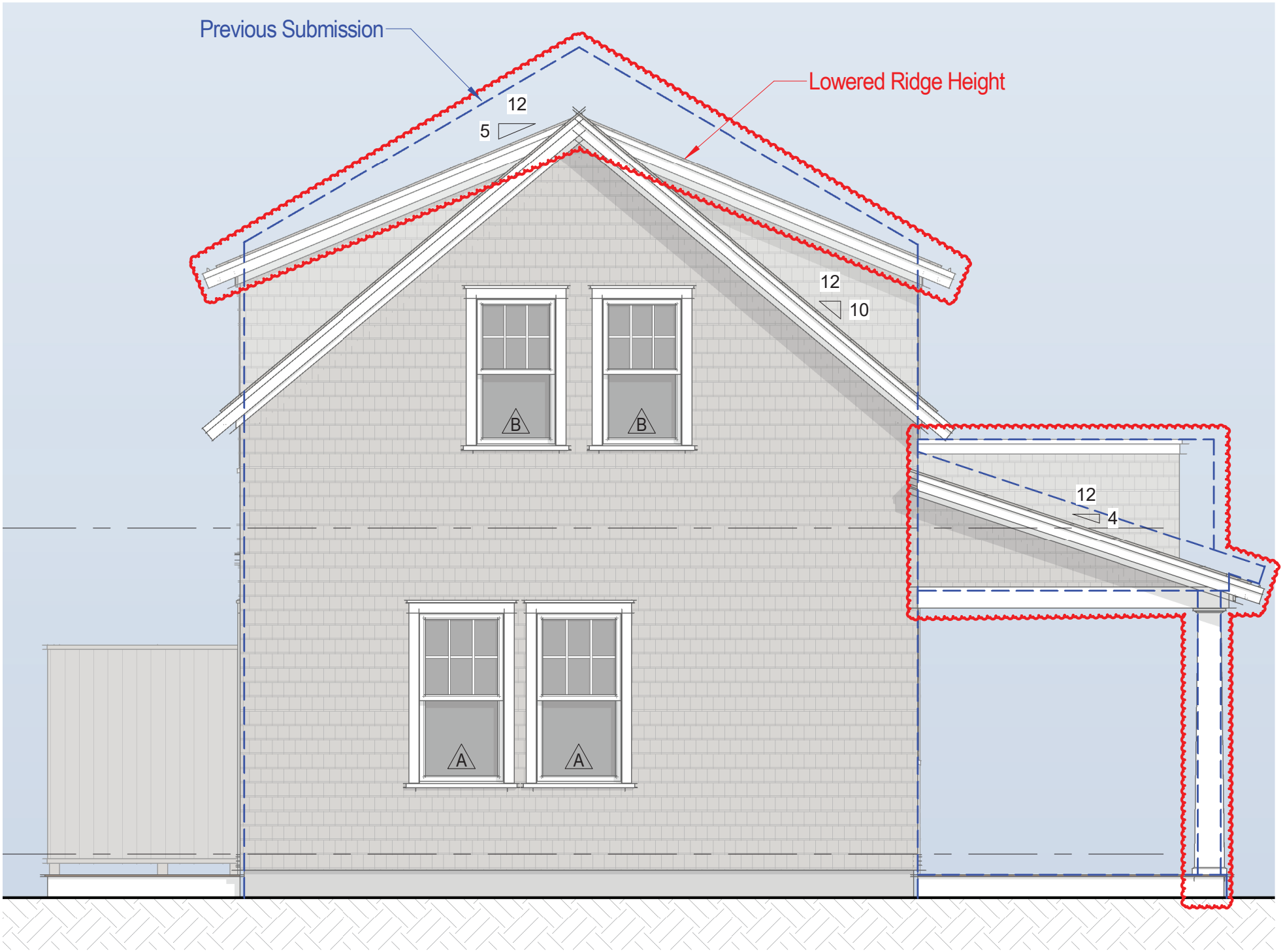
Proposed West Elevation

1/4" = 1'-0"



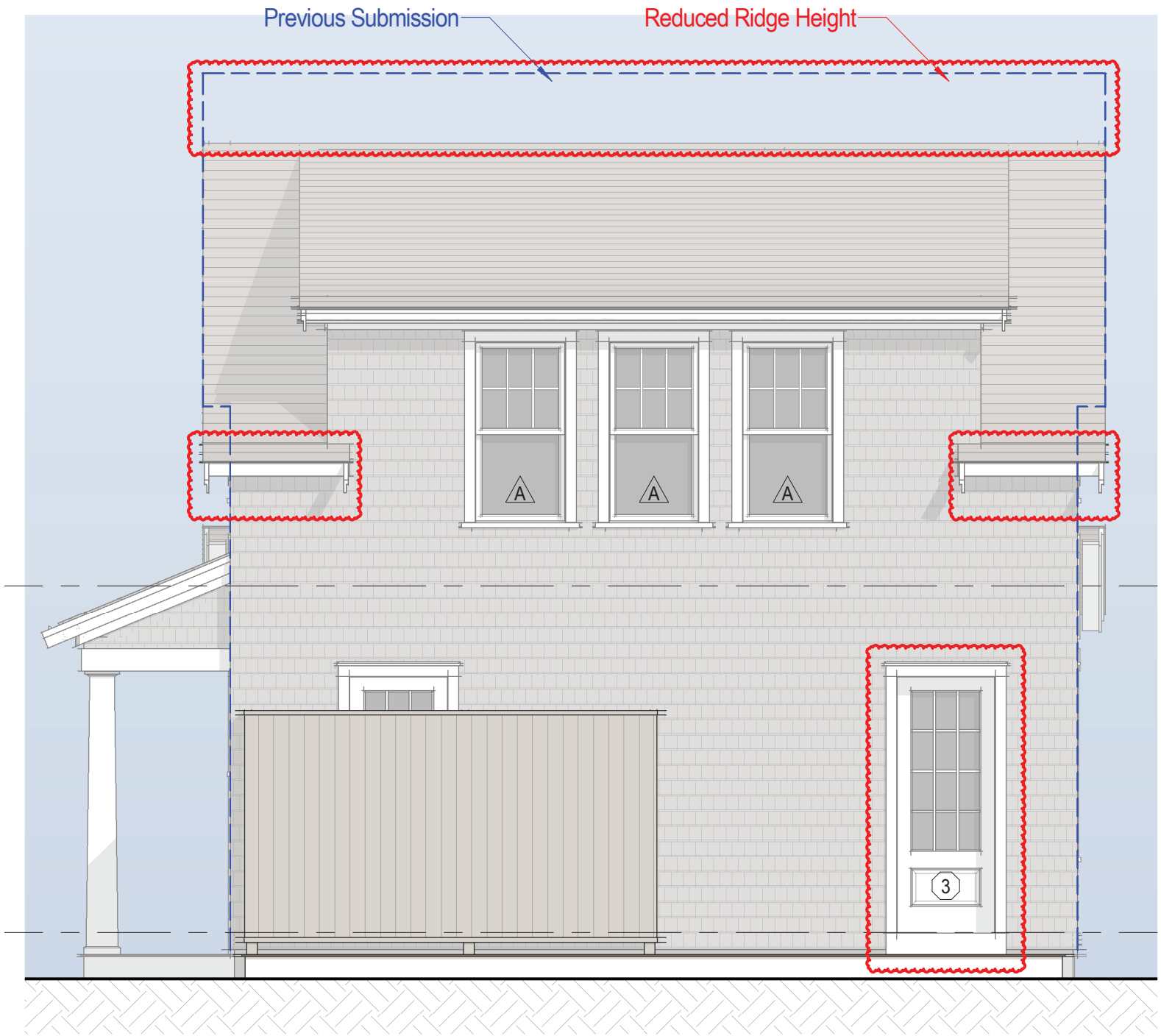
Proposed North Elevation

1/4" = 1'-0"



Proposed East Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 176

Street & Number of Proposed Work: 14 ELLENS WAY

Owner of record: JEFFREY + COLLEEN DORAN

Mailing Address: 39 Hunter Ridge Rd

Needham MA 02492

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH DR.

Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sannebben@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☐ Other ADDITION to Garage

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2014

Original Builder:

REVISIONS* (describe)

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

raise roof, ADD windows

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Cedar Clapboard (if applicable) _____ Roof Cedar

Trim Quaker Gray Sash Quaker Gray Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11.4.24 Signature of owner of record _____ Signed under penalties of perjury

14 Ellis Way Garage

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR JEFFREY + COLLEEN DORAN

STREET ADDRESS 14 ELLEN'S WAY

MAP/PARCEL 81/176

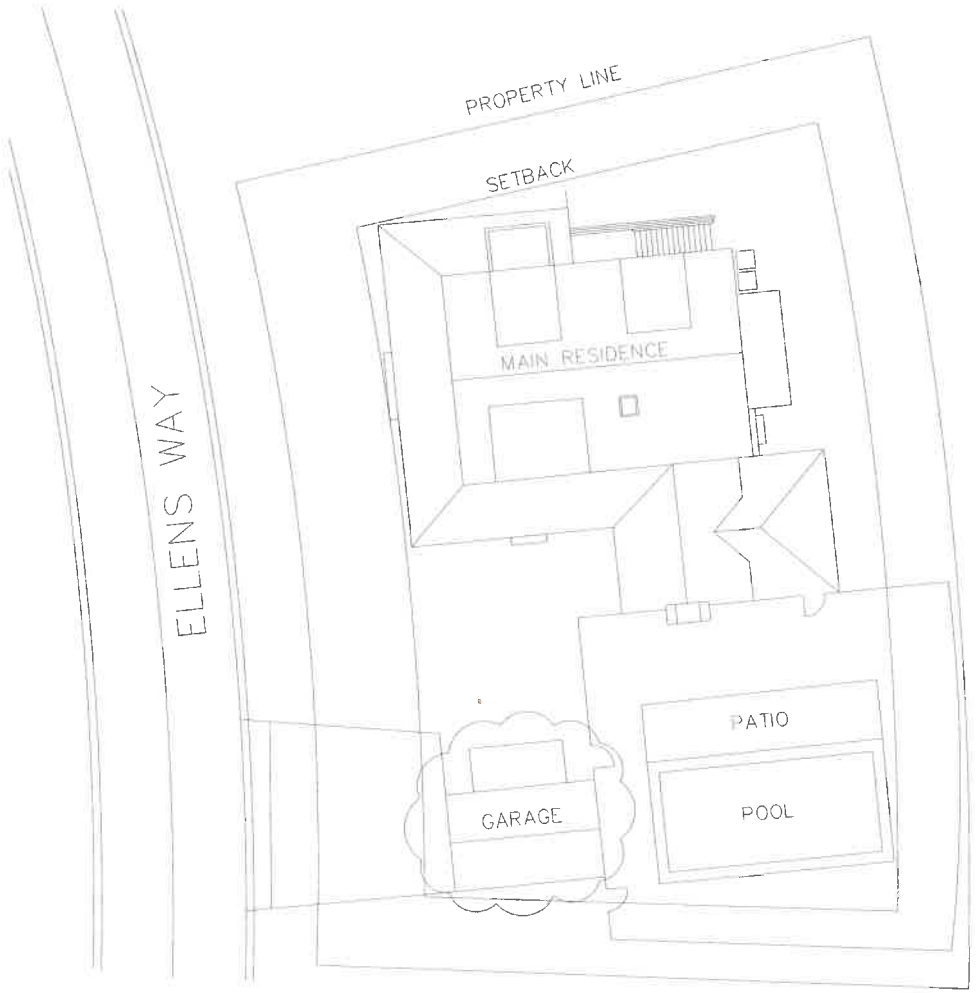
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.4.24

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

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

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

Signature Sanne Payne Date 11.4.24



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



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SITE PLAN

PREPARED FOR:
JEFFREY AND COLLEEN DORAN
39 HUNTER RIDGE RD
NEEDHAM, ma 02492
ASSESSOR MAP # 61
TAX PARCEL # 176

ZONING REQUIREMENTS

ZONE:	LUG 3
MINIMUM FRONTAGE:	20'-0"
MINIMUM LOT SIZE:	10,000 S.F.
CURRENT FRONTAGE	75'-3 13/16"
CURRENT LOT SIZE:	11,[illegible] S.F
FRONT YARD SETBACK:	15'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO.	20%
ALLOWABLE TOTAL GROUND COVERAGE	1340.82 S.F
CURRENT TOTAL GROUND COVERAGE:	2153 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO.	19.41%
PROPOSED TOTAL GROUND COVERAGE	2153 S.F
PROPOSED TOTAL GROUND COVERAGE RATIO	19.41%

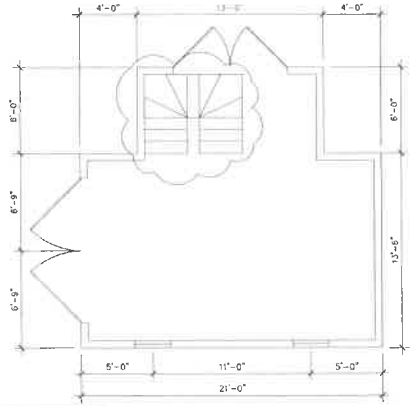
ALL SITE PLAN INFORMATION WAS TAKEN FROM A [illegible] PLAN DRAWN BY:
BRAKEN ENGINEERING, INC.
19 OLD SOUTH RD, UNIT B
NANTUCKET, MA 02554

DRAWING LIST

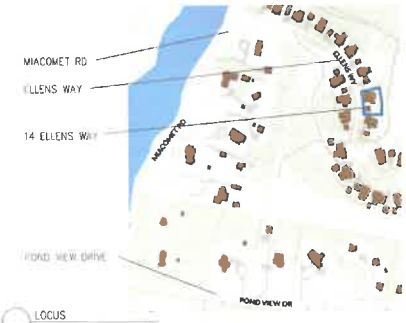
A1.1	SITE PLAN
A3.1	ELEVATIONS

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON		2'-6" x 4'-0"



2 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCUS

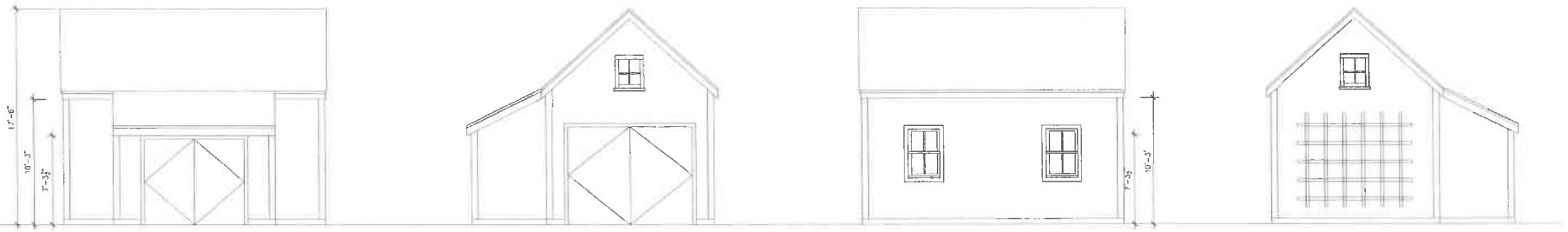
DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No: RYAN
Scale: NOTED

SITE / FLOOR PLAN

A1.1

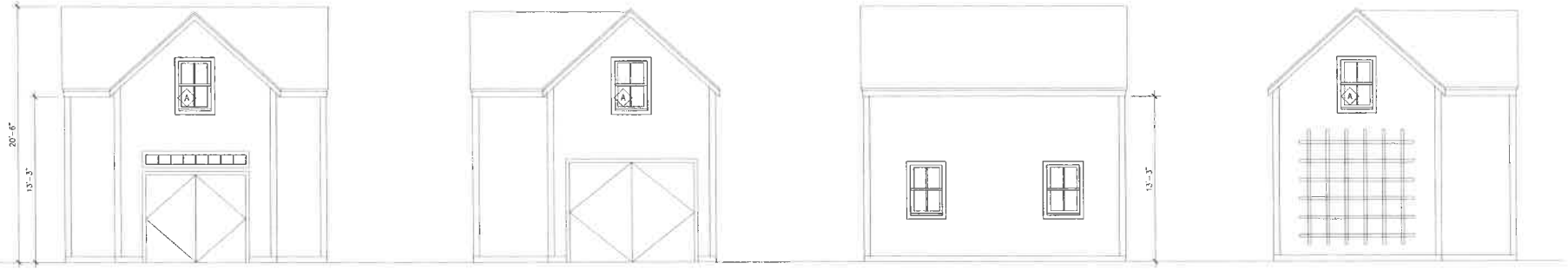


1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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

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



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

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

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

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



2 ELLENS WAY



4 ELLENS WAY



6 ELLENS WAY



10 ELLENS WAY



11 ELLENS WAY



17 ELLENS WAY



19 ELLENS WAY



20 ELLENS WAY



21 ELLENS WAY



22 ELLENS WAY



23 ELLENS WAY



25 ELLENS WAY

DORAN RESIDENCE
14 ELLENS WAY
NANTUCKET MA 02554

Date: 11.4.24 HDC SUBMITTAL
Revisions:

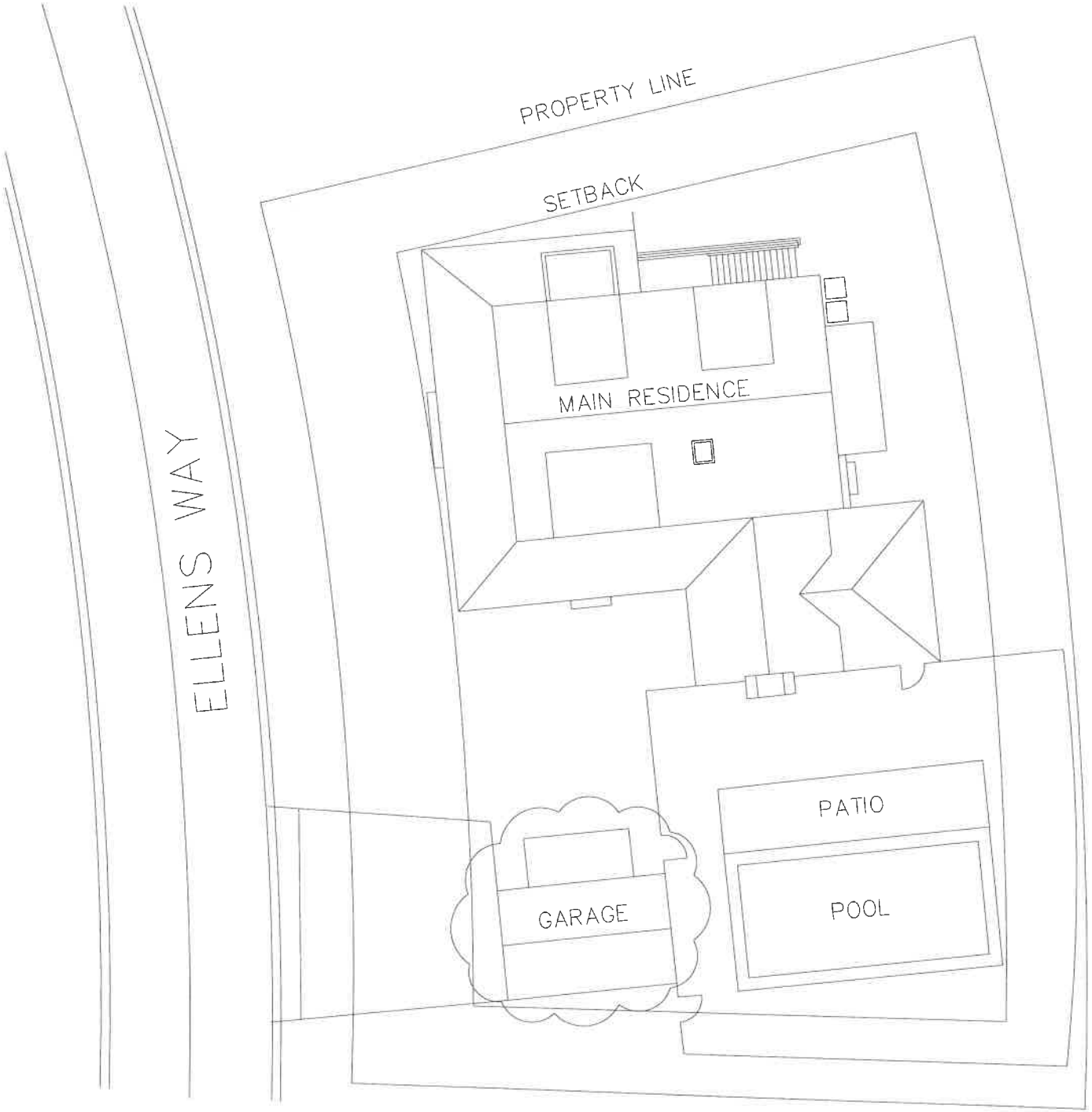
Drawn By: SP
Project No: 2024
Scale: NOTED

ELEVATIONS

A3.1


MIACOMET RD
ELLENS WAY
14 ELLENS WAY
POND VIEW DRIVE
LOCUS
MIACOMET RD
ELLENS WY
POND VIEW DR

WINDOW SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"



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



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



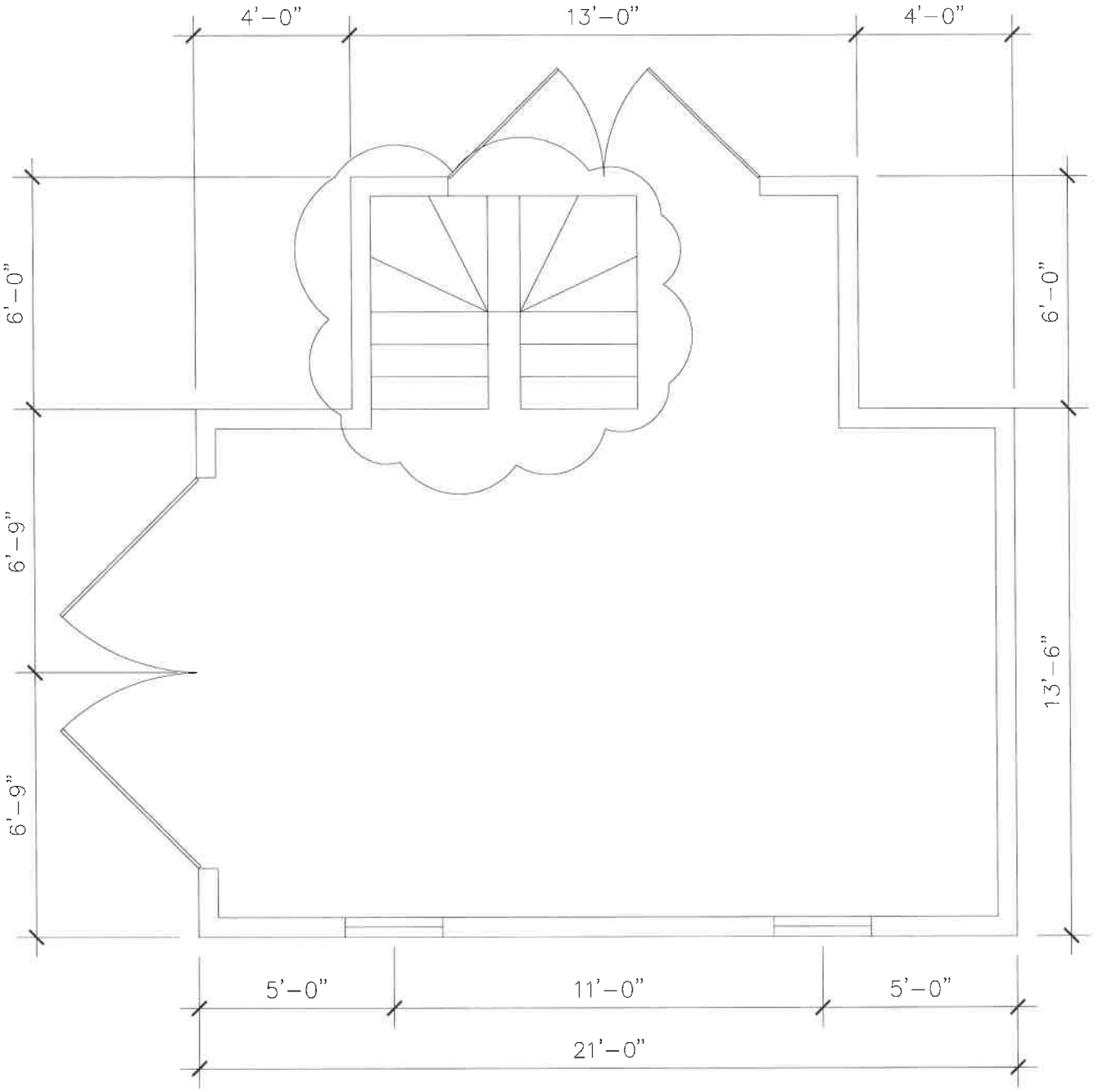
EAST ELEVATION



TION

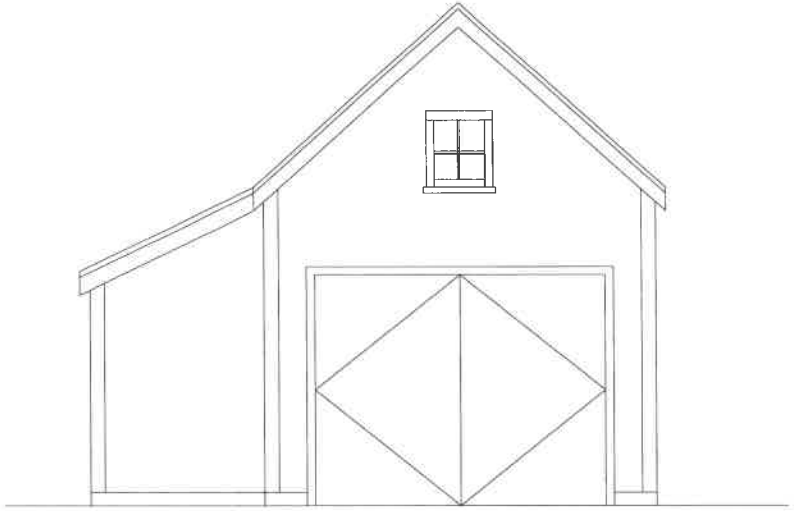


ON

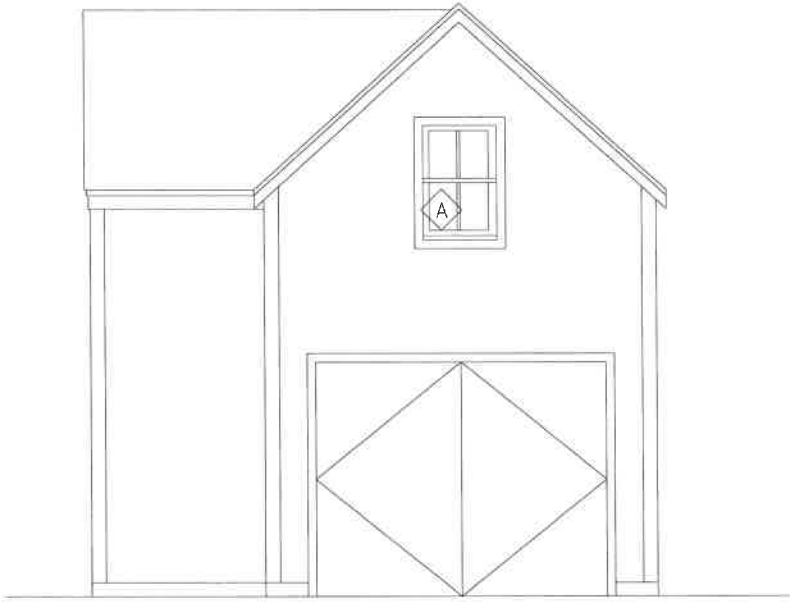


2 GARAGE FLOOR PLAN

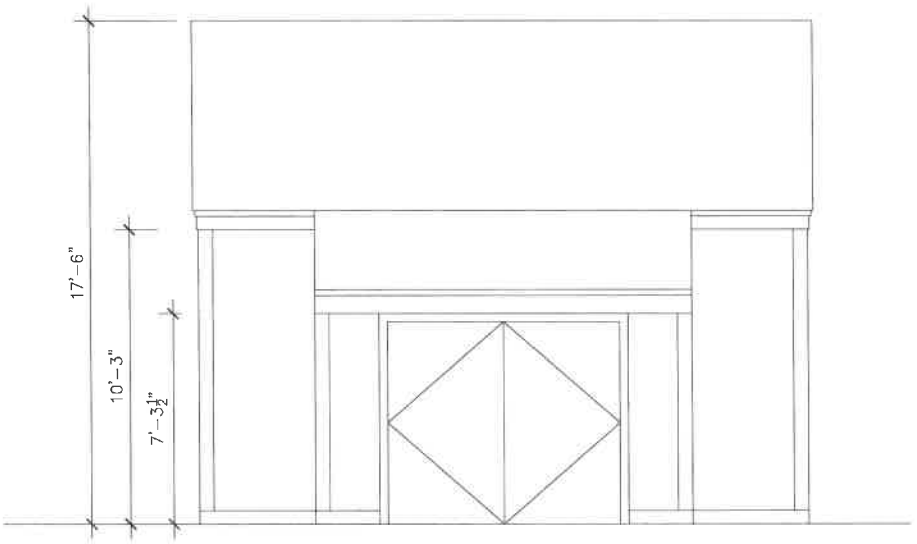
SCALE: 1/8" = 1'–0"



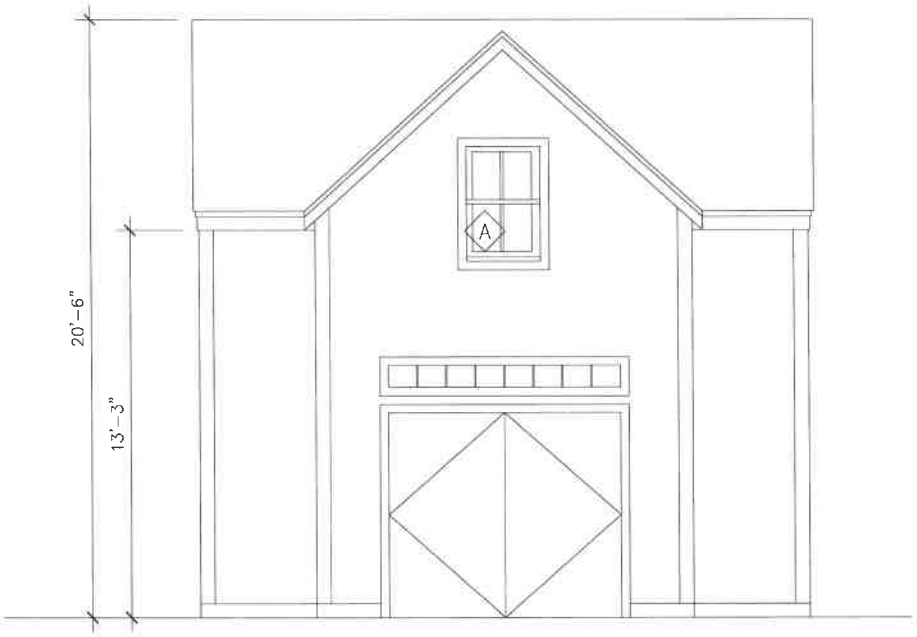
2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



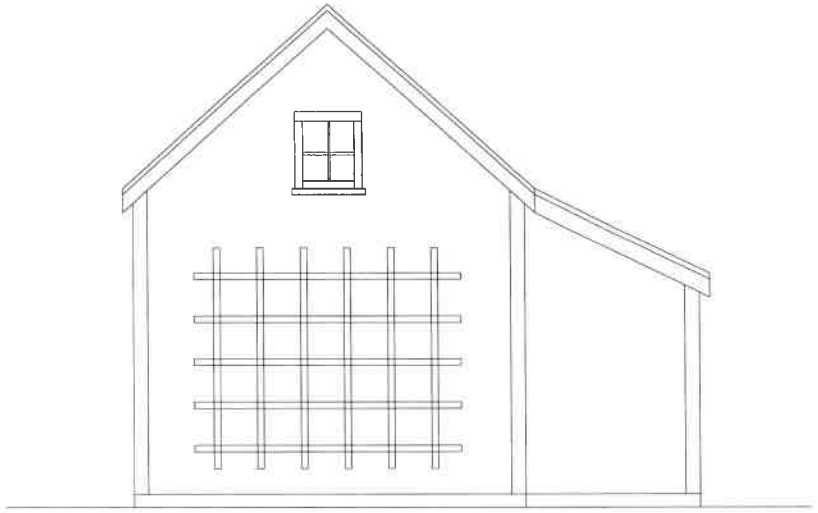
6 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



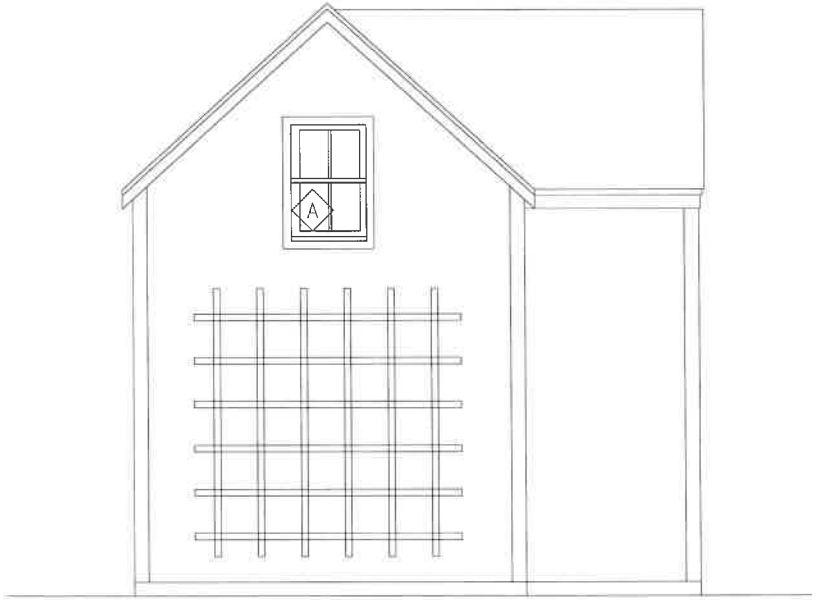
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



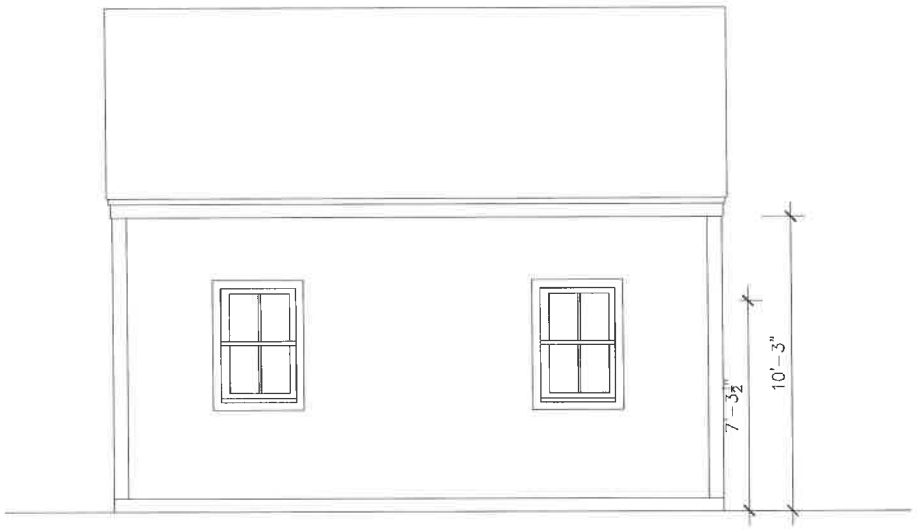
5 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



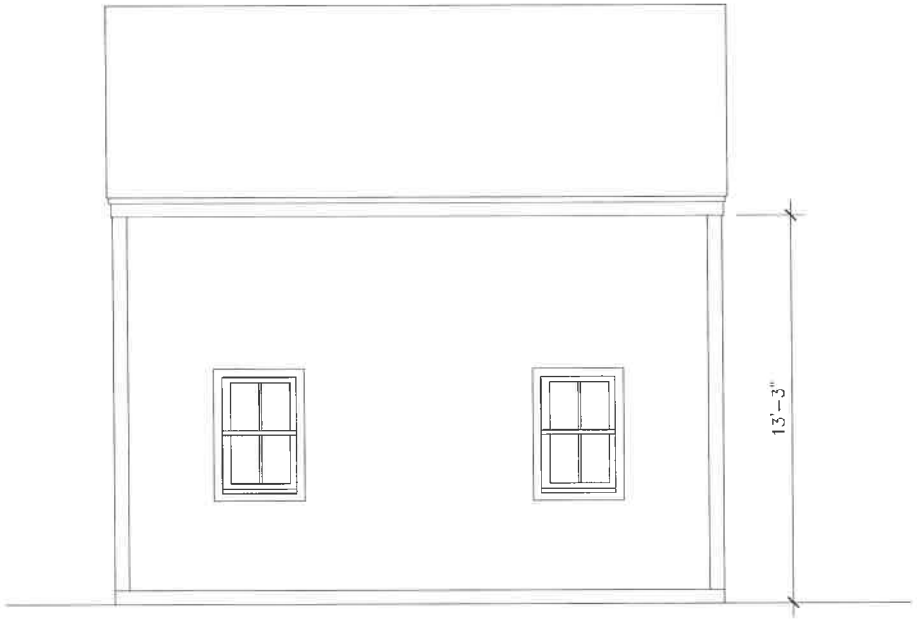
4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



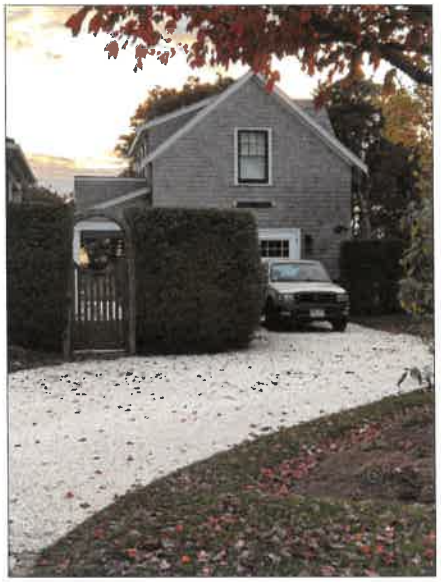
7 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 ELLENS WAY



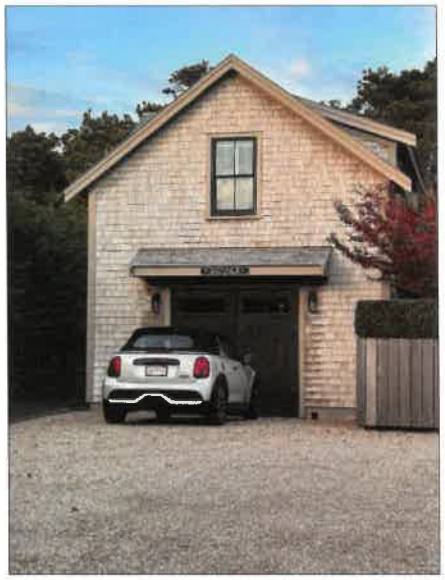
4 ELLENS WAY



19 ELLENS WAY



20 ELLENS WAY



6 ELLENS WAY



10 ELLENS WAY



21 ELLENS WAY



22 ELLENS WAY



11 ELLENS WAY



17 ELLENS WAY



23 ELLENS WAY



25 ELLENS WAY

ADDRESS: 2 HONEYSUCKLE DRIVE - POOL

DATE HEARD: 12/3/24 MEETING

SITTING BOARD: Commissioners: Welch, Pohl, Oliver, MacLeod, Patten: Alt: Thornewill & Paul

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1/9/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-10-11302
	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: 1/9/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St
Wilmington, MA 01887

Contact Phone #: 978-815-4832 E-mail PPASTAN@Richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11'-0" Sq. footage 2nd floor: _____ Pool Size: 242 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Pool to Have Automatic Cover

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 5'-0"
Type: Cedar board Fence
Length: 123' total Perimetee.

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

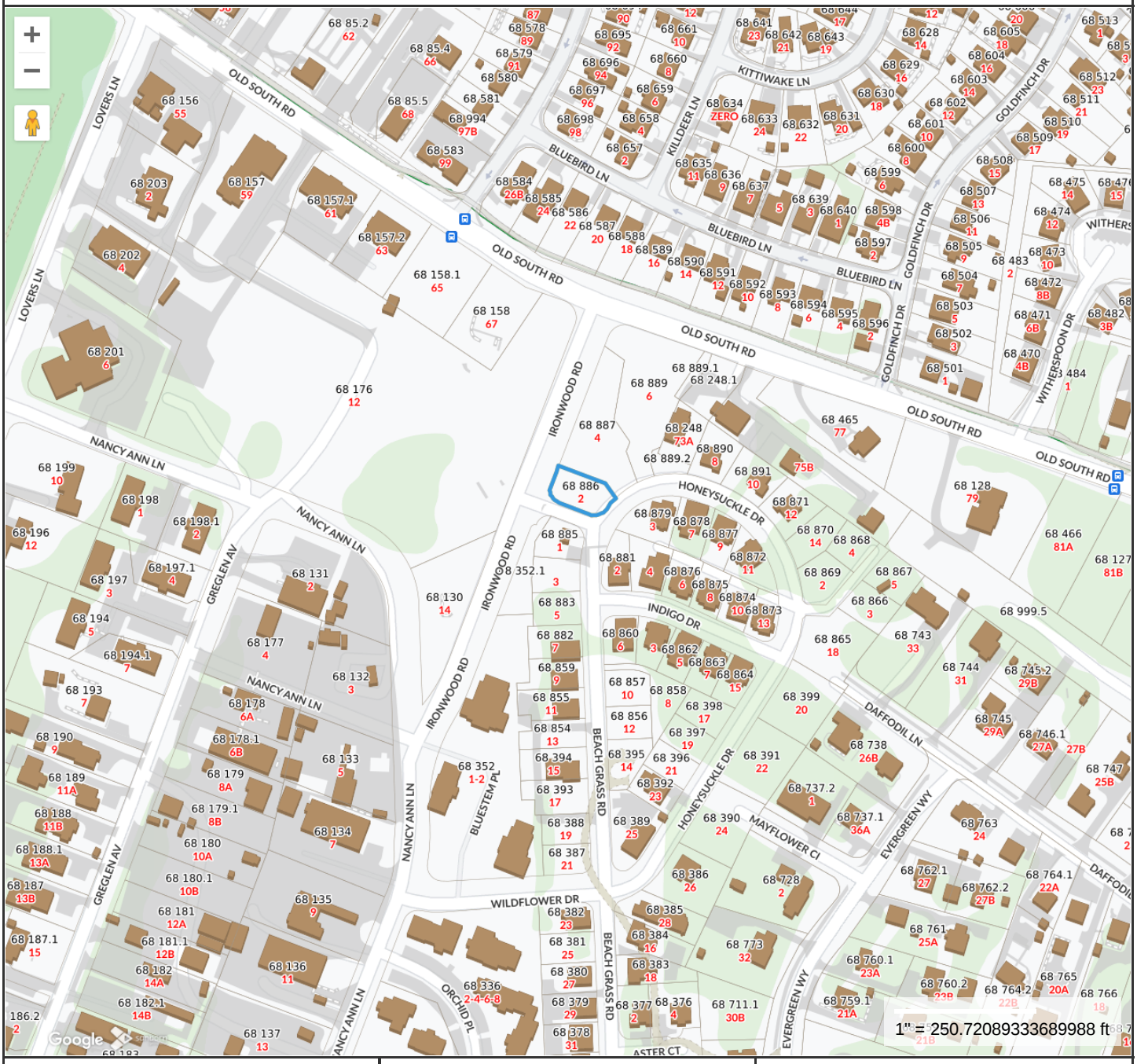
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

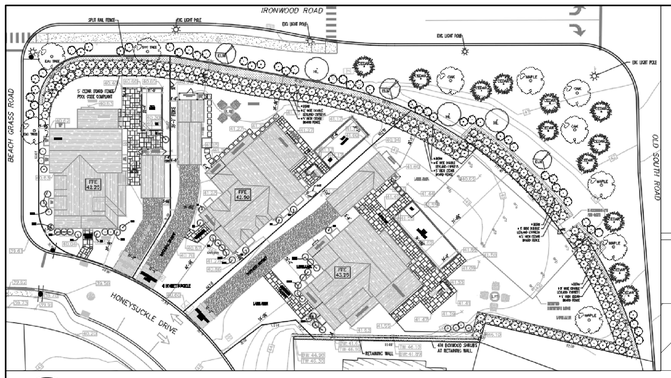
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
LC	LEYLAND CYPRESS	5'	ALREADY PLANTED	VID	ARROWWOOD VIBURNUM	4'	NEW
HL	HONEY LOCUST	12'	ALREADY PLANTED	IG	SHAMROCK INKBERRY	4'	NEW
HL	HONEY LOCUST	12'	NEW	SCRUB OAK	SHRUB OAK	5'	NEW
ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				

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

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- 1ST SUBMISSION

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 1/8/25
- REVISED OVERALL LANDSCAPE AND REVISED HARDSCAPE PER HDC COMMENTS

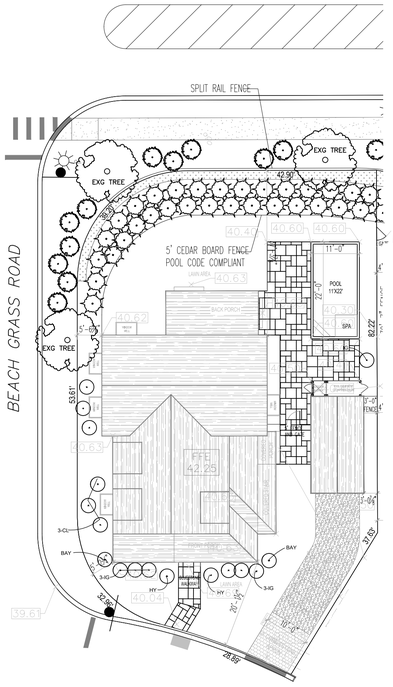
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME
SANDPIPER PLACE

ADDRESS
2, 4, 6 HONEYSUCKLE DRIVE
NANTUCKET, MA

DRAWING TITLE
OVERALL SITE / LANDSCAPE PLAN

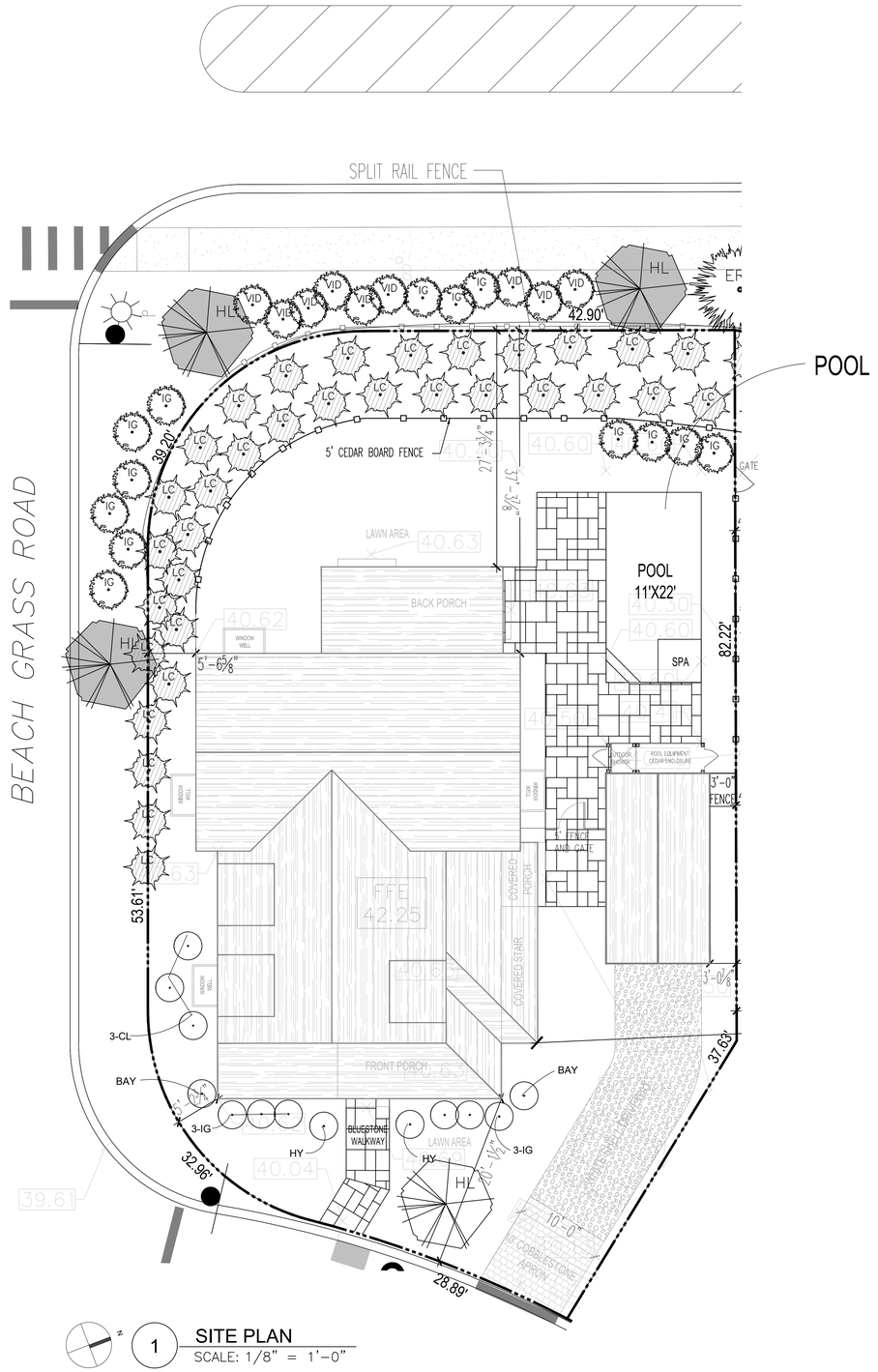
DRAWING NO.
L-1



N

PREVIOUSLY SUBMITTED SITE PLAN

SCALE: NTS



N

1 SITE PLAN

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

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
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HL	HONEY LOCUST	12'	NEW	SO	SHRUB OAK	5'	NEW
ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

ADDRESS: 4 HONEYSUCKLE DRIVE - POOL

DATE HEARD: 12/3/24 MEETING

SITTING BOARD: Commissioners: Welch, Pohl, Oliver, MacLeod, Patten: Alt: Thornewill & Paul

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1/9/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-10-11303
	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: 1/9/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAStan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern, BLV Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHARCH.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13'-0" Sq. footage 2nd floor: _____ Pool Size: 351 SF ☐ 1st floor ☐ 2nd floor

Pool to have Automatic cover Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 5'-0"
Type: Cedar Board Fence
Length: 218' total Perimeter

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

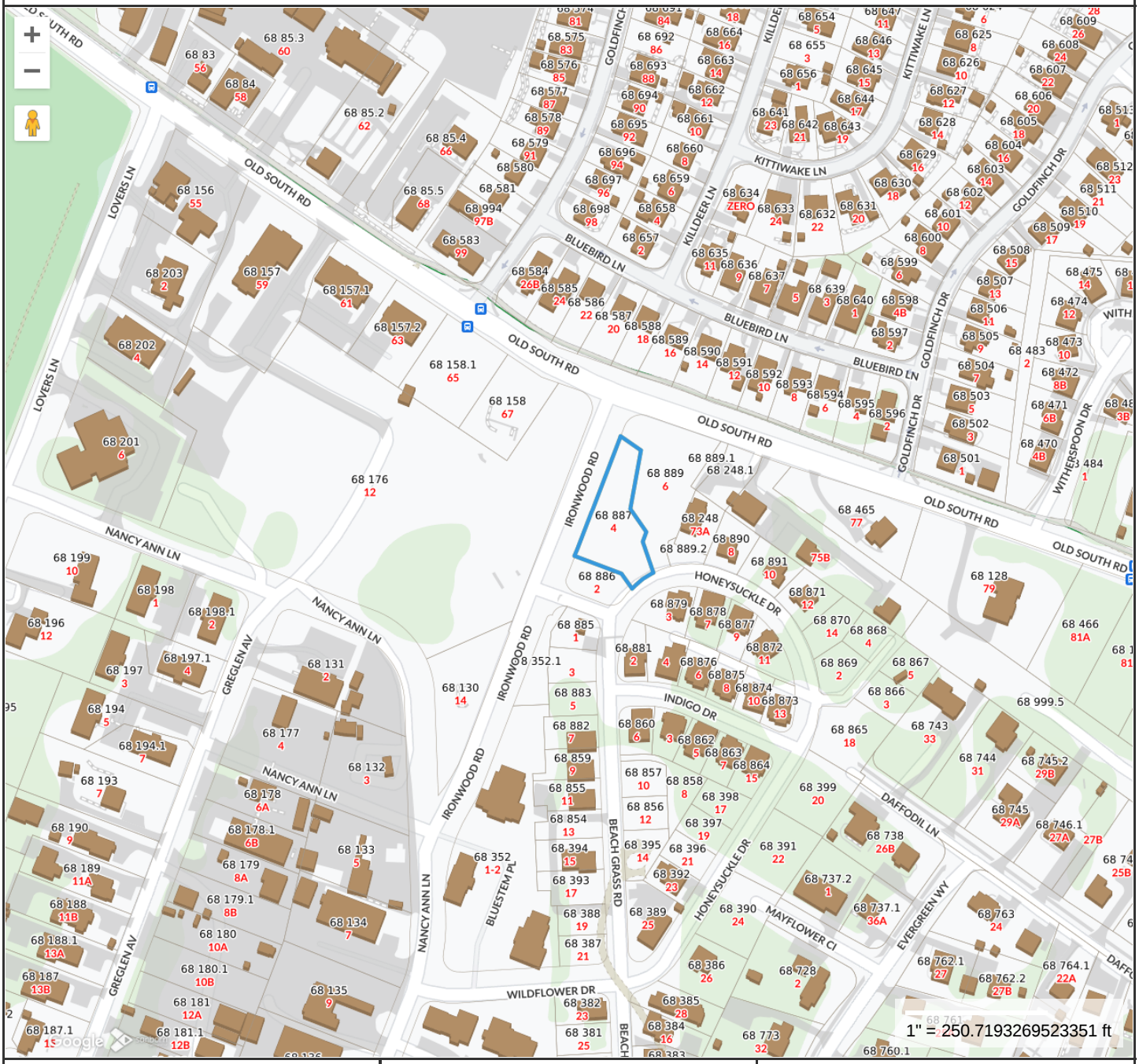
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

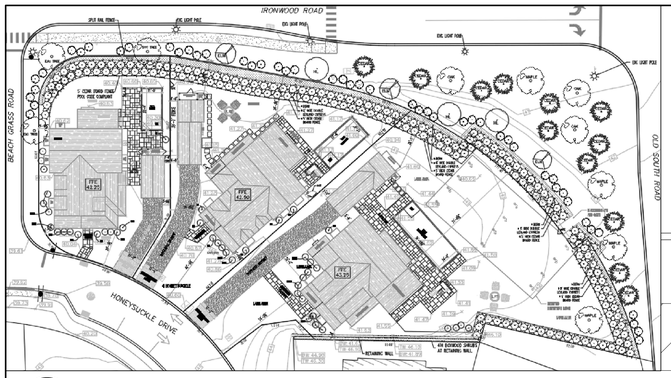
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
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ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				

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

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

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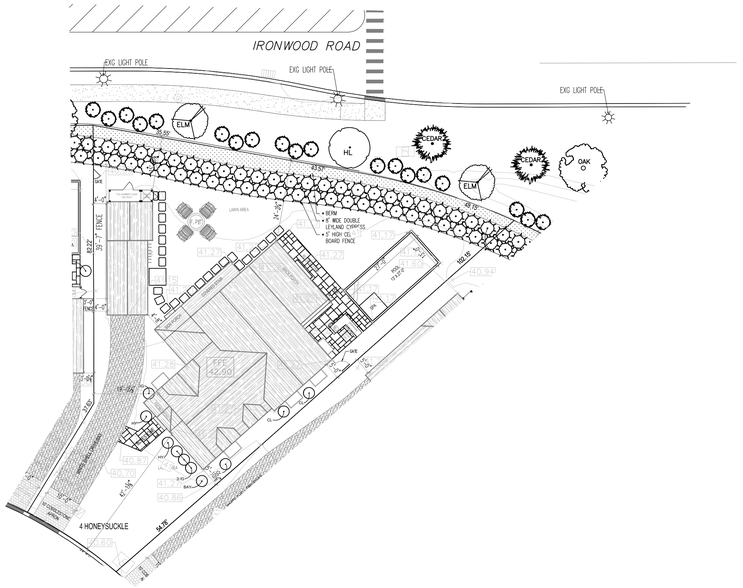
PROJECT NAME
SANDPIPER PLACE

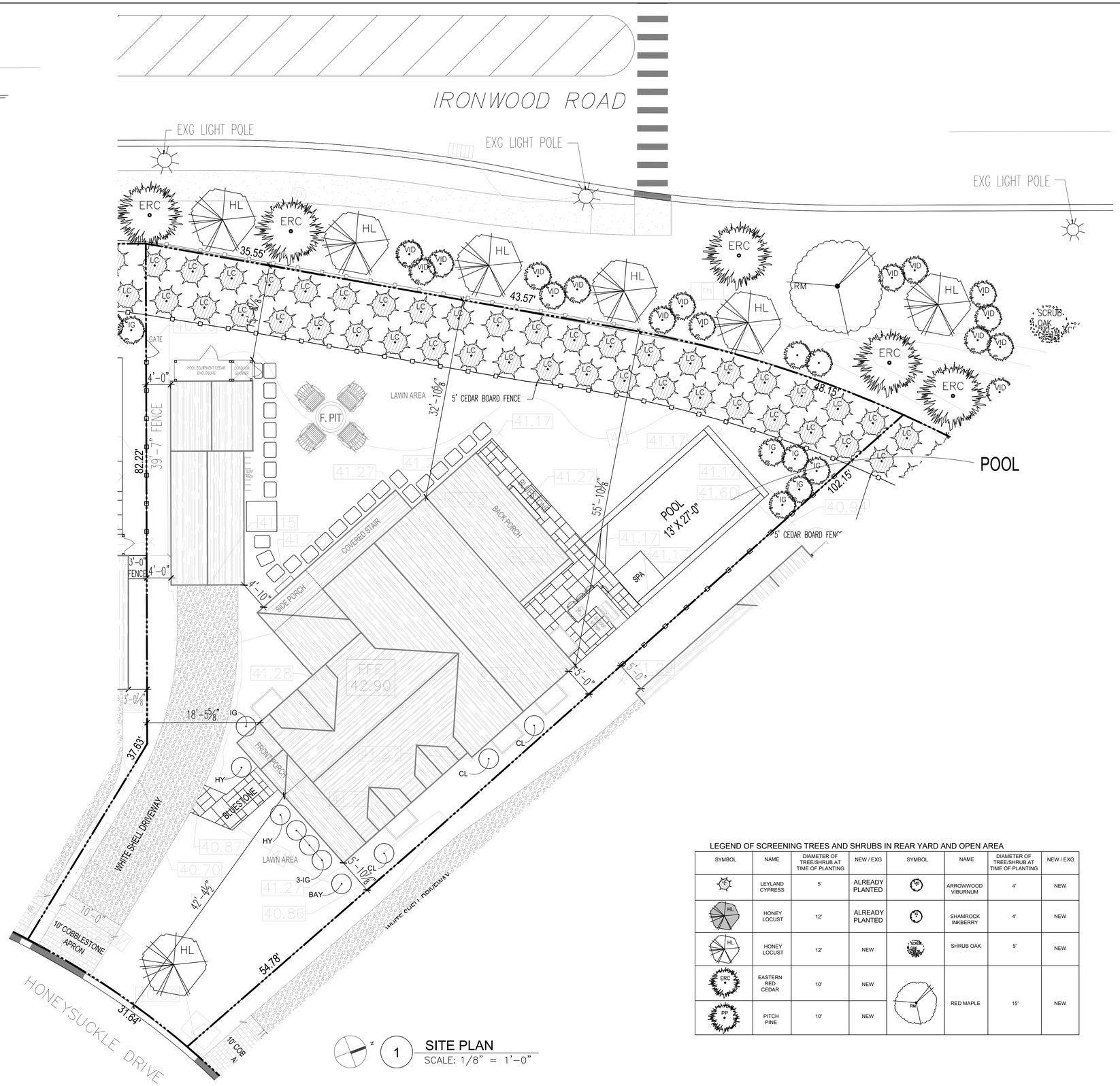
ADDRESS
2, 4, 6 HONEYSUCKLE DRIVE
NANTUCKET, MA

DRAWING TITLE
OVERALL SITE / LANDSCAPE PLAN

DRAWING NO.
L-1



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS



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

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

ADDRESS: 6 HONEYSUCKLE DRIVE - POOL

DATE HEARD: 12/3/24 MEETING

SITTING BOARD: Commissioners: Welch, Pohl, Oliver, MacLeod, Patten: Alt: Thornewill & Paul

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1/9/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-10-11297
	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.
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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: 1/9/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 888

Street & Number of Proposed Work: 6 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAStan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern BLV, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~36'-10"~~ 32'-0" ge 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: ~~14'-0"~~ 13'-6" ge 2nd floor: _____ Pool Size: ~~516 SF~~ ☐ 1st floor ☐ 2nd floor

Pool to have Automatic Cover Sq. footage 3rd floor: _____ 432 SF

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 5'-0"
Type: Cedar board Fence
Length: 343' total Perimeter

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

6 HONEYSUCKLE DR.



Property Information

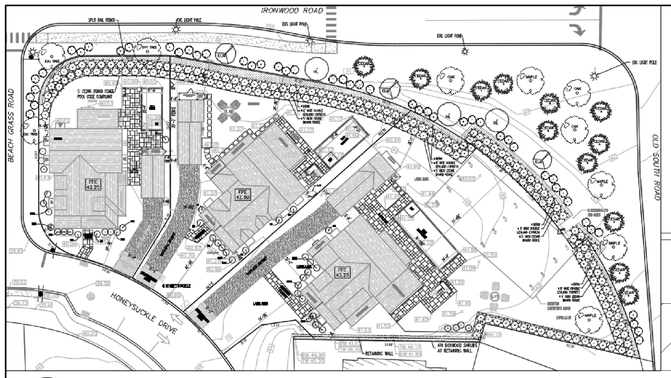
Property ID	190177
Location	6 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
LC	LEYLAND CYPRESS	5'	ALREADY PLANTED	VID	ARROWWOOD VIBURNUM	4'	NEW
HL	HONEY LOCUST	12'	ALREADY PLANTED	IG	SHAMROCK INKBERRY	4'	NEW
HL	HONEY LOCUST	12'	NEW	SCRUB OAK	SHRUB OAK	5'	NEW
ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				

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

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- 1ST SUBMISSION

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 1/8/25
- REVISED OVERALL LANDSCAPE AND REVISED HARDSCAPE PER HDC COMMENTS

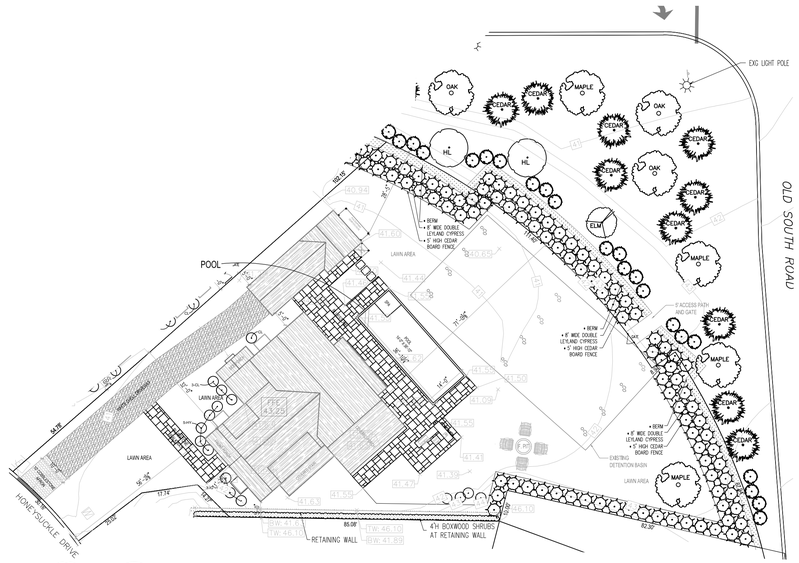
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME
SANDPIPER PLACE

ADDRESS
2, 4, 6 HONEYSUCKLE DRIVE
NANTUCKET, MA

DRAWING TITLE
OVERALL SITE / LANDSCAPE PLAN

DRAWING NO.
L-1



N

PREVIOUSLY SUBMITTED SITE PLAN

SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
IG	LEYLAND CYPRESS	5'	ALREADY PLANTED	VID	ARROWWOOD VIBURNUM	4'	NEW
HL	HONEY LOCUST	12'	ALREADY PLANTED	LC	SHAMROCK INKBERRY	4'	NEW
HL	HONEY LOCUST	12'	NEW	SCRUB. OAK	SHRUB OAK	5'	NEW
ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				

N

1 SITE PLAN

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

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- 1ST SUBMISSION

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 1/8/25
- REVISED OVERALL LANDSCAPE AND REVISED HARDSCAPE PER HDC COMMENTS

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

75 Pocomo Rd MH, M/P: 15/7

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 pocomo Rd

Owner of record: Elegance LLc

Mailing Address: 4 winter street

Nantucket, MA 02554

Contact Phone #: (508) 228-0244 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN

Nantucket, MA

Contact Phone #: (508) 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-10-A-11391

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Massing + fenestration Revisions
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No change

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (No change)

Sidewall Natural Clapboard (if applicable) N/A Roof Natural

Trim White Sash White Doors White, Hamilton Blue - Front

Deck Natural Foundation Natural Fence N/A Shutters N/A

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

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

Date 11.18.24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Elegance LLC

STREET ADDRESS 75 Pocomo Rd

MAP/PARCEL 15 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.18.24

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

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

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



Signature

11.18.24
Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 75 Pocomo Rd on the following statement:

PATRICIA A. HALSTED, MANAGER

I ELEGANCE LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Patricia A. Halsted 10/15/24

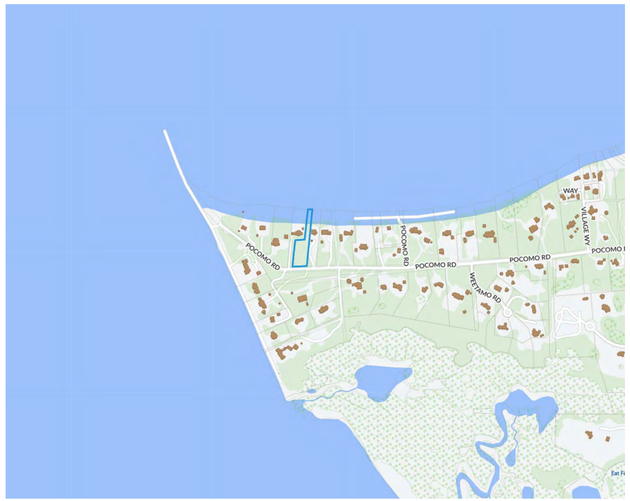
Client Signature MANAGER Date

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

11.18.24

HDC SUBMISSION

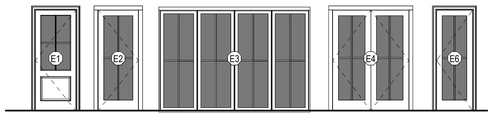


Locus Map



Window Legend

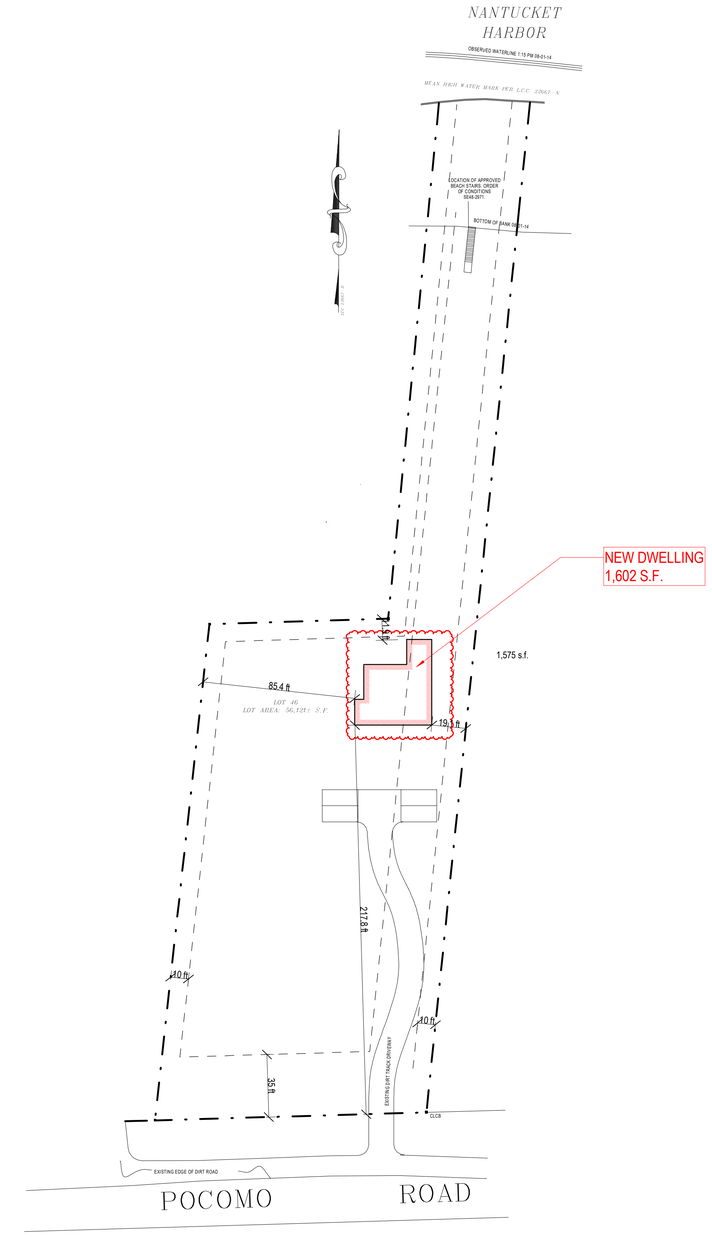
WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	7	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
R	2	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
S	4	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	4	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	2	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4" *	7'-6 1/2"	Andersen	≥ 30
E5	1	13'-3 1/2"	7'-8 5/8"	13'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E6	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30
E244	2	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30





Site Plan

1" = 40'-0"

1912

Elegance LLC Residence
75 Pocomo Road
Nantucket, MA 02554

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

COVER SHEET

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 3 Date 3

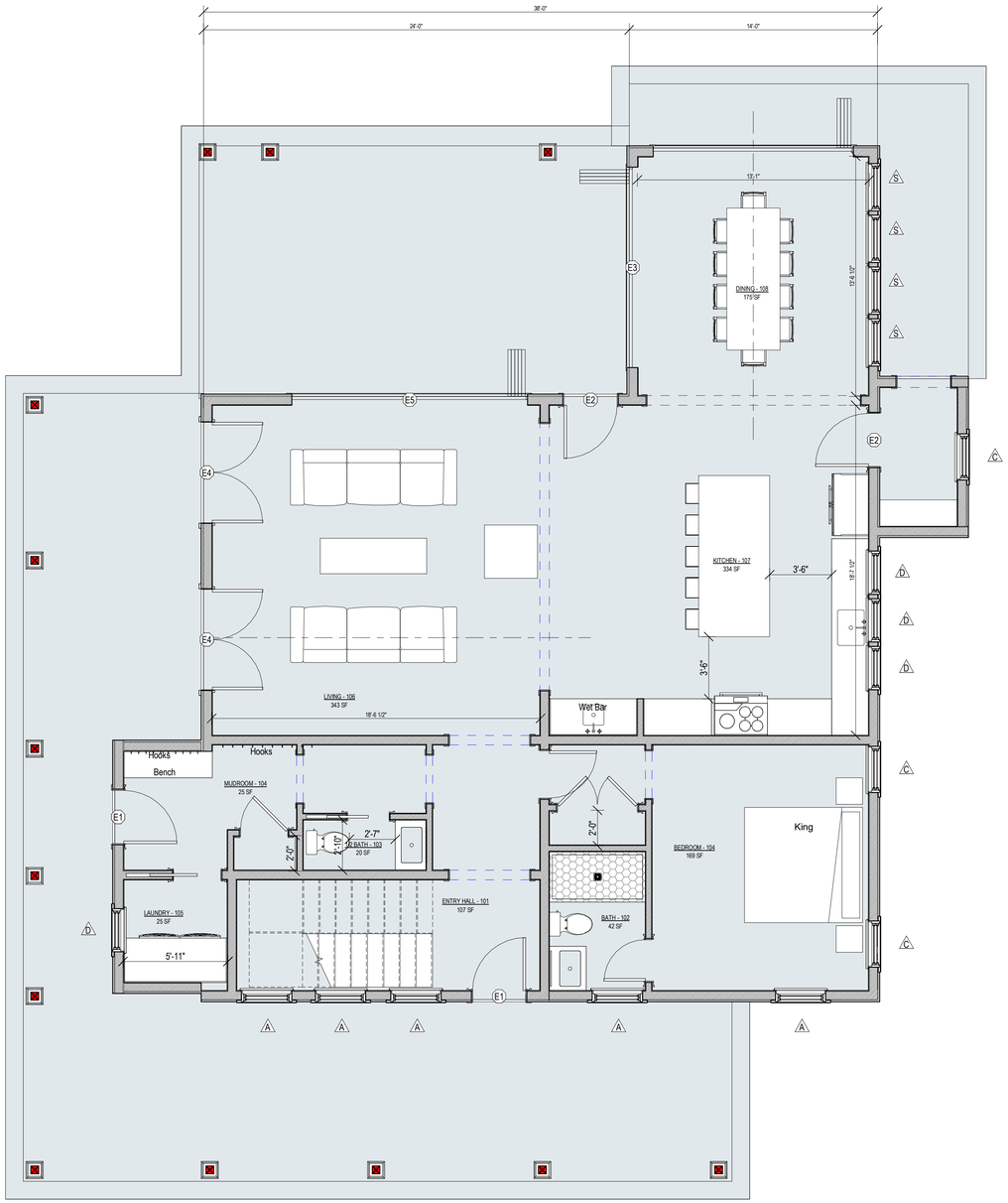
THESE DRAWINGS AND THE DESIGNS INCORPORATED THEREIN AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EMERITUS DEVELOPMENT LTD. ALL RIGHTS RESERVED. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS AND UNTIL THEY ARE ISSUED AS "FOR CONSTRUCTION". ANY USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES PRIOR TO SUCH ISSUANCE IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. ANY UNAUTHORIZED USE, DISCLOSURE OR REPRODUCTION IS PROHIBITED AND MAY RESULT IN SEVERE LEGAL ACTION. EMERITUS DEVELOPMENT LTD. RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. VISUAL CONTACT WITH THESE DRAWINGS OR ANY OTHER USE OF THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THE FOREGOING RESTRICTIONS.

G.101

1912

11.18.24

HDC SUBMISSION



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

1912

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

FIRST FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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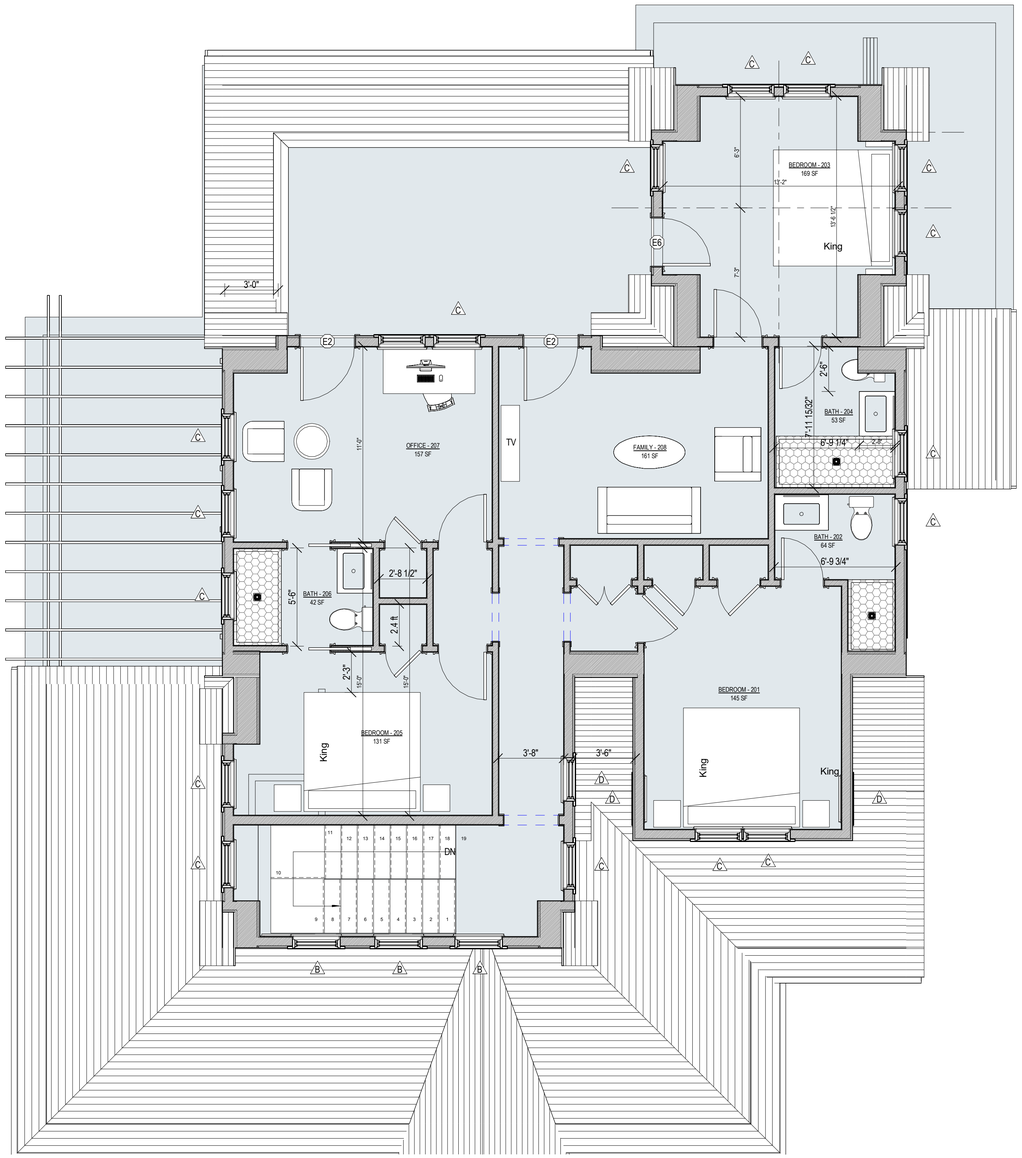
A.101
1912

11.18.24

HDC SUBMISSION



1 Second Floor Plan
1/4" = 1'-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

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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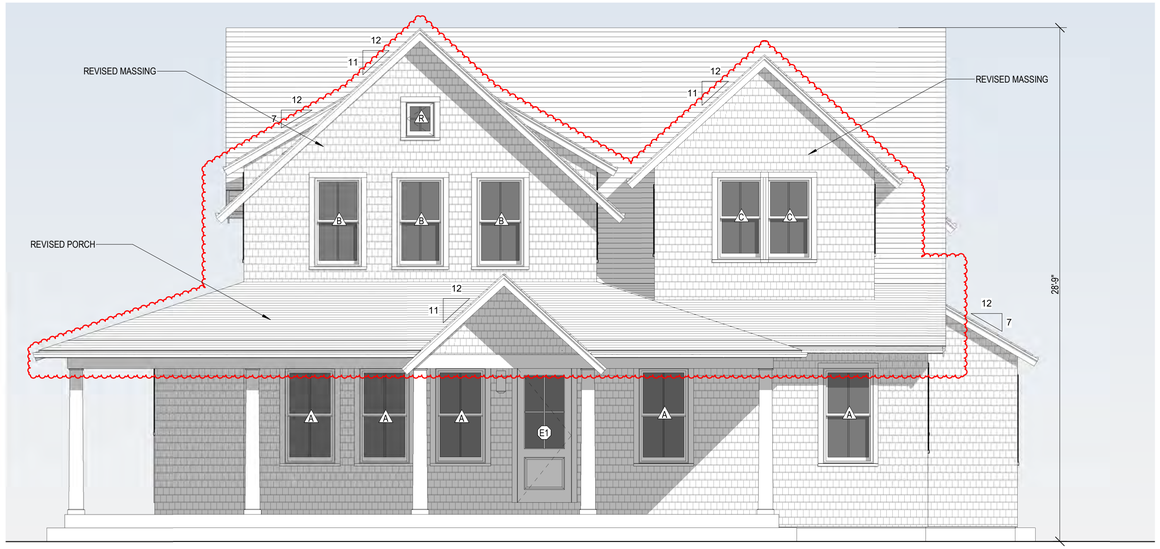
A.102
1912

11.18.24

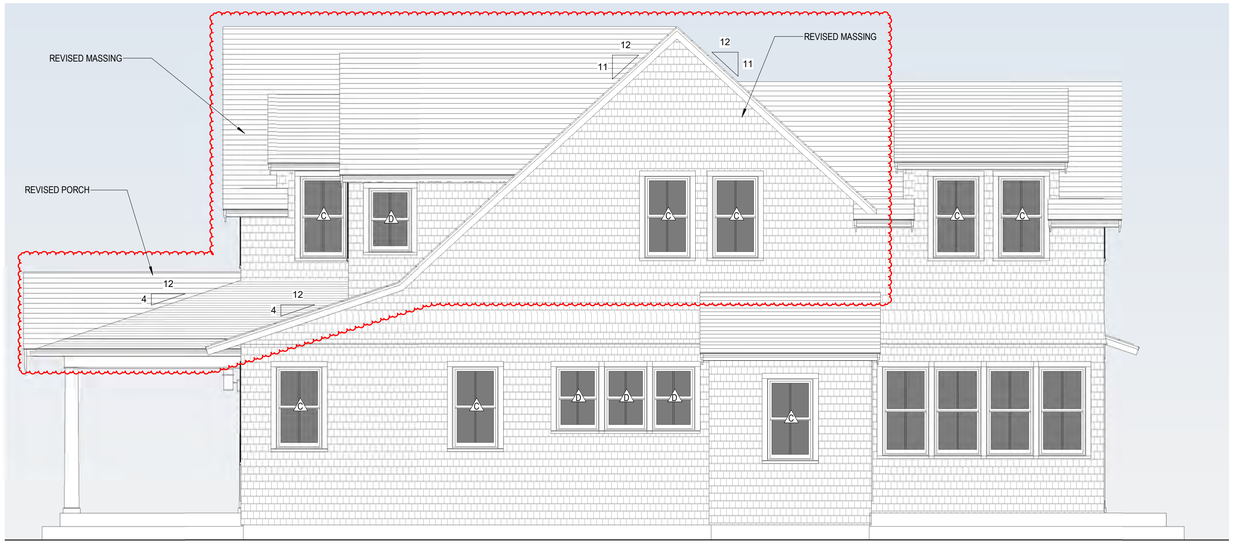
HDC SUBMISSION



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



HDC Approved South Elevation
1/8" = 1'-0"



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



HDC Approved East Elevation
1/8" = 1'-0"

1912

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

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 3 Date 3

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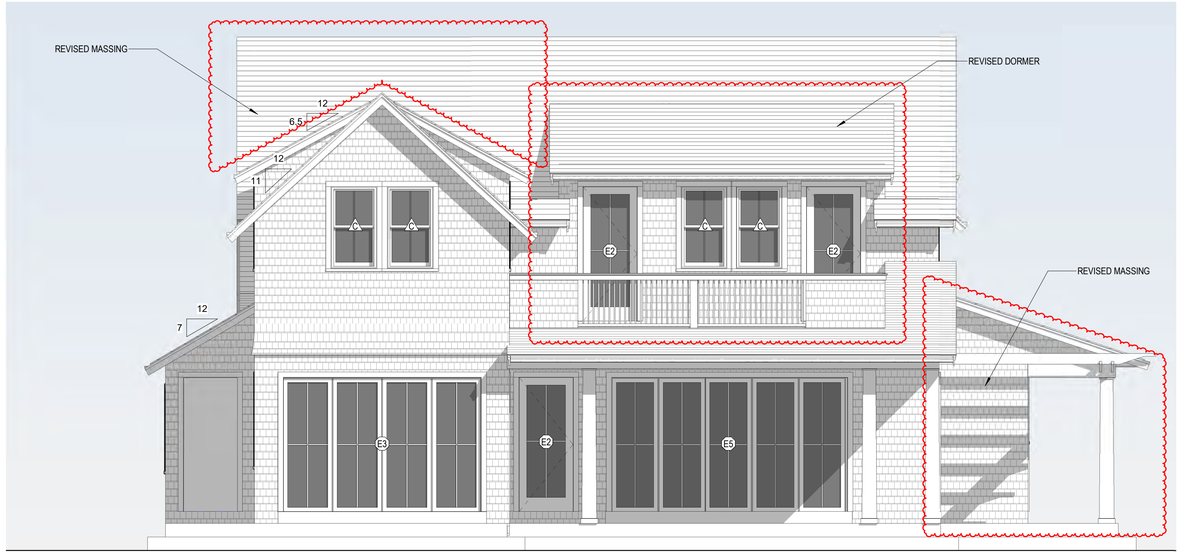
A.201
1912

11.18.24

HDC SUBMISSION



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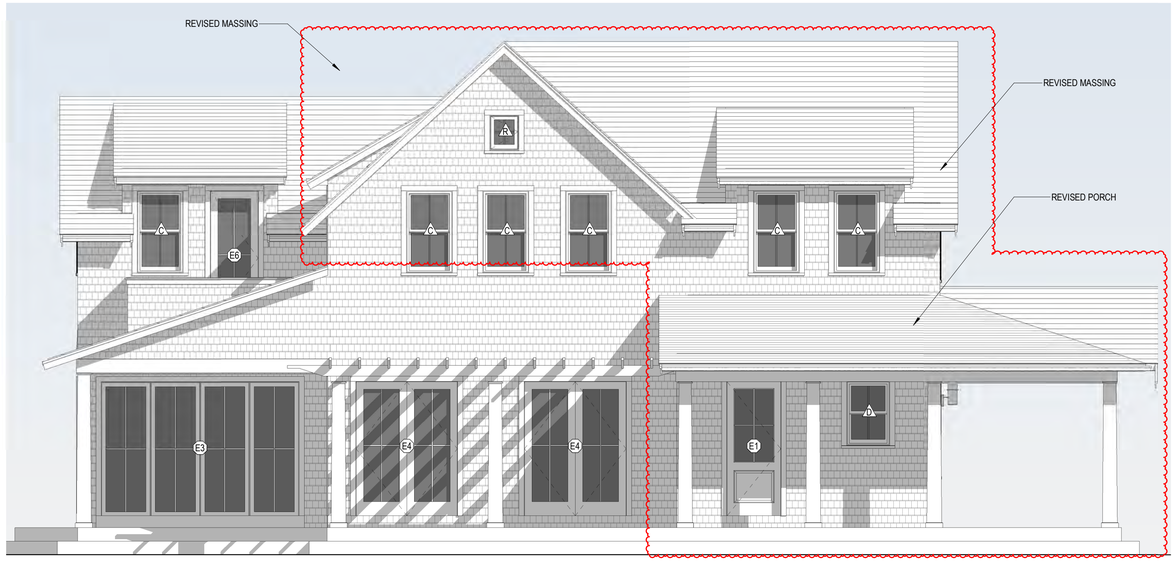
HDC Approved North Elevation
1/8" = 1'-0"



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



HDC Approved West Elevation
1/8" = 1'-0"

1912

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Revisions

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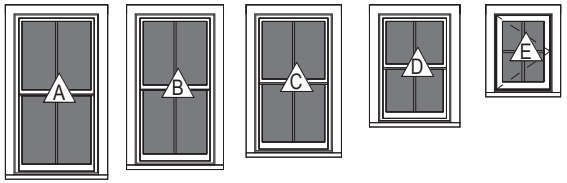
A.202
1912

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

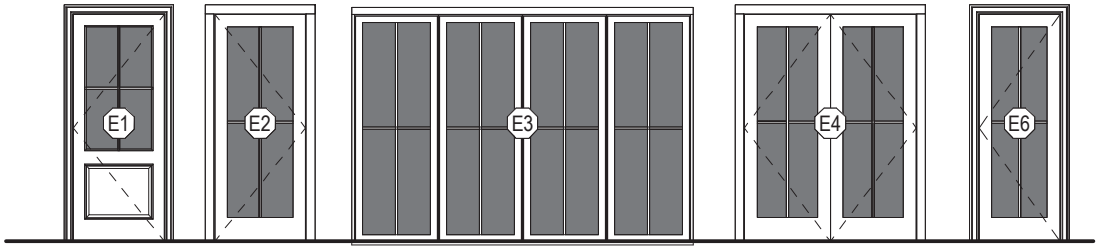


Locus Map



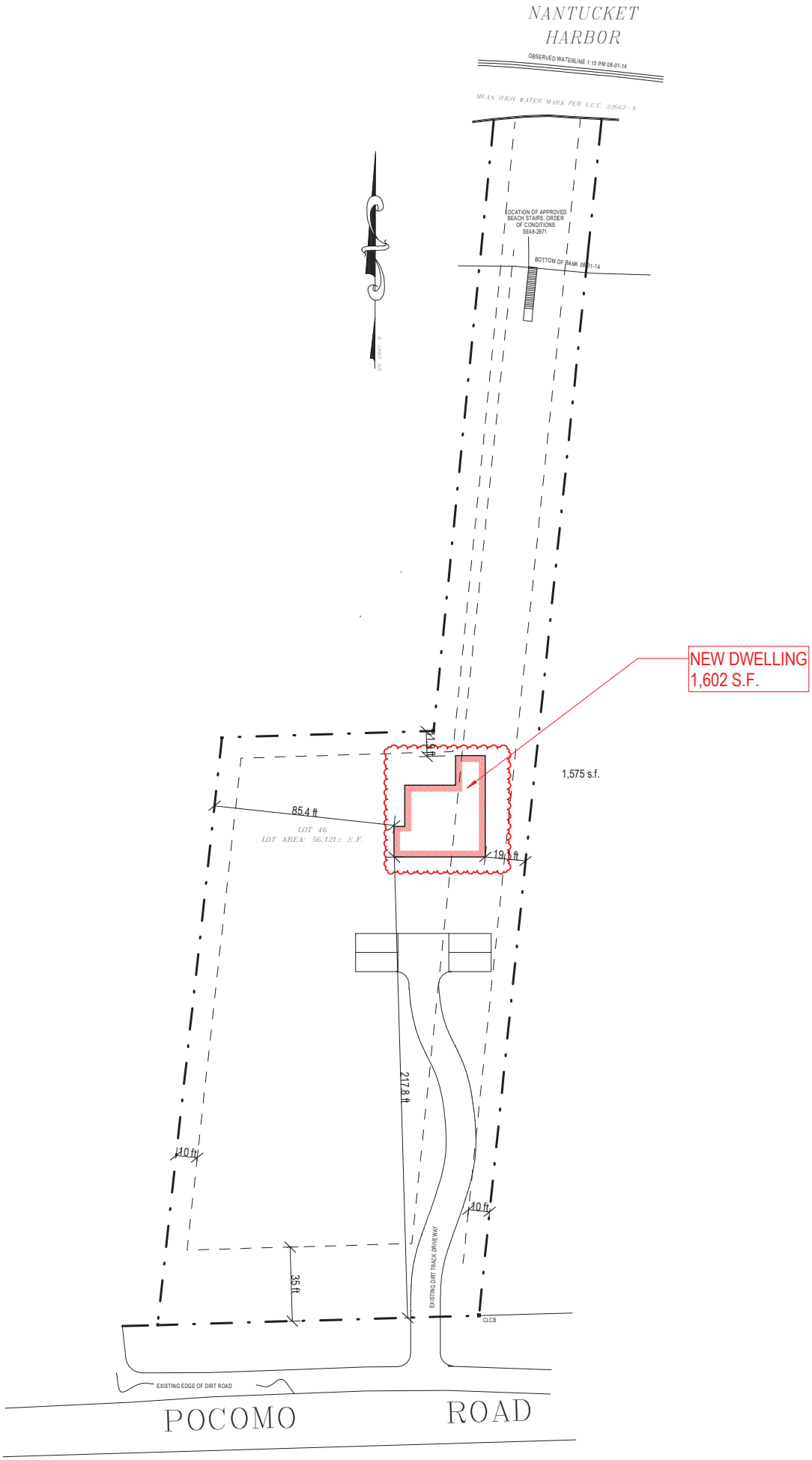
Window Legend

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



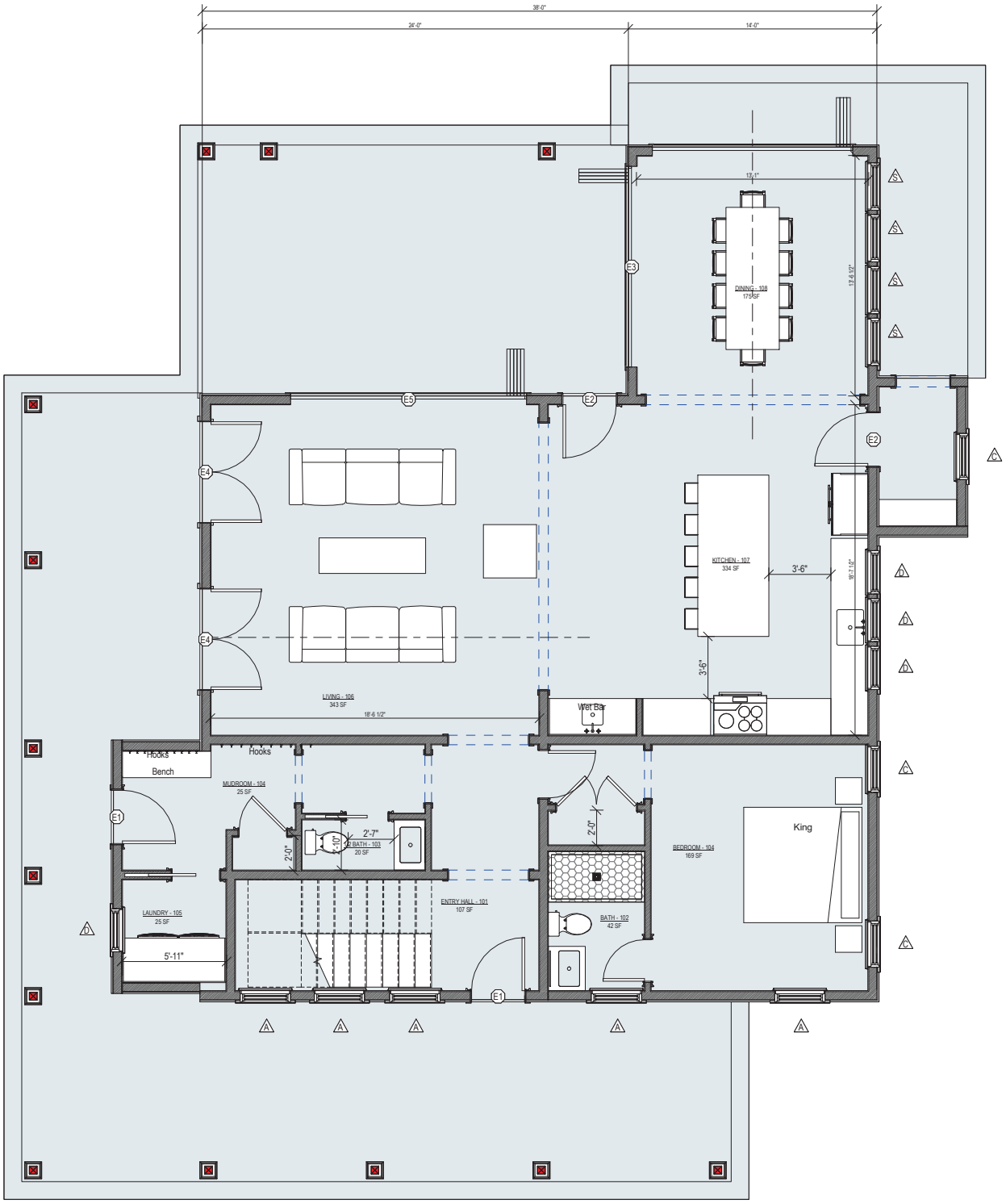
Door Legend

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
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



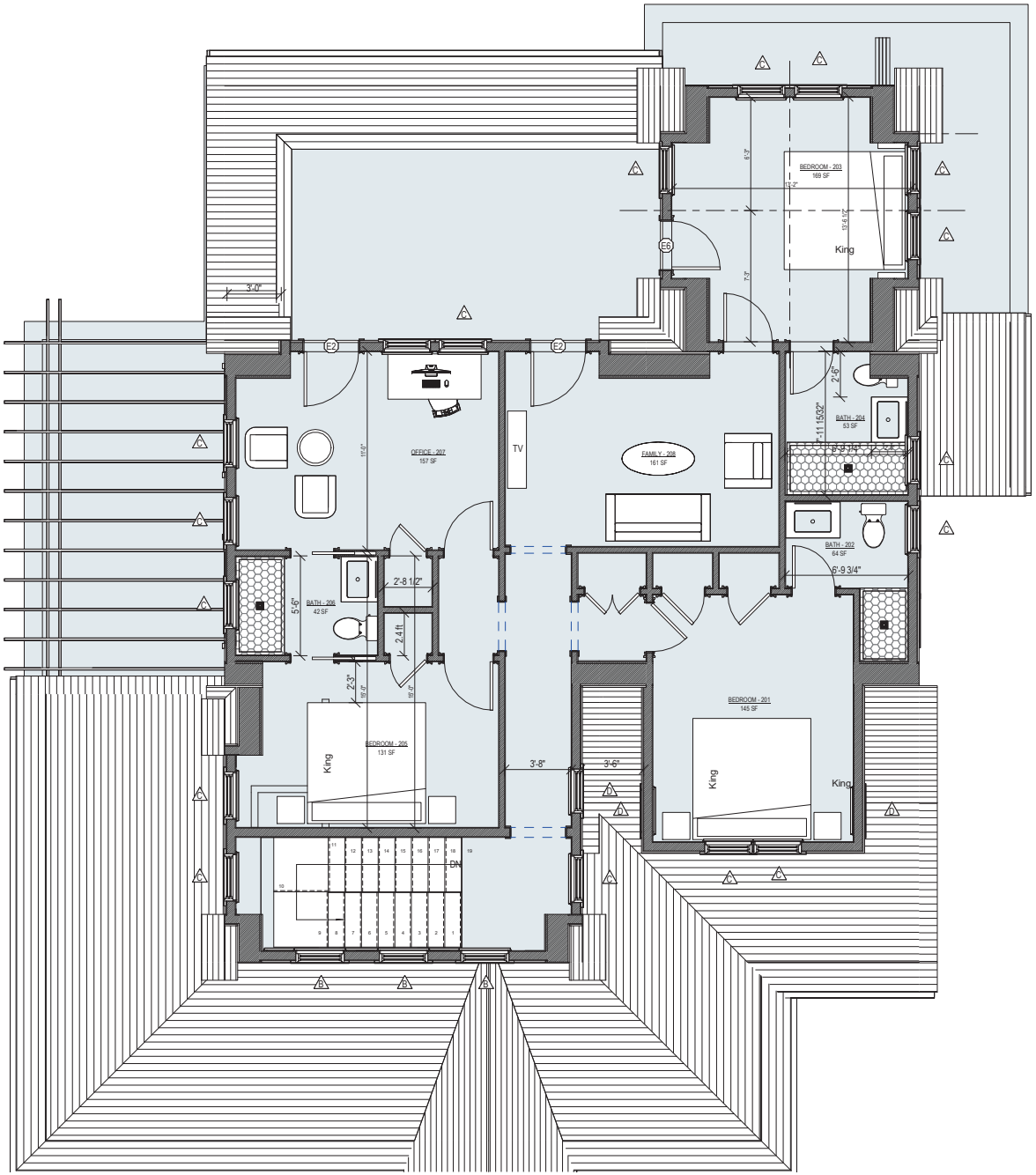
Site Plan

1" = 40'-0"



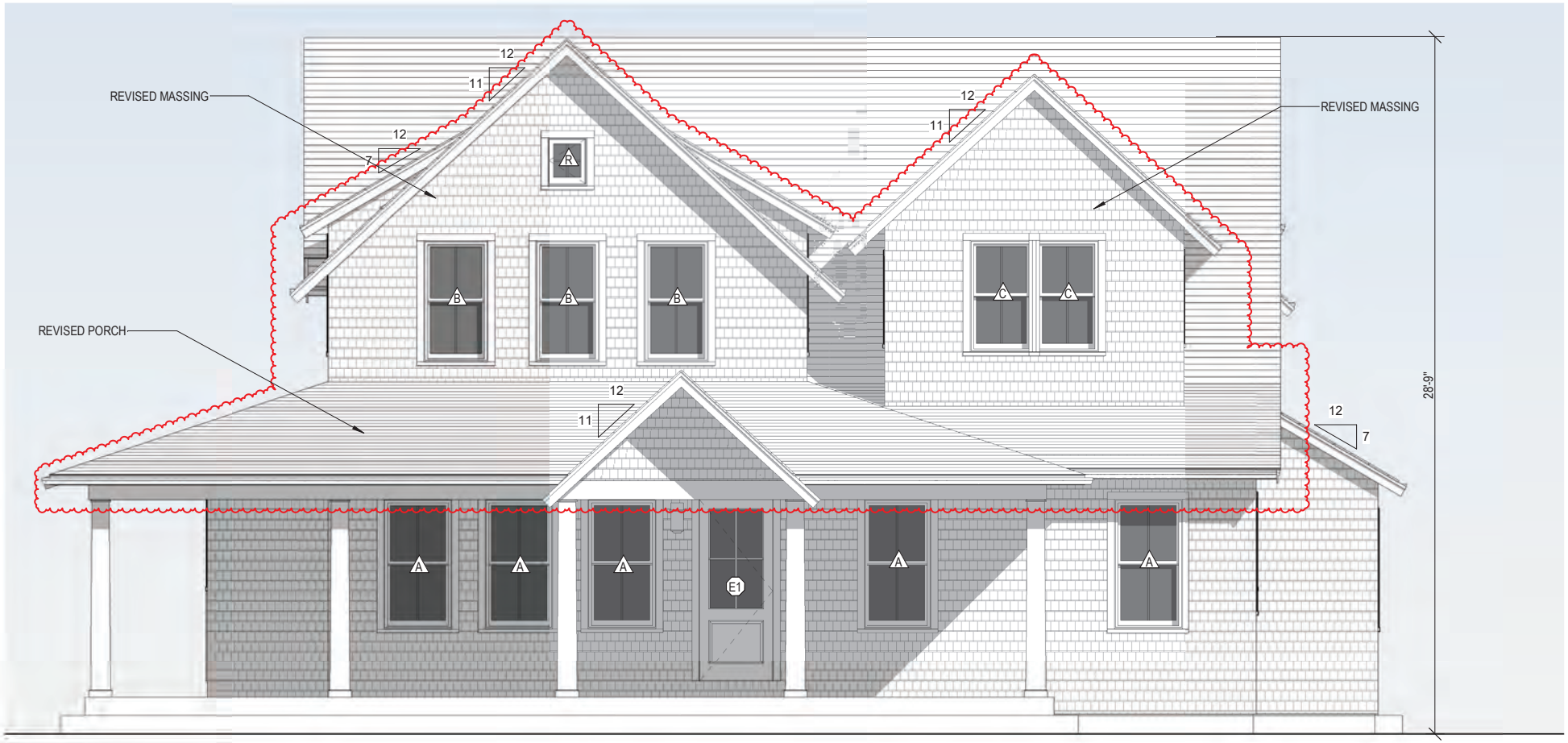
1 First Floor Plan

1/4" = 1'-0"



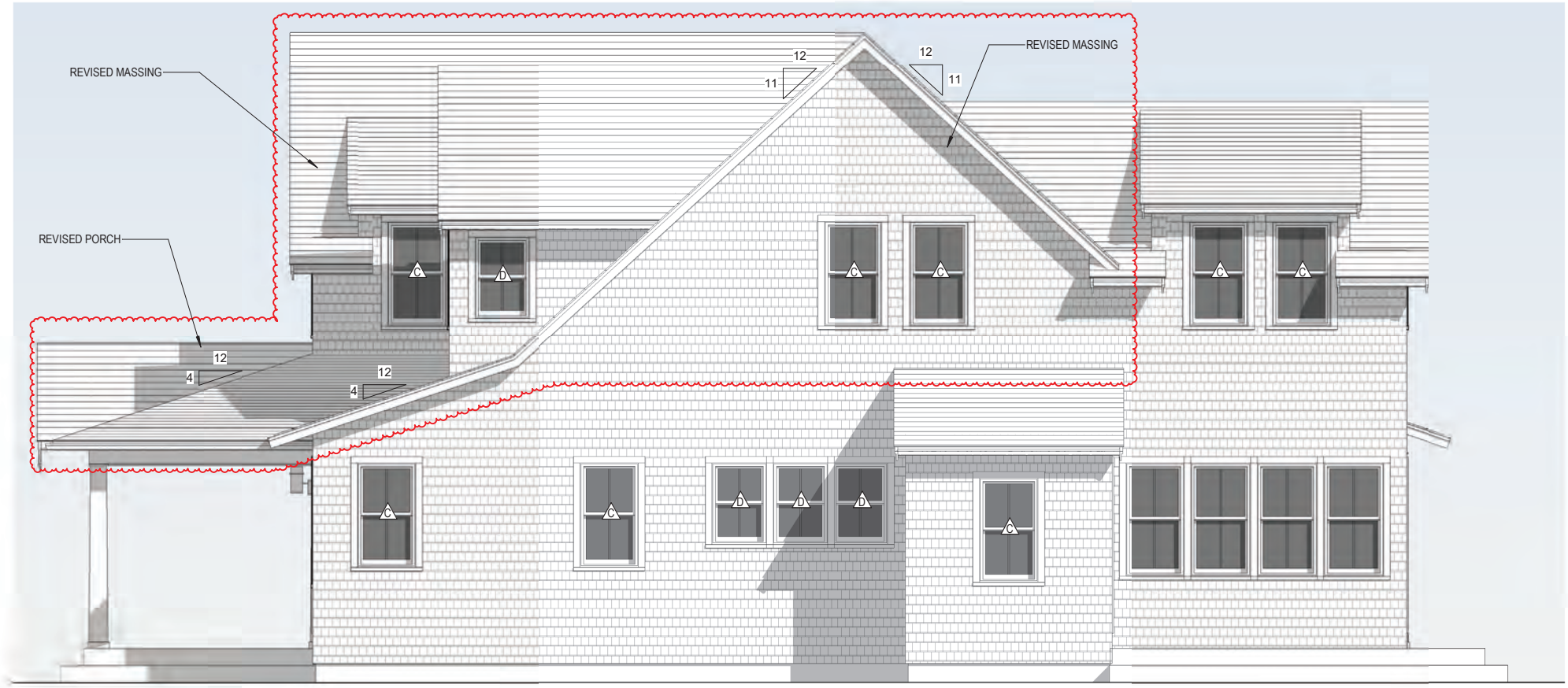
1 Second Floor Plan

1/4" = 1'-0"



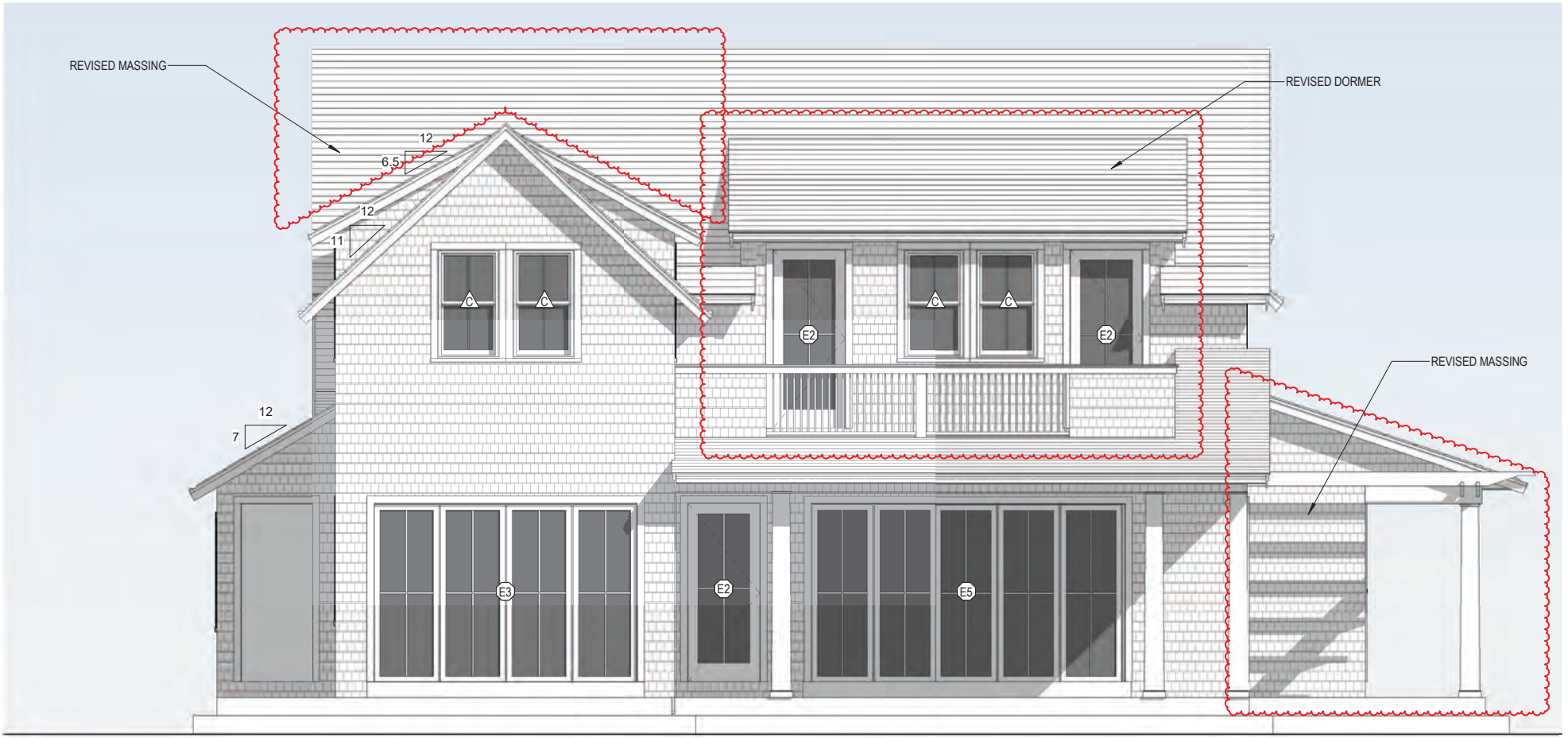
1 South Elevation

1/4" = 1'-0"



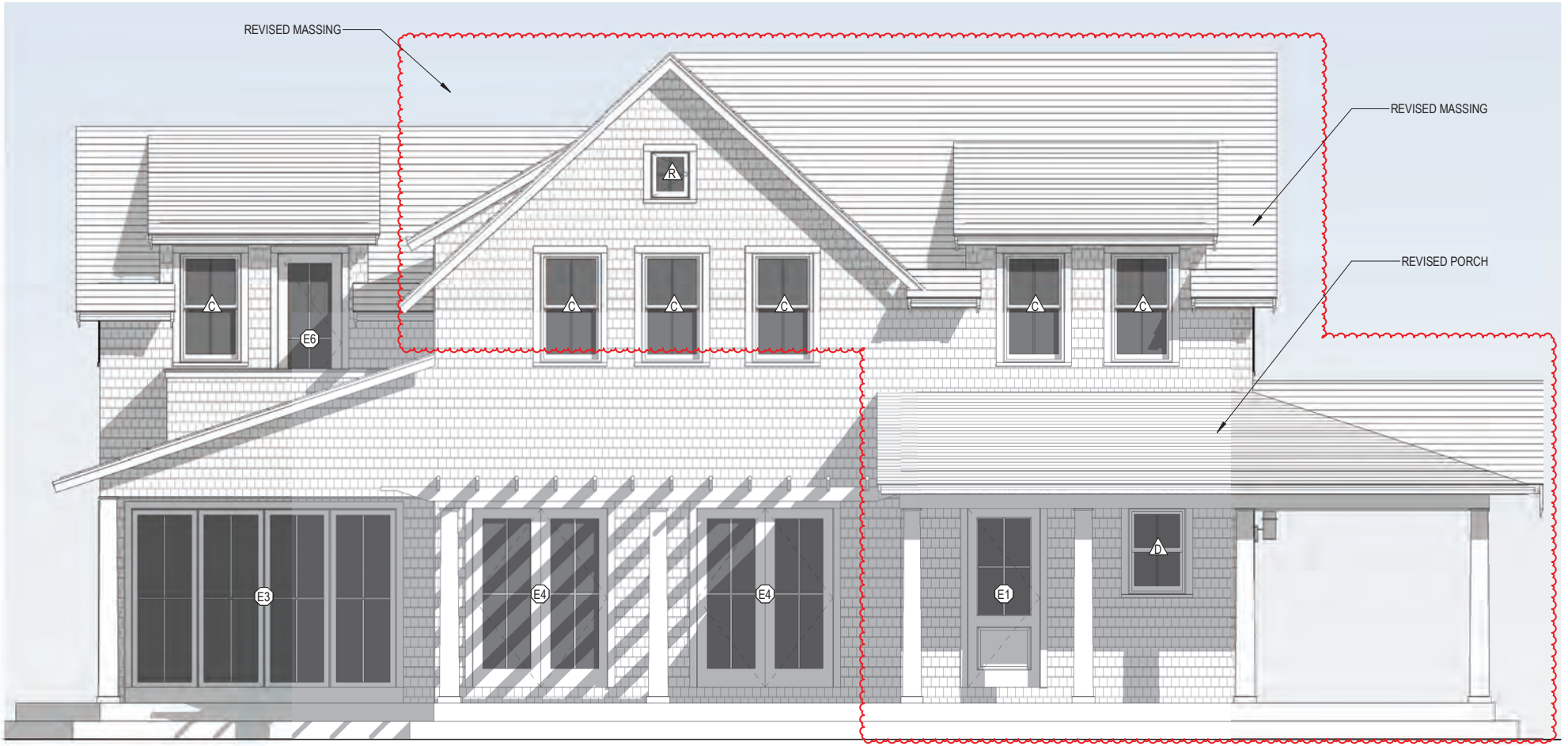
2 East Elevation

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

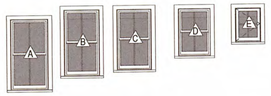
10.21.24

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554



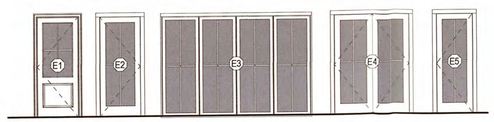
Locus Map



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

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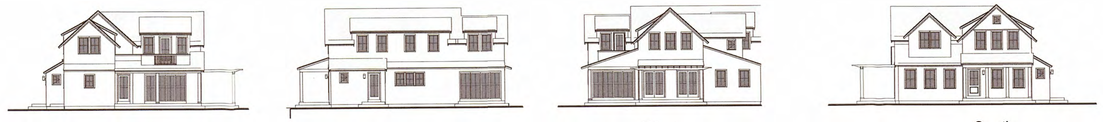
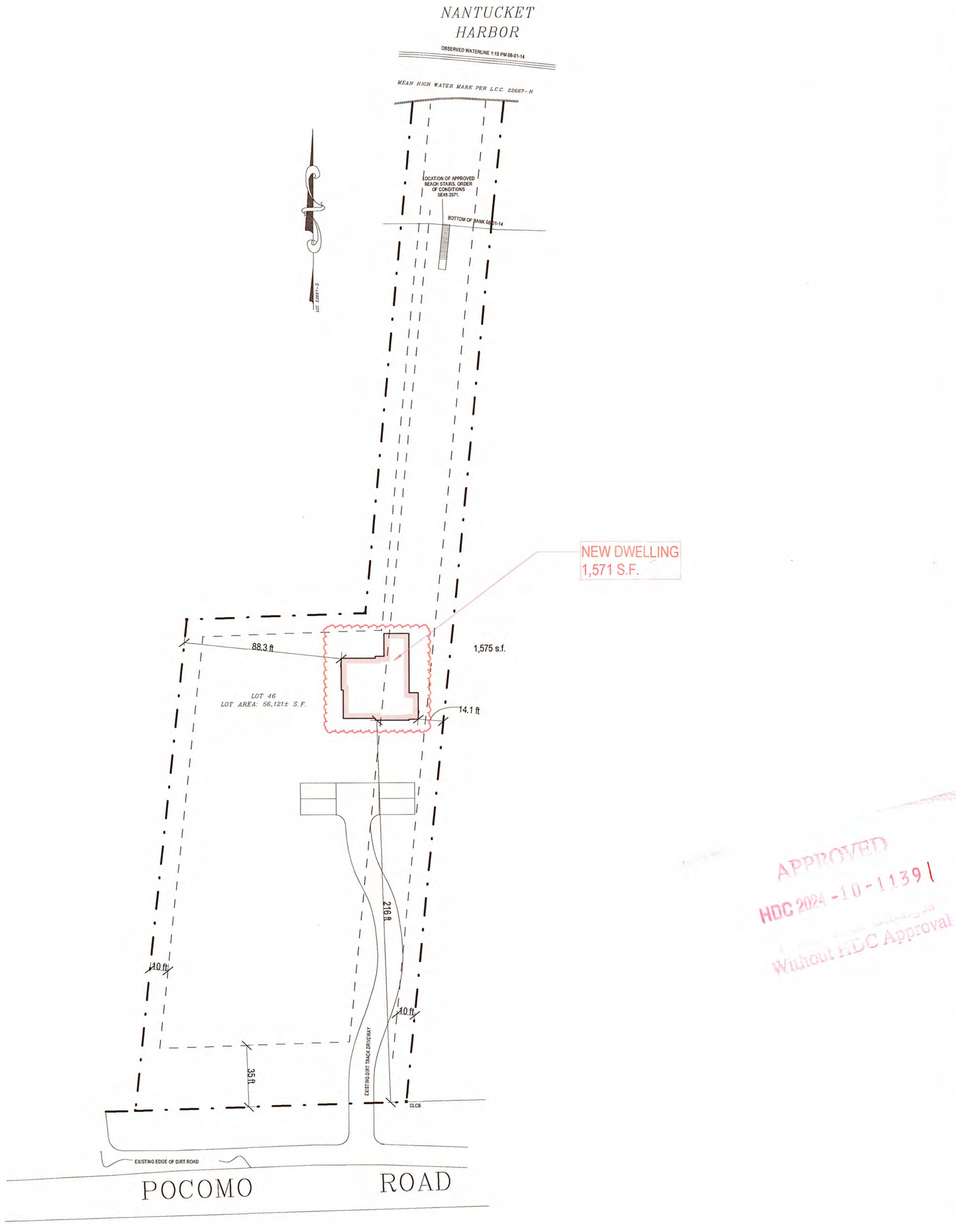
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	3	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	3	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4"	7'-6 1/2"	Andersen	≥ 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
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COVER SHEET

Site Information

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Revisions
Revision 3 Date 3

RECEIVED
OCT 21 2024
By

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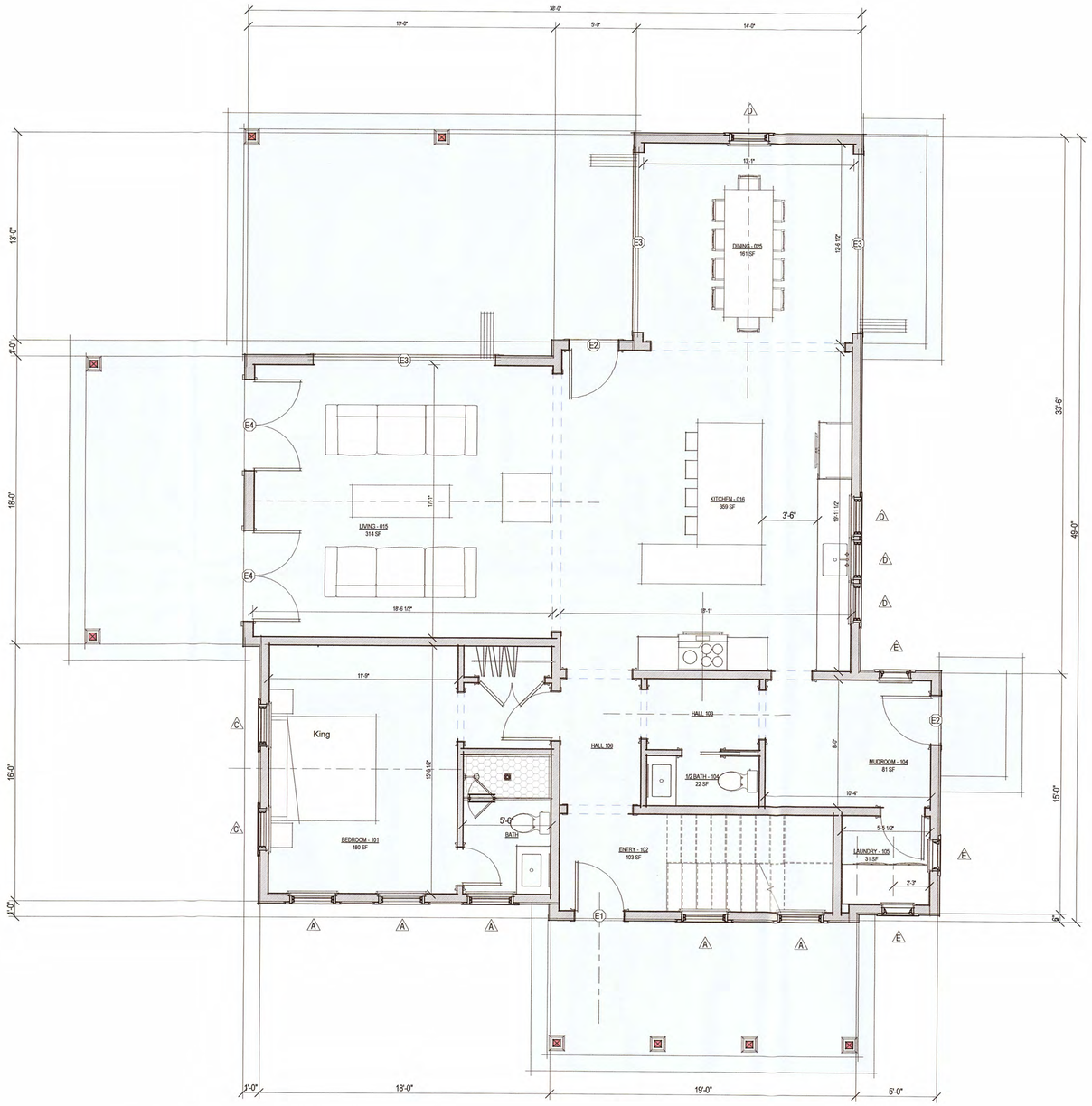
G.101
1912

10.21.24

HDC SUBMISSION



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

1912

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FIRST FLOOR PLAN

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A.101
1912

10.21.24

HDC SUBMISSION



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



2 East Elevation
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1912

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APPROVED
HDC 2024-10-11391
Without HDC Approval

Revisions

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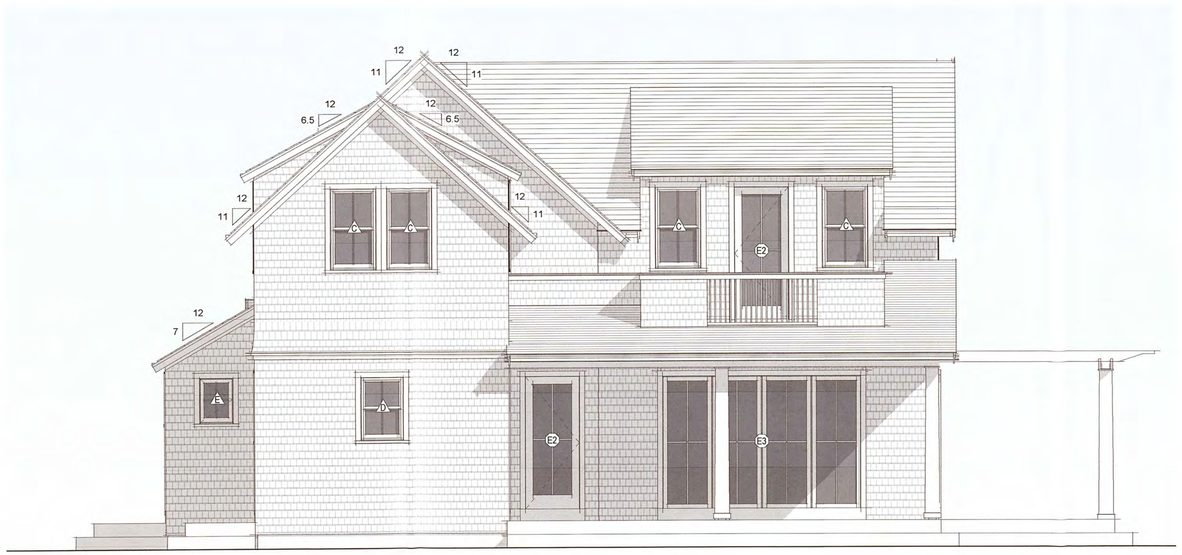
A.201
1912

10.21.24

HDC SUBMISSION



1 North Elevation
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2 West Elevation
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1912

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Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

APPROVED
HDC 2024-10-11391

Revisions

RECEIVED
OCT 21 2024
By

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202
1912

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 _____

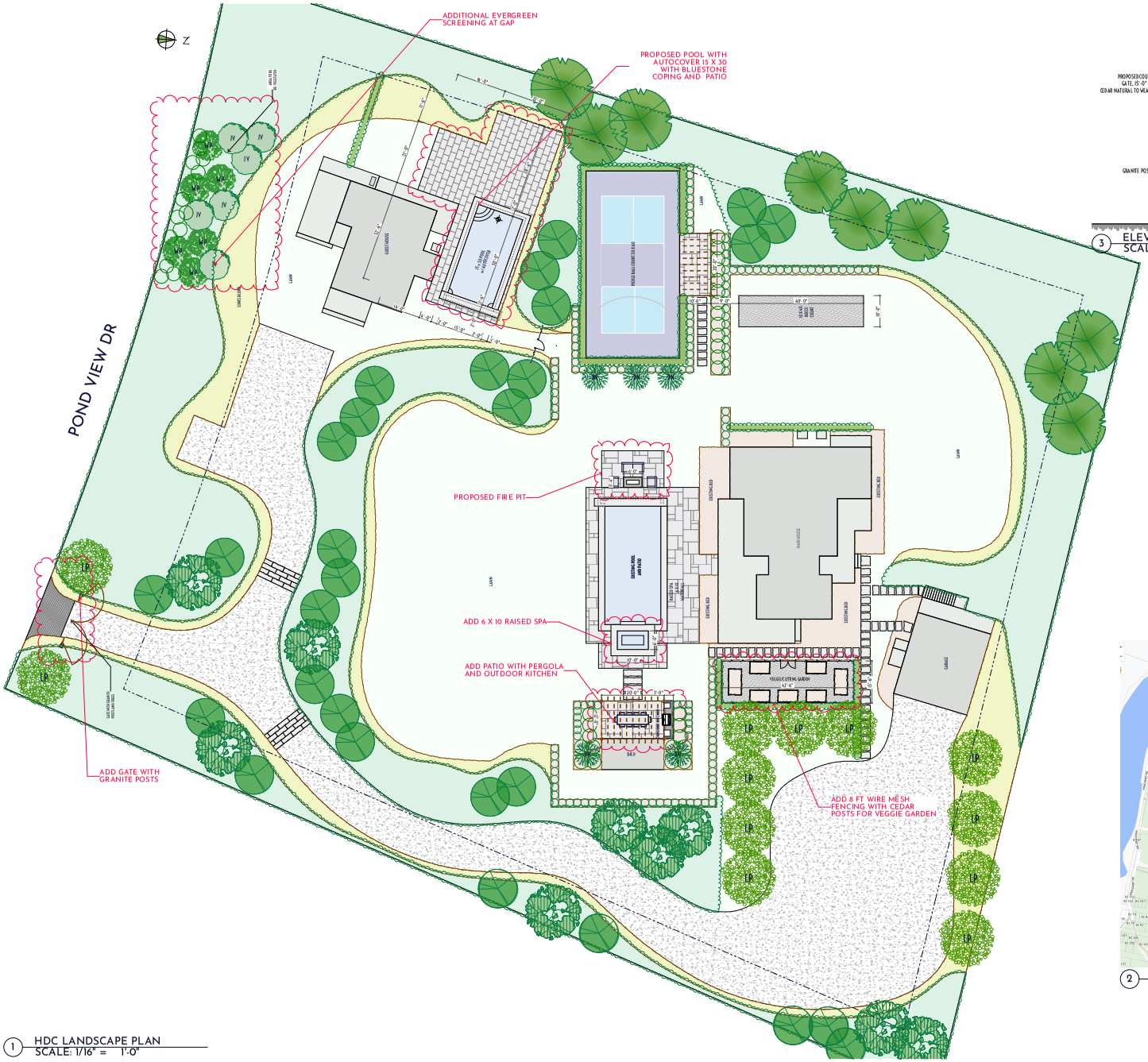
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ ~~Fence~~ NTW. GATE Shutters _____

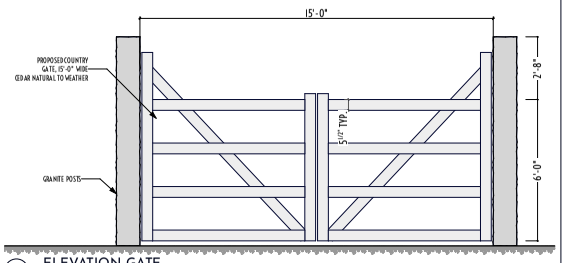
* Attach manufacturer's color samples if color is not from HDC approval list.

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
P: 9
Zoning: LUG 2
Front Setback: 35
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Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-A

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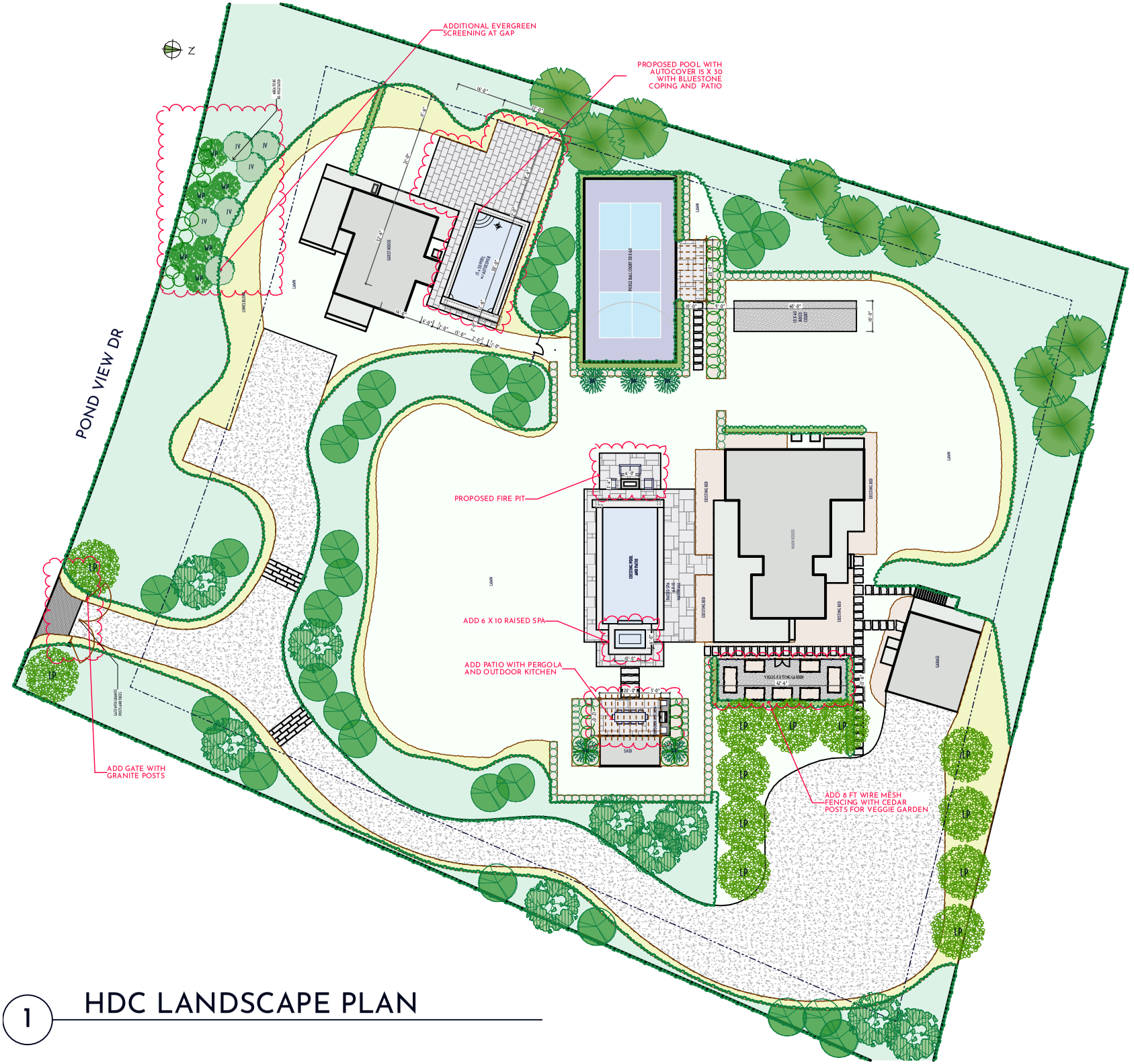

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Nantucket, Ma.
02554
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Plotted: 11/27/24
Drawing No.:
HDC-B

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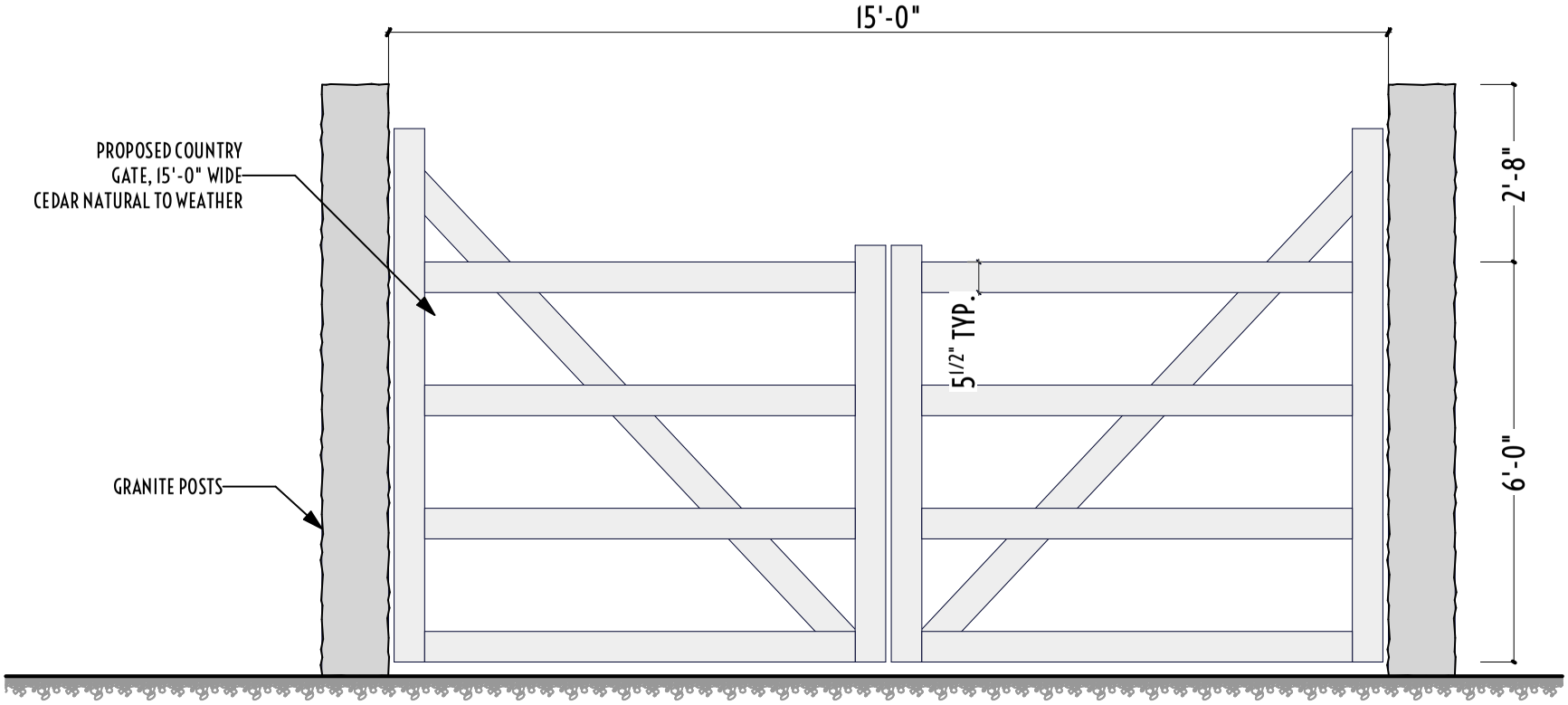

1 ELEVATION GATE
SCALE: 3/8" = 1'-0"

MARK	DATE

HDC Gate Elevation

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Nantucket, Ma.
02554
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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

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Nantucket, Ma.
02554
M: 81
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Front Setback: 35
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Plotted: 11/27/24
Drawing No.:
HDC-D

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1 POOL w: BLUESTONE COPING



2 COLONIAL STONE OUTDOOR KITCHEN



3 COLONIAL STONE FIRE PIT

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

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Nantucket, Ma.
02554
M: 81
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Zoning: LUG 2
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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

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_____COPY:
_____BUSINESS:
EMAIL ☐

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200 ck16187	3.	**Application Fee:** See back of application for fee schedule or call the office.
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Jesse Dutra

STAFF

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

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I Atlantic Landscaping

AS AGENT FOR ACK 12 Pond View LLC

STREET ADDRESS 12 Pond View Dr

MAP/PARCEL 81/9

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Date

TOWN OF NANTUCKET

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PROPERTY LOCATION.....12 Pond View Dr.....

ASSESSORS MAP/PARCEL.....81/9.....

SUBMITTED BY:.....Atlantic Landscaping.....

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Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:41:26 -05'00'

November 25, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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Count:	**5**								

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Anticipated HDC Submission Date: 12.02.2024

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 9

Street & Number of Proposed Work: 12 POND VIEW DR.

Owner of record: ACK 12 POND VIEW LLC.

Mailing Address: 49 UNION PARK UNIT 3
BOSTON MA 02129

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING.
6 MARBLEWAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscaping.inc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: ~~Driveways~~ BOCCE COURT - STONE DUST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

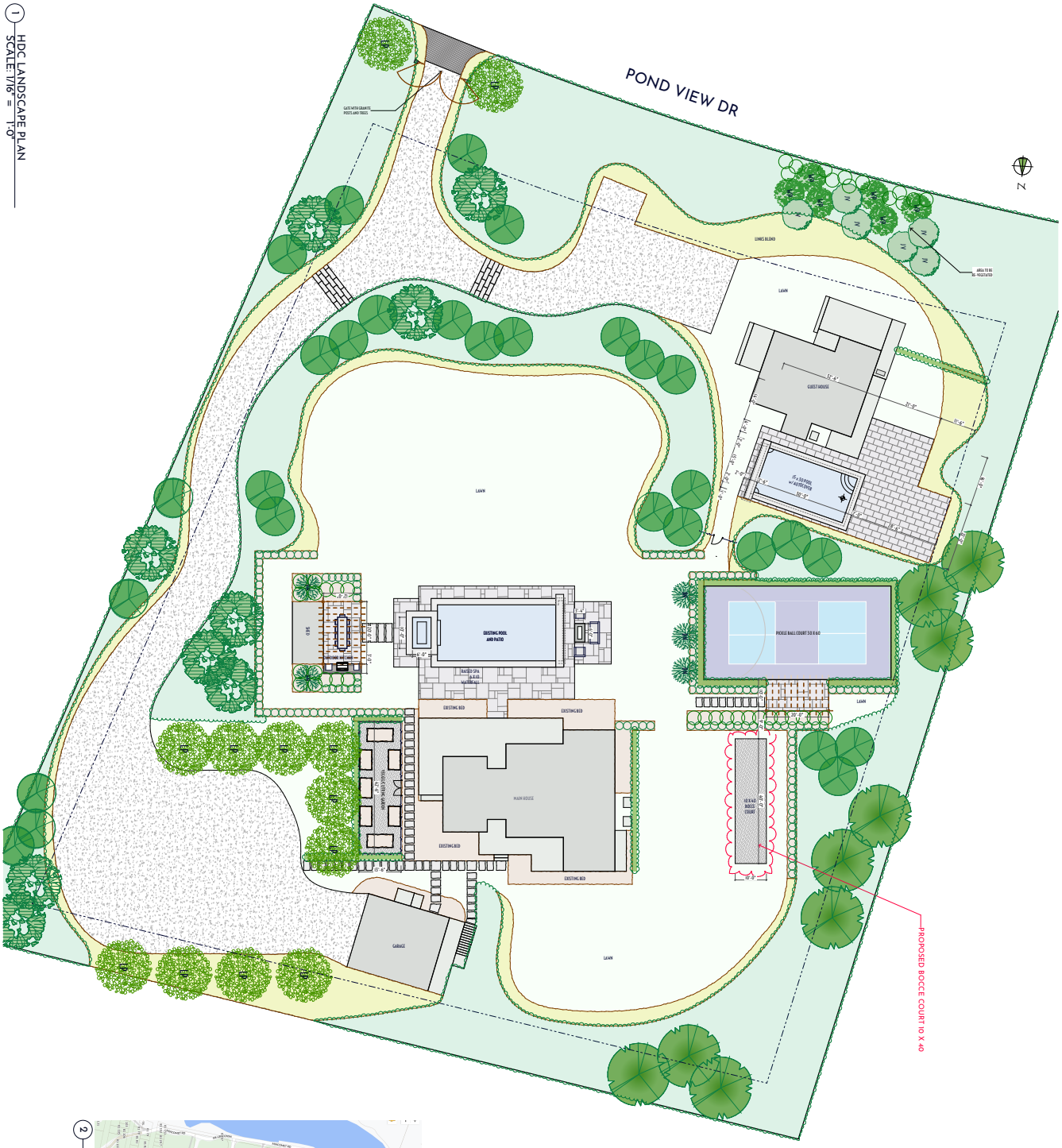
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/27/2024 Signature of owner of record [signature] Signed under penalties of perjury

1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS M-81 P-9



Landscape at
12 Pond View
Nantucket, Ma.
02554

M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Platted: 11/27/24
Drawing No.:

HDC-1

Surveyor Contact
Santos Contact

All drawing & designs conceived on the sole property of Atlantic Landscaping Inc. Publication or use of these plans without written permission or approval from Atlantic Landscaping Inc.

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC.



1 LOCUS M-81 P-9

MARK	DATE

HDC Locus

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
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Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
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Drawing No.:

HDC-A

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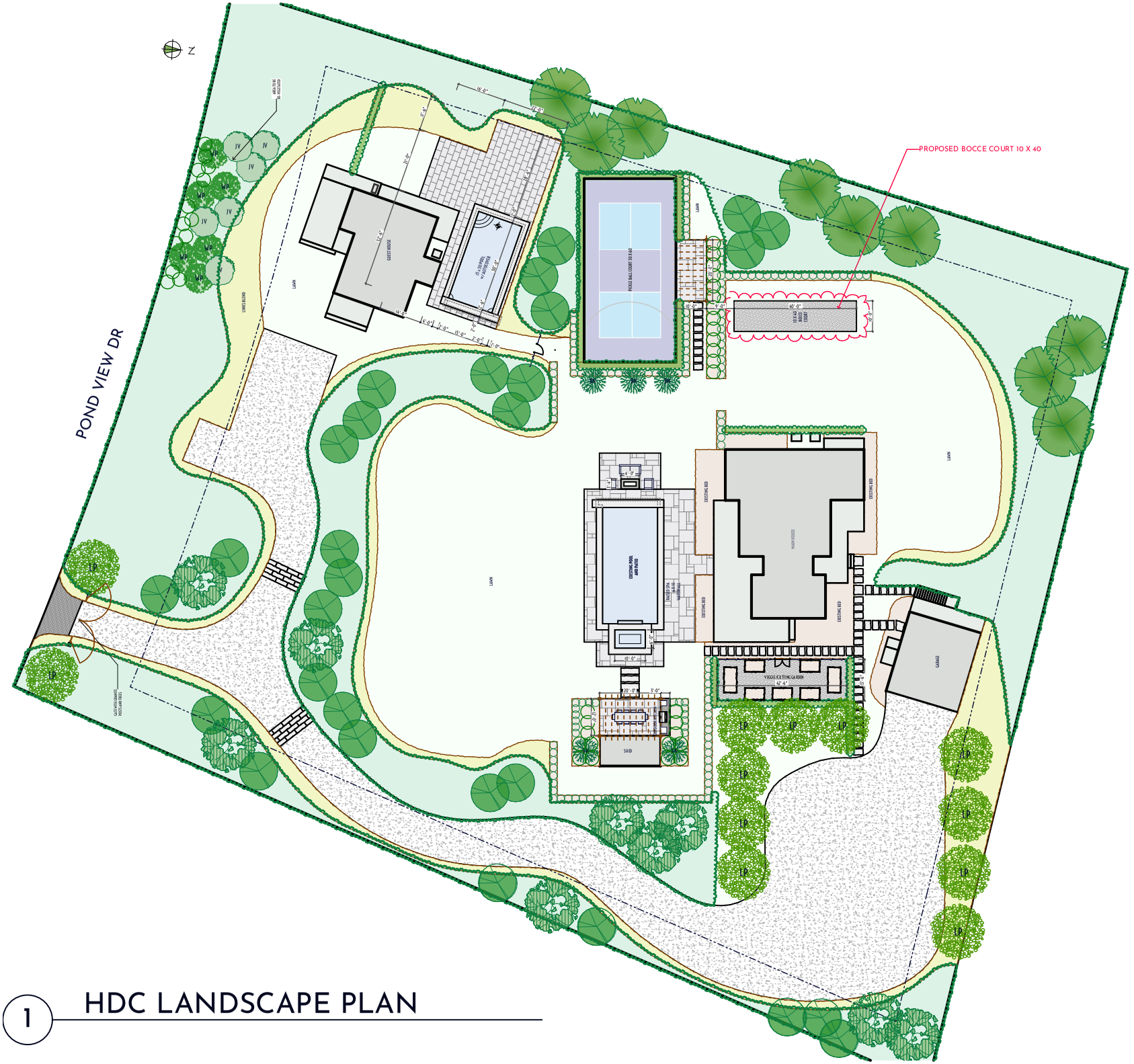

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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12 Pond View
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
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Drawing No.:
HDC-D

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1 BOCCE COURT

MARK	DATE

HDC Materials Photos

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02554
M: 81
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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.

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

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

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

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

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

☑ Covid 10 Day Waiver

☑

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR ACK 12 Pond View LLC

STREET ADDRESS 12 Pond View Dr

MAP/PARCEL 81/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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

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

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

Signature 11.25.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....ACK 12 Pond View LLC.....

MAILING ADDRESS.....49 Union Park Unit 3, Boston Ma 02129.....

PROPERTY LOCATION.....12 Pond View Dr.....

ASSESSORS MAP/PARCEL.....81/9.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:41:26 -05'00'

November 25, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
81	8		FRUIT SHARON TRST	SNF DECLARATION OF TRUST	12 EAGLE COURT	EDWARDSVILLE	IL	62025	14 POND VIEW DR
81	10		MACDONALD SANDRA A		10 POND VIEW DRIVE	NANTUCKET	MA	02554	10 POND VIEW DR
81	23		WELLS NANTUCKET INVEST LLC	C/O DAVID WALLACE-WELLS	477 FDR DRIVE APT M 1407	NEW YORK	NY	10002	13 POND VIEW DR
81	24		WORK LEILANI D TRST ETAL		PO BOX 2462	NANTUCKET	MA	02584	15 POND VIEW DR
81	179		RIPSAW INVESTMENTS LLC		166 BLACK ROCK DR	HINGHAM	MA	02043	22 ELLENS WY
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 12 Pond View Dr

Tax Map Number: 81 Parcel Number: 9

Owner of Record: ACK 12 Pond View LLC

Description of Proposal:

Pool 15 x 30 with Bluestone Patio, Spa 6 x 10, Fire Pit, Patio with Outdoor Kitchen, Pickleball Court, Bocce Court, Entrance Gate

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2. Response by applicant;
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4. Public comment in opposition of proposal;
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7. Commission action.

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Owner of record: 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 _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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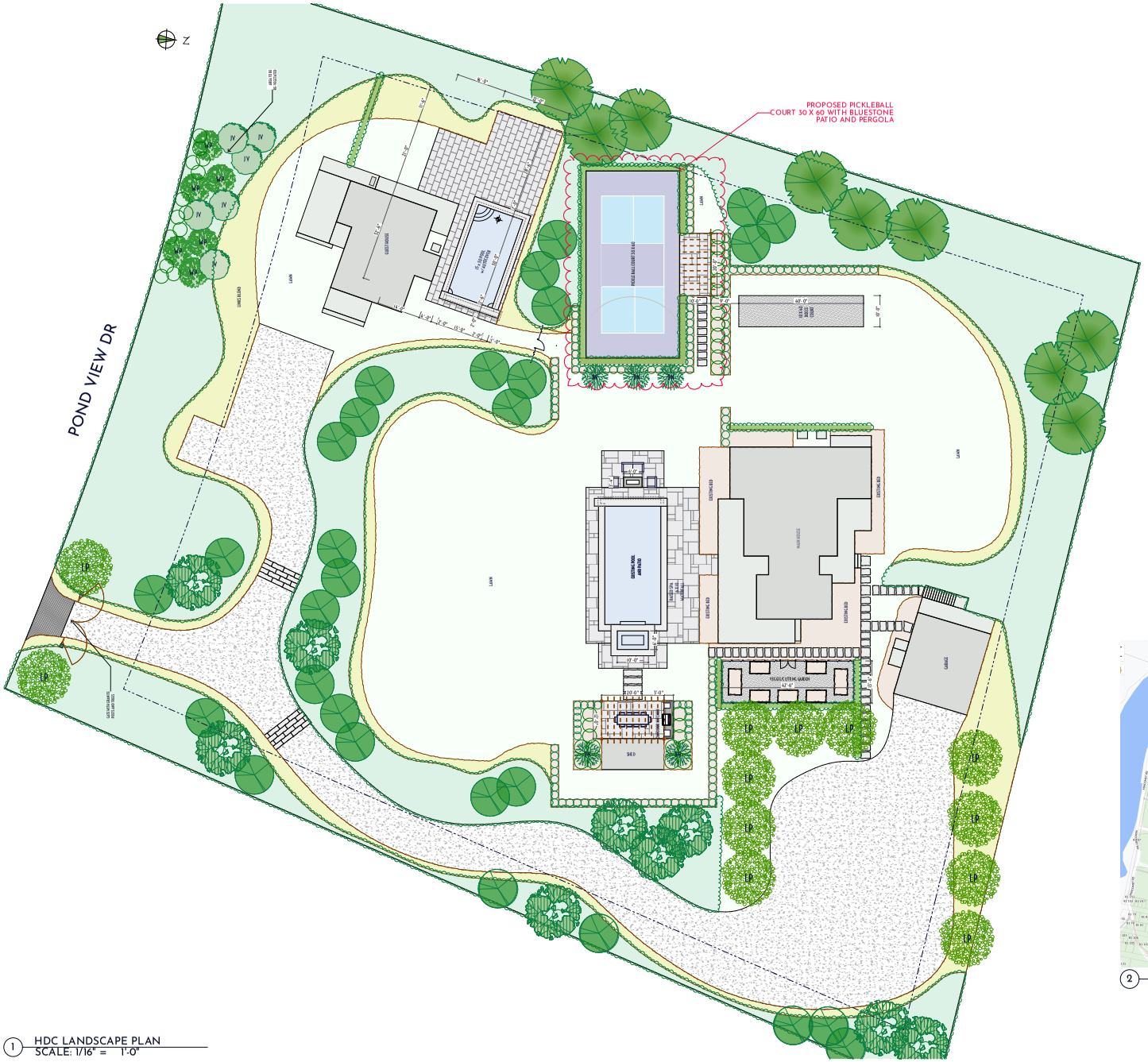

1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



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
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Surveyor	Contact
Santos	Contact

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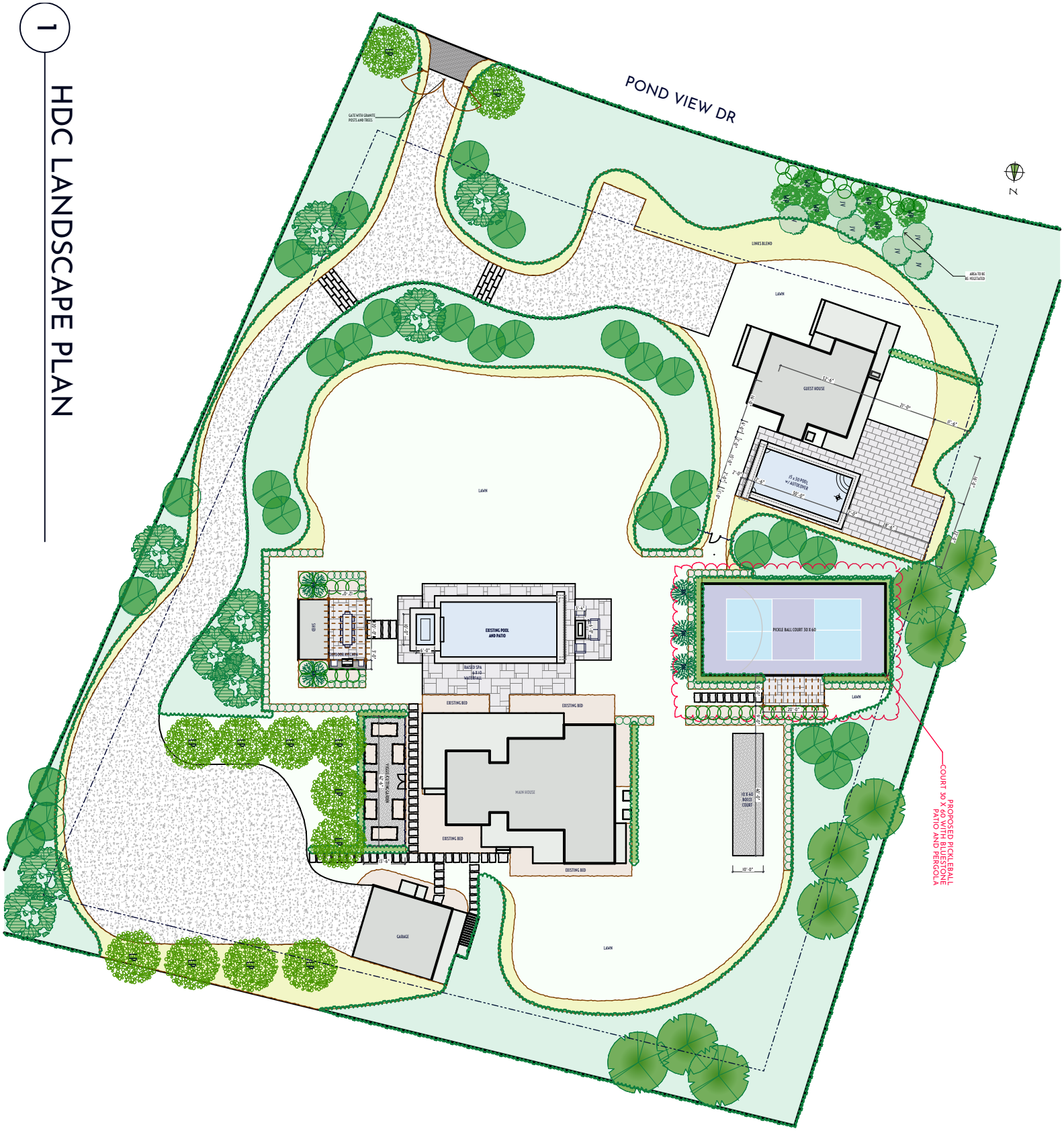
1

HDC LANDSCAPE PLAN



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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

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1 PICKLEBALL

MARK	DATE

HDC Materials Photos

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-E

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

7 Stone Post Way
Hardscaping
12.02.2024

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

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
ck 16186	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		Owners Authorization Letter

REQUIRED WHERE APPLICABLE:

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 7 Stone Post Way LLC

STREET ADDRESS 7 Stone Post Way

MAP/PARCEL 74/79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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

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

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

Signature 11.26.2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 79

Street & Number of Proposed Work: 7 Stone Post Way

Owner of record: 7 Stone Post Way LLC.

Mailing Address: 79 Fuller Ave
Chatham NJ 07928

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Atlantic Lands Surveying
6 Market Way Nantucket MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandssurveying.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 588 SF ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways Bluestone 2x3 Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

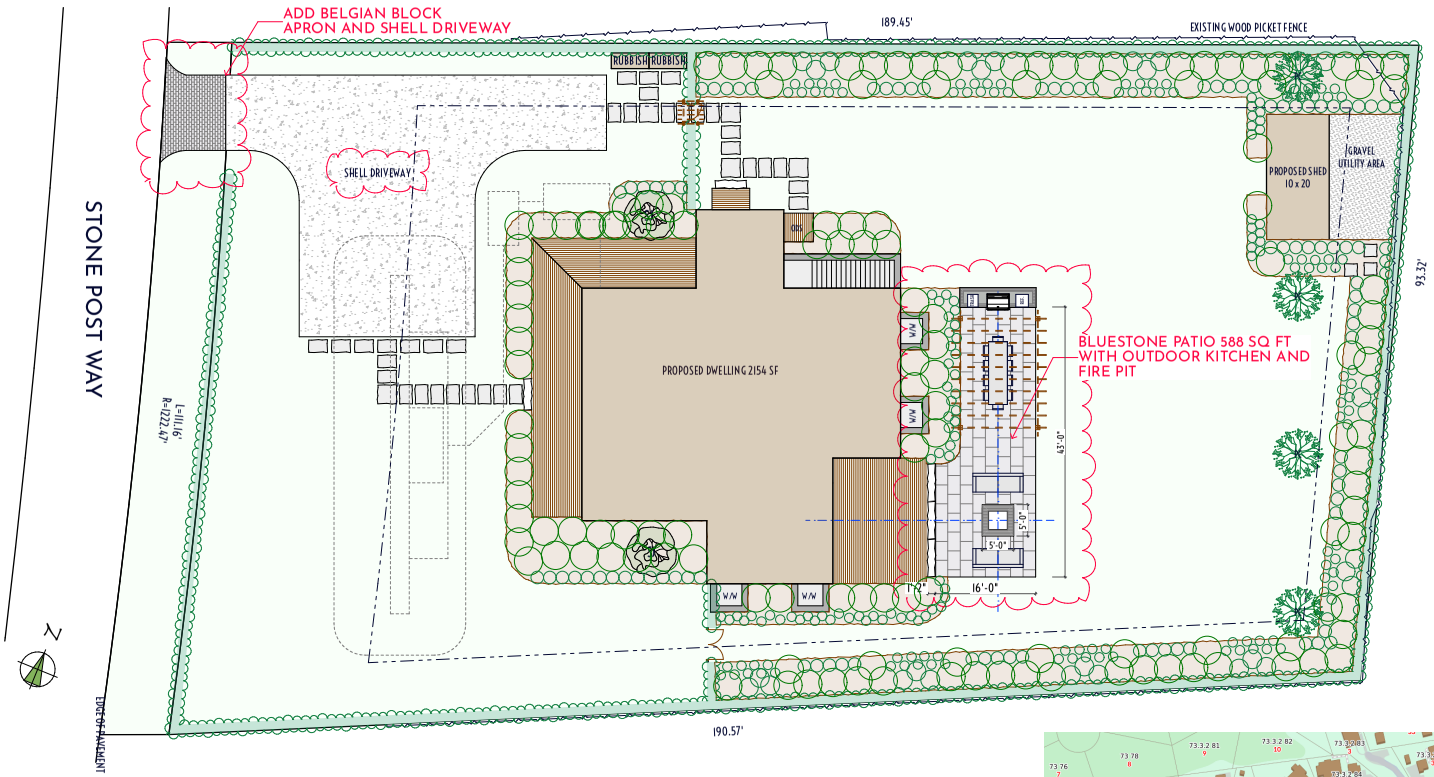
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

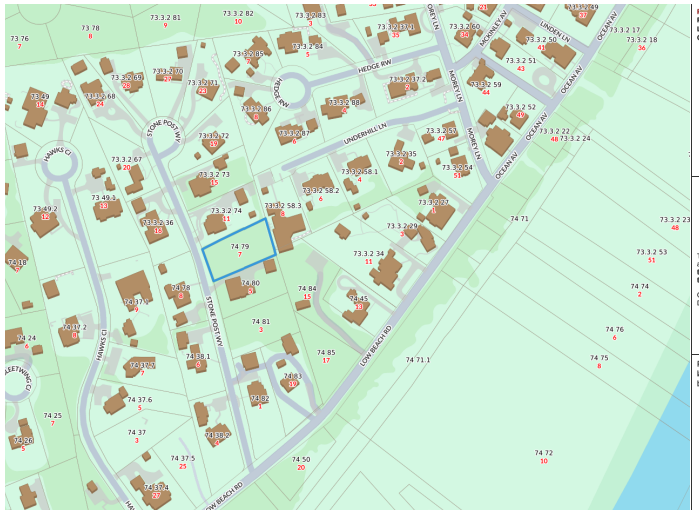
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 12/02/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-74 P-79

Property Information
Property ID 7005
Location 7 STONE POST WY
Owner 7 STONE POST WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554

M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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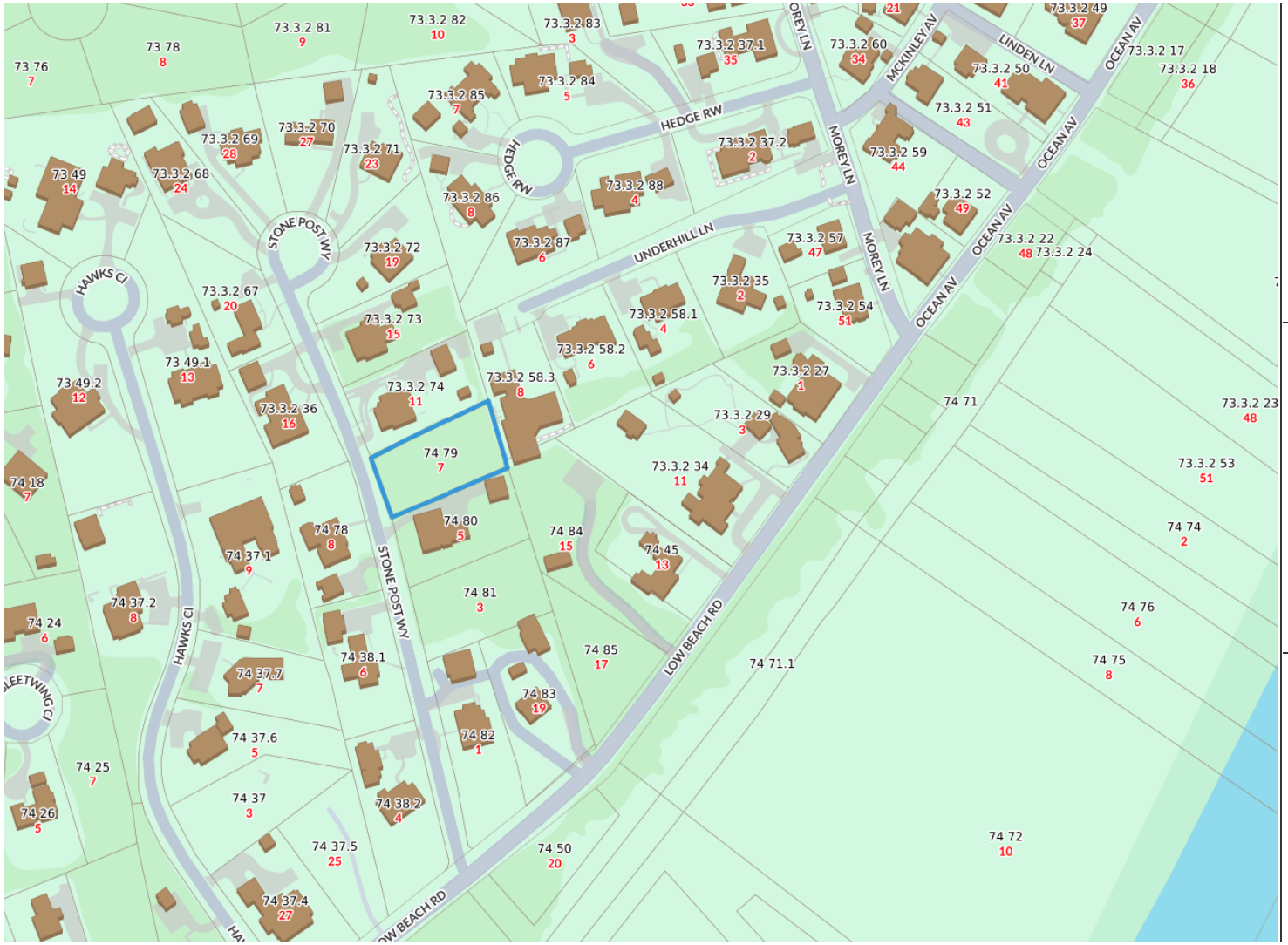

Property Information

Property ID	7005
Location	7 STONE POST WY
Owner	7 STONE POST WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

1 LOCUS M-74 P-79

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC-A

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1

HDC LANDSCAPE PLAN

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:

HDC - B

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC

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1 7 Stone Post Way View 1



2 7 Stone Post Way View 2



3 7 Stone Post Way View 3

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:
HDC-C

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1 COLONIAL STONE FIRE PIT



2 COLONIAL STONE OUTDOOR KITCHEN



3 BLUESTONE PATIO

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:
HDC-D

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December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Town of Nantucket, Our Island Home – New Facility

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed new Our Island Home skilled nursing facility, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on the overall design of the new facility and how it fits into the existing vernacular of the Sherburne Commons campus. The proposed facility includes a partial basement level of approximately 14,423 SF (including 2,668 SF of unprogrammed shell space) and a main level of approximately 47,395 SF. The 45 private resident bedrooms include a person of size room, available adjoining rooms, and a hospice suite that provides support space for family members. Each bedroom is provided with an adjoining private bathroom in the "European" style, with toilet, sink, and shower fixtures in a single wet room area.

The building is laid out with a central core area and four wings. Each of the three resident wings contains 15 resident bedrooms, a nursing station, and a nutrition area. A continuous circulation path connects near the ends of each wing and through the core of the building to provide a continuous path of travel that can be used by residents and staff. Patient support spaces, such as dining room, living room areas, and activity spaces are located primarily in the building core and amenity wing. The basement of the building houses crucial building systems spaces, maintenance workshops, central storage areas, and a staff training room.

In keeping with the design guidelines for the Town of Nantucket, the building will be designed as a series of simple gabled structures with roof lines that are broken up by intersecting gabled projections and shed dormers.

The overall intent of the project is to deliver a high-performance building providing long term skilled nursing care for the residents of Nantucket. The building is proposed to be constructed on 4-acres of developable land on the eastern side of the property

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 01810

Contact Phone #: 978-857-2914 E-mail: MROGERS@SMRTINC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 375'-0" Sq. Footage 1st floor: 47,749 Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 172'-5" Sq. footage 2nd floor: 47,749 (UNOCCUPIED MECH ATTIC) Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A REFER TO HARDSCAPE APPLICATION.

Difference between existing grade and proposed finish grade: North 0' South 2' East 1' West 1'

Height of ridge above final finish grade: North 37' / 33' (SEE ELEVS) South 33' (SEE ELEVS) East 33'/37' (SEE ELEV.) West 33'/36'/37' (SEE ELEVS.

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation N/A
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ~~☒ Brick (type) NATURAL RED BRICK~~ ☒ Poured Concrete - FACED INSULATED ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 12 /12 Dormer 4 /12 Other SEE ELEVATIONS / ROOF PLAN

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

Fence: Height: VARIES 4' - 8'
Type: CEDAR
Length: VARIES

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

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

Leaders (material and size): RECTANGULAR COPPER APPROX. 3" x 4"

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other FIBER CEMENT SHINGLE PANEL - JAMES HARDIE (BASIS OF DESIGN) - PAINTED

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other FIBER CEMENT TRIM - PAINTED.
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 9 1/4" Rake 9 1/4" Soffit (Overhang) 1'-0" Corner boards 7 1/4 Frieze 11 1/4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 8 x 8

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other SIMULATED DOUBLE HUNG - TILT / TURN STYLE.
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer INTUS

Doors* (type and material): ☐ TDL ☐ SDL Front ALUMINUM - SINGLE LITE Rear _____ Side HM - FLUSH (SERVICE / EGRESS)
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways ASPHALT Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall PAINT - TBD BY HDC REVIEW Clapboard (if applicable) N/A Roof CHARCOAL ASPHALT SHINGLES
Trim PAINT - TBD BY HDC REVIEW Sash WHITE Doors WHITE
Deck N/A Foundation EXPOSED CONCRETE - GRAY Fence _____ Shutters N/A.

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

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

Date 11/26/24 Signature of owner of record C-Eng/Sabina Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

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

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	336	6	BERMAN SUSAN J		28 MIACOMET RD	NANTUCKET	MA	02554	28 MIACOMET RD
80	1	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15 S SHORE RD
80	1	2	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	48 MIACOMET RD
80	1	3	HOWARD WALLACE C TR	WALLACE C HOWARD TRUST 2017	44 MIACOMET RD	NANTUCKET	MA	02554	44 MIACOMET RD
80	49		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15A MIACOMET RD
80	66		IVANOV STOYAN		18 S SHORE RD	NANTUCKET	MA	02554	18 S SHORE RD
80	116		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	02554	24 S SHORE RD
80	218		TOPHAM LEIGH M TR	RAMOS FAMILY REALTY TRUST	PO BOX 1270	NANTUCKET	MA	O2554	20 S SHORE RD
80	297	2	2SP LLC		2 SOUTH PASTURE LN	NANTUCKET	MA	02554	2 S PASTURE LN
80	297	3	KILLEN LISA W TRUSTEE	SANDY WATER REALTY TRUST	PO BOX 977	HYANNIS	MA	02601	4 S PASTURE LN
80	297	4	WILLIAMS LINDA F		PO BOX 1446	NANTUCKET	MA	02554	6 S PASTURE LN
80	297	5	CAROL A WALSH IRRV TRUST		8 1/2 SOUTH PASTURE LN	NANTUCKET	MA	O2554	8 S PASTURE LN
80	297	6	GIRD ALBERT & CAROL ANN		10 SOUTH PASTURE LN	NANTUCKET	MA	02554	10 S PASTURE LN
80	297	7	BISON INVESTMENTS LLC		7 ST PAUL STREET STE 820	BALTIMORE	MD	21202	14 S PASTURE LN
80	297	9	STEELE LAURA ZAGAYKO ETAL		21 S SHORE RD	NANTUCKET	MA	02554	21 S SHORE RD
80	429		GOODWIN ROBERT H TRST	SANDY WATER II REALTY TR`	PO BOX 977	HYANNIS	MA	02601	6- S PASTURE LN
80	430		BROOKS MALCOLM S ETAL		12 S PASTURE LANE	NANTUCKET	MA	02554	12 S PASTURE LN
Count:	**17**								

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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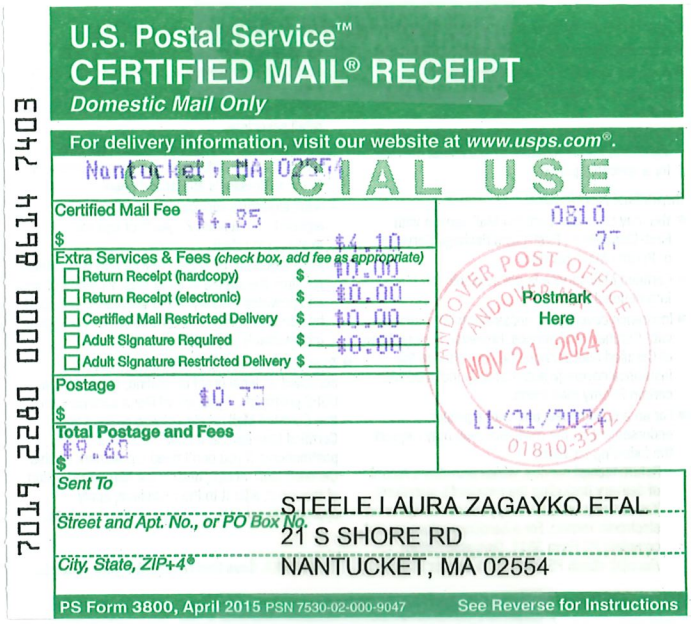

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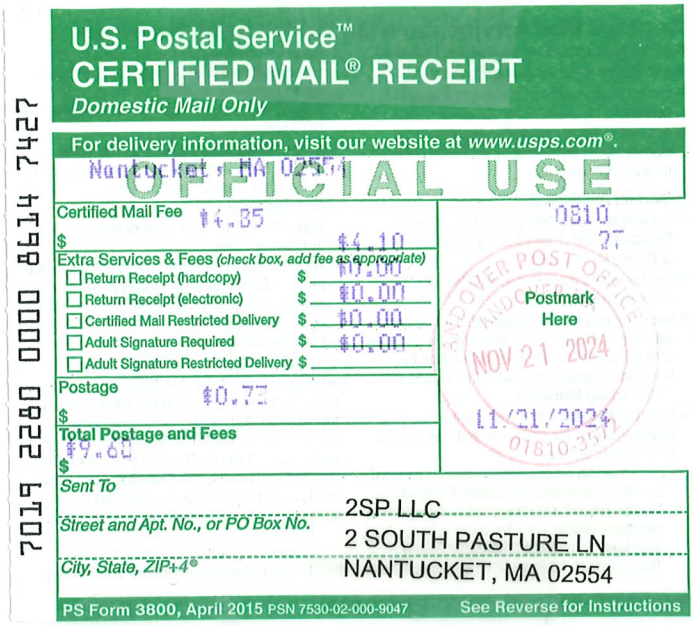

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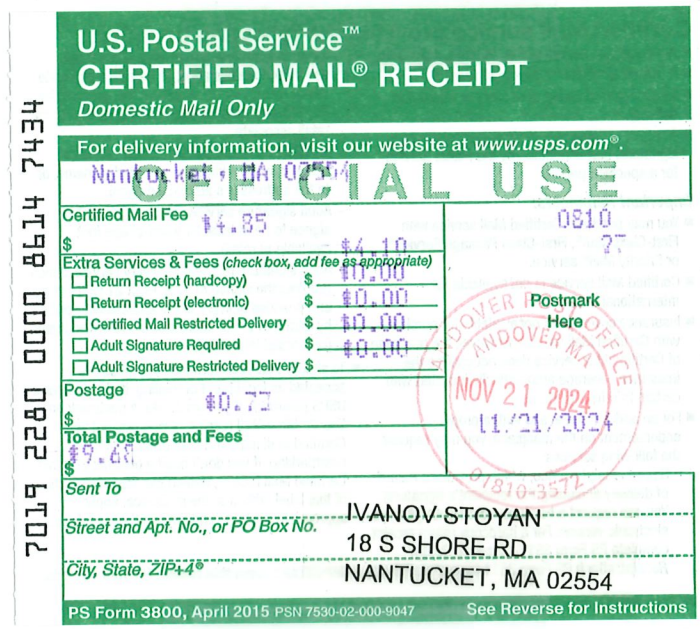

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NANTUCKET, MA 02554

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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

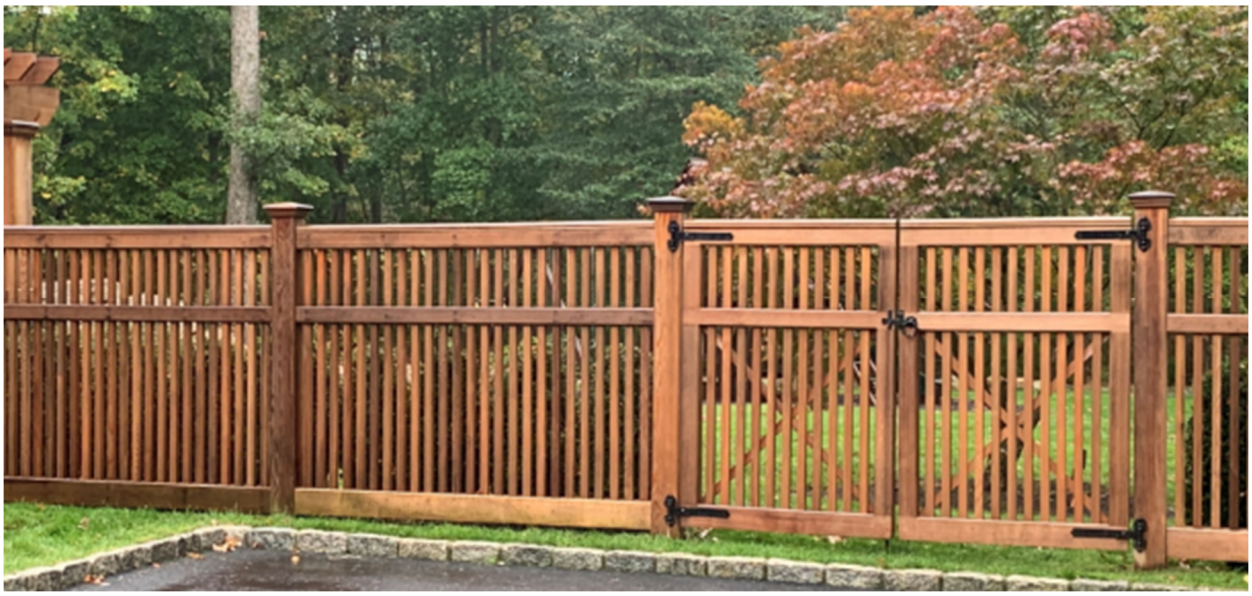
Our Island Home – Wood Fencing & Gate Options

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

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

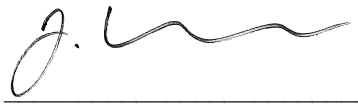
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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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COVER SHEET

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12/02/24

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SMRT PROJECT #: **23121**

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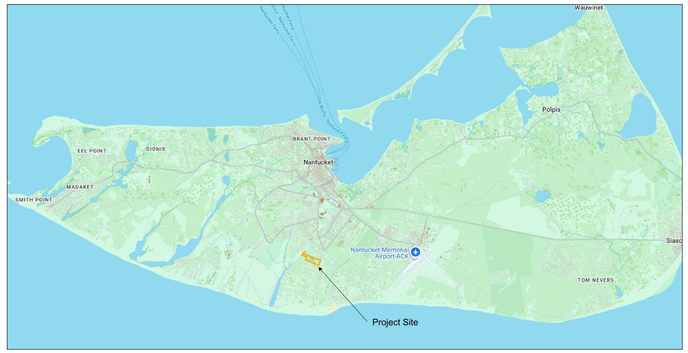
Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

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#	Description	Date

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SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

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SMRT PROJECT #:	23121	DRAWN BY:	JSM



















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EXISTING SITE PHOTOS

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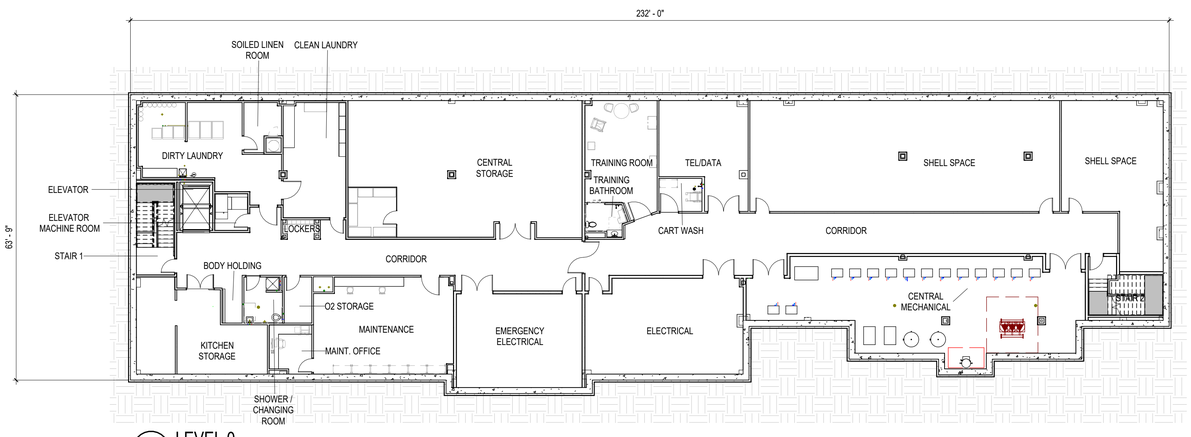
SMRT PROJECT #:	23121	DRAWN BY:	JSM



1 LEVEL 1
1/16" = 1'-0"

1
A-202



0 LEVEL 0
1/16" = 1'-0"

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SHEET TITLE:

FLOOR PLANS

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1 ROOF LEVEL
1/16" = 1'-0"

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ROOF PLAN

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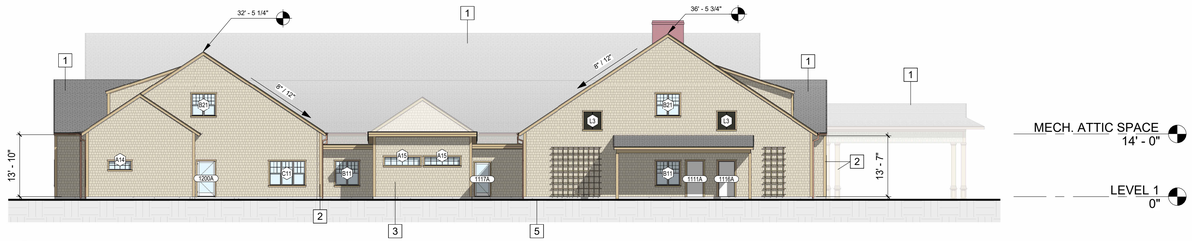
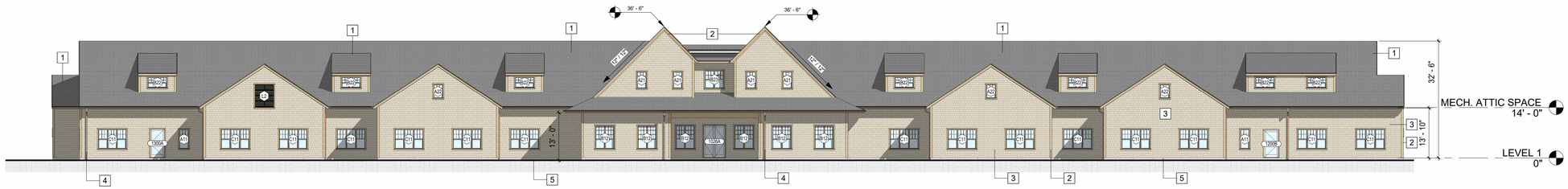
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR



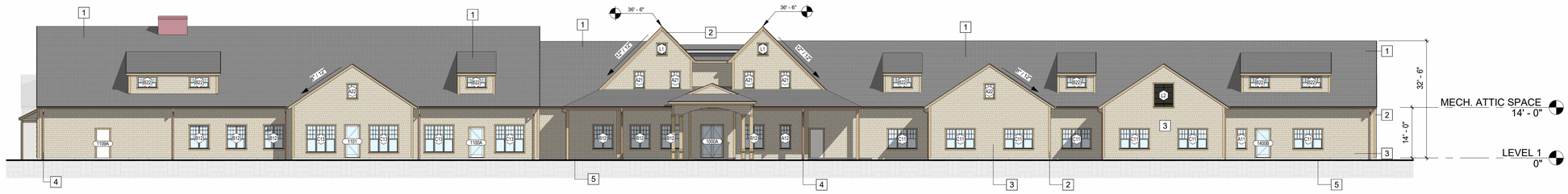
1 SOUTH ELEVATION
1/16" = 1'-0"



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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EXTERIOR ELEVATIONS

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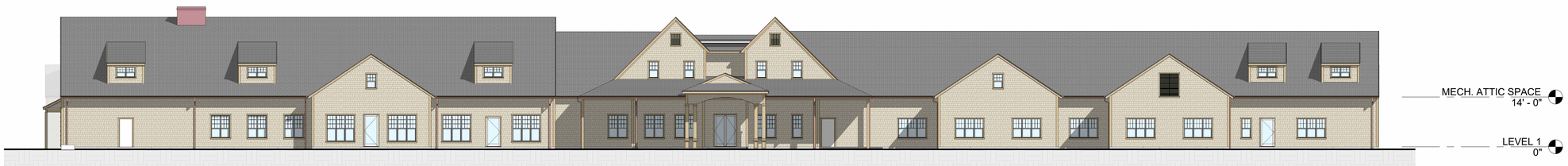
6 DORMER OPTION 3 - EAST ELEVATION
1/16" = 1'-0"



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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EXTERIOR ELEVATIONS - DORMER OPTIONS

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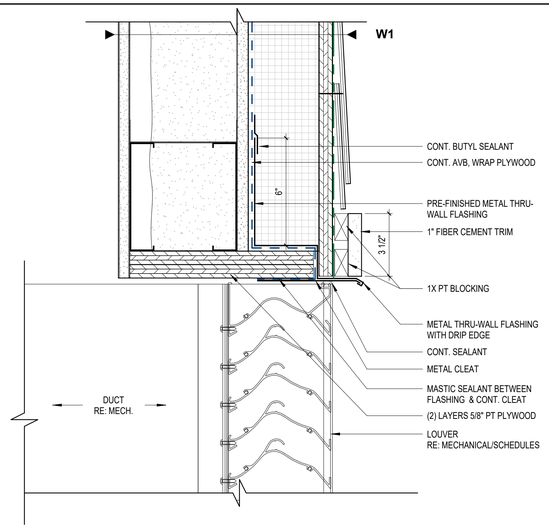
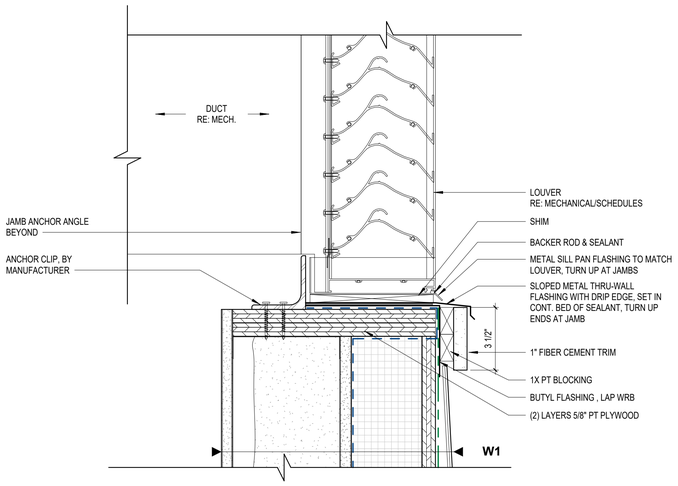
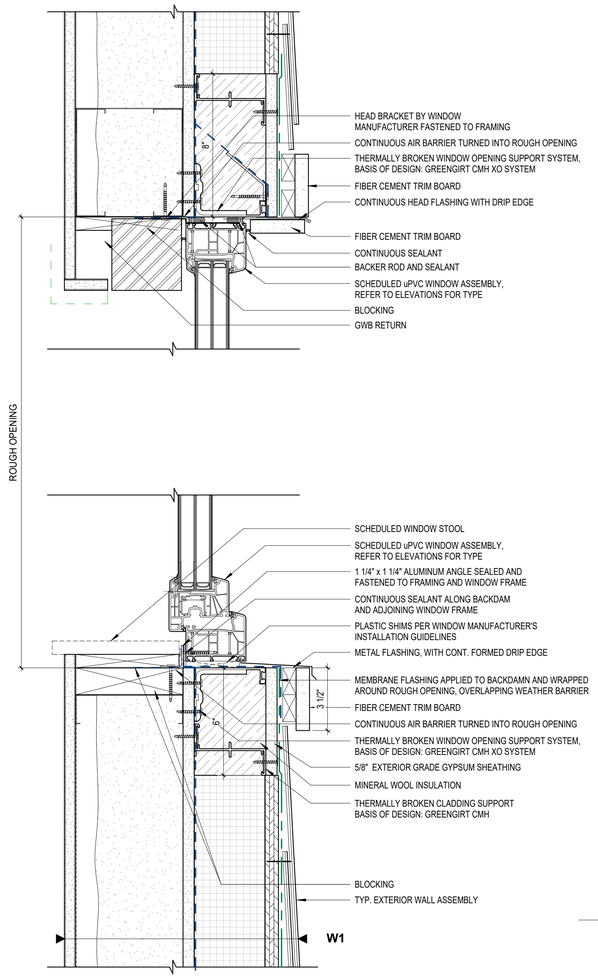




1 TYP. LOUVER HEAD/SILL DETAIL HDC
3" = 1'-0"



2 TYP. WINDOW HEAD/SILL DETAIL HDC
3" = 1'-0"

WINDOW SCHEDULE HDC

TYPE	DESCRIPTION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	GLASS TYPE	COMMENTS
LEVEL 1					
A11	SINGLE OPERABLE SIMULATED DOUBLE HUNG	2' - 8"	5' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
A12	SINGLE OPERABLE SIMULATED DOUBLE HUNG	2' - 8"	6' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
A14	SINGLE FIXED WINDOW	5' - 0"	2' - 0"	GL1	
A15	SINGLE FIXED TRANSOM	8' - 0"	2' - 0"	GL1	
B11	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	5' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
B12	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	6' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
B26	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	4' - 0"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C11	TRIPLE OPERABLE SIMULATED DOUBLE HUNG	8' - 0"	5' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C12	TRIPLE OPERABLE SIMULATED DOUBLE HUNG	8' - 0"	6' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C13	TRIPLE OPERABLE SIMULATED DOUBLE HUNG	8' - 0"	7' - 6"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
C22	TWIN OPERABLE SIMULATED DOUBLE HUNG	5' - 4"	5' - 10"	GL1	SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION
MECH. ATTIC SPACE					
A21	SINGLE FIXED SIMULATED DOUBLE HUNG	2' - 8"	4' - 8"	GL2	
A22	SINGLE FIXED SIMULATED DOUBLE HUNG	2' - 8"	4' - 0"	GL2	
B21	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	5' - 0"	<varies>	
B22	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	3' - 0"	GL3	
B23	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	5' - 0"	GL1	

WINDOW NOTES:

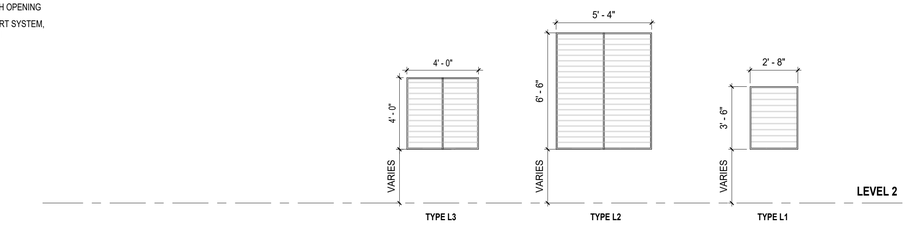
1. ALL WINDOWS TO BE FACTORY MULLED AND PAINTED

GLAZING TYPES

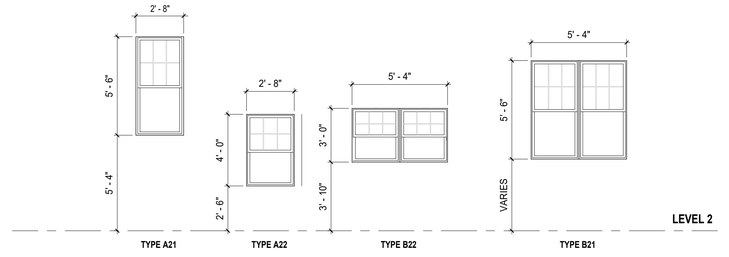
GL-1: TRIPLE-GLAZED INSULATED GLASS
GL-2: TRIPLE-GLAZED INSULATED GLASS W/ TRANSLUCENT FILM
GL-3: SINGLE-GLAZED MONOLITHIC GLAZING W/ TRANSLUCENT FILM
GL-4: SINGLE-GLAZED MONOLITHIC GLAZING

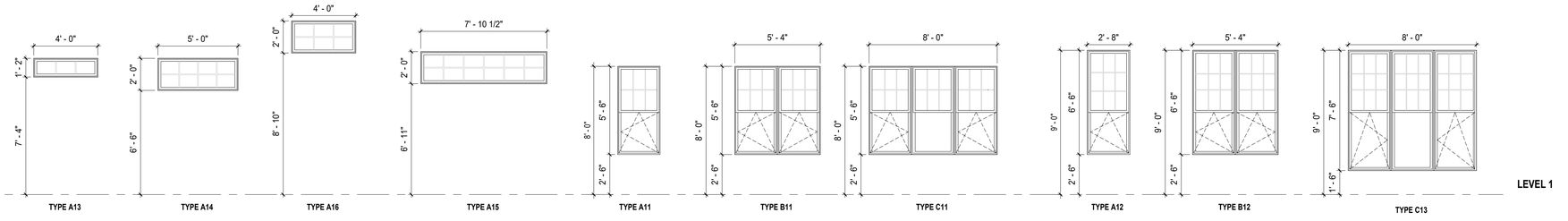
LOUVER SCHEDULE HDC

wt	Description	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	COMMENTS
MECH. ATTIC SPACE				
L1	ANODIZED ALUMINUM LOUVER	2' - 8"	3' - 6"	
L2	ANODIZED ALUMINUM LOUVER	5' - 4"	6' - 6"	
L3	ANODIZED ALUMINUM LOUVER	4' - 0"	4' - 0"	



LOUVER TYPE LEGEND HDC
1/4" = 1'-0"





WINDOW TYPE LEGEND HDC
1/4" = 1'-0"

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SHEET TITLE:

WINDOW SCHEDULE, LEGEND, AND DETAILS

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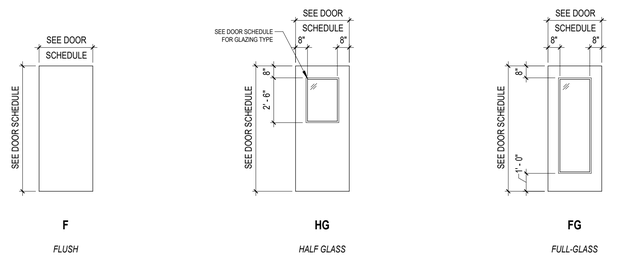
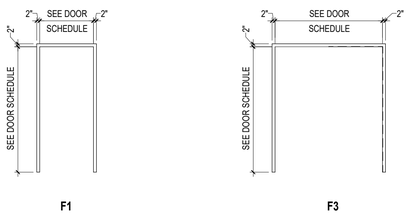
DOOR SCHEDULE HDC

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
1400C	1400		4' - 0"	7' - 8"	1 3/8"									(none)			
1419		CONNECTOR	3' - 6"	7' - 8"	1 3/8"	ALUM	HG	TEMPERED	ALUM	F1				(none)			SEE SECURITY DRAWINGS



2 DOOR LEAF TYPES LEGEND HDC
1/4" = 1'-0"



1 DOOR FRAME TYPES LEGEND HDC
1/4" = 1'-0"

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. GLAZING NOTED ON DOOR SCHEDULE IS FOR THE DOOR AND BORROWED LIGHT IN THE FRAME TYPICAL, UNLESS NOTED OTHERWISE IN FRAME ELEVATIONS.
5. SEE SPECIFICATIONS FOR GLAZING TYPES AND INFORMATION.
6. GLAZING TO BE FREE OF STAMPS, MARKINGS, ETC. UNLESS REQUIRED BY CODE TO IDENTIFY A RATING.
7. GLAZING STOPS ON BORROWED LIGHTS SHALL BE LOCATED ON THE ROOM SIDE OF FRAME. BUTT JOINT ALL GLAZING STOP TIGHT TO FRAME FOR A CLEAN, FINISHED APPEARANCE.
8. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
9. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
10. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.
11. ALL LABELS ON RATED DOORS TO BE FREE OF PAINT AND CLEARLY VISIBLE UPON INSPECTION.
12. SEE SECURITY CONSULTANT DRAWINGS FOR ALL EXTERIOR DOORS.

DOOR ABBREVIATIONS

ALUM	ALUMINUM
HM	HOLLOW METAL
INS	INSULATED
IRIP	IMPACT RESISTANT INTERIOR PANEL DOORS
MP	METAL PANELED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL
WD	WOOD
VEN	VENEER
PTD	PAINTED

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SHEET TITLE:

DOOR SCHEDULE AND TYPES

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A-205

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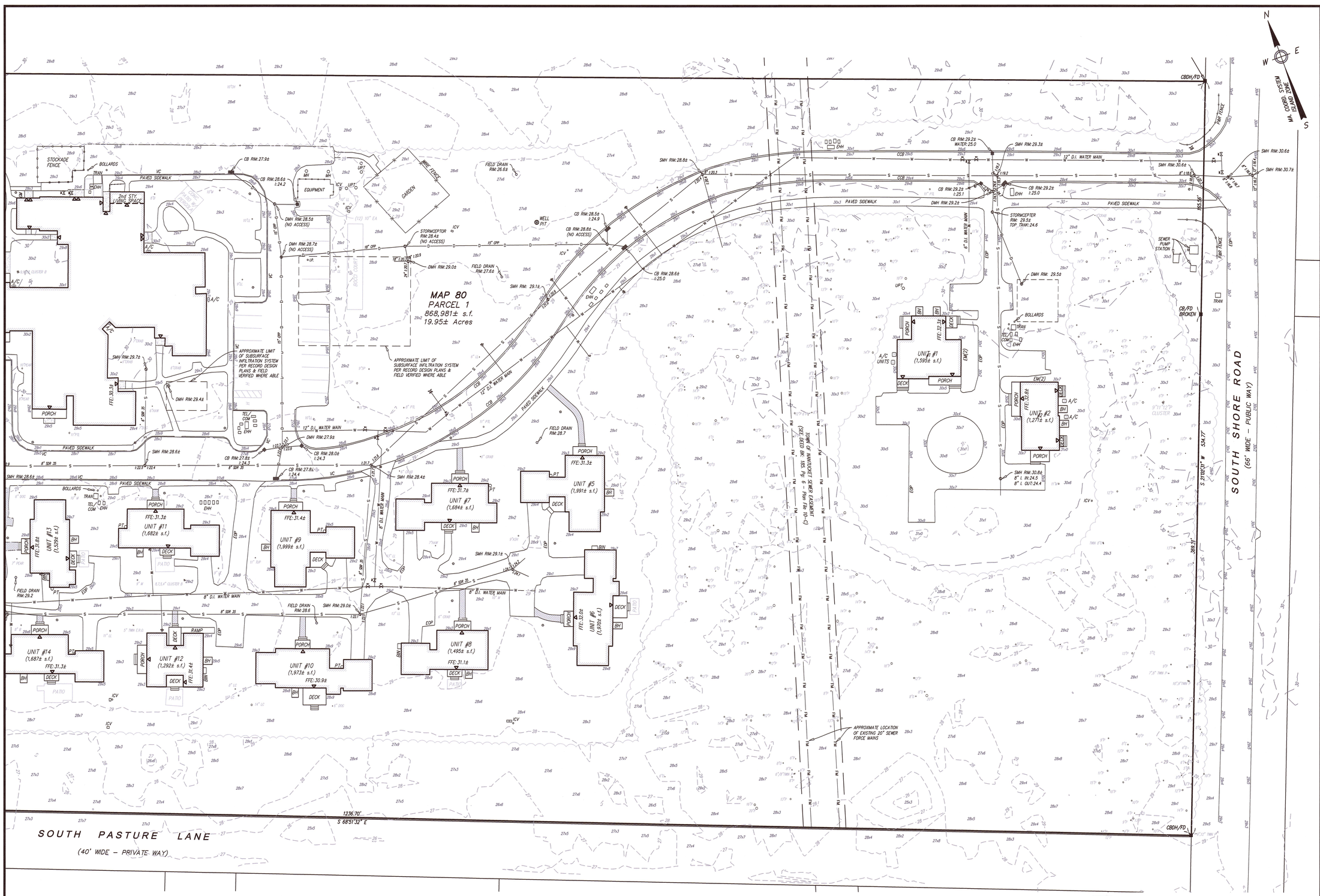

NOTES:

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
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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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TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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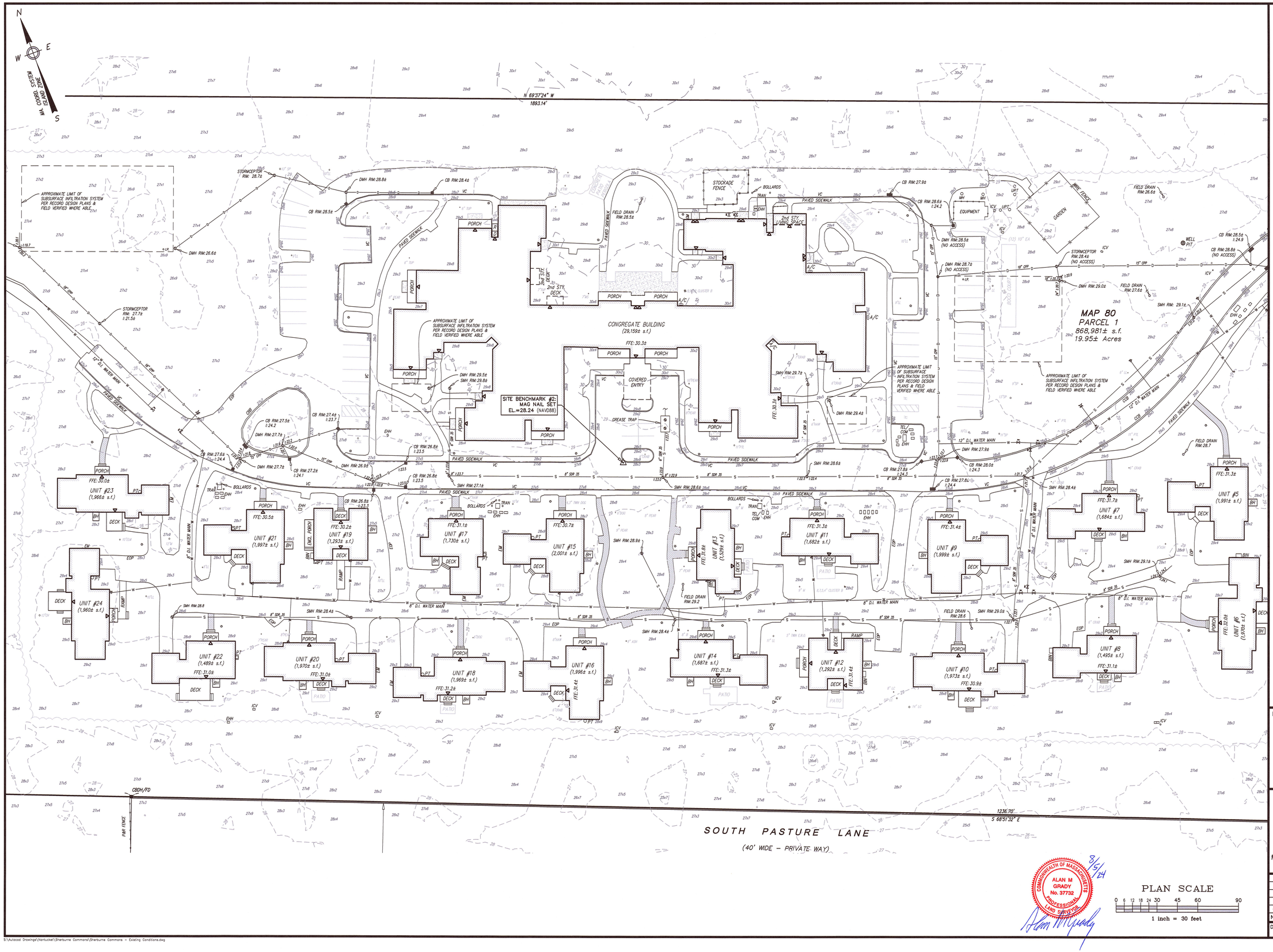

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   MAP 80 PARCEL 1
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   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
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DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
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TUP–TUPELO	DEC–DECIDUOUS TREE

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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)
FM	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
D	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
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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:
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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

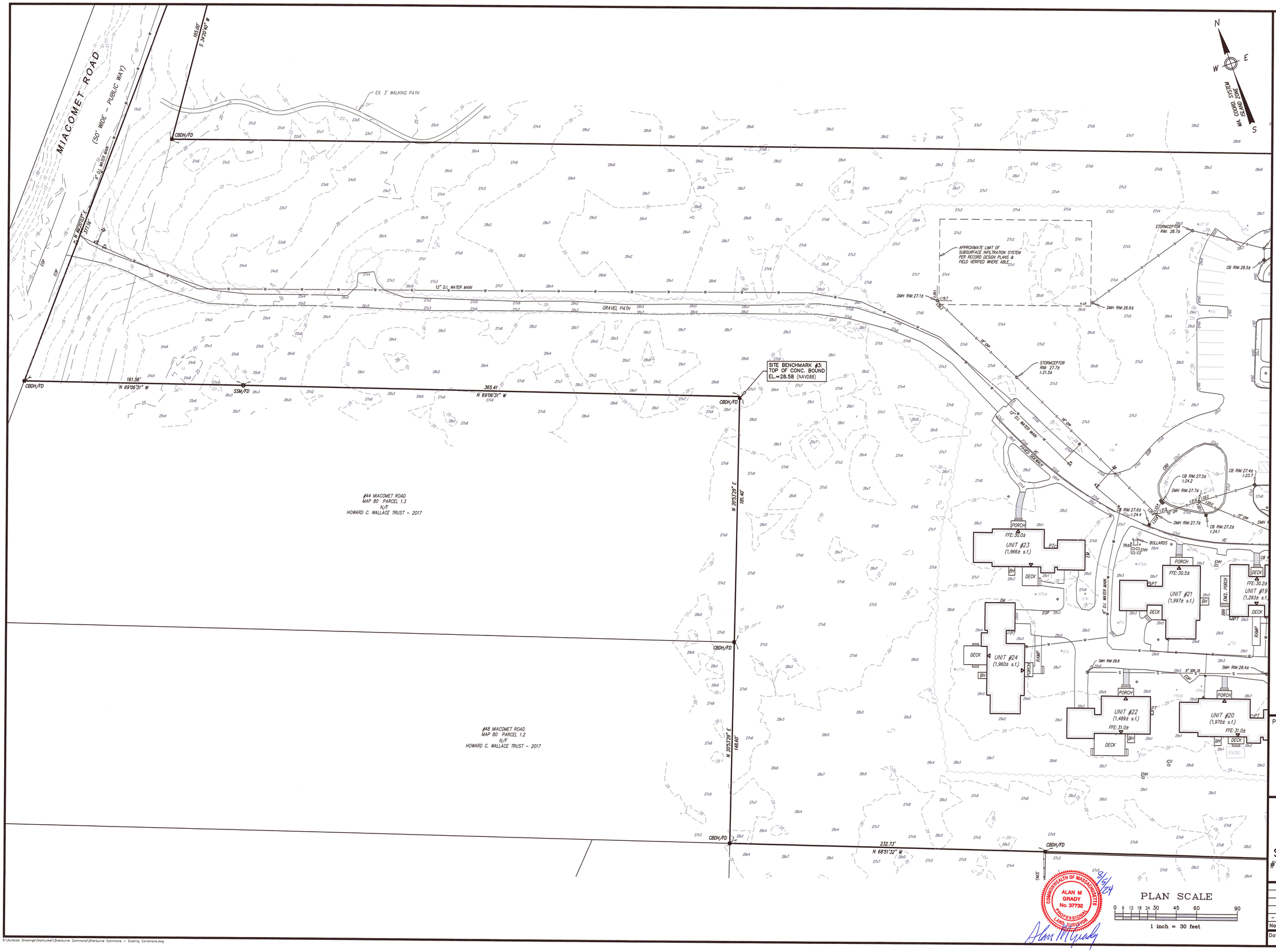
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

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

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons – Existing Conditions.dwg



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X"TREE	TREE SIZE/SPECIES

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
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9/5/24

PLAN SCALE
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1 inch = 30 feet

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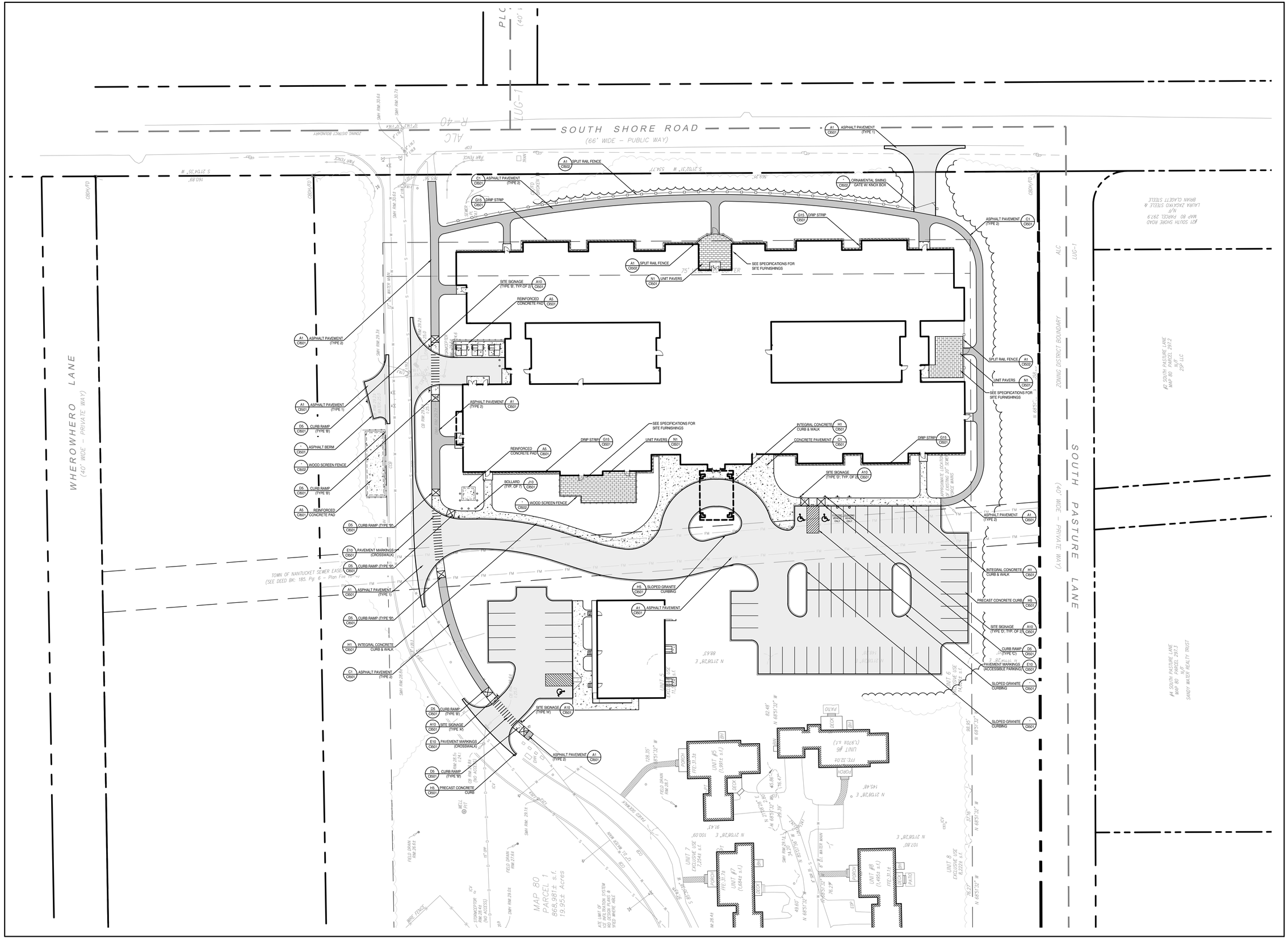
EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons - Existing Conditions.dwg


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
LUG-1
ALC
ZONING DISTRICT BOUNDARY
MAP 80 PARCEL 1
868,981± s.f.
19.95± Acres
TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
LAURA ZACHOWSKI STEELE &
BRIAN CLACETT STEELE
#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
SANDY WATER REALTY TRUST
#3 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
25P LLC
A1 C501 ASPHALT PAVEMENT (TYPE 1)
A1 C501 ASPHALT PAVEMENT (TYPE 2)
C1 C501 ASPHALT PAVEMENT (TYPE 2)
G15 C501 DRIP STRIP
A1 C502 SPLIT RAIL FENCE
N1 C501 UNIT PAVERS
SEE SPECIFICATIONS FOR SITE FURNISHINGS
A10 C501 SITE SIGNAGE (TYPE 'B', TYP. OF 2)
A5 C501 REINFORCED CONCRETE PAD
D5 C501 CURB RAMP (TYPE 'B')
- C501 ASPHALT BERM
- C502 WOOD SCREEN FENCE
J10 C501 BOLLARD (TYP. OF 7)
H1 C501 INTEGRAL CONCRETE CURB & WALK
C1 C501 CONCRETE PAVEMENT
A10 C501 SITE SIGNAGE (TYPE 'D', TYP. OF 2)
- C502 ORNAMENTAL SWING GATE W/ KNOX BOX
H5 C501 PRECAST CONCRETE CURB
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
H5 C501 SLOPED GRANITE CURBING
A10 C501 SITE SIGNAGE (TYPE 'H')
A10 C501 SITE SIGNAGE (TYPE 'A')
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
UNIT #1 (1,484± s.f.)
UNIT #3 (1,991± s.f.)
UNIT #5 (1,991± s.f.)
UNIT #8 (1,495± s.f.)
UNIT 6 EXCLUSIVE USE 4,222± s.f.
UNIT 7 EXCLUSIVE USE 7,294± s.f.
UNIT 8 EXCLUSIVE USE 4,222± s.f.
PORCH
DECK
PATIO
FFE 31.34
FFE 31.01
FFE 31.11
FFE 31.04
FFE 30.5
FFE 30.7
FFE 30.8
FFE 30.9
FFE 31.0
FFE 31.1
FFE 31.2
FFE 31.3
FFE 31.4
FFE 31.5
FFE 31.6
FFE 31.7
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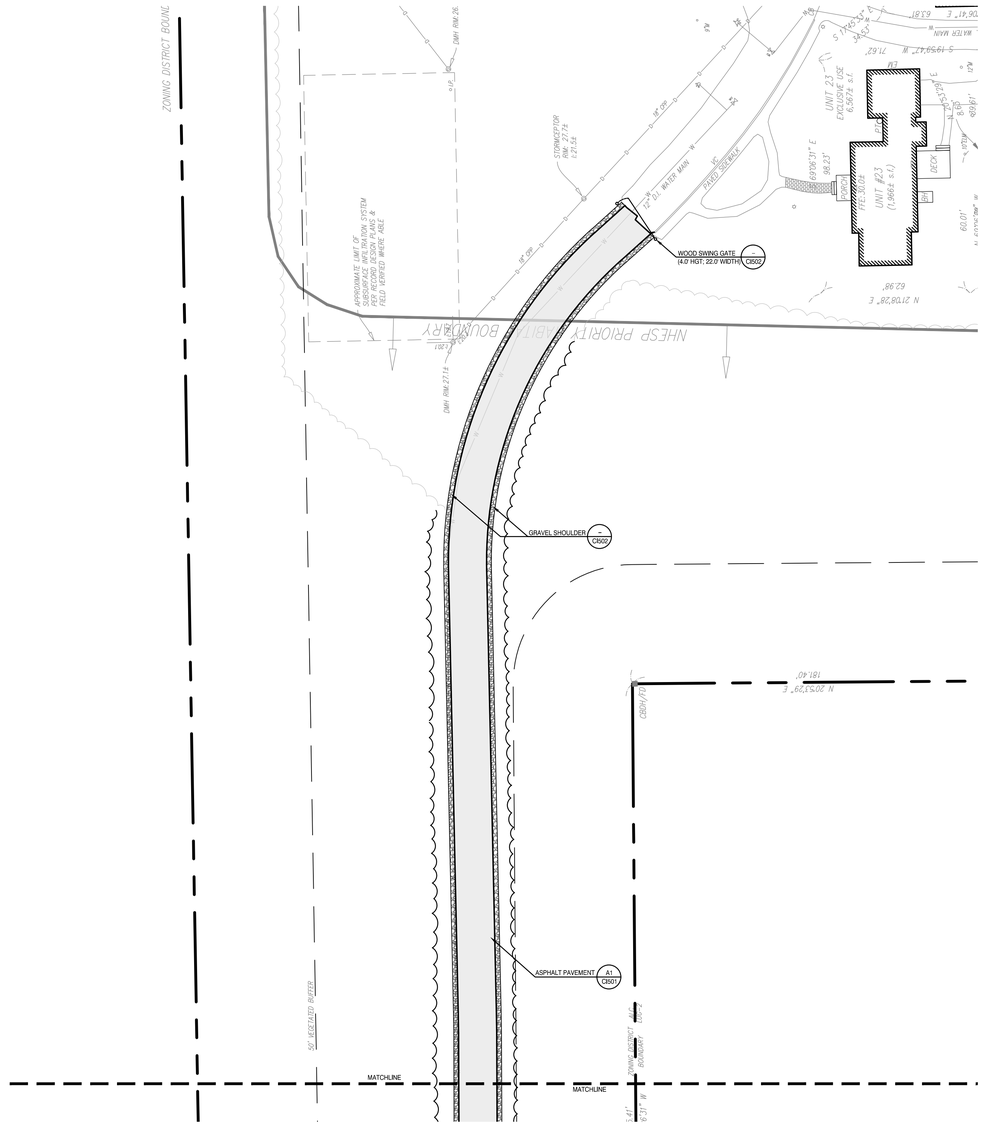
FFE 32.6
FFE



MIACOMET ROAD ACCESS DRIVE 1

MIACOMET ROAD ACCESS DRIVE 2

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

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www.smrtinc.com

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

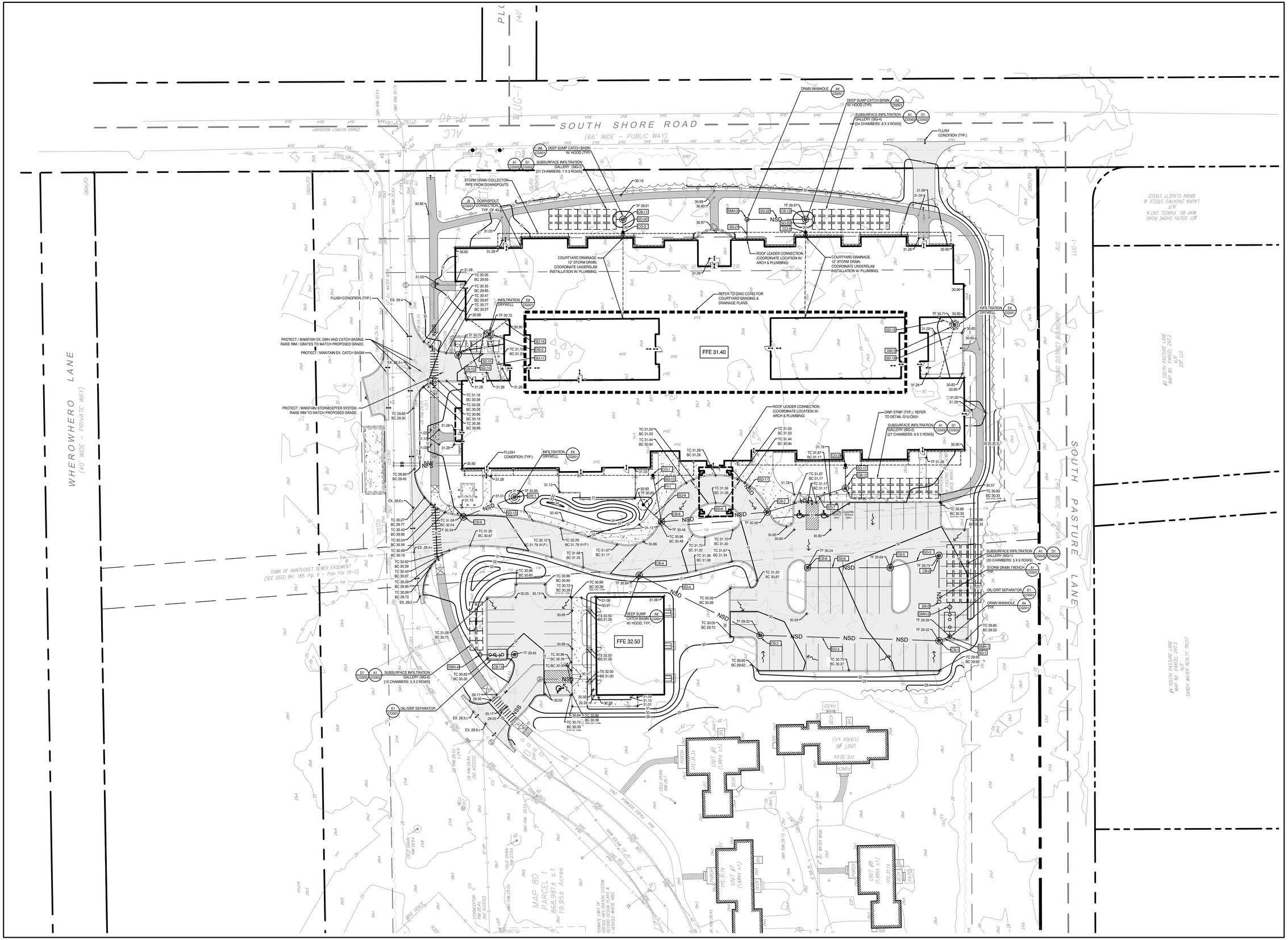
SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI102


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
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(40' WIDE – PRIVATE WAY)
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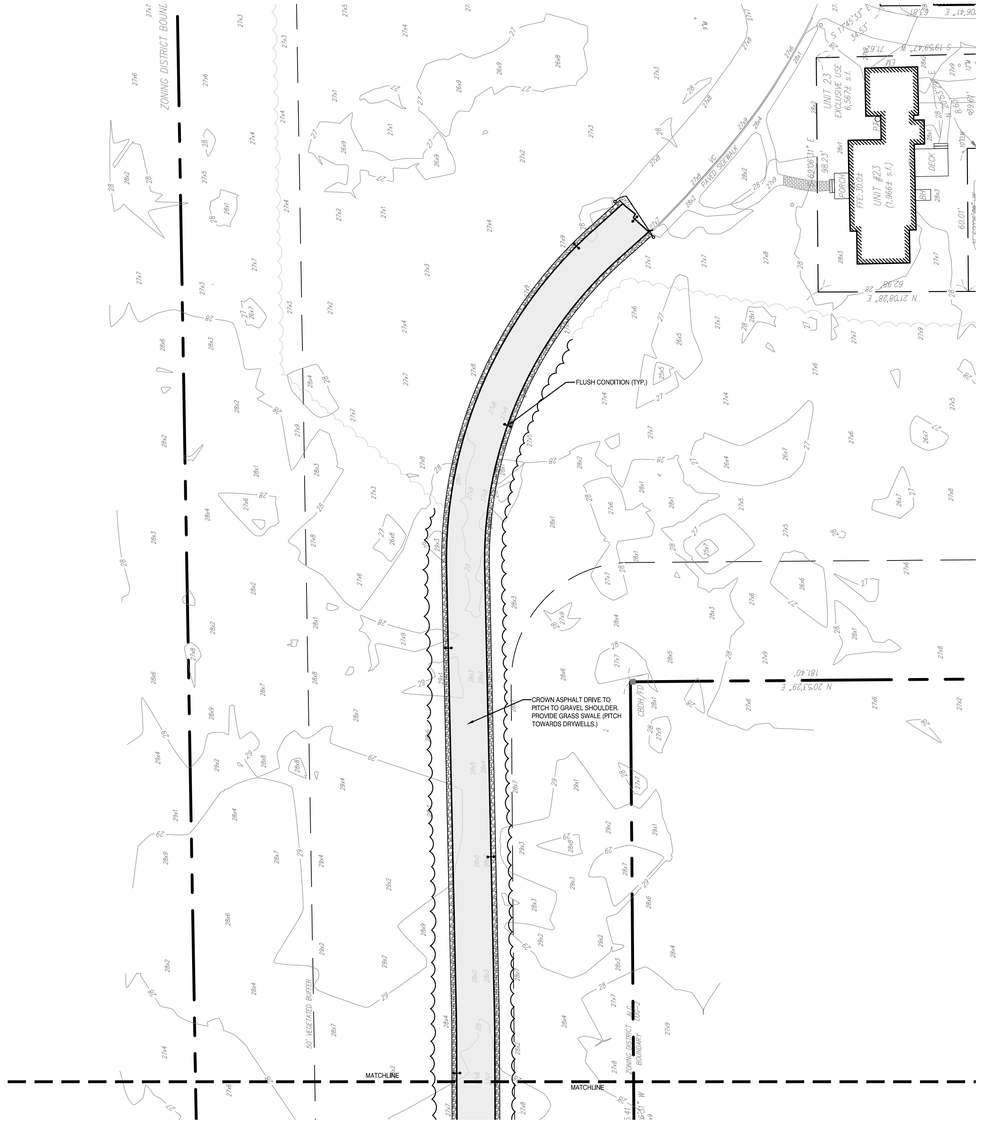
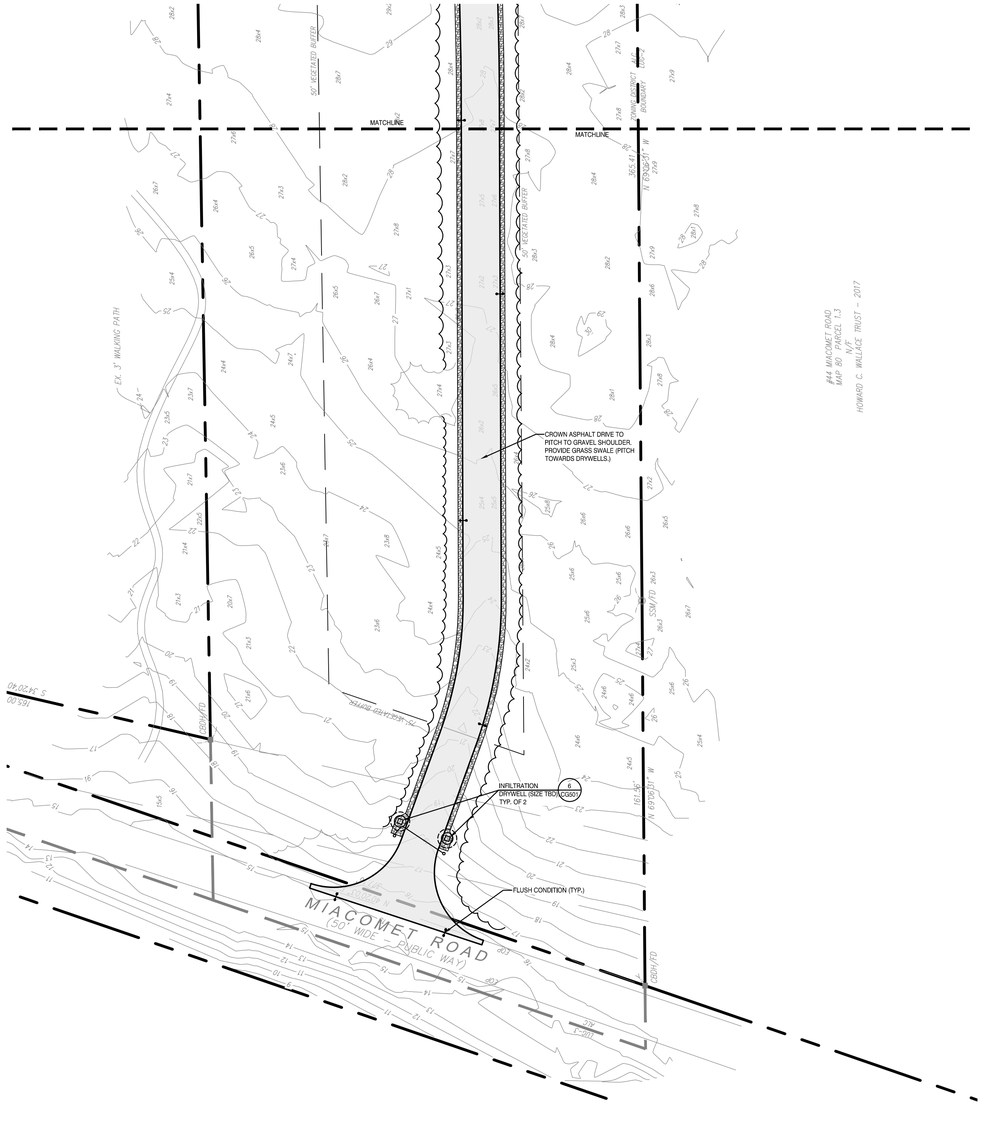
(40' WIDE – PRIVATE WAY)
ZONING DISTRICT BOUNDARY
ALC
LUG-1
OBW-FD
FFE 31.40
FFE 32.50
NSD
NSS
DEEP SUMP CATCH BASIN W/ HOOD (TYP.)
SUBSURFACE INFILTRATION GALLERY (SIG-4) (24 CHAMBERS: 8 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-3) (21 CHAMBERS: 7 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-2) (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

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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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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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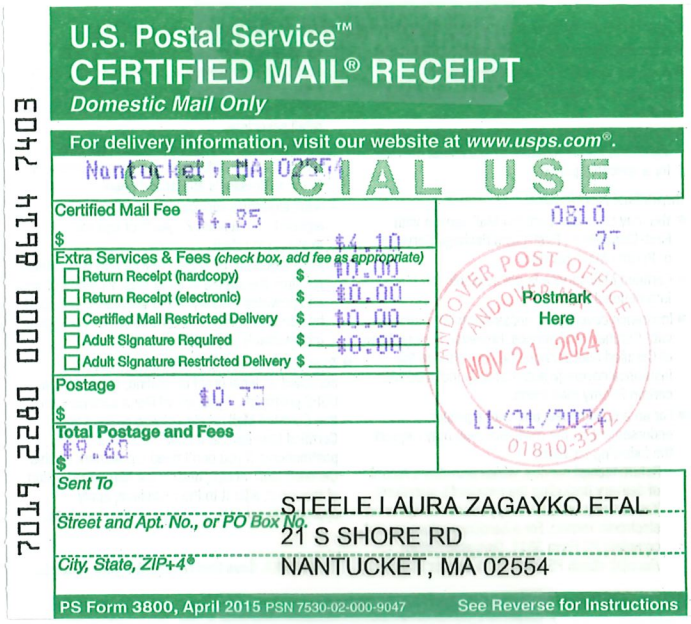

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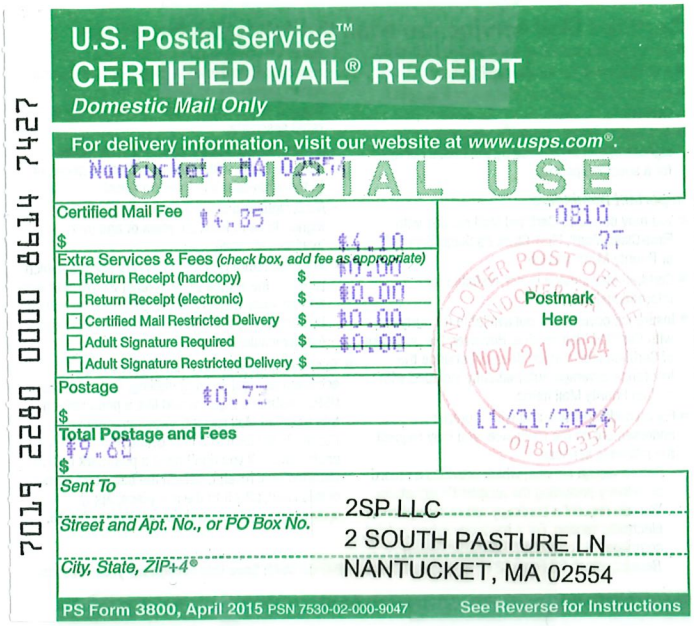

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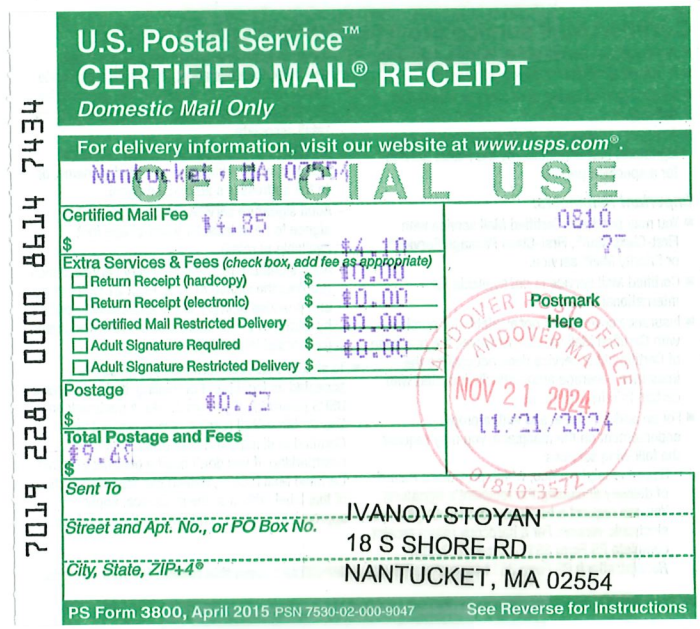

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- Adult Signature Restricted Delivery $

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City, State, ZIP+4®: 44 MIACOMET RD
NANTUCKET, MA 02554

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

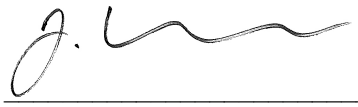
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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

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

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



Signature

December 2, 2024
Date

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TOWN OF NANTUCKET

REPLACEMENT SHERBURNE COMMONS STAFF HOUSING

COVER SHEET

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12/02/24

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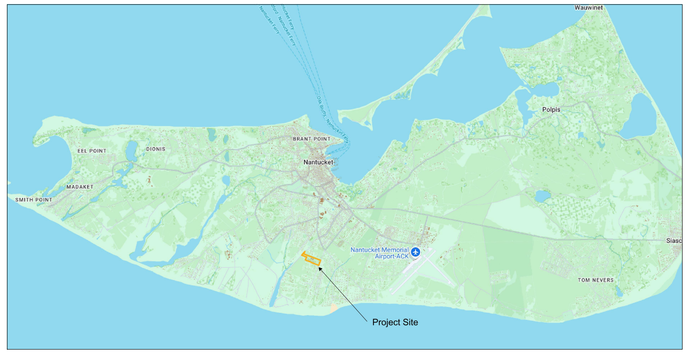

Project Site - Island Context - Town of Nantucket G.I.S.

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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OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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Sheet is intended to be PRINTED IN COLOR.

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SMRT PROJECT #:	23121	DRAWN BY:	JSM



















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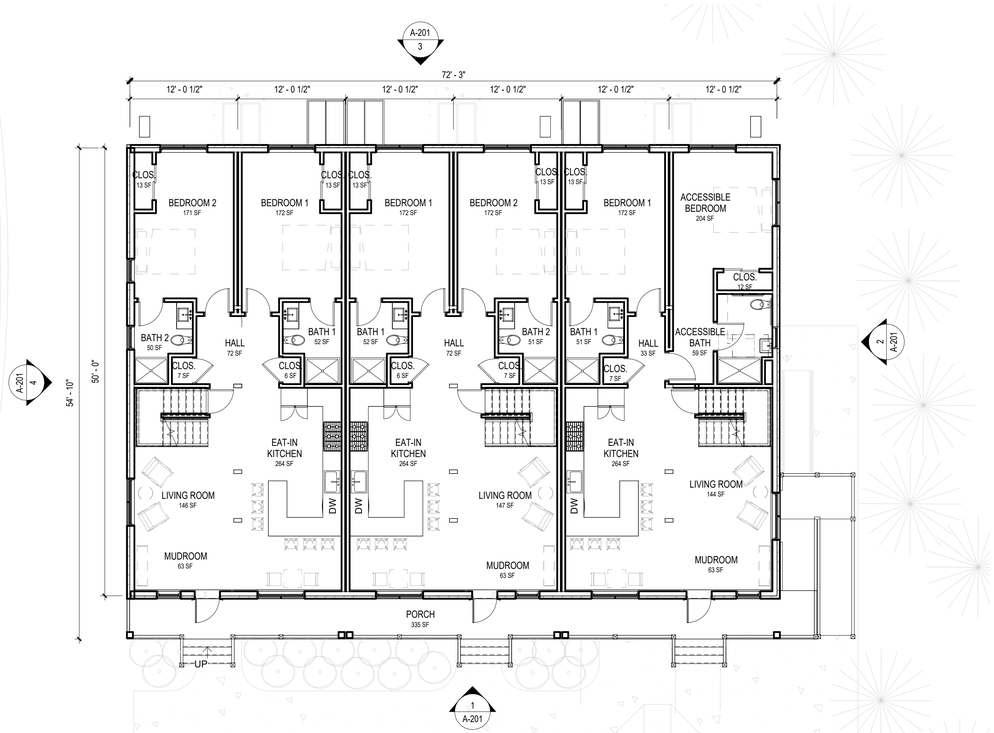
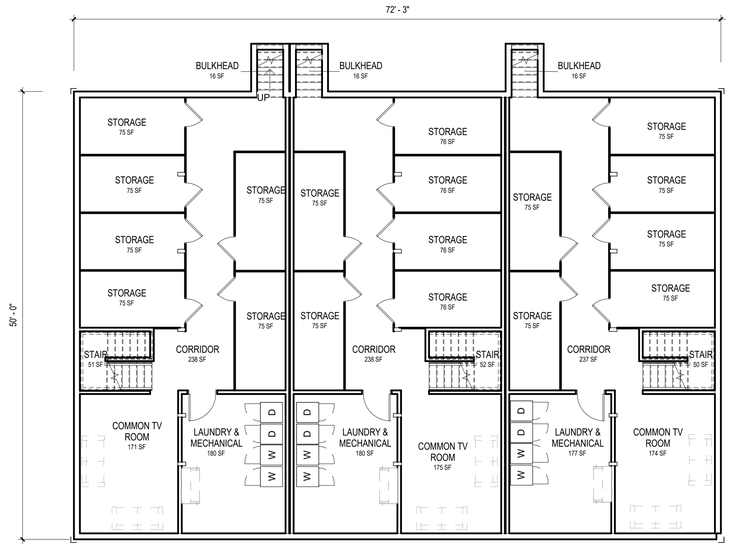


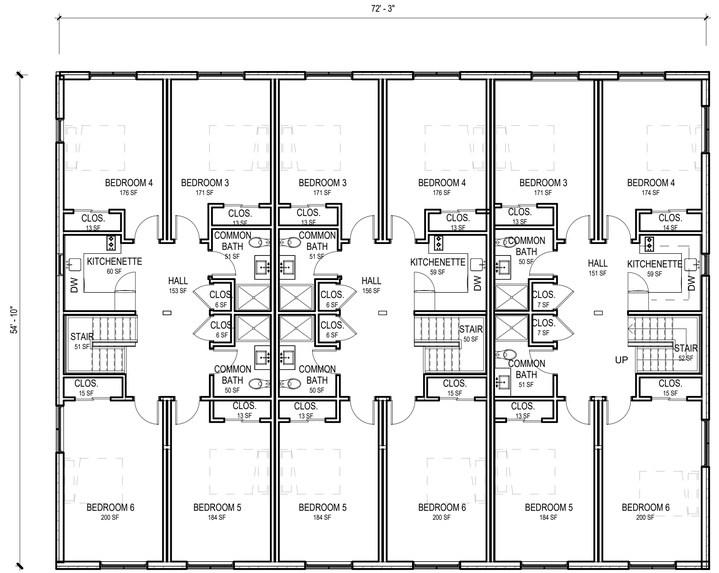
FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



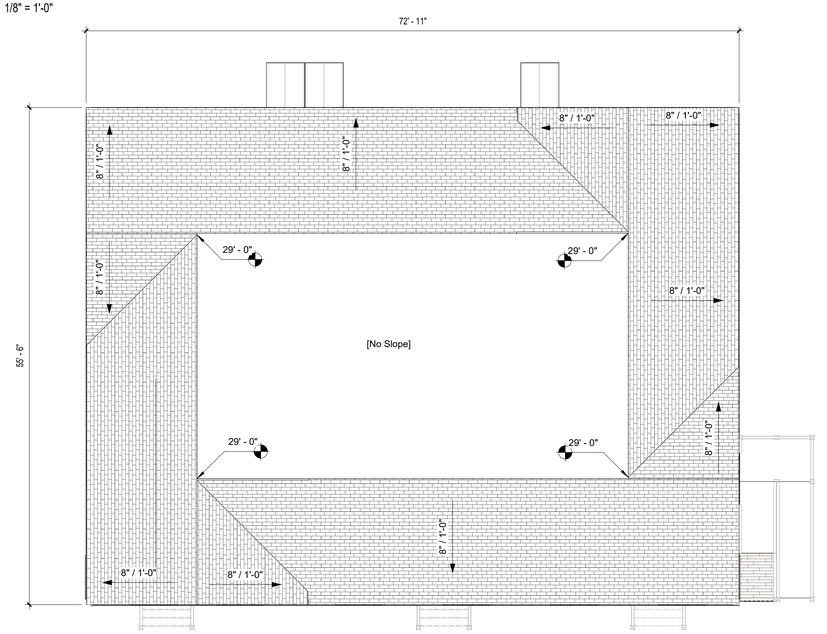
FLOOR PLAN - BASEMENT

1/8" = 1'-0"



FLOOR PLAN - LEVEL 2

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

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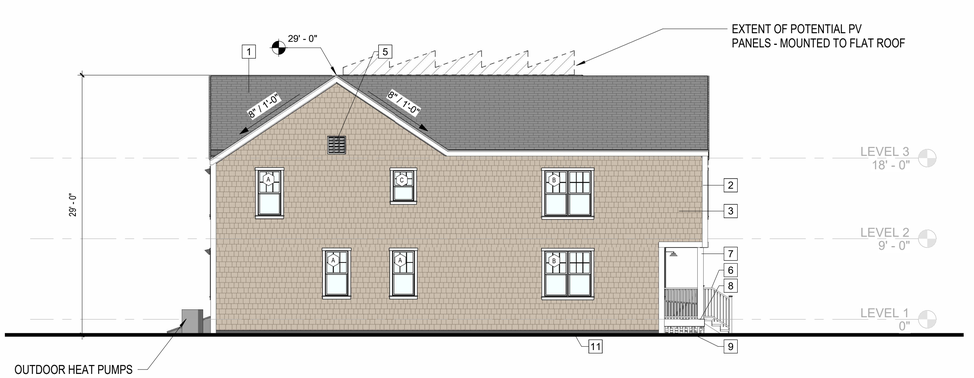
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	CEDAR TRIM - PAINTED WHITE
3	NATURAL CEDAR SHINGLES SIDING
5	METAL, LOUVERED - WHITE
6	RAILING. 1" BALUSTER, 4" SQUARE NEWEL - PAINTED WHITE
7	8" SQUARE COLUMN, PAINTED WHITE
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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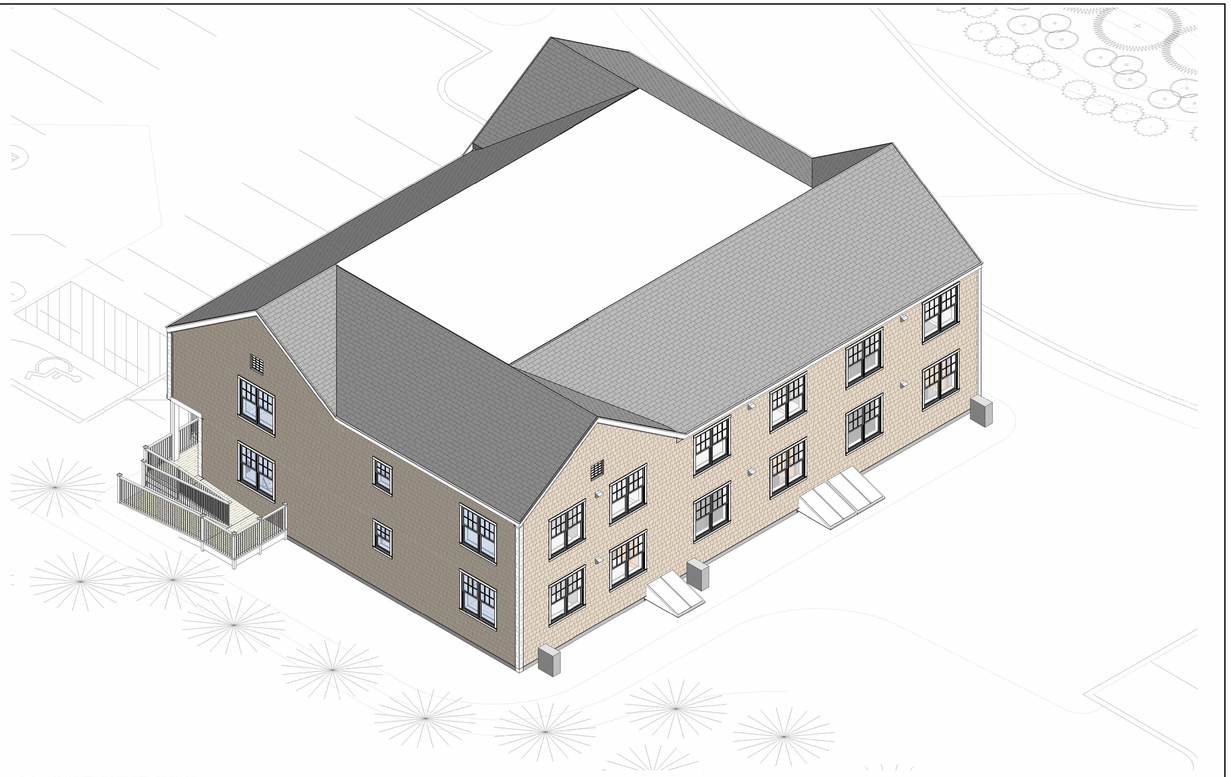

2 SOUTHWEST AXON



1 NORTHEAST AXON

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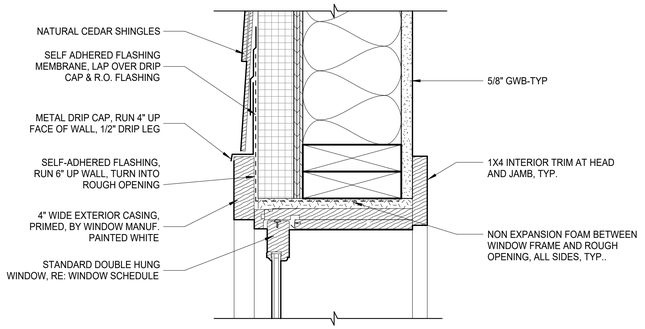
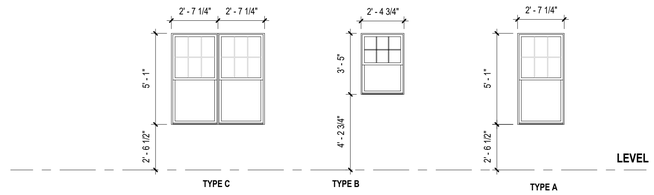


DETAIL - WINDOW HEAD & SILL, TYP.

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

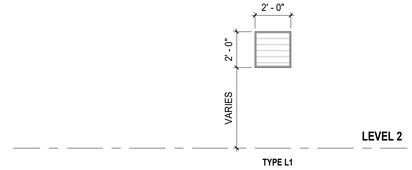
1/4" = 1'-0"

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



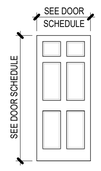
LOUVER TYPE LEGEND HDC

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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DRAWN BY: NEC

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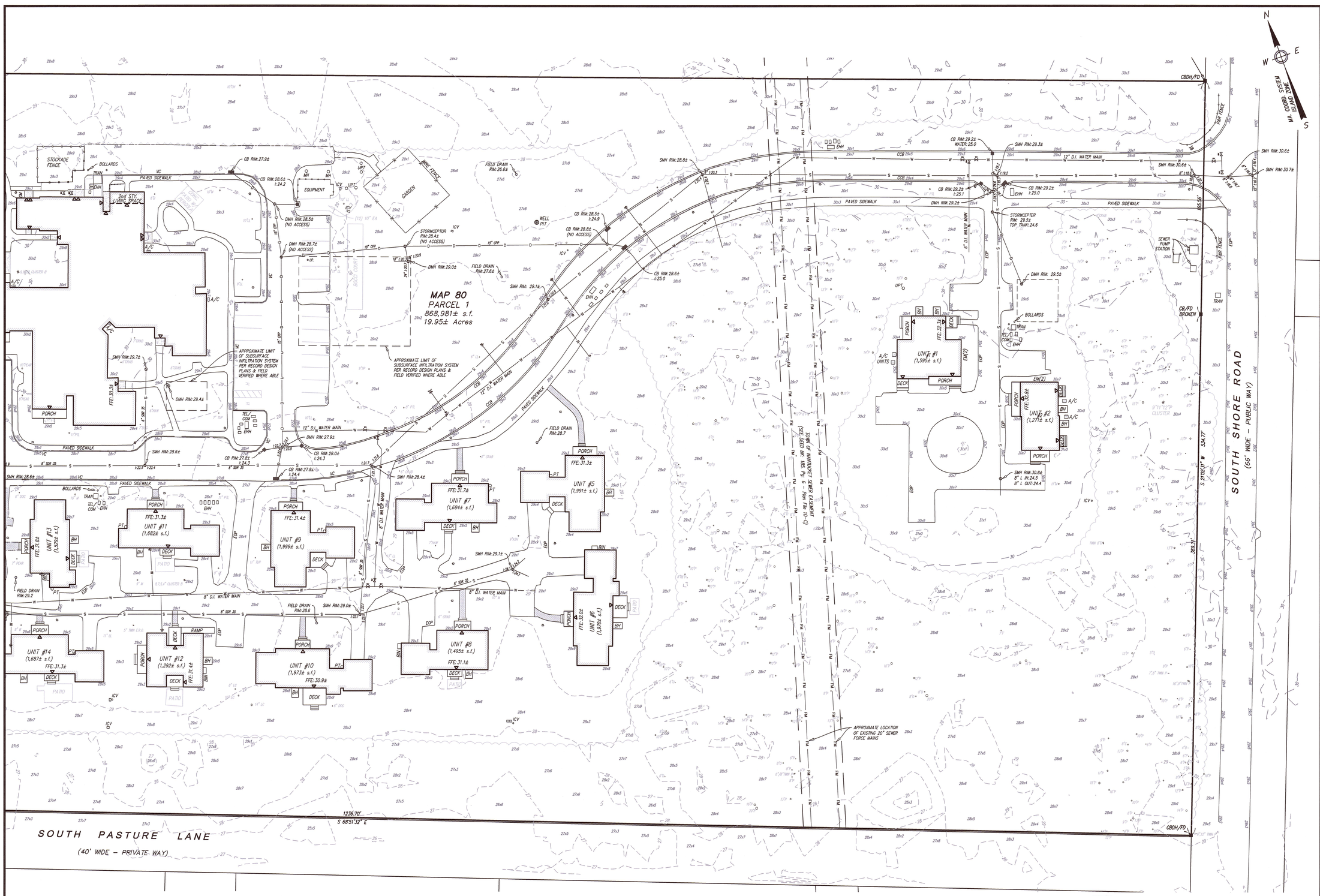

NOTES:

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)
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4. PLAN REF: PLAN# 2001–30
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TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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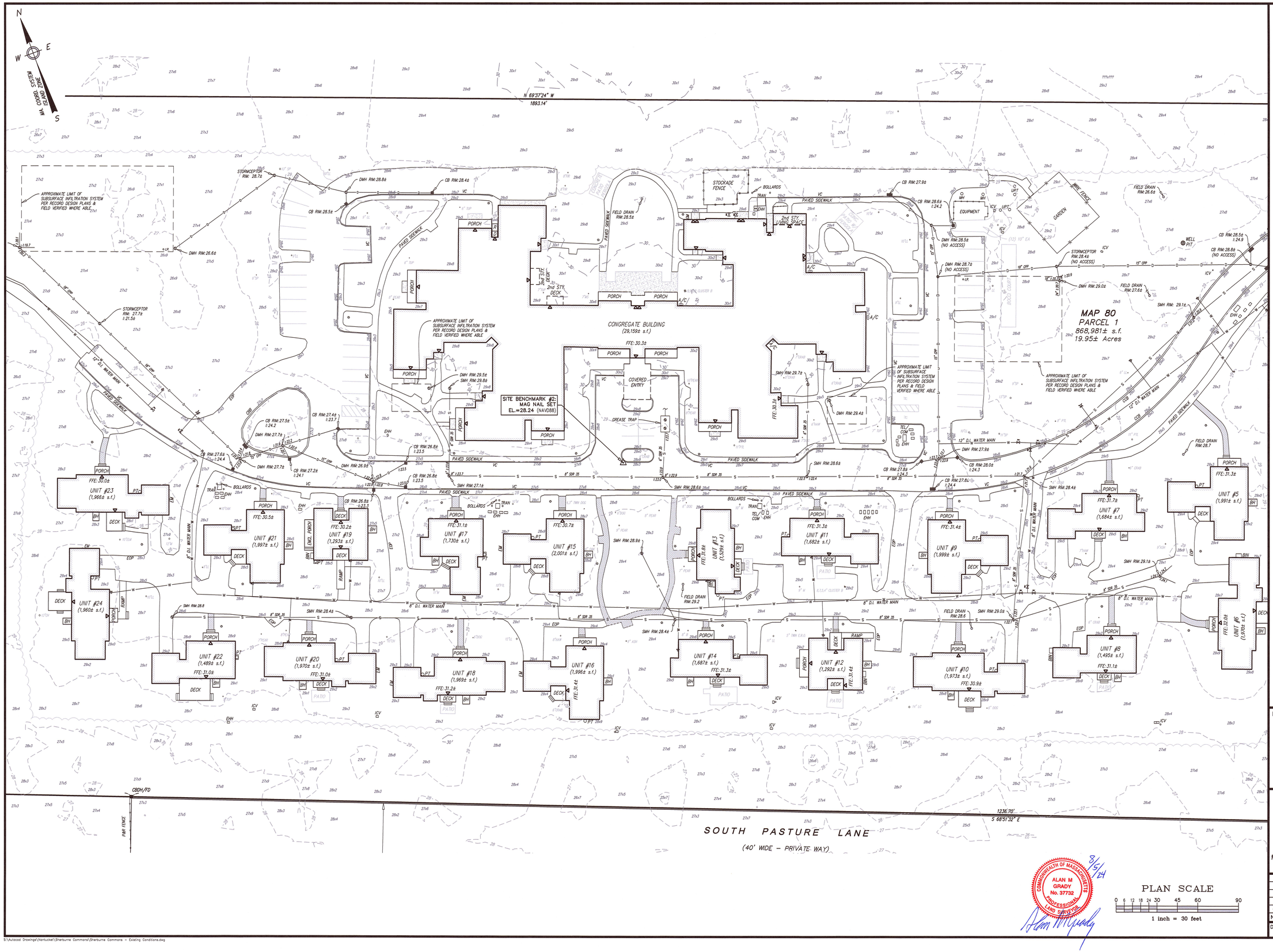

NOTES:

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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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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	SEWER MANHOLE
D	DRAIN LINE
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	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
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	BUILDING EGRESS
O.X"TREE	TREE SIZE/SPECIES

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IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
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Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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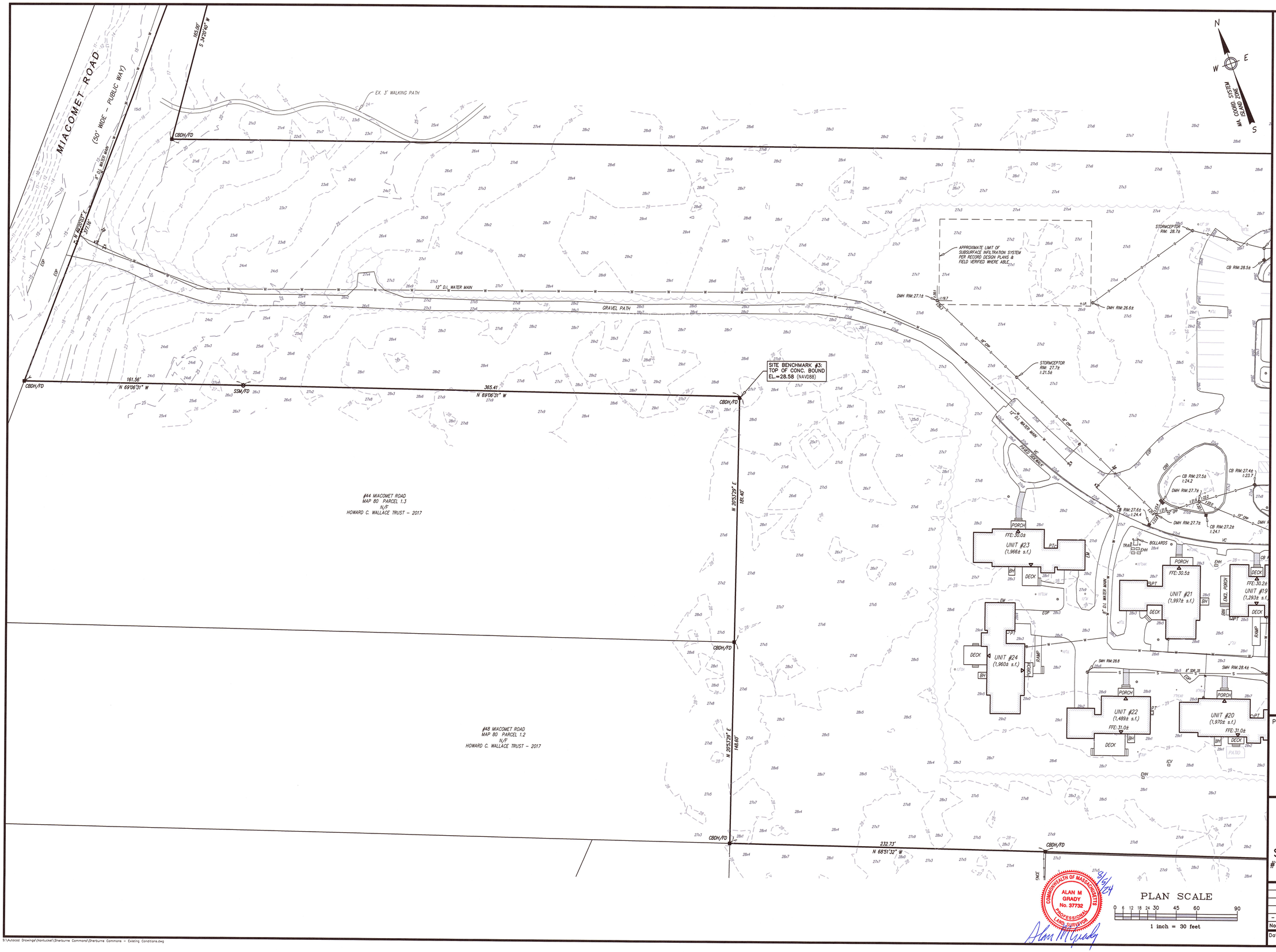

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X"TREE	TREE SIZE/SPECIES

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1 inch = 30 feet

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No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
AUGUST 5, 2024	RMM/JMC/BEI	DFB/AMG	3 of 3

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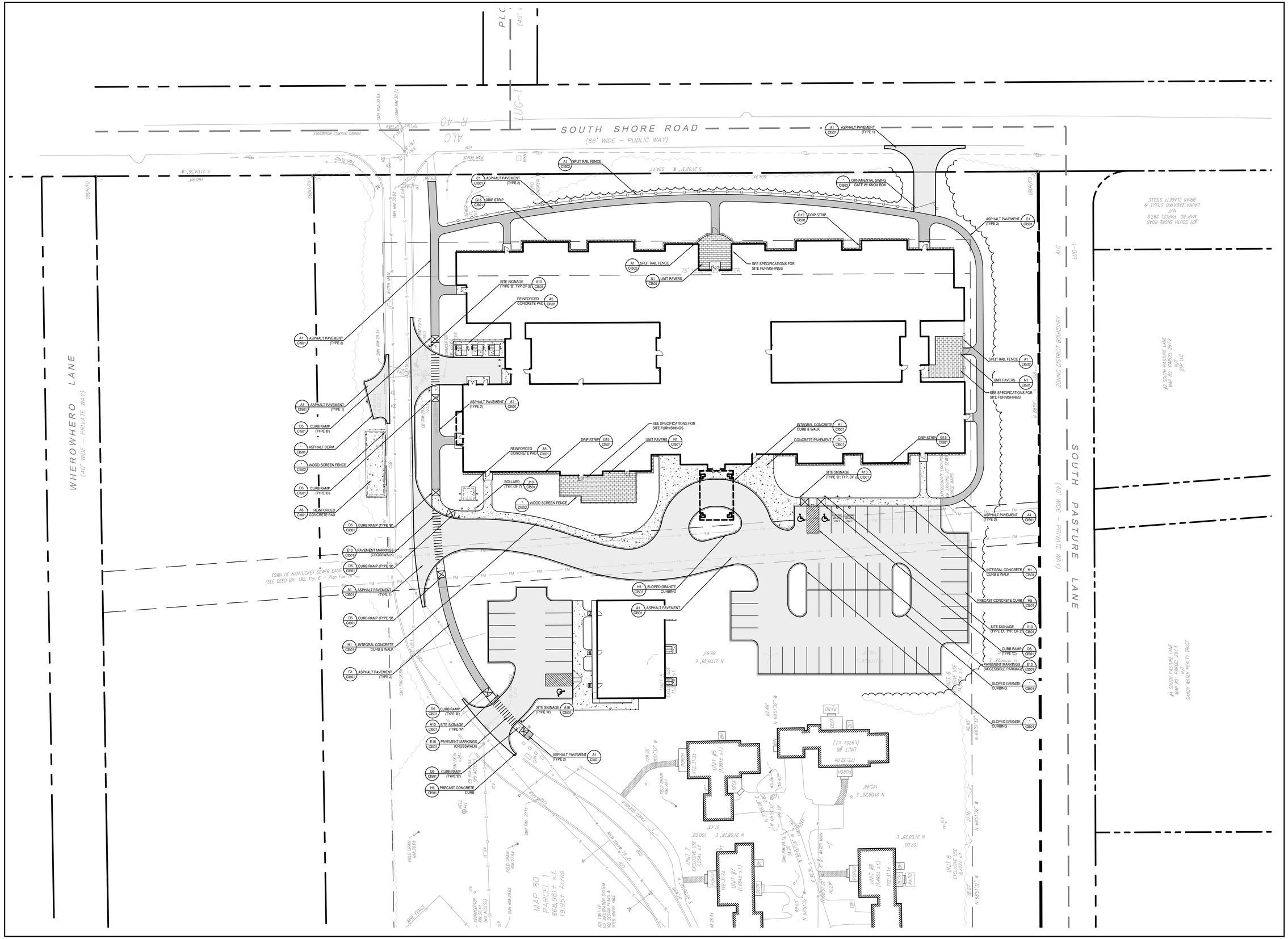

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

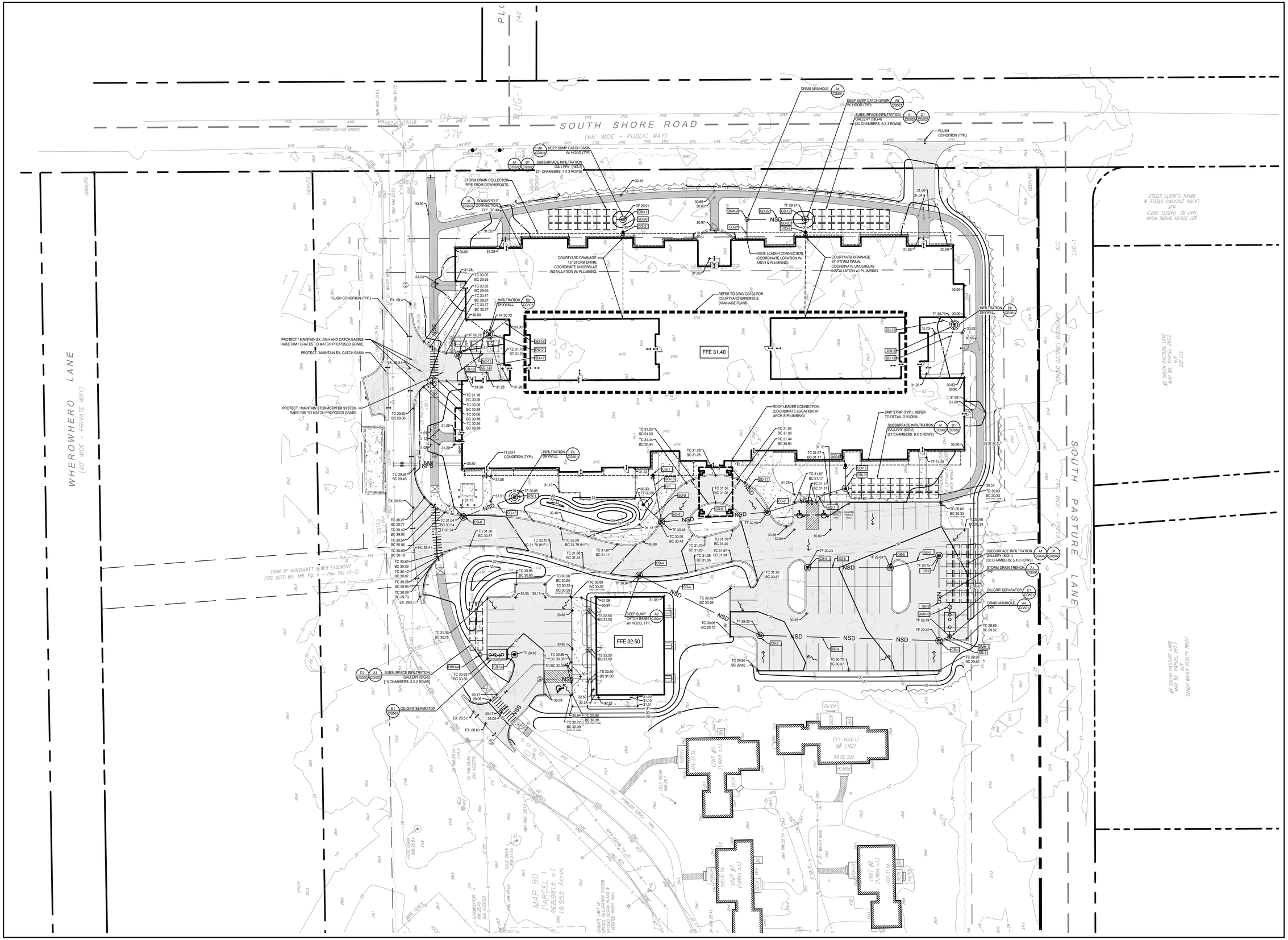
SHEET TITLE:

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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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.

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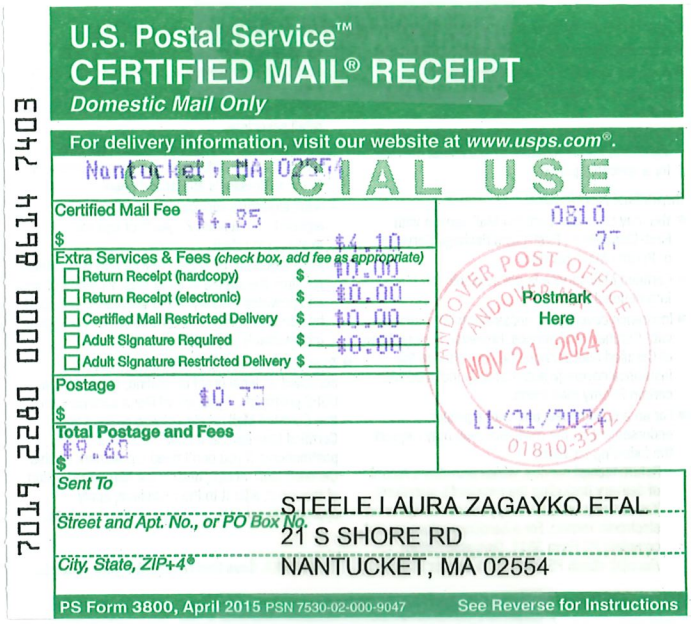

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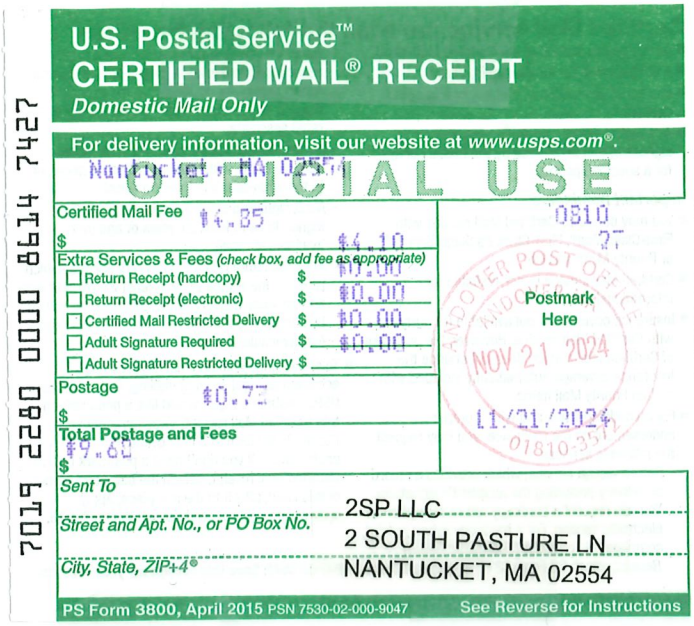

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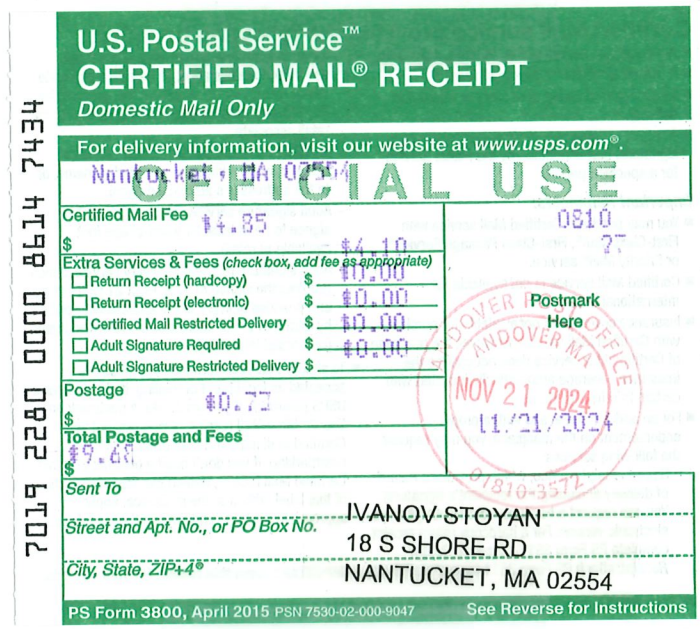

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Street and Apt. No., or PO Box No.: WALLACE C HOWARD TRUST 2017
City, State, ZIP+4®: 44 MIACOMET RD
NANTUCKET, MA 02554

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

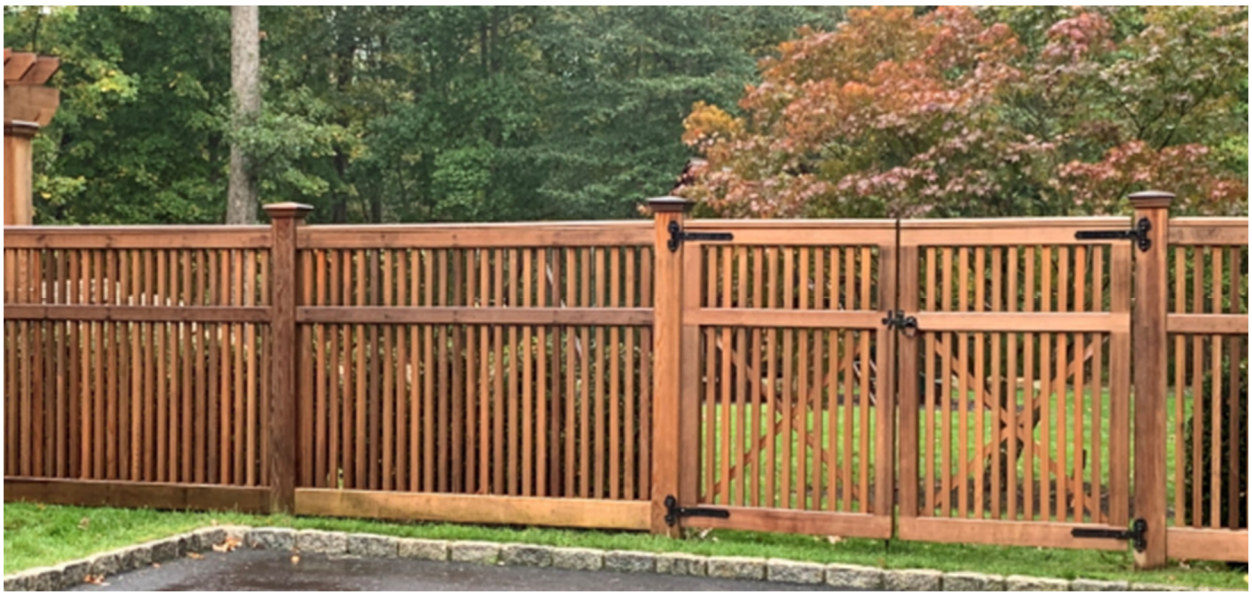
Our Island Home – Wood Fencing & Gate Options

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

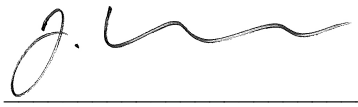
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

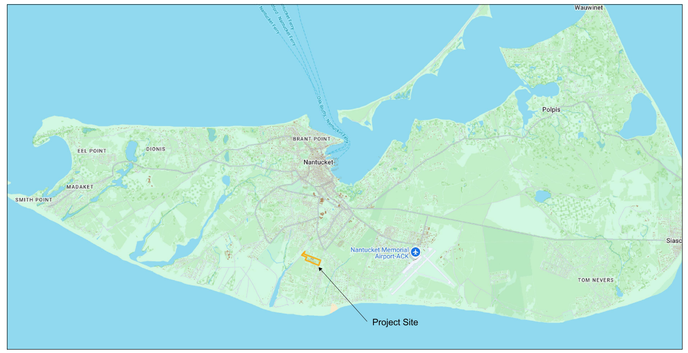
1.877.700.7678
www.smrtinc.com

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

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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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#	Description	Date

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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Sheet is intended to be PRINTED IN COLOR.

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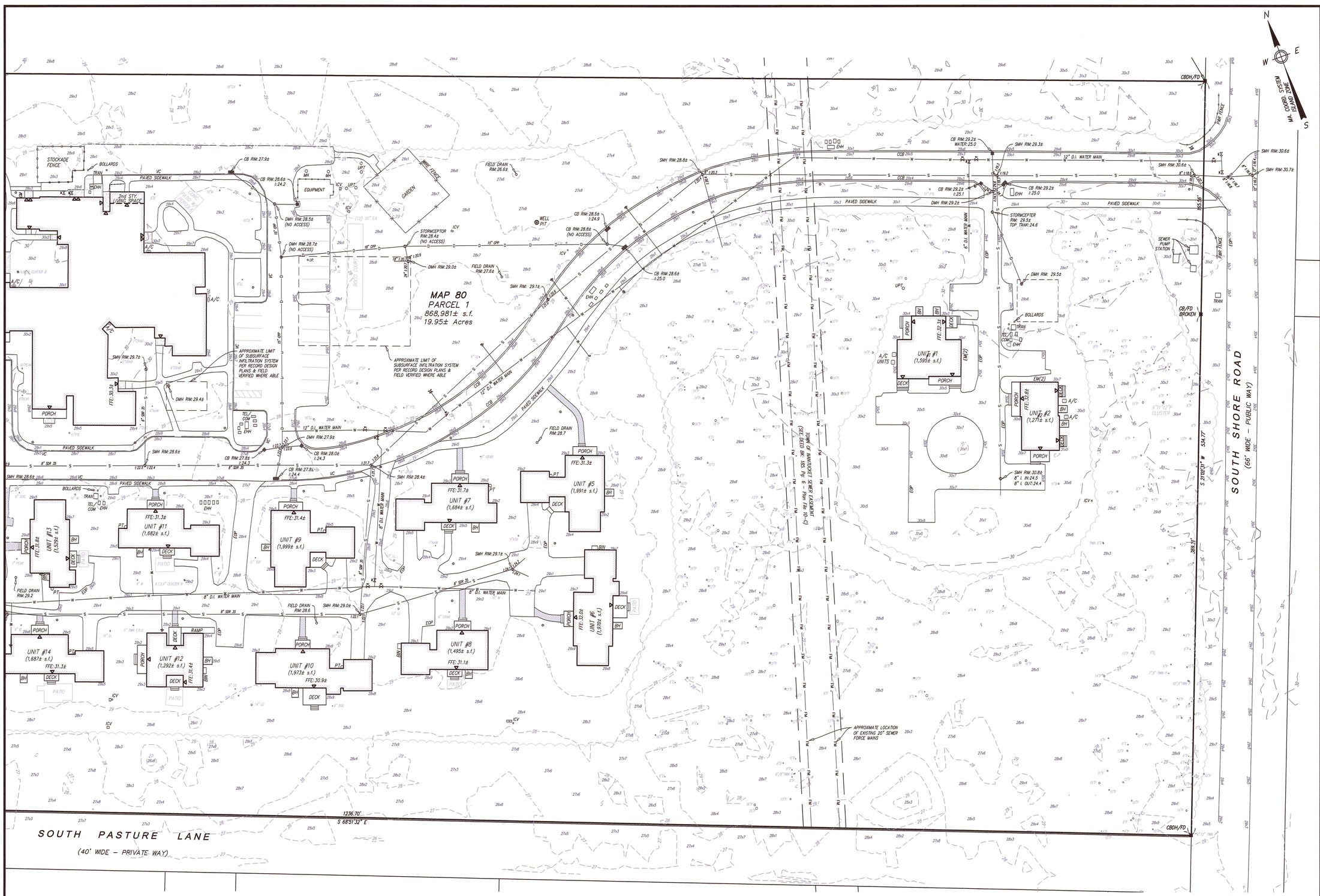
SMRT PROJECT #:	23121	DRAWN BY:	JSM



NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
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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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HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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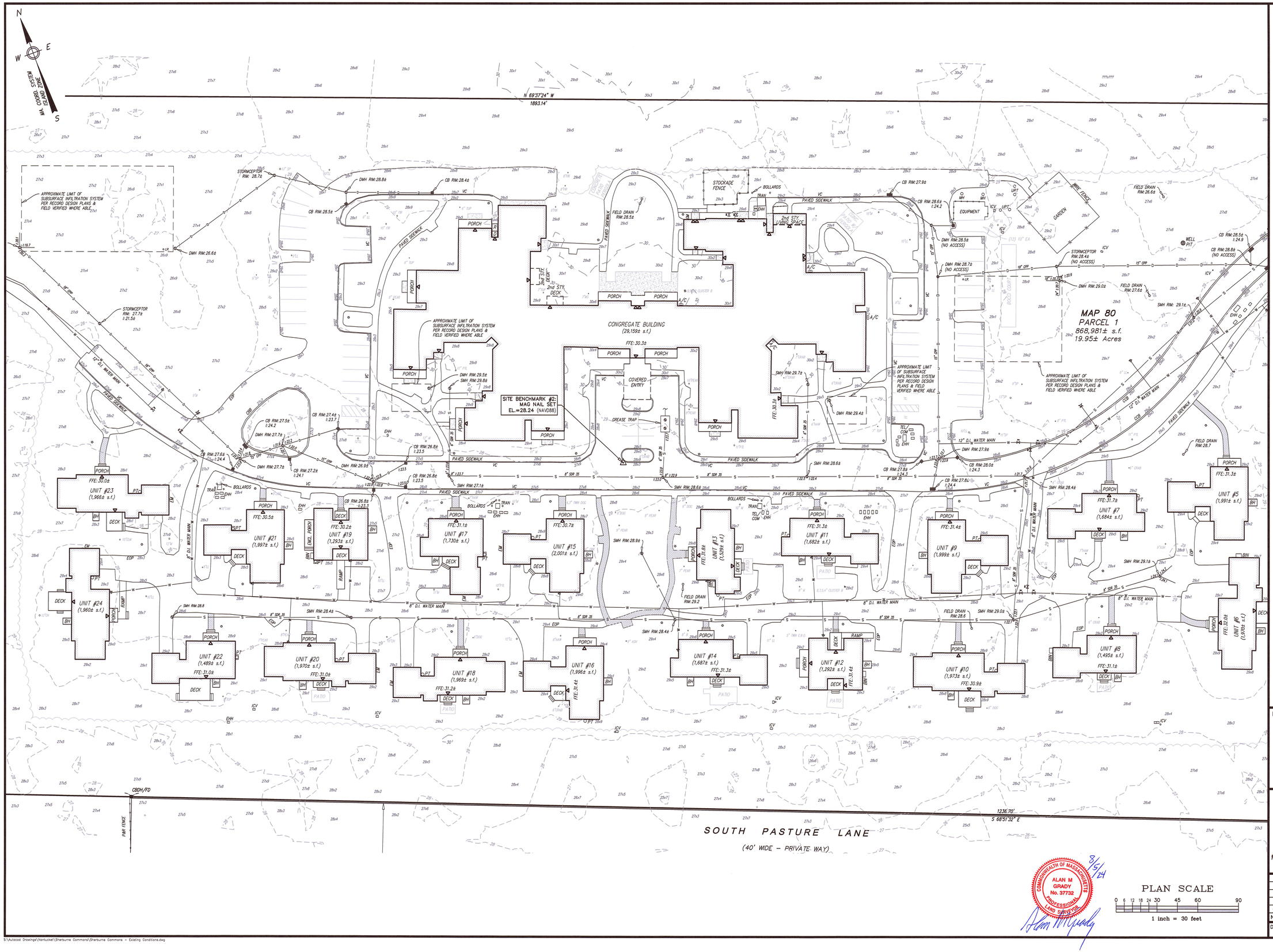

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	WATER HYDRANT
	WATER GATE
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	SEWER MANHOLE
D	DRAIN LINE
	DRAIN MANHOLE
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O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	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

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MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

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1 inch = 30 feet

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Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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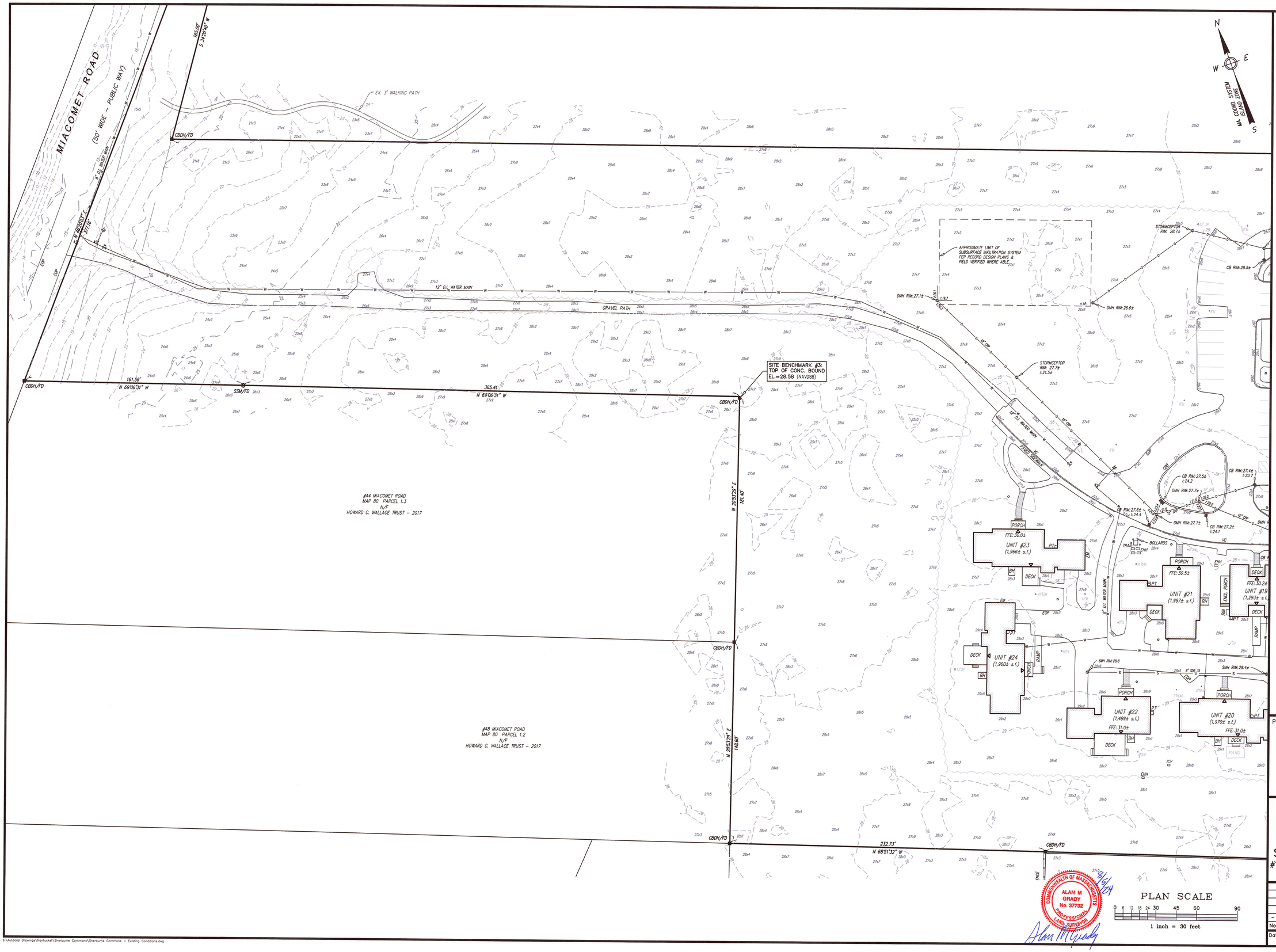

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Date:	Drawn:	Checked:	Sheet:
AUGUST 5, 2024	RMM/JMC/BEI	DFB/AMG	3 of 3

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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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

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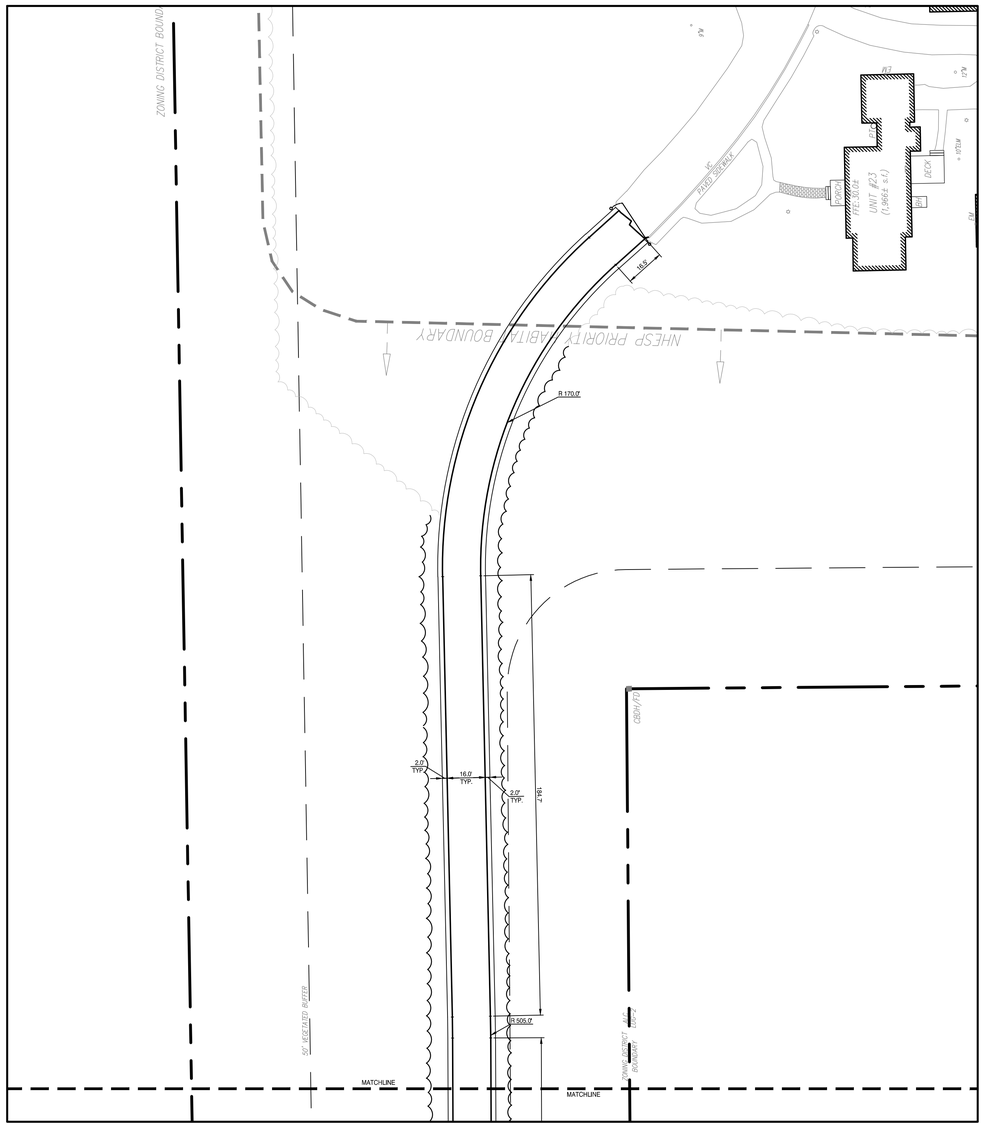
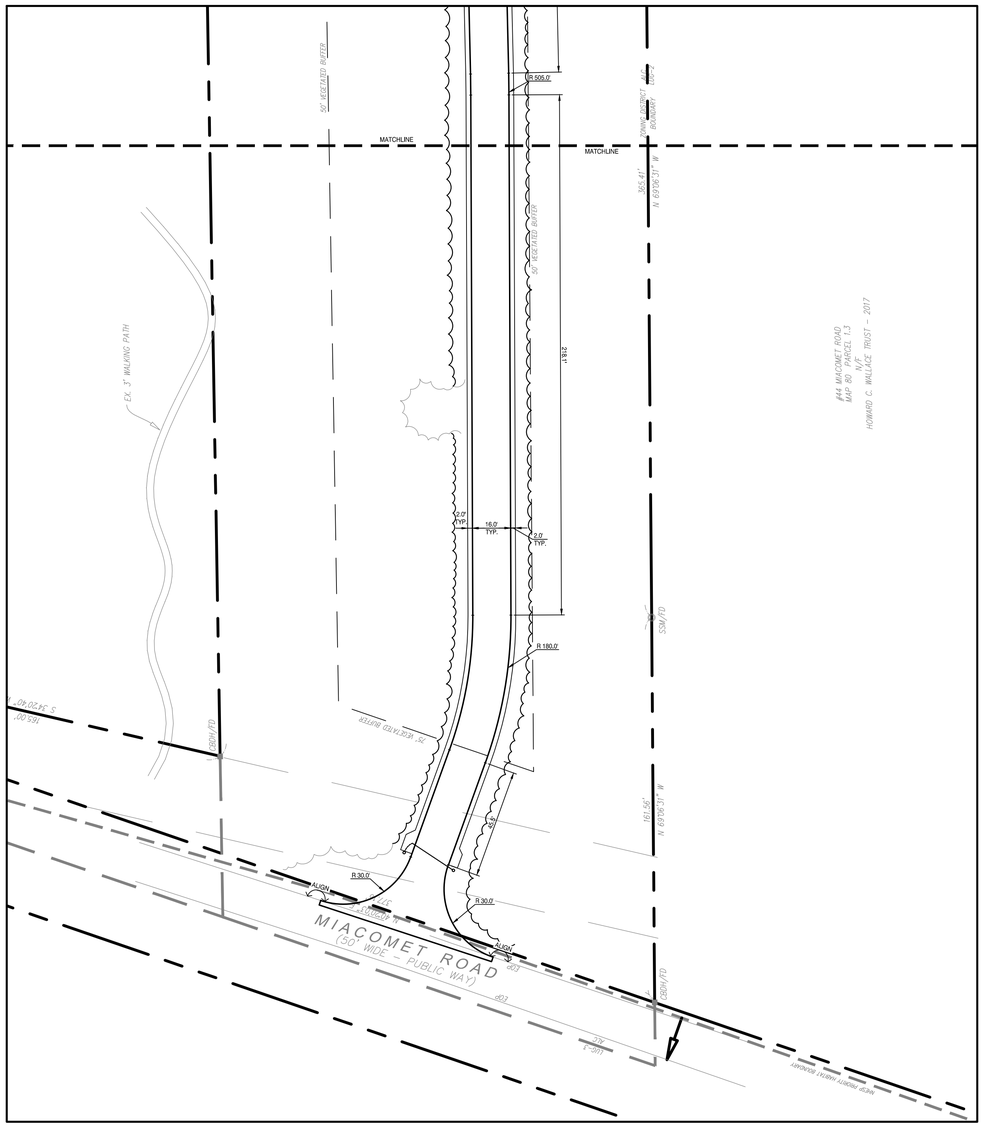
CP101



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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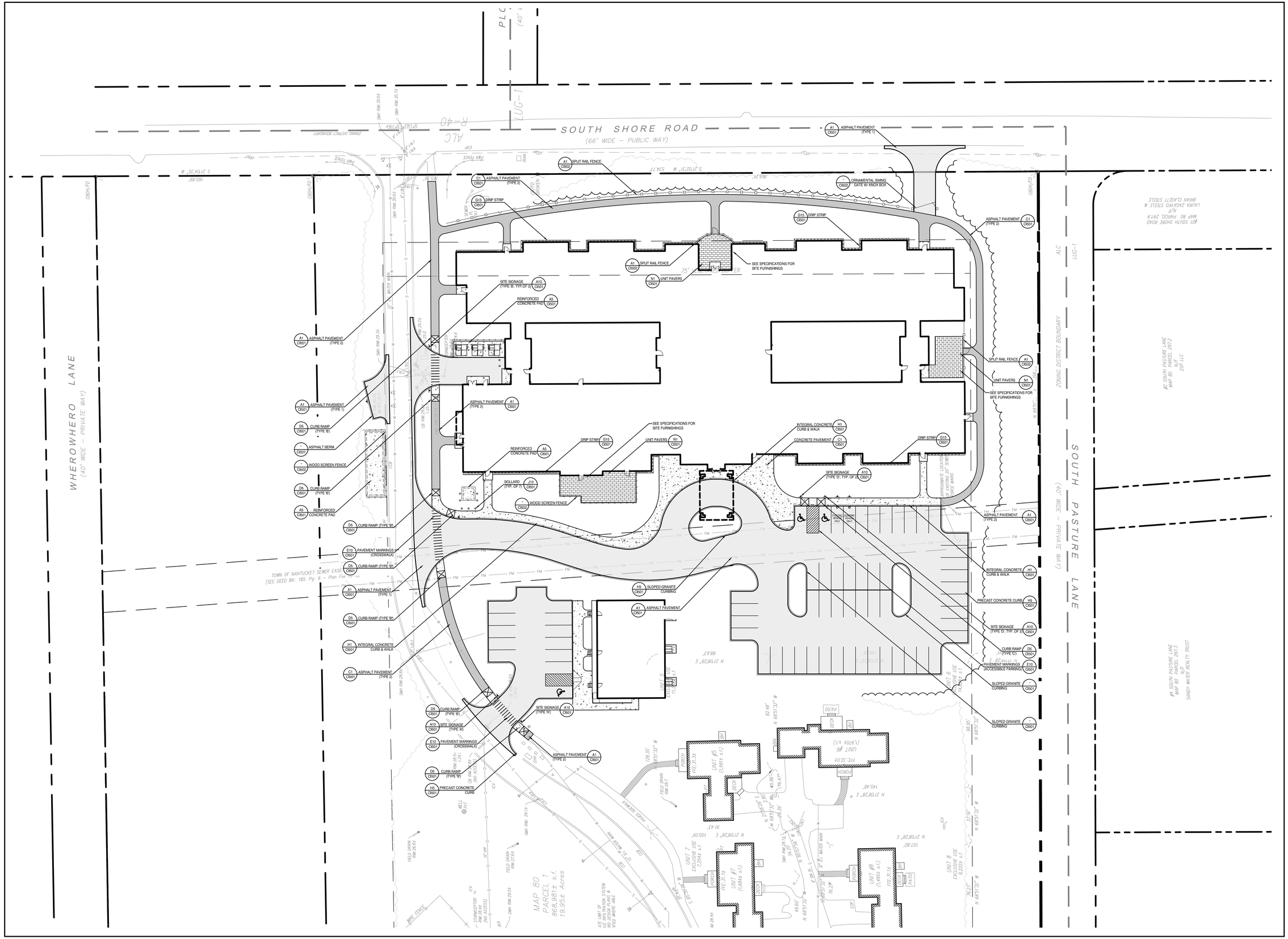
CP102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ALC
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19.95± Acres
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(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
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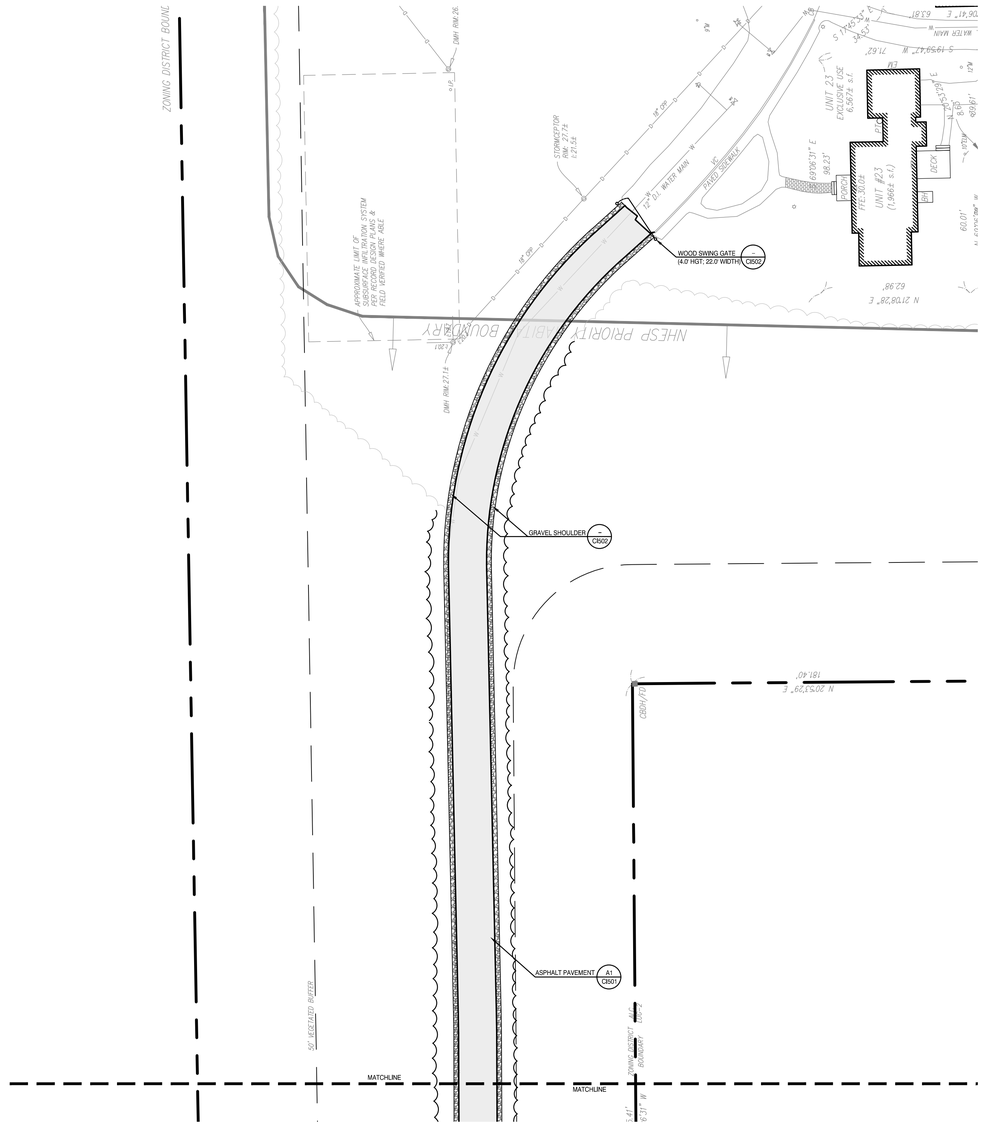
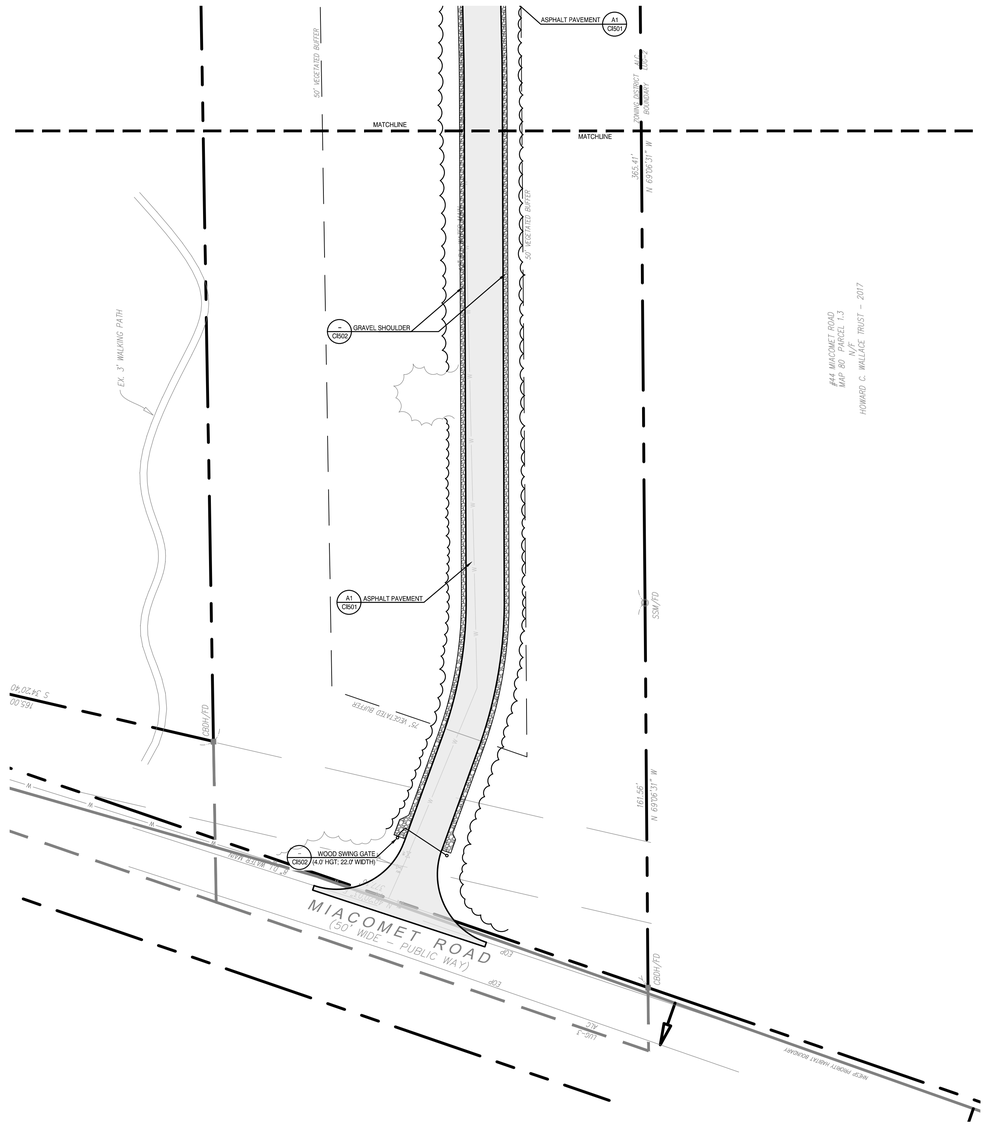
MAP 80 PARCEL 297.2
N/F
25P LLC
#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST
#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZACHOWSKI STEELE &
BRIAN CLACETT STEELE
A1 C501 ASPHALT PAVEMENT (TYPE 1)
A1 C502 SPLIT RAIL FENCE
C1 C501 ASPHALT PAVEMENT (TYPE 2)
G15 C501 DRIP STRIP
C502 ORNAMENTAL SWING GATE W/ KNOX BOX
N1 C501 UNIT PAVERS
SEE SPECIFICATIONS FOR SITE FURNISHINGS
A10 C501 SITE SIGNAGE (TYPE 'B', TYP. OF 2)
A5 C501 REINFORCED CONCRETE PAD
D5 C501 CURB RAMP (TYPE 'B')
C501 ASPHALT BERM
C502 WOOD SCREEN FENCE
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
H1 C501 INTEGRAL CONCRETE CURB & WALK
H5 C501 SLOPED GRANITE CURBING
A10 C501 SITE SIGNAGE (TYPE 'A')
H5 C501 PRECAST CONCRETE CURB
C1 C501 CONCRETE PAVEMENT
J10 C501 BOLLARD (TYP. OF 7)
SITE SIGNAGE (TYPE 'D', TYP. OF 2)
PRECAST CONCRETE CURB
SITE SIGNAGE (TYPE 'C')
PAVEMENT MARKINGS (ACCESSIBLE PARKING)
SLOPED GRANITE CURBING
UNIT #1 (1,484± s.f.)
UNIT #5 (1,991± s.f.)
UNIT #6 (1,970± s.f.)
UNIT #7 EXCLUSIVE USE 1,294± s.f.
UNIT #8 (1,495± s.f.)
UNIT 6 EXCLUSIVE USE 1,422± s.f.
UNIT 8 EXCLUSIVE USE 1,422± s.f.
PORCH
DECK
PATIO
FFE 31.34
FFE 31.11
FFE 31.14
FFE 31.01
FFE 31.16
FFE 31.04
TOWN OF NANTUCKET WATER SYSTEM NO. DESIGN PLANS & SPECS WHERE ABLE
8" D.I. WATER MAIN
STORMCEPTOR RIM: 28.44 (NO ACCESS)
FIELD DRAIN RIM: 26.61
FIELD DRAIN RIM: 27.63
FIELD DRAIN RIM: 29.01
DMH RIM: 29.01
SMH RIM: 29.14
SMH RIM: 29.31
SMH RIM: 30.63
SMH RIM: 30.72
CB RIM: 29.52
CB RIM: 29.61
CB RIM: 29.74
CB RIM: 29.76
CB RIM: 29.80
CB RIM: 29.84
CB RIM: 29.87
CB RIM: 29.91
CB RIM: 29.94
CB RIM: 29.96
CB RIM: 29.98
CB RIM: 30.01
CB RIM: 30.04
CB RIM: 30.07
CB RIM: 30.10
CB RIM: 30.13
CB RIM: 30.16
CB RIM: 30.19
CB RIM: 30.22
CB RIM: 30.25
CB RIM: 30.28
CB RIM: 30.31
CB RIM: 30.34
CB RIM:



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

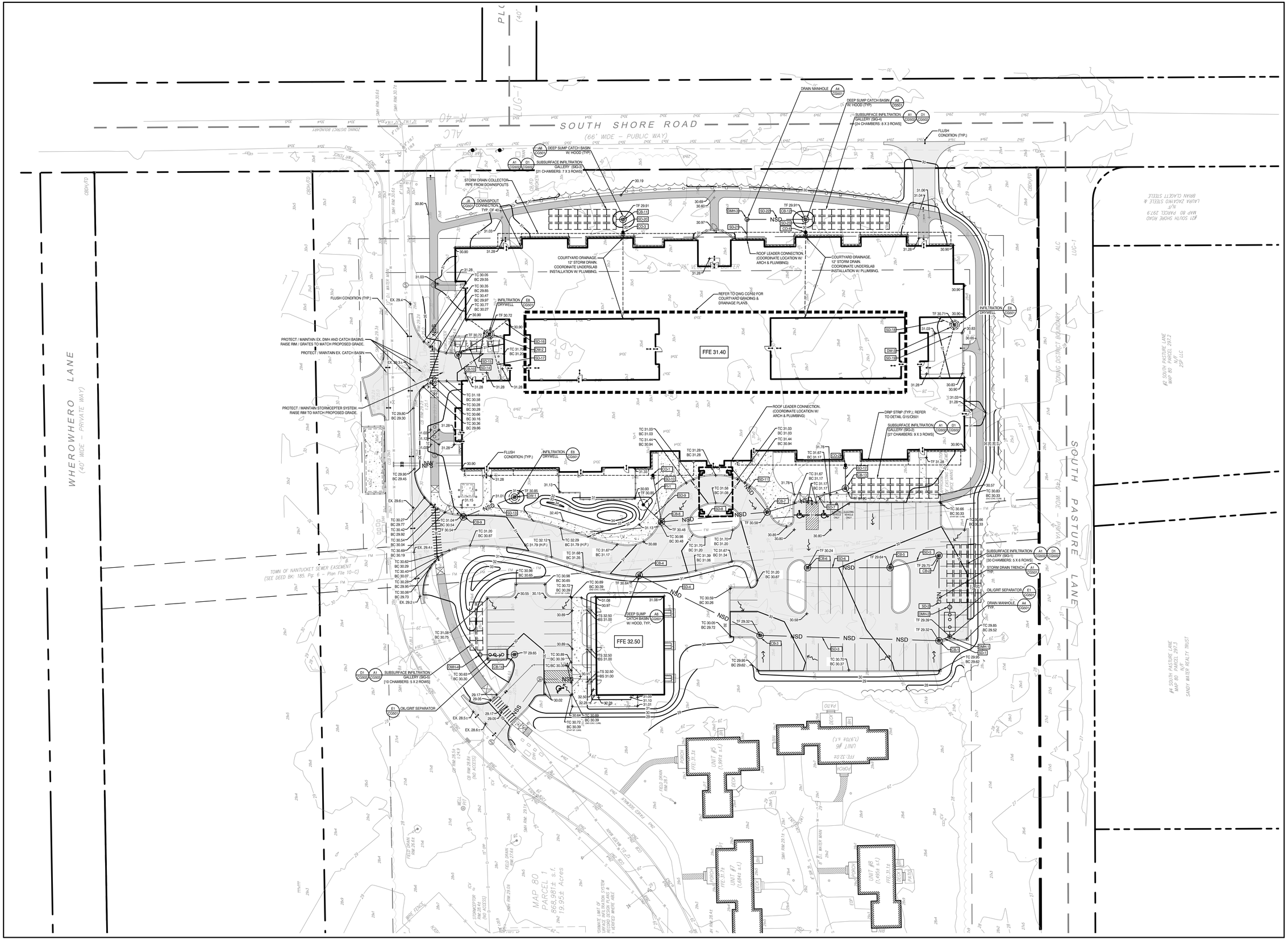
SHEET TITLE:

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



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12-02-24

SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

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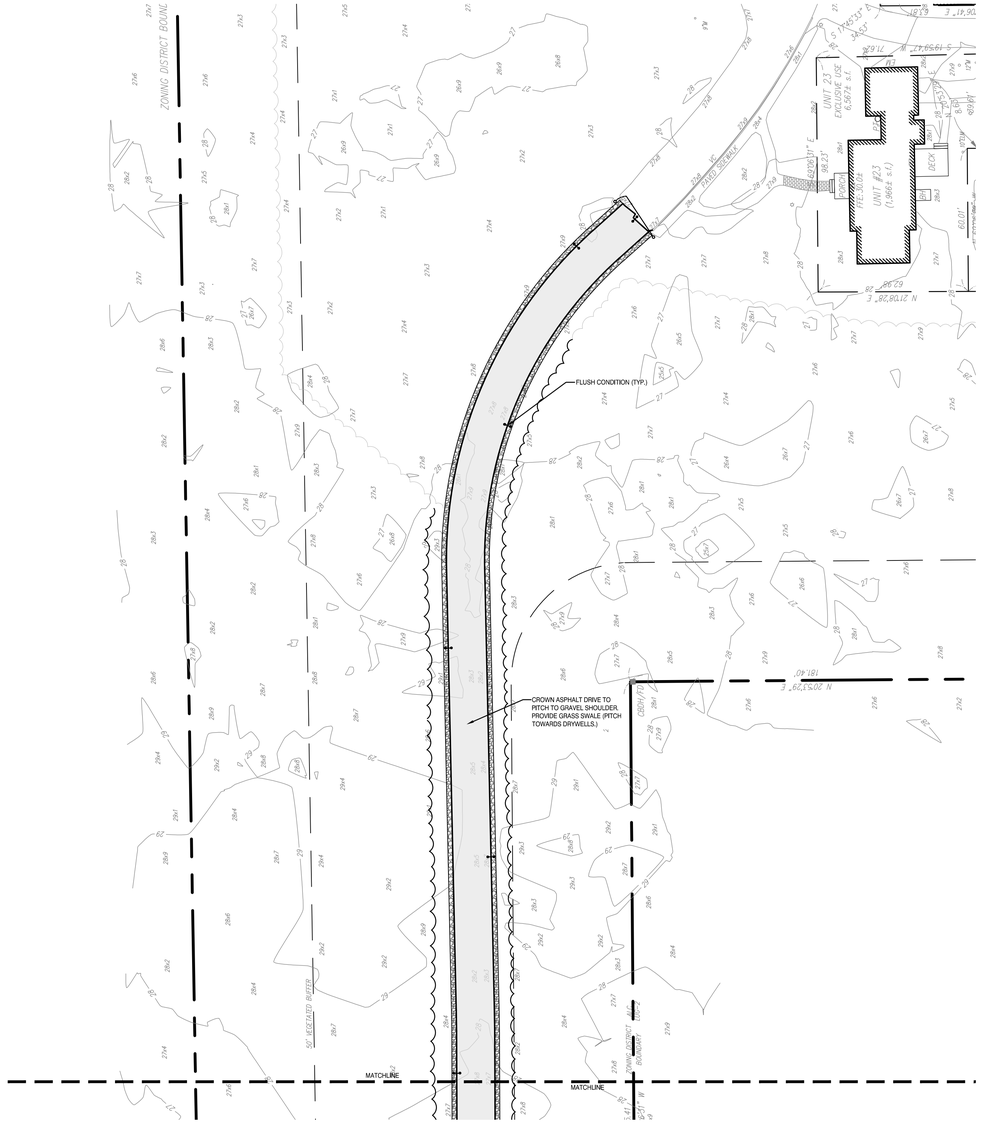
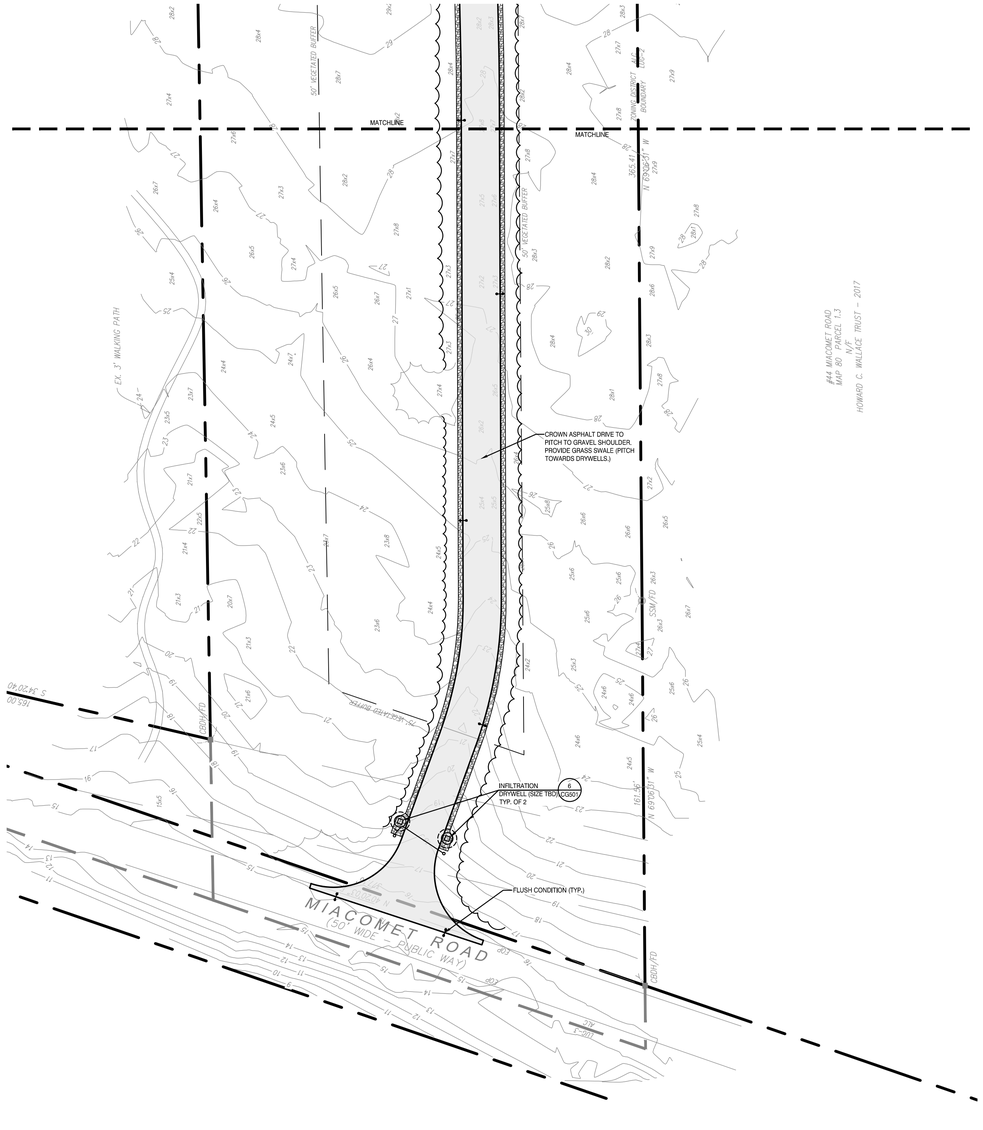
SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	MAF

CG101



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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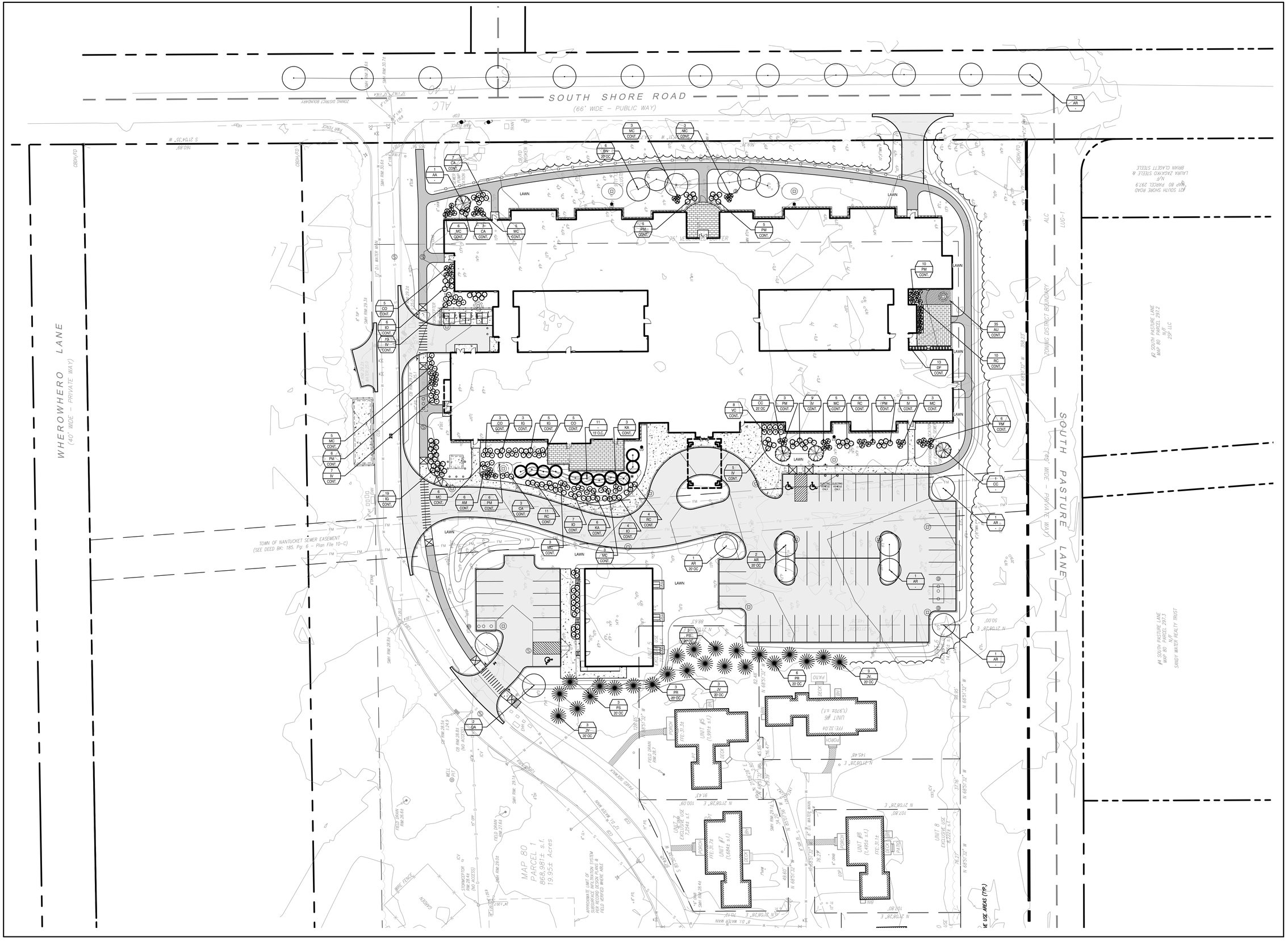
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CG102



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0' 15' 30' 60' 90'
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TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE PLANTING PLAN

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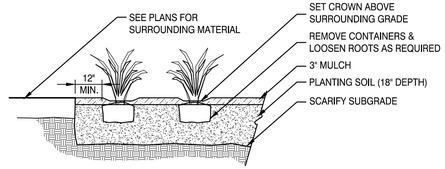
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

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).

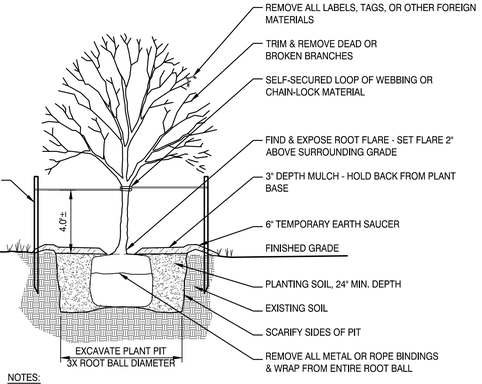
PLANTING NOTES F6
N.T.S.



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.

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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



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12-02-24

SHEET TITLE:

SITE RENDERING

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SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



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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

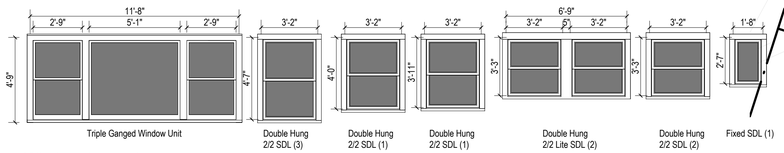
12.02.24

Move Off HDC Submission



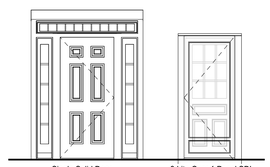
Locus Map

3/16" = 1'-0"



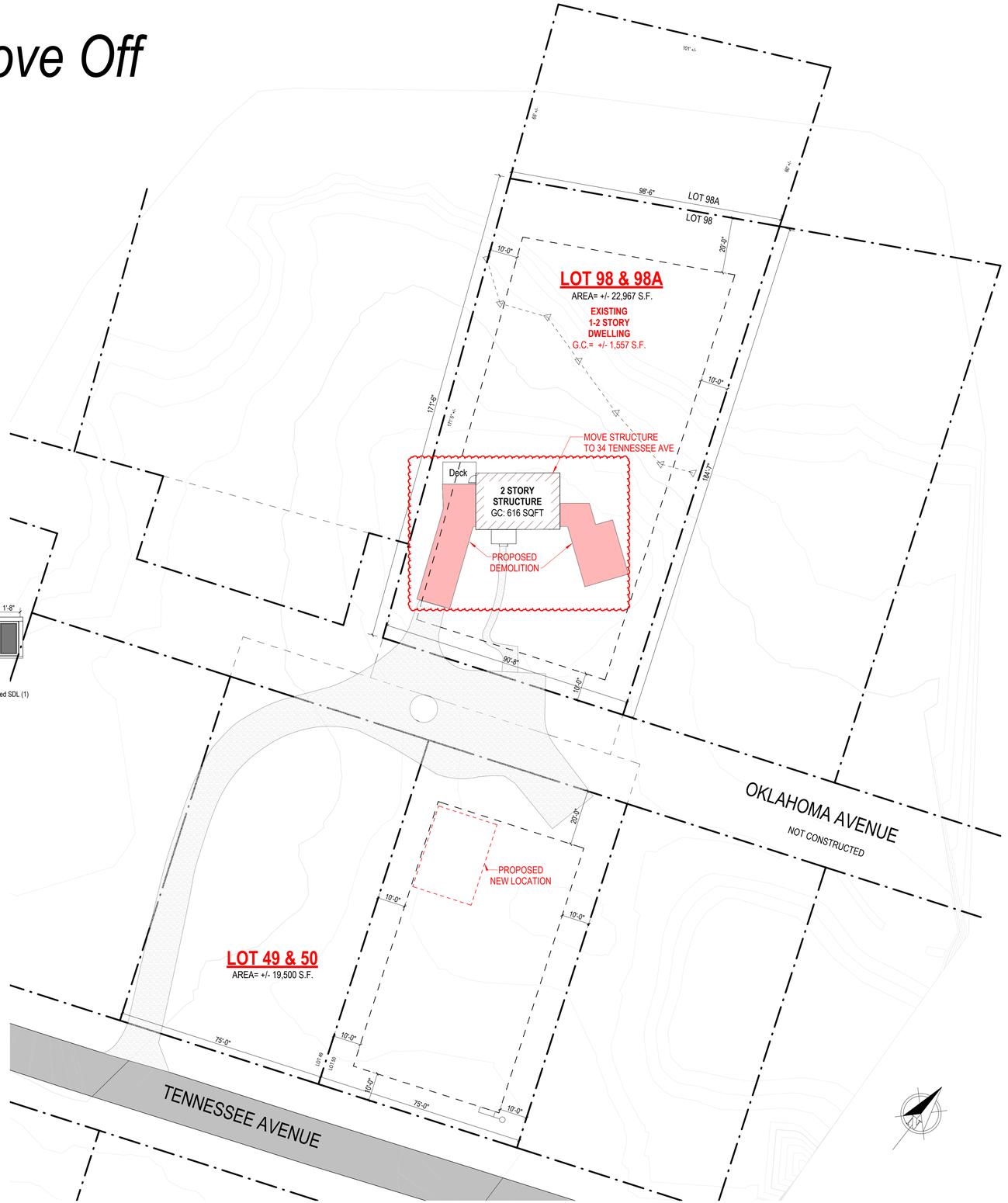
Window Legend

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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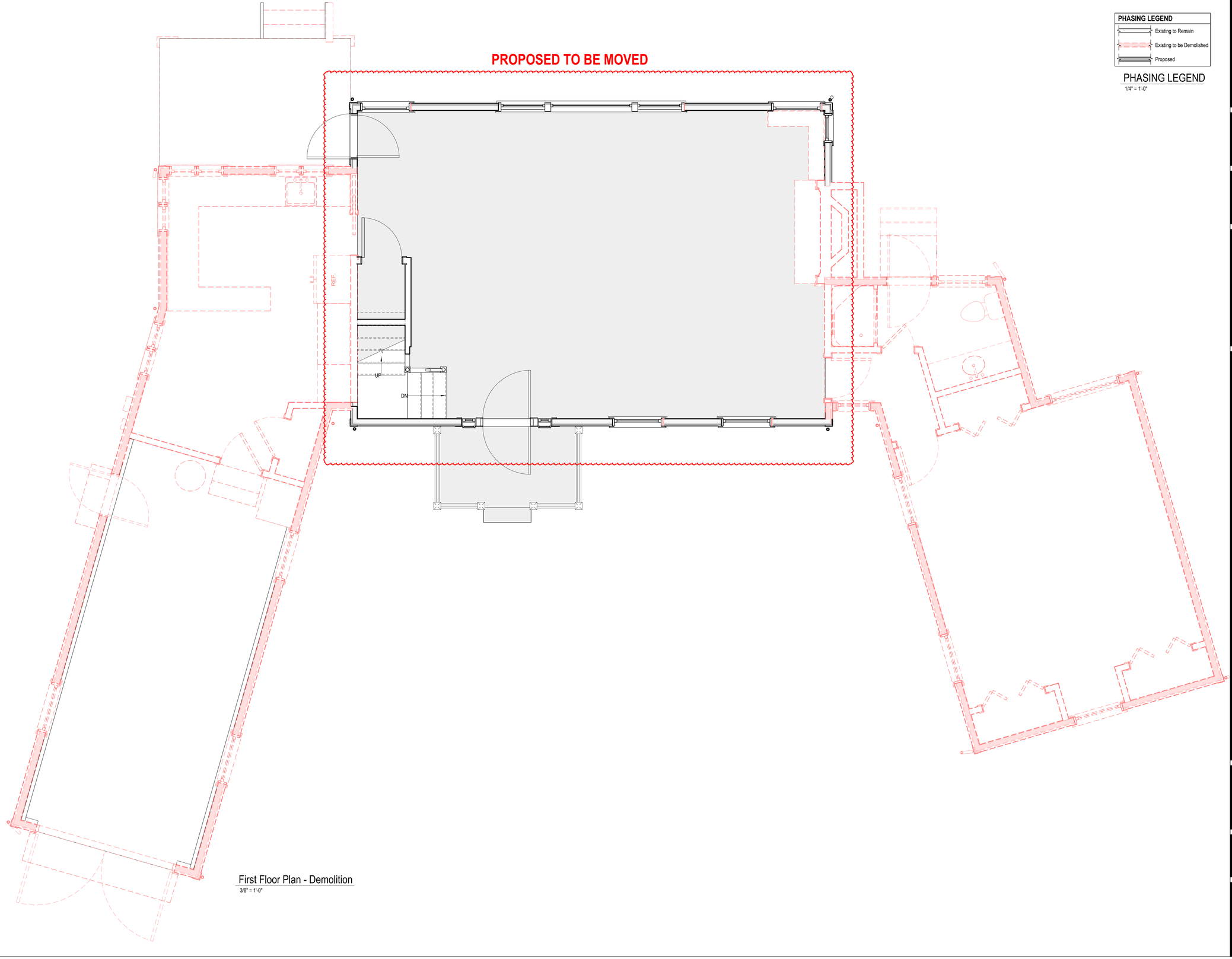
A0.1

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
508.325.4995
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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Floor Plans

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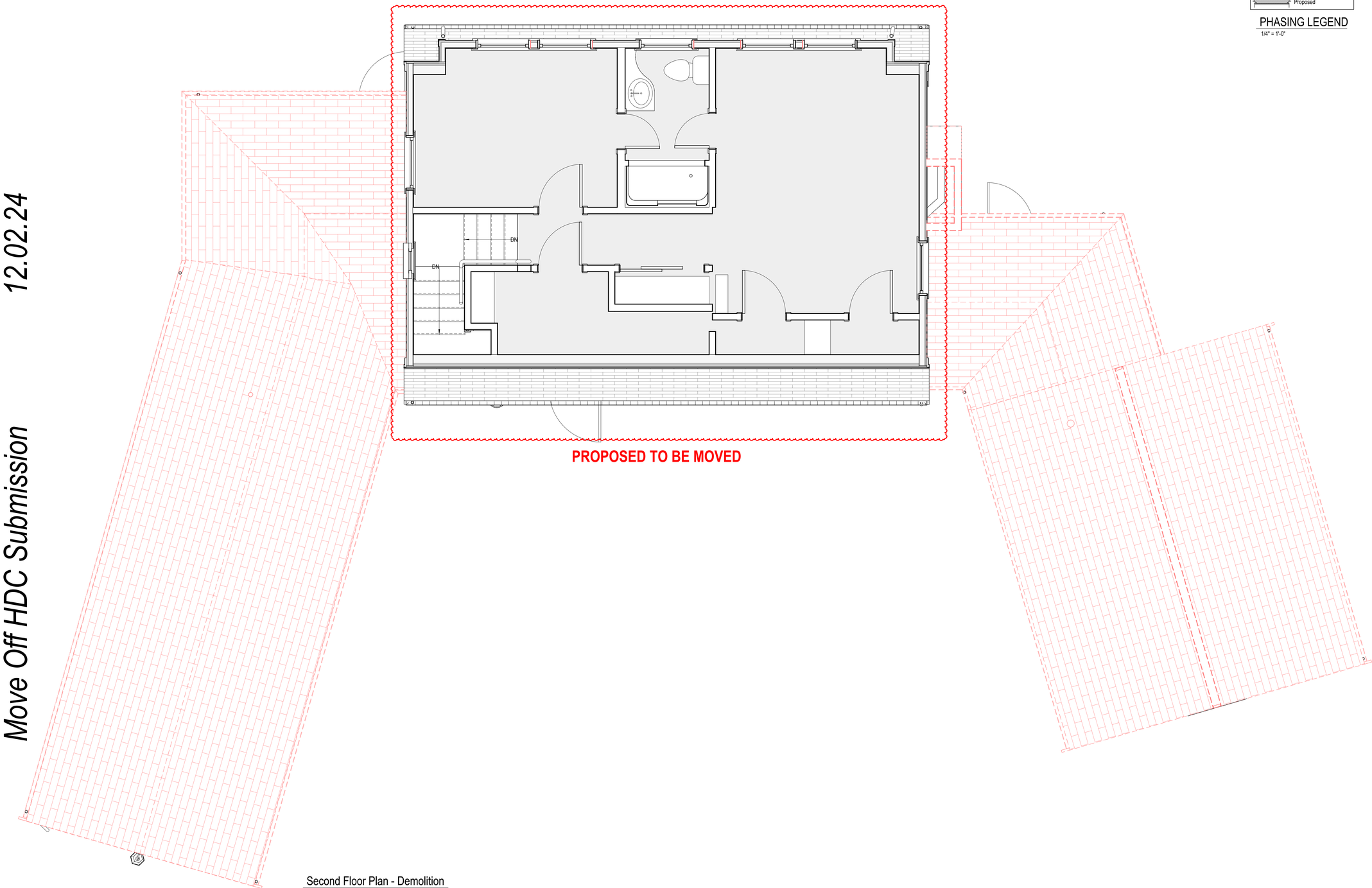
A.1.1

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
www.emeritusltd.com

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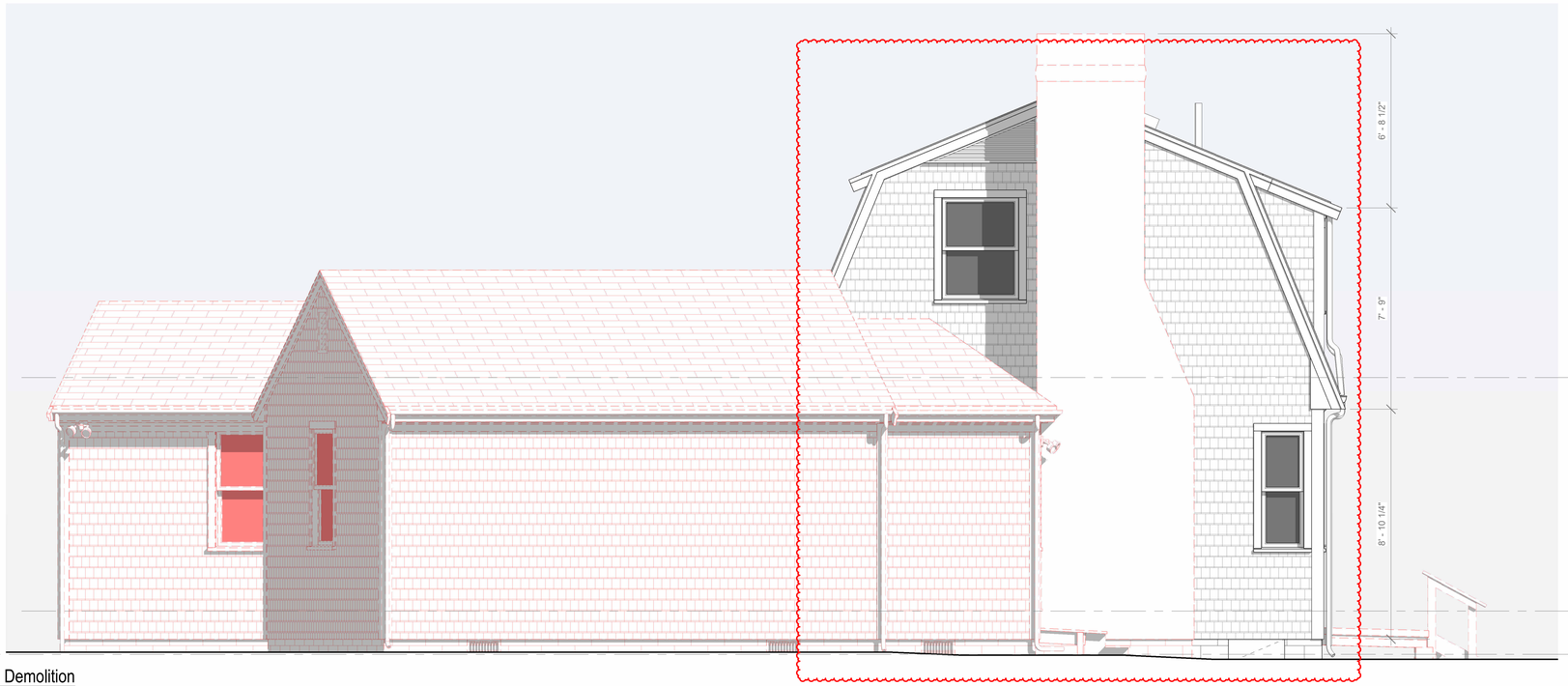
A.1.2

2420

12.02.24

Move Off HDC Submission



1 Northeast Elevation - Demolition
3/8" = 1'-0"

2 Southeast Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

PHASING LEGEND
1/4" = 1'-0"

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus
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Revisions

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Exterior Elevations

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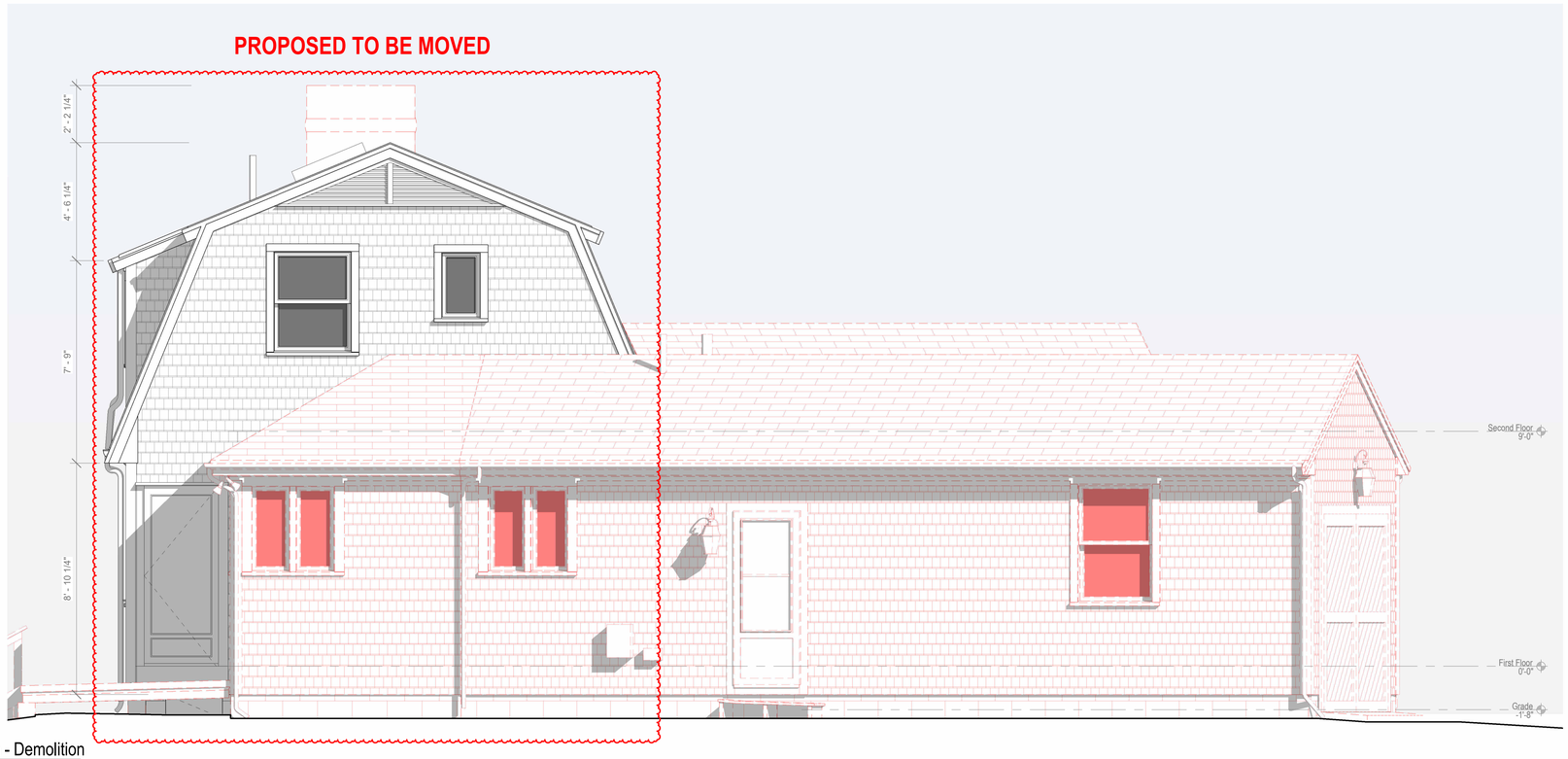
A.2.1

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"

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36 Tennessee Avenue - Move Off

Nantucket, MA

emeritus

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A.2.2

2420

Move Off HDC Submission 12.02.24



Tennessee Avenue Street View



36 Tennessee Ave. Entrance View (From Street)



Aerial View (Marked Proposed Demolition)



Existing Structure (Back View)

2420

36 Tennessee Avenue - Move Off

Nantucket, MA

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

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Photos

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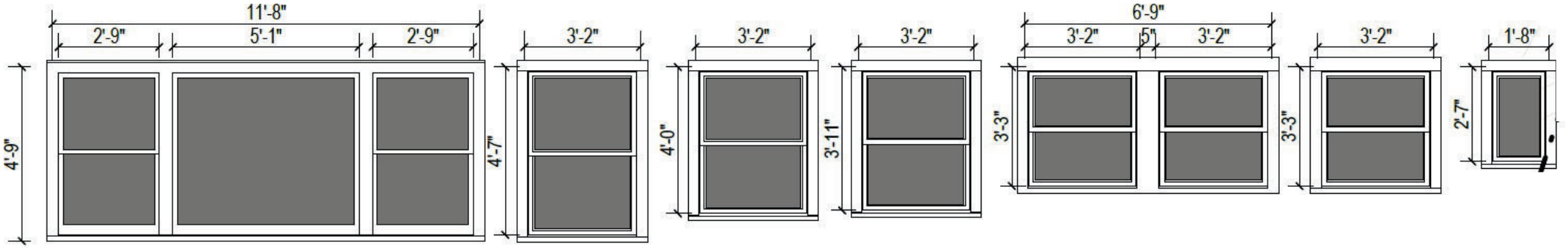
36 Tennessee Avenue

Nantucket, MA



Locus Map

3/16" = 1'-0"



Window Legend

1/4" = 1'-0"

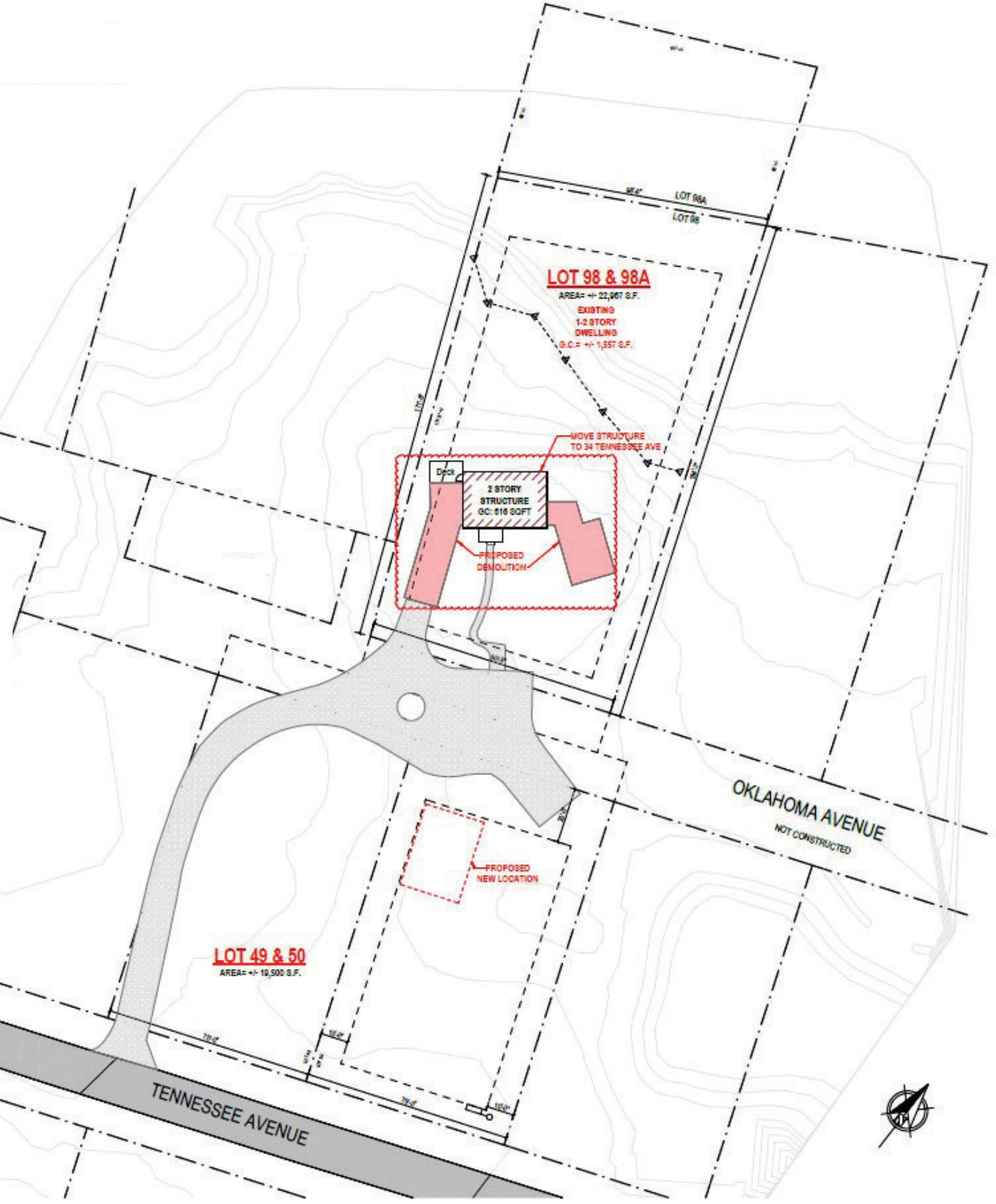


Single Solid Door +
Sidelites
2 Panel + (2) 4 Lite SDL

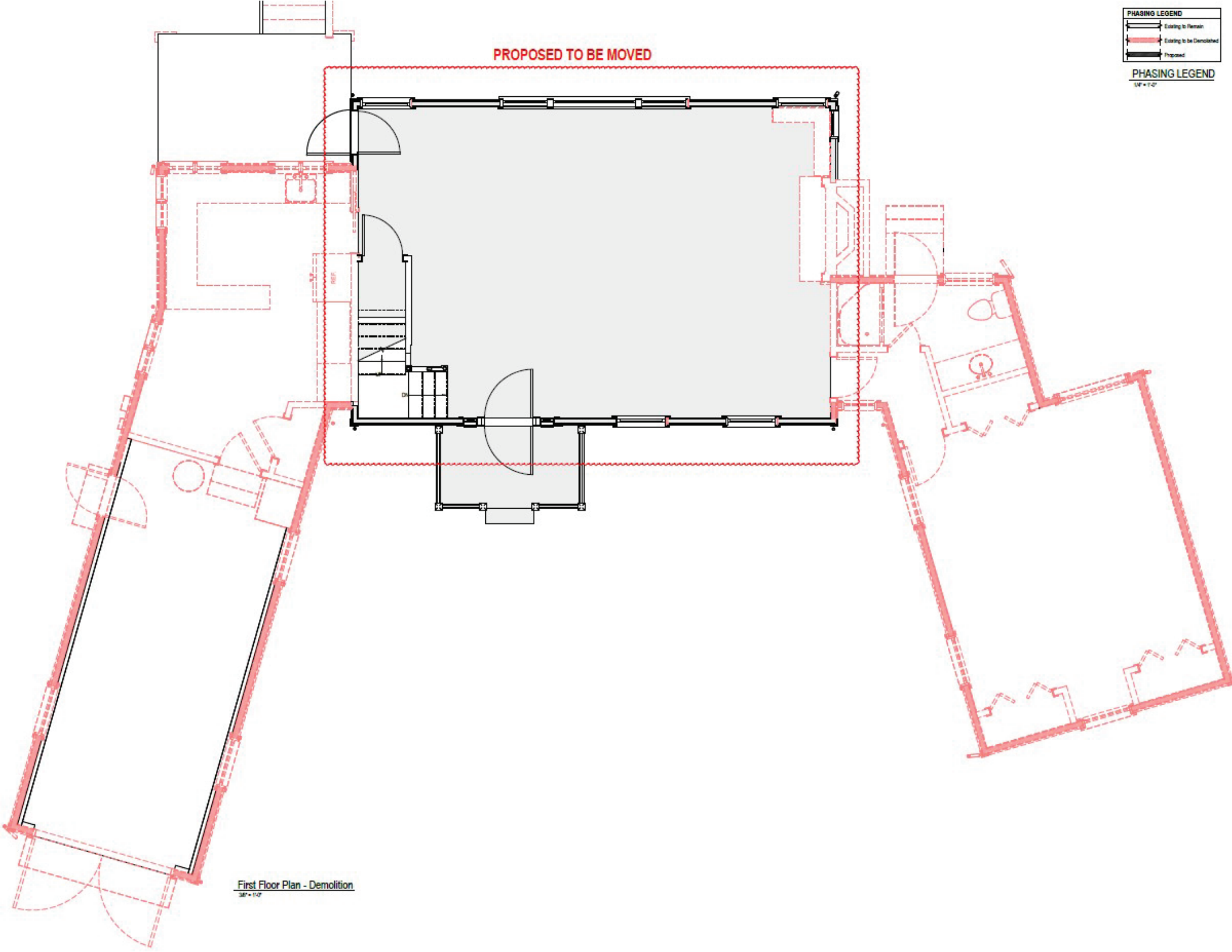
9 Lite Over 1 Panel SDL

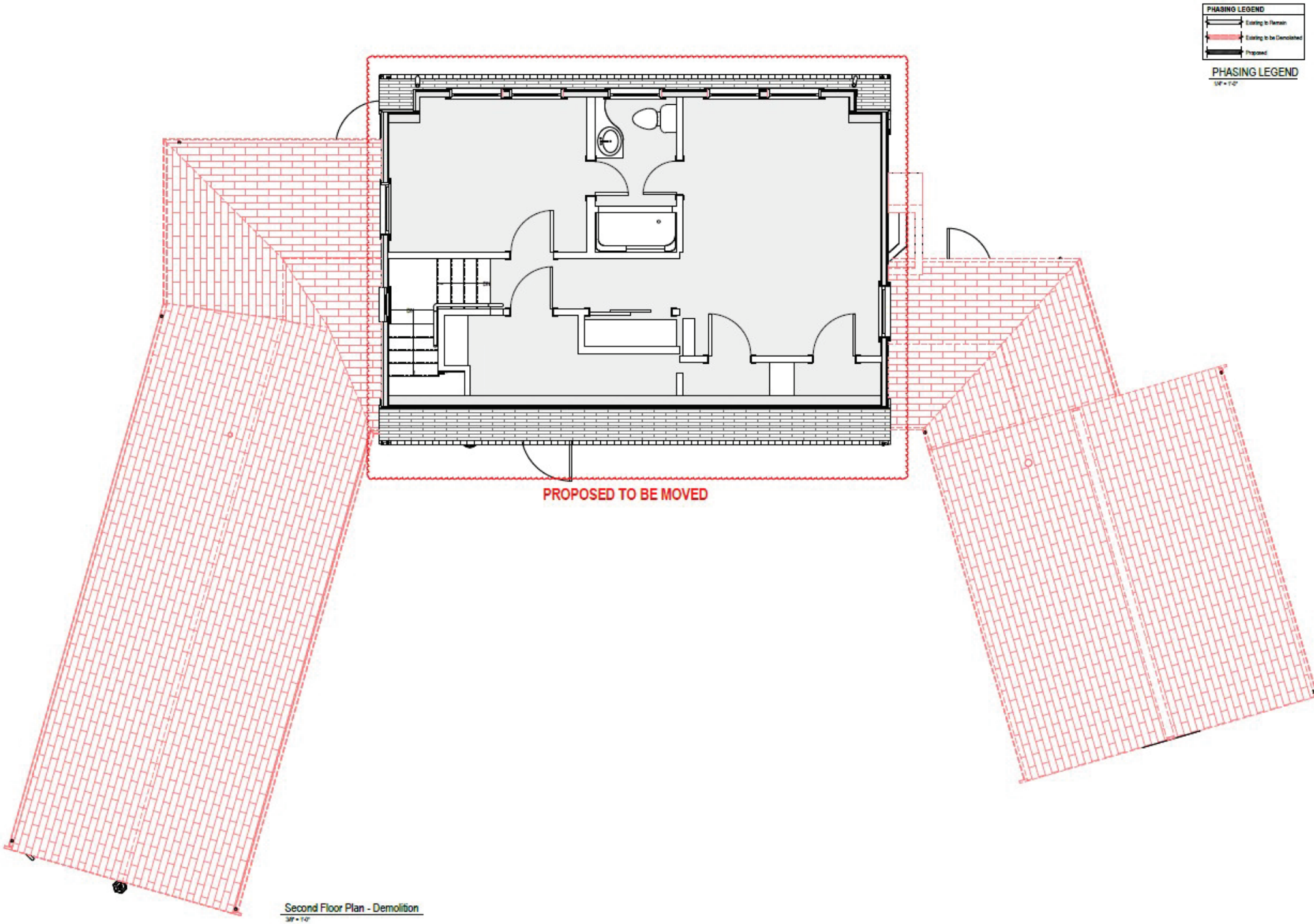
Exterior Door Legend

1/4" = 1'-0"



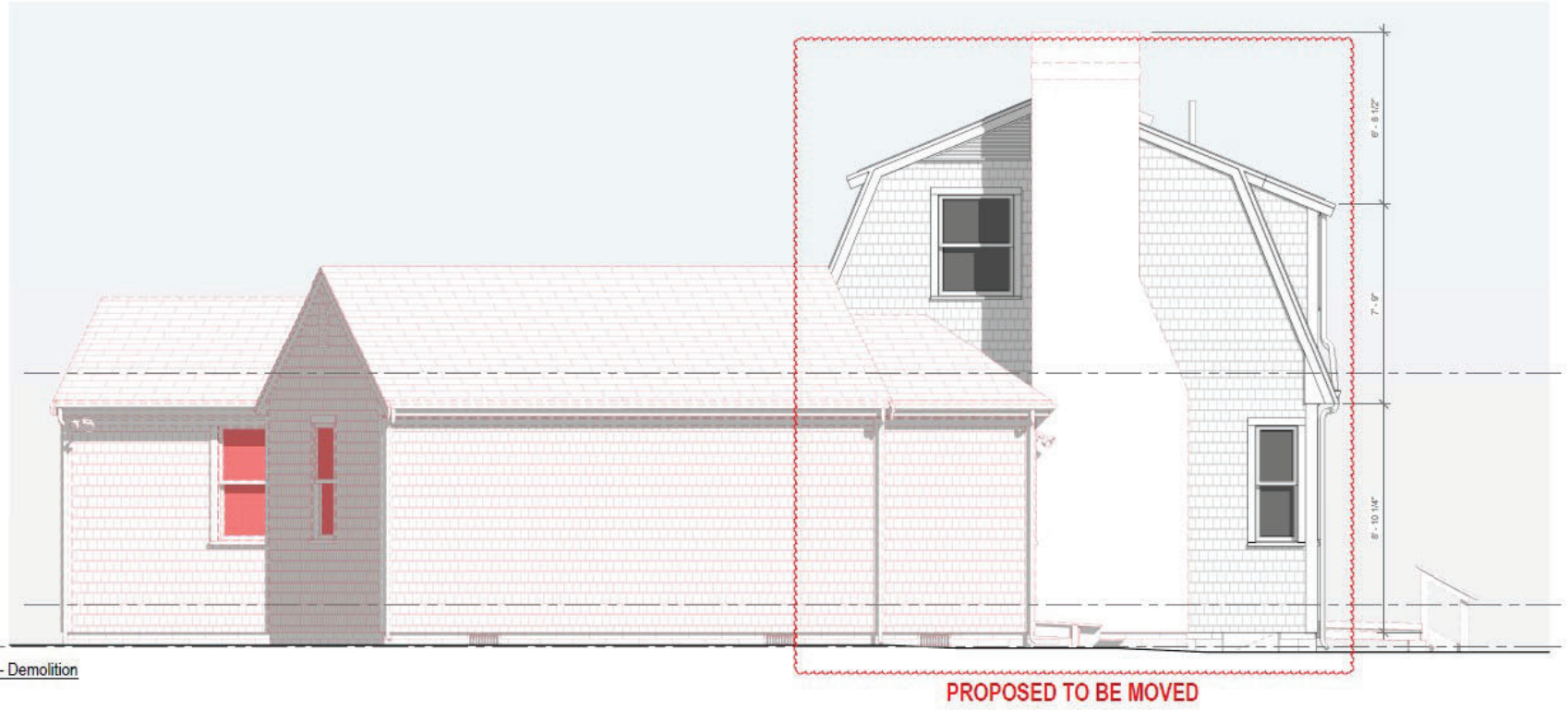
Site Plan -Proposed


PROPOSED TO BE MOVED
PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed
PHASING LEGEND
First Floor Plan - Demolition



PHASING LEGEND

Second Floor Plan - Demolition



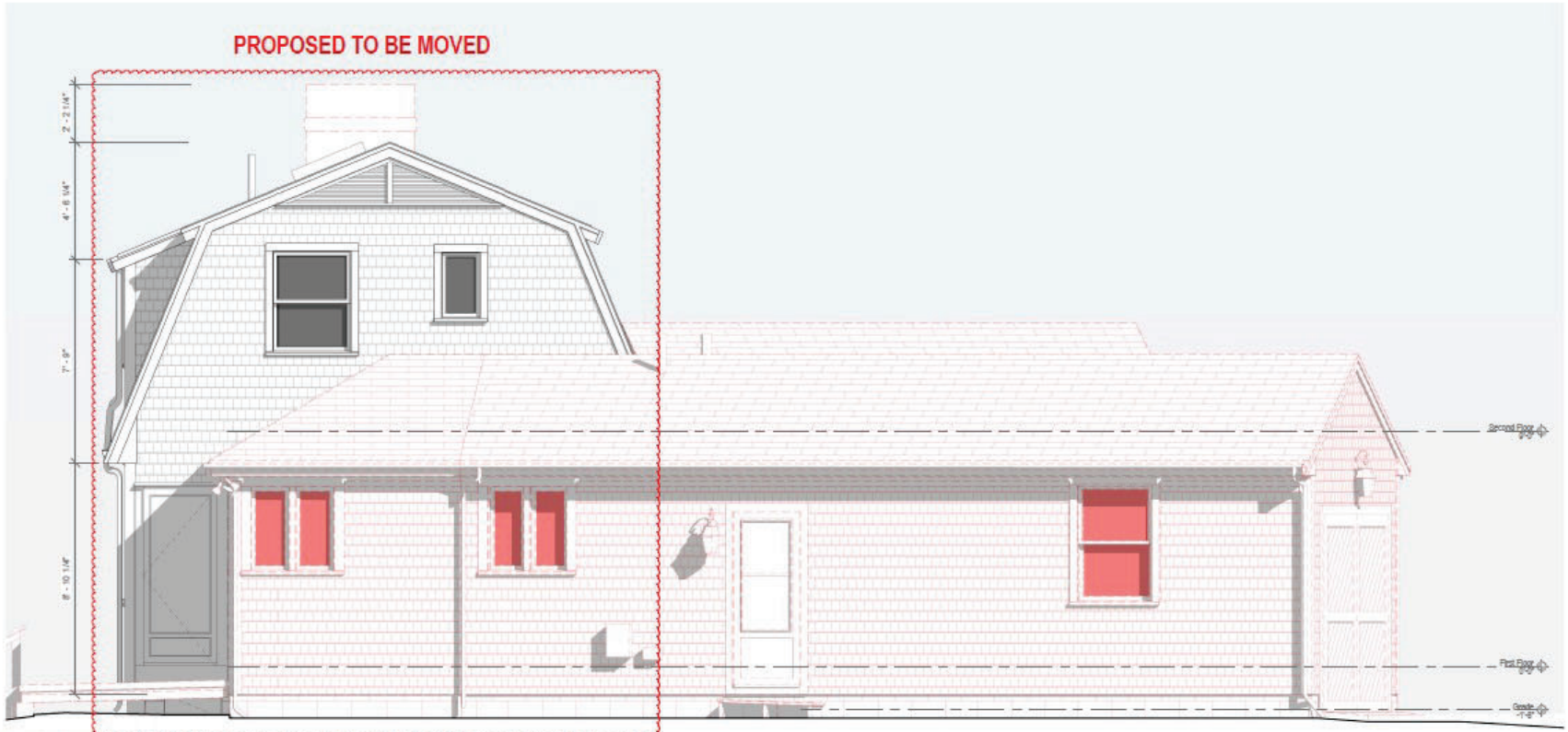
1 Northeast Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



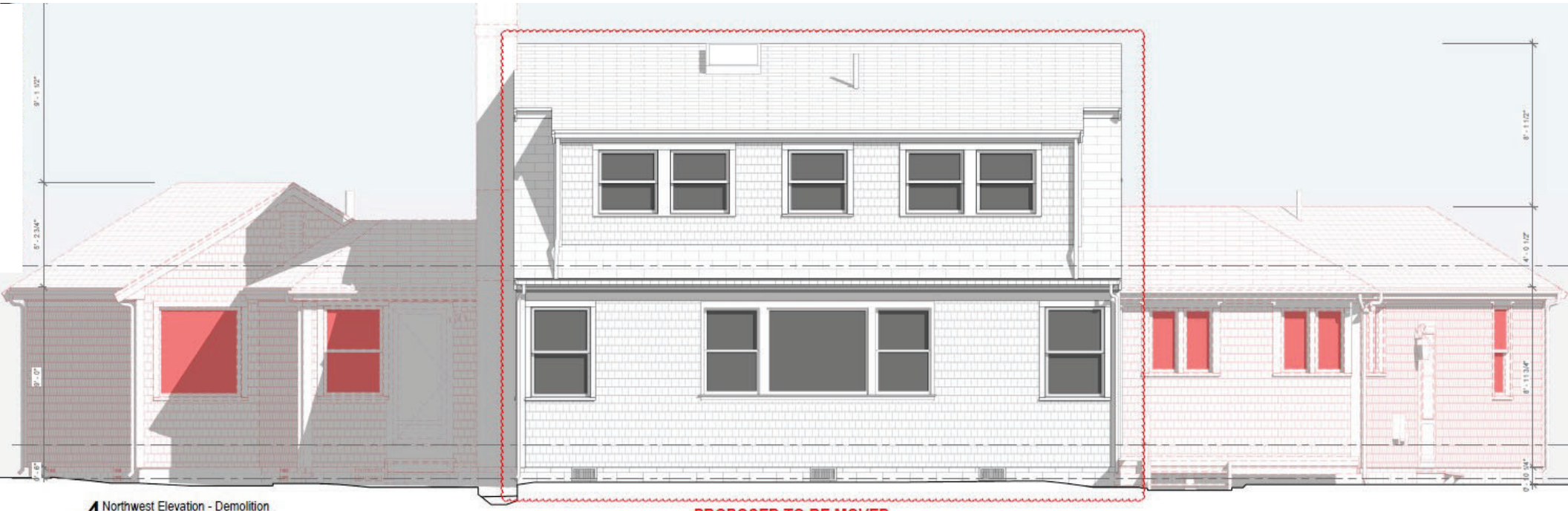
2 Southeast Elevation - Demolition
3/8" = 1'-0"



3 Southwest Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



4 Northwest Elevation - Demolition
3/8" = 1'-0"



Aerial View (Marked Proposed Demolition)



Existing Structure (Back View)

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... John Wise

MAILING ADDRESS..... 36 Tennessee Ave, Nantucket MA 02554

PROPERTY LOCATION..... 36 Tennessee Ave

ASSESSORS MAP/PARCEL..... 59.4 / 79

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

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

November 26, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.11.26 10:10:18 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 36 Tennessee Ave

Tax Map Number: 59.4 Parcel Number: 79

Owner of Record: John Wise

Description of Proposal: Partial Demo and Move Off

Anticipated HDC Submission Date: 12/2/2024

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

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

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	75		KILLEN PATIENCE E		PO BOX 606	NANTUCKET	MA	02554	34 TENNESSEE AV
594	82		STILL DOCK NANTUCKET LLC	C/O PETER BORDES	58 W 9TH ST	NEW YORK	NY	10011	12 OAKLAND ST
6012	38		HARVEY JESSIE P TRS ETAL	C/O ANNE HARVEY HOWELL TR ETAL	700 PAPER MILL RD	WYNDMOOR	PA	19038	OKLAHOMA AV
Count:	**3**								

9589 0710 5270 1006 2101 24

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

Postage

Postmark Here

STILL DOCK NANTUCKET LLC
C/O PETER BORDES
58 W 9TH ST
NEW YORK, NY 10011

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

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

Postage

Postmark Here

KILLEN PATIENCE E
PO BOX 606
NANTUCKET, MA 02554

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

36 TENNESSEE AV

Location	36 TENNESSEE AV	**Mblu**	594/ / 79/ /
Acct#	00009060	**Owner**	POLLAK CHRISTOPHER W &
Assessment	$4,540,200	**PID**	9060
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$700,200	$3,840,000	$4,540,200

Owner of Record

Owner	POLLAK CHRISTOPHER W &	**Sale Price**	$0
Co-Owner	HARTWELL PAMELA POLLAK TRS	**Certificate**	
Address	235 OLD BOSTON RD WILTON, CT 06879	**Book & Page**	C0014/0730
		Sale Date	12/31/1990
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
POLLAK CHRISTOPHER W &	$0		C0014/0730	99	12/31/1990
POLLAK MARTHA S	$0		C0007/0470		09/01/1975

Building Information

Building 1 : Section 1

Year Built:	1976
Living Area:	1,704
Replacement Cost:	$765,790
Building Percent Good:	90
Replacement Cost Less Depreciation:	$689,200

Building Attributes	
Field	**Description**
Style:	Colonial

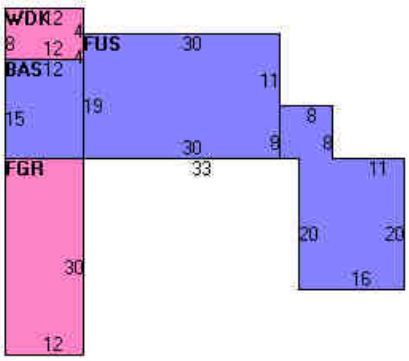
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\49\79.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9060_103

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,134	1,134
FUS	Upper Story, Finished	570	570
FGR	Garage, Finished	360	0
WDK	Deck, Wood	96	0
		2,160	1,704

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	VR
Neighborhood	550
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.91
Frontage	0
Depth	0
Assessed Value	$3,840,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$700,200	$3,840,000	$4,540,200
2023	$512,100	$3,663,000	$4,175,100
2022	$381,500	$3,075,000	$3,456,500
2021	$381,500	$3,075,000	$3,456,500
2020	$401,600	$3,075,000	$3,476,600

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HITHER CREEK

N

3.2

LOT 98 & 98A L.C. 3092 S

3.2

236' ±

245' ±

4

5

6

7

8

9.9

Proposed Dwelling
First Floor Elev = 11.6±

10.5

9.4

9

8

7

6

5

4

90.64

8.9

8

7

6

Bench Mark Top of Concrete Bound
Elev = 8.89 Approx Mean Low Water

OKLAHOMA AVENUE

Topographic Plan of Land
NANTUCKET, MASS.
Scale 1" = 20' July 7 1975

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: M7-25
MAP/PARCEL#: 594-79

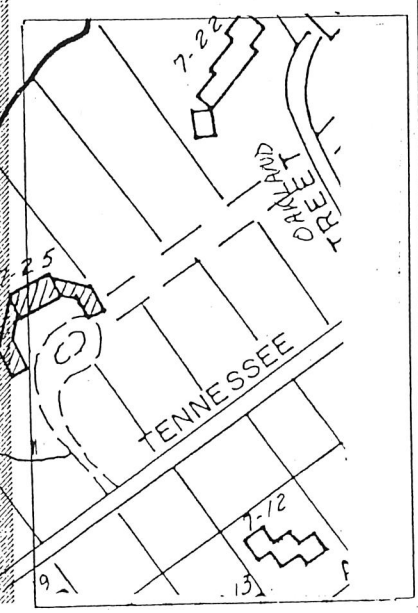
Recorded by: WS Date: 09/14/89 Organization: AGS

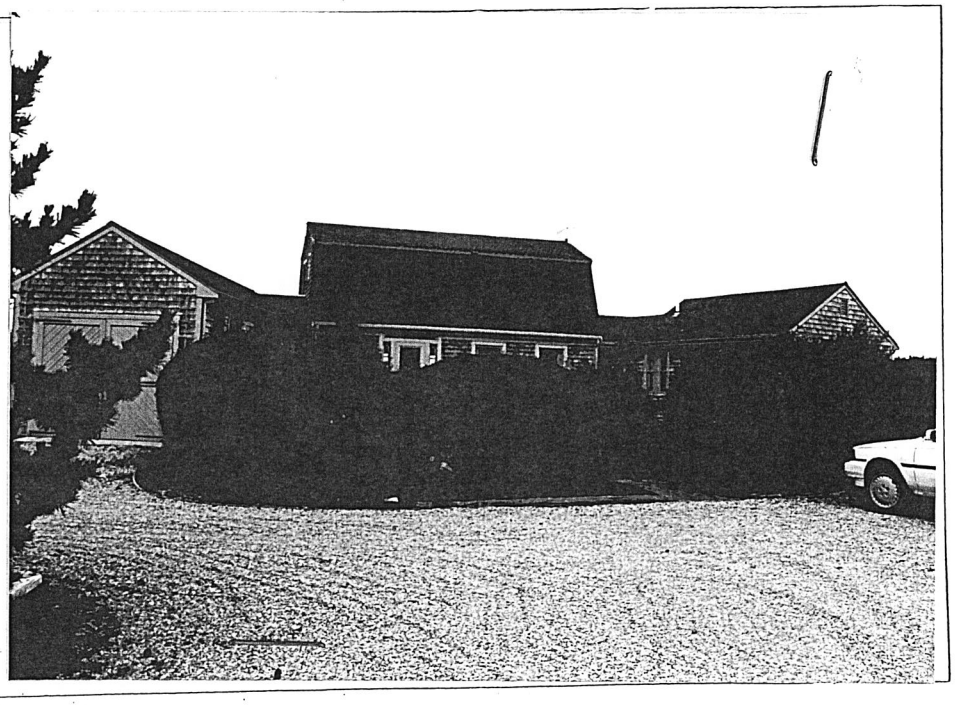
IDENTIFICATION

1. Street Name & No.: 36 TENNESSEE
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: POLLAK, MARTHA S
5. Ownership History:
   Unknown

6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? No
   Interior: N/A

8. MAP -- 3 X 2"





Survey/Film Roll #: M7-25

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 300 feet
13. Orientation to Street Address: Gabled,Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Privet Hedge
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable,Gambrel
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Parged
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Transom
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1

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

Survey/Film Roll #: M7-25

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: By 1938
Source: Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A



Aerial View 36 Tennessee Ave 1971



Aerial View 36 Tennessee Ave 1985

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 79

Street & Number of Proposed Work: 34 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 William Ln

Nantucket, MA

Contact Phone #: (508) 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Move structure on site from 36 Tennessee Ave

Size of Structure or Addition: Length: 30'8" Sq. Footage 1st floor: 616 Sqft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'11" Sq. footage 2nd floor: 616 sqft Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'2" South 9" East 9" West 8"

Height of ridge above final finish grade: North 21'9" South 21'9" East 21'9" West 21'9"

Additional Remarks

Historic Name:

Original Date: 1976

Original Builder:

REVISIONS* (describe)

1. East Elevation Move structure on site / fenestration alterations
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type 4 lite Double french doors Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 12/02/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

_____

Signature Date

e m e r i t u s

A u t h o r i z a t i o n L e t t e r

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 36 Tennessee Ave on the following statement:

I John Wise, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

11/21/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

34 Tennessee Avenue - Move On

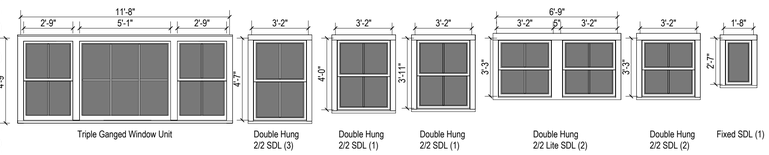
Nantucket, MA

12.02.24

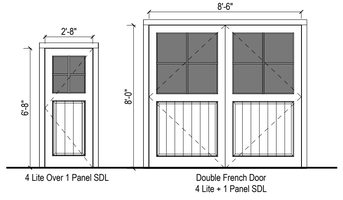
Move On HDC Submission



Locus Map
3/16" = 1'-0"



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



Exterior Door Legend
1/4" = 1'-0"



Site Plan - Proposed
1" = 20'-0"

2420

34 Tennessee Avenue - Move On

Nantucket, MA

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

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	616 S.F.
Total Proposed G.C.:	616 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Cover Sheet

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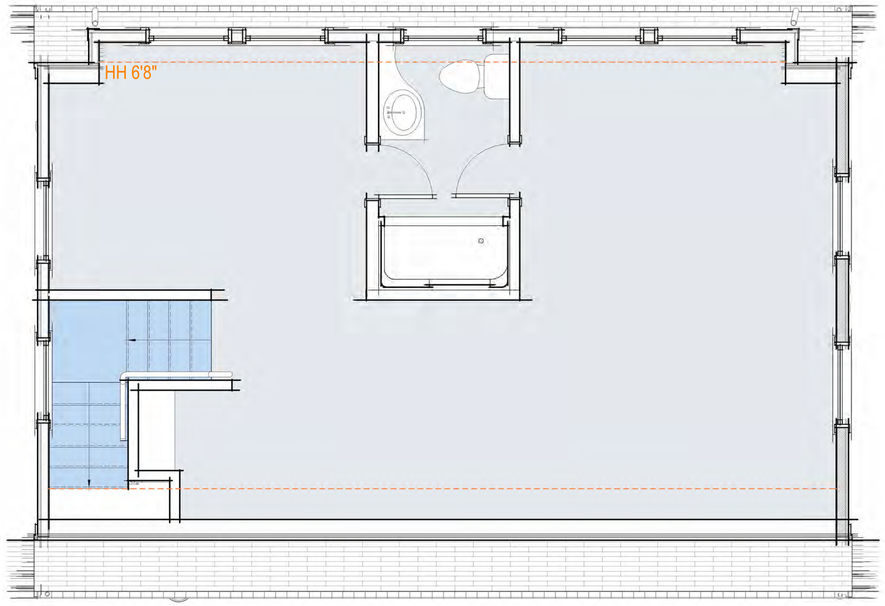
A.0.1

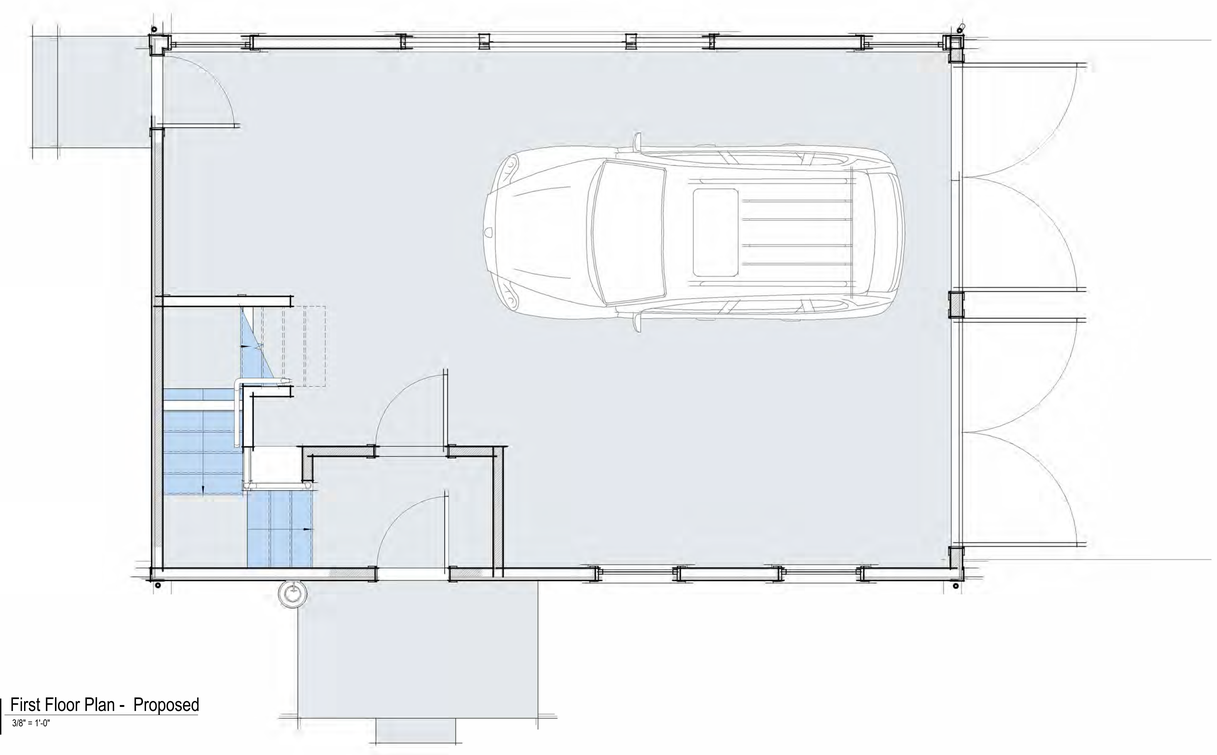
2420

12.02.24

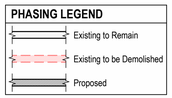
Move On HDC Submission



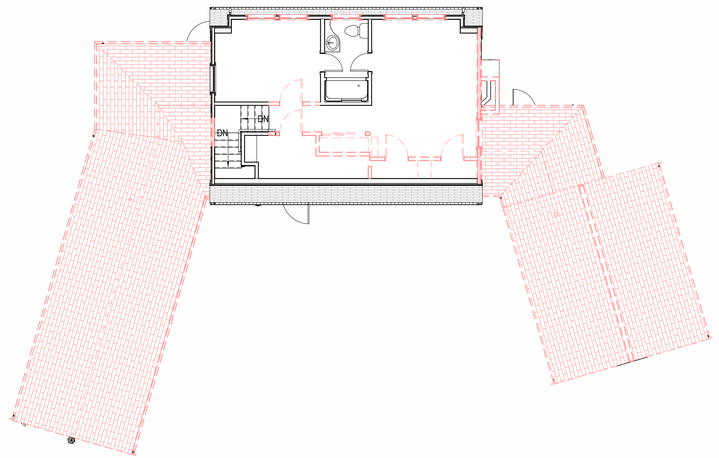
2 Second Floor Plan - Proposed
3/8" = 1'-0"



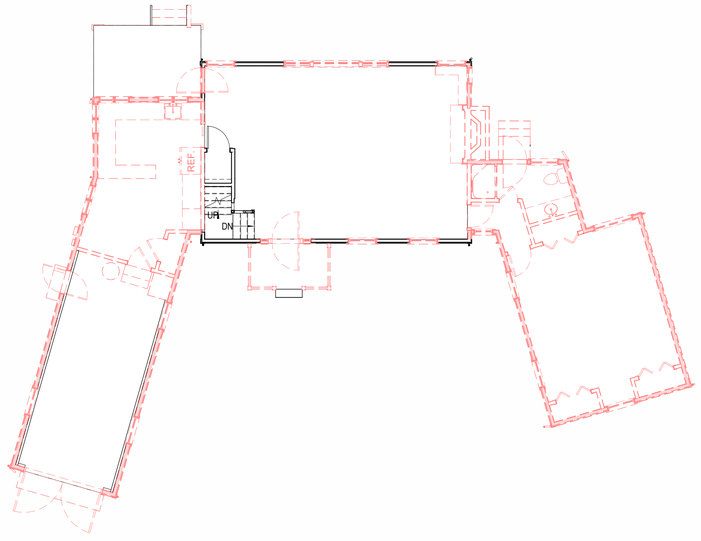
1 First Floor Plan - Proposed
3/8" = 1'-0"



PHASING LEGEND
1/4" = 1'-0"



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



First Floor Plan - Demolition
1/8" = 1'-0"

2420

34 Tennessee Avenue -Move On

Nantucket, MA

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

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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

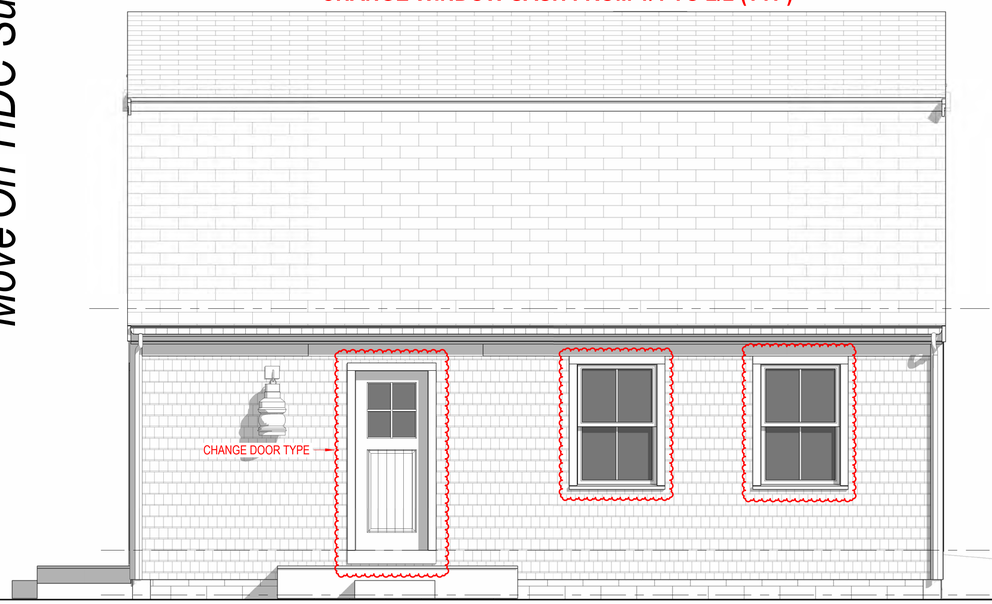
Existing to Remain
Existing to be Demolished
Proposed

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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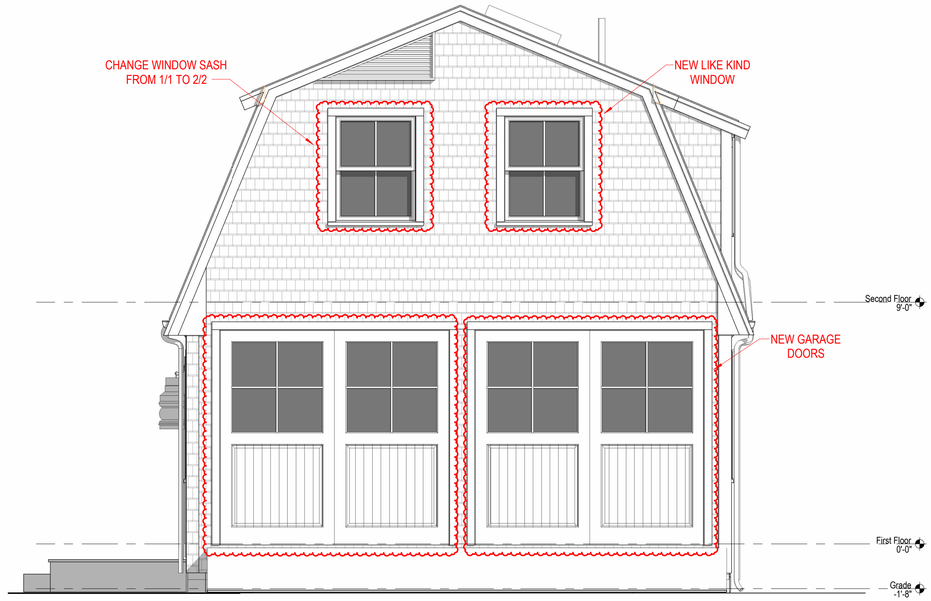
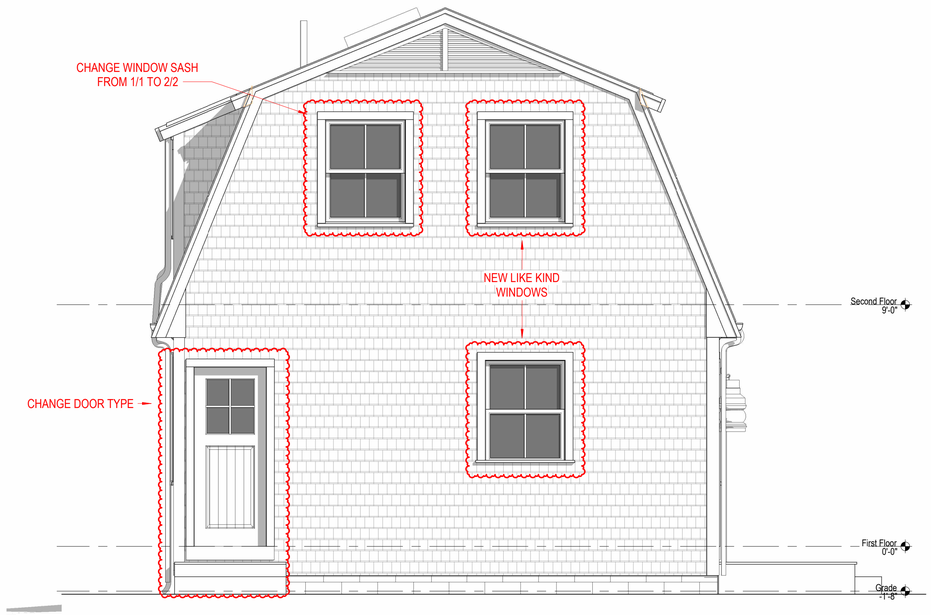
A.2.0

2420

Move On HDC Submission 12.02.24



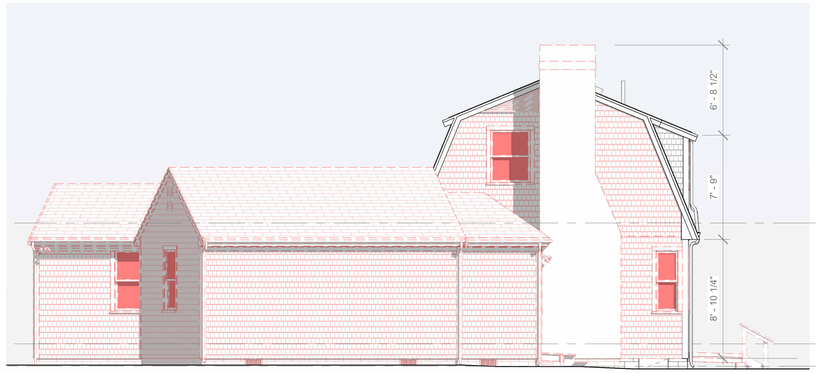
3 Northeast Elevation - Proposed
3/8" = 1'-0"



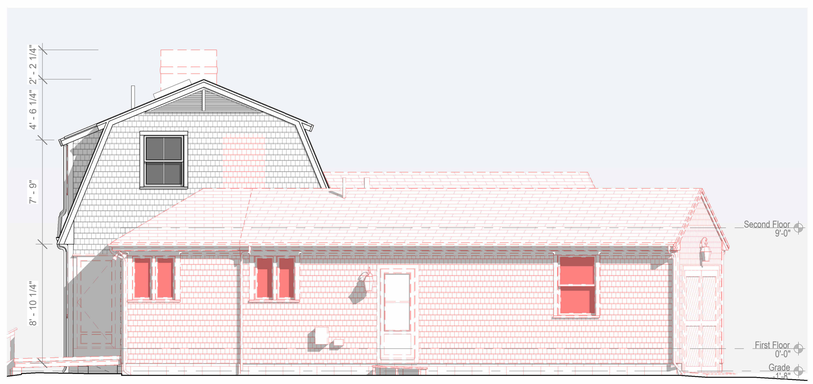
4 Southwest Elevation - Proposed
3/8" = 1'-0"

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

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Sheet Index - Architectural & Structural

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Exterior Elevations

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A.2.1

2420

12.02.24

Move On HDC Submission



36 Tennessee Ave. to 34 Tennessee Ave. (Inside View)



Aerial View



34 Tennessee Ave. Lot View (From Street)



Existing Structure (Back View)

2420

34 Tennessee Avenue
-Move On

Nantucket, MA

emeritus

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

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	616 S.F.
Total Proposed G.C.:	616 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Photos

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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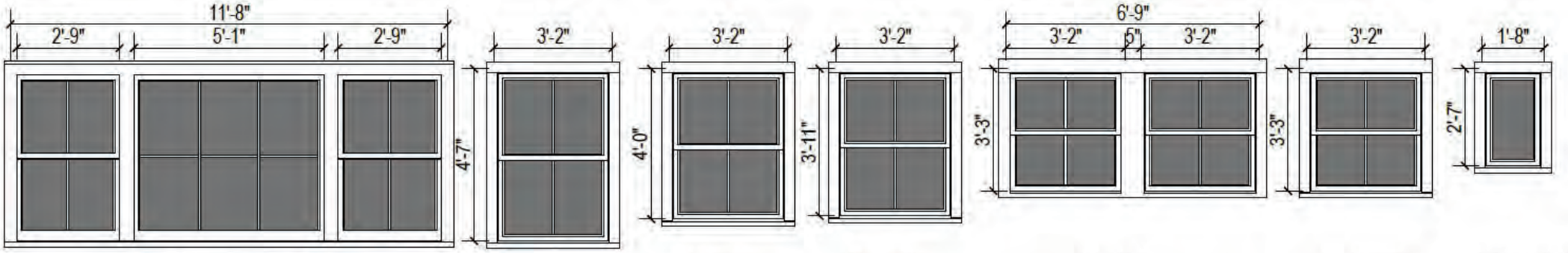
34 Tennessee Avenue

Nantucket, MA



Locus Map

3/16" = 1'-0"



Triple Ganged Window Unit

Double Hung
2/2 SDL (3)

Double Hung
2/2 SDL (1)

Double Hung
2/2 SDL (1)

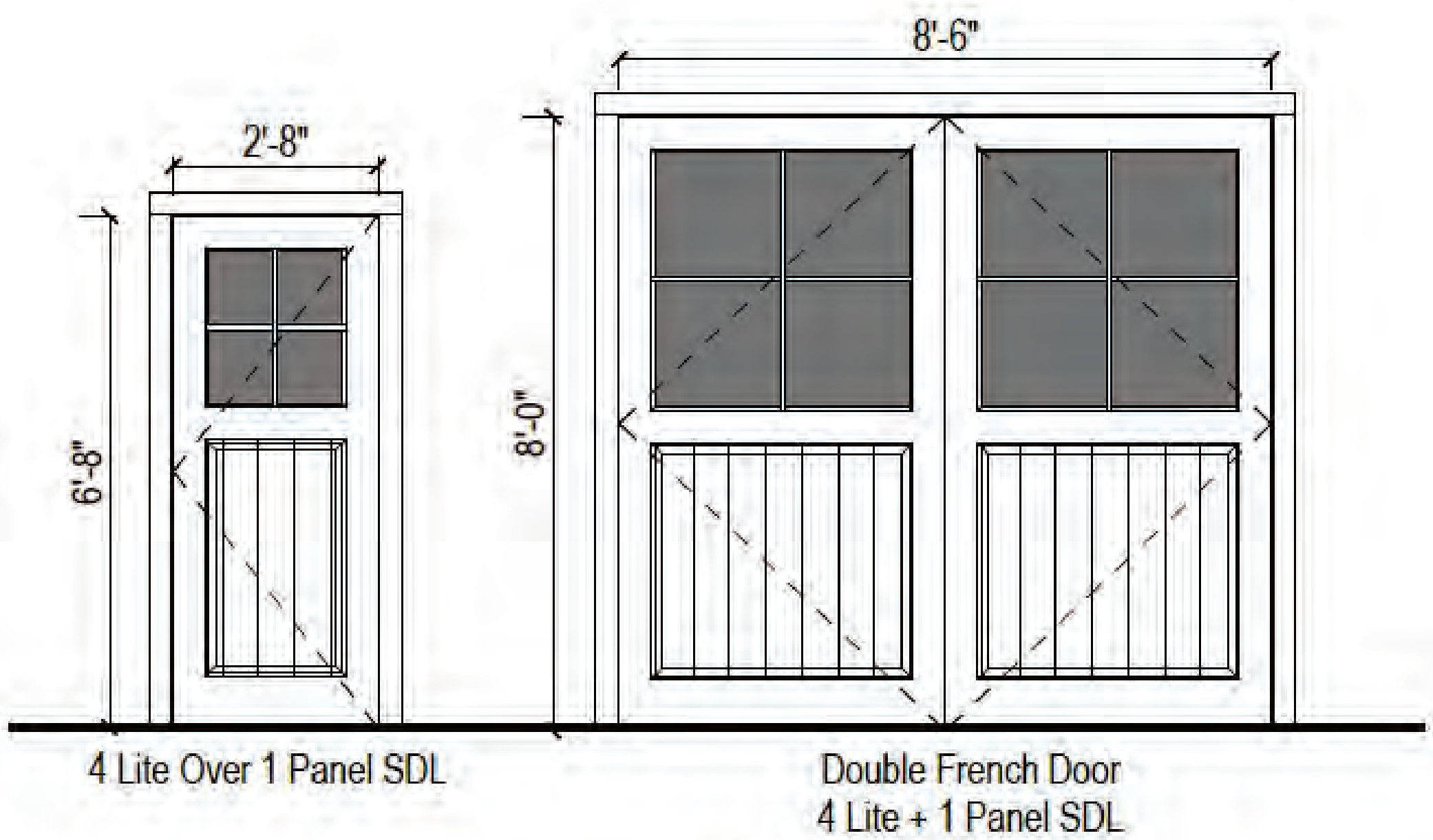
Double Hung
2/2 Lite SDL (2)

Double Hung
2/2 SDL (2)

Fixed SDL (1)

Window Legend

1/4" = 1'-0"



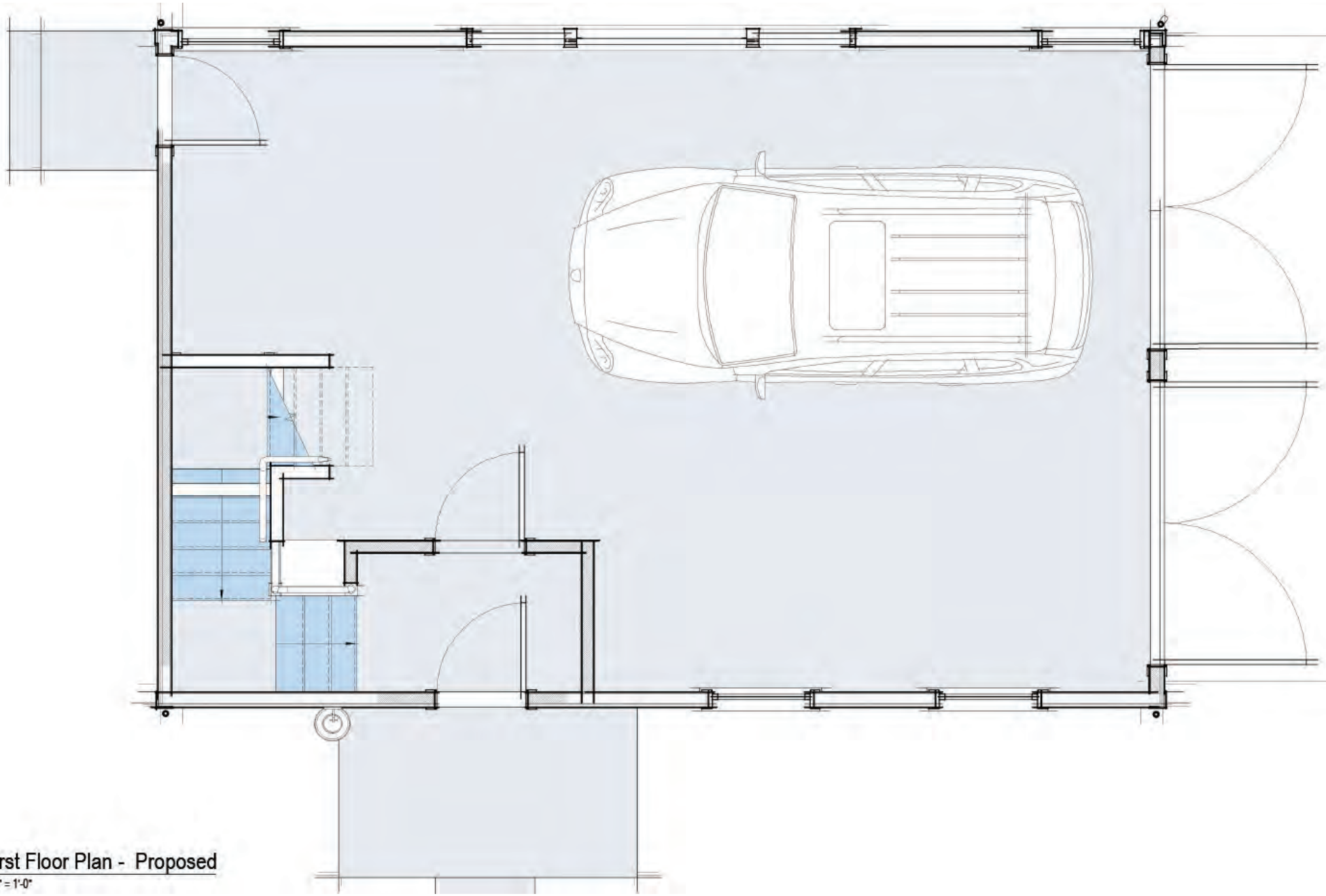
Exterior Door Legend

1/4" = 1'-0"



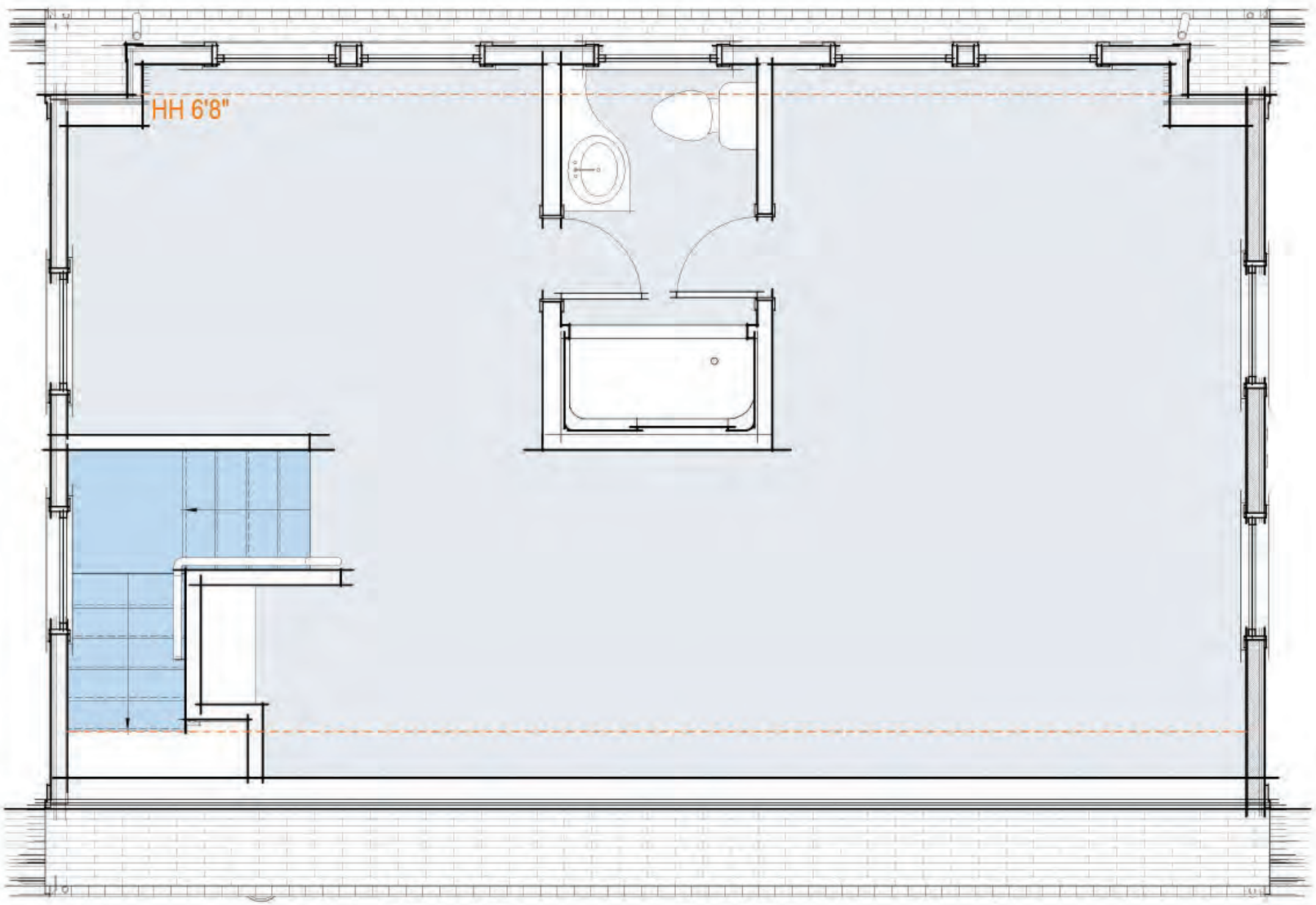
Site Plan - Proposed

1" = 20'-0"

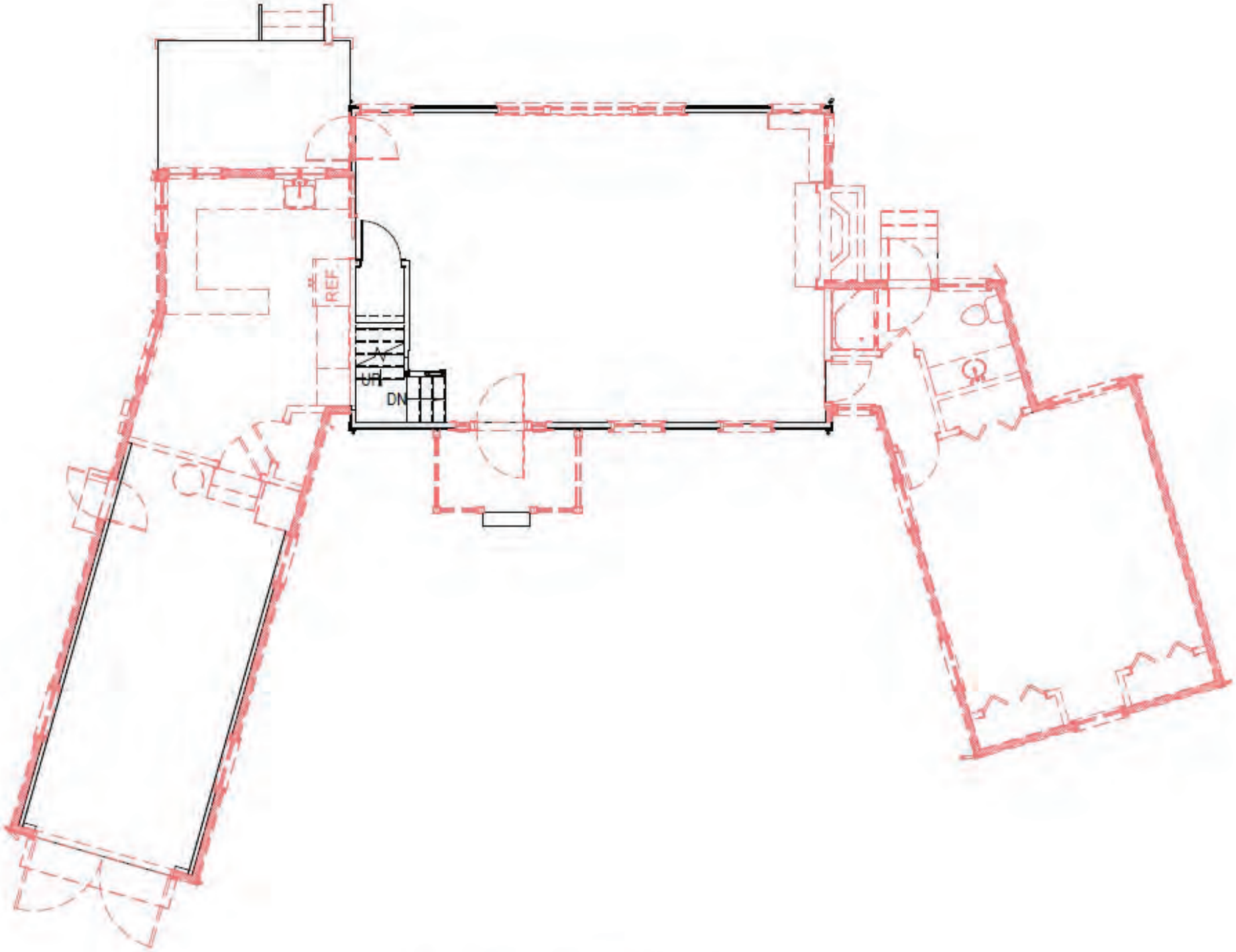


1 First Floor Plan - Proposed

3/8" = 1'-0"

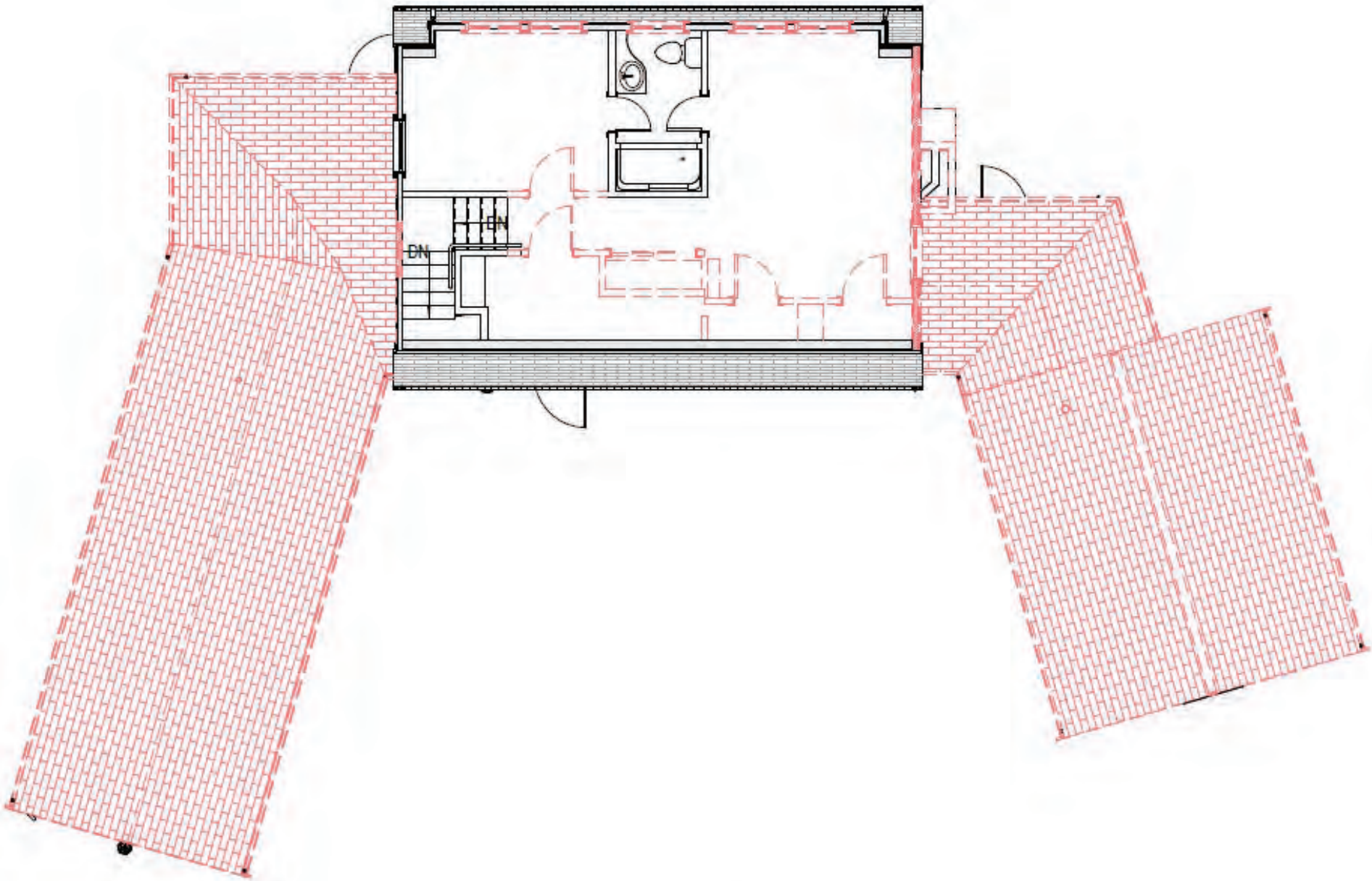


2 Second Floor Plan - Proposed
3/8" = 1'-0"



First Floor Plan - Demolition

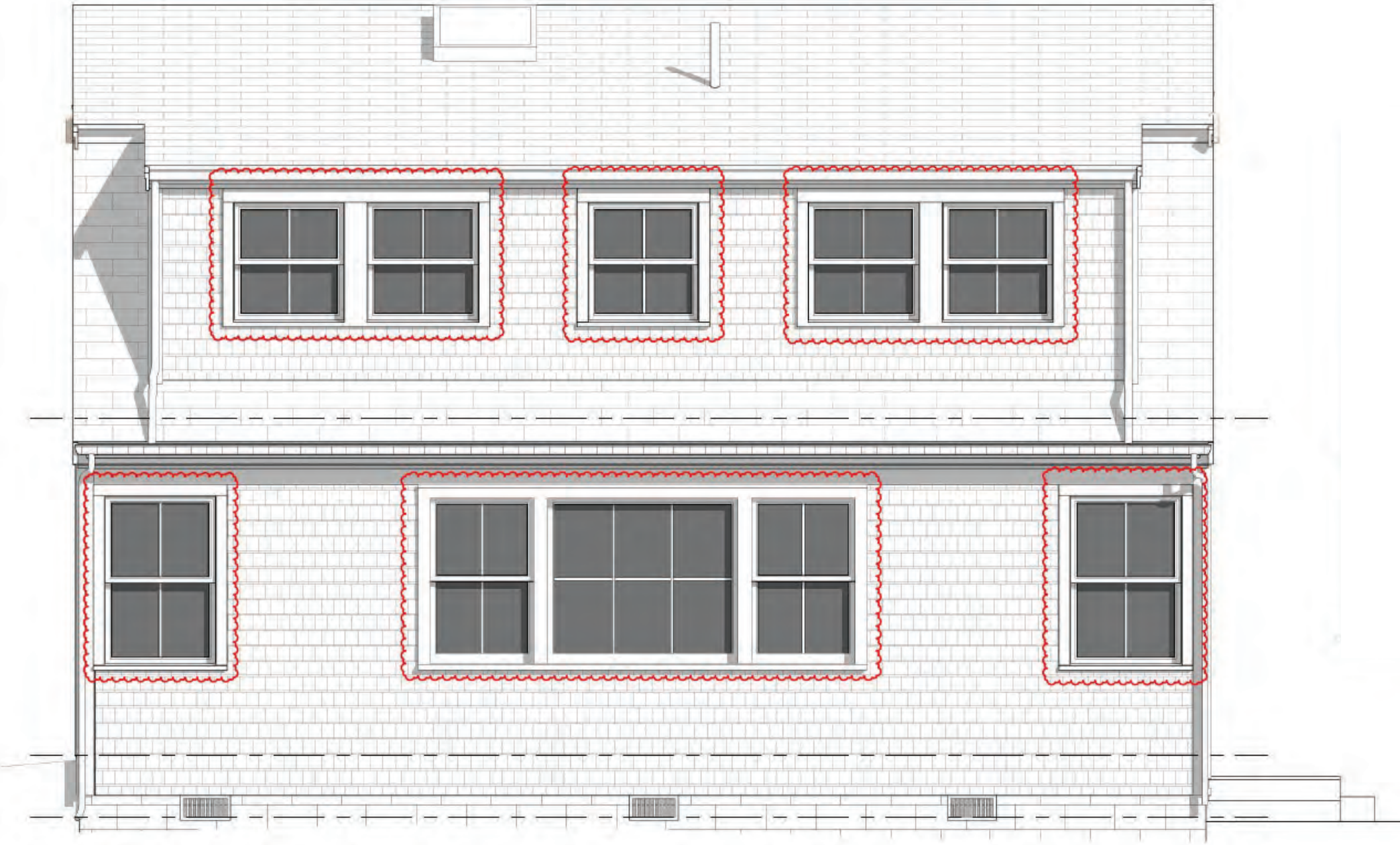
1/8" = 1'-0"



Second Floor Plan - Demolition

1/8" = 1'-0"

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)

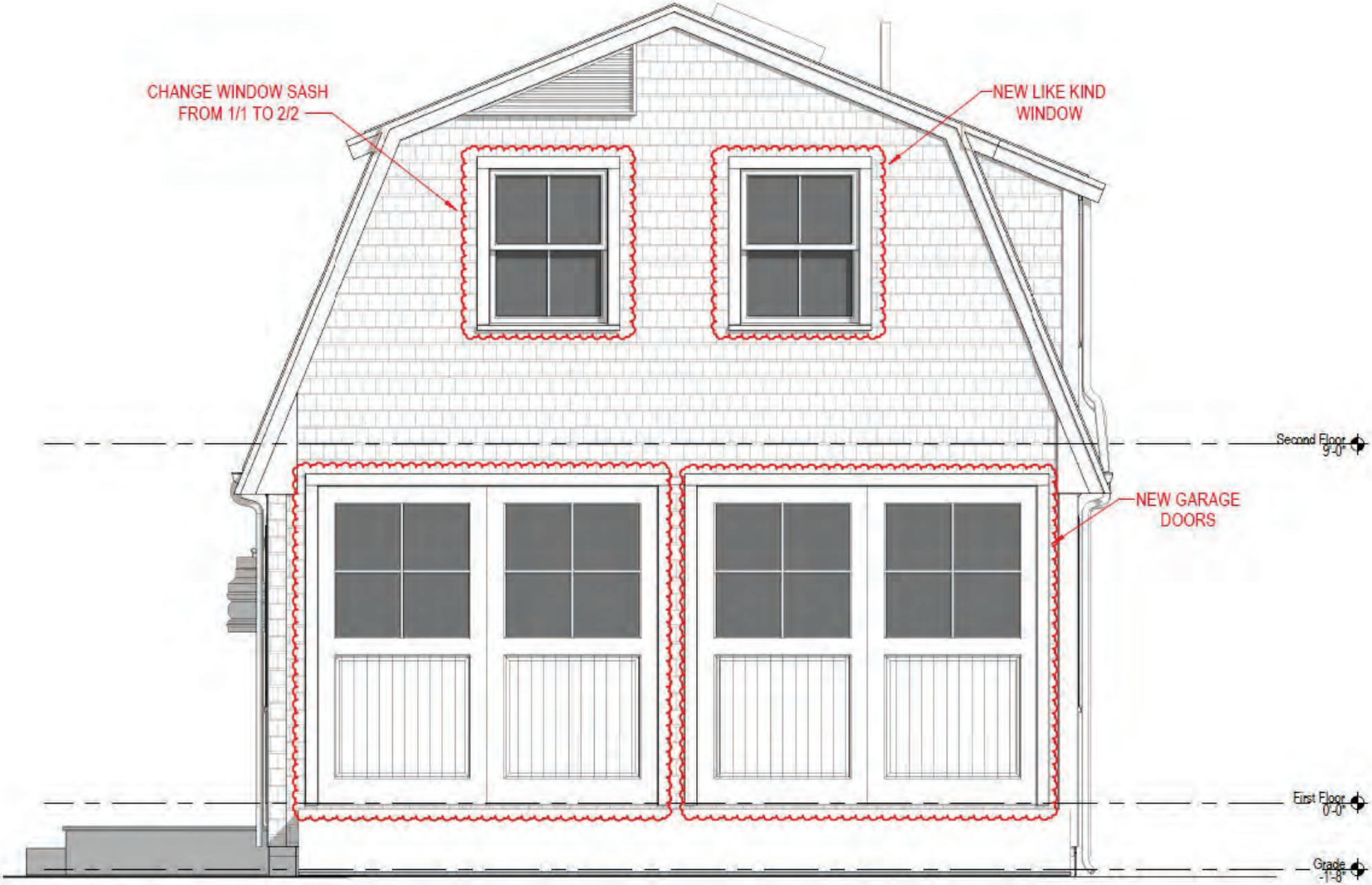


1 Northwest Elevation - Proposed
3/8" = 1'-0"

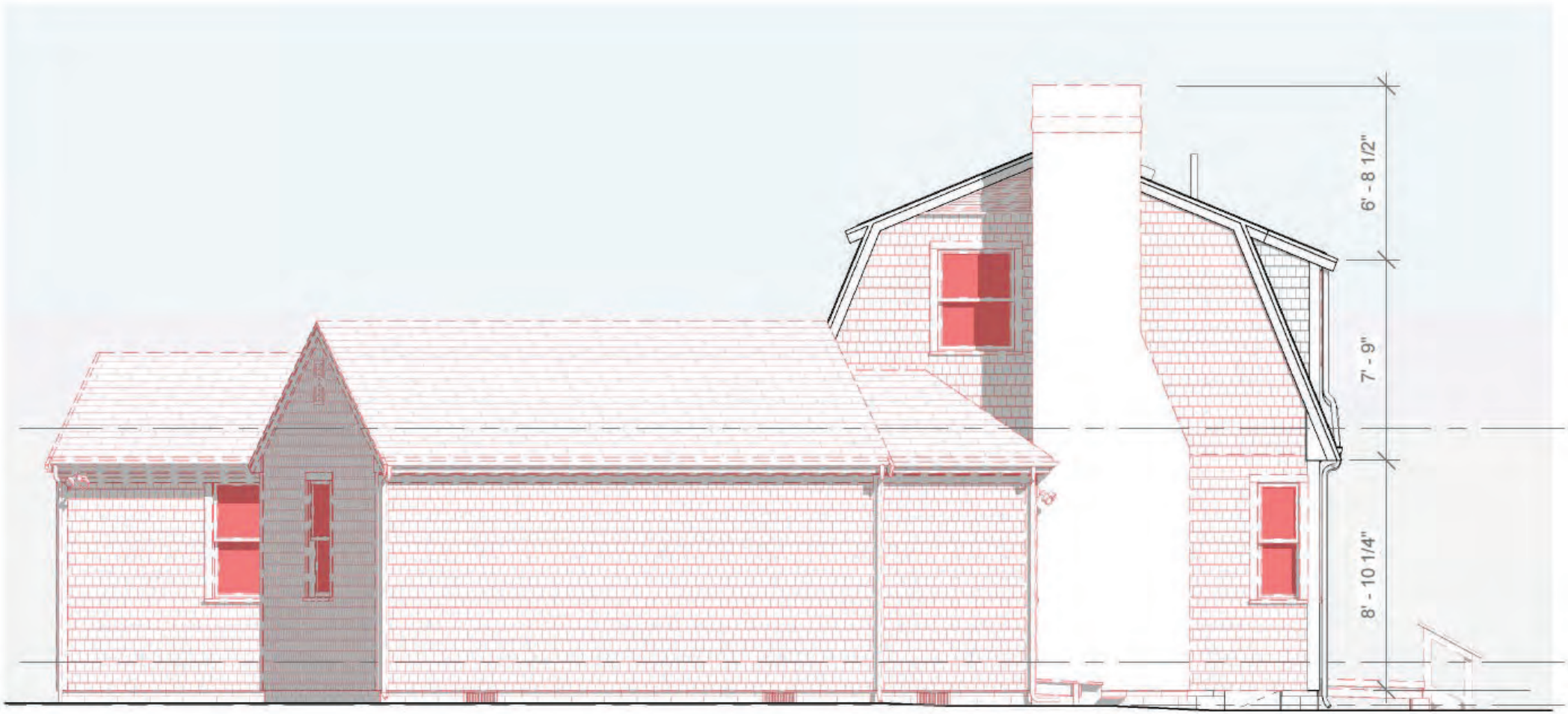


Northwest Elevation - Demolition

3/16" = 1'-0"



3 Northeast Elevation - Proposed
3/8" = 1'-0"



Northeast Elevation - Demolition

3/16" = 1'-0"

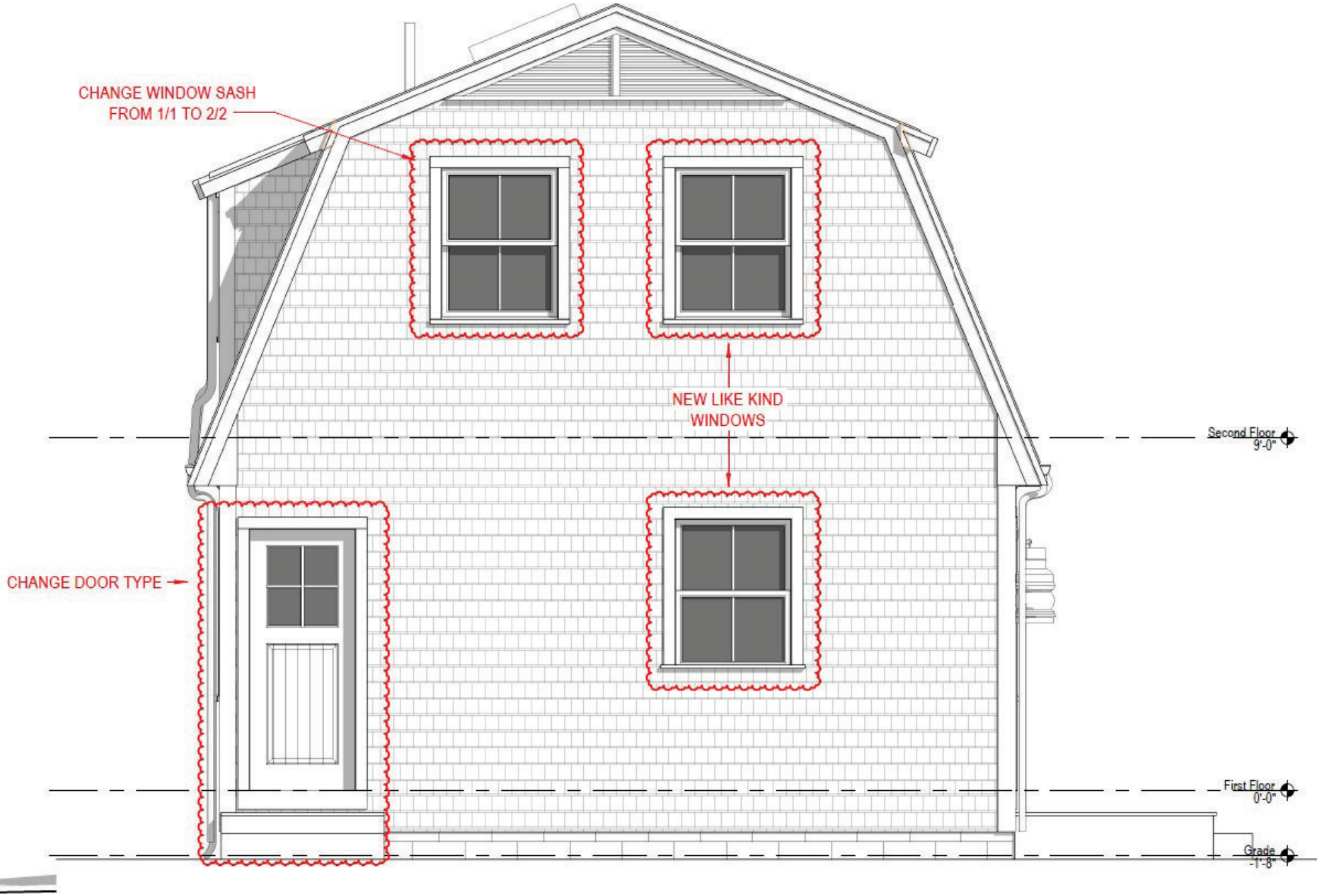


3 Southeast Elevation - Proposed
3/8" = 1'-0"



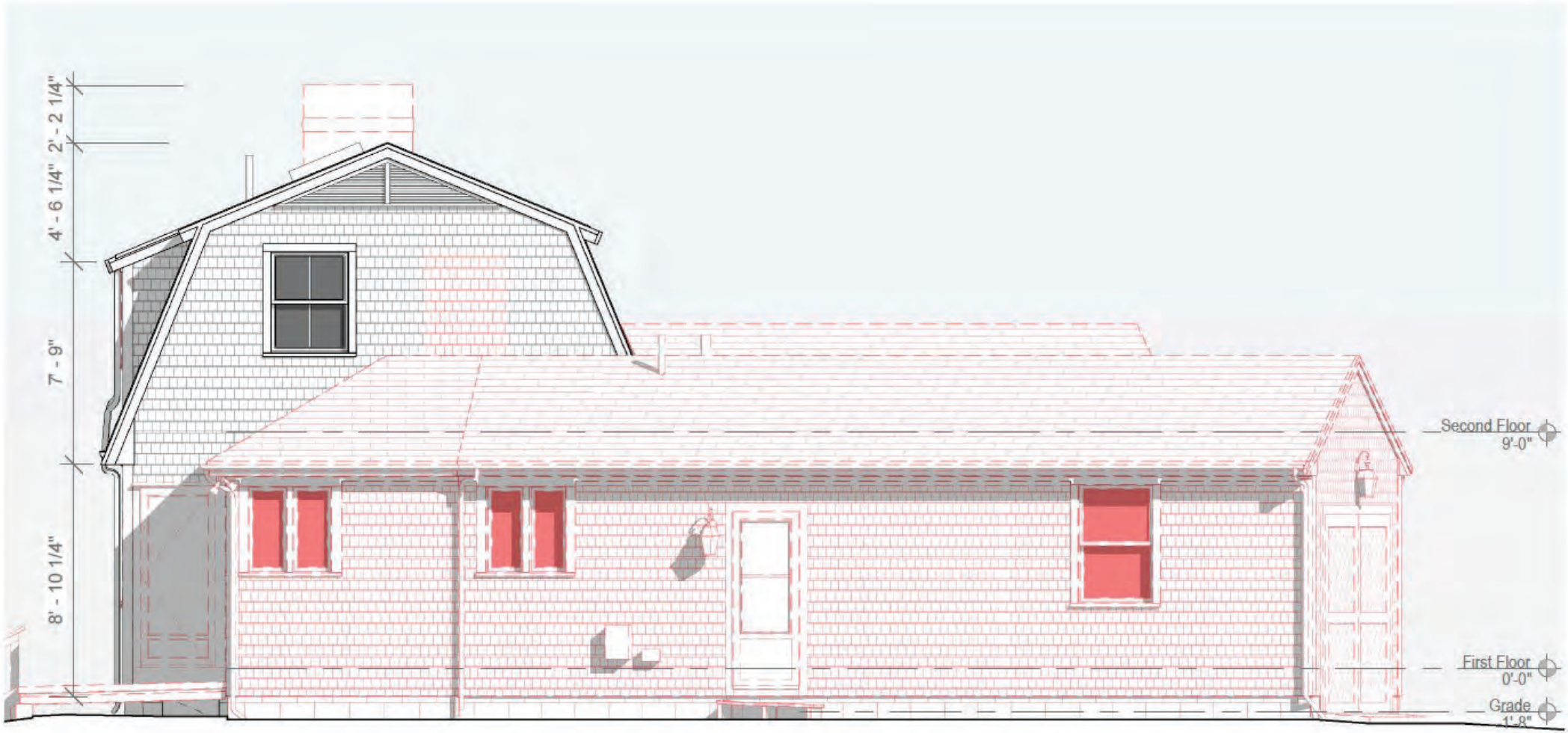
Southeast Elevation - Demolition

3/16" = 1'-0"



4 Southwest Elevation - Proposed

3/8" = 1'-0"



Southwest Elevation - Demolition

3/16" = 1'-0"



Aerial View



Existing Structure (Back View)

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 34 Tennessee Ave

Tax Map Number: 59.4 Parcel Number: 75

Owner of Record: John Wise

Description of Proposal: Move Structure on Site

Anticipated HDC Submission Date: 12/2/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... John Wise

MAILING ADDRESS..... 36 Tennessee Ave, Nantucket MA 02554

PROPERTY LOCATION..... 34 Tennessee Ave

ASSESSORS MAP/PARCEL..... 59.4 / 75

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.26 09:25:44 -05'00'

November 26, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	79		36 TENNESSEE LLC		21 EAST ST	WINCHESTER	MA	O1890	36 TENNESSEE AV
594	245		37 TENNESSEE ACK LLC		PO BOX 70205	DARTMOUTH	MA	O2747	33 TENNESSEE AV
594	247		35 TENNESSEE ACK LLC		PO BOX 70205	DARTMOUTH	MA	02747	35 TENNESSEE AV
594	253		STILL DOCK NANTUCKET LLC	C/O PETER BORDES	58 W 9TH ST	NEW YORK	NY	10011	38 TENNESSEE AV
6012	32		MCGRATH WILLIAM F JR	KATBIRD REALTY TRUST	P O BOX 2639	NANTUCKET	MA	02584	9 I ST
6012	38		HARVEY JESSIE P TRS ETAL	C/O ANNE HARVEY HOWELL TR ETAL	700 PAPER MILL RD	WYNDMOOR	PA	19038	OKLAHOMA AV
6012	41		7 I STREET LLC		C/O 37 CENTER ST	NANTUCKET	MA	02554	32 TENNESSEE AV
Count:	**7**								

9589 0710 5270 1006 2101 93

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37 TENNESSEE ACK LLC
PO BOX 70205
DARTMOUTH, MA 02747

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

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36 TENNESSEE LLC
21 EAST ST
WINCHESTER, MA 01890

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STILL DOCK NANTUCKET LLC
C/O PETER BORDES
58 W 9TH ST
NEW YORK, NY 10011

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35 TENNESSEE ACK LLC
PO BOX 70205
DARTMOUTH, MA 02747

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7 I STREET LLC
C/O 37 CENTER ST
NANTUCKET, MA 02554

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MCGRATH WILLIAM F JR
KATBIRD REALTY TRUST
P O BOX 2639
NANTUCKET, MA 02584

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

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

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HARVEY JESSIE P TRS ETAL
C/O ANNE HARVEY HOWELL TR ETAL
700 PAPER MILL RD
WYNDMOOR, PA 19038

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR GOLDEN POND LLC

STREET ADDRESS 64 - 66 BAXTER RD

MAP/PARCEL 49/51 & 49/188

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/2/2024

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

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

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

MIROSLAVA AHERN — Signature

12/2/2024 — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 51 & 188

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

Owner of record: GOLDEN POND LLC

Mailing Address: 75 STATE STREET, 16TH FL, BOSTON, MA 02109

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District SR20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: _____ Decks/Patio: Size: DECK: 900SF ☐ 1st floor ☐ 2nd floor
POOL: Width: 12' Sq. footage 2nd floor: _____ Size: PATIO: 800SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways PEA STONE GRAVEL Walkways BOARDWALK & BLUESTONE Walls _____

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

COLORS

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

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

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

Date 12/2/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

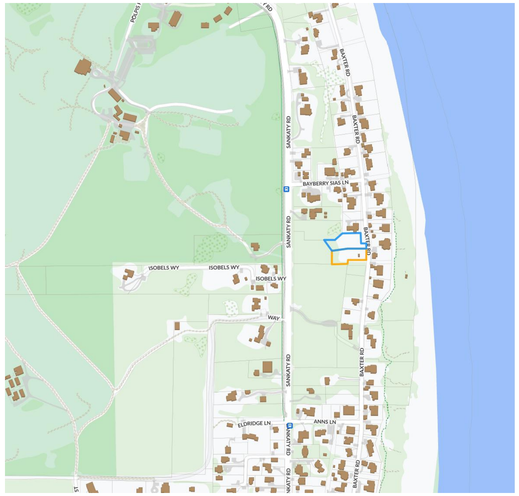
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

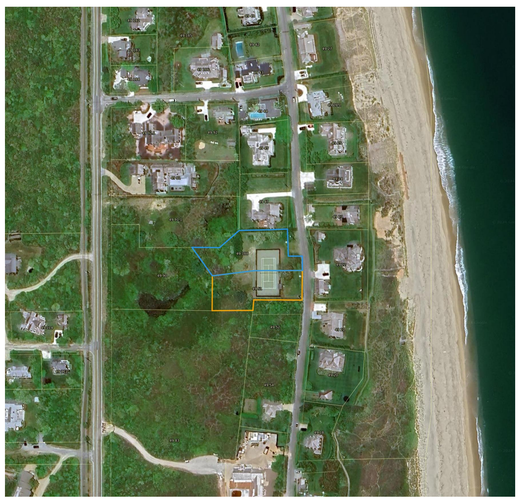
_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

GIS MAP: 49 / 51 & 49 / 188

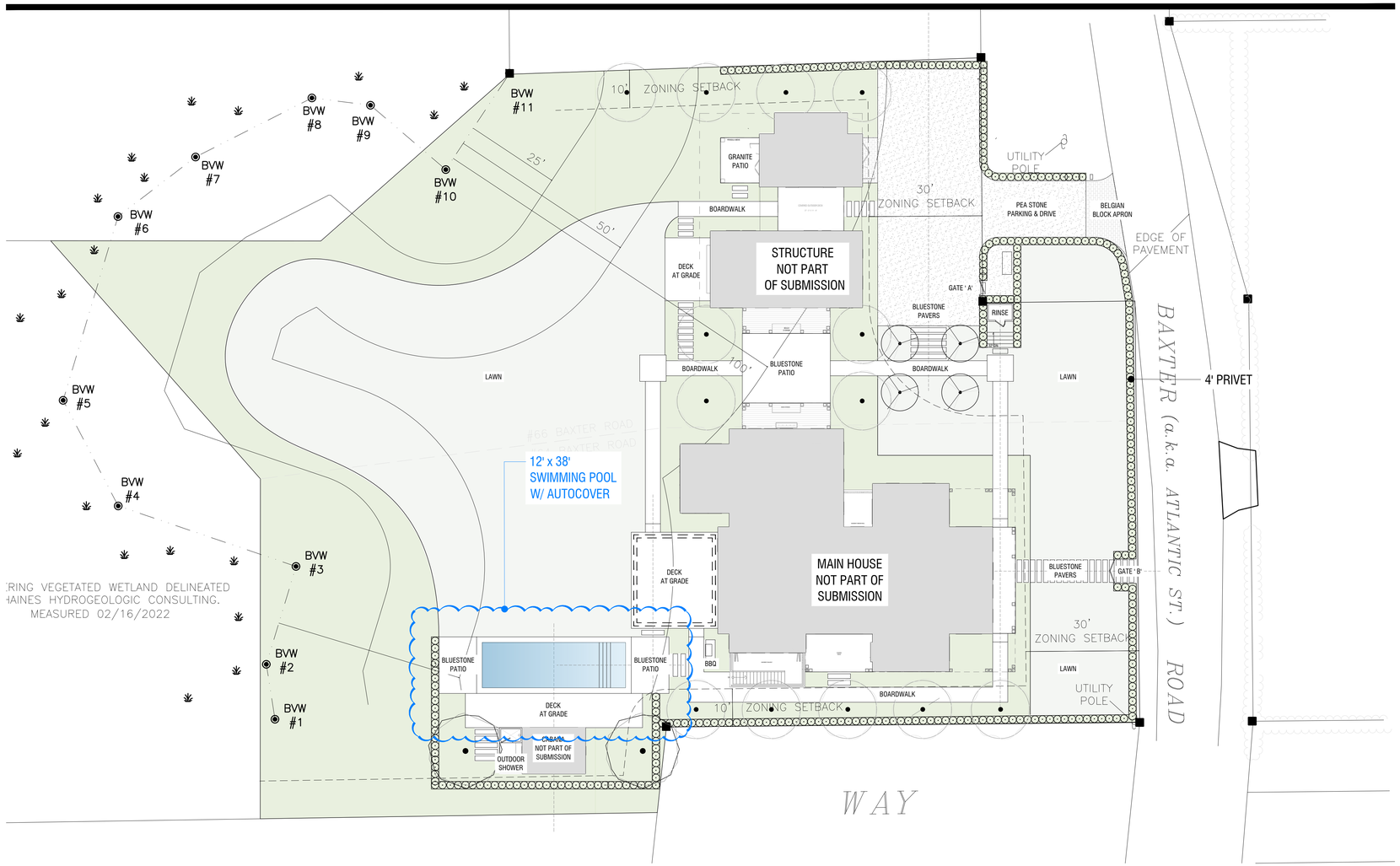


AERIAL MAP: 49 / 51 & 49 / 188



SITE PLAN: POOL & HARDSCAPE

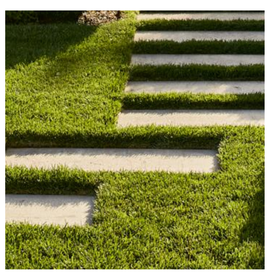
SCALE: 1/16" = 1' - 0"



PROPOSED HARDSCAPE MATERIALS



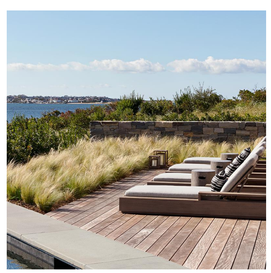
BOARDWALK AT GRADE



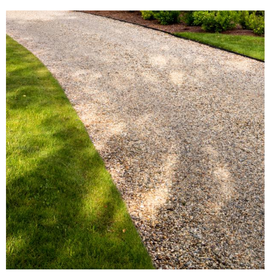
BLUESTONE PAVERS



BLUESTONE PATIO



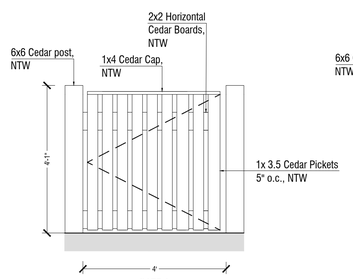
DECK AT GRADE



PEA STONE DRIVE

SINGLE & DOUBLE GATE ELEVATIONS

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



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

MED RESIDENCE

64 & 66 BAXTER RD
NANTUCKET, MA 02564

OWNER

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

ARCHITECT

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

SURVEYOR

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

PROPERTY INFO

ZONE: SR20
MAP / PARCEL: 49/188 & 49/51
LOT SIZE: 46,173 SF
MIN. LOT SIZE: 20,000

FRONTAGE: 75'
FRONT SETBACK: 30'
SIDE SETBACK: 10'

GROUND COVER: 12.5%

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION

COVER

NOTES

DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	1/16" = 1' - 0"
DRAWN BY	JH

ISSUES

DATE	SET NAME

HDC.01

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
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

December 2, 2024

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

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

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

Miroslava Ahern — Signature

12/2/24 — Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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 ☐ 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



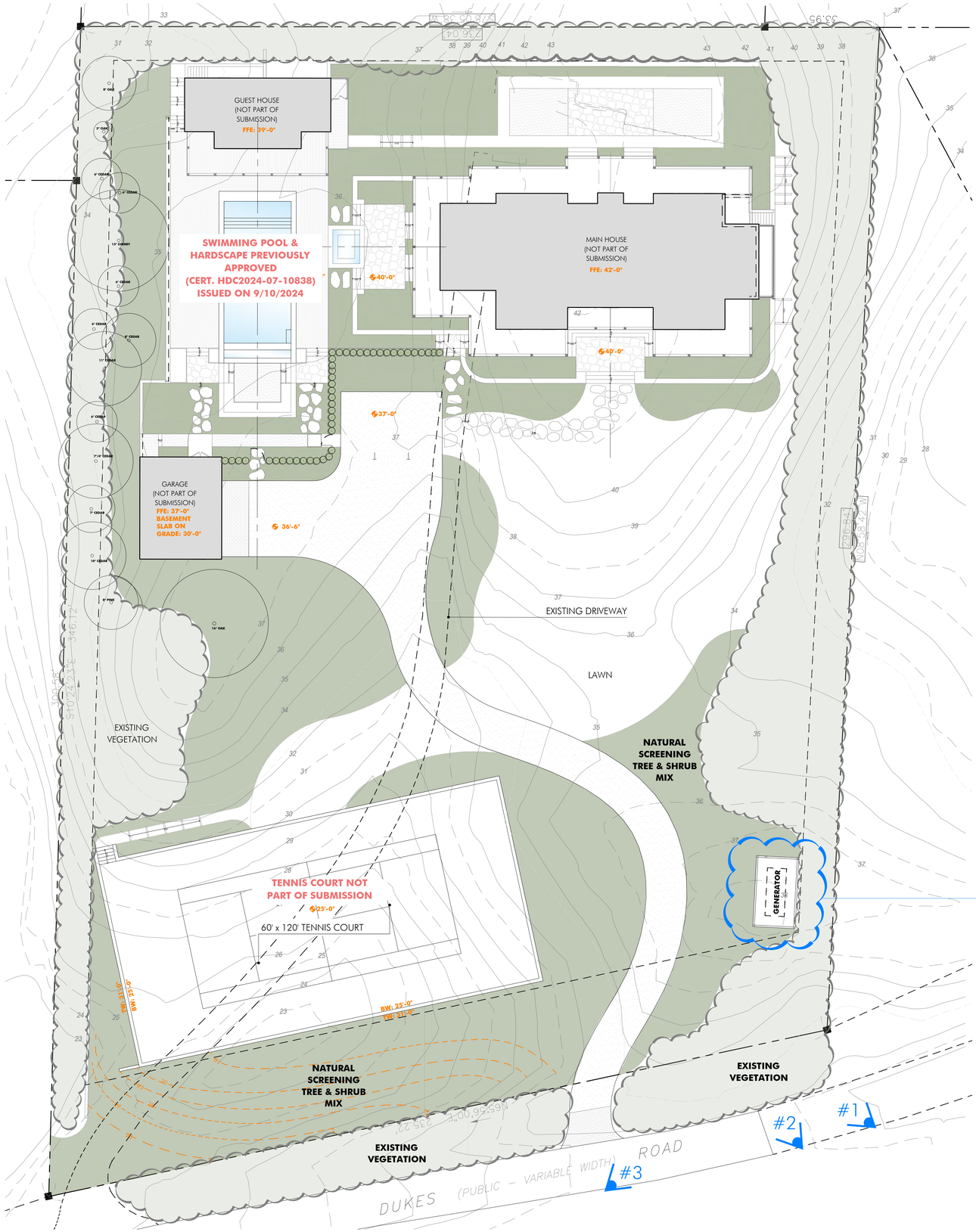
VIEW #1



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

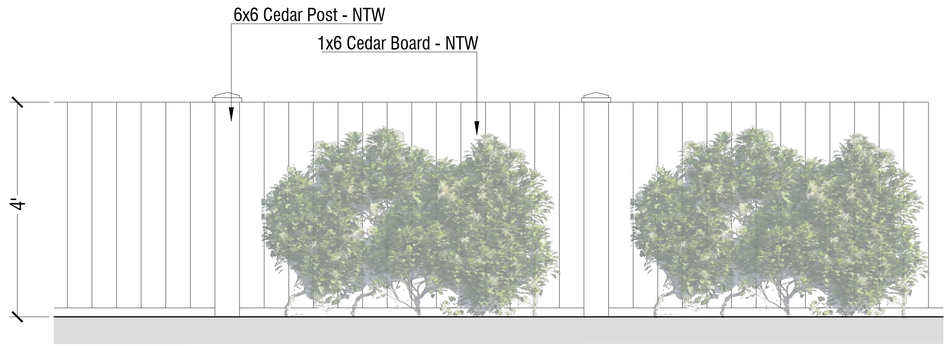
DRAWING INFO

DATE	DECEMBER 2, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01

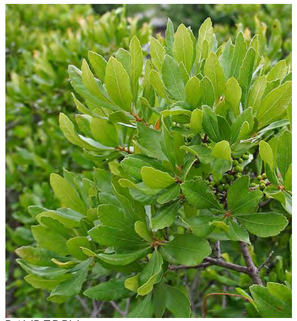


1 FULL BOARD ENCLOSURE: Detail

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

9589 0710 5270 2432 8100 70

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total 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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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

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Sent To: Robert E. Diamond, Jr. % Clarfeld Financial
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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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
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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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Postmark Here

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

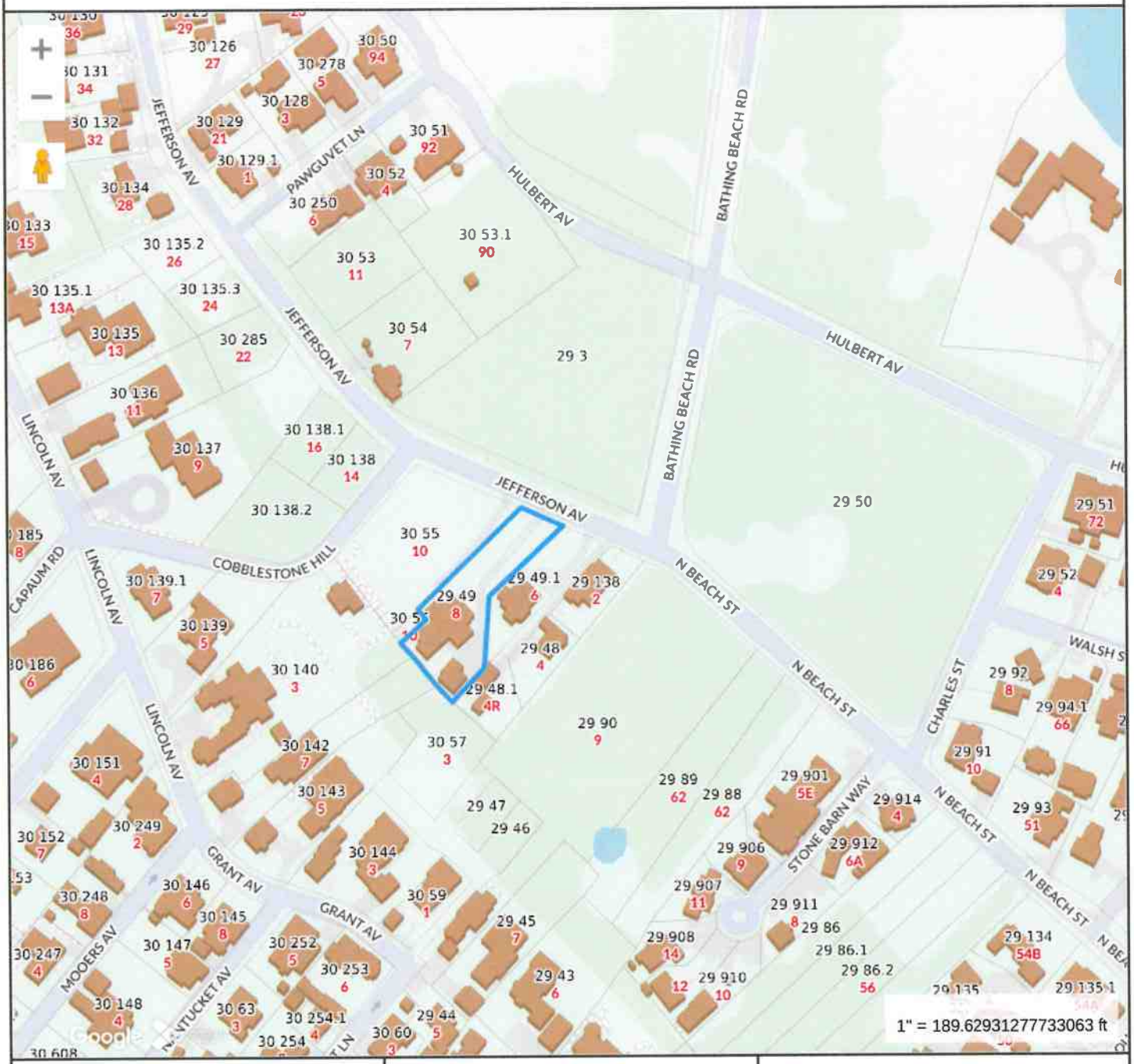
DIAMOND ROBERT E JR
C/O CLARFELD FINANCIAL
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591

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



Property Information

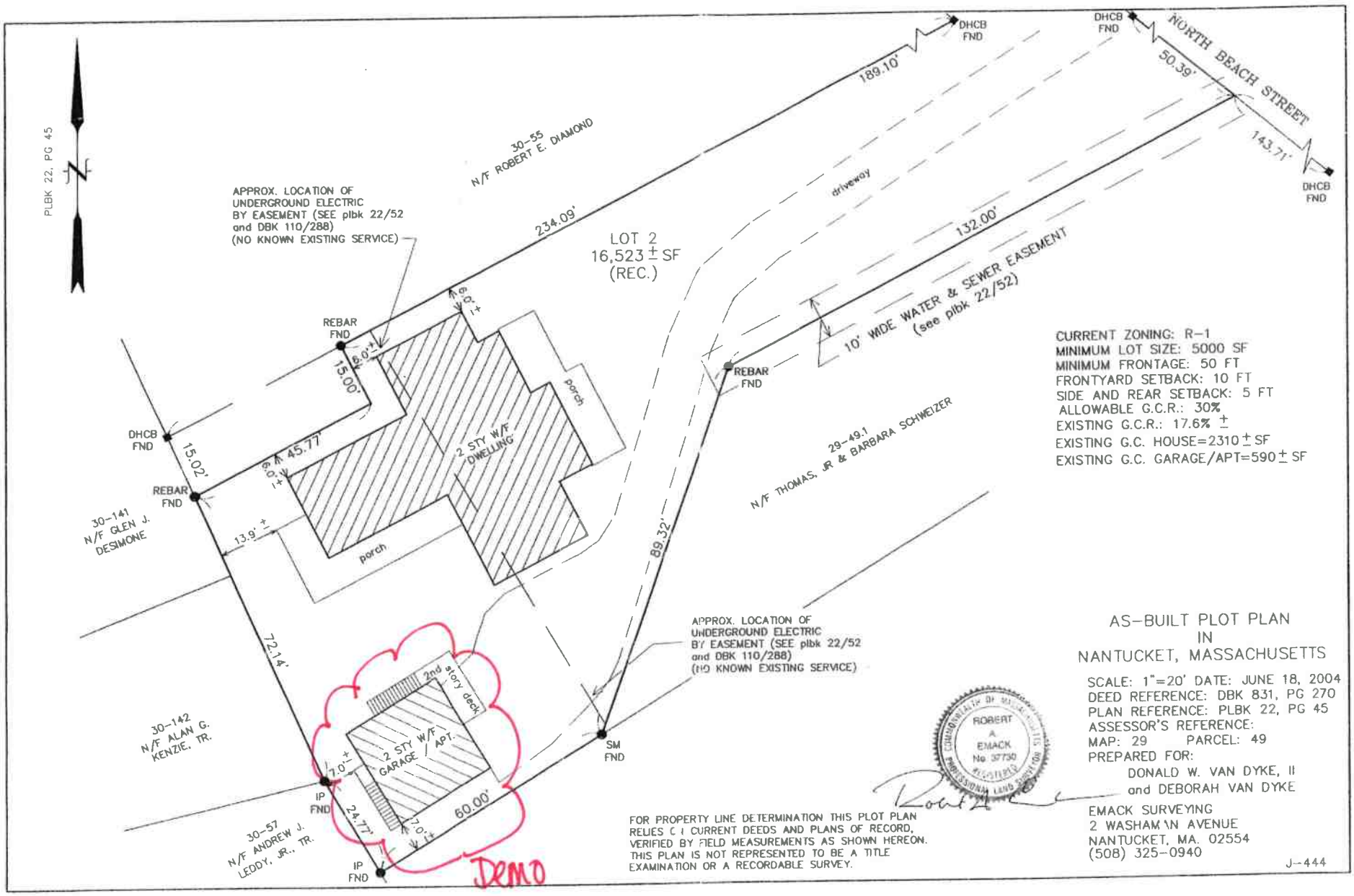
Property ID	860
Location	8 JEFFERSON AV
Owner	VAN DYKE DEBORAH TRUSTEE

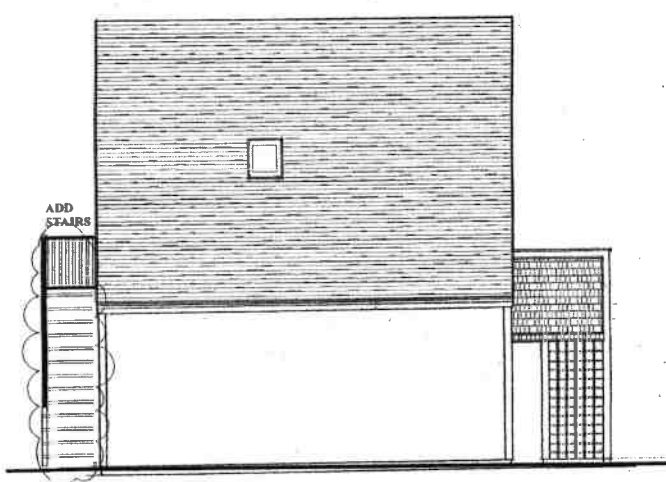
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

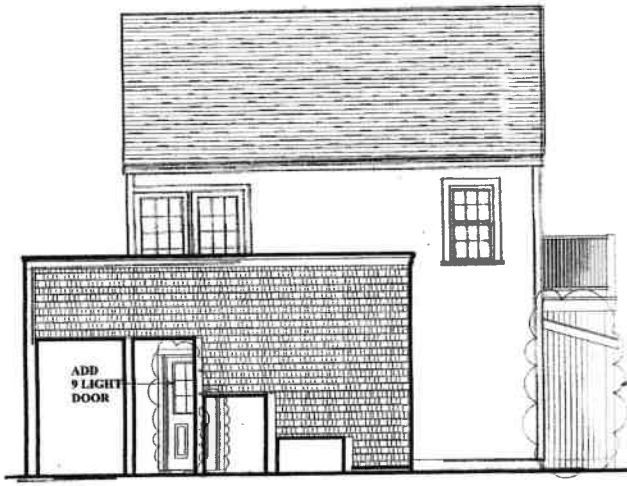

PLBK 22, PG 45
N
APPROX. LOCATION OF UNDERGROUND ELECTRIC BY EASEMENT (SEE plbk 22/52 and DBK 110/288) (NO KNOWN EXISTING SERVICE)
30-55 N/F ROBERT E. DIAMOND
DHCB FND
189.10'
234.09'
NORTH BEACH STREET
50.39'
143.71'
DHCB FND
driveway
LOT 2
16,523 ± SF
(REC.)
132.00'
10' WIDE WATER & SEWER EASEMENT
(see plbk 22/52)
REBAR FND
6.0'±
15.00'
porch
2 STY W/F DWELLING
DHCB FND
15.02'
45.77'
6.0'±
REBAR FND
13.9'±
porch
30-141 N/F GLEN J. DESIMONE
29-49.1 N/F THOMAS, JR & BARBARA SCHWEIZER
89.32'
72.14'
APPROX. LOCATION OF UNDERGROUND ELECTRIC BY EASEMENT (SEE plbk 22/52 and DBK 110/288) (NO KNOWN EXISTING SERVICE)
2nd story deck
2 STY W/F GARAGE / APT.
7.0'±
7.0'±
60.00'
24.77'
IP FND
IP FND
SM FND
30-142 N/F ALAN G. KENZIE, TR.
30-57 N/F ANDREW J. LEDDY, JR., TR.
CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 17.6% ±
EXISTING G.C. HOUSE=2310 ± SF
EXISTING G.C. GARAGE/APT=590 ± SF
AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: JUNE 18, 2004
DEED REFERENCE: DBK 831, PG 270
PLAN REFERENCE: PLBK 22, PG 45
ASSESSOR'S REFERENCE:
MAP: 29 PARCEL: 49
PREPARED FOR:
DONALD W. VAN DYKE, II
and DEBORAH VAN DYKE
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
EMACK SURVEYING
2 WASHAM N AVENUE
NANTUCKET, MA. 02554
(508) 325-0940
J--444
DEMO
Garage



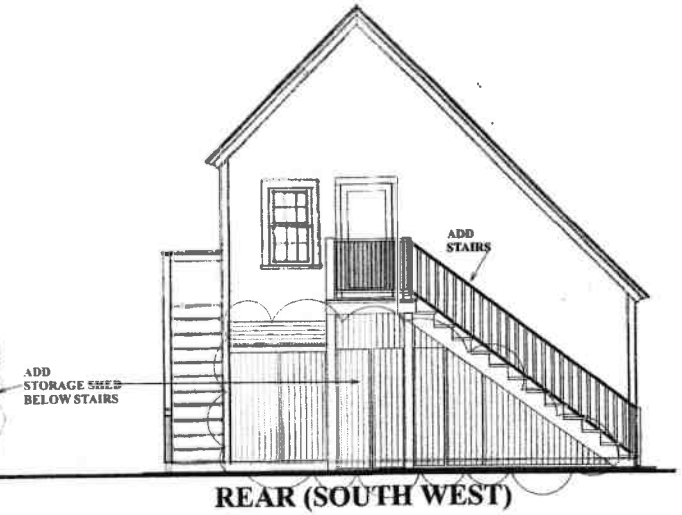
LEFT (SOUTH EAST)



FRONT (NORTH EAST) NO CHANGE



RIGHT (NORTH WEST)



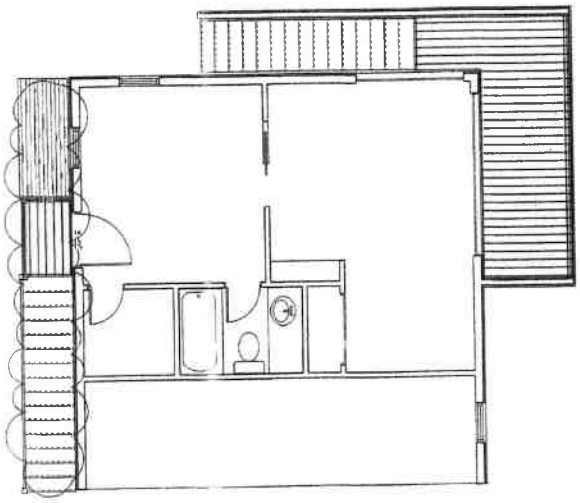
REAR (SOUTH WEST)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20

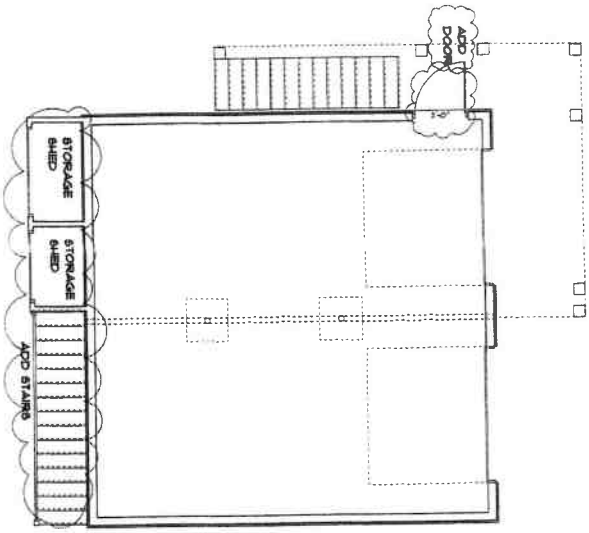
VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

VAL OLIVER DESIGN, INC
PO BOX 3857
NANTUCKET, MA 02584

EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

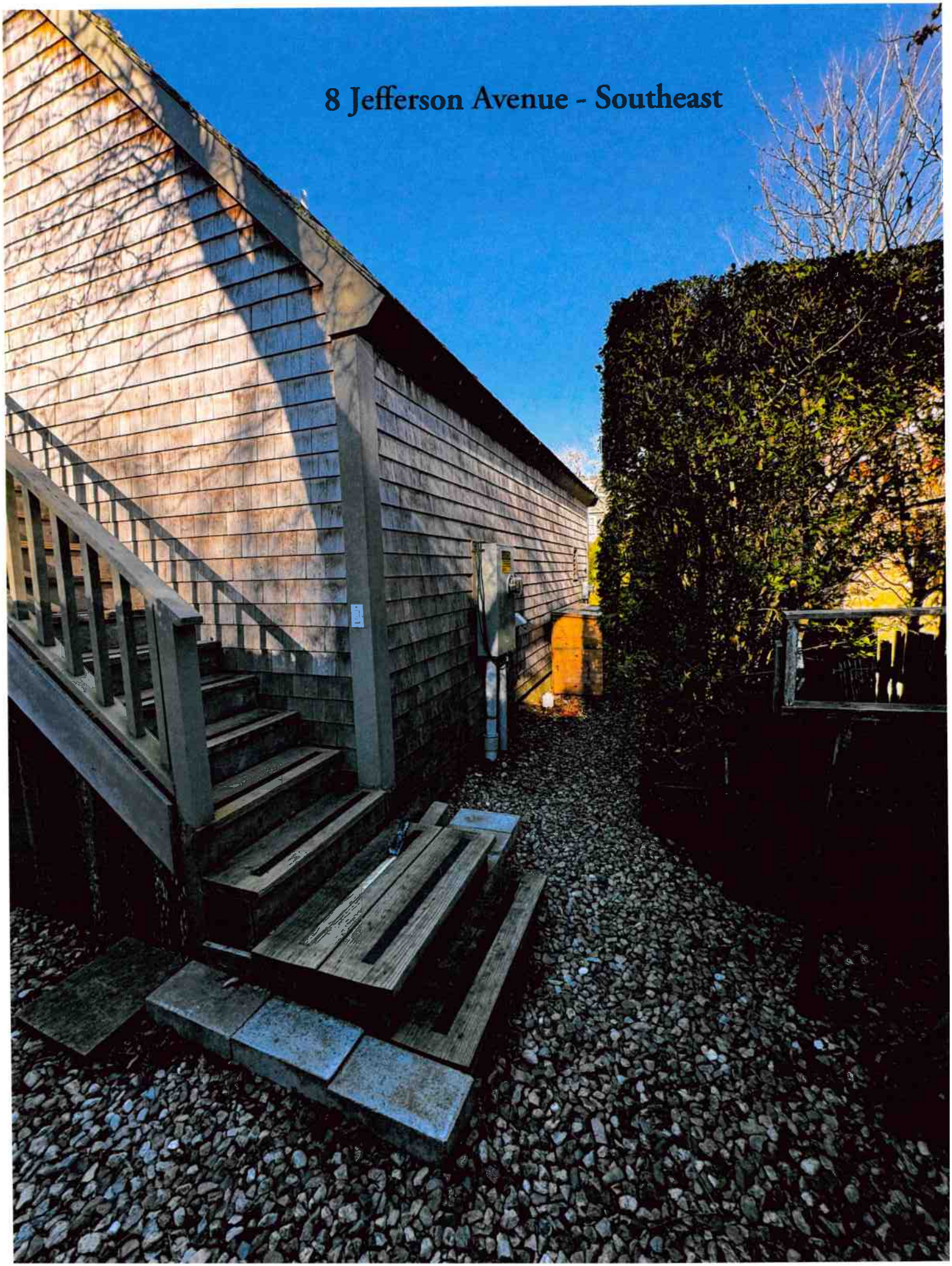


VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

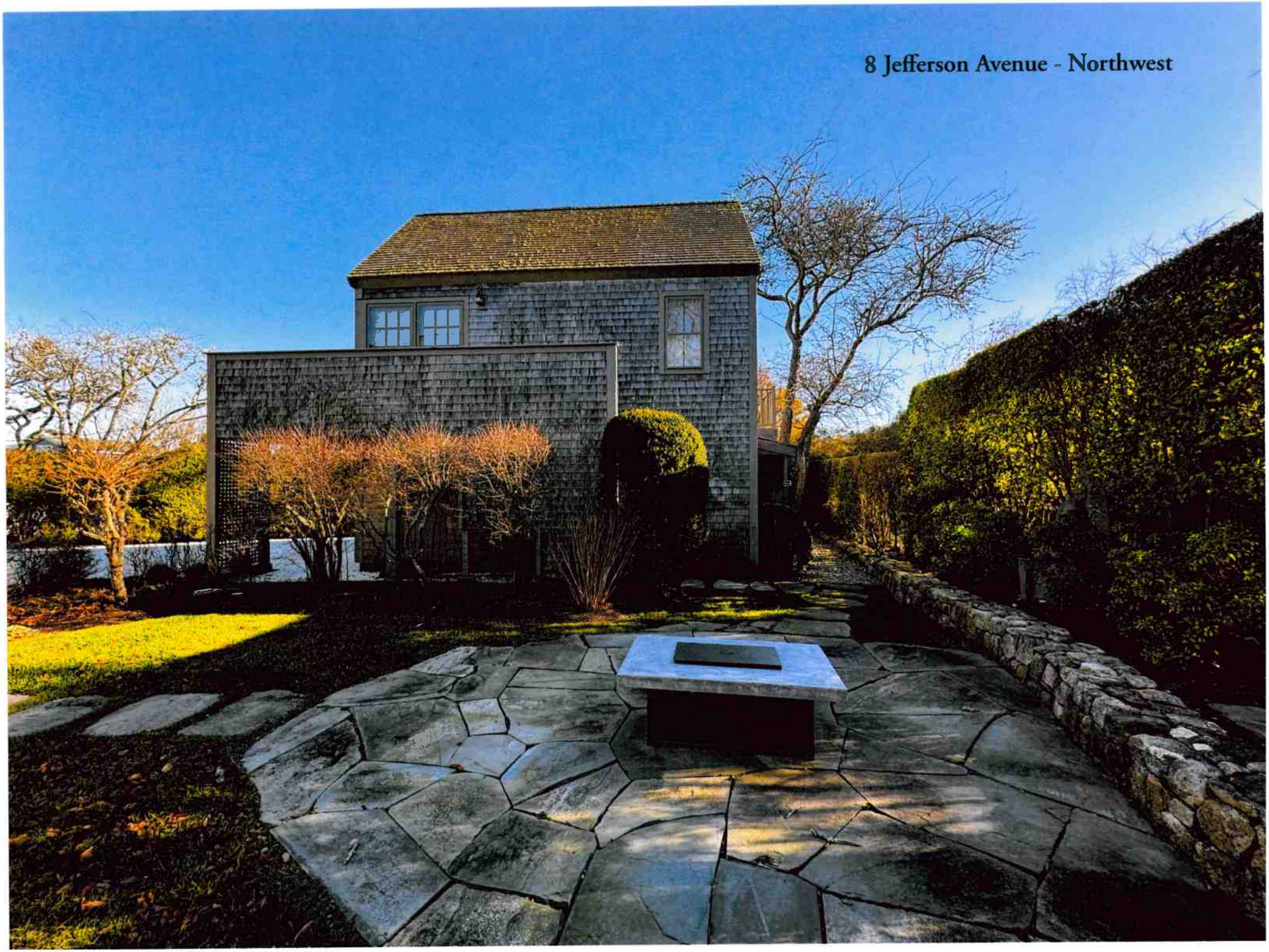
SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20


8 Jefferson Avenue - Northeast


8 Jefferson Avenue - Southeast



8 Jefferson Avenue - Southwest


8 Jefferson Avenue - Northwest

8 JEFFERSON AV

Location	8 JEFFERSON AV	**Mblu**	29/ / 49/ /
Acct#	00000860	**Owner**	VAN DYKE DEBORAH TRUSTEE
Assessment	$7,717,200	**PID**	860
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,318,900	$3,398,300	$7,717,200

Owner of Record

Owner	VAN DYKE DEBORAH TRUSTEE
Co-Owner	74 NORTH BEACH ST NOM TRUST
Address	74 N BEACH ST NANTUCKET, MA 02554

Sale Price	$0
Certificate	
Book & Page	0831/270
Sale Date	06/27/2003
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VAN DYKE DEBORAH TRUSTEE	$0		0831/270	99	06/27/2003
VAN DYKE DONALD W & DEBORAH	$757,500		0375/100	01	11/20/1991
HOBLITZELL ALAN P JR & LOUISE	$1,100,000		0339/115	00	01/23/1990

Building Information

Building 1 : Section 1

Year Built:	2002
Living Area:	4,286
Replacement Cost:	$4,334,835
Building Percent Good:	91
Replacement Cost Less Depreciation:	$3,944,700

Building Attributes	
Field	**Description**

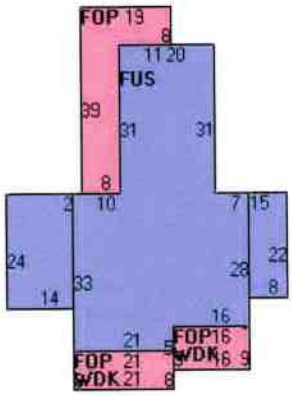
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0026\8%20jeffers

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,273	2,273
FUS	Upper Story, Finished	1,761	1,761
TQS	Three Quarter Story	336	252
FOP	Porch, Open, Finished	712	0
WDK	Deck, Wood	440	0
		5,522	4,286

Building 2 : Section 1

Year Built:	1983
Living Area:	432
Replacement Cost:	$403,399
Building Percent Good:	90
Replacement Cost Less Depreciation:	$363,100

Building Attributes : Bldg 2 of 2	
Field	Description

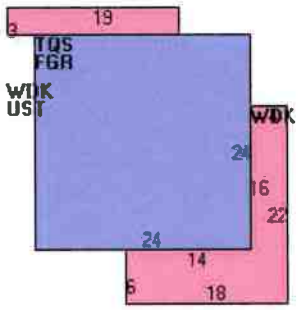
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\58\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	576	432
FGR	Garage, Finished	576	0
UST	Utility, Storage, Unfinished	57	0
WDK	Deck, Wood	229	0
		1,438	432

Extra Features

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

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.37
Frontage	0
Depth	0
Assessed Value	$3,398,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$4,318,900	$3,398,300	$7,717,200
2023	$3,264,500	$2,711,500	$5,976,000
2022	$2,514,100	$2,478,000	$4,992,100
2021	$2,533,600	$1,982,400	$4,516,000
2020	$2,647,400	$2,147,600	$4,795,000

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist

Billy Saad
Land Use Specialist

HDC Division Head, Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Dec 2, 2024

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

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

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

Signature

12/2/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

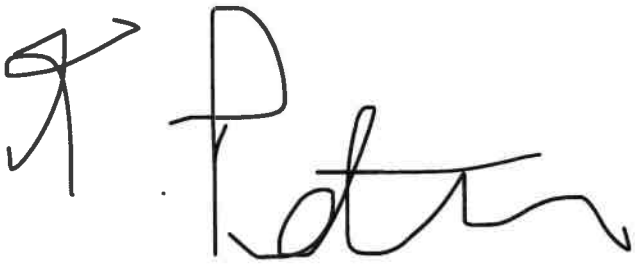
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



8 Jefferson Avenue
New Garage

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$337.20 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 576 + 648 sf connector Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 462 Size: 648 sf ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ Connector

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C
Height of ridge above final finish grade: North 22'-7" South 22'-7" East 22'-7" West 25'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other Connector 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) • Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1 x 10 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front 8 Lite | Panel Rear _____ Side Double French 18 Lite
Garage Door(s): Type Overhead Material Wood Glass 12 Lite | Panel x 2

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/24 Signature of owner of record _____ Signed under penalties of perjury

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City, State, ZIP+4®: Houston, TX 77056

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City, State, ZIP+4®: Nantucket MA 02554

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City, State, ZIP+4®: Tarrytown, NY 10591

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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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City, State, ZIP+4®: Tarrytown, NY 10591-5112

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Sarah F. Alger TRST c/o Ryan LLC

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PO Box 460329 Dept 909

City, State, ZIP+4®
Houston, TX 77056

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Melville, NY 11747

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Jefferson Avenue

Tax Map Number: 29 Parcel Number: 49

Owner of Record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Description of Proposal: Demolish existing garage + construct New garage with connector to Main House

Anticipated HDC Submission Date: December 2, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER The Peterson Trust; Bradley + Kerry Peterson Trustees

MAILING ADDRESS 8 Jefferson Avenue Nantucket, MA 02554

PROPERTY LOCATION 8 Jefferson Avenue

ASSESSORS MAP/PARCEL 29/49

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.26 09:09:47 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
29	3		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	BATHING BEACH RD
29	48	1	GOTTWALD THOMAS E TRST		PO BOX 460329 DEPT 909	HOUSTON	TX	77056	4R JEFFERSON AV
29	49	1	WE4ACK LLC	C/O ANTHONY SCHWEIZER	9 BRADFORD ST	BOSTON	MA	02118	6 JEFFERSON AV
30	55		DIAMOND ROBERT E JR	C/O CLARFELD FINANCIAL	560 WHITE PLAINS RD 5TH FLR	TARRYTOWN	NY	10591	10 JEFFERSON AV
30	56		DIAMOND ROBERT E JR	C/O CLARFELD & COMPANY	560 WHITE PLAINS RD 5TH FLR	TARRYTOWN	NY	10591-5112	10 JEFFERSON AV
30	57		3 GRANT AVENUE LLC		103 RIVER ROAD	HOBE SOUND	FL	33455	3 GRANT AV
30	140		DIAMOND JENNIFER		400 BROADHOLLOW RD	MELVILLE	NY	11747	3 LINCOLN AV
30	142		ALGER SARAH F TRST	C/O RYAN LLC	PO BOX 460329 DEPT 909	HOUSTON	TX	77056	7 GRANT AV
Count:	**8**								

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

GOTTWALD THOMAS E TRST
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

WE4ACK LLC
C/O ANTHONY SCHWEIZER
9 BRADFORD ST
BOSTON, MA 02118

DIAMOND ROBERT E JR
C/O CLARFELD FINANCIAL
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591

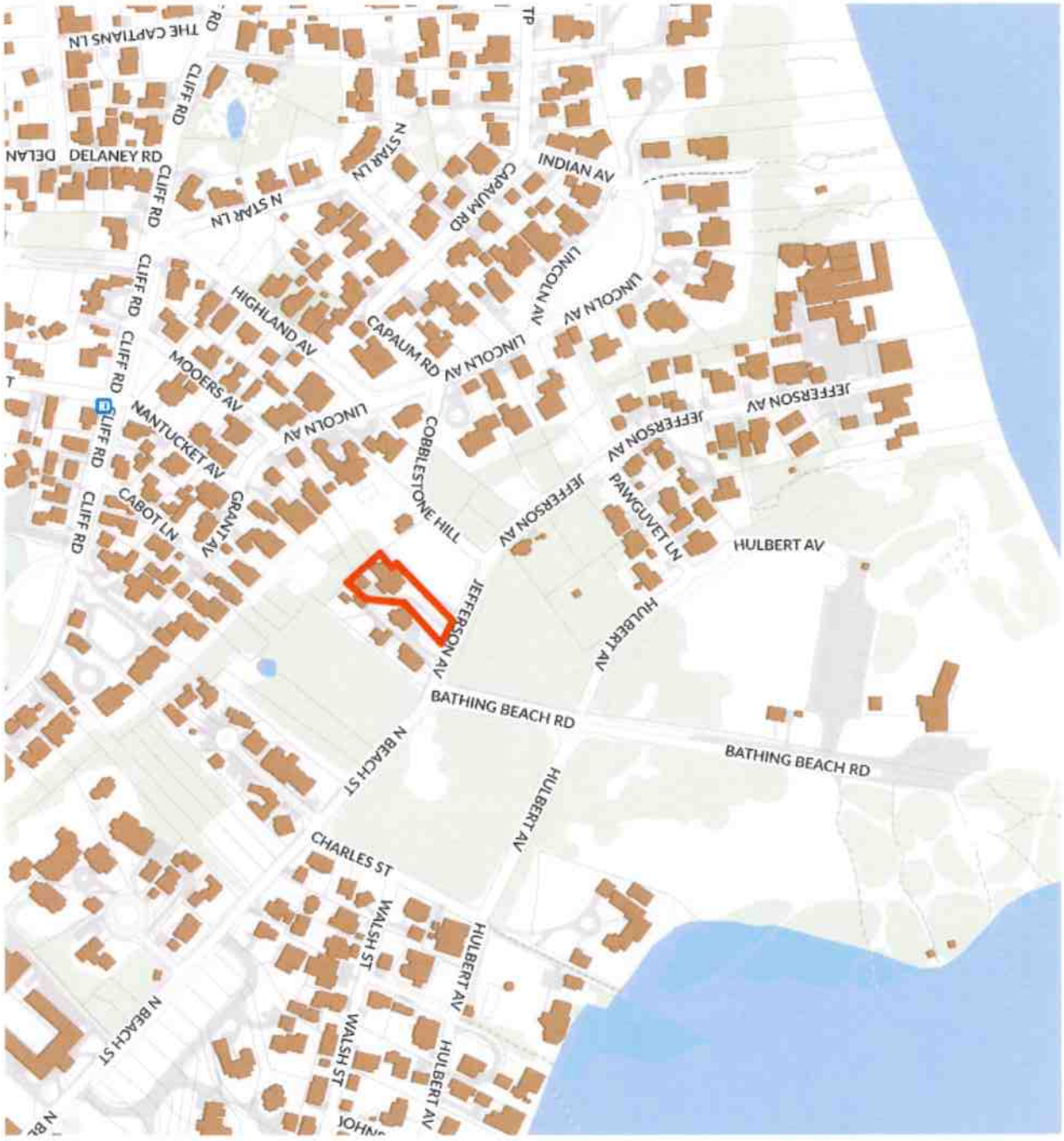
DIAMOND ROBERT E JR
C/O CLARFELD & COMPANY
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591-5112

3 GRANT AVENUE LLC
103 RIVER ROAD
HOBE SOUND, FL 33455

DIAMOND JENNIFER
400 BROADHOLLOW RD
MELVILLE, NY 11747

ALGER SARAH F TRST
C/O RYAN LLC
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

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:

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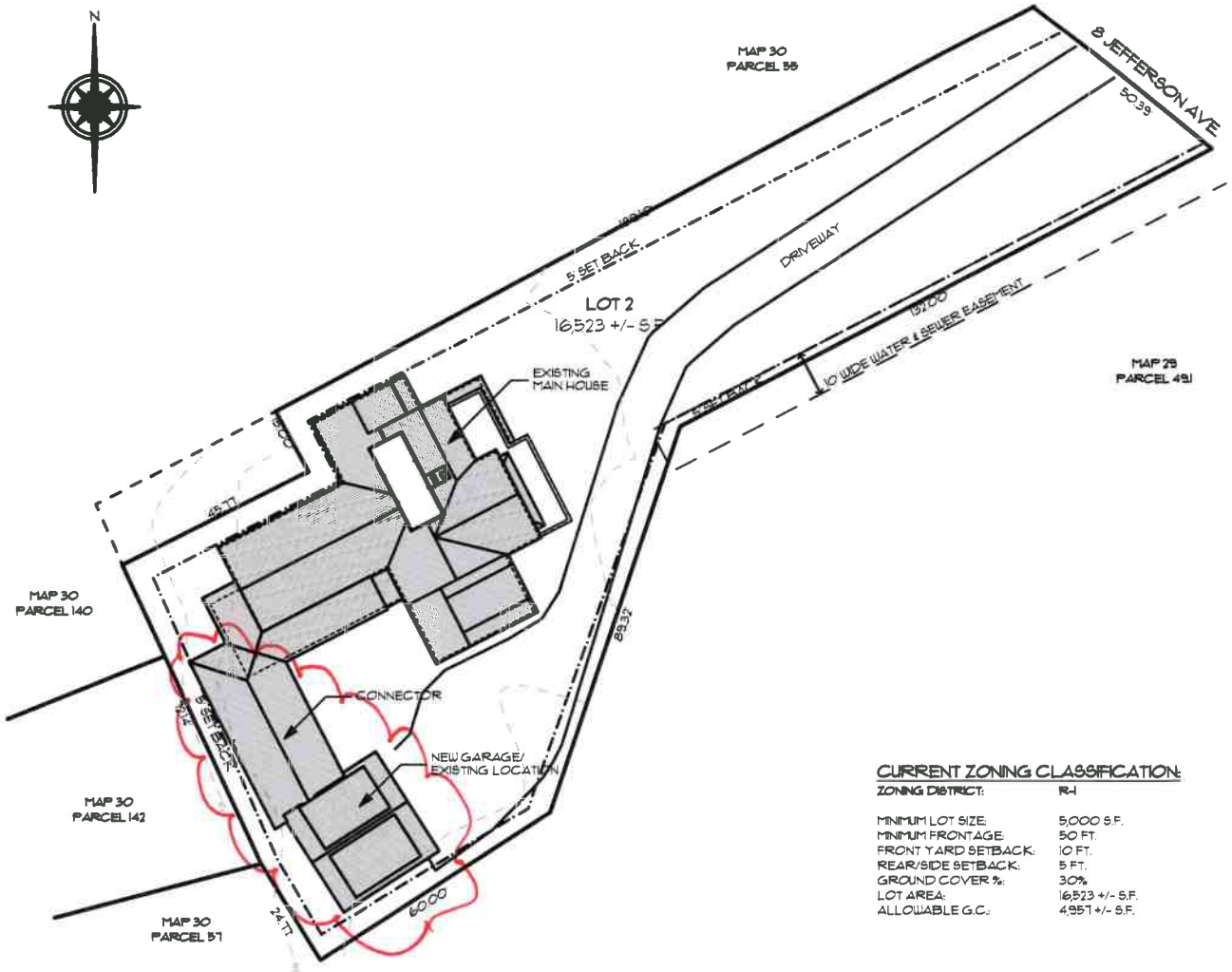
Locus Plan

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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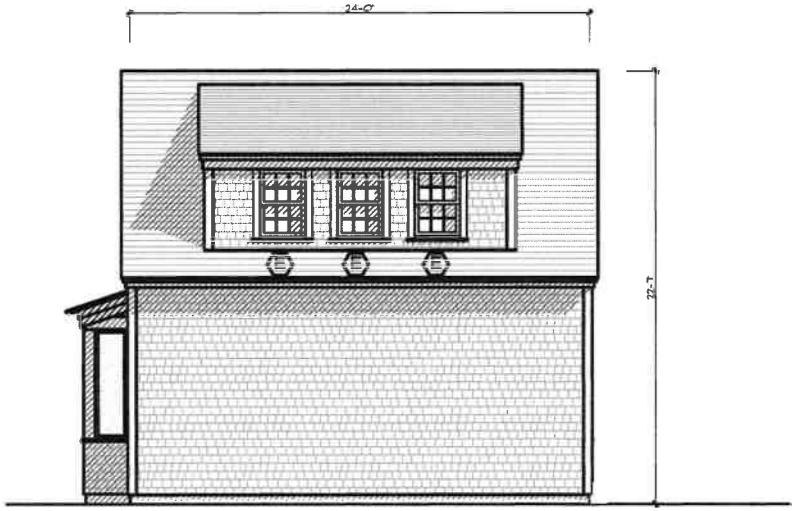
GARAGE NORTH ELEVATION



GARAGE EAST ELEVATION

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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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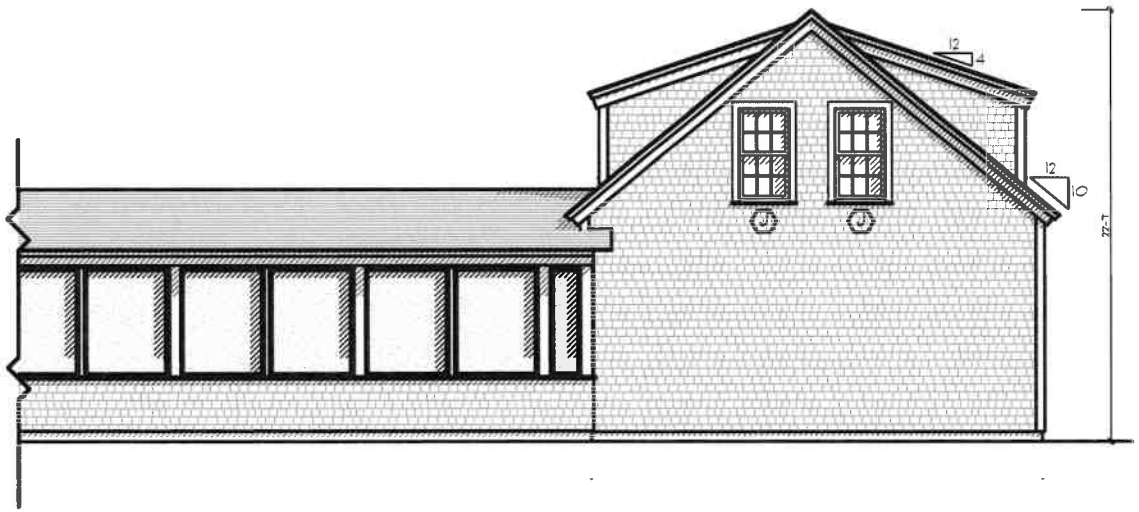
A-2.1



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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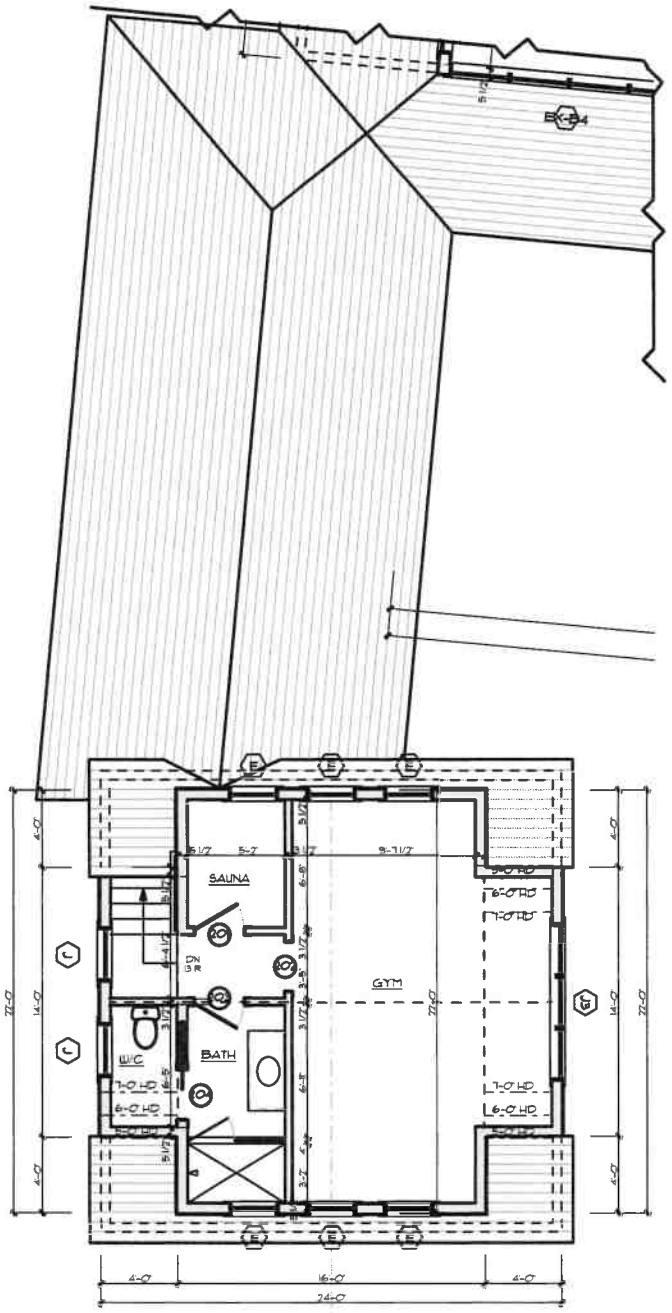
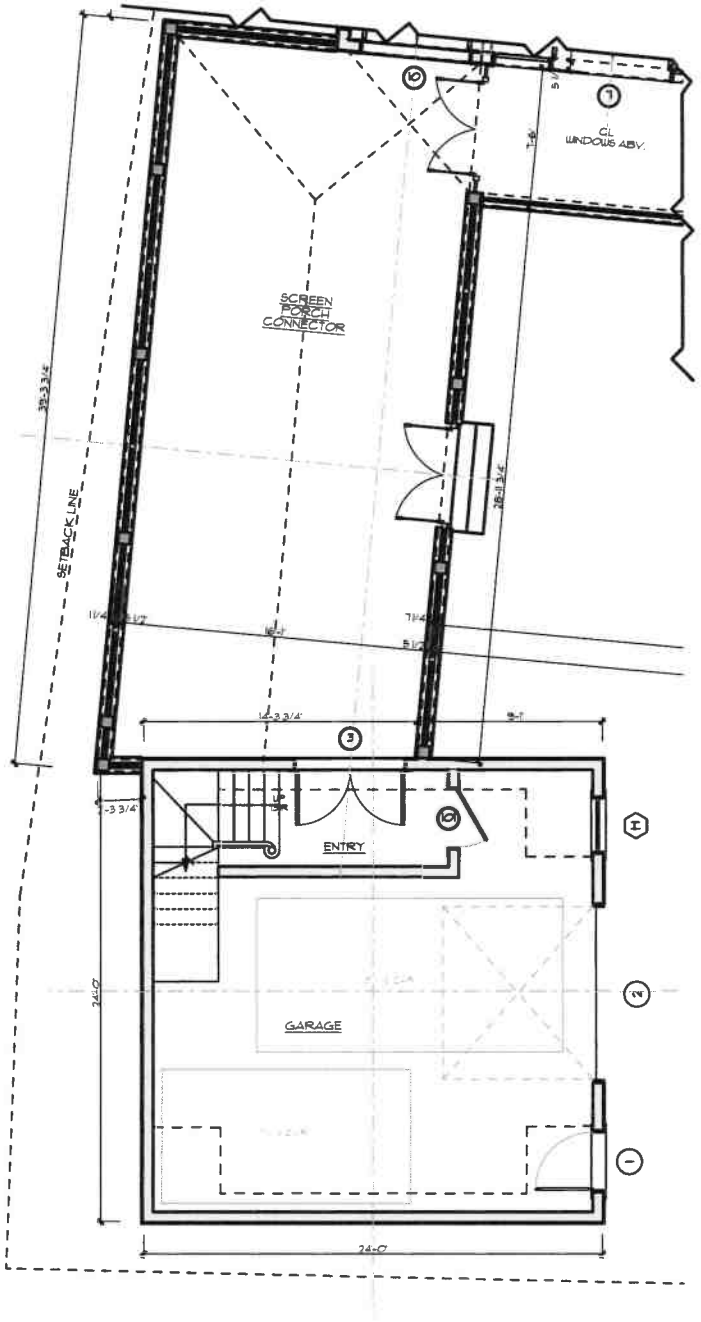


GARAGE & CONNECTOR SECOND FLOOR PLAN



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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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,

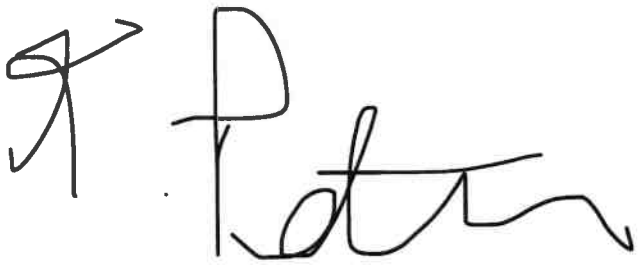
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

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

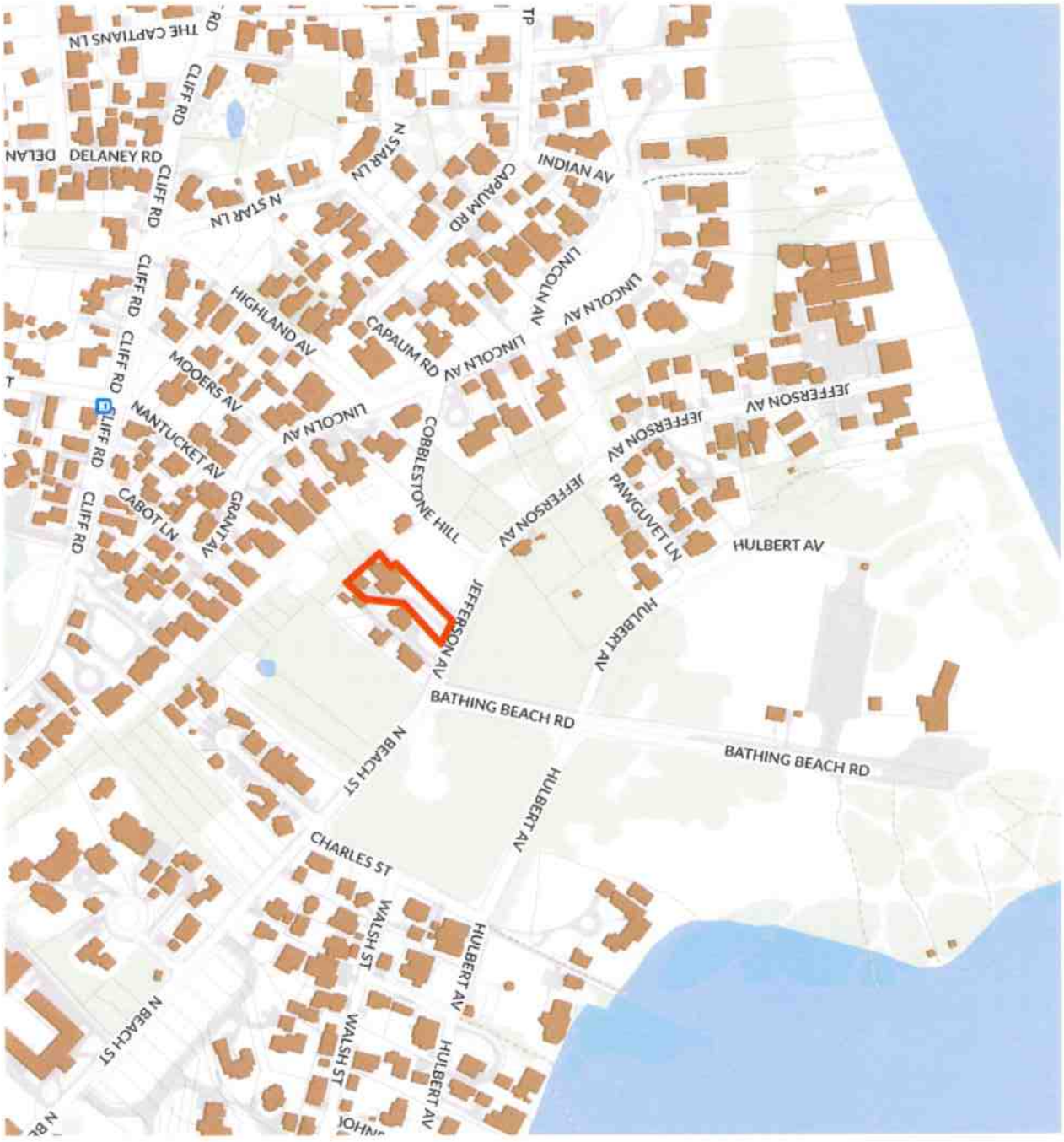
Deck Natural Foundation _____ Fence _____ Shutters _____

* 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

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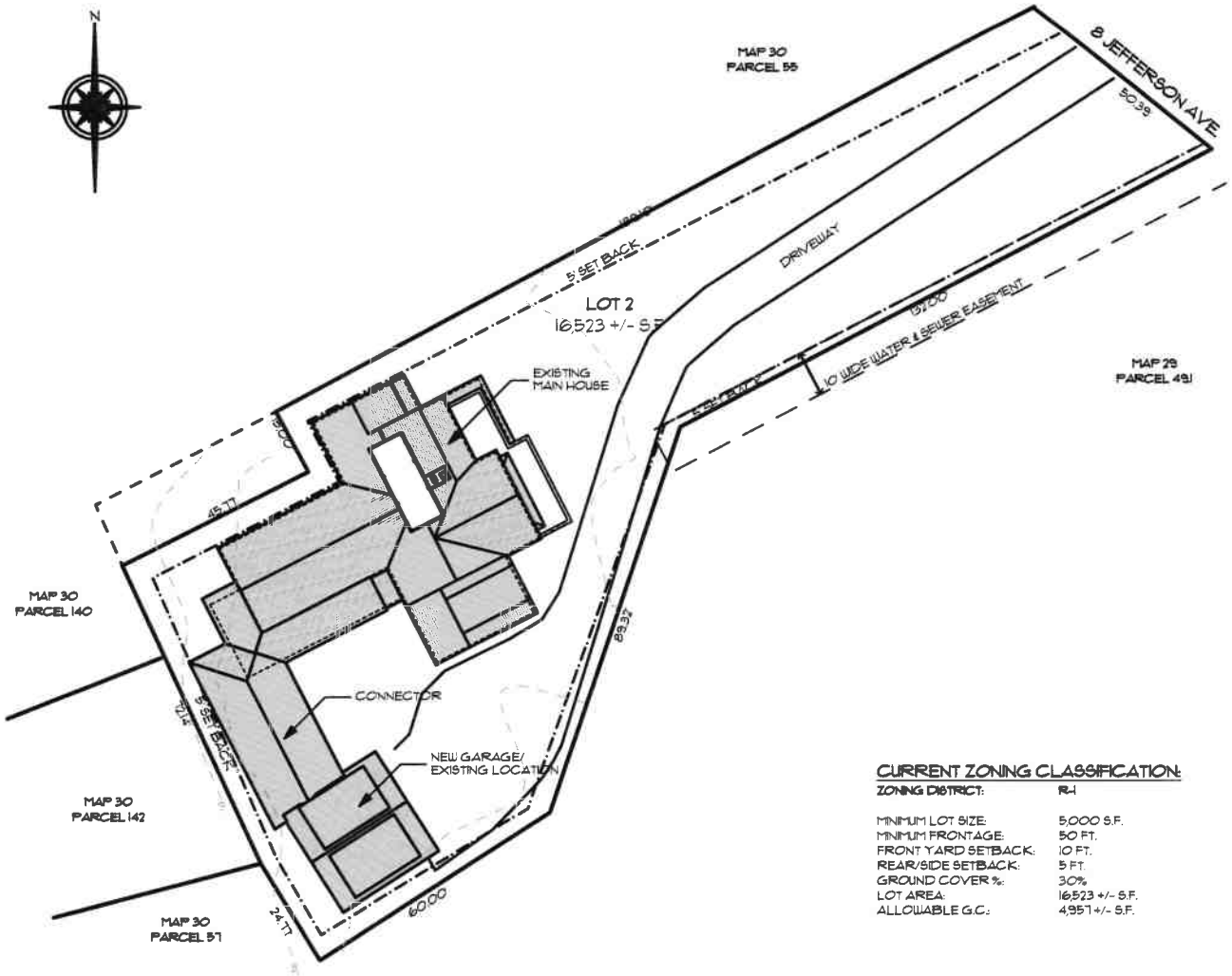

CURRENT ZONING CLASSIFICATION:	
ZONING DISTRICT:	R-1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	16,523 +/- S.F.
ALLOWABLE G.C.:	4,957 +/- S.F.

SITE PLAN

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P 508 228 5455 | P 617 482 4543

Site Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554
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PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

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East Elevation

Residence at
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Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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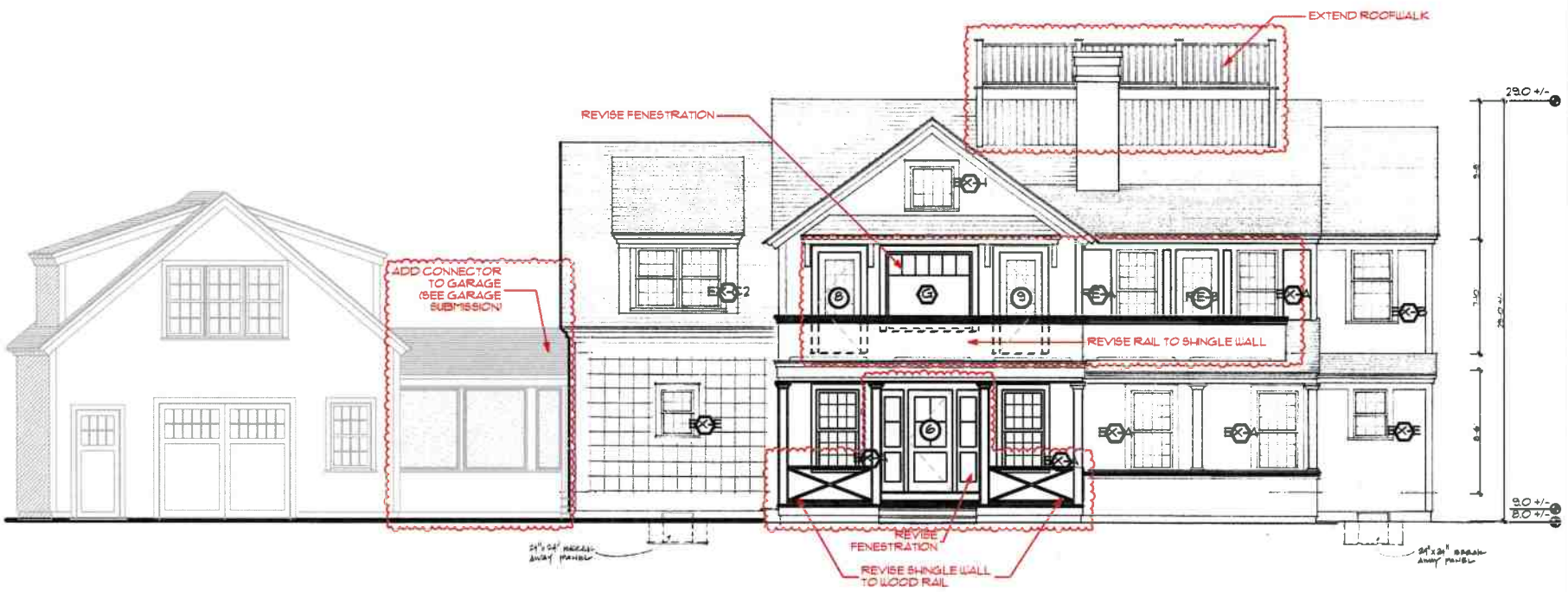

PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

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North Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

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PARCEL NO: 49 PROJECT NO: 15 REVISED:

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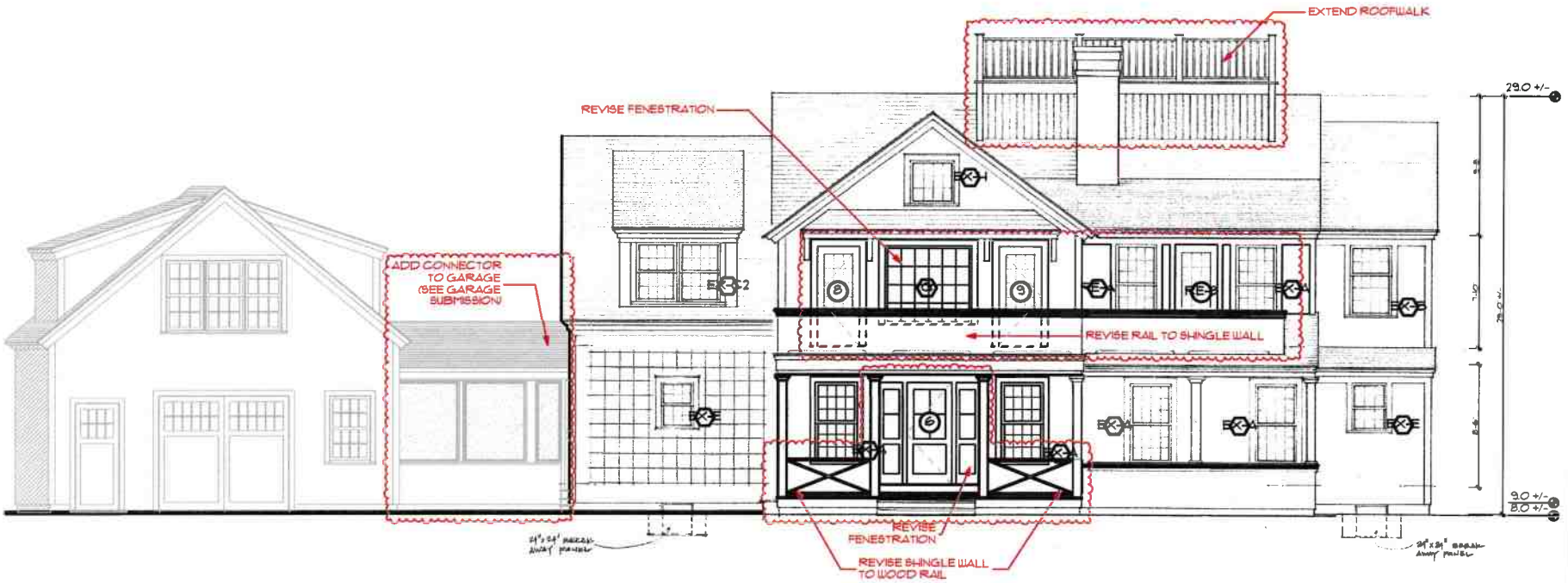

PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

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North Elevation

Residence at
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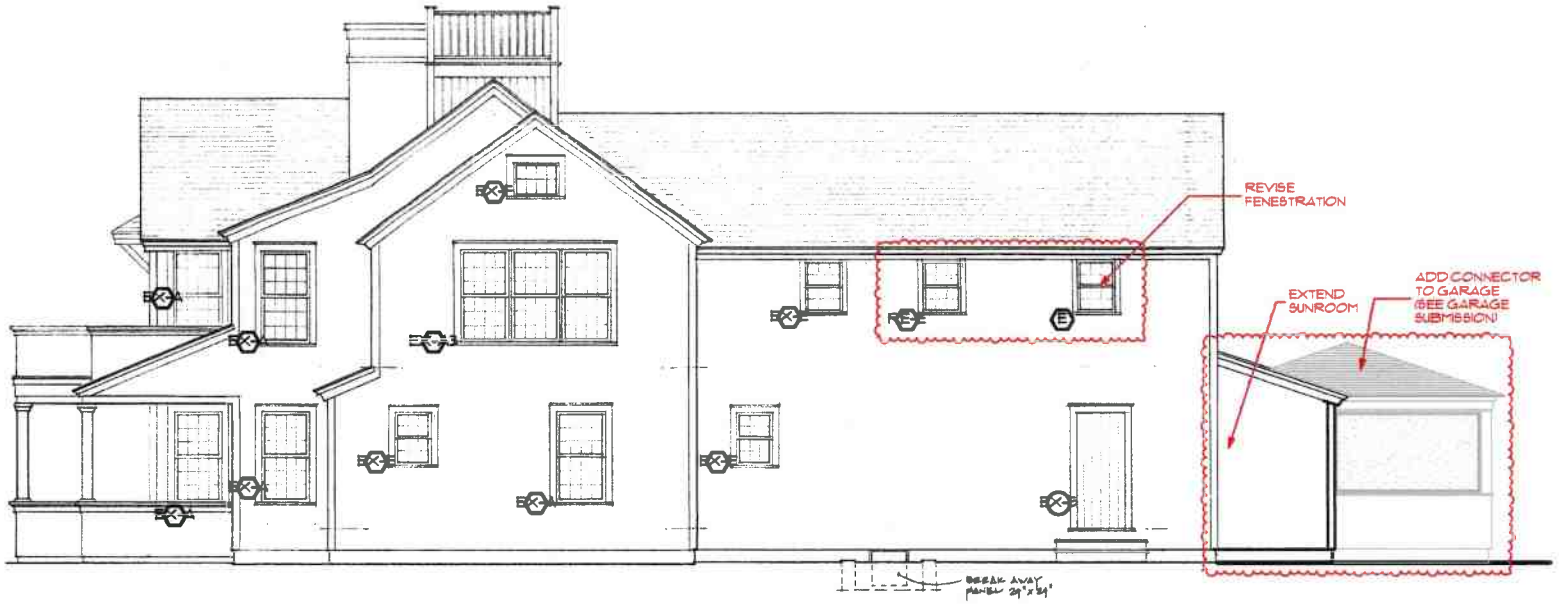

PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

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P 508 228 5455 | P 617 482 4543

West Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
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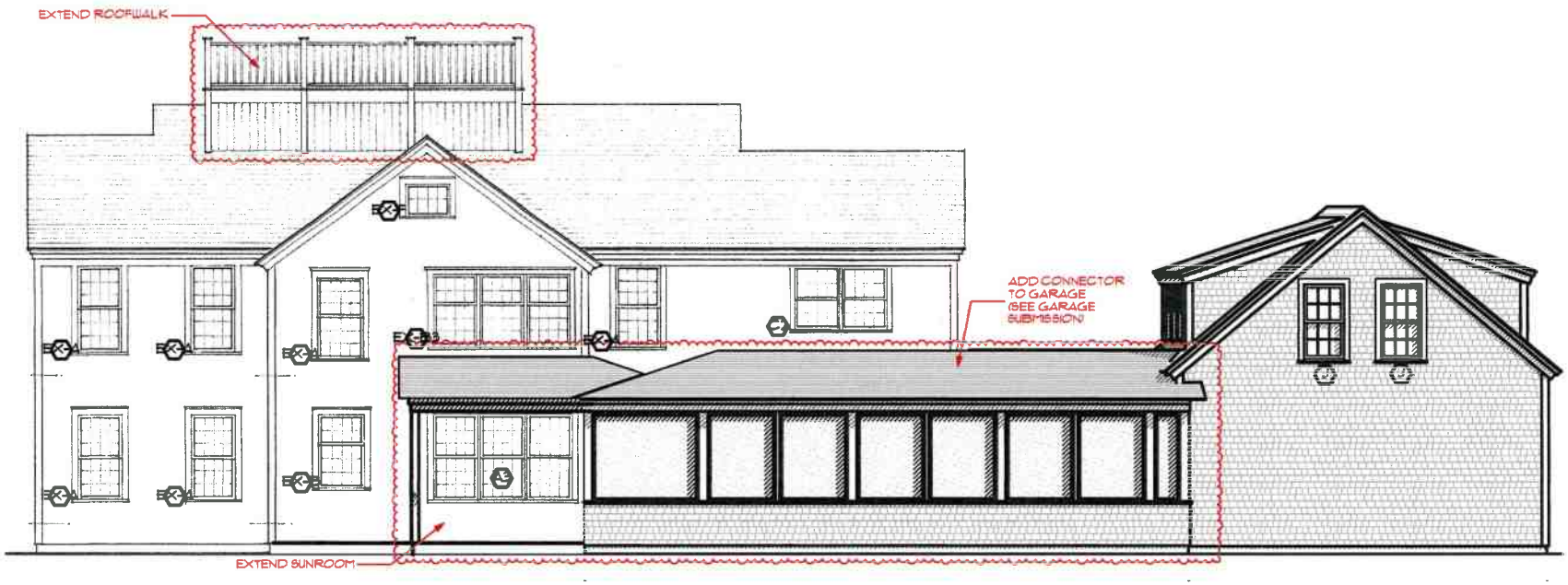

PROPOSED SOUTH ELEVATION at CONNECTOR



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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P. 508 228 5455 | P. 617 482 4543

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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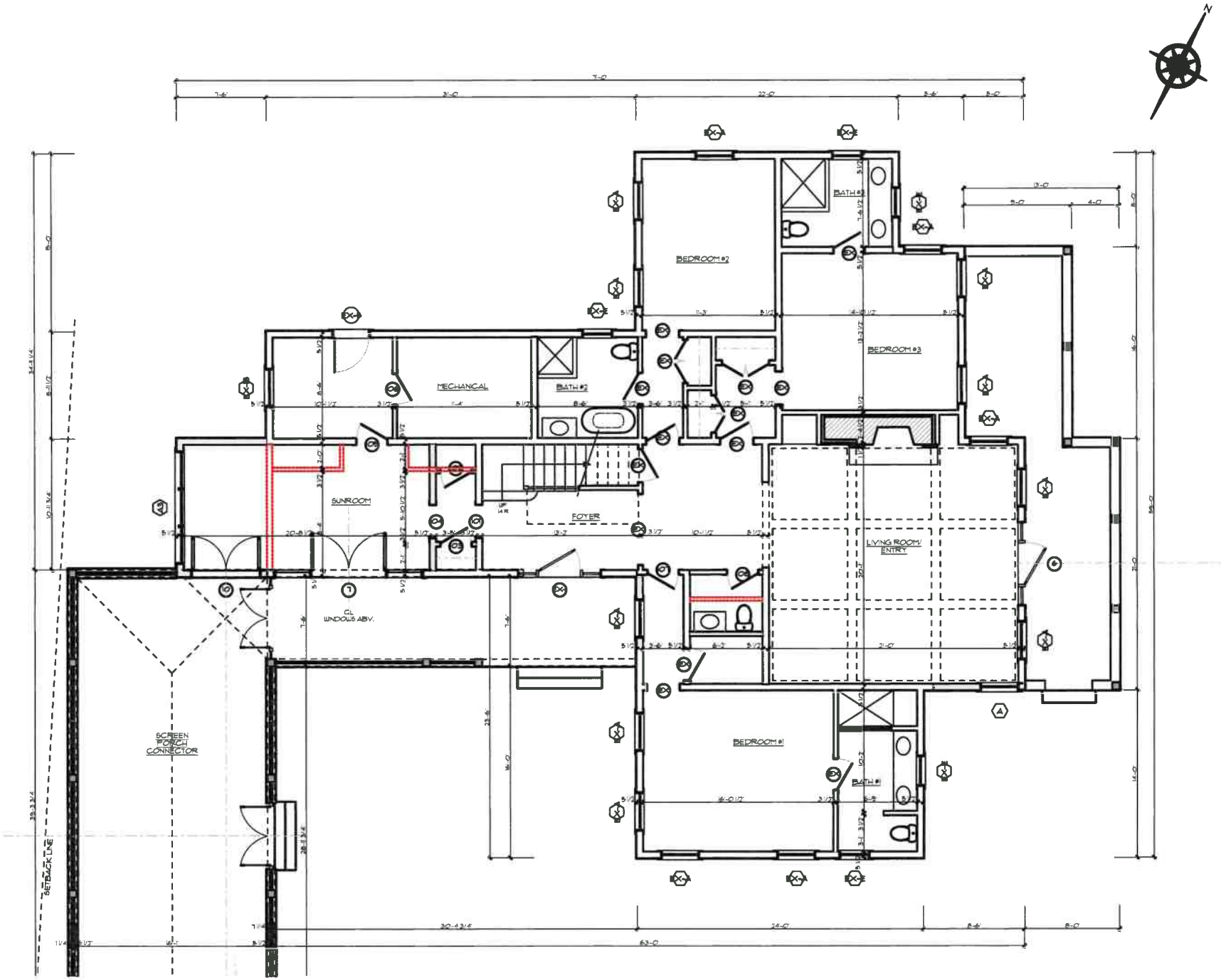

PROPOSED FIRST FLOOR PLAN

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

Proposed First Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

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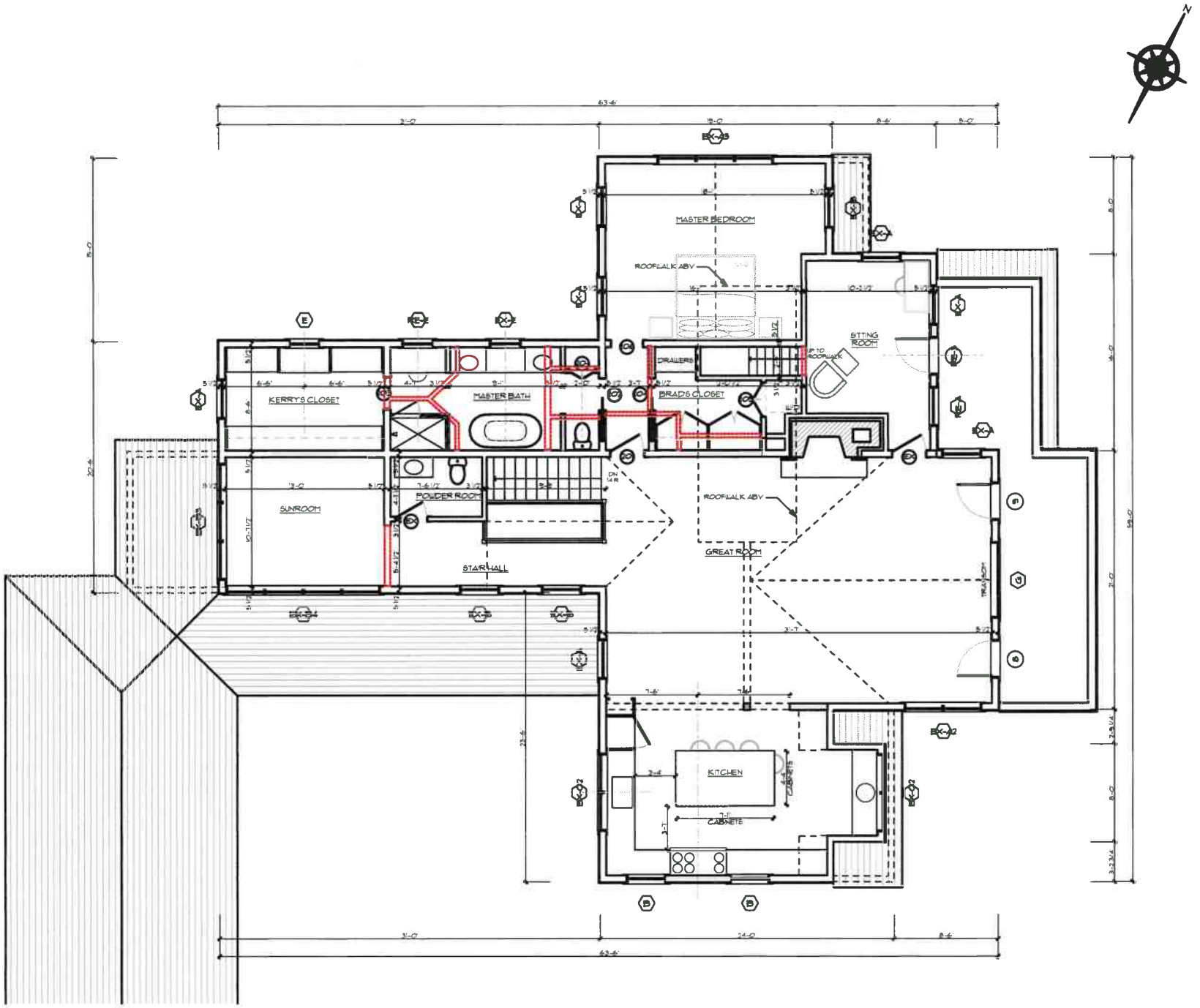

PROPOSED SECOND FLOOR PLAN

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
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Proposed Second Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
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ID#
A-1.3

Main House at
8 Jefferson Ave.
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12/2/24
Build. Dept. Sub:
Revs: 11/29/24

Notes: VERIFY ALL DETAILS TO MATCH EXISTING

1. All windows to be by Marvin, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by ____, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

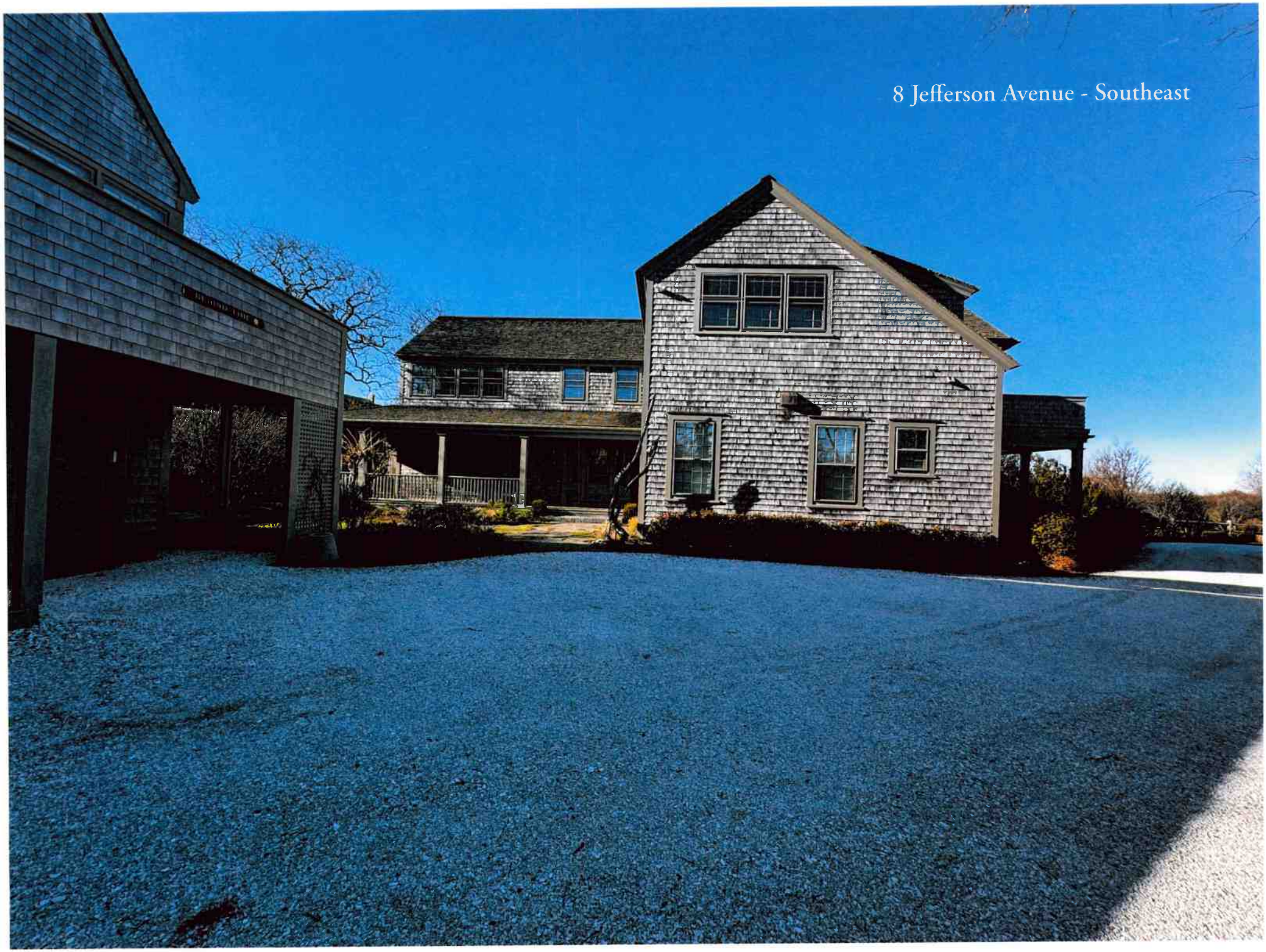
Window Schedule - VERIFY ALL EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Model	Lights	Comments
A	1	Double Hung	Marvin	3'-1 3/8" x 5'-9"	3'-2 1/2" x 5'-9 1/2"	UWDH 3230	12 over 12	Match existing A windows
RE-A	1	Double Hung	Existing	3'-1 3/8" x 5'-9"	3'-2 1/2" x 5'-9 1/2"	UWDH 3230	12 over 12	Reuse existing
B	2	Double Hung	Marvin	3'-1 3/8" x 5'-1"	3'-2 1/2" x 5'-1 1/2"	UWDH 3226	8 over 12	Match existing B windows
E	1	Double Hung	Marvin	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Match existing E windows
RE-E	1	Double Hung	Existing	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Reuse existing
G	1	Picture w/ Transom	Marvin	5'-11 1/4" x 5'-9"	TBD	-	6 over 1	

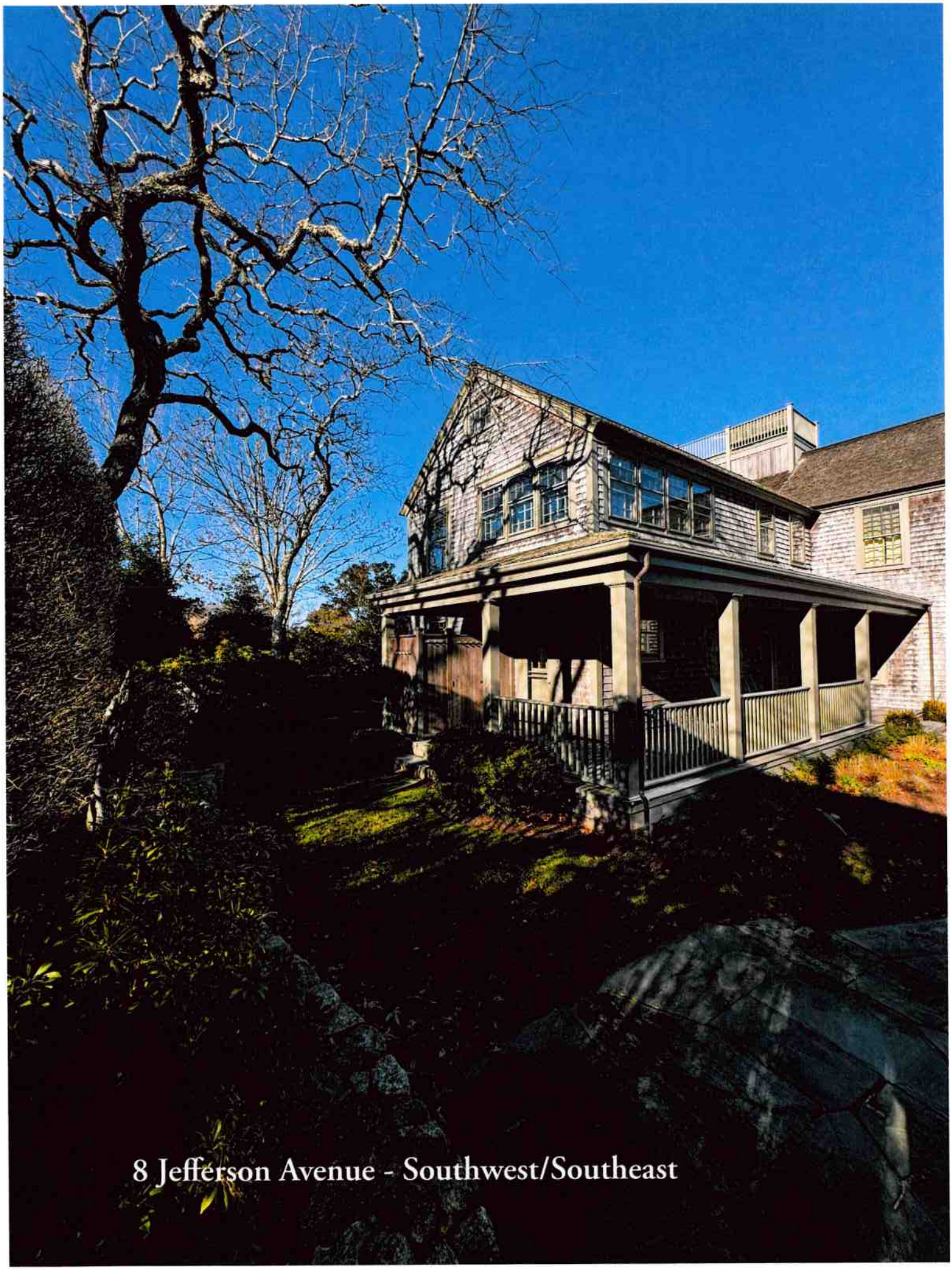
Door Schedule - VERIFY EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
6	1	Front Entry		3'-0" x 7'-0"			4	Over panel
	2	w/ sidelights		1'-7" x 7'-0" ea.			2ea.	Over panel ea.
7	1	Double French		(2) 3'-0" x 7'-0"			18 ea.	Match existing door 3
	2	w/ side panels		3'-0" x 7'-0" ea.			18 ea.	Match existing door 3
RE-3	1	Single French	Existing	2'-10" x 7'-0"			18	Reuse existing
8	1	Single French		2'-10" x 7'-0"			18	Match existing door 3
9	1	Single French		2'-10" x 7'-0"			18	Match existing door 3
10	1	Double French		(2) 2'-10" x 7'-0"			18	

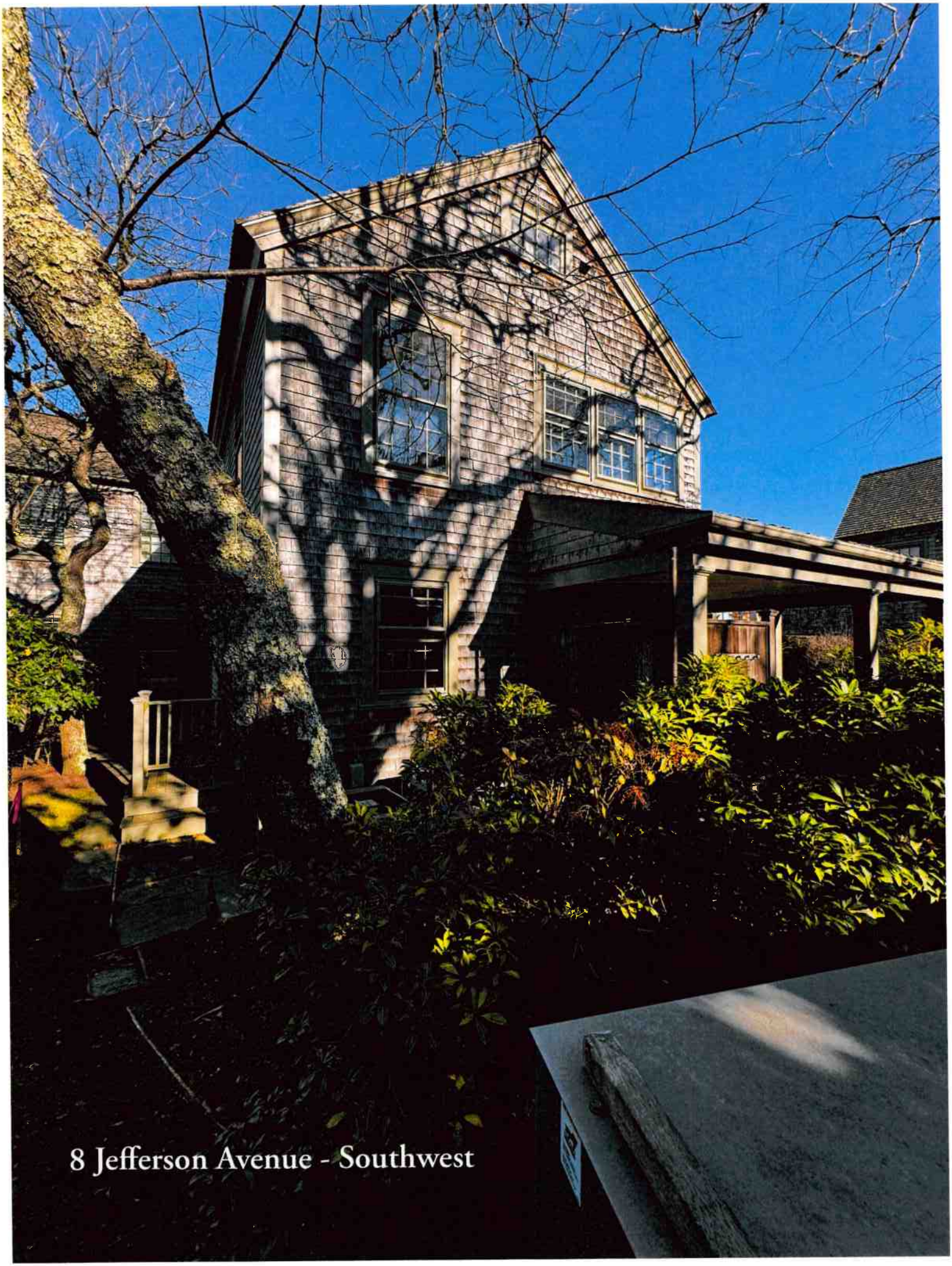

8 Jefferson Avenue - Northeast



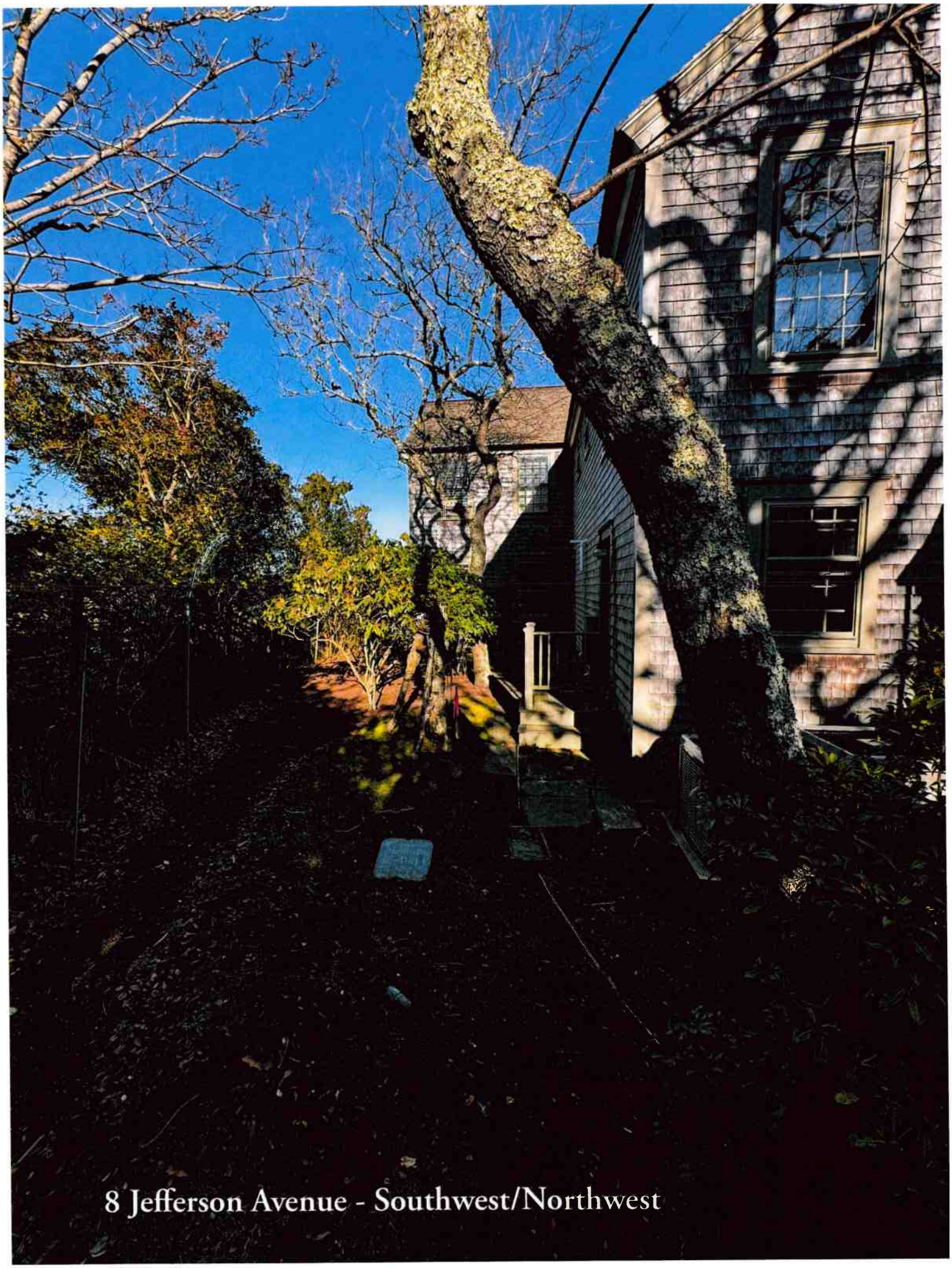
8 Jefferson Avenue - Southeast



8 Jefferson Avenue - Southwest/Southeast



8 Jefferson Avenue - Southwest



8 Jefferson Avenue - Southwest/Northwest


8 Jefferson Avenue - Northeast/Northwest

8 JEFFERSON AV

Location	8 JEFFERSON AV	**Mblu**	29/ / 49/ /
Acct#	00000860	**Owner**	VAN DYKE DEBORAH TRUSTEE
Assessment	$7,717,200	**PID**	860
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,318,900	$3,398,300	$7,717,200

Owner of Record

Owner	VAN DYKE DEBORAH TRUSTEE
Co-Owner	74 NORTH BEACH ST NOM TRUST
Address	74 N BEACH ST NANTUCKET, MA 02554

Sale Price	$0
Certificate	
Book & Page	0831/270
Sale Date	06/27/2003
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VAN DYKE DEBORAH TRUSTEE	$0		0831/270	99	06/27/2003
VAN DYKE DONALD W & DEBORAH	$757,500		0375/100	01	11/20/1991
HOBLITZELL ALAN P JR & LOUISE	$1,100,000		0339/115	00	01/23/1990

Building Information

Building 1 : Section 1

Year Built:	2002
Living Area:	4,286
Replacement Cost:	$4,334,835
Building Percent Good:	91
Replacement Cost Less Depreciation:	$3,944,700

Building Attributes	
Field	**Description**

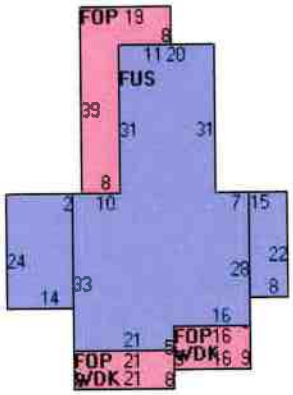
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0026\8%20jeffers

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,273	2,273
FUS	Upper Story, Finished	1,761	1,761
TQS	Three Quarter Story	336	252
FOP	Porch, Open, Finished	712	0
WDK	Deck, Wood	440	0
		5,522	4,286

Building 2 : Section 1

Year Built:	1983
Living Area:	432
Replacement Cost:	$403,399
Building Percent Good:	90
Replacement Cost Less Depreciation:	$363,100

Building Attributes : Bldg 2 of 2	
Field	Description

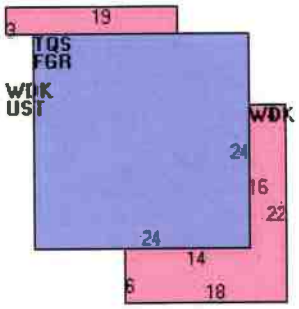
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\58\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	576	432
FGR	Garage, Finished	576	0
UST	Utility, Storage, Unfinished	57	0
WDK	Deck, Wood	229	0
		1,438	432

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.37
Frontage	0
Depth	0
Assessed Value	$3,398,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$4,318,900	$3,398,300	$7,717,200
2023	$3,264,500	$2,711,500	$5,976,000
2022	$2,514,100	$2,478,000	$4,992,100
2021	$2,533,600	$1,982,400	$4,516,000
2020	$2,647,400	$2,147,600	$4,795,000

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jessie Dutra

Carrie Thomewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist

Billy Saad
Land Use Specialist

HDC Liaison
Holly Backus
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/2/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 12/2/24

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.2 PARCEL N°. 49

Street & Number of Proposed Work: 37 Ocean Ave

Owner of record: Heller Mary W Trust 2009 Family Trust

Mailing Address: [redacted] 166 E 35th St Apt 3B New York, NY 10016

Contact Phone #: (917) 679-8422 E-mail: khoreilly@gmail.com

AGENT INFORMATION (if applicable)

Name: Jack Smart

Mailing Address: 61 Old South Rd #500

Contact Phone #: (508) 257-1786 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 install (21) all black solar 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

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder:

Is there an HDC survey form for 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 grey

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 grey asphalt

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 Monday Dec. 2nd 2024 Signature of owner of record Caroline H. Wallace Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR HELLER MARY W TRST 2009 FAMILY TRUST

STREET ADDRESS 37 OCEAN AVE

MAP/PARCEL 73.3.2 / 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

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Docusign Envelope ID: B9980B58-EBAD-49B6-AD4F-205782FF4859

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 37 Ocean Ave

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 DocuSigned by: Kate O'Reilly 2B5F118F06C9420...

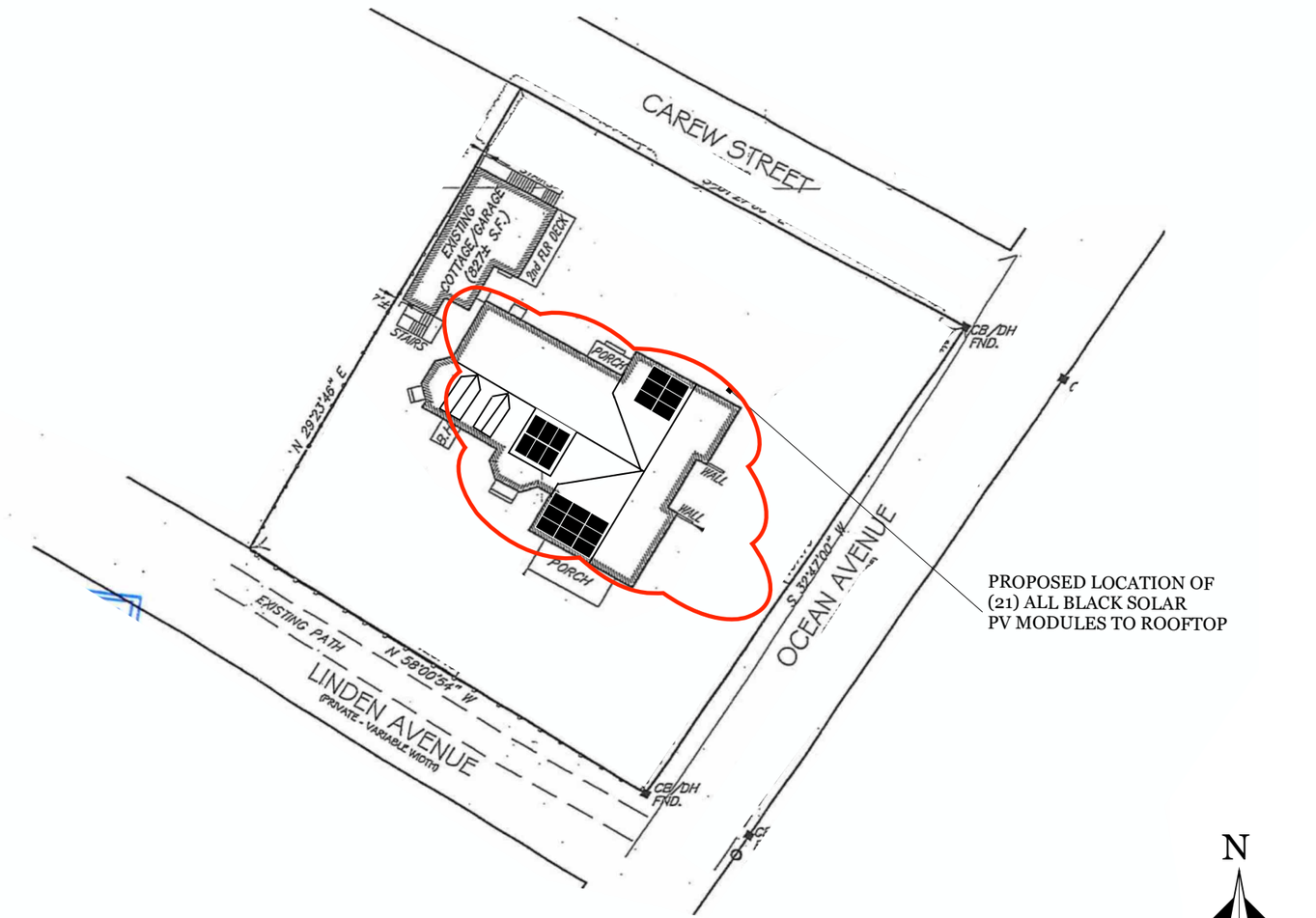
Name Kate O'Reilly

Date 11/13/2024



Locus Map
Scale: Not to scale

Zoning Class: SOH
Front Setback: 0ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 40”

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
9.03kW DC, 7.60kW AC

Owner:	Heller Mary W Test 2009 Family Trust
Site Address:	37 Ocean Ave
City, State, Zip:	Nantucket, MA 02564
Map: 73.3.2	Parcel: 49

REVISIONS

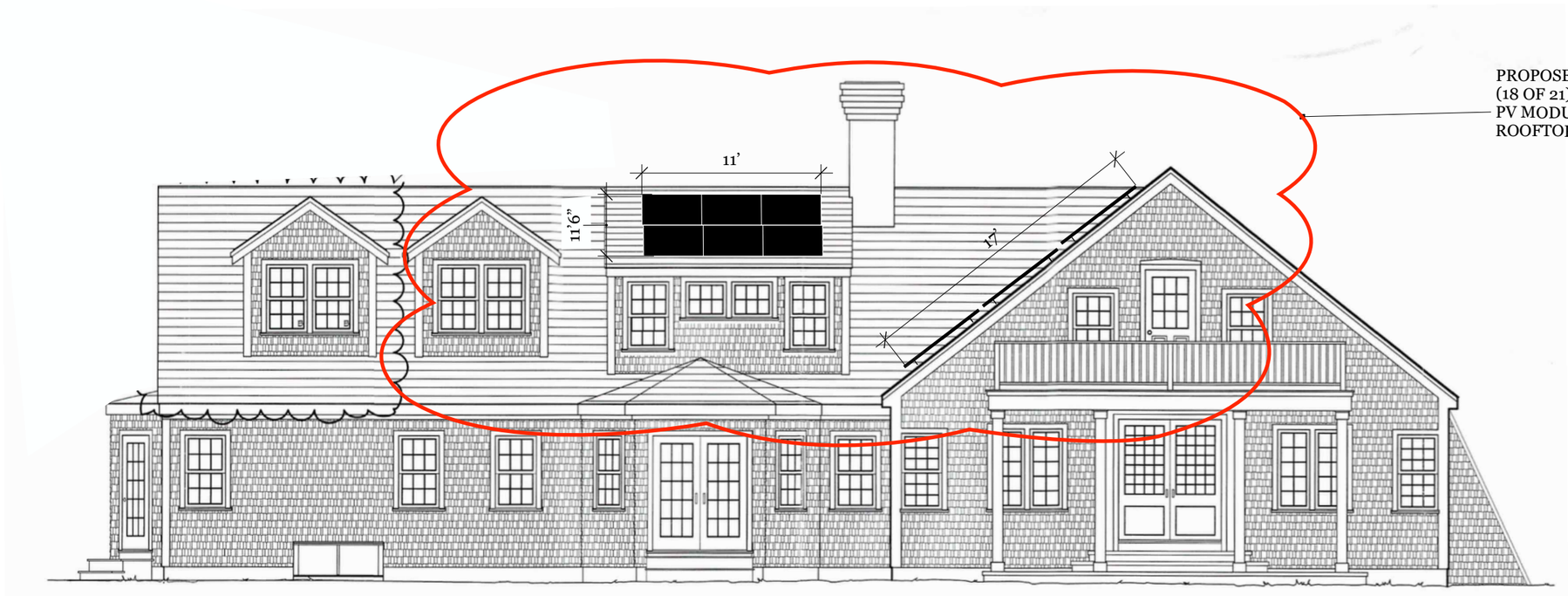
	MM/DD/YY	REMARKS
1	12/2/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGES TO
SOUTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

0 4’ 8’

Scale: 1/8” = 1’ 0”

ELEVATIONS

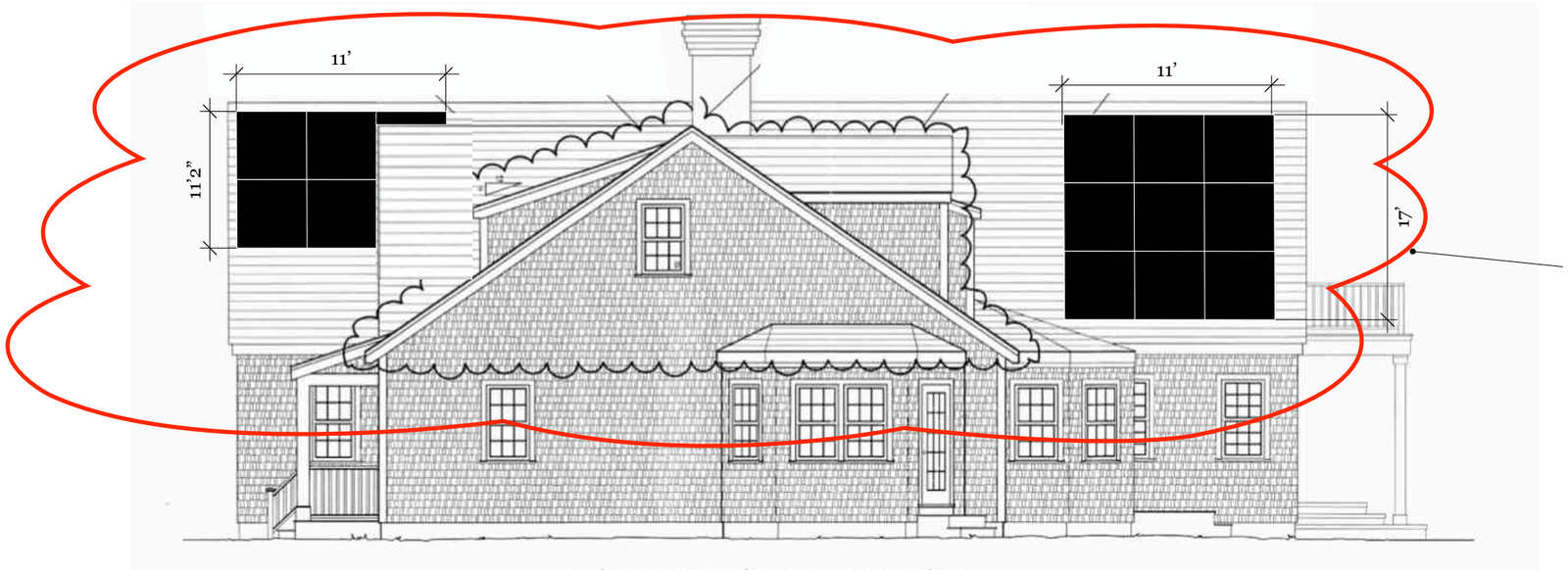
ROOFTOP SOLAR ARRAY
9.03kW DC, 7.60kW AC

Owner:	Heller Mary W Test 2009 Family Trust
Site Address:	37 Ocean Ave
City, State, Zip:	Nantucket, MA 02564
Map: 73.3.2	Parcel: 49

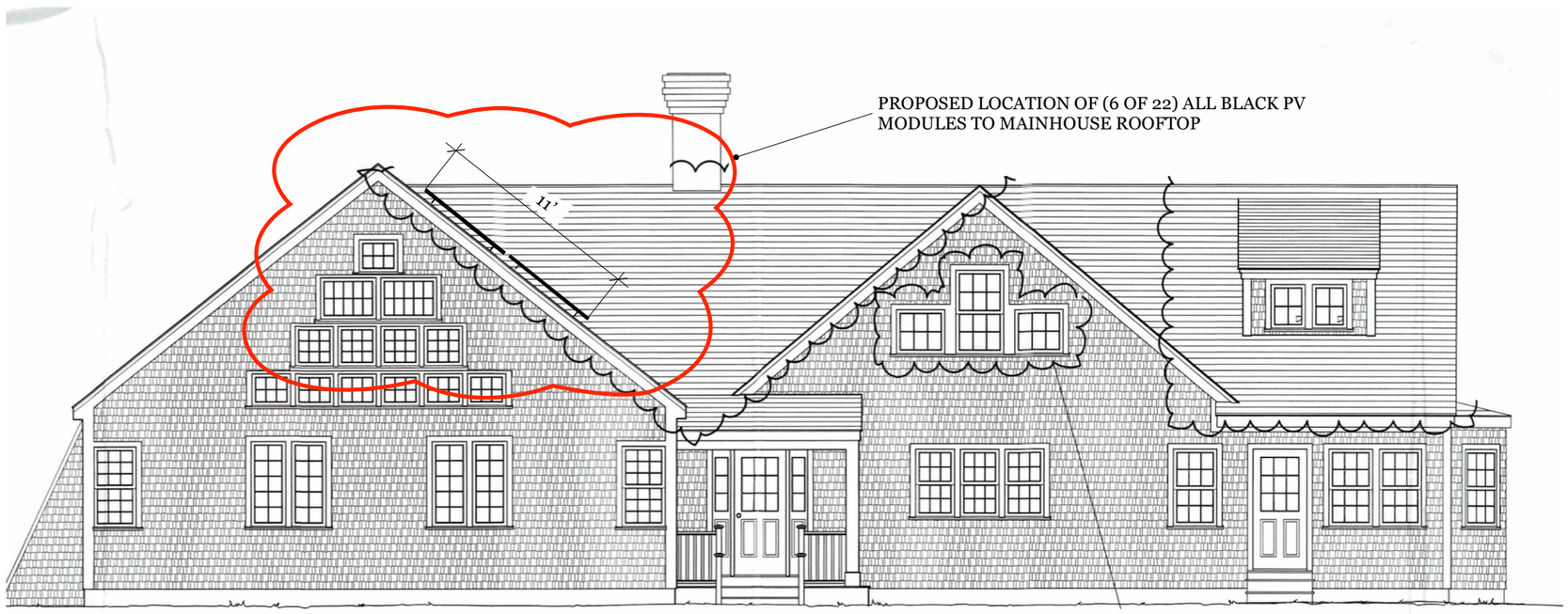
REVISIONS

1	12/2/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



NORTHWEST ELEVATION



NORTHEAST ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ELEVATIONS

ROOFTOP SOLAR ARRAY
9.03kW DC, 7.60kW AC

Owner:	Heller Mary-W Test 2009 Family Trust
Site Address:	37 Ocean Ave
City, State, Zip:	Nantucket, MA 02564
Map: 73.3.2	Parcel: 49

REVISIONS

1	12/2/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL HAVE LIMITED VISIBILITY FROM PUBLIC WAY



PHOTO A



PHOTO B



PHOTO C

PHOTOS

ROOFTOP SOLAR ARRAY
9.03kW DC, 7.60kW AC

Owner:	Heller Mary W Test 2009 Family Trust
Site Address:	37 Ocean Ave
City, State, Zip:	Nantucket, MA 02564
Map: 73.3.2	Parcel: 49

REVISIONS

1	12/2/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC / TS 62804-1:2015, method A (−1500 V, 96 h)

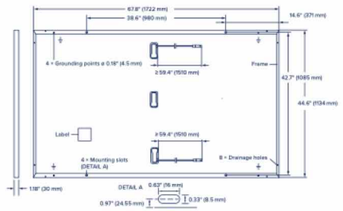
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

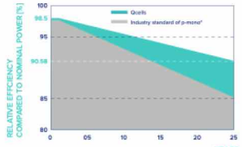


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
Minimum	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
Minimum	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
Minimum	Efficiency[1]	η	[%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
Minimum	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
Minimum	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
Minimum	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
Minimum	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

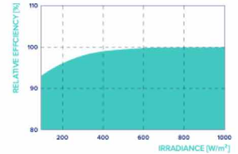


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 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]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev05_NA

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
9.03kW DC, 7.60kW AC

Owner:	Heller Mary W Test 2009 Family Trust
Site Address:	37 Ocean Ave
City, State, Zip:	Nantucket, MA 02564
Map: 73.3.2	Parcel: 49

REVISIONS

1	12/2/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187.1

Street & Number of Proposed Work: 10 SILVER STREET

Owner of record: ACK MWG LLC

Mailing Address: 100A MAIN STREET

TUCKAHOE, NY 10707

Contact Phone #: 914 512 4601 E-mail: tracy@m2developers.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: 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. 2024-07-10788

☐ Pool (Zoning District _____) ☐ Roof ☐ Other COLOR CHANGE @ GUEST HOUSE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation CHANGE COLOR FROM PLATINUM GRAY
3. West Elevation TO WHITE
4. North Elevation FRONT DOOR TO BE ESSEX GREEN

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors WHITE / FRONT: ESSEX 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 3-17-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	191478
Location	10 SILVER ST
Owner	ACK MWG 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

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 3
X	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
X	Pictures: (4 copies) 3 a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
X	Colors (4 copies): 3 a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

X	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

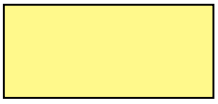
Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Ethan McMorrow Date: 12/05/2024

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120



Cottage Red.....PMS 492



Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423



Chrome Green.....PMS 3302



Nantucket Gray.....PMS 416



Essex Green.....PMS 5605



Nantucket Red.....PMS 1807



Newport Blue.....PMS 5408


ZIPsystem



ZONING CLASSIFICATION: R.O.H.
MAP: 55.4.1 PARCEL: 187

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%

DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	13	6/6 D.H.
B	GREEN MOUNTAIN	2'-8" X 4'-8"	9	6/6 D.H.
C	GREEN MOUNTAIN	3'-0" X 5'-0"	6	4 LT. CASEMENT
D	ANDERSEN	2'-8" X 5'-0"	6	6/6 D.H. EGRESS
E	GREEN MOUNTAIN	2'-0" X 4'-0"	3	6/6 D.H.
F	GREEN MOUNTAIN	2'-0" X 4'-4"	1	6/6 D.H.
G	GREEN MOUNTAIN	2'-0" X 3'-4"	4	6/6 D.H.
H	GREEN MOUNTAIN	2'-6" X 2'-6"	1	12 LT. FIRE EGRESS CASEMENT (SASH W/ CHECK RAIL)
J				
K	GREEN MOUNTAIN	2'-6" X 5'-0"	4	2/2 CASEMENTS
1	SIMPSON	3'-0" X 6'-8"	1	6 PNL. EXTERIOR WD. DR. W/ 5 LT. TRANSOM
2	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3	BROSCO	3'-0" X 7'-0"	1	9 LT. 2 PNL. EXTERIOR DOOR
4	BROSCO	3'-0" X 7'-0"	2	12 LT. 1 PNL. FRENCH DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISION
6/30/2024: HDC PRINT COTTAGE
7/5/2024: PROGRESS PRINT
8/7/2024: PROGRESS PRINT
9/17/2024: PROGRESS PRINT
10/22/2024: PROGRESS PRINT
11/13/2024: PROGRESS PRINT
11/18/2024: PROGRESS PRINT
12/4/2024: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY ISLAND SURVEYORS LLC. DATED: FEBRUARY 19, 2024 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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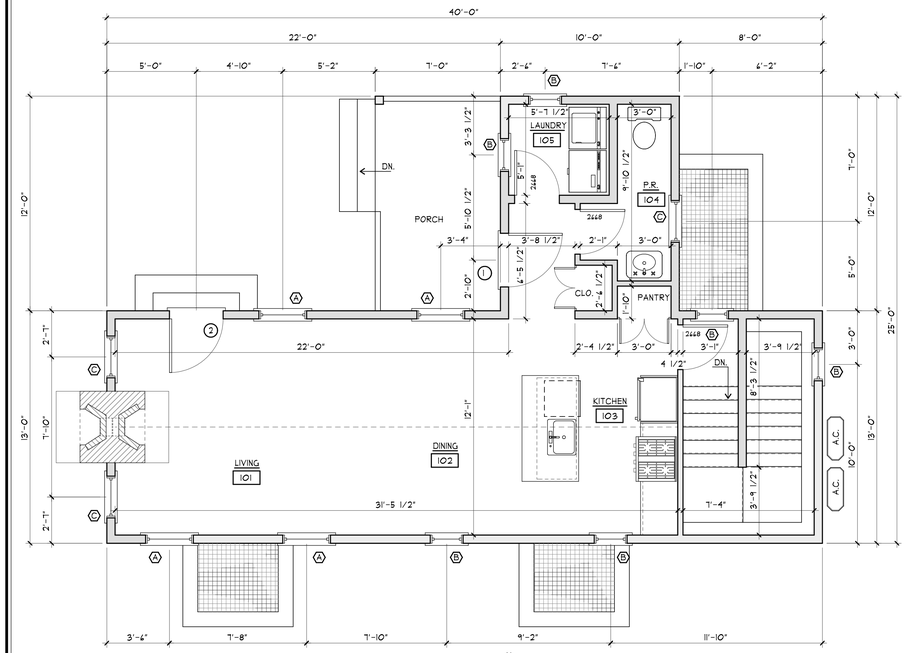
© Ethan McMorrow Design & Associates Inc.

ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethans67@comcast.net

MAP: 55.41 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 12/04/2024
SCALE: 1/8" = 1'-0"
SHEET NO. S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
565 SF.



WEST ELEVATION
SCALE: 1/4"=1'-0"



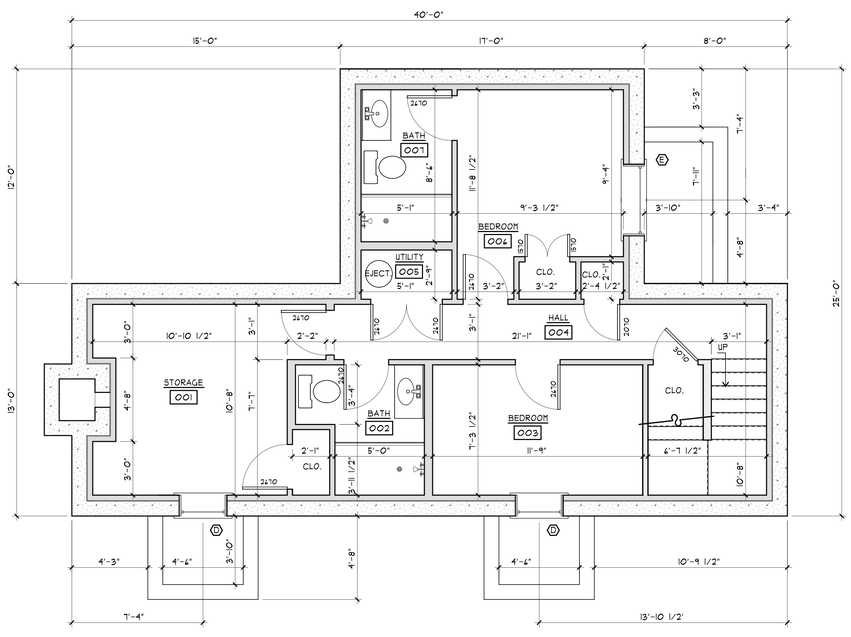
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



BASEMENT PLAN
SCALE: 1/4"=1'-0"
724 SF.

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	4	6/6 D.H.
B	GREEN MOUNTAIN	2'-0" X 2'-4"	6	9 LT. CASEMENT
C	GREEN MOUNTAIN	2'-4" X 5'-0"	3	6/6 D.H.
D	ANDERSEN	35 1/4" X 59 1/4"	4	6/6 D.H. (EGRESS) ADH3050
E				
F				
1	CUSTOM	3'-0" X 6'-8"	1	WOOD PLANK EXTERIOR DOOR
2	BROSCO	3'-0" X 6'-8"	1	12 LT. 1 PNL. FRENCH DOOR
3				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
6/26/2024: PROGRESS PRINT
6/27/2024: HDC PRINT
6/30/2024: HDC PRINT COTTAGE
8/31/2024: HDC APPROVAL
10/10/2024: PROGRESS PRINT
10/22/2024: PROGRESS PRINT
12/4/2024: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE: 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
FLOOR PLANS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 12/04/2024
SCALE: AS NOTED
SHEET NO. a 2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187.1

Street & Number of Proposed Work: 10 SILVER STREET

Owner of record: ACK MWG LLC

Mailing Address: 100A MAIN STREET
TUCKAHOE, NY 10707

Contact Phone #: 914 512 4601 E-mail: tracy@m2developers.com

AGENT INFORMATION (if applicable)

Name: EMPA ETHAN MYMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-04-10342

☐ Pool (Zoning District _____) ☐ Roof ☐ Other COLOR CHANGE @ HOUSE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE TRIM FROM PLATINUM GRAY TO WHITE
CHANGE FRONTDOOR FROM BLACK TO ESSEX GREEN
ADD CLAPBOARD @ FRONT ELEVATION ONLY

Is there an HDC survey form for 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: 3"I _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors WHITE / FRONT: ESSEX 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 3-17-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	191478
Location	10 SILVER ST
Owner	ACK MWG 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

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
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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 ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 3
X	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
X	Pictures: (4 copies) 3 a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
X	Colors (4 copies): 3 a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

X	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

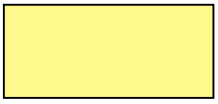
Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Ethan McMorrow Date: 12/05/2024

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120



Cottage Red.....PMS 492



Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423



Chrome Green.....PMS 3302



Nantucket Gray.....PMS 416



Essex Green.....PMS 5605

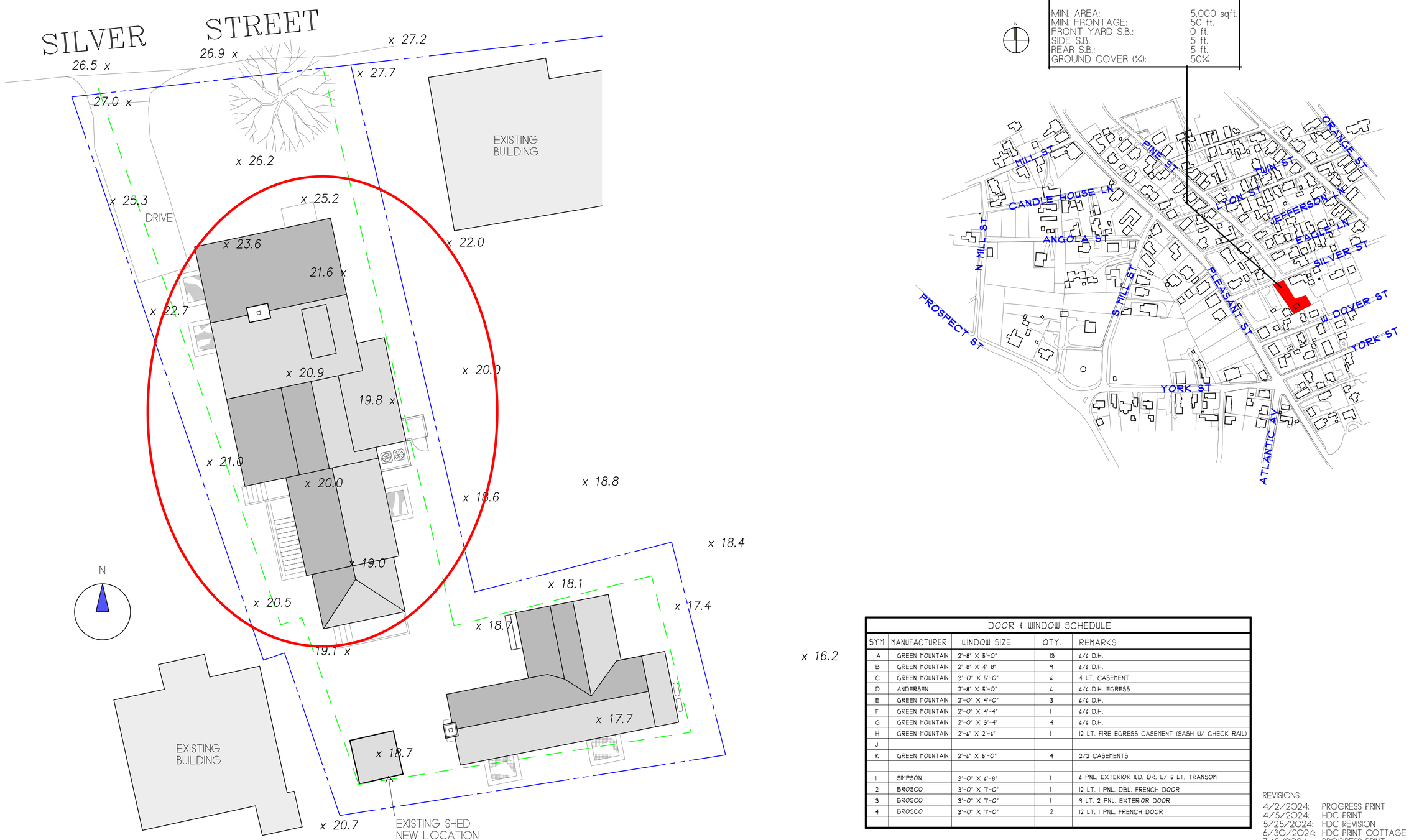


Nantucket Red.....PMS 1807



Newport Blue.....PMS 5408


ZIPsystem



ZONING CLASSIFICATION: R.O.H.
MAP: 55.4.1 PARCEL: 187

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%

DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	13	6/6 D.H.
B	GREEN MOUNTAIN	2'-8" X 4'-8"	9	6/6 D.H.
C	GREEN MOUNTAIN	3'-0" X 5'-0"	6	4 LT. CASEMENT
D	ANDERSEN	2'-8" X 5'-0"	6	6/6 D.H. EGRESS
E	GREEN MOUNTAIN	2'-0" X 4'-0"	3	6/6 D.H.
F	GREEN MOUNTAIN	2'-0" X 4'-4"	1	6/6 D.H.
G	GREEN MOUNTAIN	2'-0" X 3'-4"	4	6/6 D.H.
H	GREEN MOUNTAIN	2'-6" X 2'-6"	1	12 LT. FIRE EGRESS CASEMENT (SASH W/ CHECK RAIL)
J				
K	GREEN MOUNTAIN	2'-6" X 5'-0"	4	2/2 CASEMENTS
1	SIMPSON	3'-0" X 6'-8"	1	6 PNL. EXTERIOR WD. DR. W/ 5 LT. TRANSOM
2	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3	BROSCO	3'-0" X 7'-0"	1	9 LT. 2 PNL. EXTERIOR DOOR
4	BROSCO	3'-0" X 7'-0"	2	12 LT. 1 PNL. FRENCH DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISION
6/30/2024: HDC PRINT COTTAGE
7/5/2024: PROGRESS PRINT
8/7/2024: PROGRESS PRINT
9/17/2024: PROGRESS PRINT
10/22/2024: PROGRESS PRINT
11/13/2024: PROGRESS PRINT
11/18/2024: PROGRESS PRINT
12/4/2024: HDC REVISION

NOTE:
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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
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NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY ISLAND SURVEYORS LLC. DATED: FEBRUARY 19, 2024 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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© Ethan McMorrow Design & Associates Inc.

ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.41 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 12/04/2024
SCALE: 1/8" = 1'-0"
SHEET NO. S 1



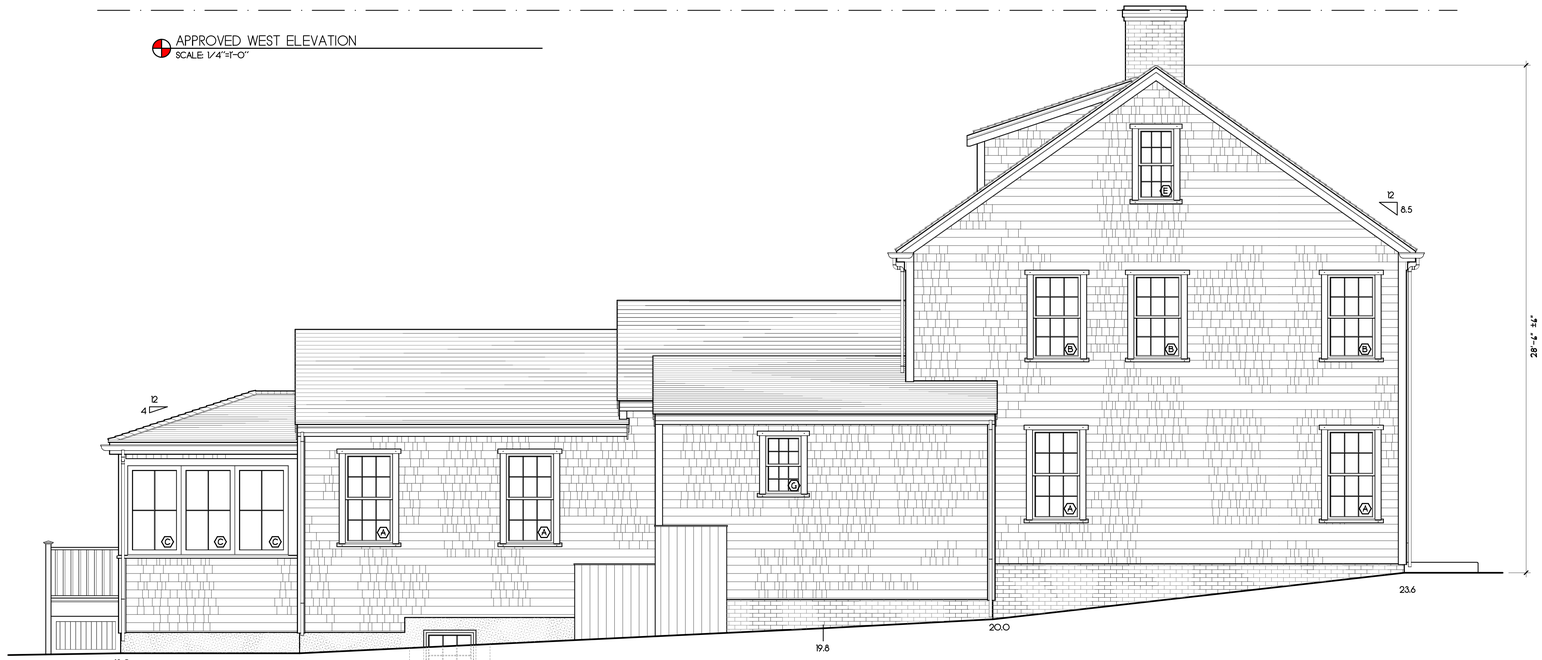
NORTH ELEVATION
SCALE: 1/4"=1'-0"



APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS
7/5/2024: PROGRESS PRINT
8/7/2024: PROGRESS PRINT
9/17/2024: HDC REVISION
12/4/2024: HDC REVISION

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PHONE 508-228-0456 email ethan67@comcast.net

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ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 12/04/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 3



NORTH ELEVATION
SCALE: 1/4"=1'-0"

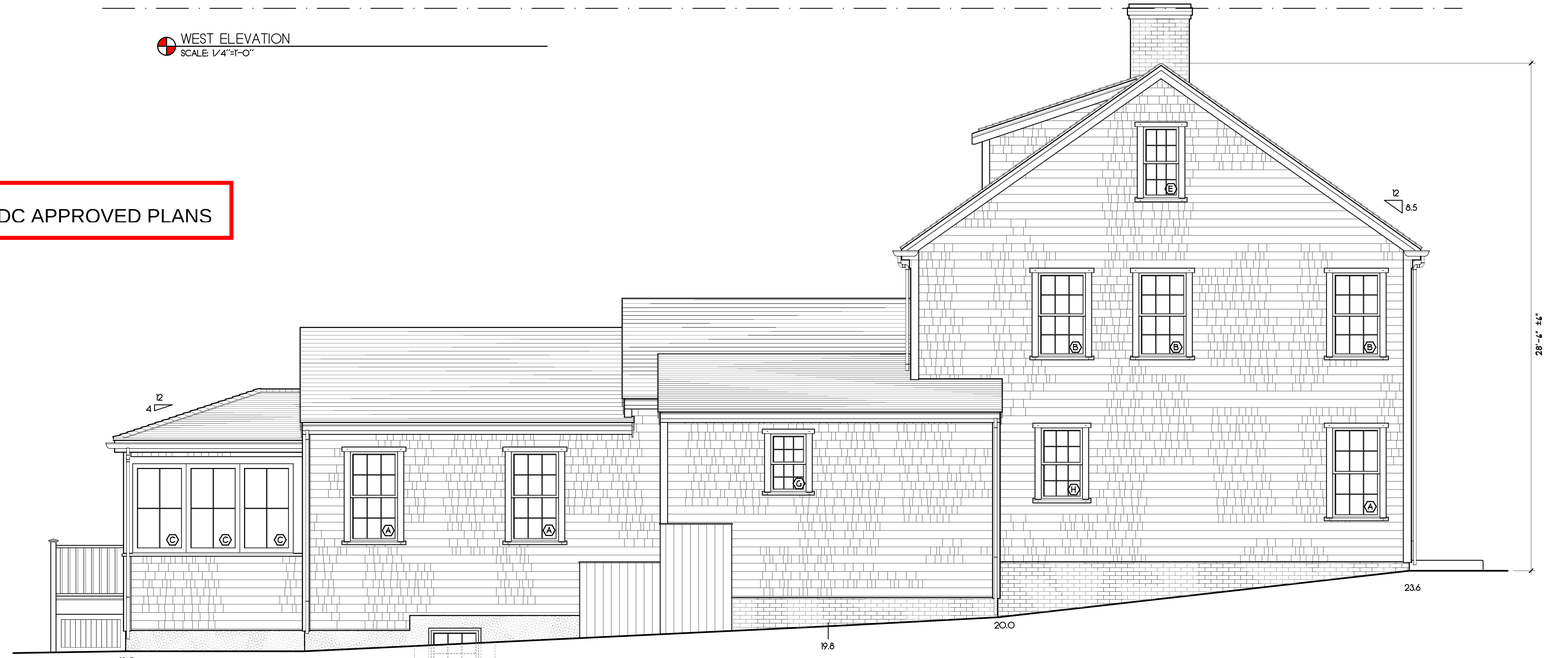


WEST ELEVATION
SCALE: 1/4"=1'-0"

HDC APPROVED PLANS



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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SCALE: 1/4" = 1'-0"
SHEET NO. a 3

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 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.

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(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

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PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 21

Street & Number of Proposed Work: 5 Coffin St Sias. Dwelling

Owner of record: 2538970 Ontario Inc

Mailing Address: 765 Westney Rd. South
Ajax, Ontario L1S6W1

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-02-10035

☐ Pool (Zoning District _____) ☐ Roof ☑ Other add covered pergola on east elevation

Size of Structure or Addition: Length: 13' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: circa 1930 Bungalow

Original Builder:

REVISIONS* (describe)

1. East Elevation Add covered pergola
2. South Elevation Add covered pergola
3. West Elevation no changes
4. North Elevation Add covered pergola

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Gray Sash White Doors To match existing - White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/30/24 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
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 2538970 Ontario Inc.

STREET ADDRESS 5 Coffin Street Sias - Primary Dwelling

MAP/PARCEL 73.1.4 / 21

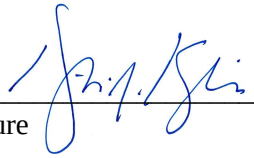
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 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

December 9, 2024
Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Marc Lebel

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554



East Elevation



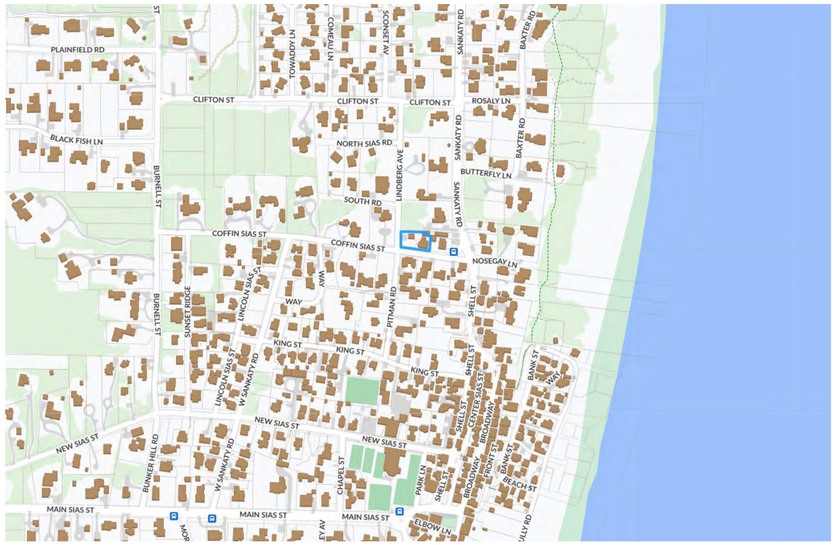
North Elevation



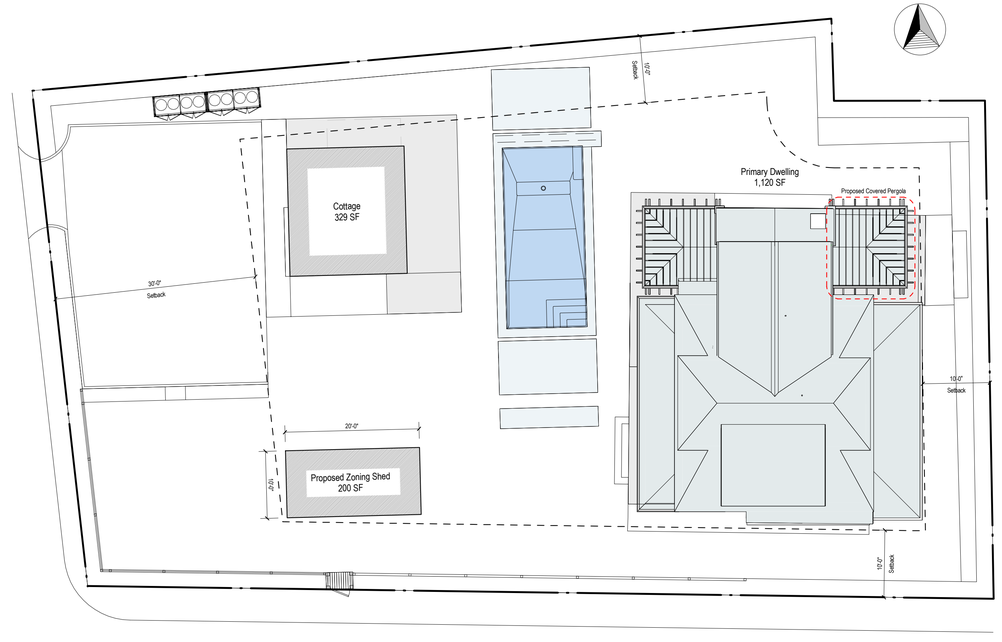
South Elevation



West Elevation



Locus Map



Site Plan

3/32" = 1'-0"

HDC Submission

12.09.24

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 ft
Front Setback:	30 ft
Side/Rear Setback:	10 ft / 10 ft
Lot Size:	11,257 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% / 1,407 SF
Existing G.C.:	1,120 Dwelling + 329 SF Cottage
Proposed G.C.:	0 SF
Total Proposed G.C.:	1,449 SF Total

Sheet Index

SHEET INDEX
G.1.0 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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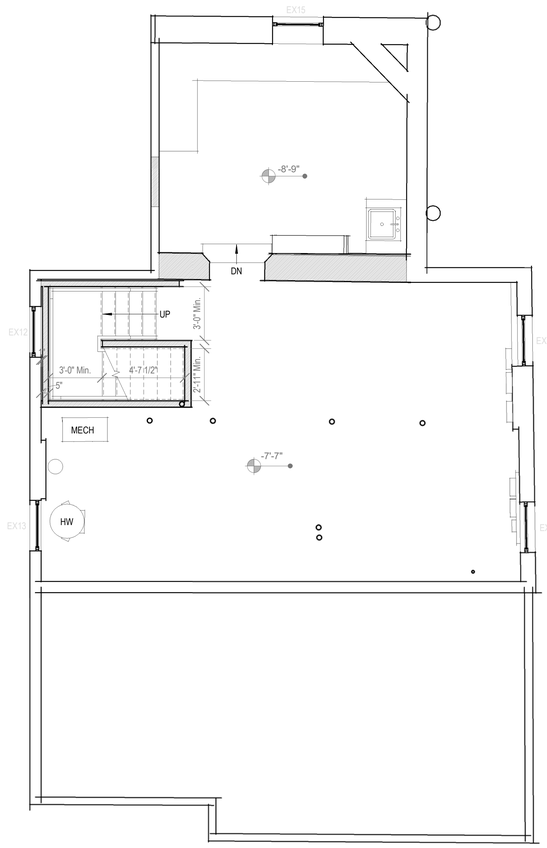
G.1.0

2318

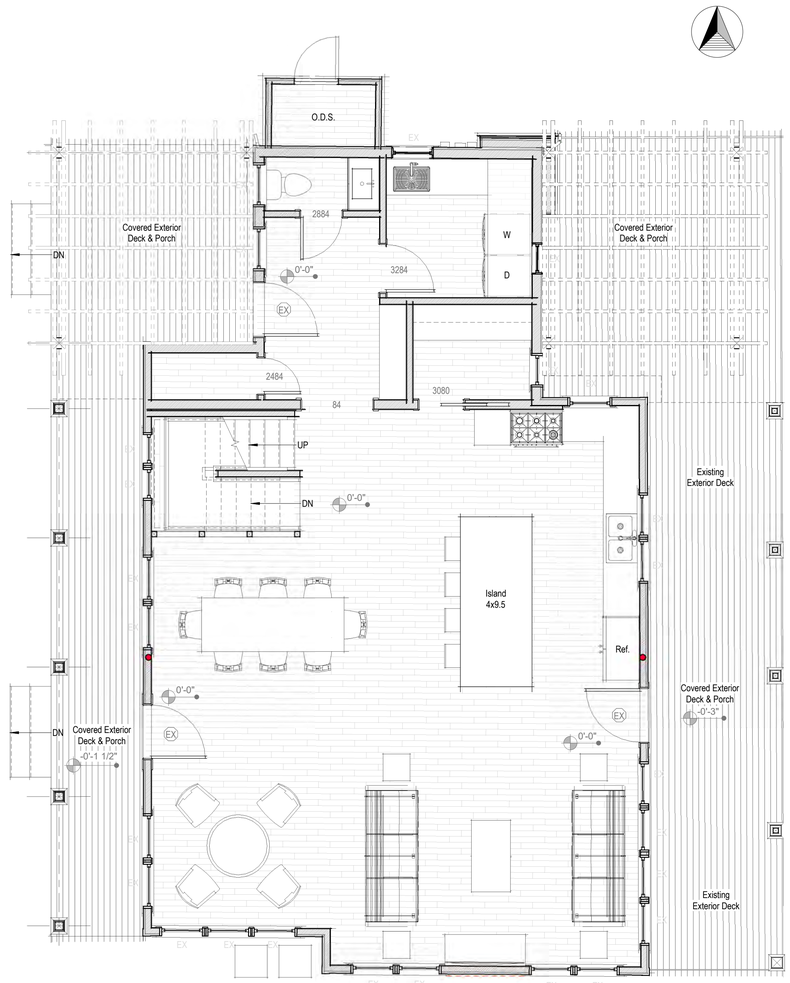
12.09.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus

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Floor Plans

Site Information

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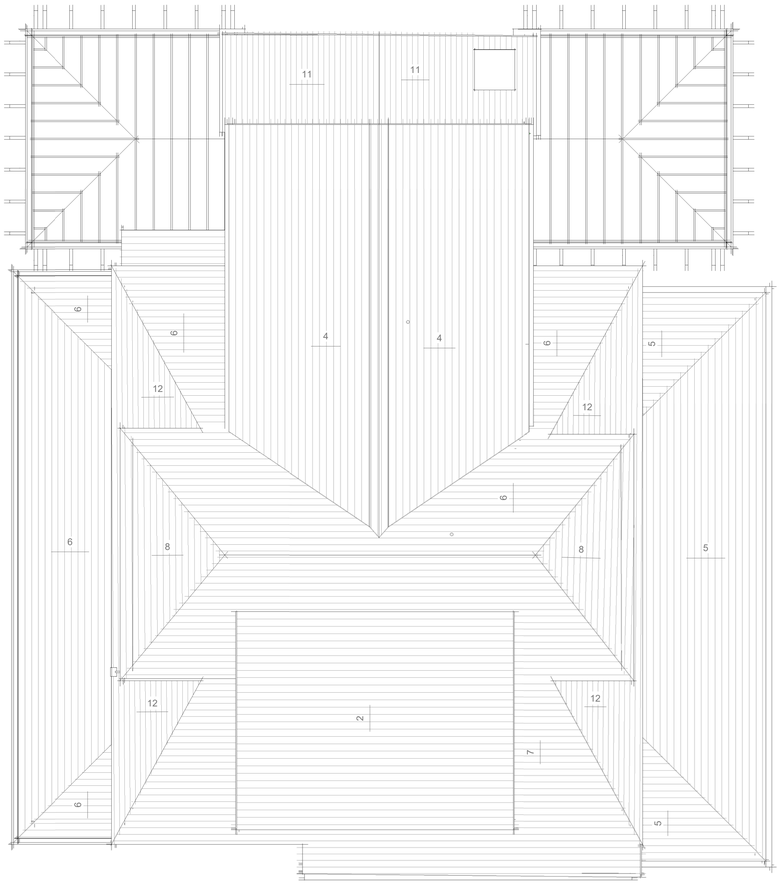
A.1.0

2318

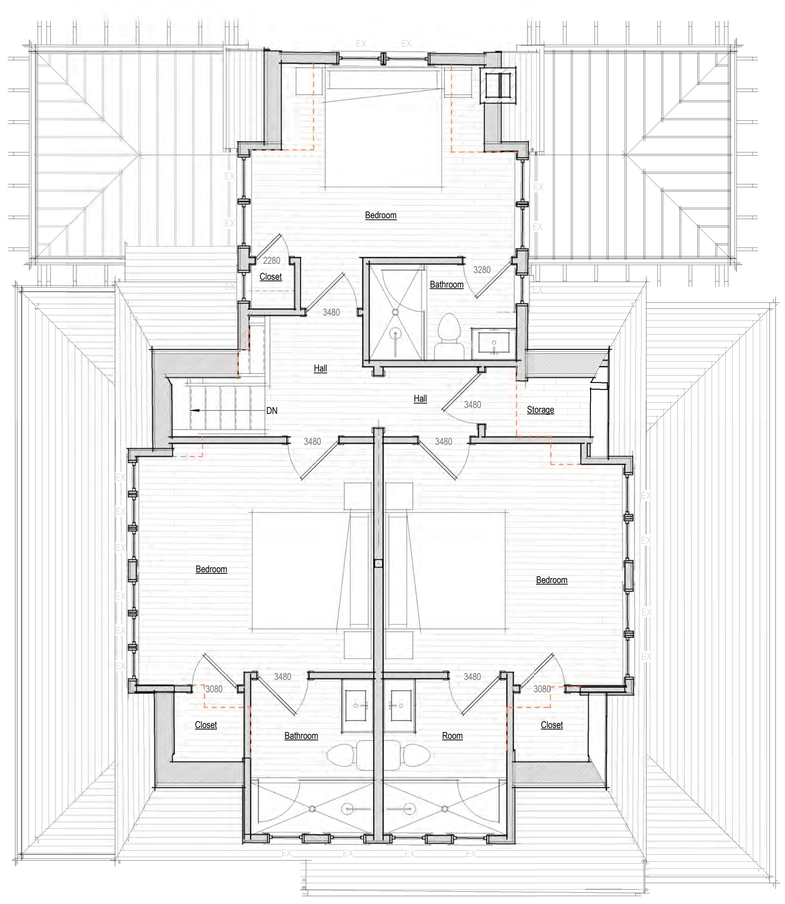
12.09.24

HDC Submission 1



Roof Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2318

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5 Coffin Sias Street
Nantucket, MA 02554

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Floor Plans

Site Information

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A.1.1

2318

12.09.24

HDC Submission 1



Exterior Elevation - Previouisly Approved West

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

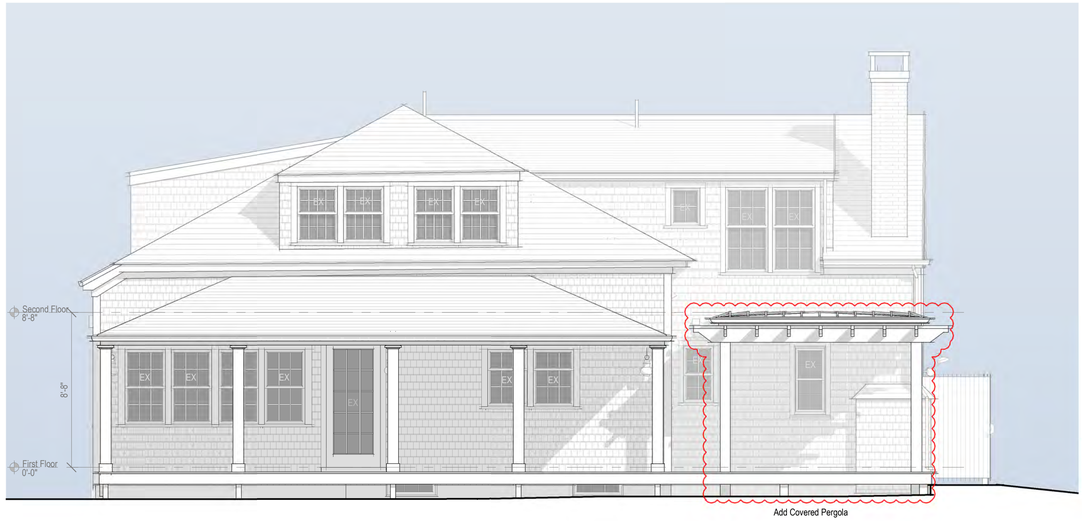
Exterior Elevation - Proposed West

1/4" = 1'-0"



Exterior Elevation - Previously Approved East

1/8" = 1'-0"



Exterior Elevation - Proposed East

1/4" = 1'-0"

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus

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Exterior Elevations

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A.2.1

2318

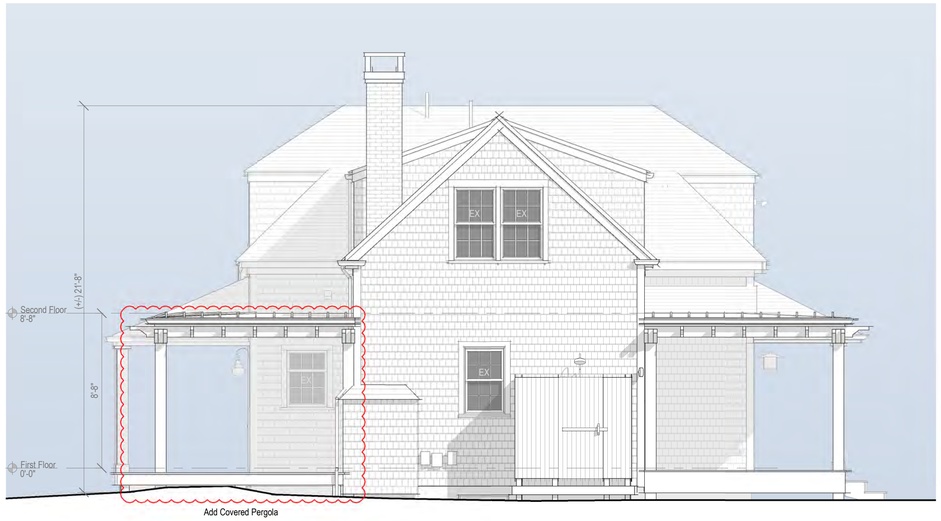
12.09.24

HDC Submission 1



Exterior Elevation - Previouisly Approved North

1/8" = 1'-0"



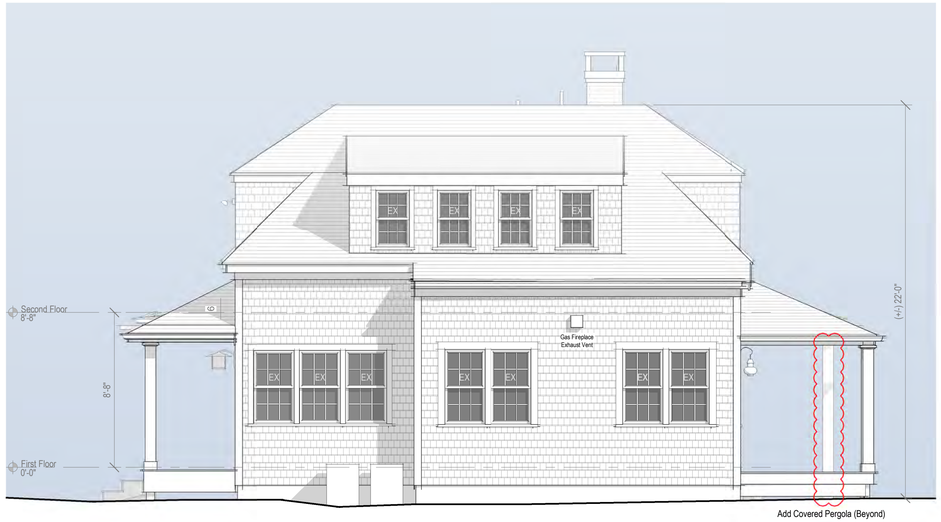
Exterior Elevation - Proposed North

1/4" = 1'-0"



Exterior Elevation - Previouisly Approved South

1/8" = 1'-0"



Exterior Elevation - Proposed South

1/4" = 1'-0"

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Exterior Elevations

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 ft
Front Setback:	30 ft
Side/Rear Setback:	10 ft / 10 ft
Lot Size:	11,257 SF
Min. Lot Size:	20,000 SF
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Existing G.C.:	1,120 Dwelling + 329 SF Cottage
Proposed G.C.:	0 SF
Total Proposed G.C.:	1,449 SF Total

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Revisions

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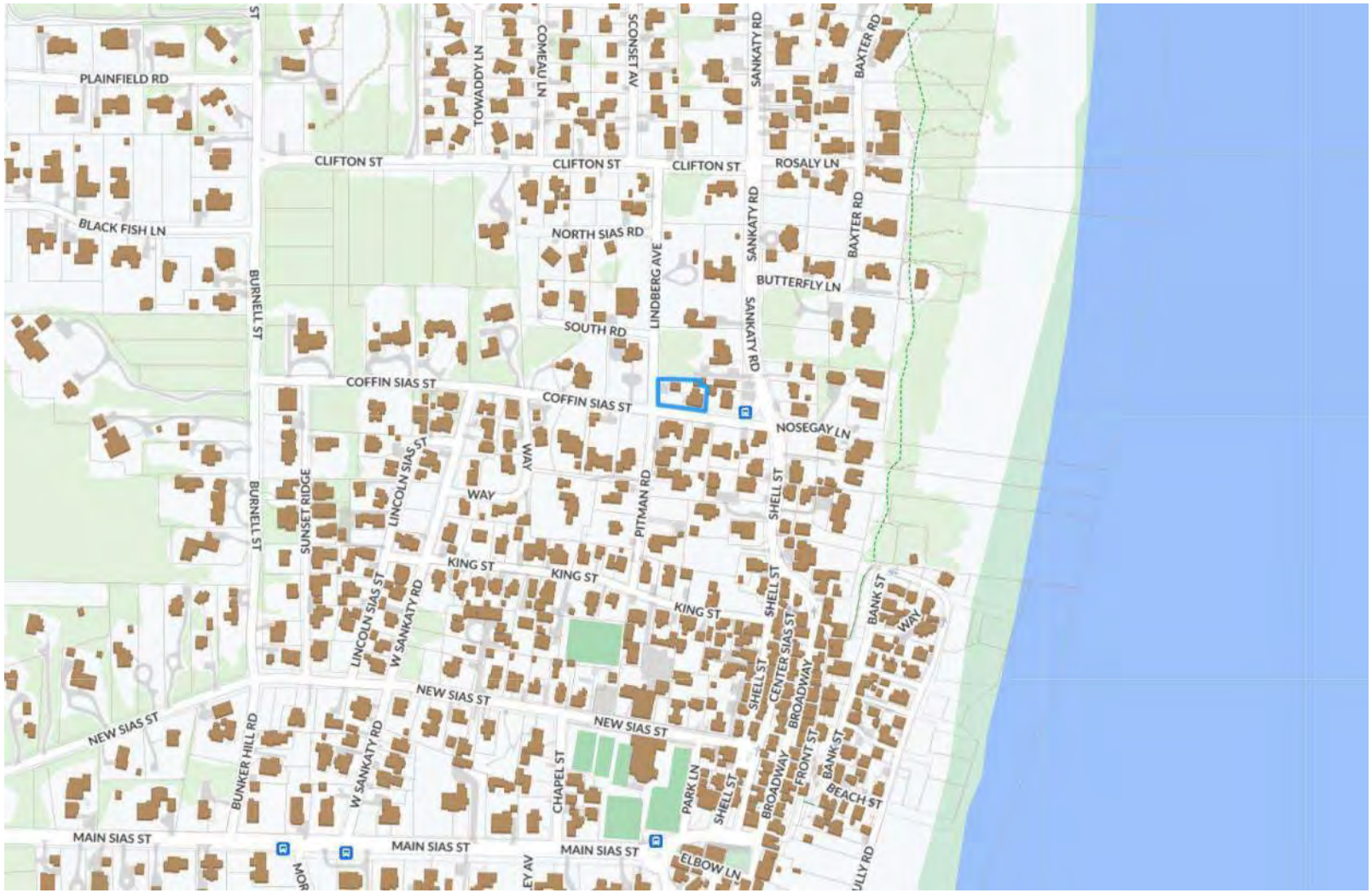
A.2.2

2318

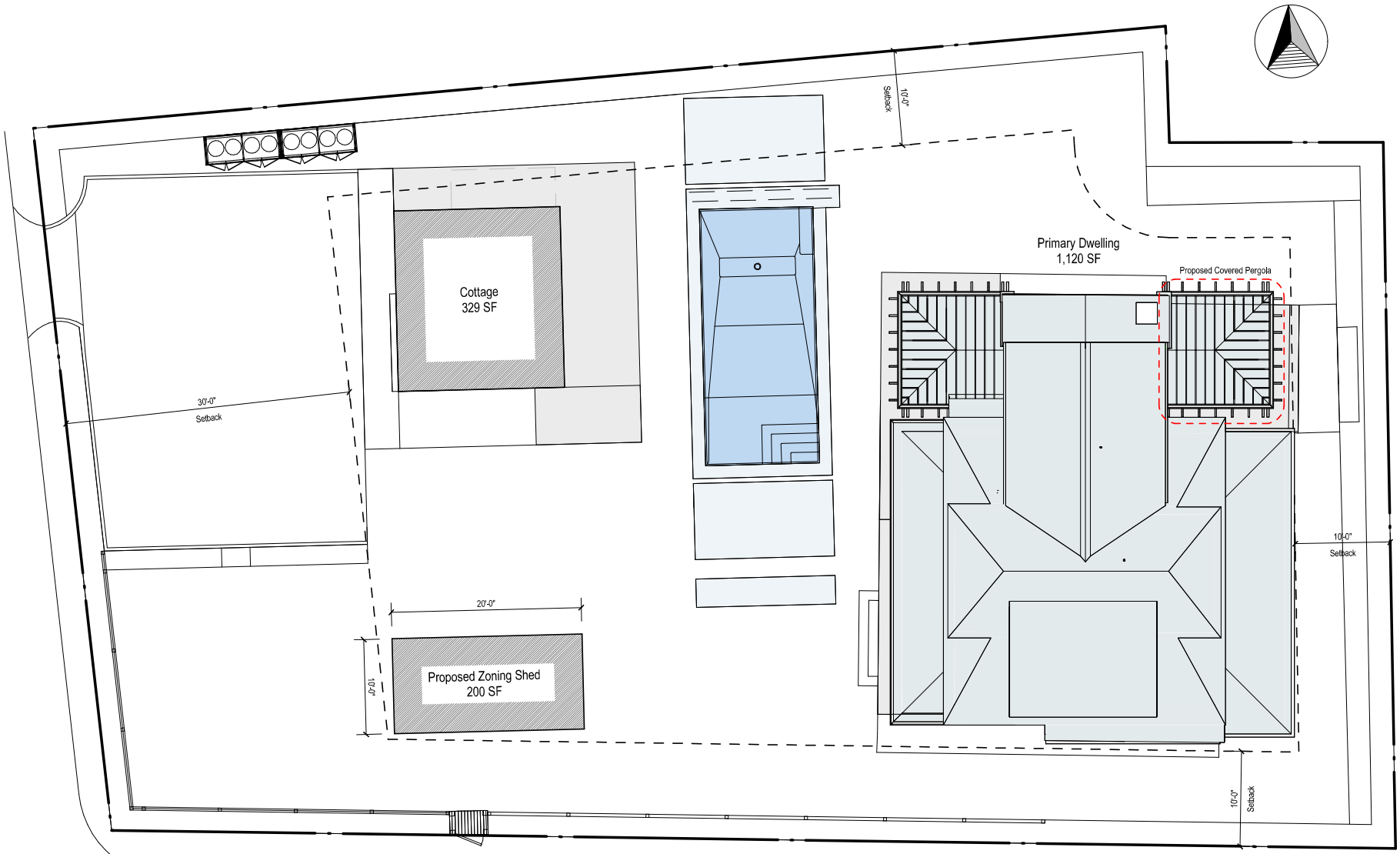
5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

12.09.24



Locus Map



Site Plan

3/32" = 1'-0"



East Elevation



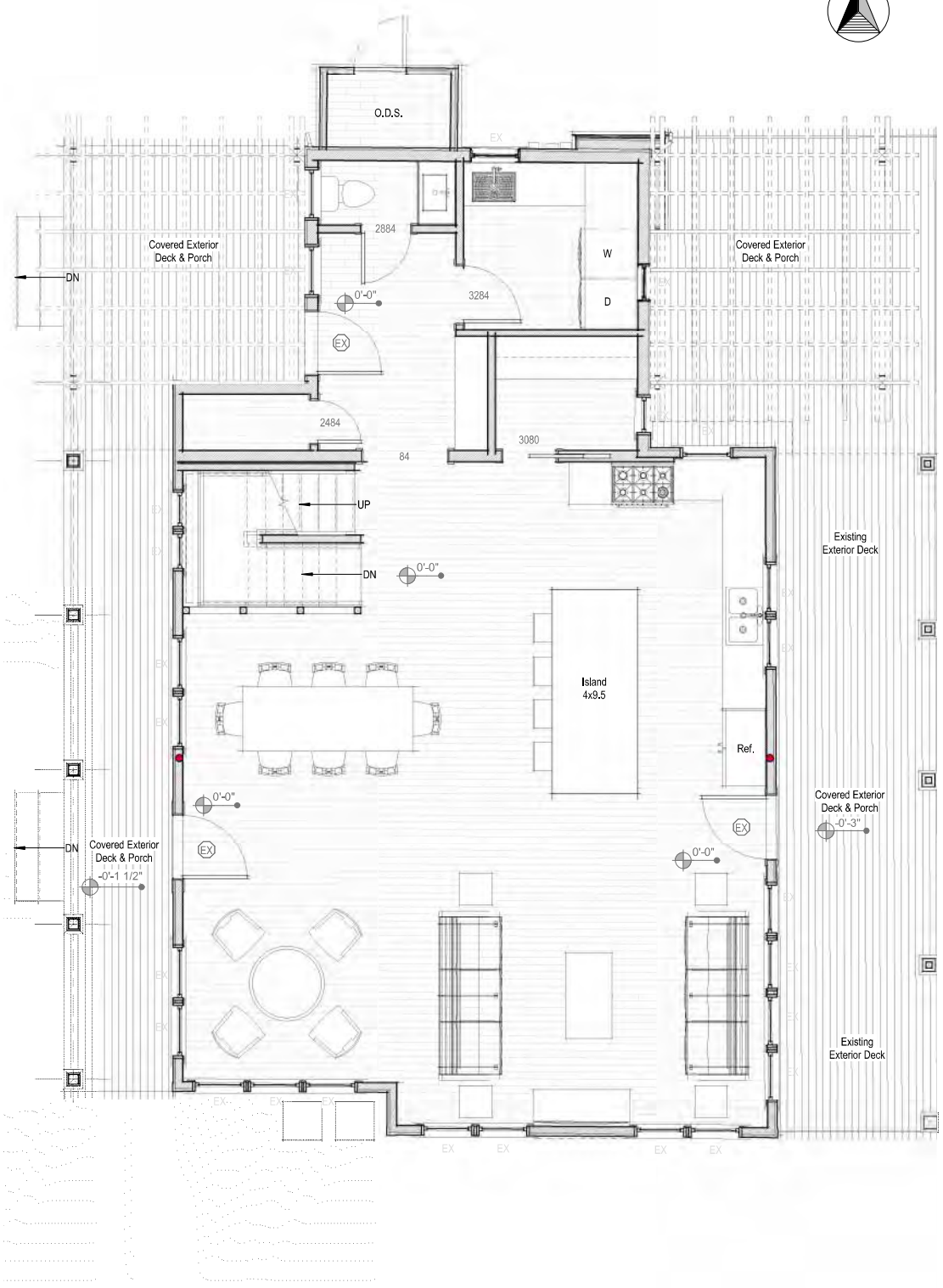
North Elevation



South Elevation

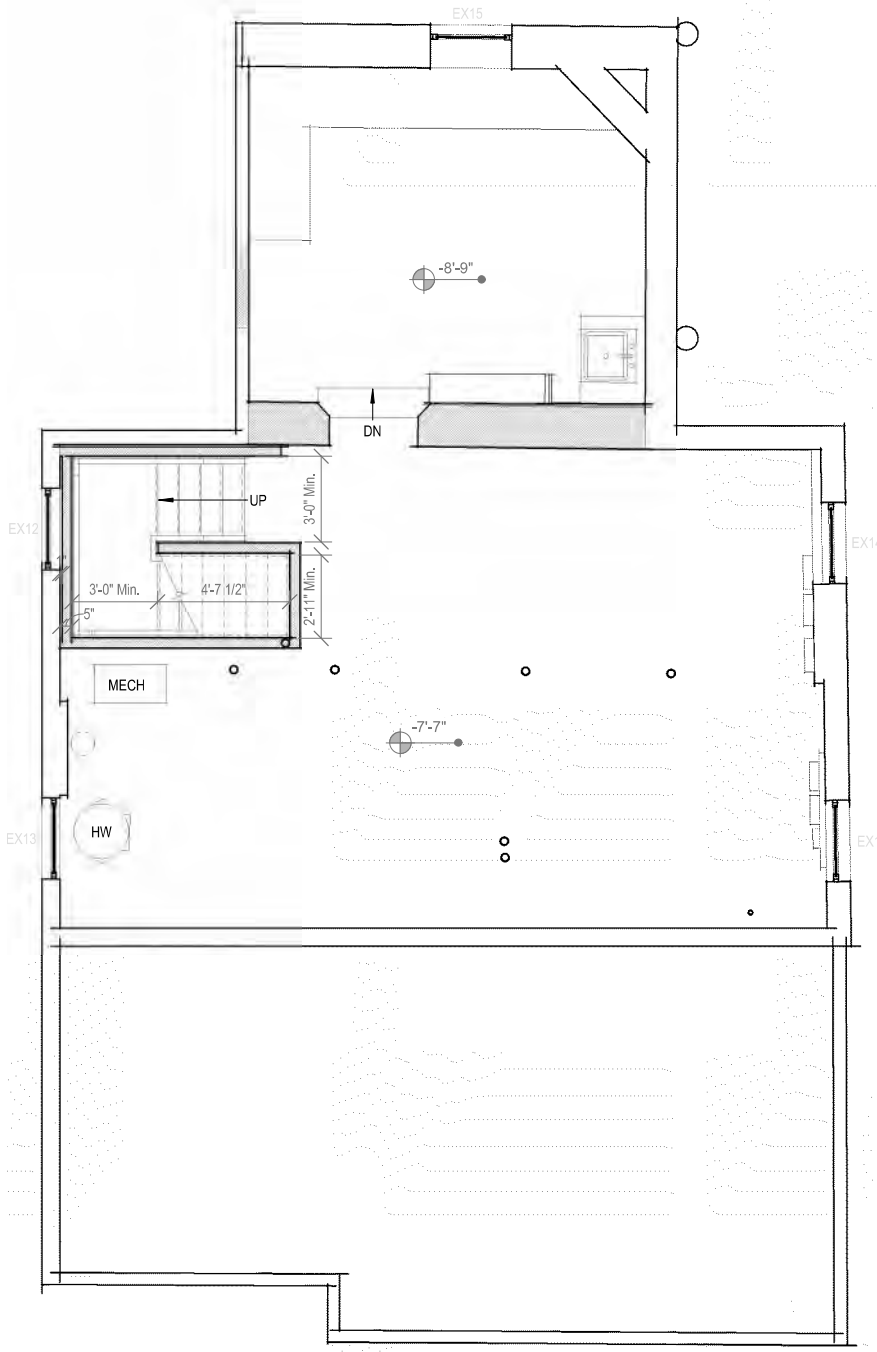


West Elevation



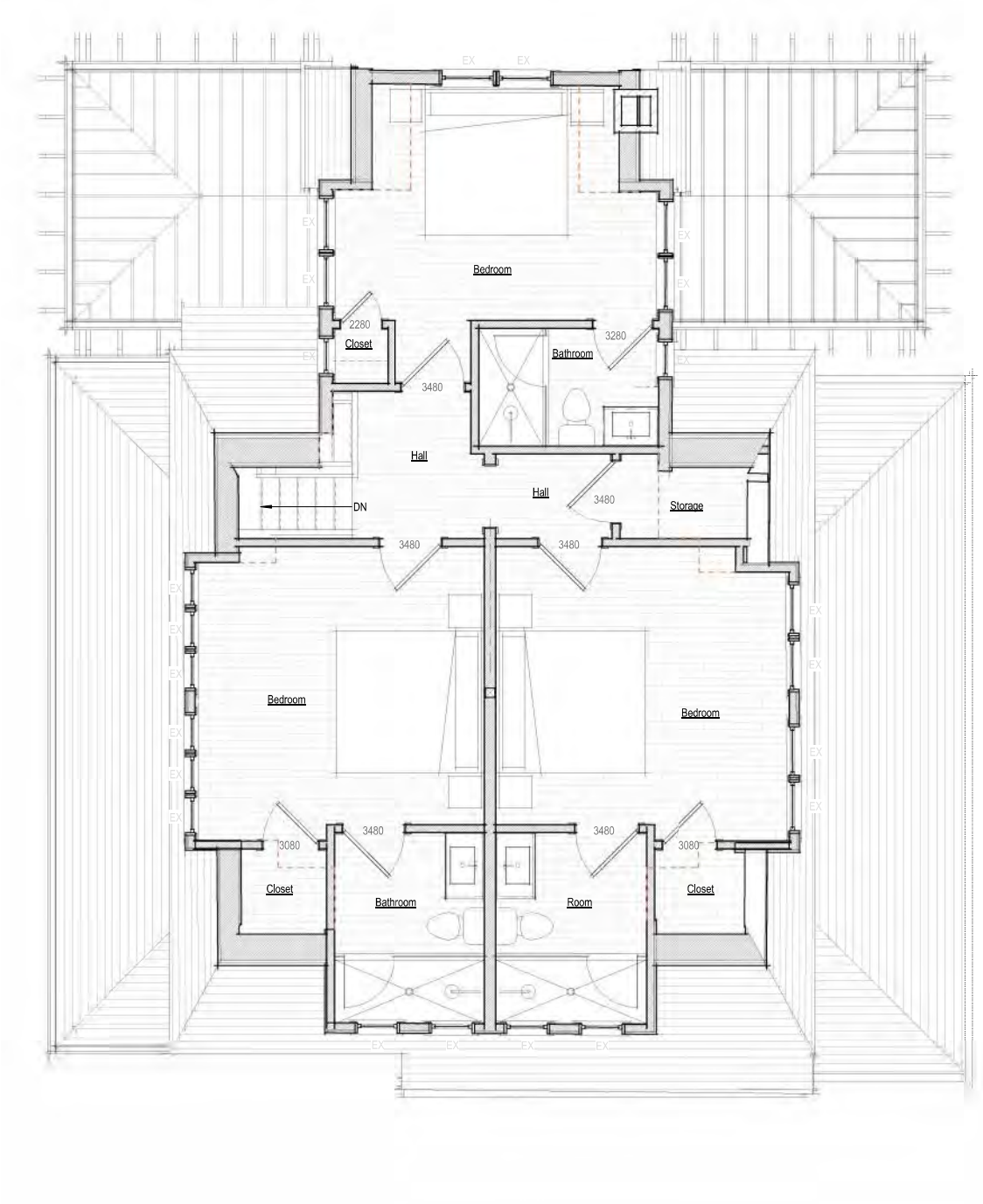
First Floor Plan - Proposed

1/4" = 1'-0"



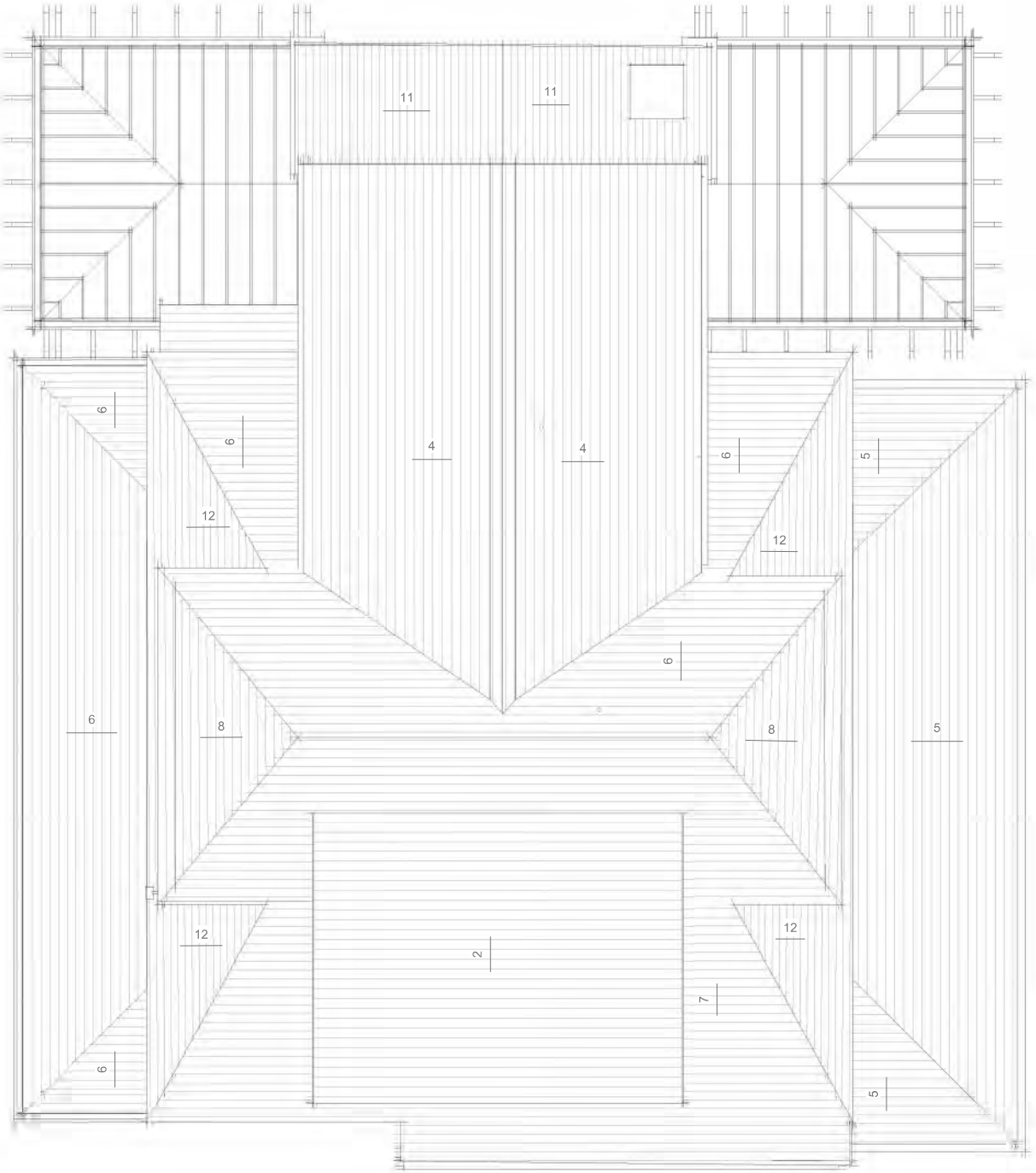
Basement Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



Roof Plan - Proposed

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

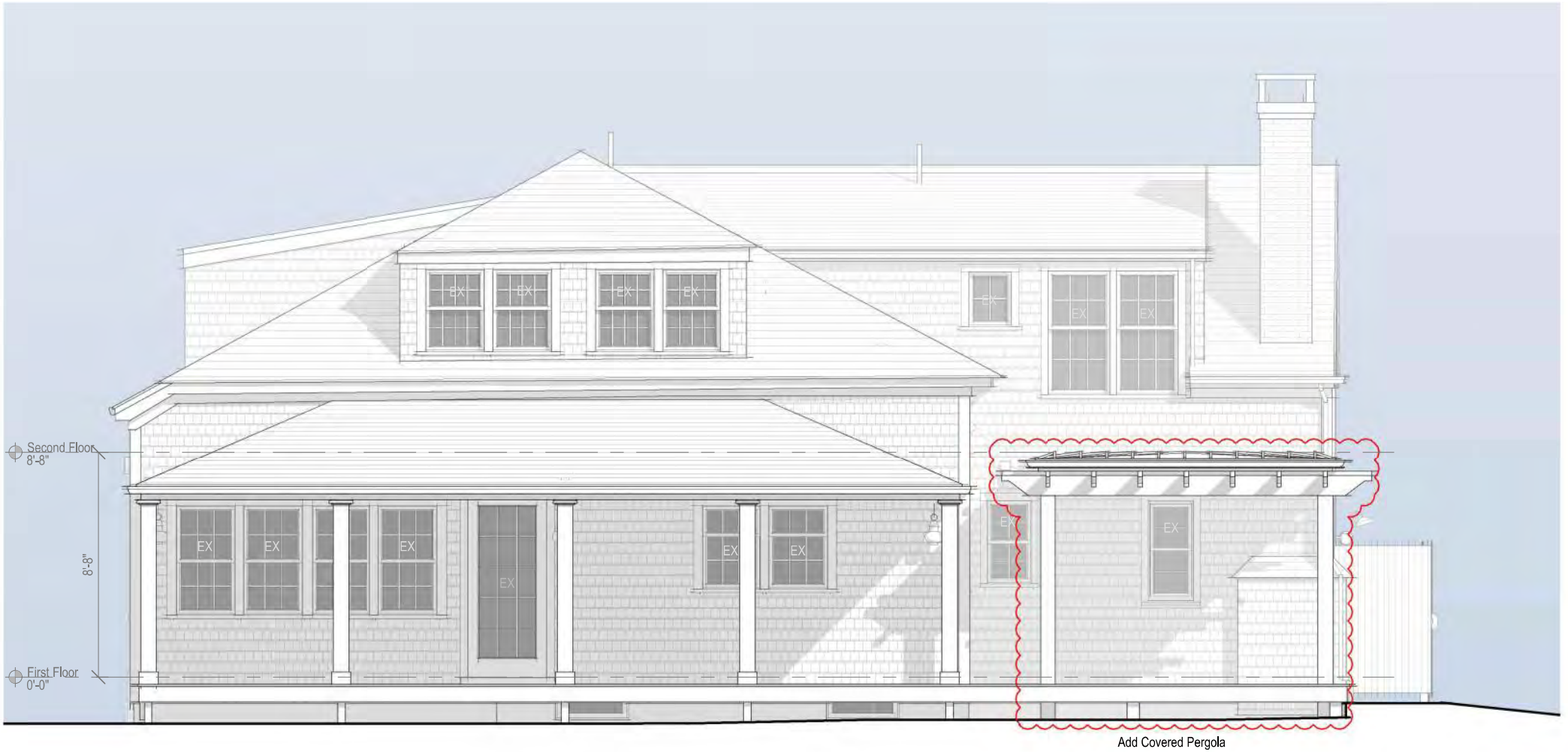
Exterior Elevation - Proposed West

1/4" = 1'-0"



Exterior Elevation - Previouisly Approved West

1/8" = 1'-0"



Exterior Elevation - Proposed East

1/4" = 1'-0"



Exterior Elevation - Previouisly Approved East

1/8" = 1'-0"



Exterior Elevation - Proposed North

1/4" = 1'-0"



Exterior Elevation - Previouisly Approved North

1/8" = 1'-0"



Exterior Elevation - Proposed South

1/4" = 1'-0"



Exterior Elevation - Previouisly Approved South

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 4/30/24

HDC2024-02-10035

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 21

Street & Number of Proposed Work: 5 Coffin St Sign (main House)

Owner of record: 2538970 Ontario Inc

Mailing Address: 765 Westney Rd. South
Ajax, Ontario L1S6W1

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY D012594

Date application received: 2/29/24 Fee Paid: $ 50

Must be acted on by: 4/29/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Range Rex

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

NO 2ND FL DECK ON WEST
(SEE DRAWINGS & WEST ELEVATION)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Interior and Exterior Alterations (no additional footprint)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks (CONTRIBUTING

Historic Name: UNKNOWN

Original Date: circa 1930

Original Builder: UNKNOWN

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A HDC SURVEY NAN.2523

REVISIONS* (describe)

1. East Elevation Fenestration modifications
2. South Elevation Modify / Add Porch roof
3. West Elevation Modify Fenestration/Extend Porch roof / Add Pent roof
4. North Elevation Modify Fenestration & porch roof / Add Pent roof

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 4" Soffit (Overhang) 4" Corner boards _____ Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed + Cottage

☐ True Divided Lights(muntins), single 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 (To match Existing)

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Gray Sash White Doors To match Existing - 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.

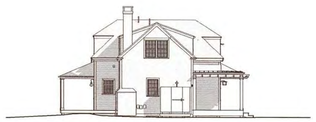
Date 2/26/24 Signature of owner of record _____ Signed under penalties of perjury

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554



East Elevation



North Elevation



South Elevation

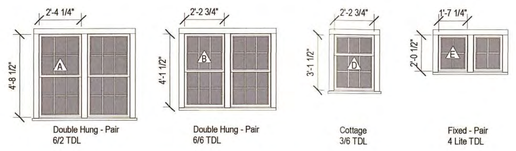


West Elevation

HDC ATS Submission 05.07.24

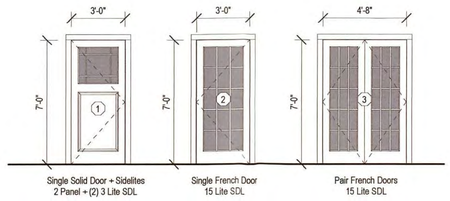


Locus Map



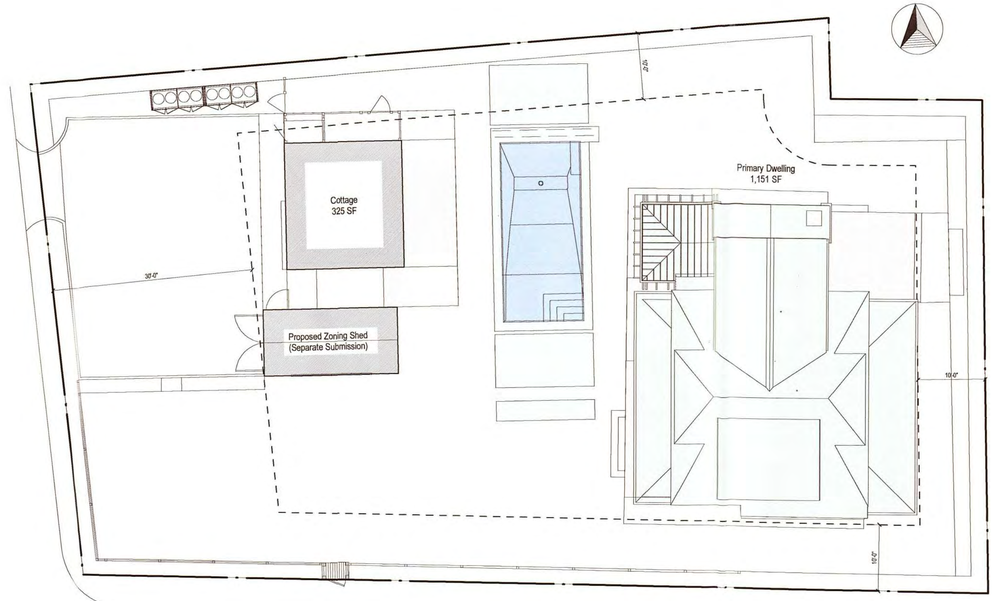
Window Legend

1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"



Plan - Site

3/32" = 1'-0"

RECEIVED
MAY 07 2024
BY

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4980
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 ft
Front Setback:	30 ft
Side/Rear Setback:	10 ft / 10 ft
Lot Size:	10,980 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% / 1,373 SF
Existing G.C.:	1,151 Dwelling + 326 SF Cottage
Proposed G.C.:	0 SF
Total Proposed G.C.:	1,477 SF Total

Sheet Index

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A.1.0 Floor Plan
A.1.1 Floor Plans
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A.2.2 Exterior Elevations

Revisions

APPROVED
HDC2024-02-10035
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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G.1.0
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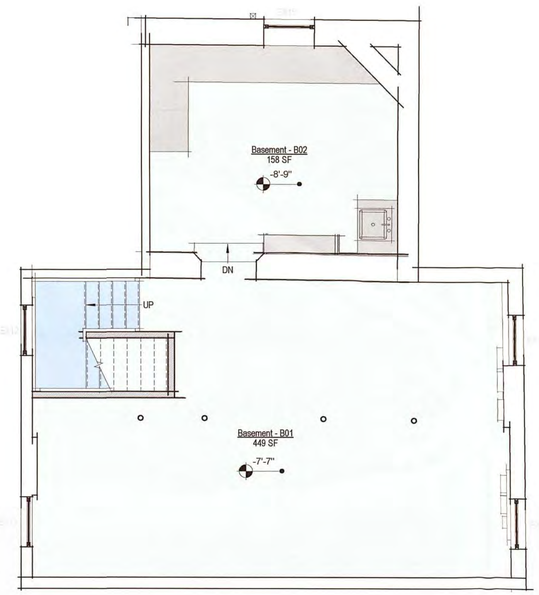
HDC ATS Submission 05.07.24



Basement Plan - Proposed
1/4" = 1'-0"

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5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SP20
Minimum Frontage:	75 ft
Front Setback:	30 ft
Side/Rear Setback:	10 ft / 10 ft
Lot Size:	10,980 SF
Min. Lot Size:	20,000 SF
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A.1.0
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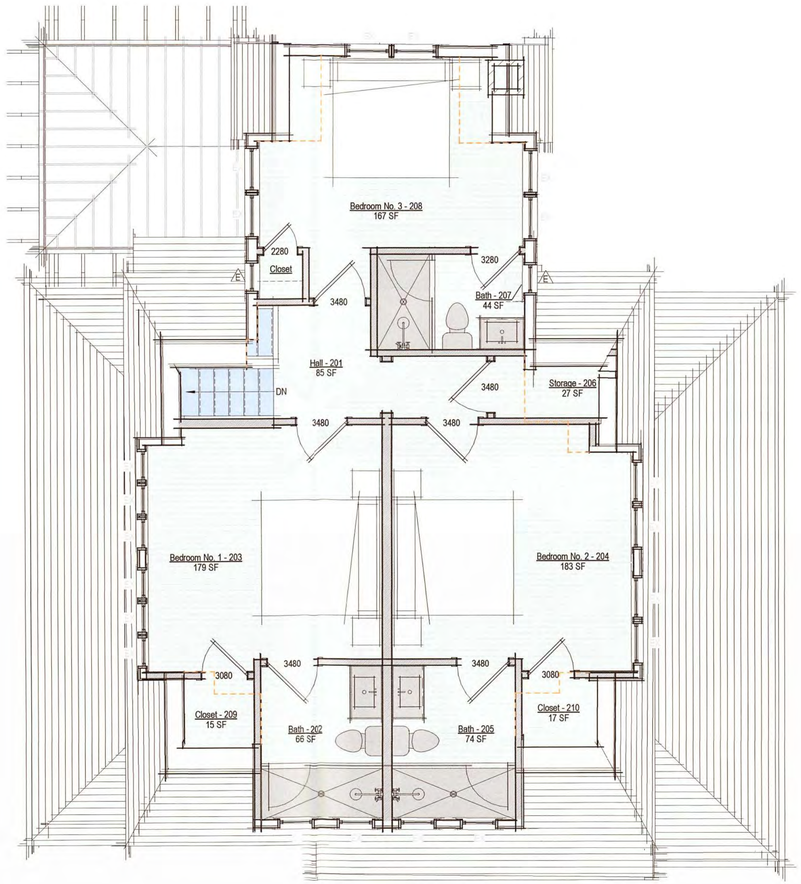
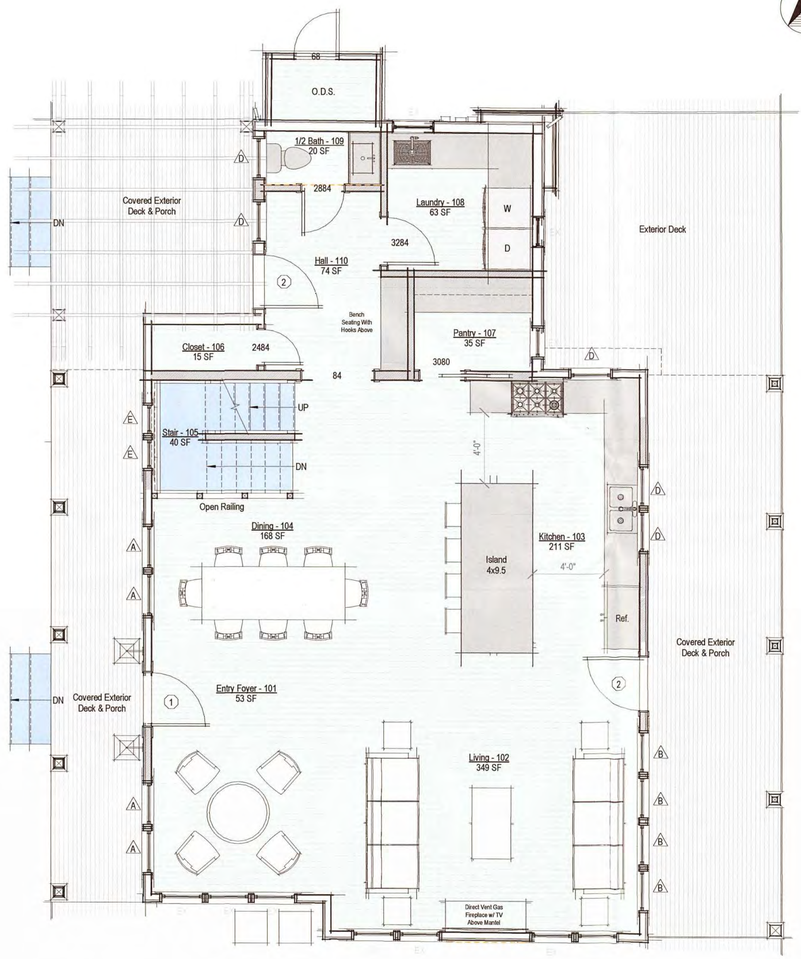


Second Floor Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4993
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 ft
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A.1.1

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Exterior Elevation - Existing East

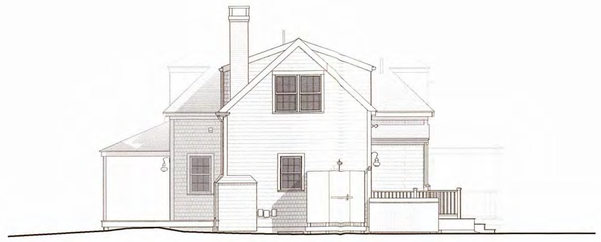
1/8" = 1'-0"



NO VISIBLE CHNAGES THIS VIEW

Exterior Elevation - Proposed East

1/4" = 1'-0"



Exterior Elevation - Existing North

1/8" = 1'-0"



OMIT PROPOSED SECOND LEVEL DECK

Exterior Elevation - Proposed North

1/4" = 1'-0"

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5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
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A.2.2

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HDC ATS Submission 05.07.24



Exterior Elevation - Existing West

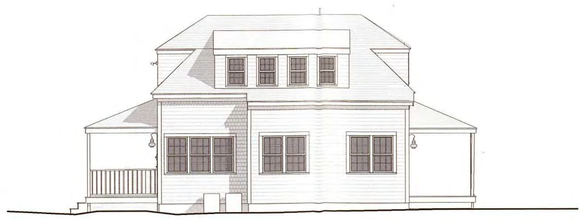
1/8" = 1'-0"



OMIT PROPOSED SECOND LEVEL DECK & RETAIN HIP ROOF WINDOWS

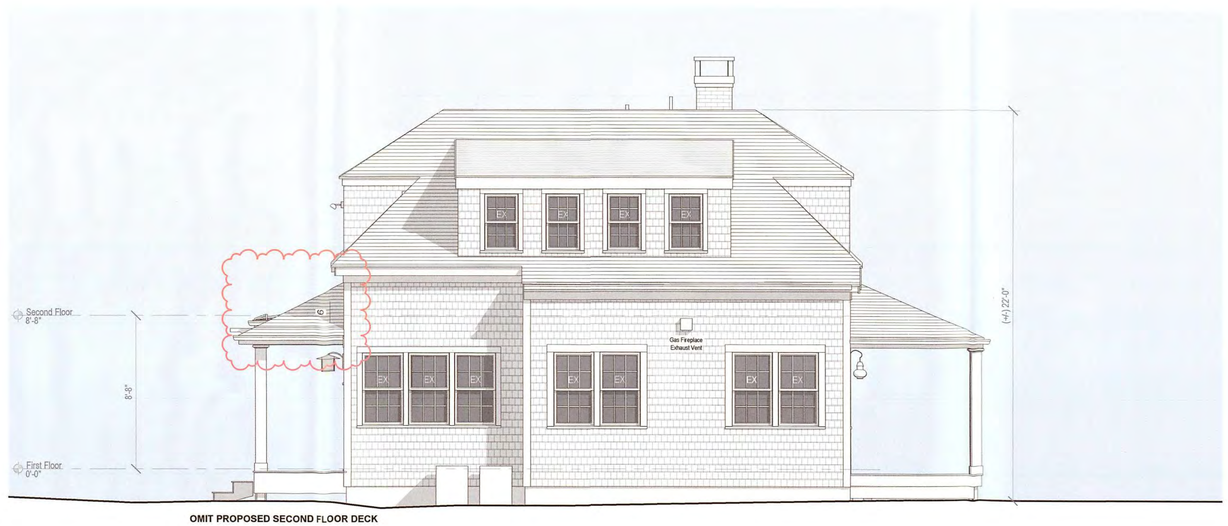
Exterior Elevation - Proposed West

1/4" = 1'-0"



Exterior Elevation - Existing South

1/8" = 1'-0"



OMIT PROPOSED SECOND FLOOR DECK

Exterior Elevation - Proposed South

1/4" = 1'-0"

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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emeritus

Exterior Elevations

Site Information

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5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
Side/Rear Setback:	10 FT / 10 FT

Existing Conditions

Date: 02.26.24

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8 Williams Lane
Nantucket, MA 02554
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5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

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Date: 02.26.24

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8 Williams Lane
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5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

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5 Coffin Street Dwelling

5 Coffin Sias Street
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Date: 02.26.24

emeritus

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508.325.4995
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5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

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5 Coffin Street Dwelling

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Nantucket, MA 02554

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emeritus

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5 Coffin Street Dwelling

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Side/Rear Setback:	10 ft / 10 ft

Existing Conditions

Date: 02.26.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

October 16, 2024

Address: 5 Coffin Street, Siasconset, MA 02554
Map/Parcel: 73.1.4 / 21
Property Owner: 2538970 Ontario Inc

Dear Nantucket Building Commissioner,

At its October 1, 2024 meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1930 bungalow) located at 5 Coffin Street, Siasconset, Massachusetts.

The HDC considered the following relevant evidence and information:

- Photographs of existing conditions;
- Drawings of existing conditions and recent approved elevations;
- 1923 Sanborn Insurance Map;
- 1930s Nobadeer Airfield Photographic Collection, Sconset – Sankaty Road Sconset – Coffin Street; Courtesy of Nantucket Historical Association (PH23-47);
- 1938 aerial map of Coffin Street, Siasconset, MA; Courtesy of www.historicaerials.com;
- The buildings are identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The buildings are identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The buildings are identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (October 1989 Inventory #NAN.2523).

Based on this evidence, the HDC finds that 5 Coffin Street (c.1930 Bungalow) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, these buildings will continue to be historic buildings after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2024-02-10035; HDC2024-09-11149

5 COFFIN SIAS ST

Location	5 COFFIN SIAS ST	**Mblu**	7314/ / 21/ /
Acct#	00011936	**Owner**	2538970 ONTARIO INC
Assessment	$4,351,800	**PID**	11936
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,659,100	$1,692,700	$4,351,800

Owner of Record

Owner	2538970 ONTARIO INC	**Sale Price**	$4,795,000
Co-Owner		**Certificate**	
Address	765 WESTNEY RD SOUTH AJAX , ON L1S 6W1	**Book & Page**	1899/321
		Sale Date	06/15/2022
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
2538970 ONTARIO INC	$4,795,000		1899/321	00	06/15/2022
HAMILTON PAMELA DYER	$0		1816/258	99	04/16/2021
HAMILTON PAMELA DYER	$3,025,000		01679/0055	00	01/11/2019
STAHLER LYNNE S & JOHN C TRST	$0		00940/0036	99	02/09/2005
STAHLER LYNNE S	$315,000		00425/0184	05	09/16/1993

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	2,108
Replacement Cost:	$2,429,318
Building Percent Good:	88
Replacement Cost Less Depreciation:	$2,137,800

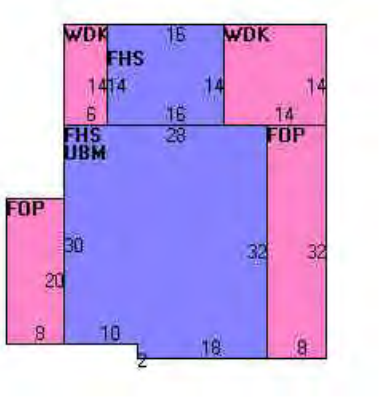
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\5%20coffin_3

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11936_136

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,100	1,100
TQS	Three Quarter Story	1,064	798
FBM	Basement, Finished	300	210
FOP	Porch, Open, Finished	416	0
STP	Stoop	28	0
UBM	Basement, Unfinished	576	0
WDK	Deck, Wood	336	0
		3,820	2,108

Building 2 : Section 1

Year Built: 1994
Living Area: 450
Replacement Cost: $564,756
Building Percent Good: 90
Replacement Cost Less Depreciation: $508,300

Massachusetts State Building Code – Section R105.3.1.1

For the purpose of this determination, a **substantial improvement** shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started. Where the building or structure has sustained substantial damage, repairs necessary to restore the building or structure to its pre-damaged condition shall be considered substantial improvements regardless of the actual repair work performed.

The term shall not include either of the following:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.
2. **Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure.**

Historic buildings:

Any building or structure that is one or more of the following:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.

(This includes historic structures that are determined to be eligible for listing by the Secretary of the Interior. A "Determination of Eligibility" (DOE) is a decision by the Department of the Interior that a district, site, building, structure, or object meets the National Register criteria for evaluation, although the property is not formally listed in the National Register.)

2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as an historic district.

(If a structure is certified or preliminary determined as contributing to a National Register Historic District by the National Park Service, it meets this definition (and the district is included on the State Register of Historic Places. Contributing structures can be found on the District Data Sheet within a National Register Historic District Nomination Form. The District Data Sheet lists every property within the boundaries of the National Register District and notes whether they are a "contributing" resource ("c") or a "non-contributing" resource ("nc.") Nantucket's Data Sheet and Updated Nomination Form can be found on the Town's website.)

2.3. Designated as historic under a state or local historic preservation program that is approved by the U.S. Department of the Interior.

(By an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs. Nantucket's Special Act of 1955 created the Nantucket Historic District. Any structure requesting this exemption should submit a "Historic Determination" COA to the Nantucket HDC for determination. The Town of Nantucket was accepted and certified into the National Park Service's "Certified Local Government" (CLG) Program on March 19, 2021.)

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.2523
Historic Name:	
Common Name:	
Address:	5 Coffin St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7314-21; SC14-35;
Year Constructed:	C 1930
Architectural Style(s):	No style;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, March 26, 2024 at 2:18 PM

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC14-35
MAP/PARCEL#: 7314-21

Recorded by: AH Date: 10/03/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 5 COFFIN ST

2. Building Name: N/A

3. Ownership: Private

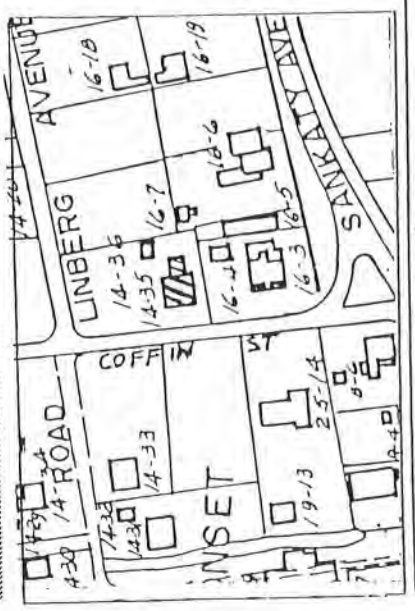
4. Present Owner: WEBB, VIRGINIA

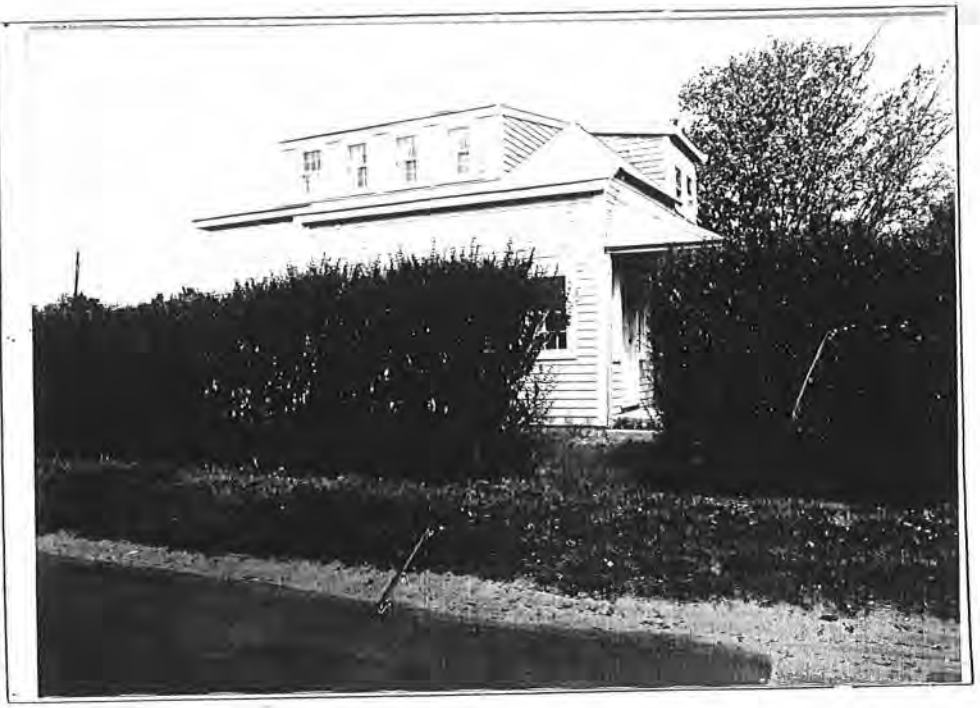
5. Ownership History:
Unknown

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"





SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1930
Source: Sanborn Maps,Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps,Aerial Photo 1938

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: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Shed,Deck, Privet Hedge,SC14-36
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: Dormers/Side Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Flush Frame, Hooded Portico Hood
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

1923

NEW REPORT, October, 1936

POPULATION: 3,646 in Winter; 14,000 in Summer.

Prevailing Winds:—S. W. in Summer; N. W. in Winter.

PAVING:—Practically all streets are paved.
GRADES:—Fairly level.

WATER FACILITIES

Privately owned. Supply obtained from 122 wells of an average depth of 30'. Direct pumping system. Two 250 gallon per minute Fairbanks-Morse oil engine pumps and two 500 gallon per minute direct oil engine pumps. One 425,000 gallon standpipe, elevation of base being 81' above center of Town. There is an emergency pumping station with one 500 gallon per minute and one 600 gallon per minute Fairbanks-Morse pump, which pump from a 56,000,000 gallon pond. 25 miles of pipe. 24 double and 83 triple hydrants. Average daily consumption 1,000,000 in Winter and 1,000,000 gallons in Summer. Domestic and fire pressure at corner of Main and S. Water Sts. 65 lbs.

SIASCONSET.—Municipally owned. Supply obtained from 4 wells. Direct pumping system. 2 Deming 25 engine pumps one 150 gallon and one 250 gallon capacity. One 210,000 gallon standpipe, elevation of base above ground 70'. Total length of mains 3½ miles. 6 double and 28 triple hydrants. Average daily consumption 12,000 gallons in Winter; 250,000 in Summer. Pressure at Post Office 45 lbs.

FIRE DEPARTMENT

Partly paid. 1 chief and 3 men, fully paid. 8 assistant chiefs and 88 men, partly paid. 6 stations, partly motorized.

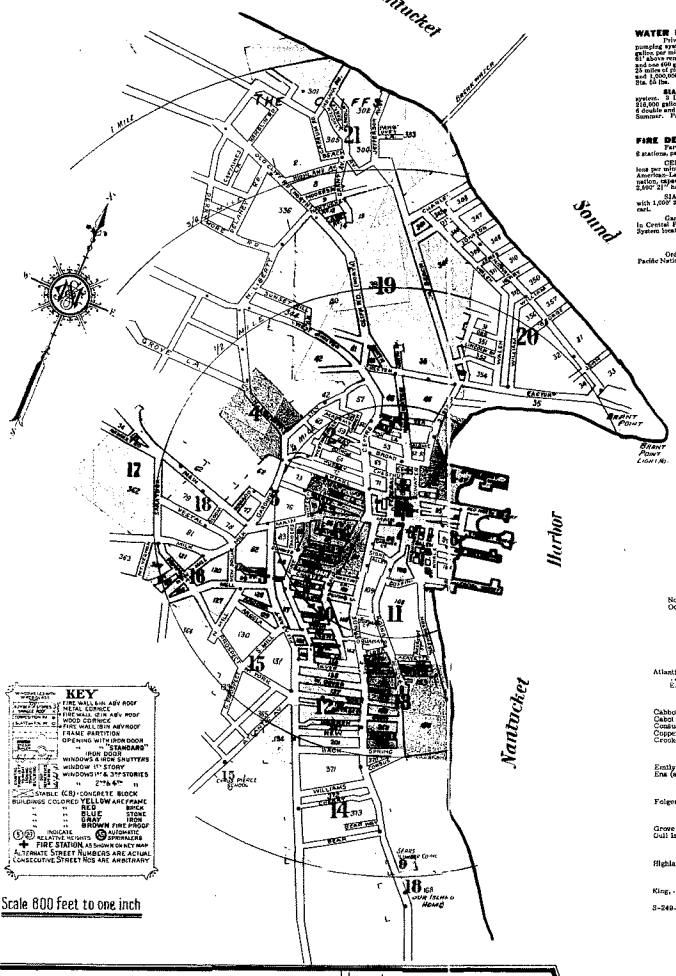
CENTRAL STATION.—1 American-LaFrance triple combination, capacity 1,000 gallons per minute. 1 American-LaFrance triple combination, capacity 750 gallons per minute. 1 American-LaFrance City Service truck, capacity 500 gallons per minute. 1 Stutz triple combination, capacity 500 gallons per minute. 1 Chevrolet 2½ ton truck. 2,500' 2½" hose on trucks. 2,000' 2½" hose in reserve. 500' 1½" hose. 500' booster hose.

SIASCONSET STATION.—1 Ford triple combination, capacity 500 gallons per minute, with 1,000' 2½" hose and 500' booster hose. 1 hand-drawn hose cart with 500' 2½" hose on each cart.

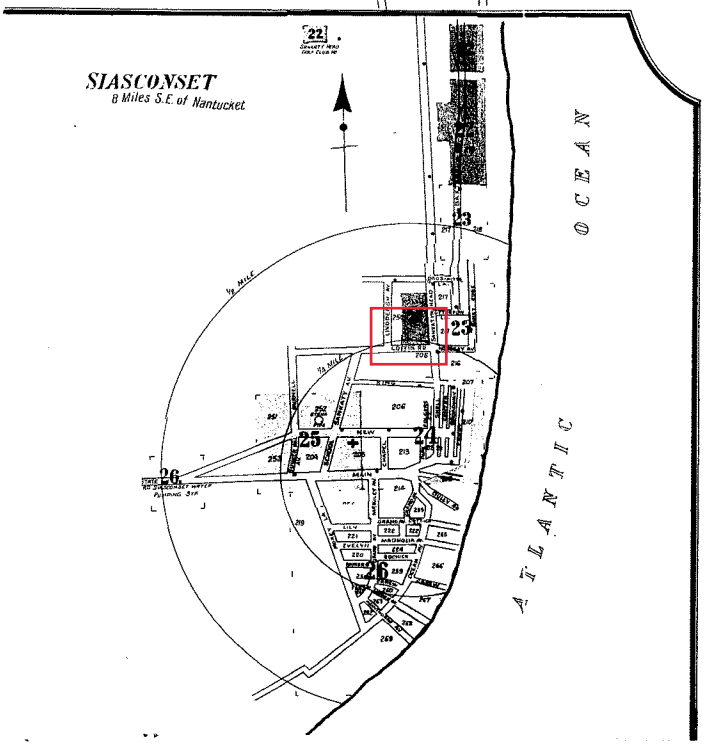
Gamewell fire alarm system in Nantucket, 40 boxes. Fire alarm headquarters located in Central Fire Station, a brick building. Sterling fire alarm system at Siasconset. 10 boxes. System located in frame schoolhouse. Alarm sounded on air whistle.

FIRE RESISTIVE ROOFING ORDINANCE.

Ordinance prohibits placing or replacing with wooden shingles within 1½ mile radius of Pacific National Bank and within 1½ mile radius of Post Office at Siasconset, adopted 1928.



Scale 800 feet to one inch



27 Sheets (1937)

29

NANTUCKET

INCLUDING

Siasconset AND Wauwinet

NANTUCKET COUNTY

MASSACHUSETTS

SANBORN MAP COMPANY OF NEW YORK

OCT. 1923

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CORRECTION RECORD

REVN NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
3	1942	M.C.A.	7/1/43
4	1947	D.W.H.	7/1/48

Paste over Add'l Index of Apr., 1931, which is now void.

ADD'L INDEX, OCT., 1936

Nantucket, Mass.

STREETS	SHEET
A	
Meader	15
B	
Breakers, The, Summer Hotel	20
F	
Nantucket Gas & Electric Co.	7 & 8
North School	2

Note: Paste over Add'l Index of Oct., 1936, which is now void.

ADDITIONAL INDEX, OCTOBER, 1949

Nantucket, Mass.

STREETS	SHEET
A	
Atlantic Ave., 40-50	*12
41-49	*15
E.S., near Cyrus Pierce School	*15
C	
Cabot Ave., see Cabot Lane.	
Cabot Lane	19
Copper Lane	14
Crooked Lane, see King.	
E	
Emily	23
Ena (Lane)	19
F	
Folger's Lane	19
G	
Grove Lane	4
Gull Island Lane	19
H	
Highland Ave.	21
K	
King	24
L	
Lafayette	11 & 13
Liberty, N.	21
Lincoln Ave., E.	19 & 20
Lowell Place	17
Lyon	9
M	
Meader	13
Monomoy Ave.	19
N	
New, at Siasconset	26
O	
Orange, 126-134	*9
P	
Pawpoet Lane	21
Prospect, 110-111 (Arb.)	15
Prospect, S.	15
Q	
Quaker Road	17
S	
State Road, at Siasconset	26
W	
Whalers Lane	3
Willard	20
Y	
York Street Court	15

SPECIALS	SHEET
A	
American Legion Hall	7
B	
Bennet Hall	3
Breakers, The, Summer Hotel	20
C	
Cliff Side Bath Houses, Inc.	21
Court House	7
Cyrus Pierce School (Public)	15
D	
Dreamland Theatre	7
F	
Fire Department: Central Station	3
at Siasconset	26
Folger, C., Hotel	19
G	
Griffin, J.M., Hall	14
H	
Harbour House	3
Home for Aged People (Priv.)	1
Hotel Overfoot	3
I	
Inda House	2
M	
Marine Lumber Co.	9
N	
Nantucket Gas & Electric Co.	7 & 8
North School	2
O	
Ocean House Lodge	2
P	
Pierce, C. F. School (Public)	15
R	
Royall's Bath Houses	21
S	
Siasconset Water Pumping Station	26
South Boat Yard	15
Straight Wharf Theatre	8
T	
Telephone Exchange	25
Office	24
W	
Whiting Milk Co.	15

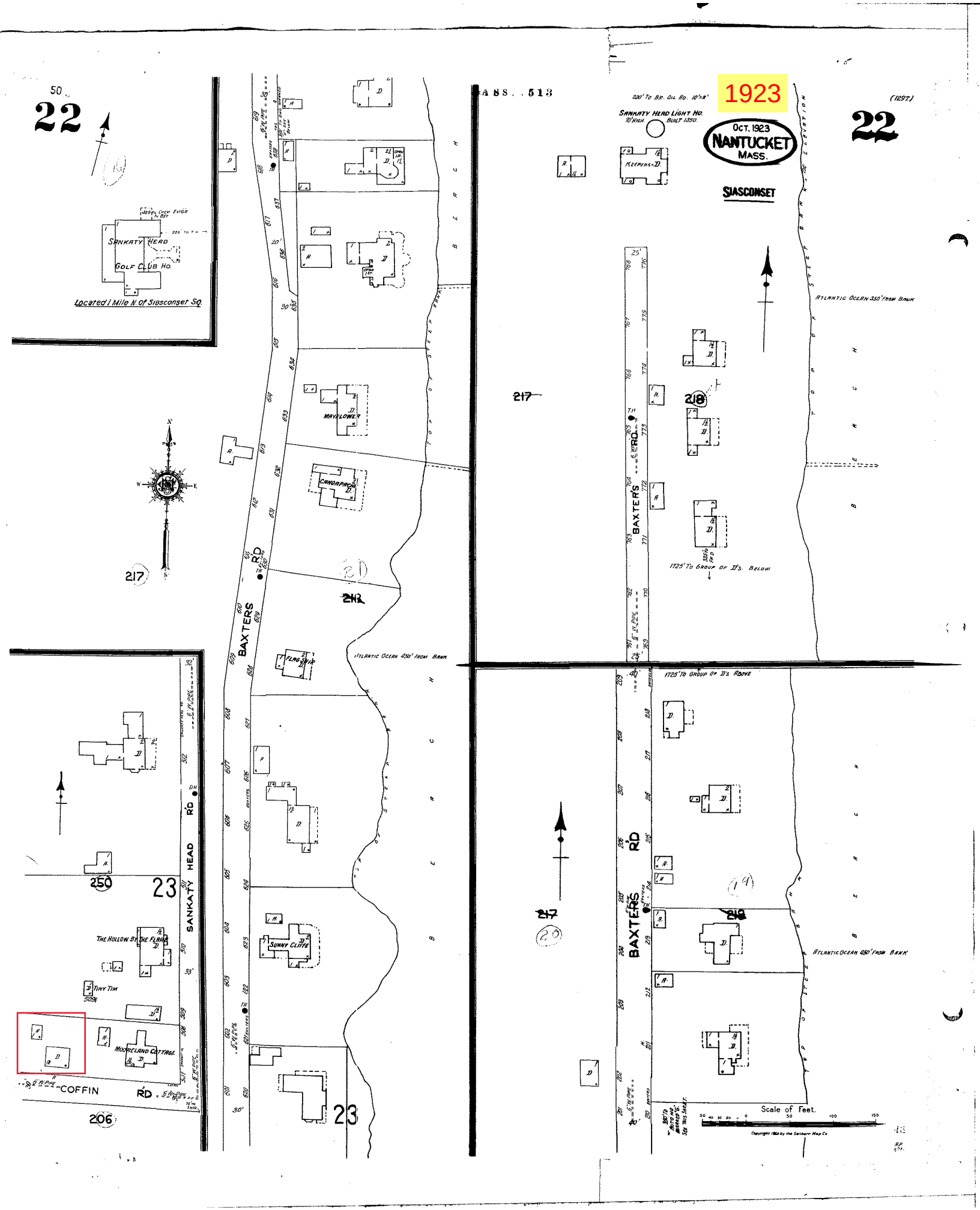
S-249-40

* Indicates only one side of Street shown

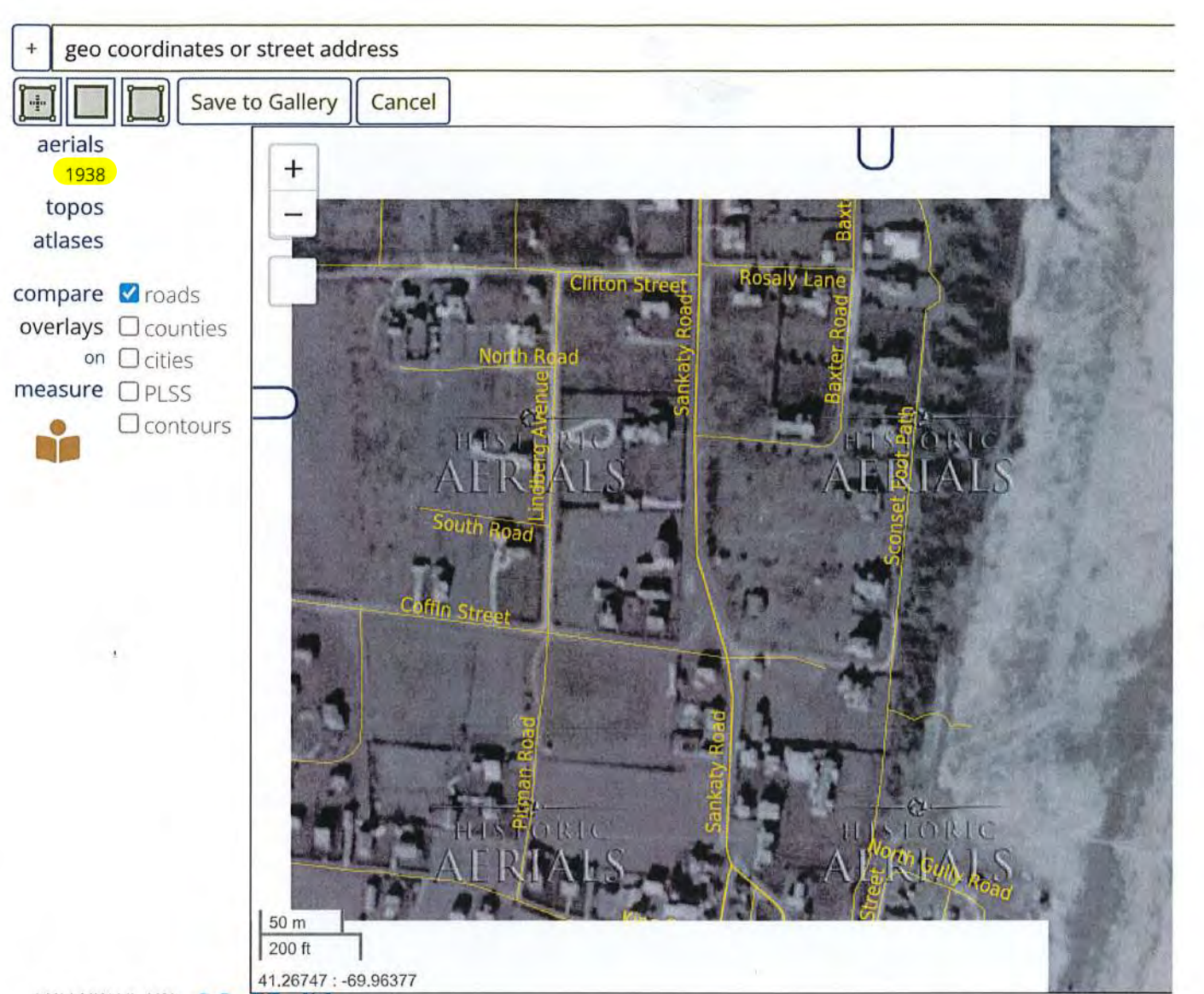
STREETS	SHEET
Carew, at Siasconset	26
Cat Alley	7
Center, at Siasconset	24
Centre	1-31 *7
"	2-32 *6
"	30-76 *2
"	33-61 *3
"	63-77 *15
"	78-99 19
Chapel, at Siasconset	24
Charles	15 & 20
Cherry	14
Chester	1-7 *3
"	2-8 *3
" W.	1-36 19
" Lane (arbitrary)	19
Chestnut	1-7 *3
"	2-8 *7
" E.	1-7 *3
"	2-8 *7
Church	2
" Lane	2
Clam (arbitrary), at Siasconset	24
Cliff Road	19
Clisby Court	11
Coal Lane	7
Coffin	7 & 11
" Road, at Siasconset	22
Coleman's Court	7
Commercial Wharf	7 & 8
Coon	13
Cottage Ave., at Siasconset	26
" Court, at Siasconset	24
" Place, at Siasconset	23
Darling	10
Dewey Path, at Siasconset	24
Dix	20
Dover	1-16 13
" W.	1-20 12
E	
Eagle Lane	10
Easton	8, 19 & 20
Easy	4 & 7
Evelyn, at Siasconset	26
F	
Fair	1-24 6
"	25-54 10
Farmer	10
Fayette	11 & 18
Federal	7-14 7
"	15-24 5
Flora	11 & 15
Folgers Court, at Siasconset	25
Francis	24
Front, at Siasconset	24
G	
Gardner	1-42 5
"	43-51 *2
"	44-52 *4
" at Siasconset	24
" Court	7
Gardners Lane	6
Gay	1-29 2
"	20
George	20
Gorham's Court	11
Grand Ave., at Siasconset	24 & 26
Grant, at Siasconset	24
" Ave.	19
Lower Court	16
Lyons	16
M	
McKinley Ave., at Siasconset, 24, 25 & 26	
Macakset Road	17
Madison Alley	9
Magnolia Ave., at Siasconset	26
Main	1-8 2
"	9-57 3
"	56-83 6
"	84-86 *2
"	85-89 *3
"	90-97 *5
"	98-104 *3
"	99-119 *5
"	106-118 *18
"	120-139 18
"	140-166 17
" at Siasconset, 15-43, arbitrary	23
" 107-125, "	24
Marion, at Siasconset	24
Martins Lane	5 & 10
Meadow Lane	9 & 10
Mill	1-88 *18
"	2-8 *5
"	10-86 *16
"	32-37 *17
Mill	1-10 9
"	11-30 16
" N.	9, 15 & 16
" S.	9 & 16
Miner, at Siasconset	26
Mitchell, at Siasconset	24
Monument Square	9
Moores Lane	21
Moores Ave.	21
Morey Lane, at Siasconset	25 & 26
Mt. Vernon	15
Mulberry	13
N	
Nantucket Ave.	19 & 21
New	1-20 12
" at Siasconset, 101-137, arb.	26
" " 203-224, "	24
" Dollar Lane	9 & 16
" Lane	17 & 21
" Mill	16
North	19
" Ave.	19
Nosegay Ave., at Siasconset	23
O	
Oak	4, 7 & 19
Ocean Ave., at Siasconset	24 & 26
Old Cliff Road	19 & 21
Old North Wharf	7 & 8
Orange	1-51 *6
"	2-10 *7
"	12-50 *13
"	31-49 *14
"	52-96 *12
"	71-103 *12
"	98-102 *14
"	104-129 14
" near Our Island Home	18
Orr	20
P	
Park, at Siasconset	24
Pearl	1-11 7
"	10-32 *6
Quidnet Rd. at Siasconset	501-516, * 23
Side, at Siasconset, see School.	
Silver	10 & 12
" N.	13
" W.	17 & 18
Spring	19 & 14
Starbuck Court	5
State Road	17
Steamboat Wharf	4
Step Lane	3
Stone Alley	7 & 11
Summer	1-9 *5
"	2-10 *3
Sunset Hill Road	19
" Pass	2
T	
Tattle Court	10
Tideway Road	19
Traders Lane	5 & 6
Tucker, at Siasconset	24
Twin	10
U	
Union	1-8 7
"	5-19 *11
"	10-20 *7
"	21-42 11
"	41-70 13
V	
Vestal	17 & 18
W	
Walnut Lane	6
Walsh	19 & 20
Warren	12
Washington	7, 8, 11 & 13
Water, N.	1-30 3
" S.	1-18 7
"	19-26 *4
"	20-26 *3
Westminster	1-14 2
Weymouth	13
Whale	7 & 8
"	20
Williams	14
Winter	1-9 *6
"	2-10 *7
Y	
York	1-10 13
"	11-26 12
" W.	15
" Lane (arbitrary)	15

SPECIALS	SHEET
A	
Academy Hill School House	2
Alabama Cottage	23
Alfonso Hall	14
Appletons Garage	14
B	
Barn's Boat House	8
Beach House	26
C	
Casino, Moving Pictures, &c.	7
Chopping Bowl, Summer Rest.	11
L	
Lunaboe Cottage	23
Law Bridge, Summer Rest.	25
Lowell's Bath Houses	20
M	
Methodist Episcopal Church	6
N	
Nantucket Boat Works	8
" Cottage Hospital	19
" Historical Society Building	6
" Yacht Club House	4
Nesbitt House	3
New Bedford, Martha's Vineyard and Nantucket Steamboat Line	4
" England Telephone & Telegr. Co.	6
O	
Ocean House	3
Old Mill, The	15
" North Vestry	2
" Wharf	7 & 8
" South Wharf	8
Ooma Inn	3
Our Island Home	18
P	
Pacific National Bank Building	6
Peter's Landing	8
Point Breeze Hotel	19
Post Office	7
" at Siasconset	24
Public Library	7
R	
Robert's House	7
S	
St. Mary's Church	7
" Paul's Episcopal Church	6
Sankaty Golf Club House	22
" Head Light House	22
" Lodge	23
School House	11
Sea Cliff Inn	19
" Foam Laundry	24
Shipa Inn	24
Siasconset Casino	24
" School	25
Steamboat Wharf	4
Straight Wharf	8
Summit, The	2
T	
Town Office	7
U	
Union Chapel	24
" Club House	7
Unitarian Church	6
U. S. Weather Bureau, Dept. of Agric'e	11
V	
Veranda House	8
Voorheesville, H. H., Florist	6
W	
Wauwinet Water Works, Wyers Valley Pumping Station	17
Wauwinet House	27

* Indicates only one side of Street shown.



1923
OCT. 1923
NANTUCKET
MASS.
SIASCONSET
22
(1297)
SANKATY HEAD LIGHT HO.
KEEPERS
SANKATY HEAD
GOLF CLUB HO.
Located 1 Mile N. of Siasconset Sq.
MAYFLOWER
CANOAPACHE
FLAG SHIP
SUNNY CLIFFE
BAXTERS RD
SANKATY HEAD RD
COFFIN RD
THE HOLLOW BY THE FLARE
TINY TIM
MOORELAND COTTAGE
ATLANTIC OCEAN 350' FROM BANK
ATLANTIC OCEAN 450' FROM BANK
1725' TO GROUP OF D'S. BELOW
1725' TO GROUP OF D'S ABOVE
217
218
219
250
206
23
Scale of Feet.


+
geo coordinates or street address
Save to Gallery
Cancel
aerials
1938
topos
atlases
compare
roads
overlays
counties
on
cities
measure
PLSS
contours
Clifton Street
Rosaly Lane
North Road
Sankaty Road
Baxter Road
Lindberg Avenue
Sconset Foot Path
South Road
Coffin Street
Pitman Road
Sankaty Road
North Gully Road
HISTORIC AERIALS
50 m
200 ft
41.26747 : -69.96377

67 Vestal Street: 41 / 59 (New Dwelling)

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
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.
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.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 59

Street & Number of Proposed Work: 67 Vestal St

Owner of record: 67 Vestal LLC

Mailing Address: _____

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 _____

Size of Structure or Addition: Length: 64' Sq. Footage 1st floor: 2200 sf
Width: 56'-4" Sq. footage 2nd floor: 1204 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: 18'x24'6" ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 24"+/- South 12"+/- East 12"+/- West 12"+/-

Height of ridge above final finish grade: North 20'-2"+/- South 28'-3"+/- East 28'-3"+/- West 28'-3"+/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 9 /12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 9" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim Quaker Gray
Deck Natural
Clapboard (if applicable) _____
Sash Black
Foundation Natural
Roof Natural
Doors Black
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR 67 Vestal LLC

STREET ADDRESS 67 Vestal Street

MAP/PARCEL 41 / 59

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12.30.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 12.03.24
Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 67 Vestal Street on the following statement:

I Justin Schaffer, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

12/19/24

Client Signature Date





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 67 Vestal St

Tax Map Number: 41 Parcel Number: 59

Owner of Record: 67 Vestal LLC

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 12/30/2024

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..... 67 Vestal LLC

MAILING ADDRESS..... 3 Church St #2, Winchester, MA 01890

PROPERTY LOCATION..... 67 Vestal Street, Nantucket MA 02554

ASSESSORS MAP/PARCEL..... 41 / 59

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 14:48:27 -05'00'

11/26/2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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PULLINS JERALD L
11887 SE SHELL AV
HOBE SOUND, FL 33455

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ROTHE PAMELA FONTAINE
15 RINGBOLT ROAD
HINGHAM, MA 02043

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12 DUKES ROAD LLC
26 OAKRIDGE RD
WELLESLEY, MA 02481

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- ☐ Adult Signature Restricted Delivery $ ____

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POKOIK JONATHAN
58 CRANE ROAD
SCARSDALE, NY 10583

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REITH SANDRA
10 DUKES RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Abutters Listing

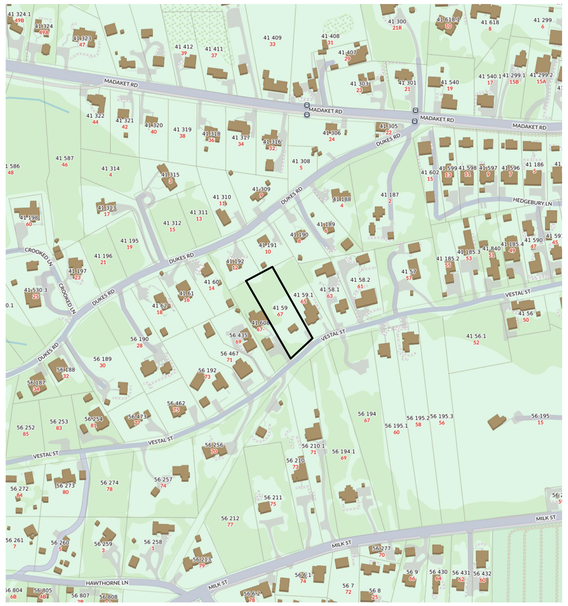
MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	191		REITH SANDRA		10 DUKES RD	NANTUCKET	MA	02554	10 DUKES RD
41	192		12 DUKES ROAD LLC		26 OAKRIDGE RD	WELLESLEY	MA	02481	12 DUKES RD
41	608		PULLINS JERALD L		11887 SE SHELL AV	HOBE SOUND	FL	33455	67- VESTAL ST
56	194	1	ROTHE PAMELA FONTAINE		15 RINGBOLT ROAD	HINGHAM	MA	02043	69 MILK ST
56	210	1	POKOIK JONATHAN		58 CRANE ROAD	SCARSDALE	NY	10583	71 MILK ST
Count:	**5**								

67 Vestal LLC

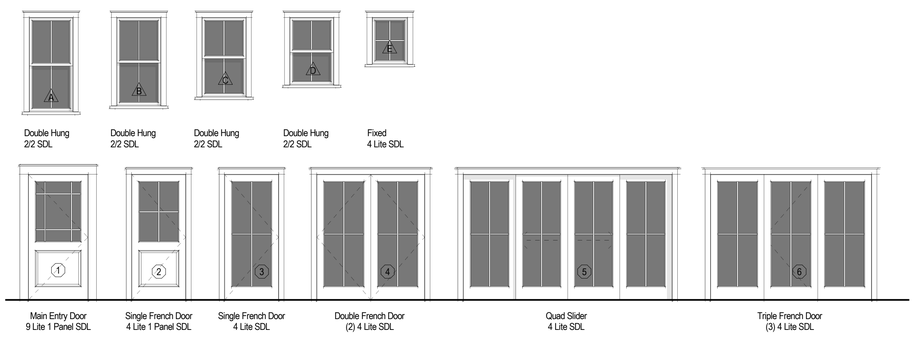
67 Vestal Street
Nantucket, MA 02554

12.30.24

HDC Submission



1 Locus Map
Not to Scale



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL

Main Entry Door 9 Lite 1 Panel SDL | Single French Door 4 Lite 1 Panel SDL | Single French Door 4 Lite SDL | Double French Door (2) 4 Lite SDL | Quad Slider 4 Lite SDL | Triple French Door (3) 4 Lite SDL

2 Window / Door Legend
1/4" = 1'-0"

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	12	2'-8"	5'-4"	Andersen (A-Series)			≥ 30
B	10	2'-8"	5'-0"	" "			" "
C	11	2'-8"	4'-6"	" "			" "
D	7	2'-8"	3'-10"	" "			" "
E	5	2'-2"	2'-8"	" "			" "
F	2	2'-8"	2'-0"				" "

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-4"	7'-0"	TBD			≥ 30
2	1	3'-0"	7'-0"	TBD			" "
4	5	6'-0"	7'-0"	" "			" "
5	2	11'-8"	7'-0"	" "			" "
7	1	2'-8"	7'-0"	" "			" "



3 Site Plan
1/16" = 1'-0"

2437

67 Vestal LLC

67 Vestal Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 59
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	26,348 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 3,293 SF
Existing G.C.:	431 SF
Proposed G.C.:	2,200 SF

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A.1.3 Roof Plan
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A.2.2 Exterior Elevations
A.2.3 Building Perspectives

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.0.1

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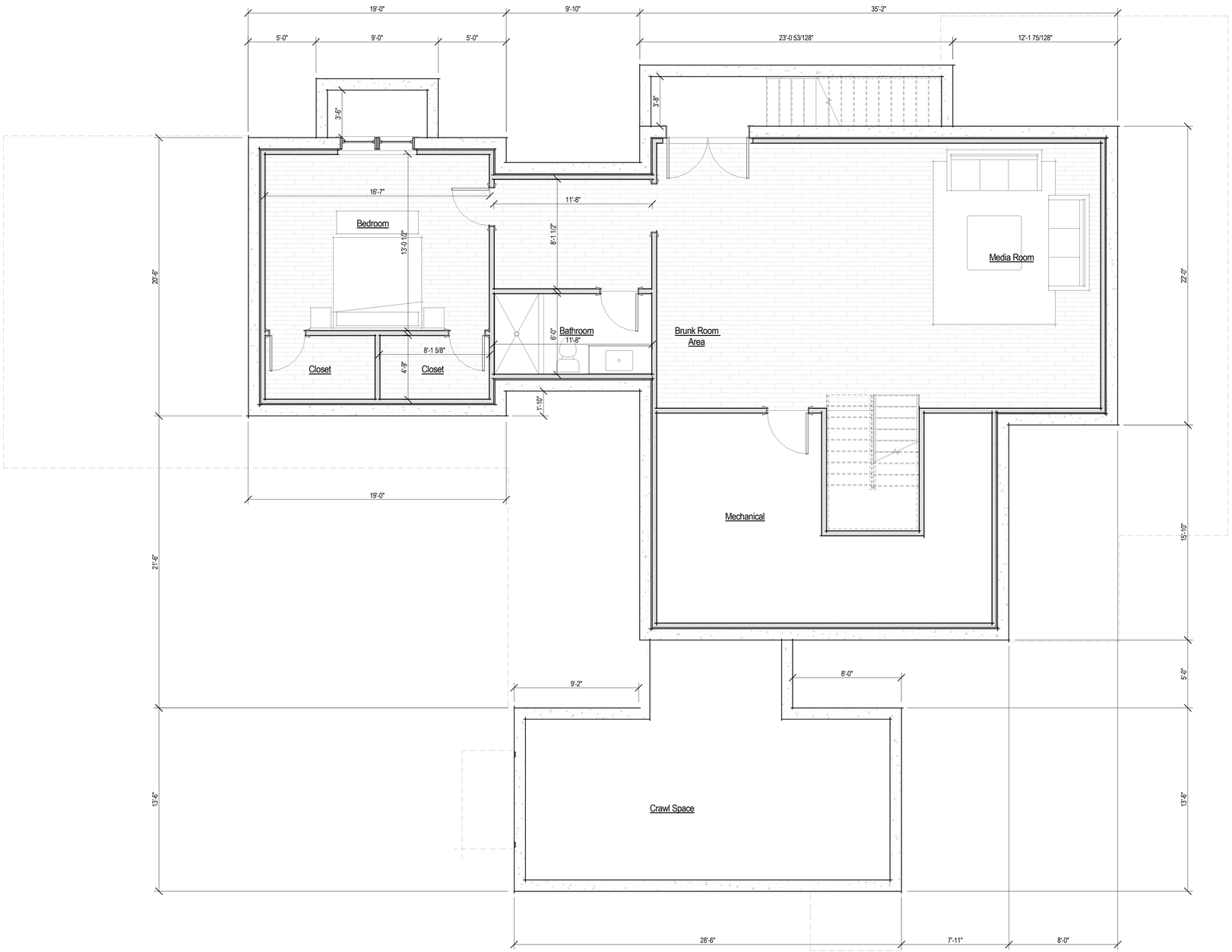
12.30.24

HDC Submission



1 Basement Plan - Proposed
1/4" = 1'-0"

2437

67 Vestal LLC

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Revisions

Basement Plan

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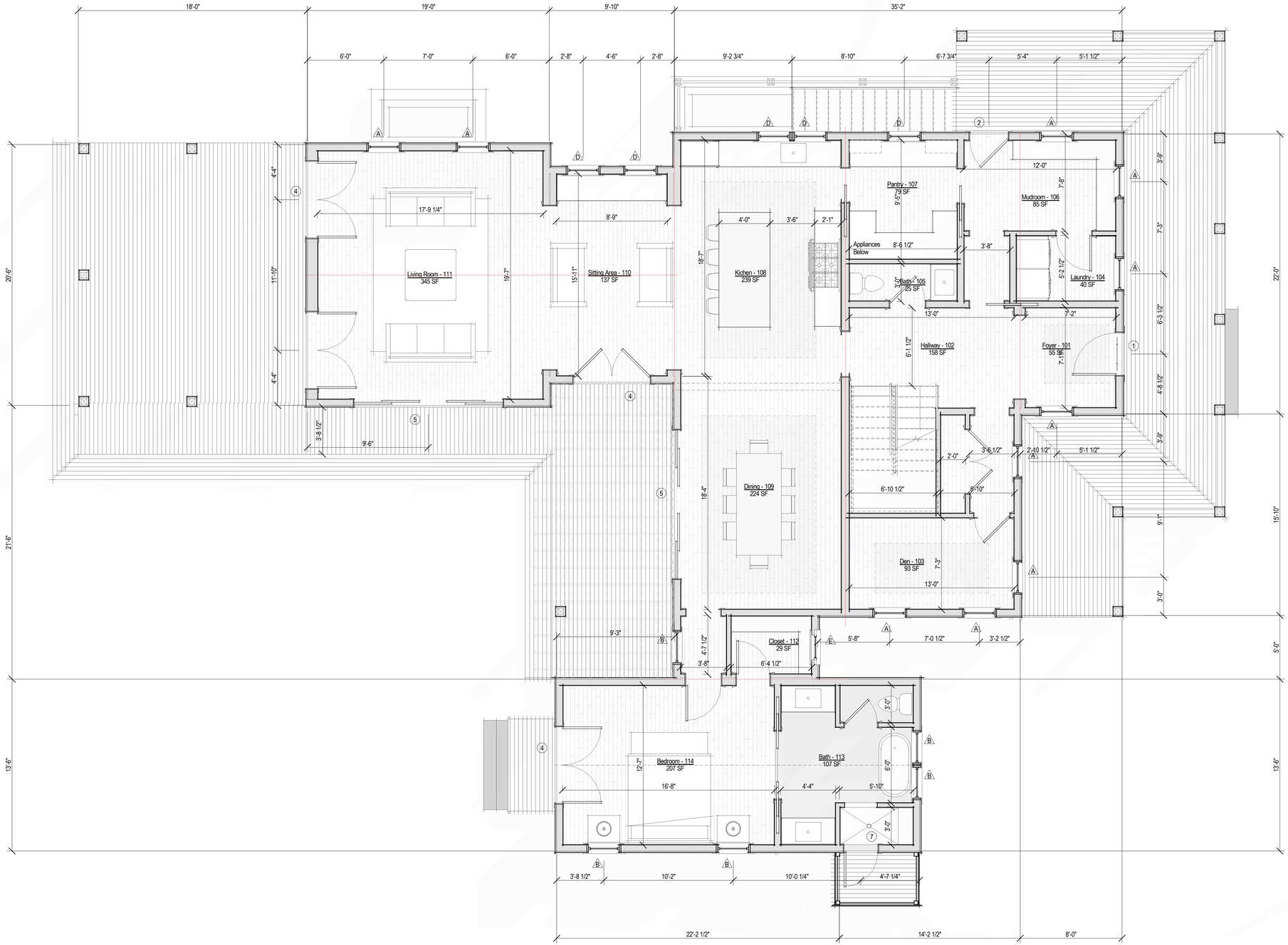

1 First Floor Plan - Proposed
1/4" = 1'-0"

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Revisions

First Floor Plan

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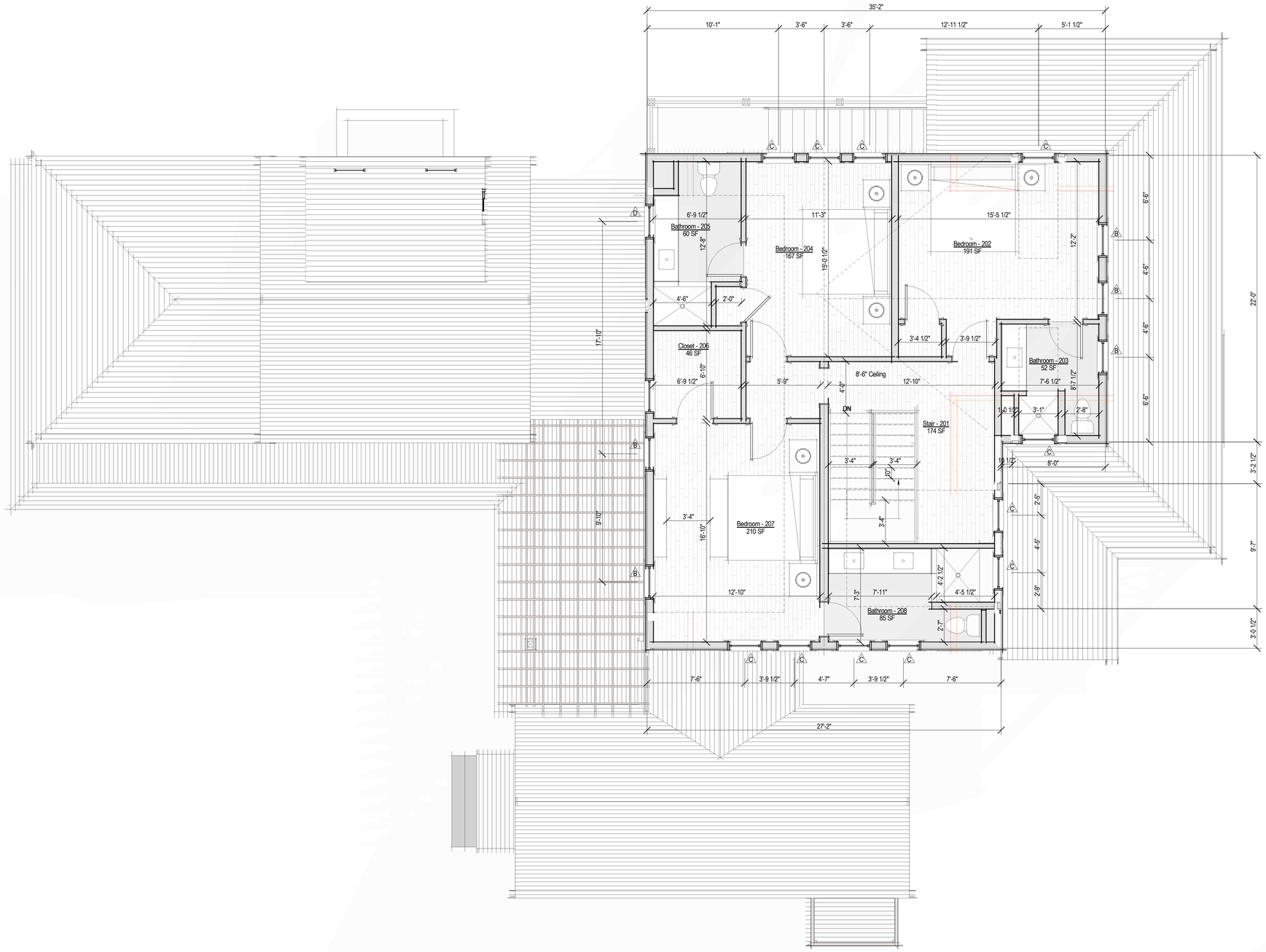

1 Second Floor Plan - Proposed
1/4" = 1'-0"

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Revisions

Second Floor Plan

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A.1.2

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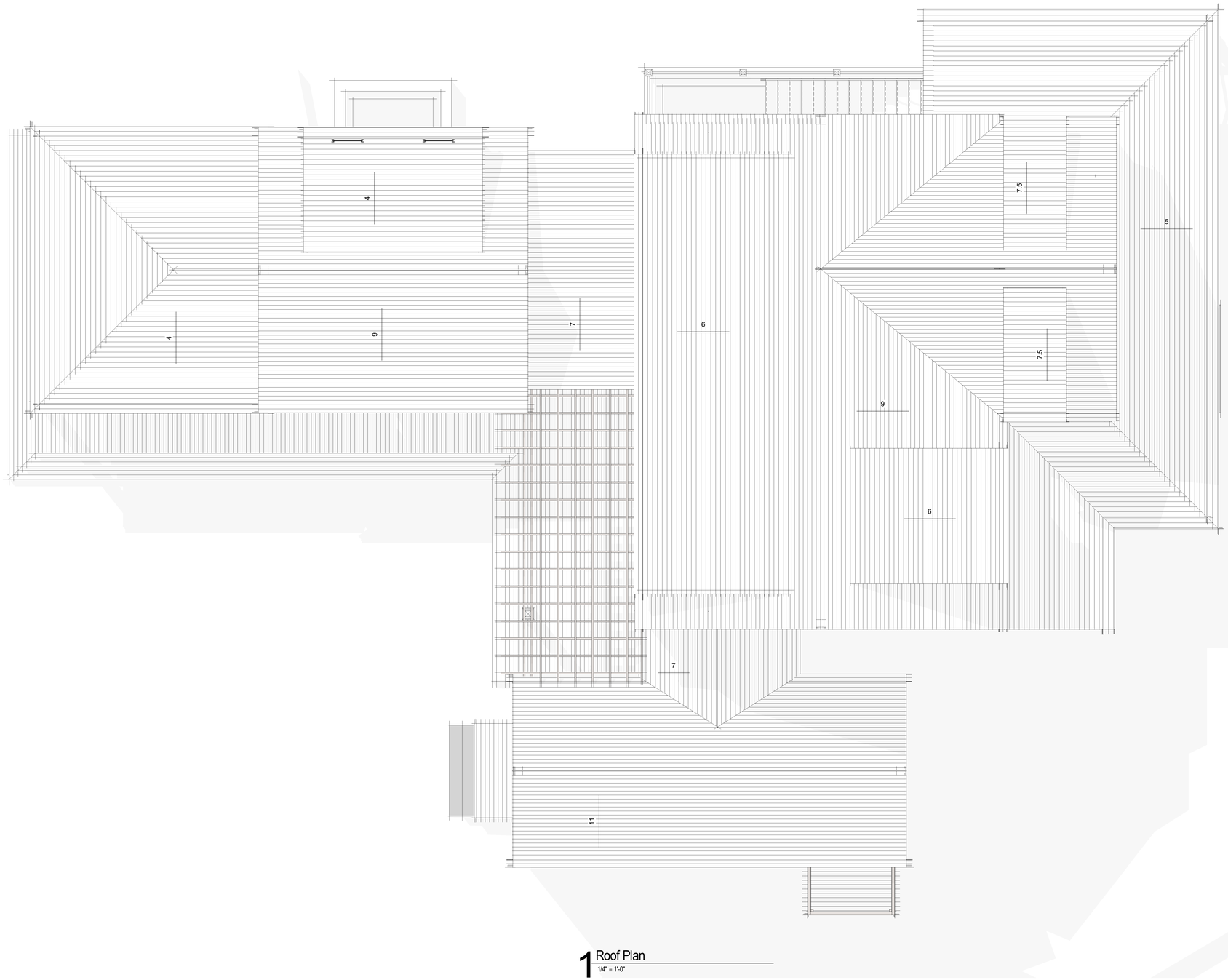
HDC Submission



1 Roof Plan
1/4" = 1'-0"

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67 Vestal LLC

67 Vestal Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

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Revisions

Roof Plan

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A.1.3

2437

12.30.24

HDC Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2437

67 Vestal LLC

67 Vestal Street
Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
508.325.4995
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Map & Parcel:	41 / 59
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Minimum Frontage:	75'
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Side/Rear Setback:	10'
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Exterior Elevations

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A.2.1

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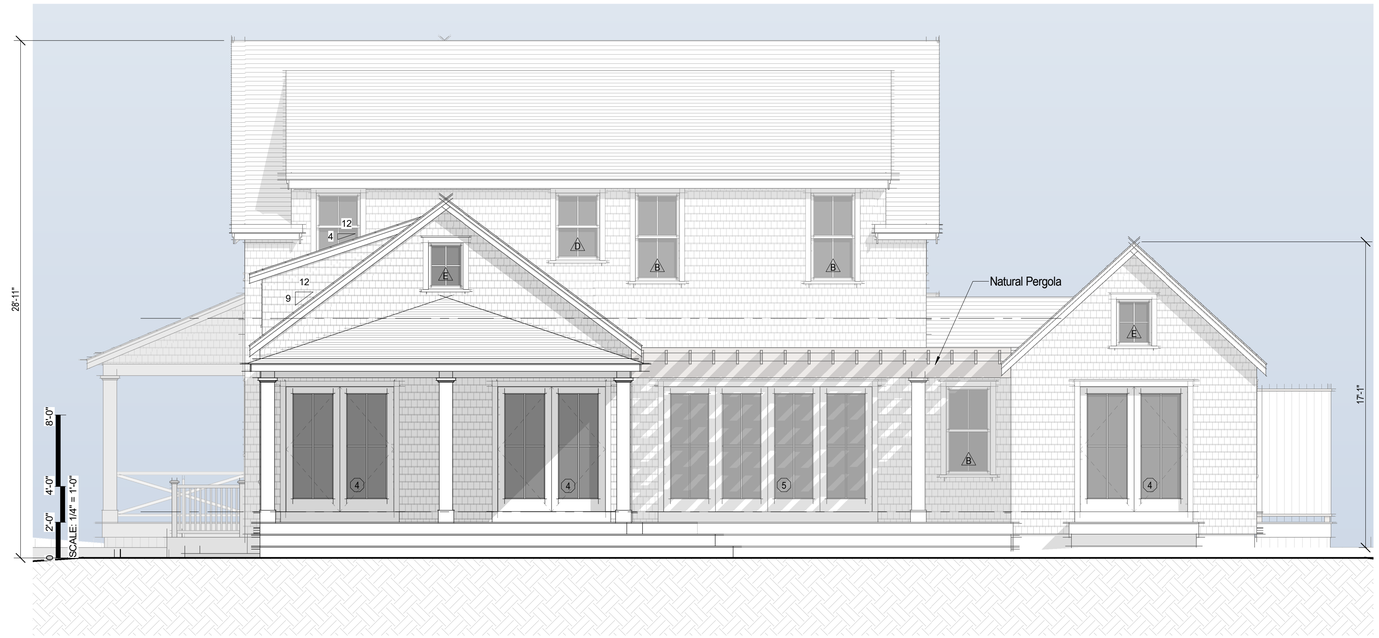

1 North Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

2437

67 Vestal LLC

67 Vestal Street
Nantucket, MA 02554

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508.325.4995
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Revisions

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

2437

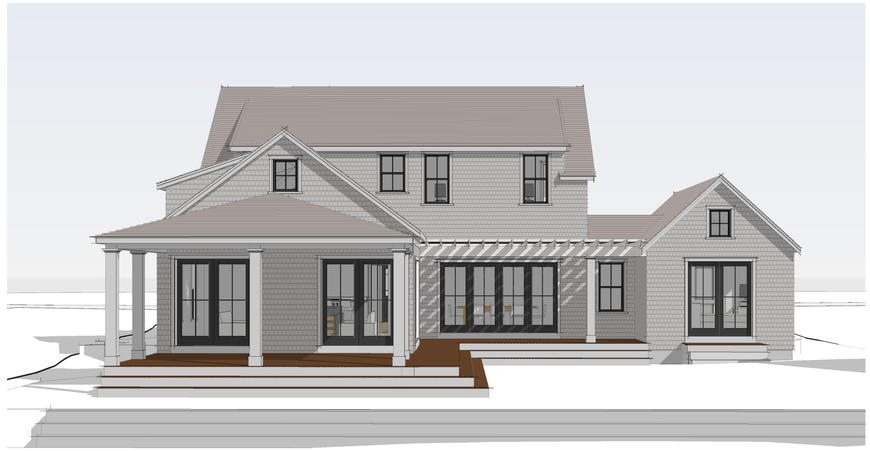
12.30.24

HDC Submission



South Perspective

Not to Scale



North Perspective

Not to Scale



West Perspective

Not to Scale



East Perspective

Not to Scale

2437

67 Vestal LLC

67 Vestal Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 59
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	26,348 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 3,293 SF
Existing G.C.:	431 SF
Proposed G.C.:	2,200 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Building Perspectives

Revisions

Building Perspectives

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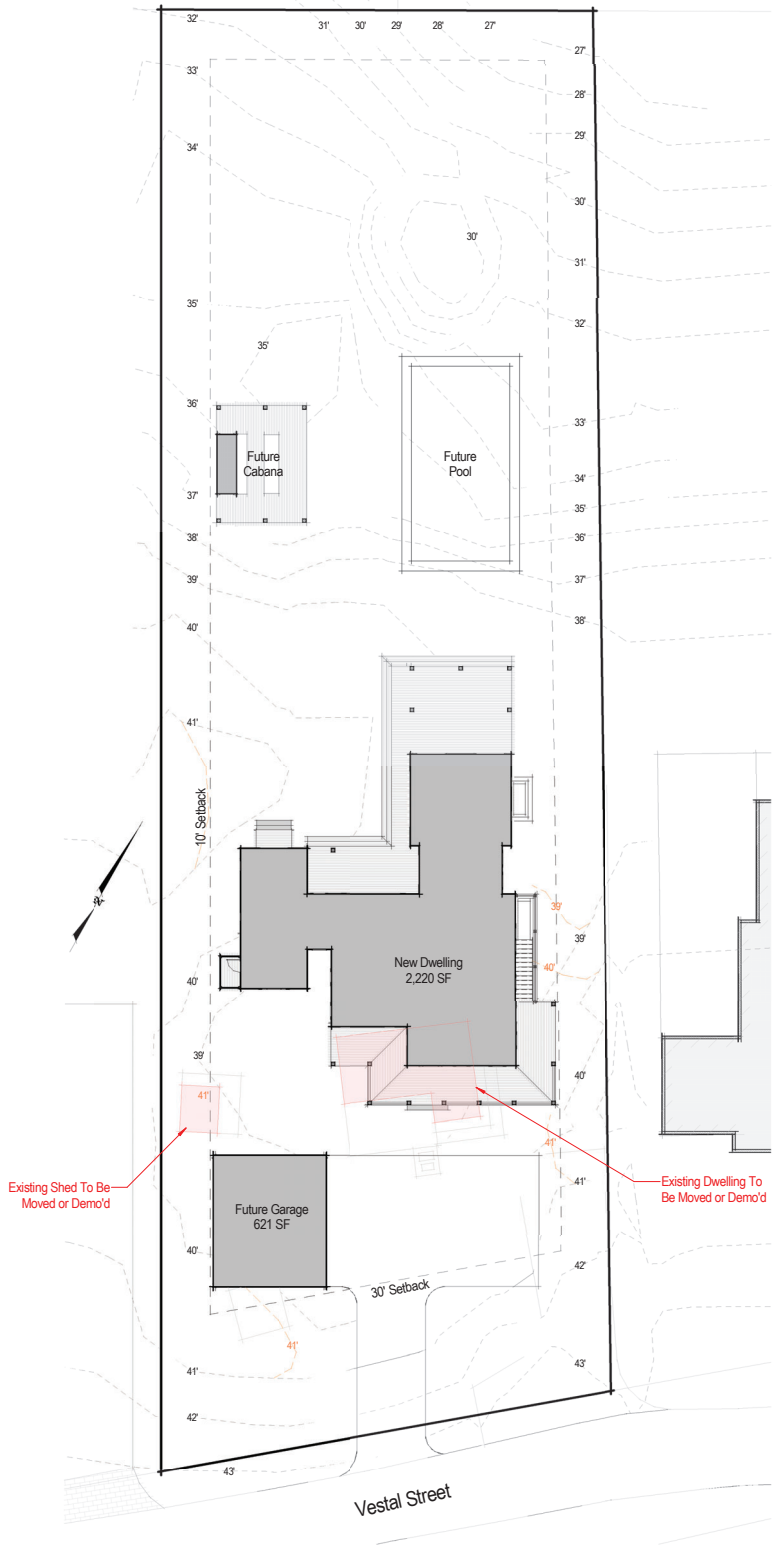
A.2.3

2437

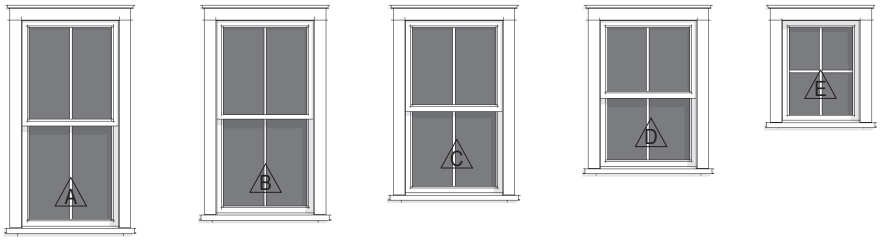


1 Locus Map

Not to Scale



3 Site Plan
1/16" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL



Main Entry Door
9 Lite 1 Panel SDL

Single French Door
4 Lite 1 Panel SDL

Single French Door
4 Lite SDL

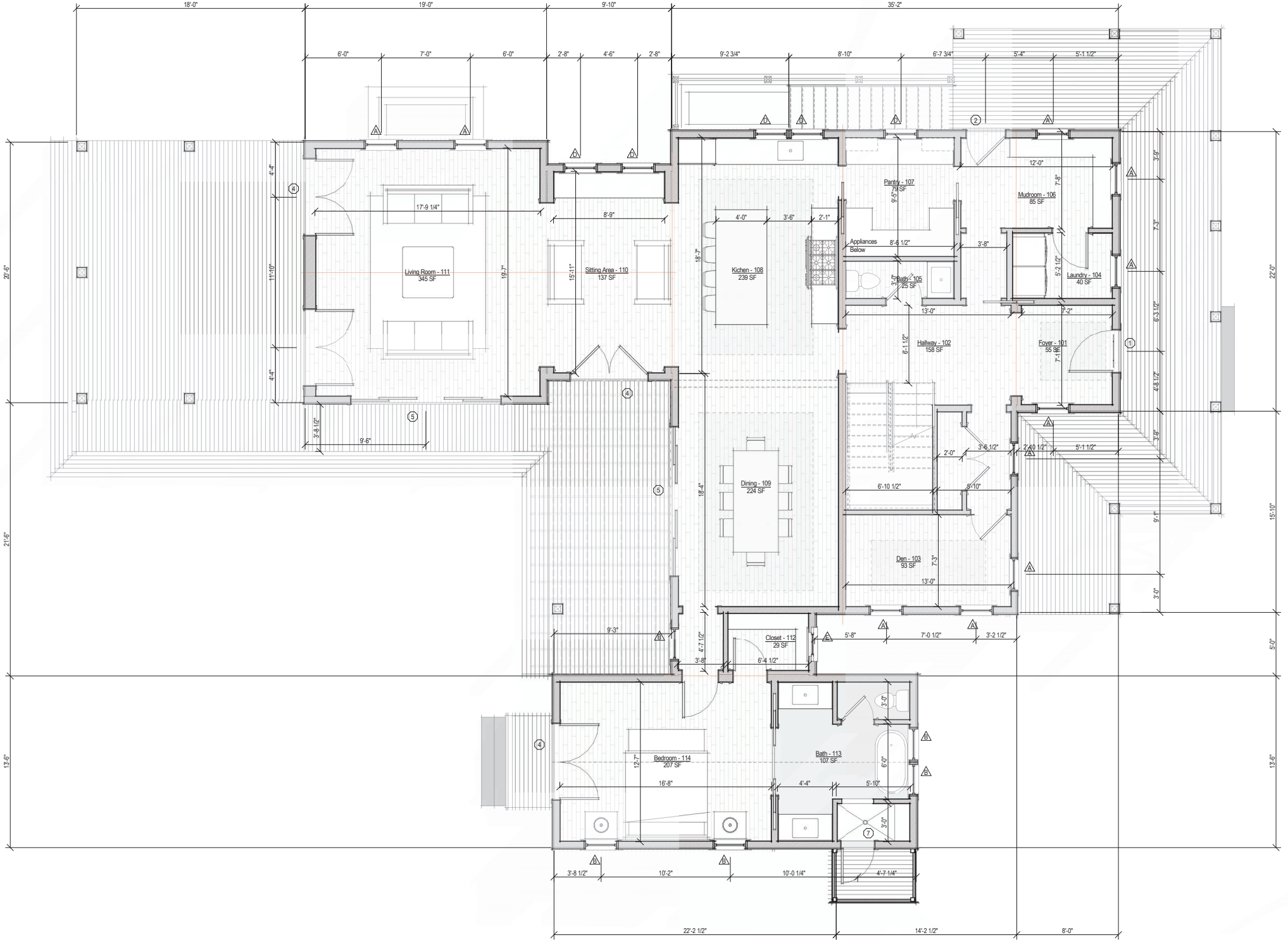
Double French Door
(2) 4 Lite SDL

Quad Slider
4 Lite SDL

Triple French Door
(3) 4 Lite SDL

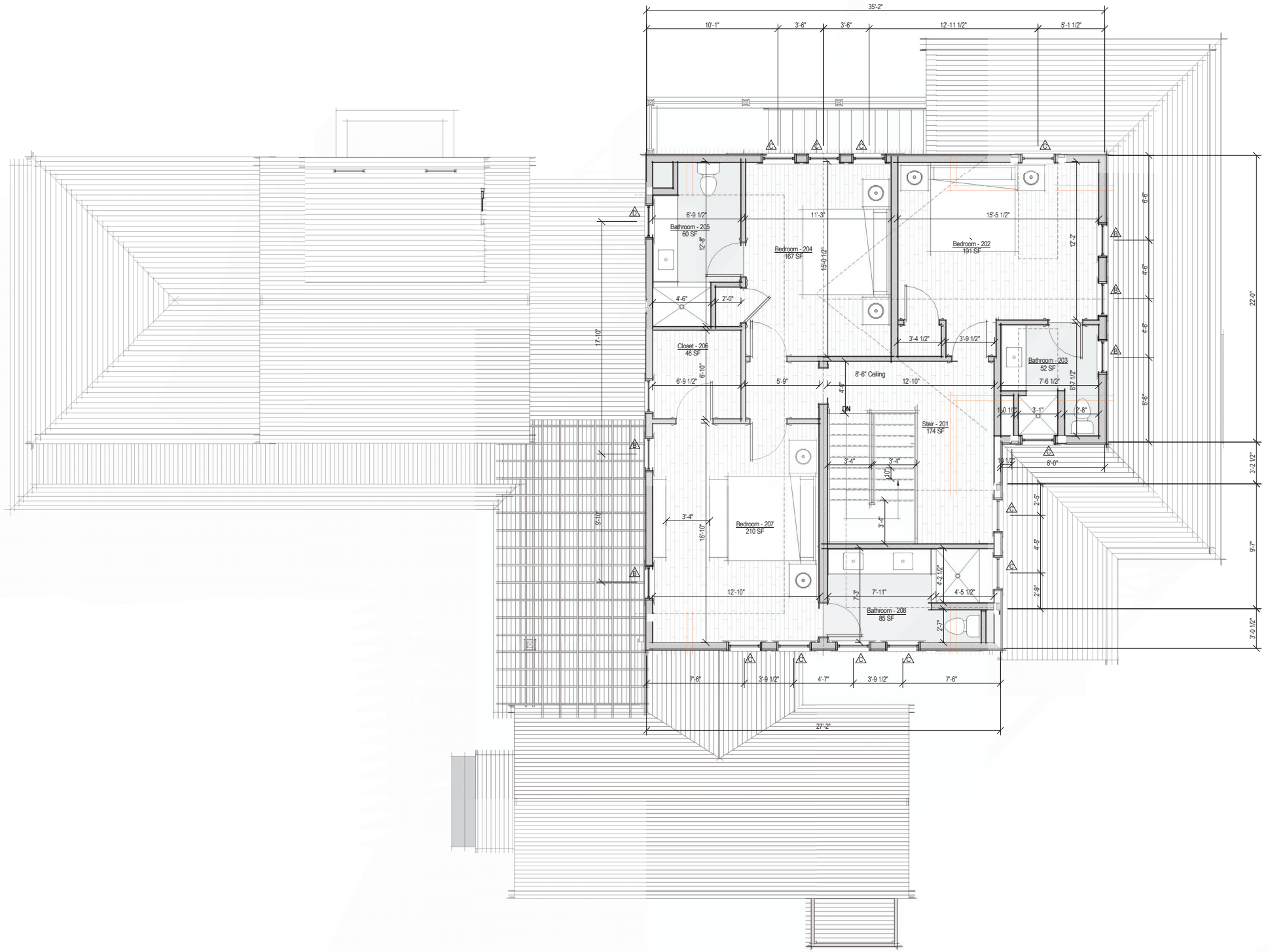
2 Window / Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



1 Second Floor Plan - Proposed

1/4" = 1'-0"

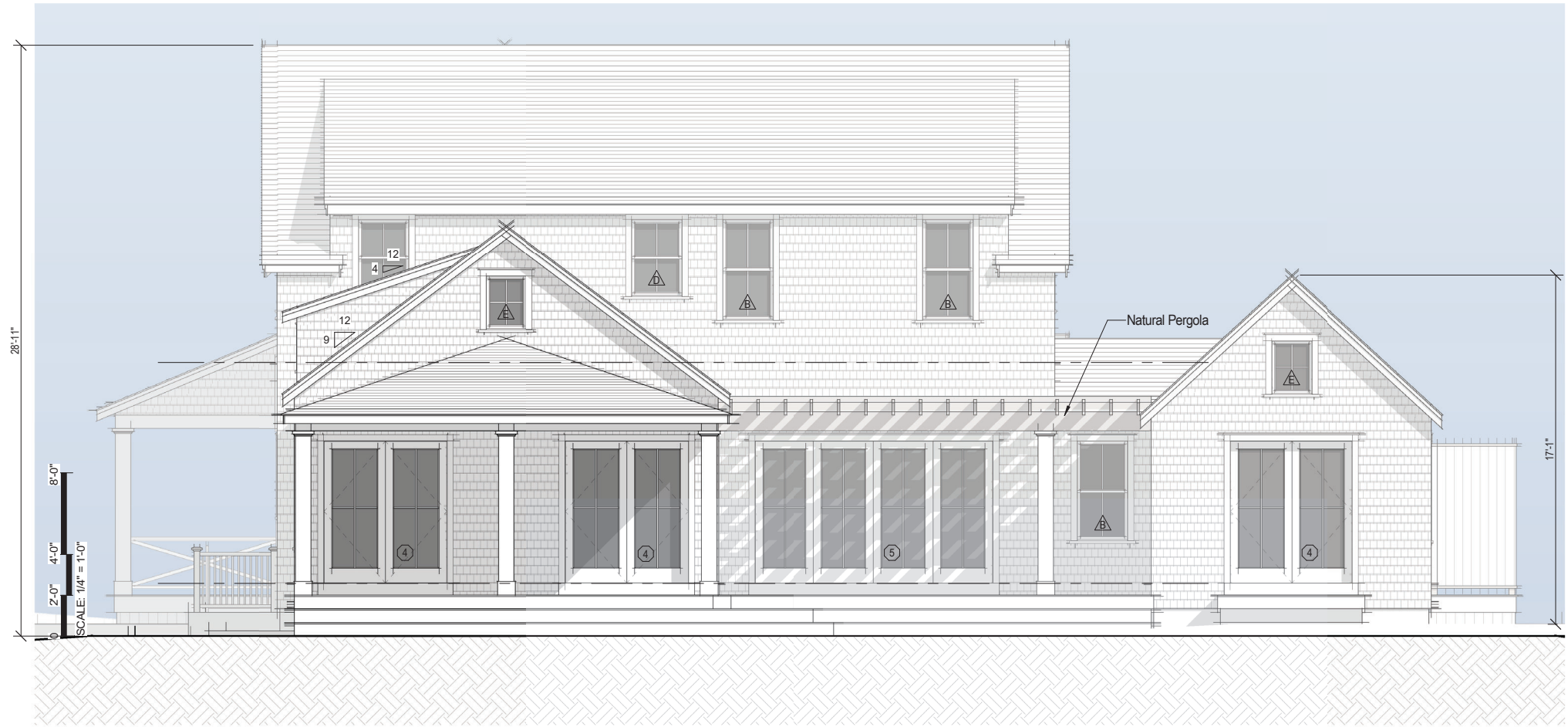


1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	☑	☑	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	☑	☑	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	☑		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	☑	☑	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☐	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
☑	☑	☑	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	☑	☑	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 103

Street & Number of Proposed Work: Lot 5 Marble Way (see ANR)

Owner of record: 6A Marble Way LLC

Mailing Address: 61 Old South Rd #373
Nantucket MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapeinc.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 24 Blueberry Lane
Nantucket, MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 495 —

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 45' Sq. Footage 1st floor: 1238 Decks/Patio: Size: 6x26 ☑ 1st floor ☐ 2nd floor
Width: 27'6" Sq. footage 2nd floor: 1238 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 27'1" South 27'1" East 27'1" West 27'1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/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 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 6" Frieze 1x8
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☒ SDL Front Milliken Millworks Rear Milliken Millworks Side Milliken Millwork
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) — Roof Charcoal Black
Trim NTW Cedar Sash Black Doors Black
Deck Mahogany Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/2/24 Signature of owner of record [signature] Signed under penalties of perjury



1 SITE PLAN BUILDING FOOTPRINTS ONLY
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC.

MARK	DATE

BUILDING FOOTPRINT PLAN

24 x 36

Landscape at
8 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103.1
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/7/24
Drawing No.:

L-2

Surveyor	Contact
#Keywords	LC

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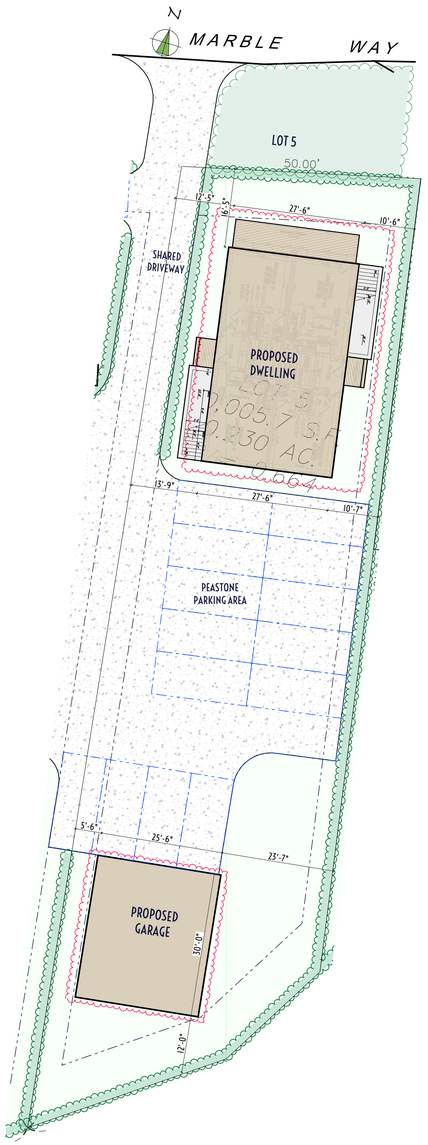

1 HDC SITE PLAN
SCALE: 1/16" = 1'-0"

Current application is for the duplex



6 LOCUS M-66 P-103

Property Information

Property ID	4912
Location	6 MARBLE WY
Owner	6A MARBLE 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 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 Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

34 x 36

6A Marble Way LLC
Landscape at
6 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/15/24
Drawing No.:

HDC-5.1

Surveyor	Contact
#Keywords	LC

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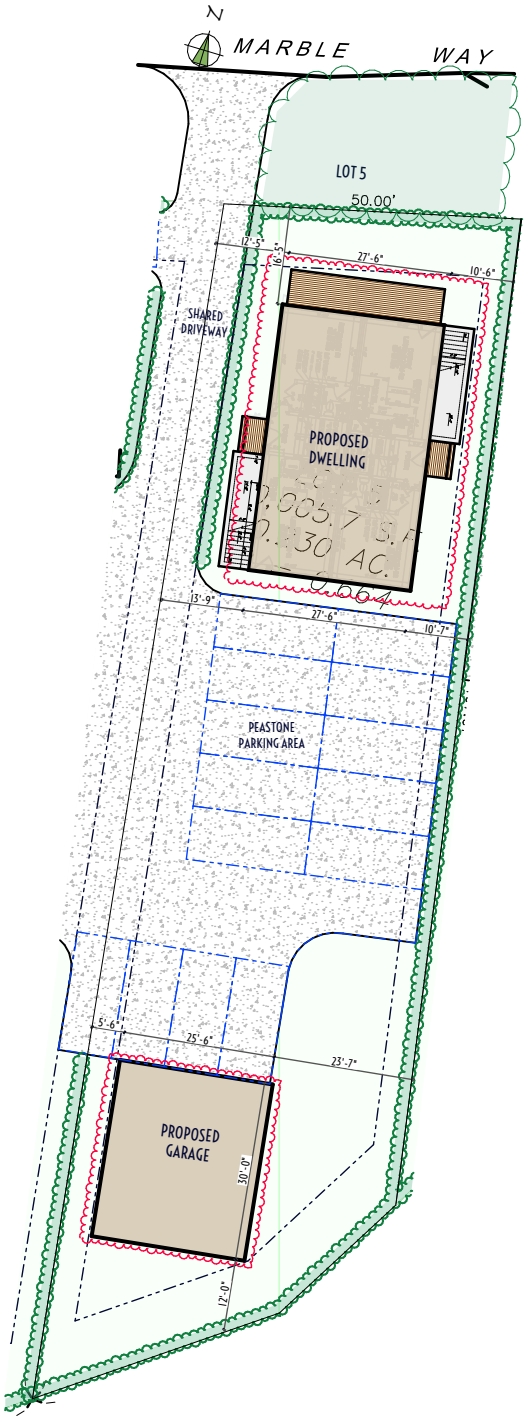


1 HDC SITE PLAN

atlantic LANDSCAPING INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
6 Marble Way
Nantucket, Ma.
02554
M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/15/24
Drawing No.:
HDC-A5.2

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.

NORTH



SOUTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Lot 5 Marble Way
Nantucket MA

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 5 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45176
2-STORY
DUPLEX

TITLE:
FRONT/REAR
ELEVATIONS

DRAWN BY: DLN
DATE: 6/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45176 FN

SHEET:
ELEV-

EAST



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Lot 5 Marble Way
Nantucket MA

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 5 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

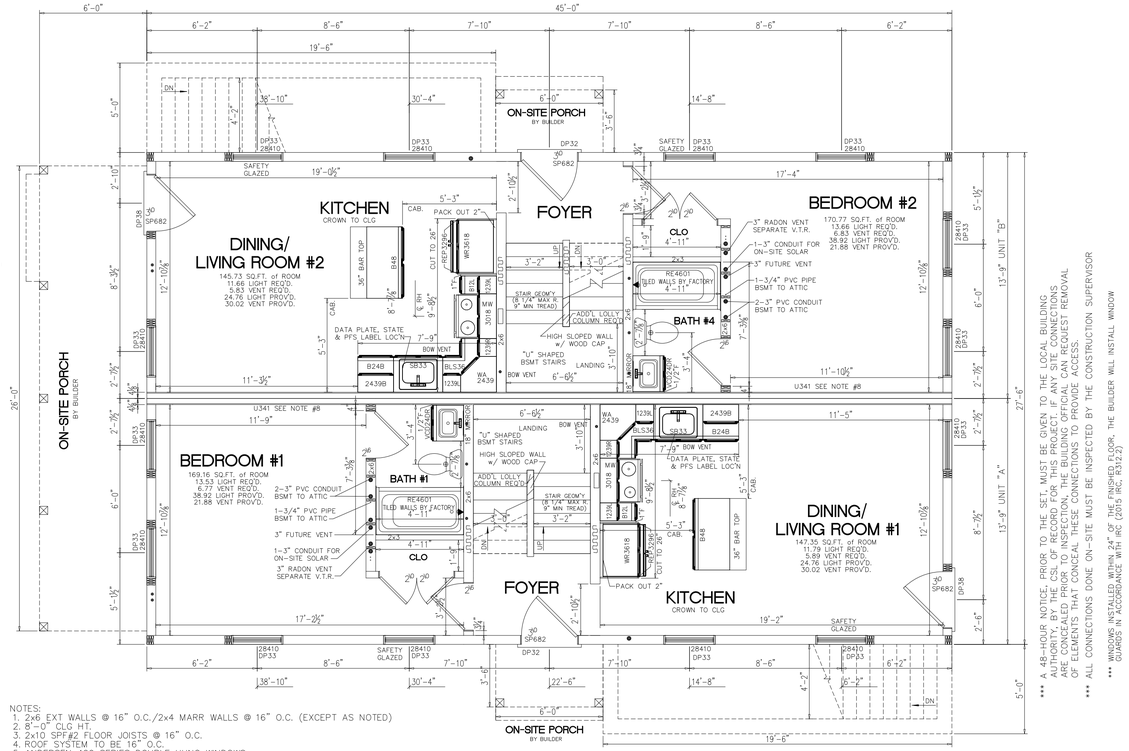
PROJECT:
45176
2-STORY
DUPLEX

TITLE:
FRONT/REAR
ELEVATIONS

DRAWN BY: DLN
DATE: 6/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45176 FN

SHEET:
ELEV- (2)

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "B"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)
9. BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER IN MASTER BATH
10. BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST, ALL TESTING MUST BE DONE BY A MASS QUALIFIED PROFESSIONAL
11. BUILDER SHALL SUPPLY/INSTALL A HEATING/COOLING SYSTEM PER ALL APPLICABLE CODE REQUIREMENTS

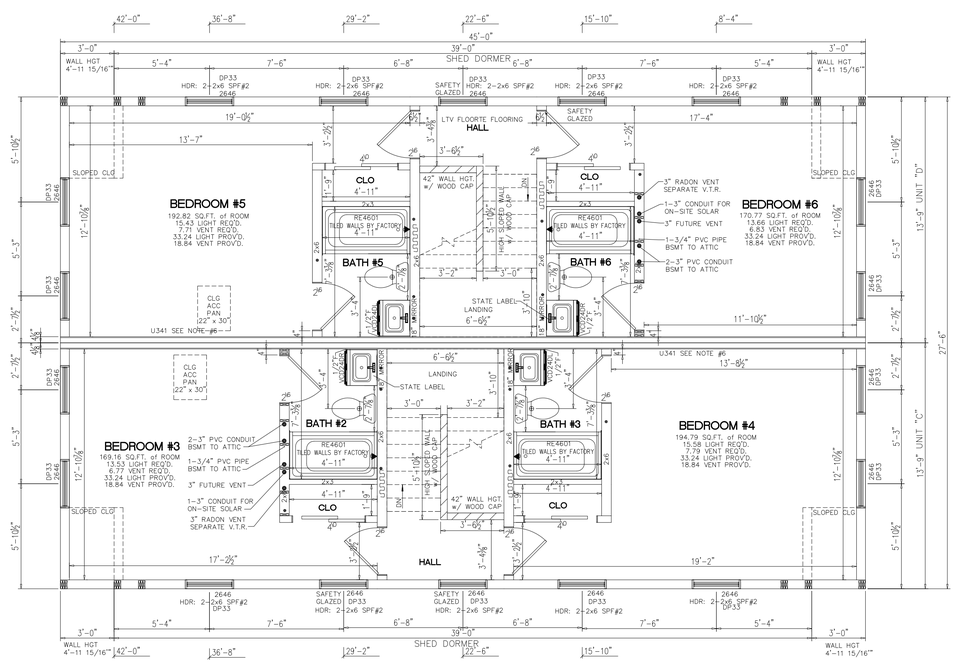
-PLATE MIRRORS ON CLIPS
-MELAMINE SHELVING WITH METAL BAR WHERE APPLICABLE
-FLOORTE FLOORING THROUGHOUT ON ALL FLOORS
-PREP STAIRWELL LANDING AND STAIRS FOR ONSITE FLOORTE FLOORING

ALL BATH'S TO HAVE:
COMFORT HEIGHT WATER CLOSETS

NO DOOR/WINDOW HEADERS, EXCEPT AS NOTED

MASSACHUSETTS

SECOND FLOOR PLAN



DP RATINGS:
DOORS & WINDOWS WITHIN 5' OF A CORNER TO BE A MINIMUM DP 38
DOORS & WINDOWS GREATER THAN 5' FROM A CORNER TO BE A MINIMUM DP 30

NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)

ALL BATH'S TO HAVE:
COMFORT HEIGHT WATER CLOSETS

Lot 5 Marble Way
Nantucket MA

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 5 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

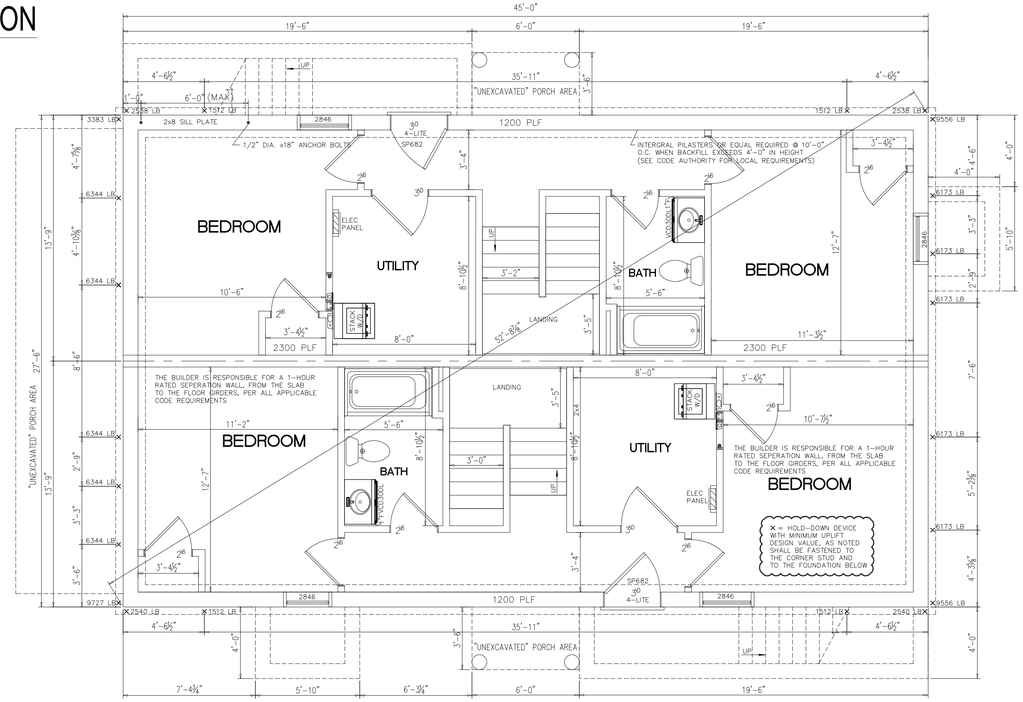
PROJECT:
45176
2-STORY
DUPLEX

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 6/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45176 FN

SHEET:
PLAN -

FOUNDATION



NOTES:

1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

THE BUILDER'S RA/PE IS TO DESIGN THE FOUNDATION TO THE LISTED LOADS. THE FOUNDATION MUST BE INSPECTED & APPROVED BY THE LOCAL BUILDING OFFICIAL.

FOUNDATION SHALL BE DESIGNED BY A DESIGN PROFESSIONAL WITH KNOWLEDGE OF LOCAL SOILS CONDITIONS. THIS PLAN IS MEANT ONLY TO COMMUNICATE THE DIMENSIONAL AND LOADING INFORMATION TO THE DESIGN PROFESSIONAL SO THE FOUNDATION DESIGN IS COORDINATED WITH THE REQUIREMENTS OF THE MODULAR BUILDING.

DOOR/WINDOW SCHEDULE

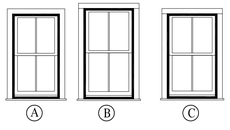
DOOR/WINDOW SCHEDULE

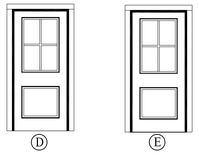
WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2646	A	32 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.27	12.49	8.31	4.71
28410	B	34 1/8" X 60 7/8"	ANDERSEN 400	DH WINDOW	.27	14.21	9.73	5.47
2846	C	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.27	13.28	8.98	5.07

DOORS

SP682	D	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	5.3	19.26
SP682	E	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.0	4.3	17.33





Lot 5 Marble Way
Nantucket MA

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 5 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45176
2-STORY
DUPLEX

TITLE:
DR/WIN SCHEDULE
FOUNDATION

DRAWN BY: DLN
DATE: 6/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45176 FN

SHEET:
FDN



1 8 Marble Way View 1



2 8 Marble Way View 2



3 8 Marble Way View 3



4 8 Marble Way View 4

MARK	DATE

6 MARBLE WAY



6 Marble Way





1 6 Marble Way View 1



2 6 Marble Way View 2



3 6 Marble Way View 3



4 Building Location

1 Marble Way



3 Marble Way



12 Marble Way Garage



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 6A MARBLE WAY LLC

MAILING ADDRESS 61 OLD SOUTH RD # 373, NANTUCKET, MA 02554

PROPERTY LOCATION Lot 5 Marble Way (See ANR 6 and 8 Marble)

ASSESSORS MAP/PARCEL 66/103

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 20, 2024
DATE

Mary L. Haley
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by Mary L. Haley
Date: 2024.11.20 12:04:08 -05'00'

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	103		6A MARBLE WAY LLC		2 WINDY WAY BOX 373	NANTUCKET	MA	02554	6 MARBLE WY
66	104		GIOIOSO TOMMASO	C/O JOANNE DONOVAN	55 BLUEBERRY RD	ABINGTON	MA	O2351	10 MARBLE WY
66	118	1	CADET LOUBINS & TONICO RUTH		11 MARBLE WY UNIT 2	NANTUCKET	MA	02554	11 MARBLE WY #2
66	427	1	LEMUS LUCIA		75A BARTLETT RD	NANTUCKET	MA	02554	75A BARTLETT RD
66	428		KING ASTA		77 BARTLETT RD	NANTUCKET	MA	02554	77 BARTLETT RD
66	442	1	SCHROEDER TERESA C		9 MARBLE WY UNIT 2	NANTUCKET	MA	02554	9 MARBLE WY #2
66	442	2	SKAR JOAN K & HENDERSON JEFFREY J		PO BOX 3001	NANTUCKET	MA	O2584	1 SLEEPY HOLLOW RD
Count:	**7**								

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: Lot 5 Marble Way (See ANR 6 and 8 Marble)

Tax Map Number: 66 Parcel Number: 103

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 12/3/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1061 3775 41

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- ☐ Adult Signature Restricted Delivery $

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NANTUCKET POST OFFICE

6A MARBLE WAY LLC
2 WINDY WAY BOX 373
NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

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City,

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SKAR JOAN K & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

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NANTUCKET POST OFFICE

GIOIOSO TOMMASO
C/O JOANNE DONOVAN
55 BLUEBERRY RD
ABINGTON MA 02351

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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75A BARTLETT RD
NANTUCKET, MA 02554

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NANTUCKET POST OFFICE

CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554

PS Form

nstructions

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77 BARTLETT RD
NANTUCKET, MA 02554

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delivery.
- A record of

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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9 MARBLE WY UNIT 2

City, Sta NANTUCKET, MA 02554

PS Form uctions

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DEC 03 2021

NANTUCKET POST OFFICE

02554 9553

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR 6A Marble Way LLC

STREET ADDRESS Lot 5 Marble Way (See ANR)

MAP/PARCEL 66/103

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/3/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 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°: 42.4.1 PARCEL N°. 15.1

Street & Number of Proposed Work: 13A Willard St

Owner of record: MARK + Kristina Howard

Mailing Address: 3740 Via Mar
Monte, Carmel CA 93923

Contact Phone #: 508 246 1357 E-mail: Sam@nantucketDirect.com

AGENT INFORMATION (if applicable)

Name: Sam Heerick

Mailing Address: 28 South Shore rd
Nantucket MA 02554

Contact Phone #: 508 246-1357 E-mail: Sam@nativeDevelopmentACK.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 Fenestration change Adding Transom window to second floor

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 87" x 12" Transom Window (10 lite)

☐ True Divided Lights(muntins), single 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

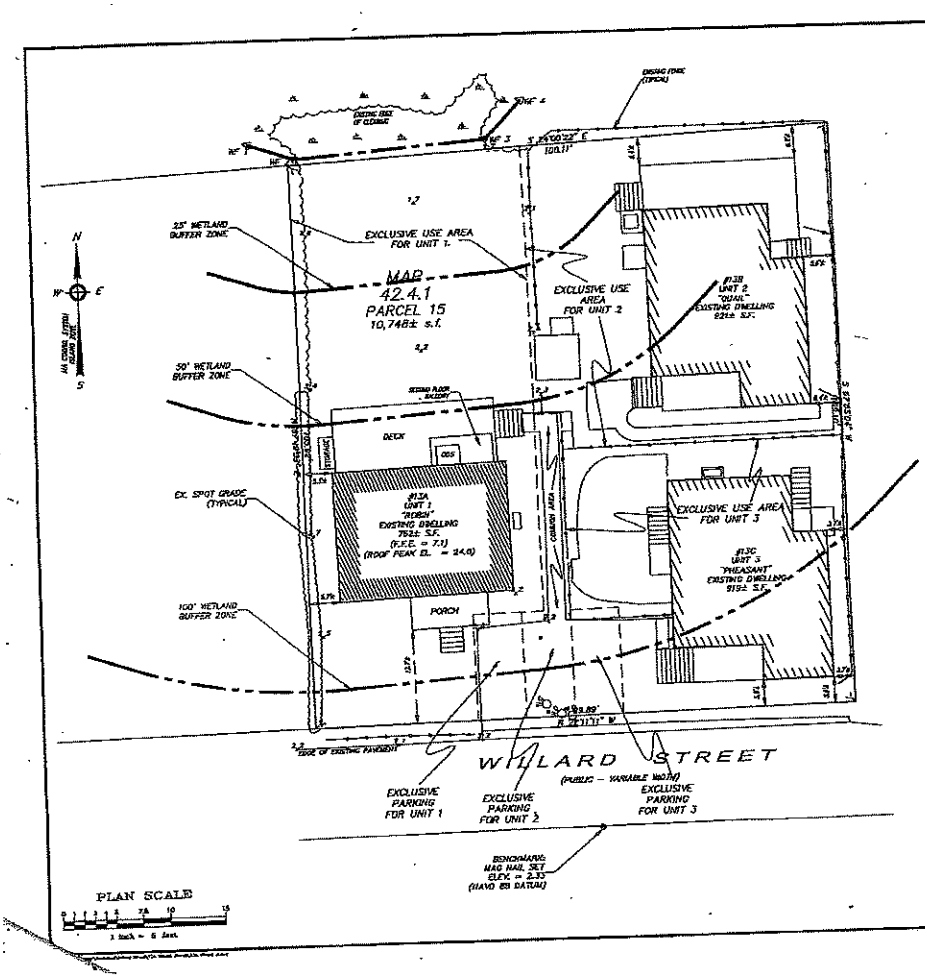
Sidewall _____ Clapboard (if applicable) _____ Roof _____

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



Notes

1. LOCUS: #13A WILLARD STREET MAP 42.4.1 PARCEL 15.1
2. OWNER: MARK W. and KRISTINA M. HOWARD, TRUSTEES OF THE HOWARD LIVING TRUST
3. DEED REF: U 42138
4. PLAN REF: PLAN FILE 55-W(UNIT 1 - DRIFTWOOD COTTAGES CONDOMINIUM)
5. SEE MASTER DEED OF DRIFTWOOD COTTAGES CONDOMINIUM RECORDED AS LAND COURT DOCUMENT # 87146.
6. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD ZONE AE(EL. 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0065-G dated 06/09/2014.
7. LOCUS DOES FALL WITHIN ZONE A OF THE HARBOR WATERSHED PROTECTION ZONE.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: R-1

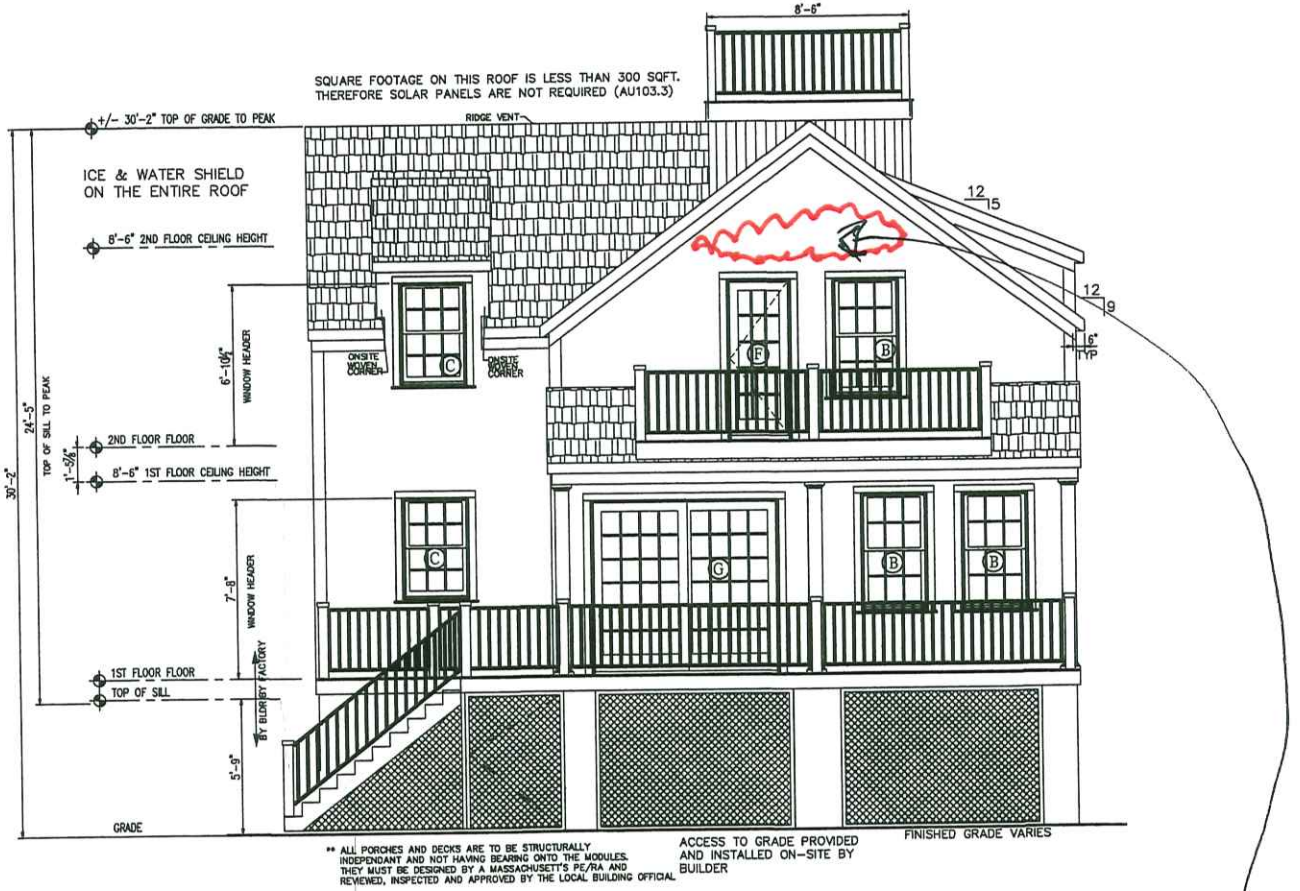
	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	10,748± s.f.
FRONTAGE:	50'	99.89'
FRONT YARD:	10'	5.0'±(UNIT 3)
SIDE/REAR YARD:	5'	3.7'±(UNIT 3)
GROUND COVER:	30%(MAX)	24.2% (UNITS 1, 2 & 3 - 2,602± s.f.)

Prepared By:
BRACKEN ENGINEERING INC.
48 HOMING POND ROAD, SUCONNESSET, MA 02532
18 OLD SOUTH ROAD, NANTUCKET, MA 02554
(p) 508.540.8870 (f) 508.540.2240
(p) 508.228.2244 www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA
Prepared For:
MARK W. and KRISTINA M. HOWARD
13A WILLARD STREET
MAP 42.4.1 PARCEL 15.1

No.	Date	Revision Description	By
-	-	-	-

Date: SEPTEMBER 8, 2023 | Drawn: KAH/DK/MH | Checked: DFB/AHC | Sheet: 1 of 1



REAR ELEVATION

* Area requesting Window Addition

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BUILDER: DREAMLINE MODULAR

CUSTOMER/PROJECT: HOWARD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT: 44753 TWO STORY

TITLE: ELEVATIONS

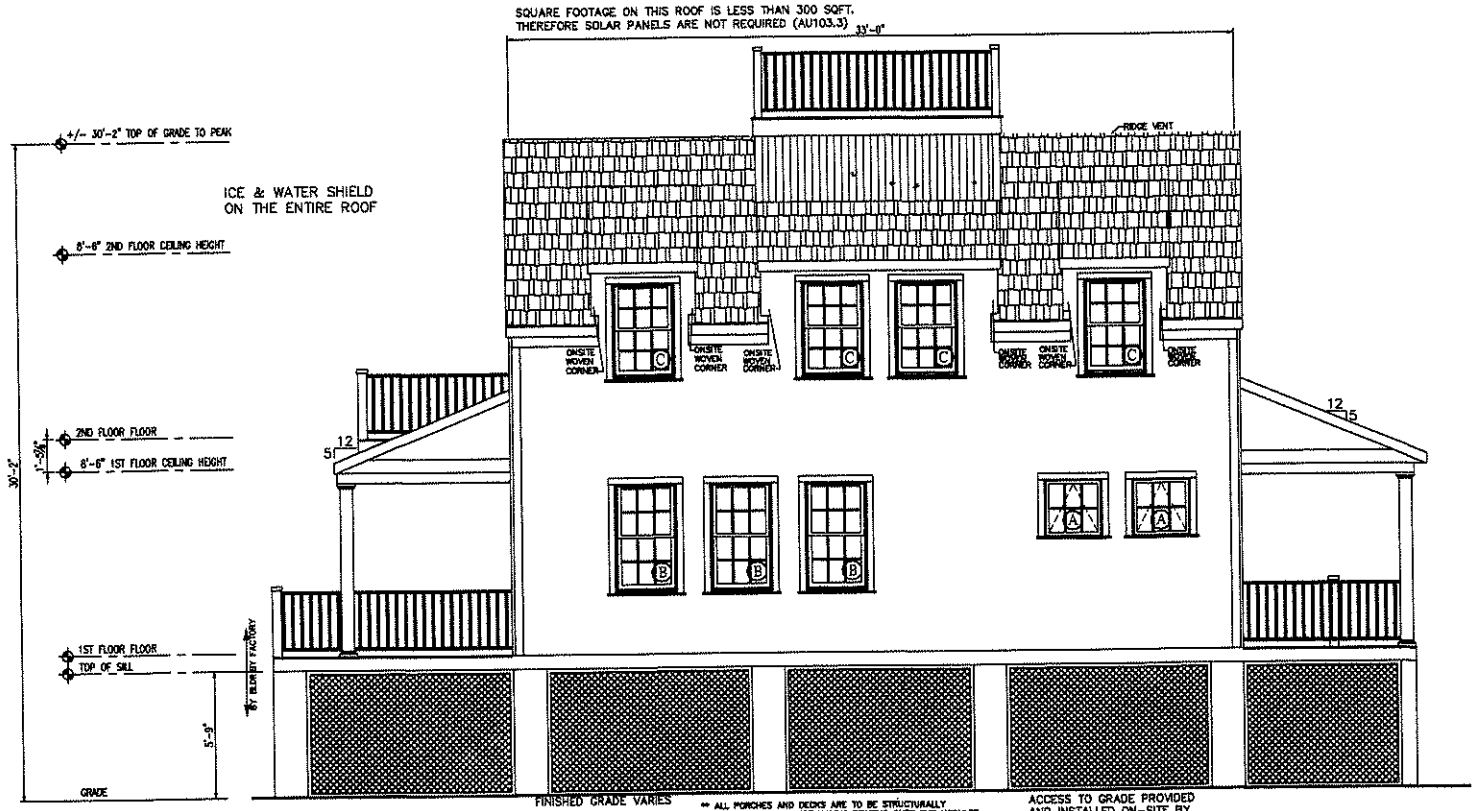
DRAWN BY: DLN

DATE:

SCALE:

FILENAME: 44753 FN

SHEET: ELEVATIONS (REAR)



LEFT ELEVATION

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
HOWARD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

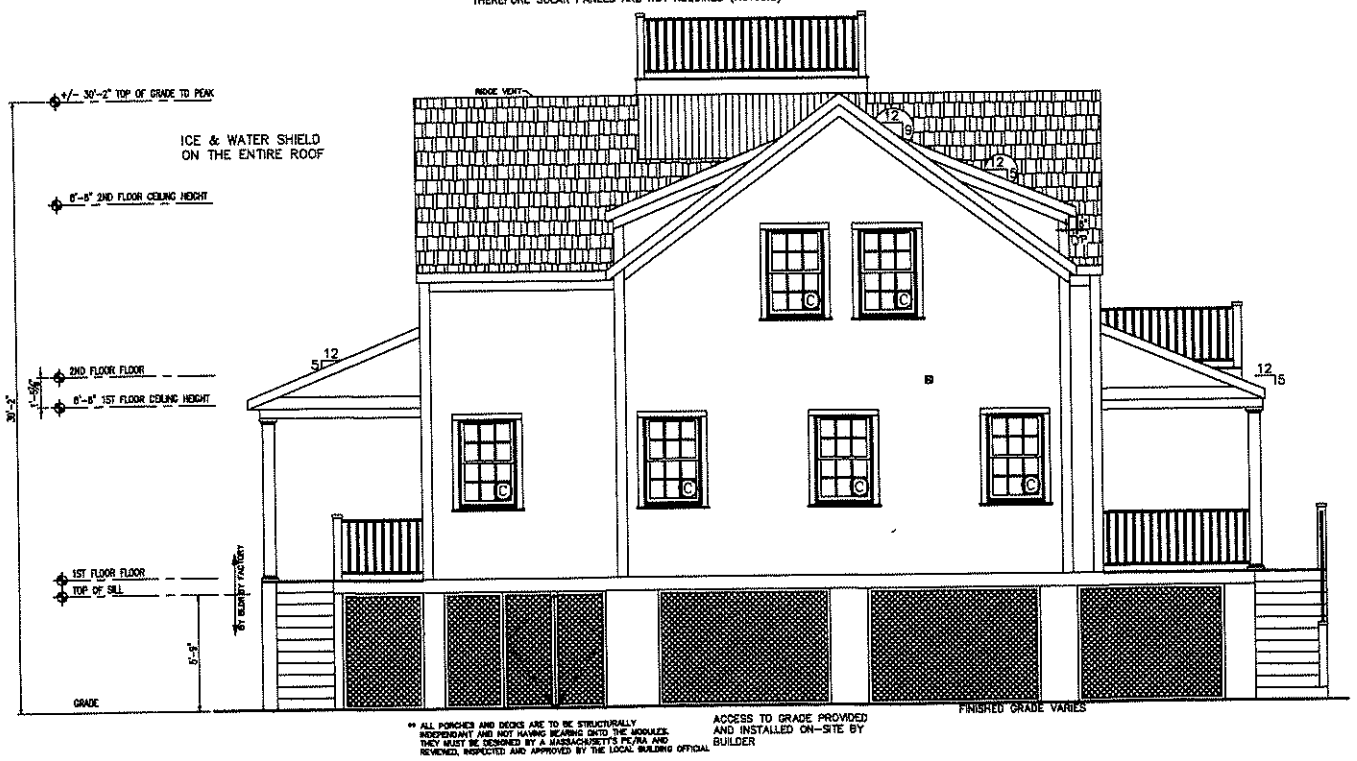
PROJECT:
44753
TWO STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE:
SCALE:
FILENAME: 44753 FN

SHEET:
ELEVATIONS (LEFT

SQUARE FOOTAGE ON THIS ROOF IS LESS THAN 300 SQFT.
THEREFORE SOLAR PANELS ARE NOT REQUIRED (AU103.3)



RIGHT ELEVATION

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
HOWARD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44753
TWO STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
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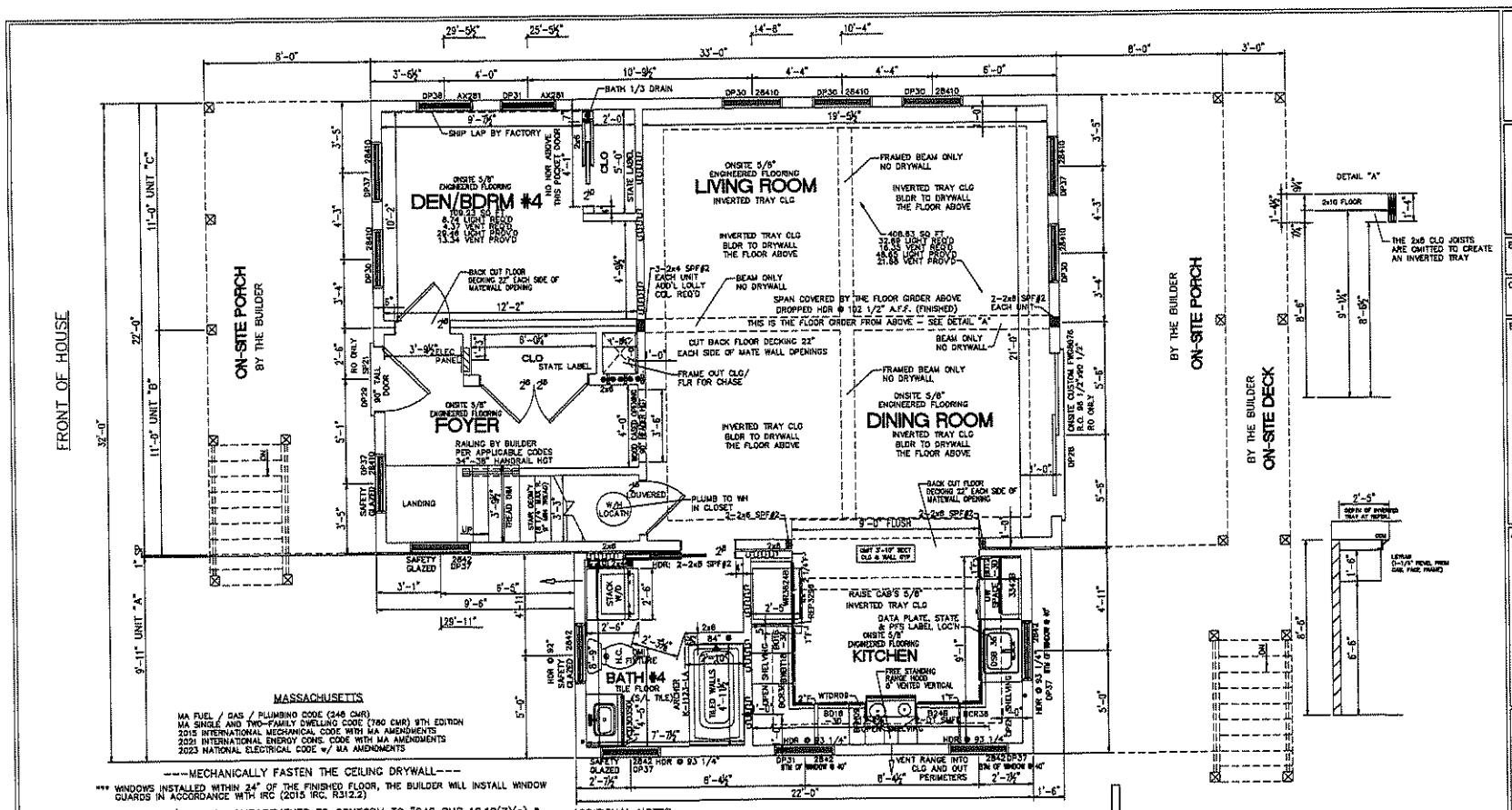
SCALE:
FILENAME: 44753 FN

SHEET:
ELEVATIONS (RIGH



MASSACHUSETTS

MA FUEL / GAS / PLUMBING CODE (248 CMR)
MA SINGLE AND TWO-FAMILY DWELLING CODE (780 CMR) 9TH EDITION
2015 INTERNATIONAL MECHANICAL CODE WITH MA AMENDMENTS
2021 INTERNATIONAL ENERGY CONS. CODE WITH MA AMENDMENTS
2023 NATIONAL ELECTRICAL CODE w/ MA AMENDMENTS

---MECHANICALLY FASTEN THE CEILING DRYWALL---

*** WINDOWS INSTALLED WITHIN 24" OF THE FINISHED FLOOR, THE BUILDER WILL INSTALL WINDOW GUARDS IN ACCORDANCE WITH IRC (2015 IRC, R312.2)

* ALL TUB/SHOWER COMPARTMENTS TO CONFORM TO "248 CMR 10.10(7)(c) *

NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. FLOOR CENTER GIRDER UNDER UNIT B/C TO BE: 2-1 1/2"x9 1/4"x33'-0" LVL (PER MODULE)
9. FLOOR PERIMTERS UNDER UNIT B / UNIT C ABD BOTH LONG WALLS UNIT A TO BE: 2-1 1/2"x9 1/4"x30'-0" LVL (UNIT B & C) /// 22" LENGTH FOR UNIT A - BOTH WALLS
10. BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER IN MASTER BATH
11. BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST, ALL TESTING MUST BE DONE BY A MASS QUALIFIED PROFESSIONAL
12. BUILDER SHALL SUPPLY/INSTALL A HEATING/COOLING (MECHANICAL) SYSTEM PER ALL APPLICABLE CODE REQUIREMENTS

*** A 48-HOUR NOTICE, PRIOR TO THE SET, MUST BE GIVEN TO THE LOCAL BUILDING AUTHORITY, BY THE CSL OF RECORD FOR THIS PROJECT. IF ANY SITE CONNECTIONS ARE CONCEALED PRIOR TO INSPECTION, THE BUILDING OFFICIAL CAN REQUEST REMOVAL OF ELEMENTS THAT CONCEAL THESE CONNECTIONS TO PROVIDE ACCESS.

*** ALL CONNECTIONS DONE ON-SITE MUST BE INSPECTED BY THE CONSTRUCTION SUPERVISOR

ADDITIONAL NOTES:
1. 2x6 CEILING PERIMETERS - FIRST FLOOR CEILING
2. WINDOW HDRS @ 92" ABOVE SUBFLOOR
3. OPEN FLOOR JOISTS ENTIRE FIRST FLOOR FLOOR
4. ROXUL BETWEEN 1ST AND SECOND FLOOR
5. METAL ROD AND SHELF IN ALL CLOSETS
6. PREP STAIRS, CABINETS, DOORS, ETC. ON ALL FLOORS FOR ONSITE 5/8" ENGINEERED FLOORING
7. 1ST STORY SUPPLY LINES TO BE LOCATED IN THE CEILING - RUN VERTICAL, NOT DROPPED TO BSMT
8. FLOORS: DOUBLE 9-1/4" LVL EXTERIOR PERIMETER BANDS AND MATE WALL GIRDERS

FLOOR BEAMS NOT TO EXCEED 9 1/4" WHEN APPLICABLE

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
HOWARD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

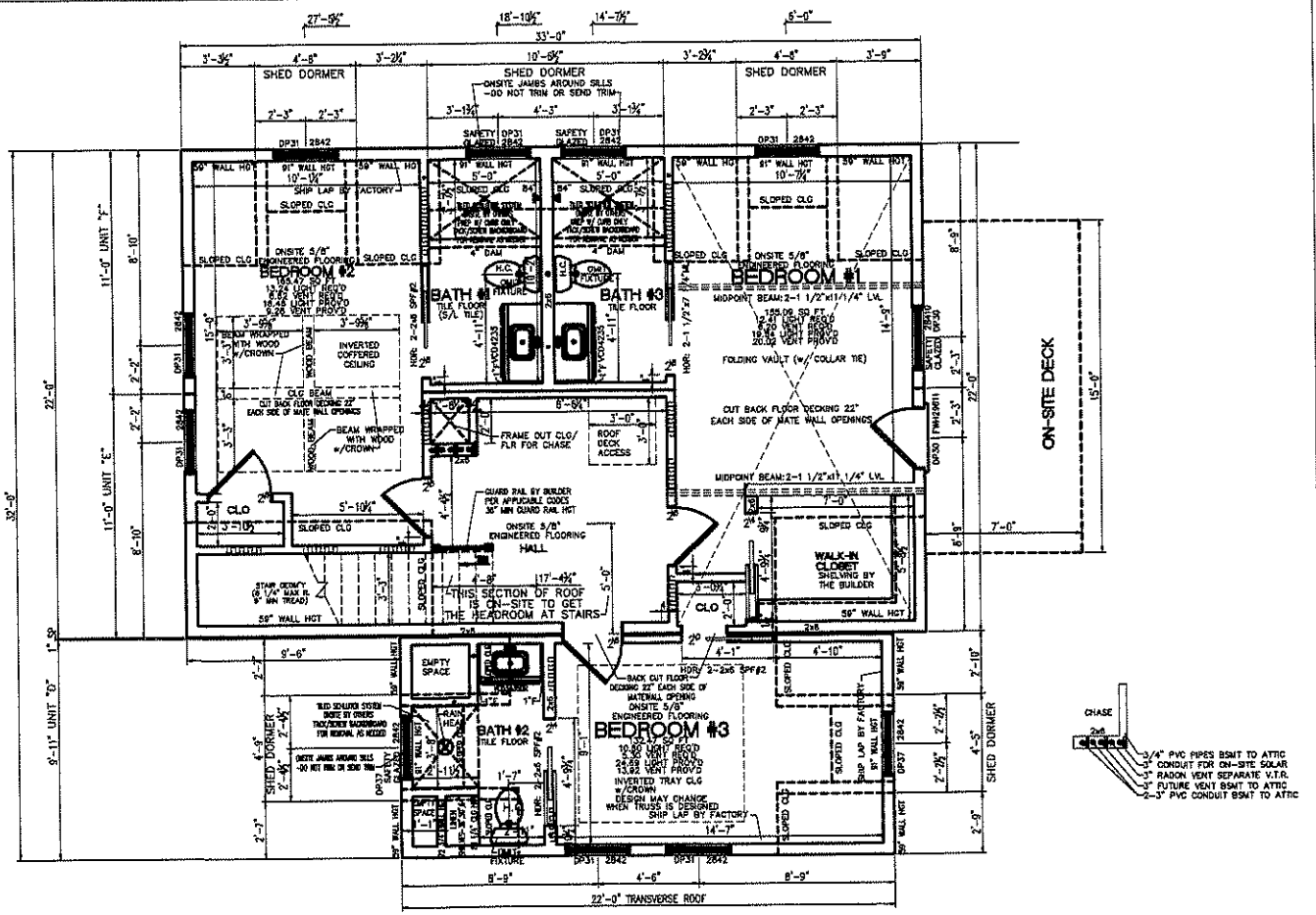
MODIFICATIONS

PROJECT:
44753
TWO STORY

TITLE:
FIRST FLOOR FLOOR PLAN

DRAWN BY: DLN
DATE:
SCALE: 3/16"=1'-0"
FILENAME: 44753 FN

SHEET:
1ST FLR



NOTES:
1.2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2.8'-6" CLG HT.
3.2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4.ROOF SYSTEM TO BE 16" O.C.
5.ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6.CLG BEAM OVER BDRM #2/BATH #1/BATH #3/BDRM#1 TO BE: 2-1 1/2"x9 1/4"x33'-0"M.L.(PER MODULE)
7.FLR GIRDER UNDER BATH #1/BATH #3 & BDRM #1 TO BE: 3-1 1/2"x16"x20'-6" LVL (PER MODULE)

WINDOW HDRS @ 82 1/2" ABOVE SUBFLOOR

1. BATH 1,2,3 – PREP SHOWER CEILINGS FOR ONSITE TILE (ADD EXTRA BLOCKING)
2. BENCHES, NICHES, ETC WILL BE SUPPLIED AND INSTALLED ONSITE BY BUIDER

BUILDER: DREAMLINE MODULAR
CUSTOMER/PROJECT: HOWARD
ENGINEER'S / ARCHITECT'S SEAL
APPROVERS SEAL
MODIFICATIONS
PROJECT: 44753 TWO STORY
TITLE: SECOND FLOOR FLOOR PLAN
DRAWN BY:
DATE:
SCALE:
FILENAME: 44753.PN
SHEET: 2ND FLR

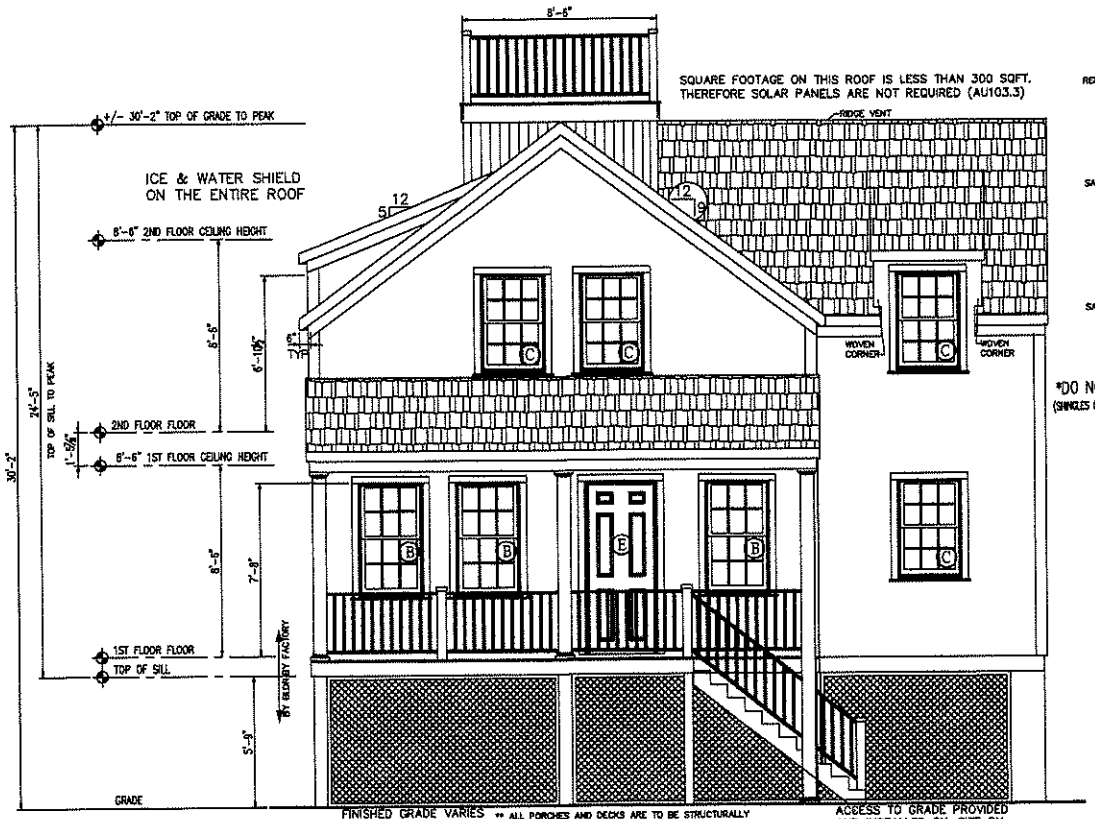
THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

HOWARD

13A WILLARD STREET
NANTUCKET, MA 02554
NANTUCKET COUNTY

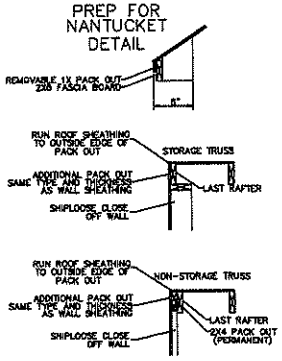
BUILDER:

DREAMLINE MODULAR HOMES



FRONT ELEVATION

PREP FOR NANTUCKET DETAIL



DO NOT NAIL SHEATHING THRU REMOVABLE PACK OUTS
(SHINGLES OVERHANG GABLE ROOF SHEATHING 1" TO ALLOW FOR ON-SITE INSTALLED DRIP EDGE)
(UPDATED 8/25/2021)

SITE CONDITIONS:

GROUND SNOW LOAD:	25	PSF
WIND SPEED:	140	VULT MPH
EXPOSURE:	D	
SEISMIC CATEGORY:	-	
USE GROUP:	SINGLE FAMILY	
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED	

SQUARE FOOTAGE:

FIRST FLOOR:	946	SQ. FT.
SECOND FLOOR:	946	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,892	SQ. FT.
OVERALL SIZE	32'-0"X33'-0"	
MODEL:	2-STORY	

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

BUILDER: DREAMLINE MODULAR

CUSTOMER/PROJECT: HOWARD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PD2	10/2/23 DLN
FN	11/13/23 ST
FN2	12/10/23 ATT
REVISION	12/19/23

PROJECT: 44753 TWO STORY

TITLE: COVER SHEET

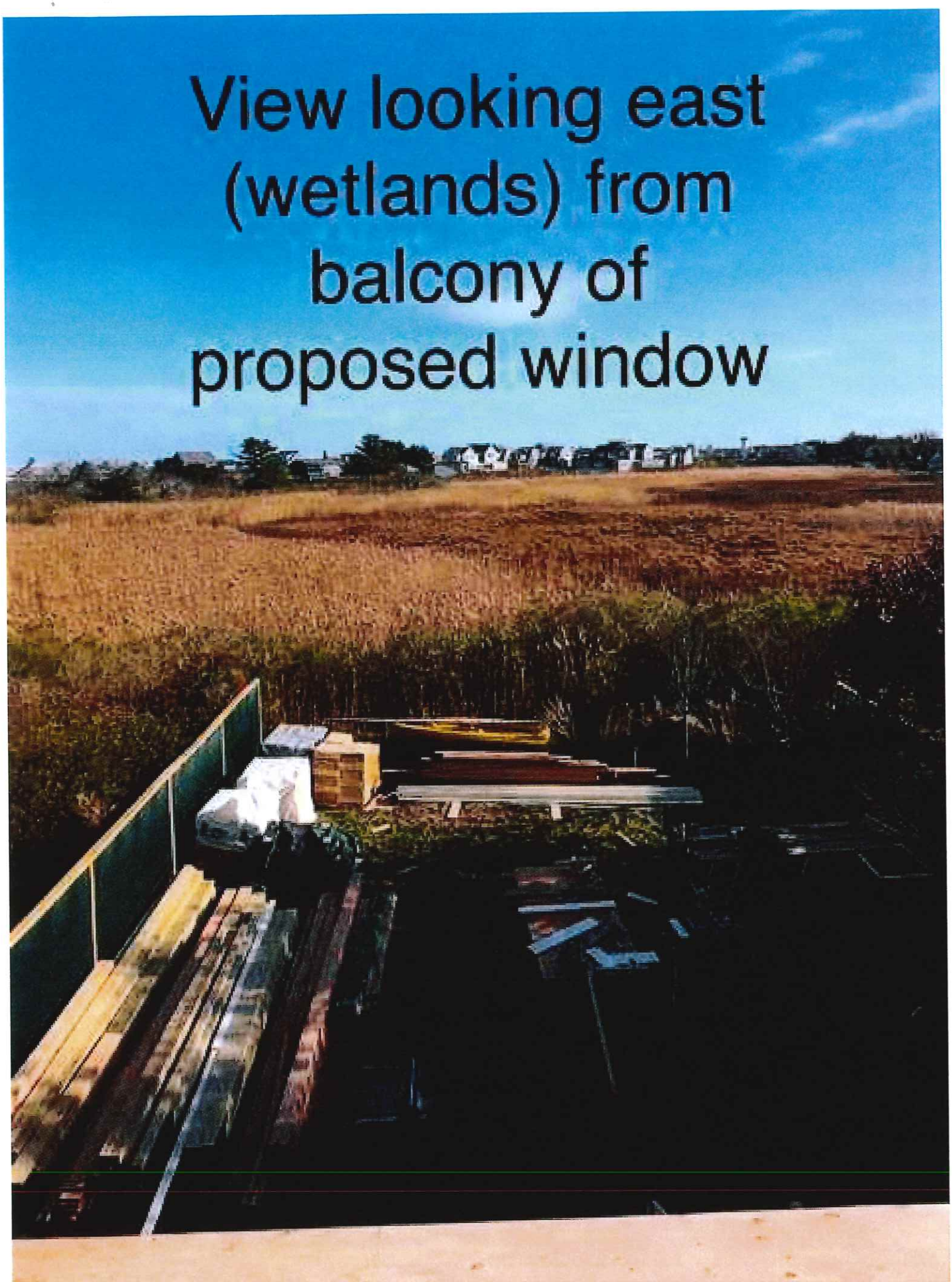
DRAWN BY: DLN
DATE: 9/8/23
SCALE: 3/16"=1'-0"
FILENAME: 44753 FN

SHEET: COVER




88"
12"
ZIP System
ZIP System


Current inside of
primary bedroom with
proposed window


View looking east
(wetlands) from
balcony of
proposed window




88"
12"
ZIP system


Current inside of
primary bedroom with
proposed window


View looking east
(wetlands) from
balcony of
proposed window



6 Hampshire Street Application

1. **Checklist**
2. **Waiver for hearing**
3. **Signature of Authorization**
4. **HDC Application**
5. **Locus Map**
6. **As Built Drawings & Proposed Roof Walk Drawings, 8 x 11**
7. **Existing Condition Photographs**
8. **Nearby Roof Walks Photograph**
9. **As Built Drawings & Proposed Roof Walk Drawings, 24 x 36**

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:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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 ____Paul_Dreher_____

AS AGENT FOR _____Frank Matarazzo_____

STREET ADDRESS _____6 Hampshire Rd_____

MAP/PARCEL _____92.4.238_____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____12/2/24_____

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.

paul dreher 12/2/24

Signature Date

Gmail **paul Dreher <dreher.zoning@gmail.com>**

Permission to sign application

Frank Matarazzo <fmatarazzo@nuvisions.net> Wed, Nov 20, 2024 at 11:36 AM
To: paul Dreher <dreher.zoning@gmail.com>

Paul

It looks great.

My authorization to sign and submit for permit is shown below

"I, Frank Matarazzo, owner of 6 Hampshire Road, Nantucket, give Paul Dreher full authority to sign/complete the Historic District Commission application on my behalf.

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone
Get Outlook for Android

From: paul Dreher <dreher.zoning@gmail.com>
Sent: Wednesday, November 20, 2024 11:26:13 AM
To: Frank Matarazzo <fmatarazzo@nuvisions.net>
Subject: Permission to sign application

[Quoted text hidden]

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1975, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 97.4 PARCEL N°: 288

Street & Number of Proposed Work: 6 HAMPSHIRE ROAD

Owner of record: FRANK MATARAZZO

Mailing Address: P.O. BOX 659
HAWTHORNE, NJ 07507

Contact Phone #: 201-317-3313 E-mail: fmatarazzo@

AGENT INFORMATION (if applicable)

Name: PAUL DACHER

Mailing Address: 153 THIRD STREET
NEWPORT VT 05855

Contact Phone #: 802.365.7415 E-mail: dacherdesign@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 ROOF WALK, NEW

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: N/A Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks:

Historic Name:

Original Date:

Original Builder:

REVISIONS: (describe)
1. East Elevation ROOF WALK 10'-6 x 3'10
2. South Elevation ROOF WALK " "
3. West Elevation ROOF WALK " "
4. North Elevation ROOF WALK " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other NEW ROOF WALK 12'-8" x 3'-11"

Roof Pitch: Main Mass N/A/12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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.

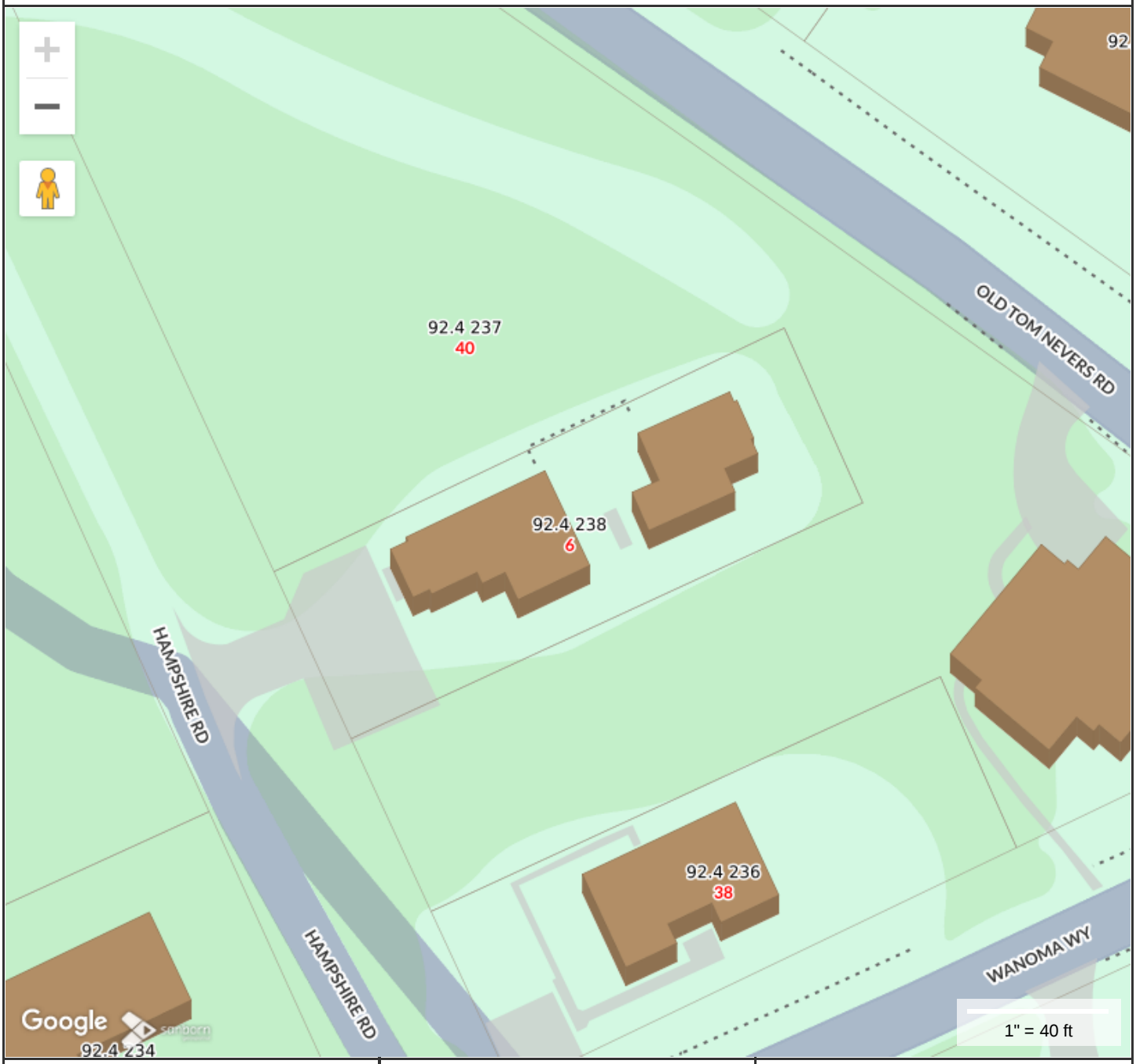
COLORS

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 12/5/24 Signature of owner of record [signature] Signed under penalties of perjury

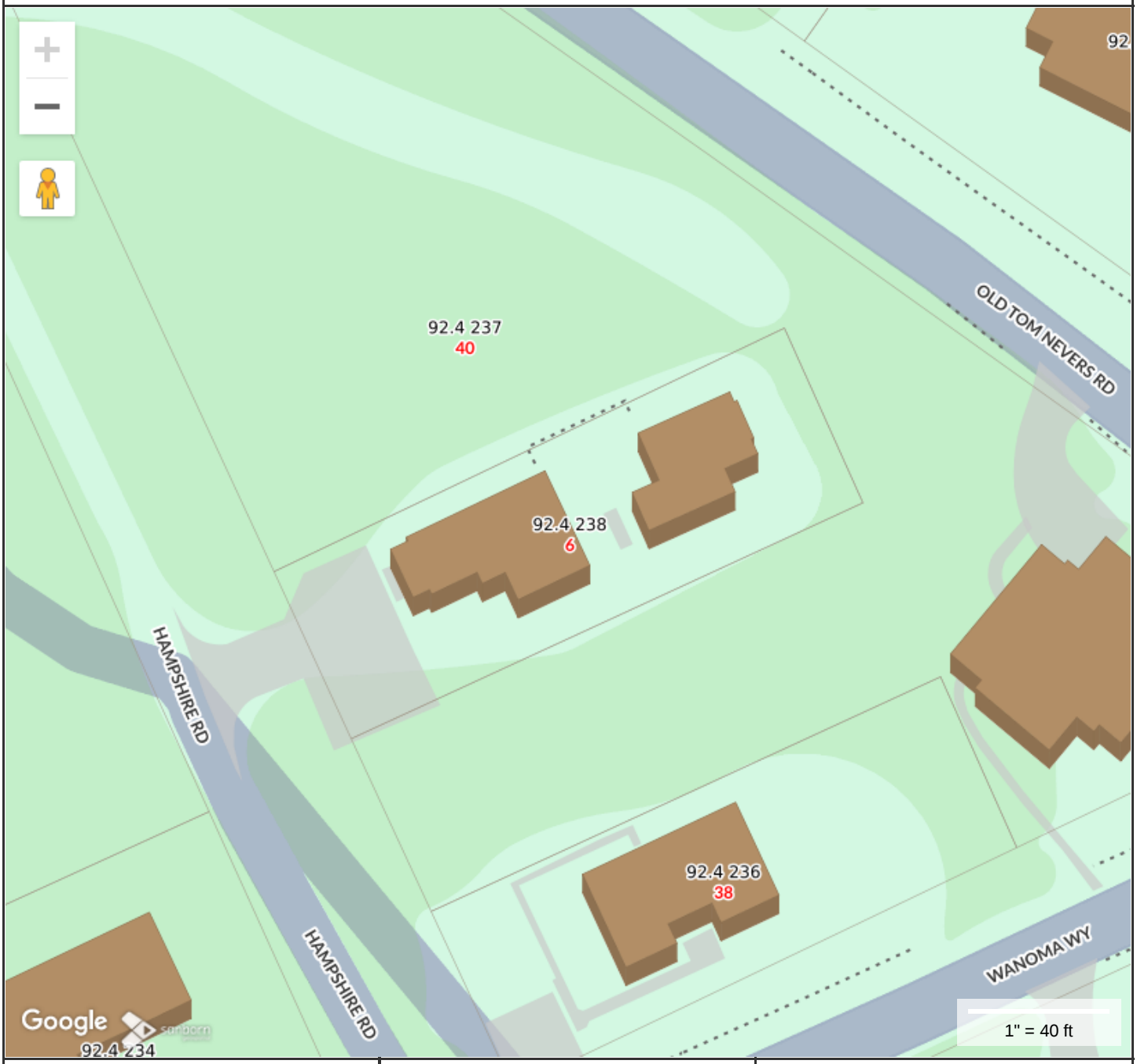


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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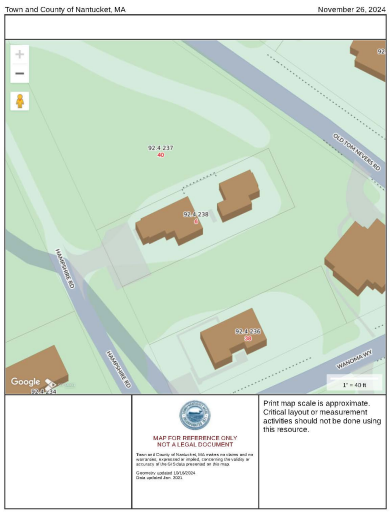
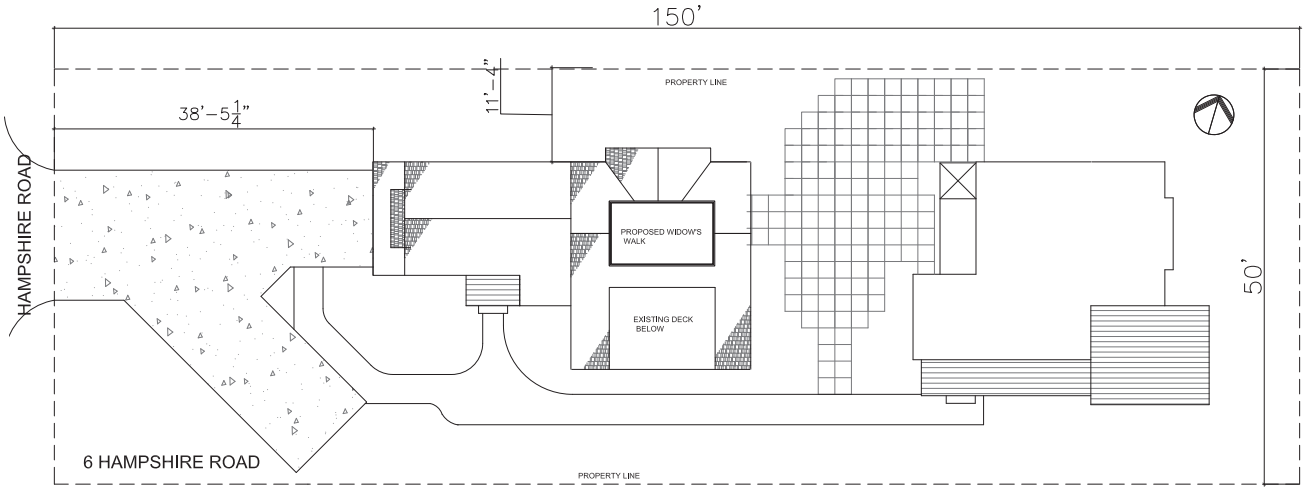
MATARAZZO RESIDENCE

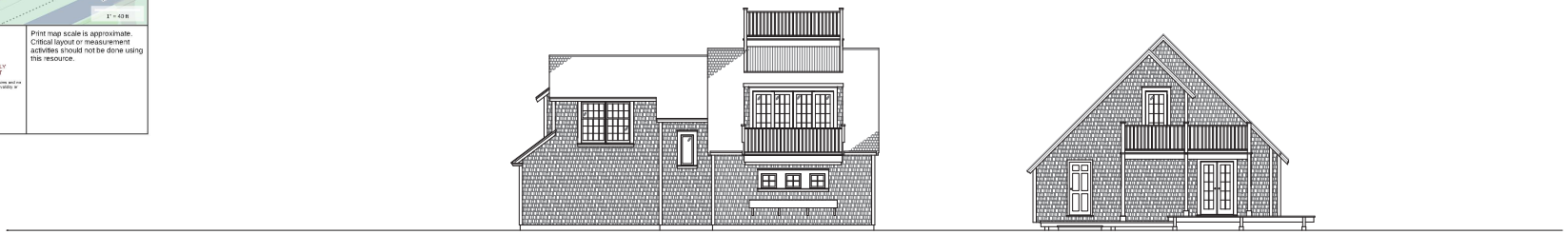
12.5.2024

6 HAMPSHIRE ROAD
NANTUCKET, MA

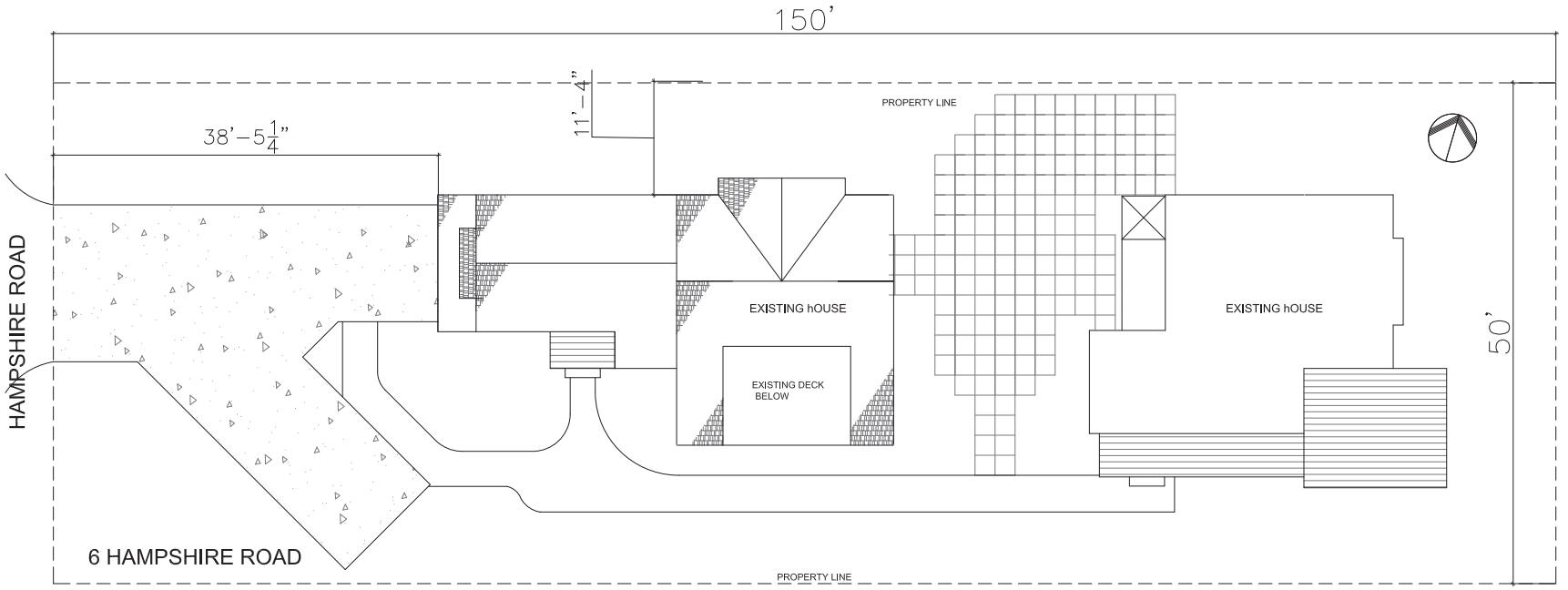
92.4.238







PROGRESS SET 9-14-2023 PRELIMINARY-NOT FOR CONSTRUCTION



2 EXISTING SITE PLAN
3/16" = 1'-0"



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

☐ In-House ☐ Issue

Dreher Design Architect
153 Third Street
Suite 100
Newport, VT 05855
(802) 355.7415
dreherdesign@gmail.com

MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO

EXISTING SITE & SOUTH ELEV

A.100

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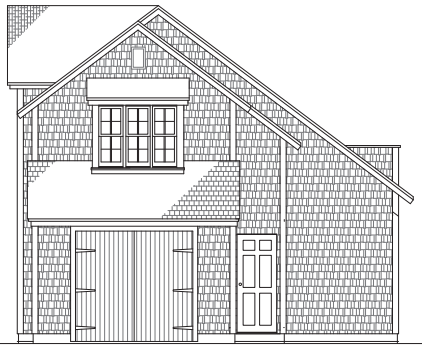
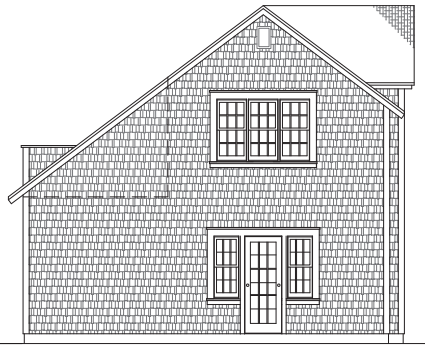
PRELIMINARY-NOT FOR CONSTRUCTION

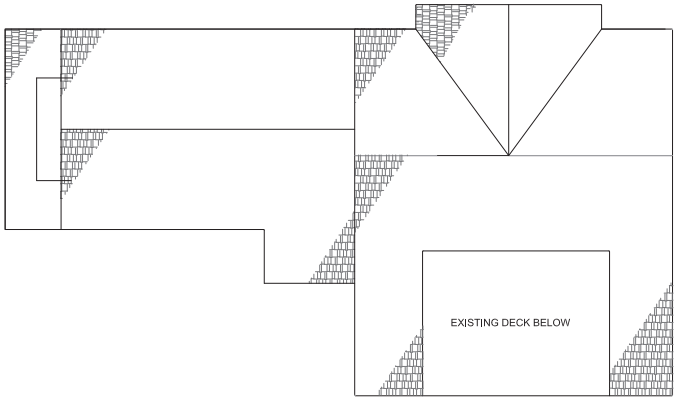
Date: 11/20/24



2 EXISTING WEST ELEVATION
1/4" = 1'-0"



3 EXISTING EAST ELEVATION
1/4" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"

☐ In-House ☐ Issue

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MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO
EXISTING EAST, WEST ELEV & ROOF PLAN

A.101

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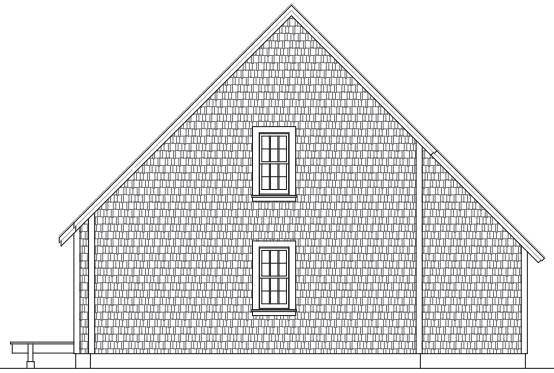
PRELIMINARY-NOT FOR CONSTRUCTION

Date: 11/20/24





2 EXISTING NORTH ELEVATION
1/4" = 1'-0"





1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

☐ In-House ☐ Issue

Dreher
Design
Architect

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dreherdesign@gmail.com

MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO

EXISTING
NORTH &
SOUTH ELEV

A.102

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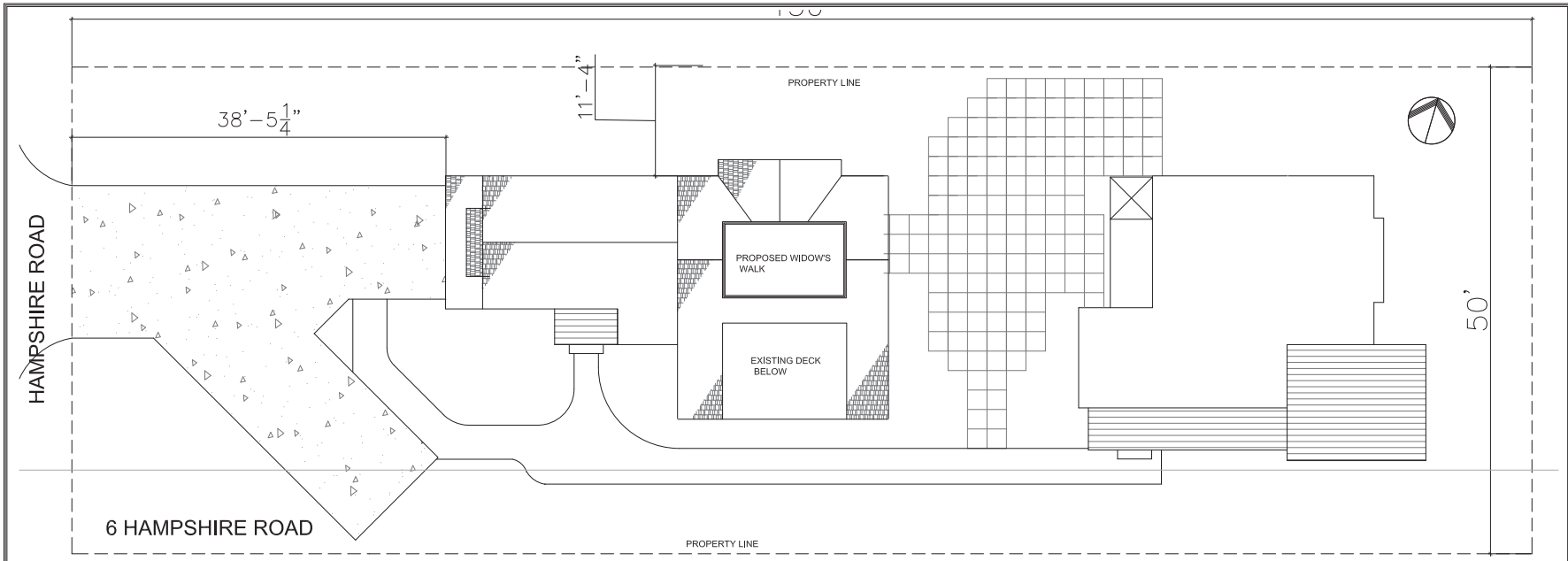
PRELIMINARY-NOT FOR CONSTRUCTION

Date: 11/20/24



2 SITE PLAN W/PROPOSED WIDOW'S WALK
3/16" = 1'-0"



1 /PROPOSED SOUTH ELEVATION W/WIDOW'S WALK
3/16" = 1'-0"

☐ In-House ☐ Issue

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MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO

PROPOSED SITE & SOUTH ELEV

A.103

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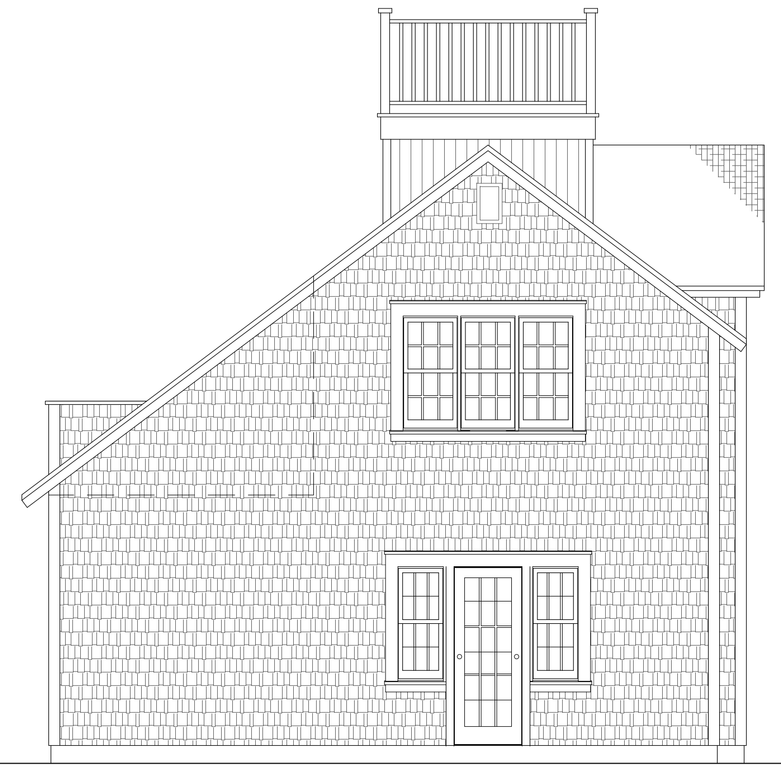
PRELIMINARY-NOT FOR CONSTRUCTION

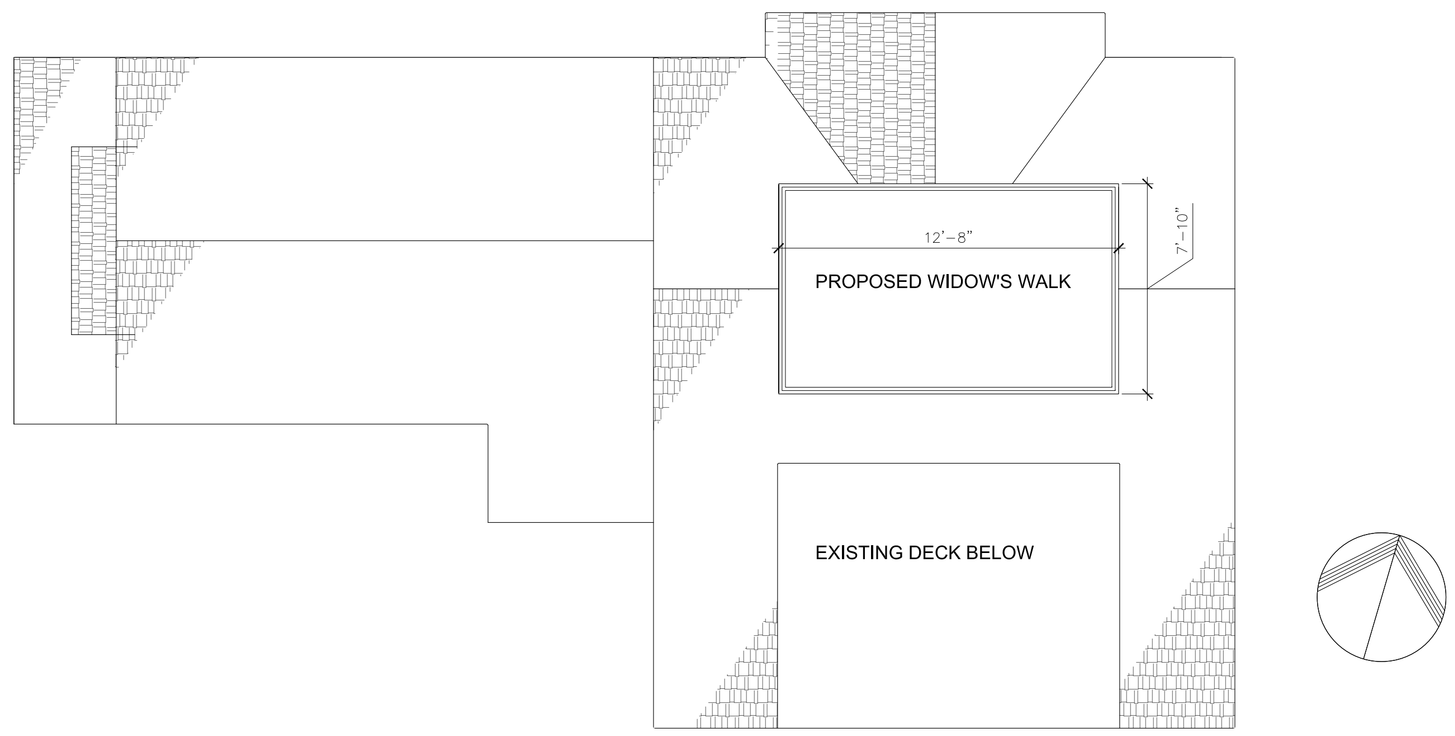
Date: 11/20/24



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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☐ In-House ☐ Issue

MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO
PROPOSED EAST, WEST ELEV & ROOF PLAN

A.104

© Paul DreherArchitect

PRELIMINARY-NOT FOR CONSTRUCTION

Date: 11/20/24

PRELIMINARY-NOT FOR CONSTRUCTION

Date: 11/20/24

In-House Issue

Dreher Design Architect
153 Third Street
Suite 101
Newport, VT 05855
(802) 355.7415
dreherdesign@gmail.com

MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO

PROPOSED NORTH & SOUTH ELEV

A.105

© Paul DreherArchitect

1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

6 Hampshire Road Existing



South Facing Elevation



West Facing Elevation



South/West View



North/West View



South Elevation



North Elevation

Roof Walks in the Neighborhood











HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/5/2024

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 12/5/2024
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:

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:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

WLF - 7 FOLGER LANE 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°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 28'-0" Sq. Footage 1st floor: 672 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24'-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 18'-0" South 18'-0" East 18'-0" West 18'-0"

Additional Remarks

Historic Name:

Original Date: 2000

Original Builder: CHRISTOPHER L. MAURY

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 PARGED ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 1/2 /12 Secondary Mass _____/12 Dormer 5" /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7 3/4" Rake 7 3/4" Soffit (Overhang) _____ Corner boards 6" Frieze _____
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side SHIPLAP
Garage Door(s): Type CARRIAGE - SHIPLAP Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) COBBLESTONE Roof NATURAL TO WEATHER
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck NATURAL 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 12/4/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

SUBMITTED BY:...Andrew Kotchen (Workshop/ APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.27 15:29:54 -05'00'

November 27, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: New garage

Anticipated HDC Submission Date: 12/4/2024

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
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15H FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TRST	FOLGER SQUARE TRUST	2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN A 1994 REVOCABLE TRUST	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**6**								

9589 0710 5270 2355 1630 48

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Street and Apt. No.,
City, State, ZIP+4®

NANTUCKET HISTORICAL ASSO
PO BOX 1016
NANTUCKET, MA 02554

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Postage
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Total Postage and Fees
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NANTUCKET, MA 02554

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Postage
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Total Postage and Fees
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24 TOPHET ROAD
LYNNFIELD, MA 01940

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C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt.
City, State, ZIP+4®

MRKONIC GEORGE TR
FOLGER SQUARE TR
2558 KENT RIDGE CT
BLOOMFIELD HILLS, MI 48301

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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CONFALONE JOHN 1994 REV TR
PO BOX 675
REDDING, CT 06896

MIDTOWN STATION NEW YORK NY
Postmark Here
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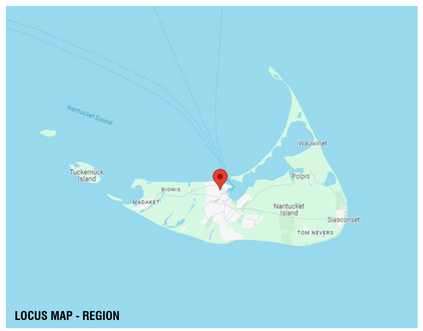
WLF GARAGE

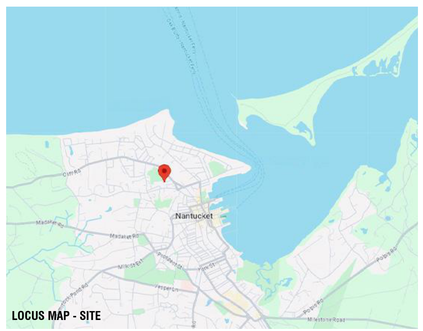
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
12/02/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





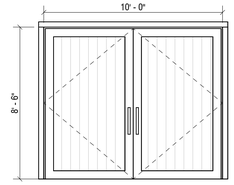
LOCUS MAP - REGION



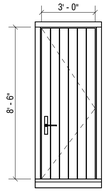
LOCUS MAP - SITE


LOCUS MAP - SITE

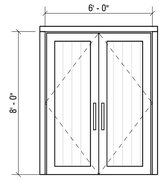
DOOR LEGEND



01
TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

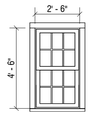


02
TYPE: SINGLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



03
TYPE: DOUBLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND



A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	28,967 SF
Allowable G.C.	4%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

PROPOSED COLORS

SASH : COBBLESTONE

TRIM : COBBLESTONE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/02/2024 - HDC SUBMISSION
TITLE		
HDC-00	TITLE SHEET	•
GENERAL		
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING CONDITIONS	•
HDC-03	EXISTING SURVEY	•
ZONING		
HDC-04	SITE PLAN	•
ARCHITECTURAL		
HDC-05	BUILDING ELEVATIONS	•
HDC-06	BUILDING PLANS	•

WLF
GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

01	12/02/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	12/02/2024
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF
GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
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MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

01	12/02/2024	HDC SUBMISSION

DRAWING INFO

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PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

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AERIAL VIEW



A. 8 FOLGER LANE



B. 6 FOLGER LANE



C. 5 FOLGER LANE



D. 3 FOLGER LANE



E. 1 FOLGER LANE



F. 18 CLIFF ROAD



G. 16 CLIFF ROAD



H. VIEW FROM CLIFF ROAD



I. VIEW OF FOLGER LANE FROM CLIFF ROAD

WLF
GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

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PROJ. NO.	323029

EXISTING CONDITIONS

HDC-02

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CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	31,758± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	8.0% ±

**REFERENCE Doc. #45487
MASTER DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS

LEGEND

- dhCB FD ■ — *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
- IP FD ○ — *DENOTES IRON PIPE FOUND*
- Re-Bar WITH CAP ○ — *DENOTES RE-BAR WITH YELLOW CAP- SURVEY MARKER FOUND*
- x32.4 — *DENOTES EXISTING GRADE SPOT ELEVATION*
- —32— *DENOTES EXISTING GRADE ELEVATION CONTOUR*

N

L.C.C. 17232-C

42.4.4-36
N/F
JOHN A. CONFALONE 1994 REVOCABLE TRUST
ROBERT C. CROWLEY, TRUSTEE
WILLIAM M. QUIRK, TRUSTEE
JANE P. QUIRK, TRUSTEE
Cert. #19851
L.C.C. 15414-B, LOT 2
#30 CLIFF ROAD

IP (R)
FD 09/06/2022
HELD FOR LINE

dhCB SET
09/22/2022

dhCB (R)
FD 09/06/2022

dhCB (R)
FD 09/14/2022
HELD

dhCB (R)
FD 09/06/2022

IRRIGATION WELL
FOUND 09/07/2022

SITE BENCHMARK:
NORTHEAST CORNER OF CONCRETE BOUND
ELEV.= 30.83 (NAVD '88)

dhCB (R)
FD 09/06/2022

41-29
N/F
TOWN OF NANTUCKET
Cert. 20138
L.C.C. 15615-B, LOT B
#48 CLIFF ROAD

42.4.4-33.2
N/F
ROBERT C. VICCIDA, TRUSTEE
5 FOLGER LANE REALTY TRUST
Cert. 25341
L.C.C. 17232-C, LOT 3
Deed Bk./Pg.: 1925/98
Plan No.: 2022/61, LOT 2
#5 FOLGER LANE

Re-Bar WITH CAP
FD 09/06/2022

WLF #1
WLF #2
WLF #3
WLF #4
WLF #5
WLF #6
WLF #7
WLF #8
WLF #9
WLF #10
WLF #11

FOOT BRIDGE

DITCH

WETLAND RESOURCE AREA BOUNDARY
DELINEATED BY
LEC ENVIRONMENTAL.
MEASURED 08/07/2022.

CB (R)
FD 09/06/2022
DISTURBED
FOUND LEANING SOUTH

IP (R)
FD 09/06/2022

dhCB (R)
FD 09/06/2022
HELD

41-449
N/F
NANTUCKET HISTORICAL ASSOCIATION
Deed Bk./Pg.: 101/117
#16 SUNSET HILL LANE

WETLAND RESOURCE AREA BOUNDARY
DELINEATED BY
LEC ENVIRONMENTAL.
MEASURED 02/21/2024.

42.4.4-33.4
N/F
GEORGE MIRKONIC, TRUSTEE
FOLGER SQUARE TRUST
Cert. 23219
L.C.C. 17232-C, LOT 7
#10 FOLGER LANE

OUTDOOR SHOWER

CONCRETE PAVER DRIVEWAY

LOT 3- Deed Bk/Pg.: 1925/102
LOT 4- Cert. 28079

BASEMENT ACCESS

DECK

ELEV.= 37.5

THRESHOLD ELEV.= 36.0

EXISTING SPA

TOP OF WALL ELEV.= 36.0

2 STY
W.F. STRUCTURE
2,534± S.F.
#7 FOLGER LANE

THRESHOLD ELEV.= 39.20

PORCH

CONC.

RIDGE

TOW ELEV.= 38.2

TIMBER RETAINING WALL
TOP OF WALL ELEV.= 38.2

TOW ELEV.= 38.2

TIMBER RETAINING WALL
TOP OF WALL ELEV.= 37.7

EXISTING ELECTRICAL UTILITIES

5' UTILITY EASEMENT
L.C.C. 17232-C

SIDEWALK

BRICK

VCG

L=23.56'
R=15.00'

VERTICAL GRANITE CURB
(VCG TYP.)

FOLGER LANE

OWNER INFORMATION

MICHELLE LAVIN WOLFRAM, TRUSTEE
WOLFRAM FAMILY TRUST
Cert. 28079
L.C.C. 17232-C, LOT 4
Deed Bk./Pg.: 1925/102
Plan No.: 2022-61, LOT 3
ASSESSOR'S MAP 42.4.4, PARCEL 33.3
#7 FOLGER LANE

T:\CHRIS 2 JOB 63

Plan of Land
in
Nantucket, Mass.
Prepared for
WOLFRAM FAMILY TRUST

Scale: 1"= 15' February 28, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

B9099

1 EXISTING CONDITIONS SURVEY
NTS

WLF GARAGE
7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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STRUCTURAL ENGINEER
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MEP ENGINEER
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Nantucket, MA 02554
T: (508) 333-5138

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REVISIONS

SIGN & SEAL

ISSUES

01	12/02/2024	HDC SUBMISSION

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SCALE:	1/2" = 1'-0"
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EXISTING SURVEY

HDC-03

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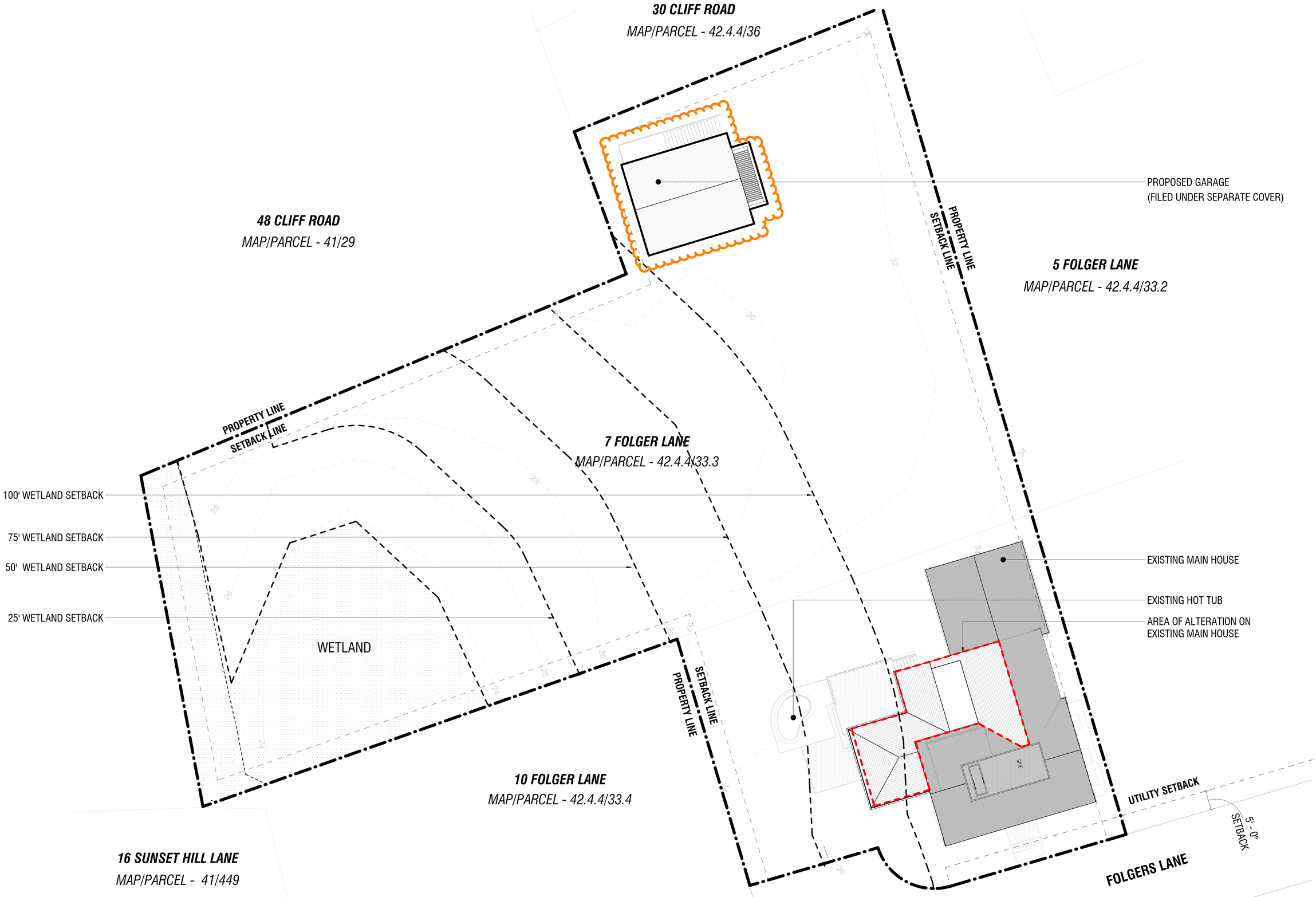

1 **SITE PLAN**
3/32" = 1'-0"

WLF
GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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MEP ENGINEER
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SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-04

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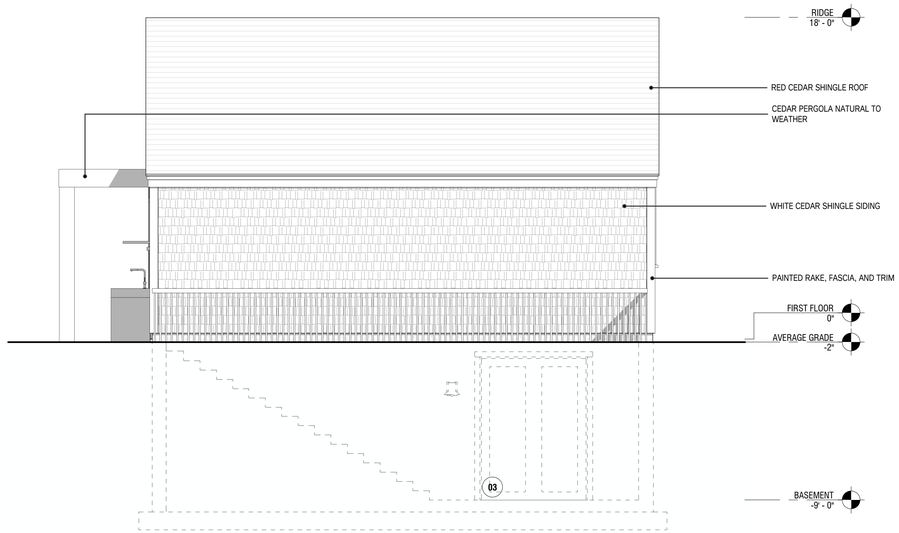
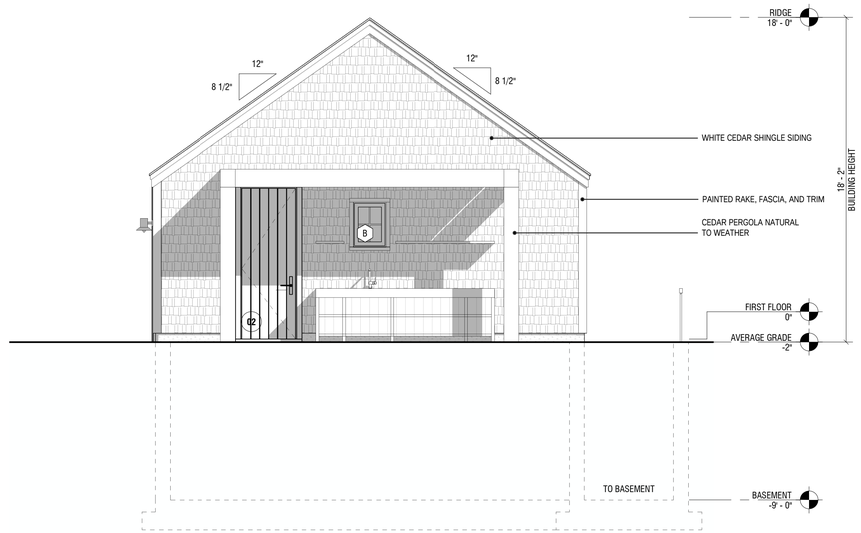


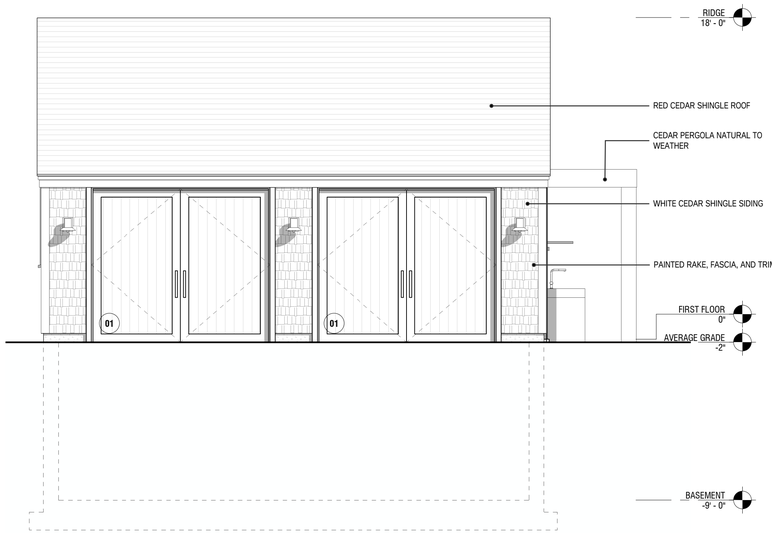
1 NORTH ELEVATION

1/4" = 1'-0"



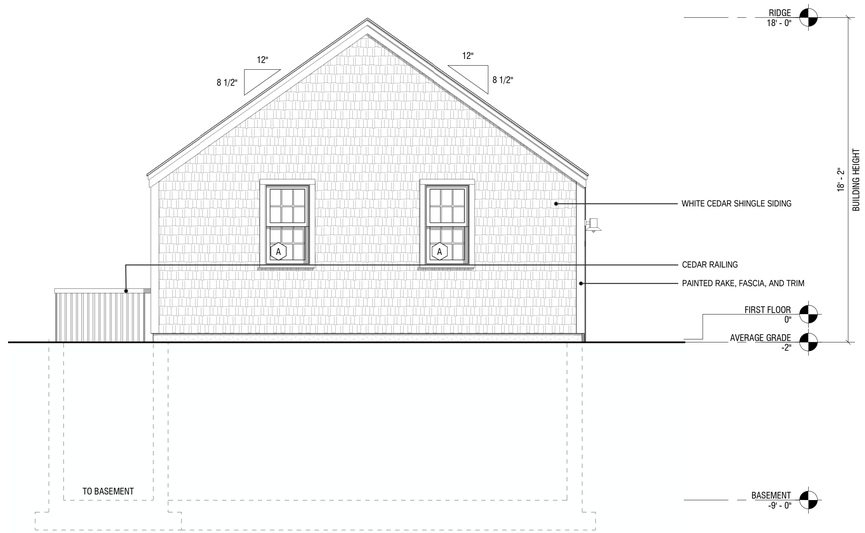
2 EAST ELEVATION

1/4" = 1'-0"



3 SOUTH ELEVATION

1/4" = 1'-0"



4 WEST ELEVATION

1/4" = 1'-0"

WLF

GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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CONTRACTOR

JONATHAN RAITH
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Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

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Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

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01	12/02/2024	HDC SUBMISSION

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BUILDING ELEVATIONS

HDC-05

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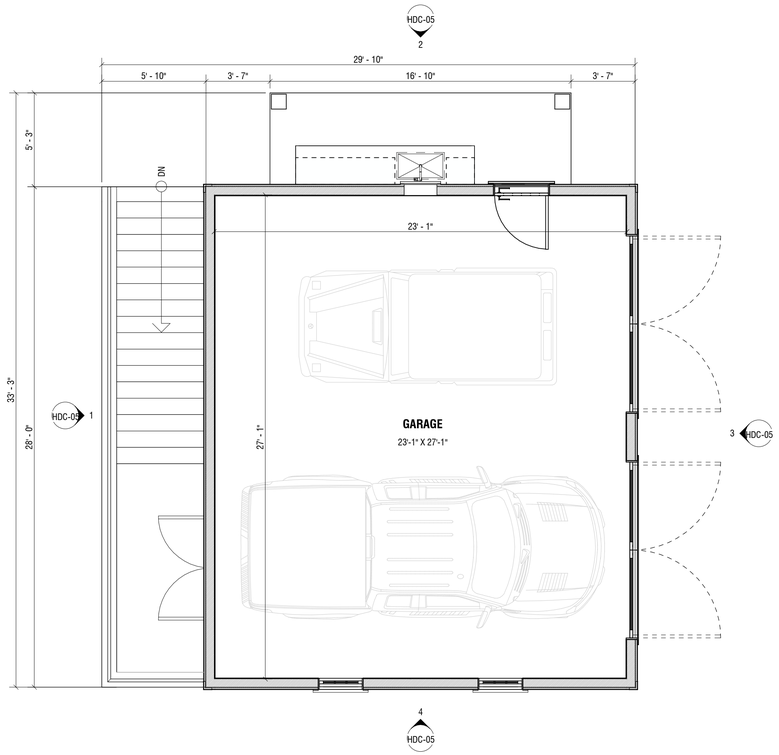
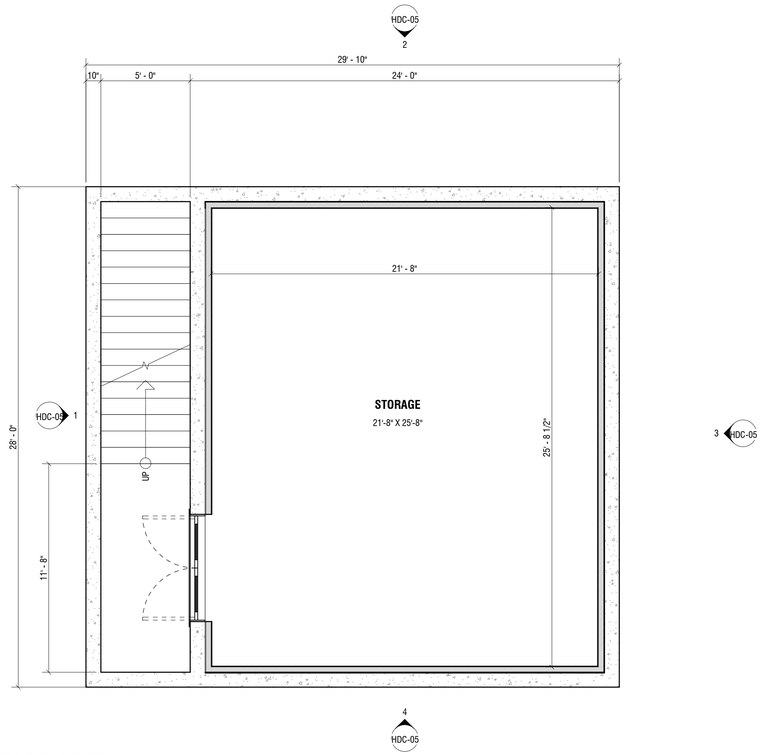


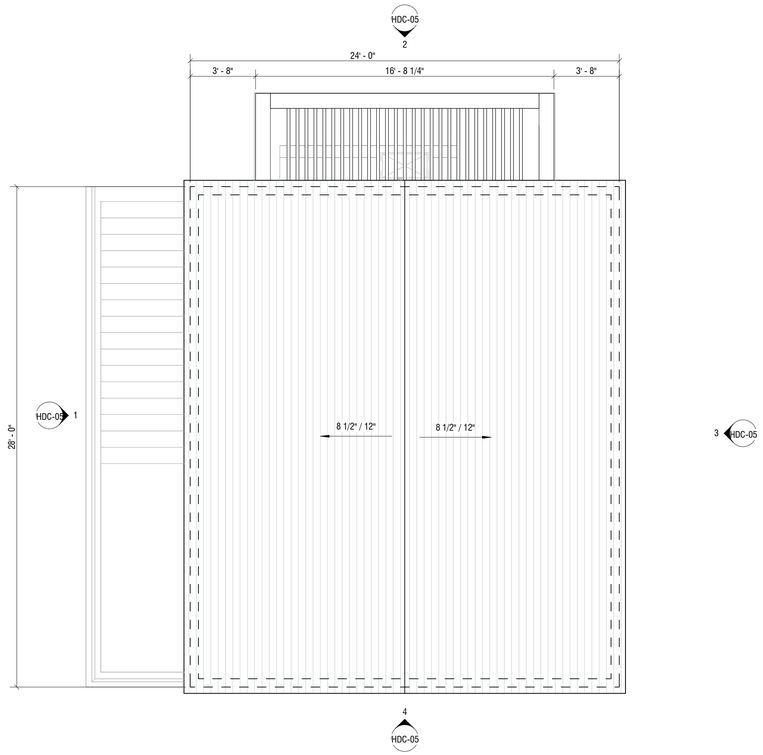
1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT

1/4" = 1'-0"



3 ROOF PLAN

1/4" = 1'-0"

WLF

GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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BUILDING PLANS

HDC-06

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/5/2024

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 12/5/2024
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:

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:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

WLF - 7 FOLGER LANE
MAIN HOUSE REVISION TO PREV. CERT.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-05-10479
☐ 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: 2000

Original Builder: CHRISTOPHER L. MAURY

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation — WINDOW LAYOUT
2. South Elevation — REVISION TO RETAIN EXISTING HIP ROOF
3. West Elevation — WINDOW LAYOUT; ROOF PROFILE
4. North Elevation — WINDOW LAYOUT; ROOF PROFILE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 1/2 /12 Secondary Mass _____/12 Dormer 5" /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ 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 _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) COBBLESTONE Roof NATURAL TO WEATHER
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck NATURAL 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 12/4/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

SUBMITTED BY:...Andrew Kotchen (Workshop/ APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

April 12, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.12 10:34:24 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: Additions to Existing House, replacement of windows and doors in kind, new accessory dwelling in rear, new shed, landscaping and hardscaping.

Anticipated HDC Submission Date: 05/06/2024

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
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TR	FOLGER SQUARE TR	2558 KENT RIDGE CT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN 1994 REV TR	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**6**								



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VIGODA ROBERT A TR
C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

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MRKONIC GEORGE TR
FOLGER SQUARE TR
2558 KENT RIDGE CT
BLOOMFIELD HILLS, MI 48301

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CONFALONE JOHN 1994 REV TR
PO BOX 675
REDDING, CT 06896

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LAB TRUST
C/O BRUCE SANFORD
4200 MASSACHUSETTS AV NW
#410
WASHINGTON, DC 20016

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 8660 1559

WLF RENOVATION / ADDITION TO EXISTING HOUSE

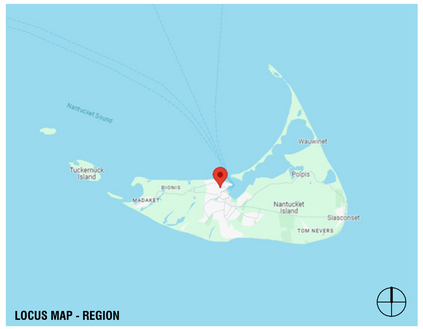
HDC REVISION TO PREVIOUS COA #2024-05-10479

7 FOLGER LANE
NANTUCKET, MA 02554
12/02/2024

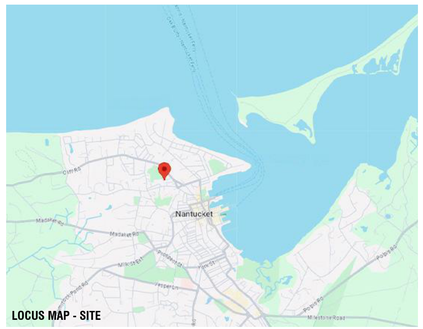
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	05/06/2024 - HDC SUBMISSION	12/02/2024 - HDC REVISION TO PREV CERT
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	HISTORICAL INFORMATION	•	•
HDC-02	HISTORICAL INFORMATION	•	•
HDC-03	EXISTING CONDITIONS	•	•
HDC-04	EXISTING CONDITIONS	•	•
HDC-05	EXISTING CONDITIONS	•	•
HDC-06	EXISTING SURVEY	•	•
ZONING			
HDC-07	SITE PLAN	•	•
EXISTING WINDOWS			
HDC-08	EXIST. WINDOW - ELEVS.	•	•
HDC-09	EXIST. WINDOW - PLANS	•	•
HDC-10	EXIST. WINDOW - SCHEDULE	•	•
ARCHITECTURAL			
HDC-11	BUILDING ELEVATIONS	•	•
HDC-12	BUILDING ELEVATIONS	•	•
HDC-13	BASEMENT FLOOR PLAN	•	•
HDC-14	FIRST FLOOR PLAN	•	•
HDC-15	SECOND FLOOR PLAN	•	•
HDC-16	ATTIC FLOOR PLAN	•	•
HDC-17	ROOF PLAN	•	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	28,967 SF
Allowable G.C.	4%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXISTING COLORS

SASH : WHITE

TRIM : WHITE

PROPOSED COLORS

SASH : COBBLESTONE

TRIM : COBBLESTONE

N

WLF
MAIN HOUSE
7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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MEP ENGINEER
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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	12/02/2024	HDC REVISION TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	12/02/2024
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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PROPERTY INFORMATION

NANTUCKET ACCESSORS OFFICE - PROPERTY RECORD CARD

7 FOLGER LN

Location 7 FOLGER LN **Mblu** 4244/ / 33/3 /

Acct# 00010648 **Owner** WOLFRAM MICHELLE LAVIN TR

Assessment $6,114,900 **PID** 10648

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$3,986,400	$2,128,500	$6,114,900

Owner of Record

Owner WOLFRAM MICHELLE LAVIN TR
Co-Owner WOLFRAM FAMILY TRUST
Address 74 CLUB DRIVE
RIVERSIDE, CT 06878

Sale Price $0
Certificate
Book & Page C28079/0
Sale Date 12/22/2020
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOLFRAM MICHELLE LAVIN TR	$0		C28079/0	99	12/22/2020
WOLFRAM TYLER J	$0		C27866/0	99	09/21/2020
WOLFRAM TYLER J & MICHELLE L	$3,733,334		C00236870	00	10/21/2010
FOLGER LANE LLC	$3,375,000		C00200999	00	11/19/2003
LASSITER PATRICIA M	$450,000		C00156760	01	03/30/1995

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 5,572
Replacement Cost: $4,182,307
Building Percent Good: 94
Replacement Cost Less Depreciation: $3,931,400

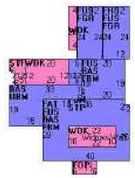
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	7
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//00/03/33/84.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10648_12

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,072	2,072
BAS	First Floor	1,979	1,979
FBM	Basement, Finished	1,568	1,098
FAT	Attic, Finished	1,116	279
FHS	Half Story, Finished	288	144
FGR	Garage, Finished	576	0
FOP	Porch, Open, Finished	66	0
STP	Stoop	144	0
UBM	Basement, Unfinished	411	0
WDK	Deck, Wood	540	0
		8,760	5,572

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg#
FPL3	2 STORY CHIM	1.00 UNITS	$3,900	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1
ELEV	ELEVATOR	1.00 UNITS	$47,000	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.17
Description	Single Fam M01	Frontage	0
Zone	ROH	Depth	0
Neighborhood	950	Assessed Value	$2,128,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg#
WHPL	PERM HOTTUB			1.00 UNITS	$3,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	$3,986,400	$2,128,500	$6,114,900
2022	$2,995,900	$1,938,000	$4,933,900
2021	$2,995,900	$1,550,400	$4,546,300
2020	$3,148,700	$1,679,600	$4,828,300
2018	$3,007,900	$1,607,500	$4,615,400

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NANTUCKET, MA 02554

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PROJ. NO.	323029

HISTORICAL INFORMATION

HDC-01

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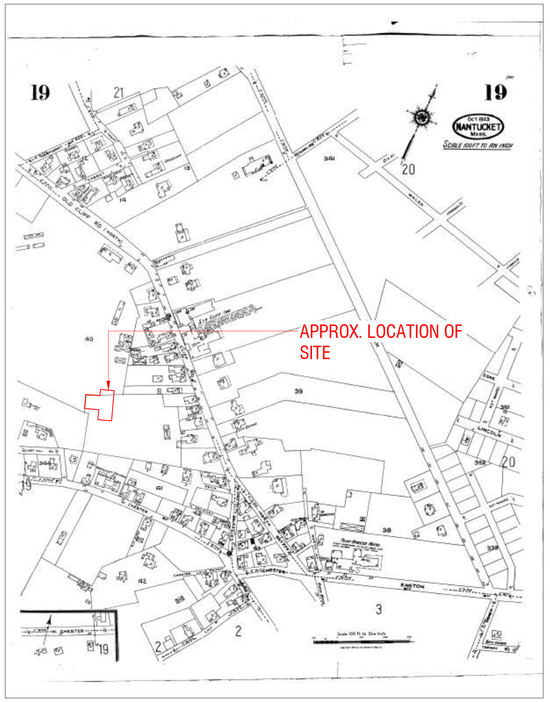
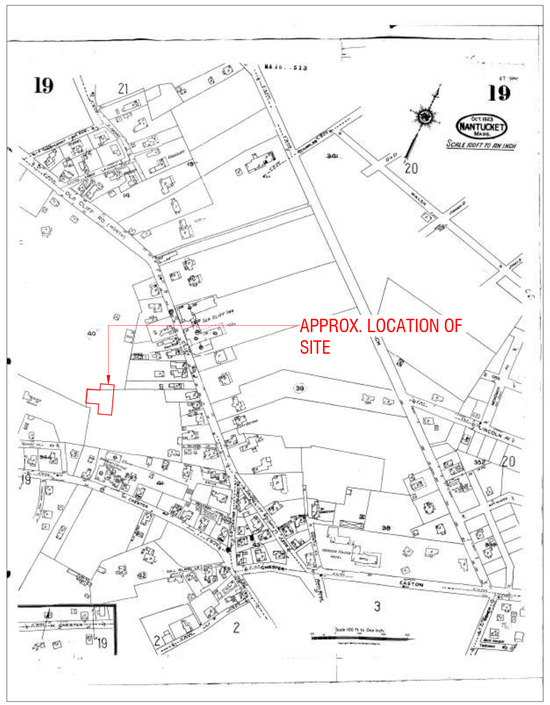
SANBORN MAPS

1923 NHA SANBORN MAP



1949 NHA SANBORN MAP



HISTORICAL AERIAL PHOTOS

1940



1975



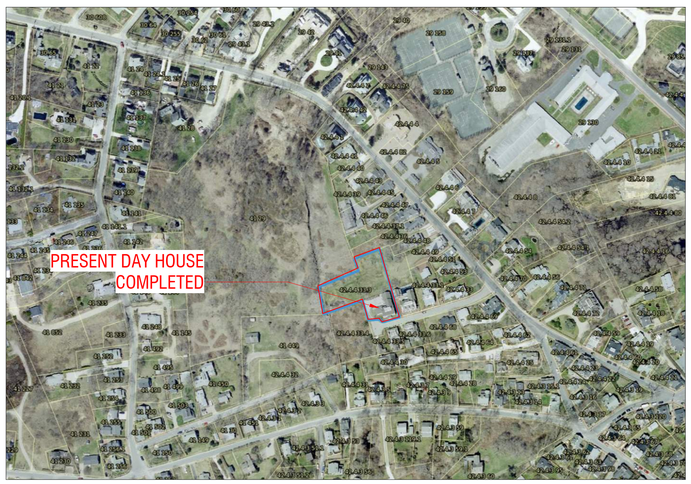
1993



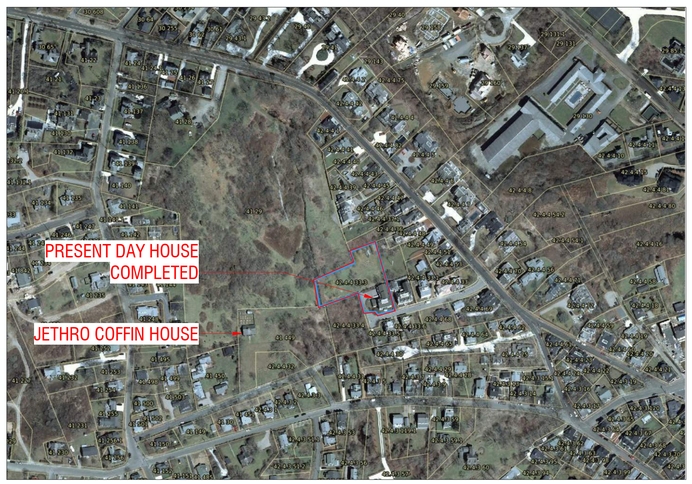
1998



2003



2007



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DATE:	12/02/2024
SCALE:	12" = 1'-0"
PROJ. NO.	323029

HISTORICAL INFORMATION

HDC-02

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

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MEP ENGINEER

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SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	12/02/2024	HDC REVISION TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	12/02/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-03

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AERIAL VIEW



A. 8 FOLGER LANE



B. 6 FOLGER LANE



C. 5 FOLGER LANE



D. 3 FOLGER LANE



E. 1 FOLGER LANE



F. 18 CLIFF ROAD



G. 16 CLIFF ROAD



H. VIEW FROM CLIFF ROAD



I. VIEW OF FOLGER LANE FROM CLIFF ROAD

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
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PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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AERIAL VIEW



COMPOSITE ELEVATION - EXISTING



COMPOSITE ELEVATION - PROPOSED

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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ISSUES

1	05/06/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS

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DATE:	05/06/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-05

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CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	31,758± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	8.0% ±

**REFERENCE Doc. #45487
MASTER DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS

LEGEND

- dhCB FD ■ — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- IP FD ○ — DENOTES IRON PIPE FOUND
- Re-Bar WITH CAP ○ — DENOTES RE-BAR WITH YELLOW CAP- SURVEY MARKER FOUND
- x32.4 — DENOTES EXISTING GRADE SPOT ELEVATION
- —32— DENOTES EXISTING GRADE ELEVATION CONTOUR

L.C.C. 17232-C

42.4.4-36
N/F
JOHN A. CONFALONE 1994 REVOCABLE TRUST
ROBERT C. CROWLEY, TRUSTEE
WILLIAM M. QUIRK, TRUSTEE
JANE P. QUIRK, TRUSTEE
Cert. #19851
L.C.C. 15414-B, LOT 2
#30 CLIFF ROAD

IP (R)
FD 09/06/2022
HELD FOR LINE

dhCB SET
09/22/2022

dhCB (R)
FD 09/06/2022

dhCB (R)
FD 09/14/2022
HELD

IRRIGATION WELL
FOUND 09/07/2022

SITE BENCHMARK:
NORTHEAST CORNER OF CONCRETE BOUND
ELEV.= 30.83 (NAVD '88)

41-29
N/F
TOWN OF NANTUCKET
Cert. 20138
L.C.C. 15615-B, LOT B
#48 CLIFF ROAD

42.4.4-33.2
N/F
ROBERT C. VICCIDA, TRUSTEE
5 FOLGER LANE REALTY TRUST
Cert. 25341
L.C.C. 17232-C, LOT 3
Deed Bk./Pg.: 1925/98
Plan No.: 2022/61, LOT 2
#5 FOLGER LANE

Re-Bar WITH CAP
FD 09/06/2022

WLF #1 … WLF #11

FOOT BRIDGE

DITCH

WETLAND RESOURCE AREA BOUNDARY
DELINEATED BY
LEC ENVIRONMENTAL.
MEASURED 08/07/2022.

CB (R)
FD 09/06/2022
DISTURBED
FOUND LEANING SOUTH

IP (R)
FD 09/06/2022

dhCB (R)
FD 09/06/2022
HELD

41-449
N/F
NANTUCKET HISTORICAL ASSOCIATION
Deed Bk./Pg.: 101/117
#16 SUNSET HILL LANE

WETLAND RESOURCE AREA BOUNDARY
DELINEATED BY
LEC ENVIRONMENTAL.
MEASURED 02/21/2024.

42.4.4-33.4
N/F
GEORGE MIRKONIC, TRUSTEE
FOLGER SQUARE TRUST
Cert. 23219
L.C.C. 17232-C, LOT 7
#10 FOLGER LANE

OUTDOOR SHOWER

CONCRETE PAVER DRIVEWAY

BASEMENT ACCESS

DECK

EXISTING SPA

THRESHOLD ELEV.= 36.0

ELEV.= 37.5

TOP OF WALL ELEV.= 36.0

2 STY
W.F. STRUCTURE
2,534± S.F.
#7 FOLGER LANE

THRESHOLD ELEV.= 39.20

PORCH

CONC.

RIDGE

TOW ELEV.= 38.2

TIMBER RETAINING WALL
TOP OF WALL ELEV.= 38.2

TOW ELEV.= 38.2

TIMBER RETAINING WALL
TOP OF WALL ELEV.= 37.7

EXISTING ELECTRICAL UTILITIES

5' UTILITY EASEMENT
L.C.C. 17232-C

SIDEWALK

BRICK

VCG

VERTICAL GRANITE CURB (VCG TYP.)

L=23.56'
R=15.00

LOT 3- Deed Bk/Pg.: 1925/102
LOT 4- Cert. 28079

FOLGER LANE

WETLAND RESOURCE AREA BOUNDARY
DELINEATED BY
LEC ENVIRONMENTAL.
MEASURED 08/07/2022.

OWNER INFORMATION

MICHELLE LAVIN WOLFRAM, TRUSTEE
WOLFRAM FAMILY TRUST
Cert. 28079
L.C.C. 17232-C, LOT 4
Deed Bk./Pg.: 1925/102
Plan No.: 2022-61, LOT 3
ASSESSOR'S MAP 42.4.4, PARCEL 33.3
#7 FOLGER LANE

T:\CHRIS 2 JOB 63

Plan of Land
in
Nantucket, Mass.
Prepared for
WOLFRAM FAMILY TRUST

Scale: 1"= 15' February 28, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

B9099

1 EXISTING CONDITIONS SURVEY
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	12/02/2024	HDC REVISION TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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PROJ. NO.	323029

EXISTING SURVEY

HDC-06

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1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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PROJ. NO.	323029

SITE PLAN

HDC-07

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NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



1 EXISTING ELEVATION - SOUTH

3/16" = 1'-0"



2 EXISTING ELEVATION - EAST

3/16" = 1'-0"



3 EXISTING ELEVATION - NORTH

3/16" = 1'-0"



4 EXISTING ELEVATION - WEST

3/16" = 1'-0"

WLF

MAIN HOUSE

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REVISIONS

SIGN & SEAL

ISSUES

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SCALE:	As indicated
PROJ. NO.	323029

EXIST. WINDOW - ELEVS.

HDC-08

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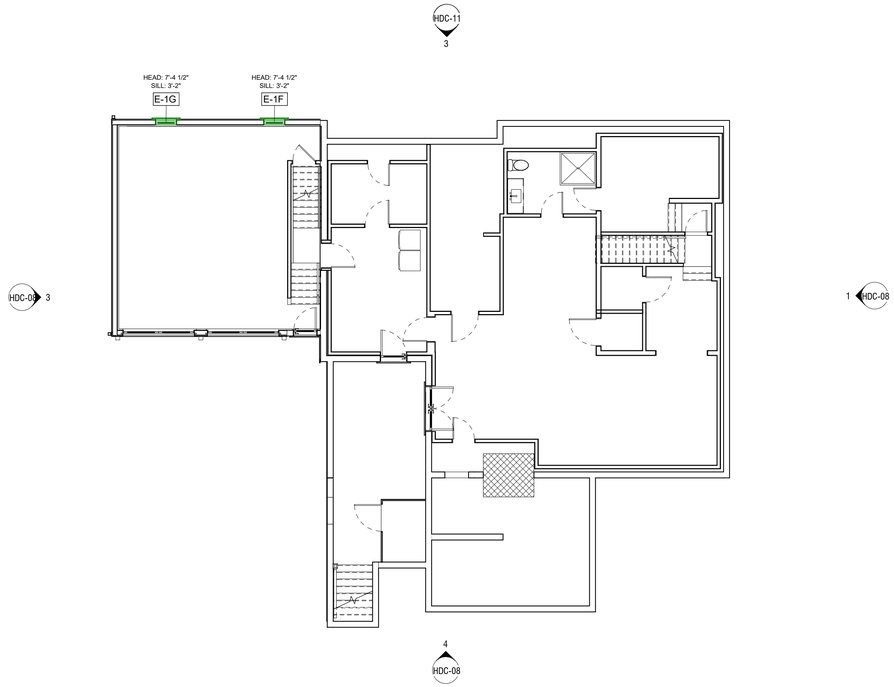
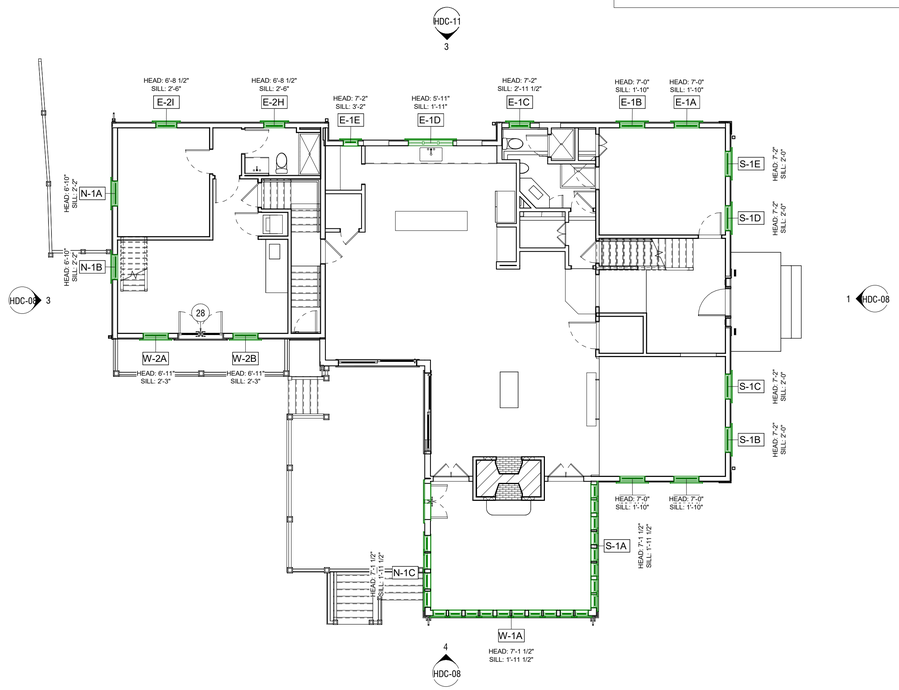
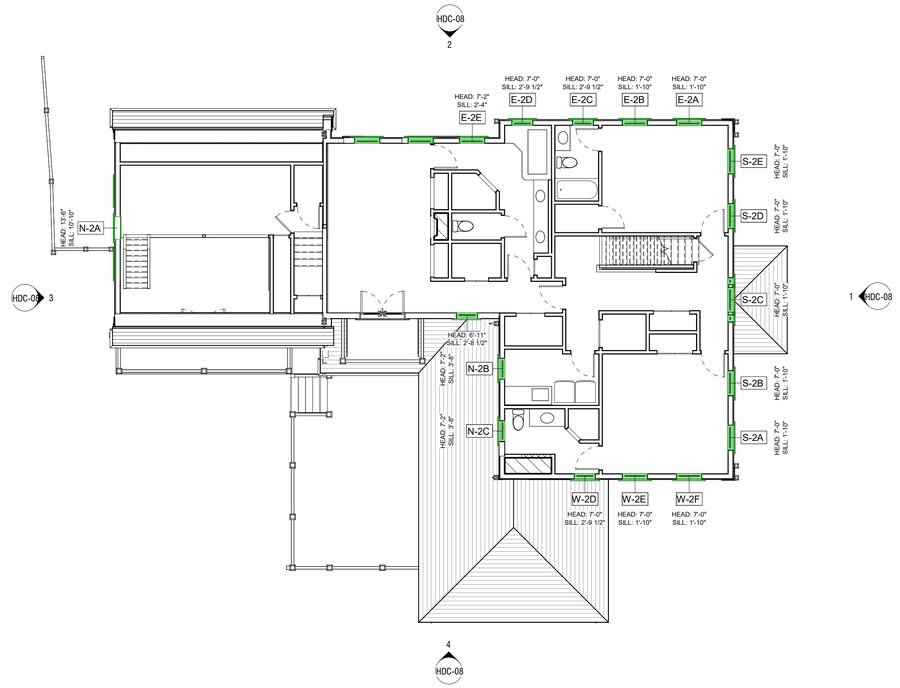
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



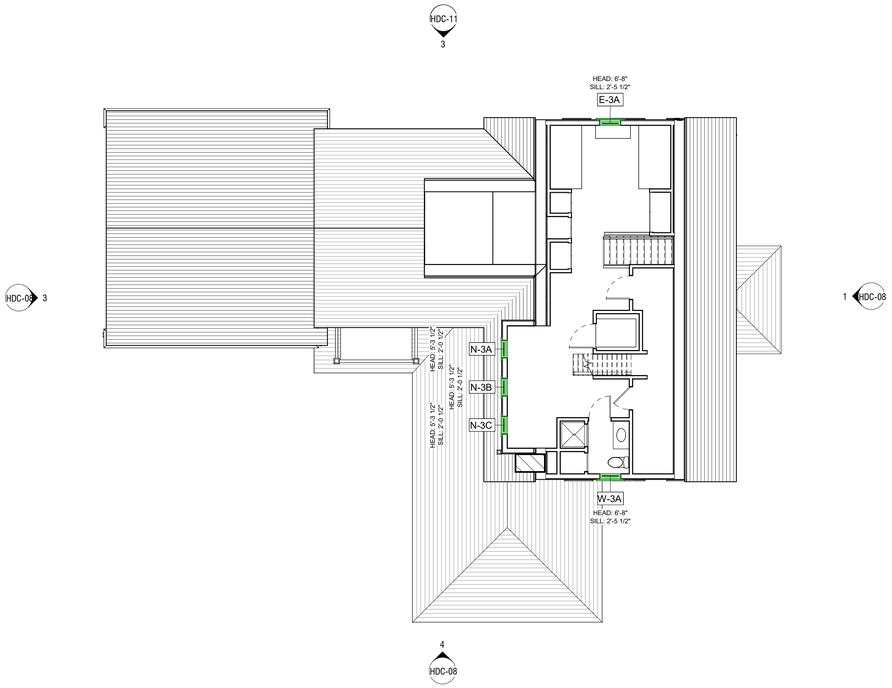
1 EXISTING - BASEMENT PLAN
1/8" = 1'-0"



2 EXISTING - FIRST FLOOR PLAN
1/8" = 1'-0"



3 EXISTING - SECOND FLOOR PLAN
1/8" = 1'-0"



4 EXISTING - ATTIC FLOOR PLAN
1/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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EXIST. WINDOW - PLANS

HDC-09

N

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EXISTING WINDOW SURVEY

KEY	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	TREATMENT	MATERIAL	OPERATION	CONFIGURATION	PHOTOS (Y/N)
EAST									
E-1A	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1C	2' - 4 1/2"	4' - 2 1/2"	2' - 11 1/2"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1D	5' - 0"	4' - 0"	1' - 11"	5' - 11"	DEMO	WOOD	CASEMENT	8	N
E-1E	1' - 8"	4' - 0"	3' - 2"	7' - 2"	DEMO	WOOD	AWNING	8	N
E-1F	2' - 4 1/2"	4' - 2 1/2"	3' - 2"	7' - 4 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1G	2' - 4 1/2"	4' - 2 1/2"	3' - 2"	7' - 4 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2A	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2C	2' - 4 1/2"	4' - 2 1/2"	2' - 9 1/2"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2D	2' - 4 1/2"	4' - 2 1/2"	2' - 9 1/2"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2E	2' - 10"	4' - 10"	2' - 4"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2F	2' - 10"	4' - 10"	2' - 4"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2G	2' - 10"	4' - 10"	2' - 6 3/4"	7' - 4 3/4"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2H	2' - 4 1/2"	4' - 2 1/2"	2' - 6"	6' - 8 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2I	2' - 4 1/2"	4' - 2 1/2"	2' - 6"	6' - 8 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-3A	2' - 4 1/2"	4' - 2 1/2"	2' - 5 1/2"	6' - 8"	DEMO	WOOD	DOUBLE HUNG	6/6	N
NORTH									
N-1A	2' - 10"	4' - 8"	2' - 2"	6' - 10"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-1B	2' - 10"	4' - 8"	2' - 2"	6' - 10"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-1C	1' - 10"	5' - 2"	1' - 11 1/2"	7' - 1 1/2"	DEMO	WOOD	AWNING	10	Y
N-3A	2' - 0"	3' - 3"	2' - 0 1/2"	5' - 3 1/2"	DEMO	WOOD	DOUBLE HUNG	6/1	Y
N-3B	2' - 0"	3' - 3"	2' - 0 1/2"	5' - 3 1/2"	DEMO	WOOD	DOUBLE HUNG	6/1	Y
N-3C	2' - 0"	3' - 3"	2' - 0 1/2"	5' - 3 1/2"	DEMO	WOOD	DOUBLE HUNG	6/1	Y
SOUTH									
S-1A	1' - 6"	5' - 2"	1' - 11 1/2"	7' - 1 1/2"	DEMO	WOOD	AWNING	10	N
S-1B	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-1C	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-1D	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-1E	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2A	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2C	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2D	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2E	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
WEST									
W-1A	1' - 6"	5' - 2"	1' - 11 1/2"	7' - 1 1/2"	DEMO	WOOD	AWNING	10	N
W-1B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
W-1C	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
W-2A	2' - 10"	4' - 8"	2' - 3"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2B	2' - 10"	4' - 8"	2' - 3"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2C	2' - 4 1/2"	4' - 2 1/2"	2' - 8 1/2"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	N
W-2D	2' - 4 1/2"	4' - 2 1/2"	2' - 9 1/2"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2E	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2F	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-3A	2' - 4 1/2"	4' - 2 1/2"	2' - 5 1/2"	6' - 8"	DEMO	WOOD	DOUBLE HUNG	6/6	Y

EXISTING WINDOW PHOTOS


WINDOW S-2A


WINDOW S-2B


WINDOW S-2C


WINDOW S-2D


WINDOW S-2E


WINDOW S-1B


WINDOW S-1C


WINDOW S-1D


WINDOW S-1E


WINDOW N-3A


WINDOW N-3B


WINDOW N-3C


WINDOW N-2A


WINDOW N-2B


WINDOW N-2A


WINDOW N-1A


WINDOW N-1B


WINDOW N-1C


WINDOW W-3A

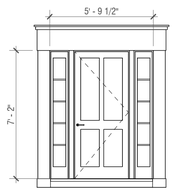

WINDOW W-2A


WINDOW W-2B

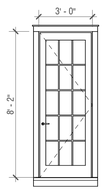

WINDOW W-2D


WINDOW W-2E

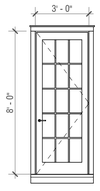
DOOR LEGEND - PROPOSED



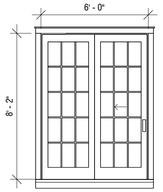
01
TYPE: ENTRY DOOR W/ SIDE LITES
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



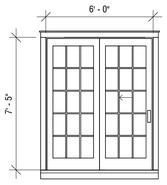
02
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



03
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

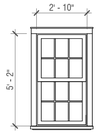


04
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

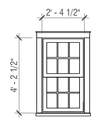


05
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

WINDOW LEGEND - PROPOSED



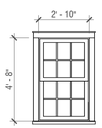
A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



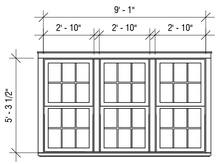
C
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



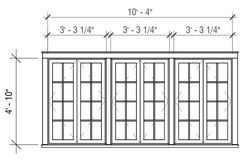
D
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



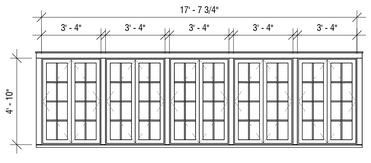
E
TYPE: 6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



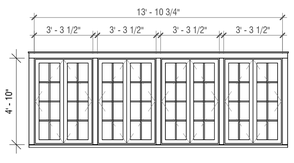
F
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



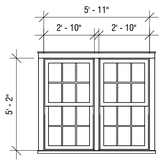
G
TYPE: 8 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: CASEMENT
MFGR: TBD



H
TYPE: 8 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: CASEMENT
MFGR: TBD



I
TYPE: 8 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: CASEMENT
MFGR: TBD



J
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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2	12/02/2024	HDC REVISION TO PREV CERT

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CONSTRUCTION DOCUMENTS	
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EXIST. WINDOW - SCHEDULE

HDC-10

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1 HDC SUBMISSION 05/06/2024, ELEVATION - SOUTH

1/8" = 1'-0"

1. MAINTAIN EXISTING ROOF AT SUNROOM

PAINTED SIDING & FRONT PORCH REFERENCES





2 PROPOSED ELEVATION - SOUTH

1/4" = 1'-0"



3 HDC SUBMISSION 05/06/2024, ELEVATION - EAST

1/8" = 1'-0"

1. 3 DOUBLE HUNG WINDOWS REMOVED.
2. 1 DOUBLE MULLED, DOUBLE HUNG WINDOW ADDED AND 1 FIXED WINDOW ADDED

WINDOW TRIM REFERENCES

EXISTING TRIM



PROPOSED TRIM





4 PROPOSED ELEVATION - EAST

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS

HDC-11

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1 HDC SUBMISSION 05/06/2024, ELEVATION - NORTH

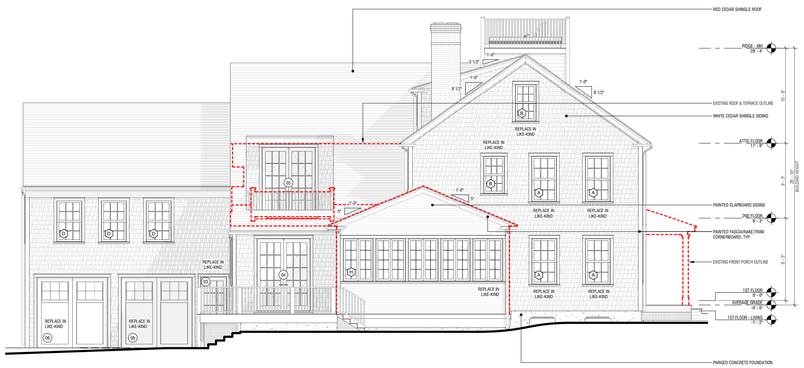
1/8" = 1'-0"

1. MAINTAIN EXISTING ROOF AT SUNROOM
2. ADDED 2 DOUBLE HUNG WINDOWS
3. EXISTING WINDOW AT LAUNDRY ROOM TO REMAIN



2 PROPOSED ELEVATION - NORTH

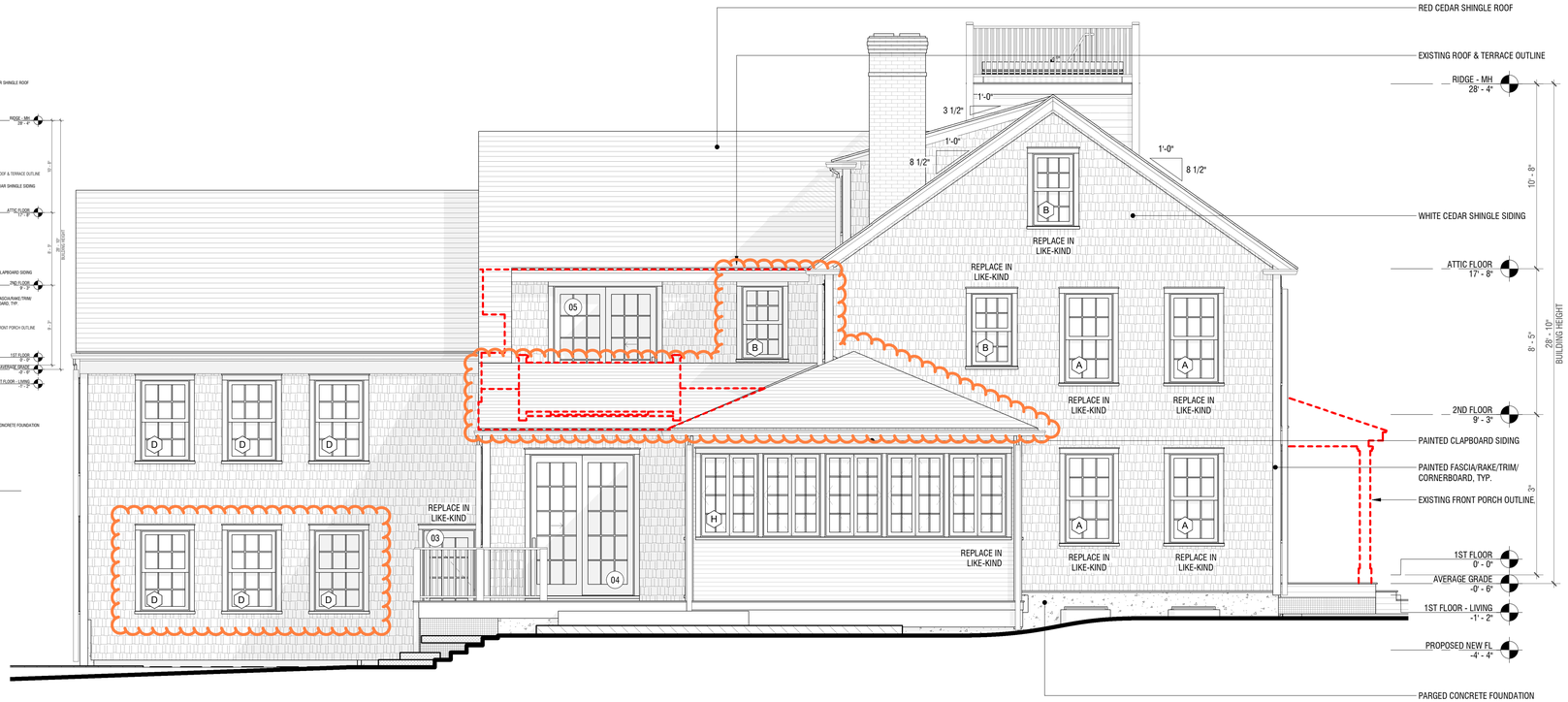
1/4" = 1'-0"



3 HDC SUBMISSION 05/06/2024, ELEVATION - WEST

1/8" = 1'-0"

1. GARAGE DOORS REMOVED AND REPLACED WITH 3 DOUBLE HUNG WINDOWS
2. MAINTAIN EXISTING ROOF AT SUNROON
3. EXPANDED 2ND FLOOR DECK



4 PROPOSED ELEVATION - WEST

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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BUILDING ELEVATIONS

HDC-12

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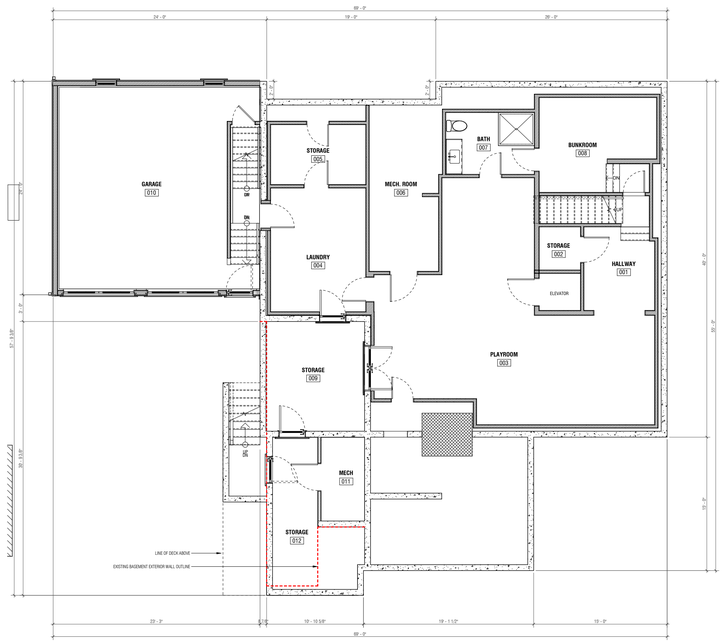
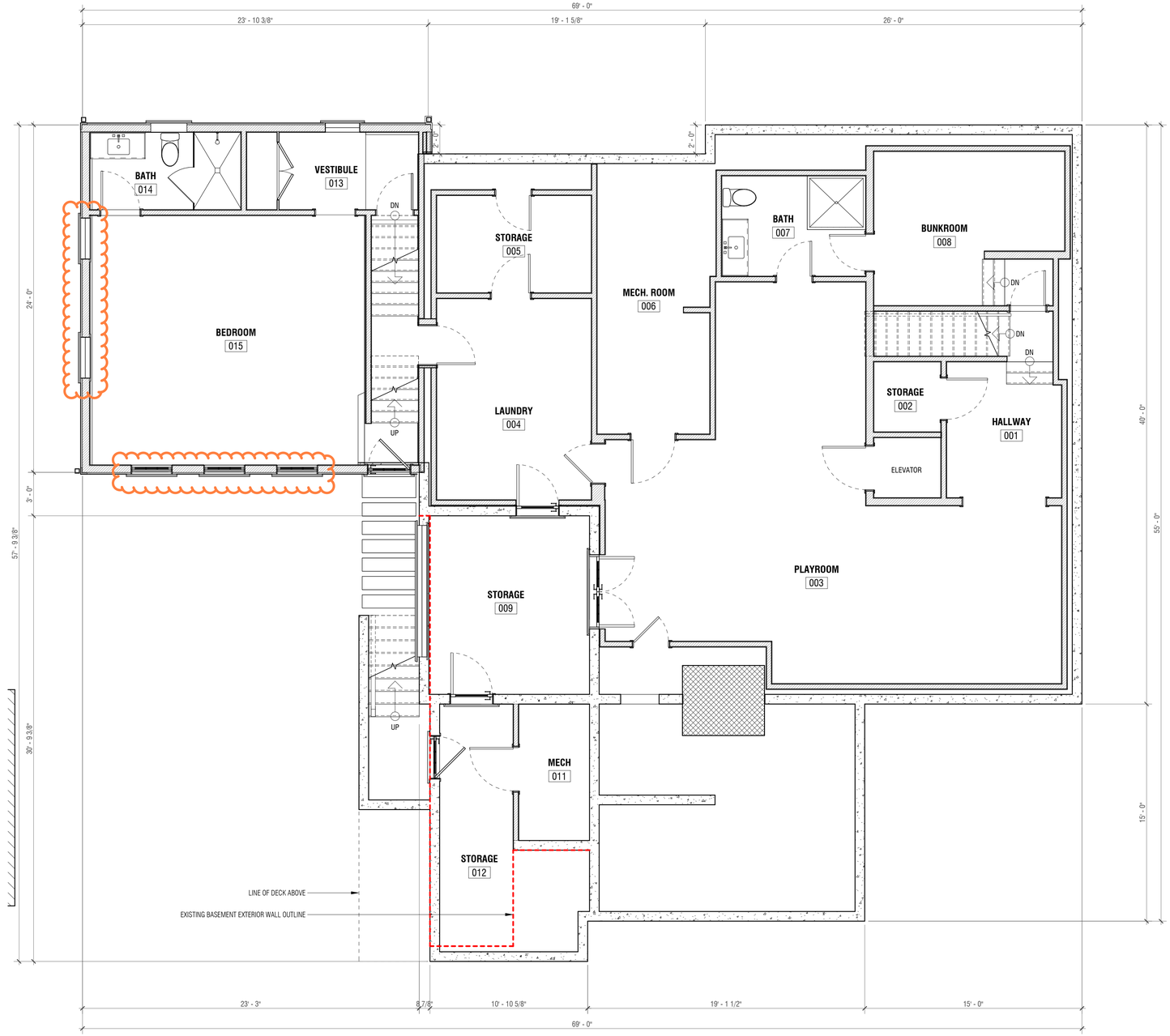


1 HDC SUBMISSION 05/06/2024, PLAN - BASEMENT

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

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BASEMENT FLOOR PLAN

HDC-13

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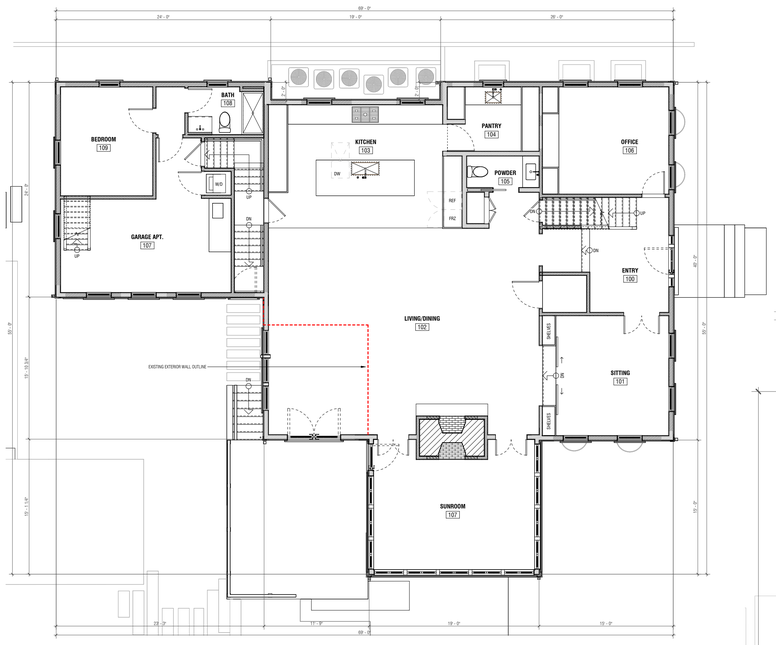
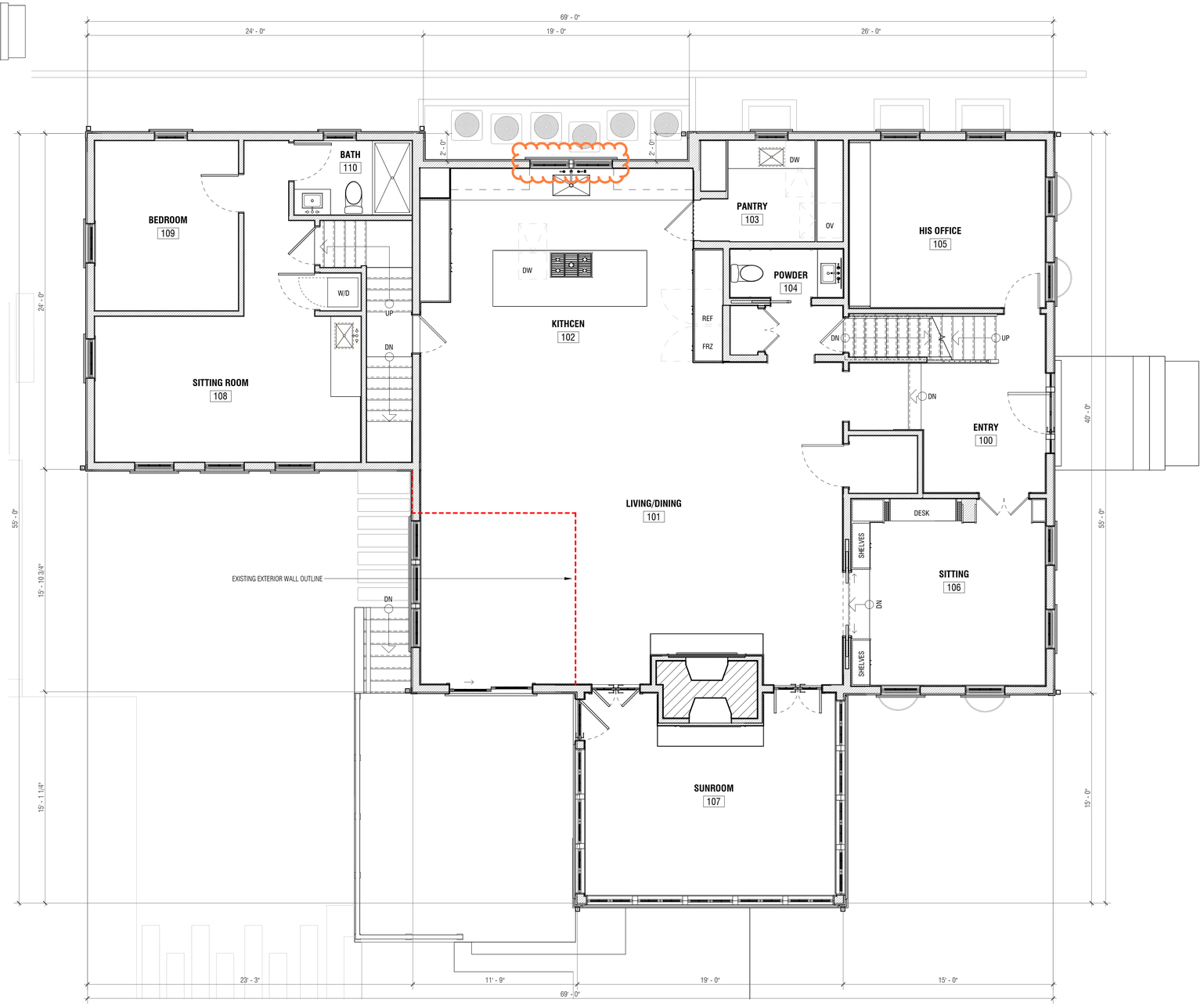


1 **HDC SUBMISSION 05/06/2024, PLAN - FIRST FLOOR**

1/8" = 1'-0"



2 **FIRST FLOOR PLAN**

1/4" = 1'-0"

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NANTUCKET, MA 02554

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FIRST FLOOR PLAN

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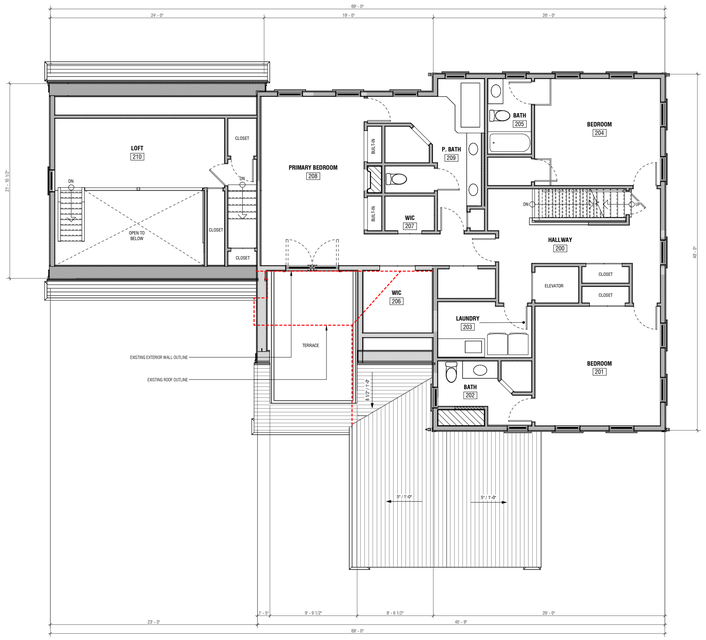
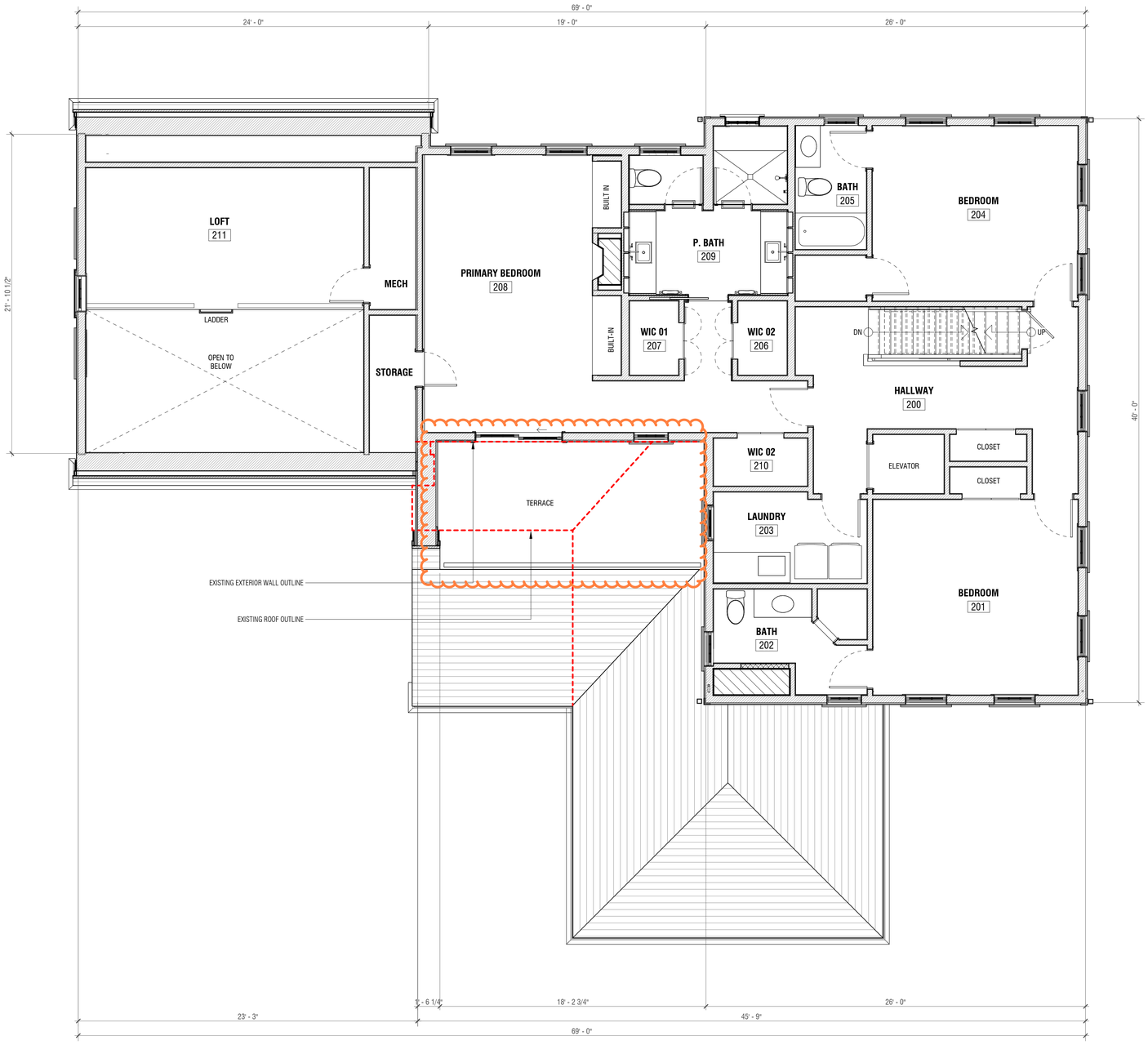


1 **HDC SUBMISSION 05/06/2024, PLAN - SECOND FLOOR**

1/8" = 1'-0"



2 **SECOND FLOOR PLAN**

1/4" = 1'-0"

N

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
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SECOND FLOOR PLAN

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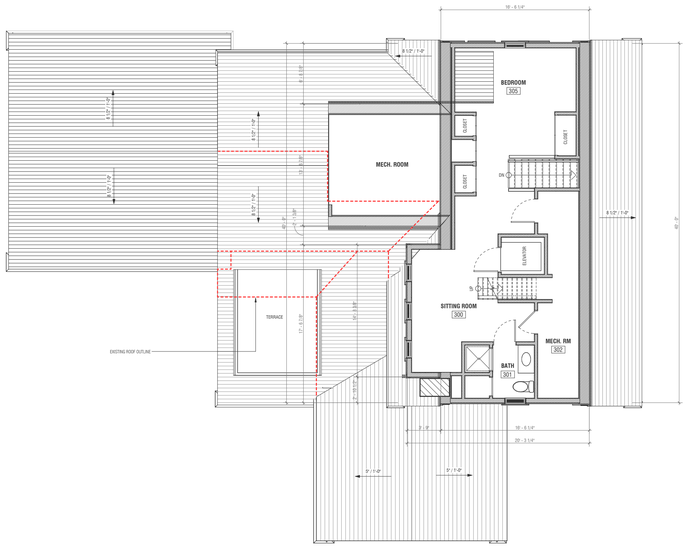
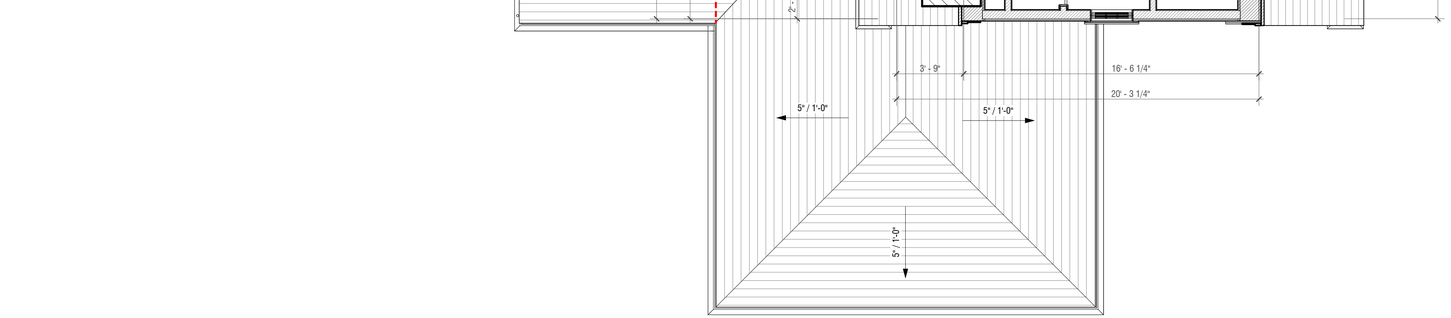


1 HDC SUBMISSION 05/06/2024, PLAN - ATTIC FLOOR

1/8" = 1'-0"



2 ATTIC FLOOR PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
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SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	12/02/2024	HDC REVISION TO PREV CERT

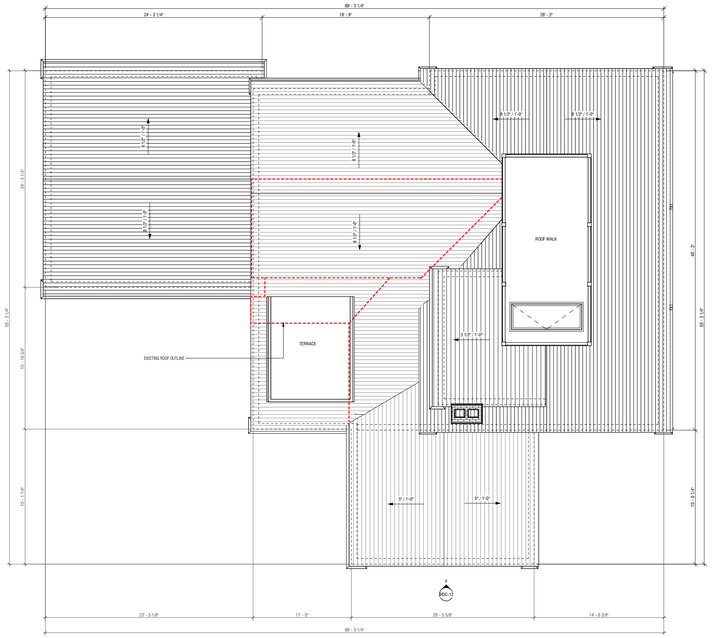
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	12/02/2024
SCALE:	As indicated
PROJ. NO.	323029

ATTIC FLOOR PLAN

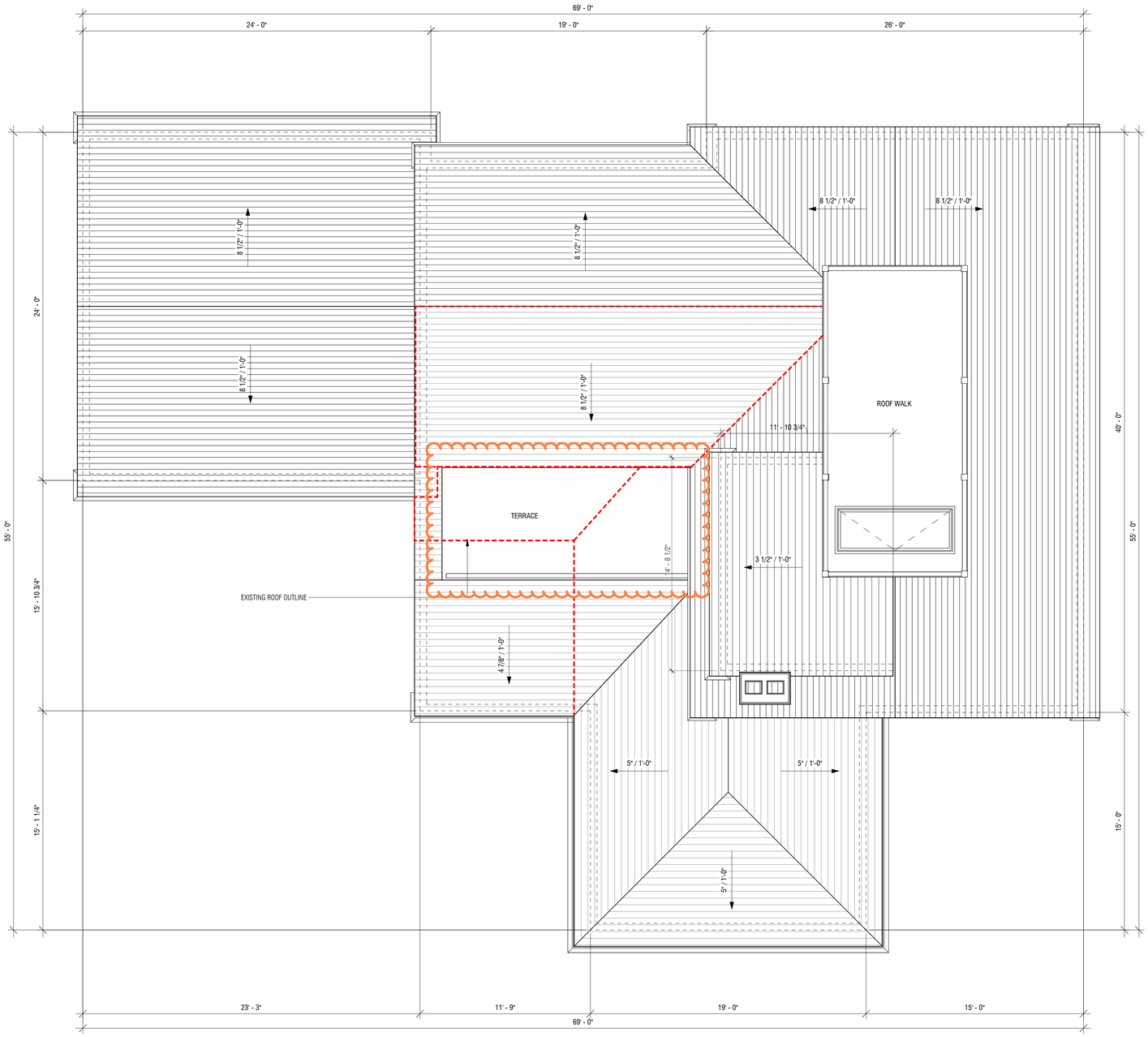
HDC-16

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 HDC SUBMISSION 05/06/2024, PLAN - ROOF PLAN

1/8" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	12/02/2024	HDC REVISION TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	12/02/2024
SCALE:	As indicated
PROJ. NO.	323029

ROOF PLAN

HDC-17

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From: Meeks, Martin
To: Joe Paul
Cc: Nate Holmes; Philpott, Aaron; Irina Paul; James Doyle; Kasia Kuczynska
Subject: Re: HDC - Historic District Commission Review
Date: Wednesday, November 27, 2024 1:50:09 PM
Attachments: image001.png

To Whom it May Concern

James Doyle Design Associates is authorized to sign the HDC applications for landscape elements on behalf of the trust for both 21 & 23 Sankaty Head.

Sincerely,
Martin Meeks, Trustee

From: Joe Paul <joe@bpc-architecture.com>
Sent: Wednesday, November 27, 2024 8:23 AM
To: Meeks, Martin <martin.meeks@gcbm.com>
Cc: Nate Holmes <nh@jdda.com>; Philpott, Aaron <aaron.philpott@gcbm.com>; Irina Paul <irina@bpc-architecture.com>; James Doyle <jd@jdda.com>; Kasia Kuczynska <kk@jdda.com>
Subject: Re: HDC - Historic District Commission Review

ATTENTION - EXTERNAL EMAIL - The sender of this email is EXTERNAL to our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Martin

The HDC really just needs a copy of an email that states that James Doyle Design Associates is authorized to sign the HDC applications for landscape elements on behalf of the trust for both 21 & 23 Sankaty Head

JOE PAUL AIA ASID NCARB DAD



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 JAMES DOYLE

AS AGENT FOR 21 SANKATY HEAD TRUST

STREET ADDRESS 21 SANKATY HEAD ROAD

MAP/PARCEL 48 / 4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/10/2024

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.

JAMES DOYLE — 12/10/2024

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 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.

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.

____ 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).

____ 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.**

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	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----------
X	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.
X	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.
	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).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
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.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

	Signed Affidavit: see reverse side.

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: JAMES DOYLE Date: 12/10/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4

Street & Number of Proposed Work: 21 SANKATY HEAD ROAD

Owner of record: 21 SANKATY HEAD TRUST

Mailing Address: 16939 VENTURA BOULEVARD, SUITE 380
ENCINO, CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JAMES DOYLE DESIGN ASSOCIATES

Mailing Address: 125 GREENWICH AVE
GREENWICH, CT 06830

Contact Phone #: 203-869-8900 E-mail: INFO@JDDA.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 X Driveway/Apron ☐ Commercial ☐ Historical Renovation X Deck/Patio X Steps ☐ Shed
☐ Color Change X Fence X Gate X 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: 400 SF ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ FRONT ENTRY Size: 70 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

*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.) _____

1. 4' NTW - BOARD 22'

2. Fence: Height: 5' - 3"
Type: NTW - LATTICE
Length: 142'

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 CRUSHED SHELL Walkways SAGER STONE / SHELL Walls FIELDSTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW - BOARD NTW - LATTICE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 JAMES DOYLE Signed under penalties of perjury

GIS MAP: 48 / 4 (21 SANKATY HEAD RD.)



AERIAL MAP: 48 / 4 (21 SANKATY HEAD RD.)





LEGEND

PROPERTY LINE

SETBACK

NOTES:

1. EXISTING CONDITIONS ARE BASED ON A PLAN PROVIDED BY BRACKEN ENGINEERING
2. JDDA TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED

VIEW FROM SANKATY HEAD ROAD

VIEW #1



VIEW #2



0 30' 60'

N

SCALE: 1"=30'

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

21 SANKATY HEAD TRUST
21 SANKATY HEAD ROAD
NANTUCKET, MA

STAMP

PROFESSIONALS

CIVIL ENGINEER & SURVEY COMPANY
Bracken Engineering
49 Herring Pond Road, Bourne, MA, 02532
(508) 833-0070

ARCHITECT
BPC Architecture + Interior Design
Nantucket, MA 02554
(508) 228-2722

INTERIOR DESIGNER
Mark Cunningham Inc
15 W 37th St, New York, NY, 10018
(212) 752-8484

REVISIONS

NO.	DATE	SHEET & DESCRIPTION	APP.
1			
2			
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8			
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10			

DRAWN BY: KK, NH, EC CHECKED BY: JD

ISSUE DATE: 2024-12-06

PLOT DATE: 2024-12-6

PHASE NOT FOR CONSTRUCTION

HDC SUBMISSION

TITLE

21 SANKATY HEAD ROAD - SITE LOCATION & LAYOUT

SHEET NO.

HDC - 01

© James Doyle Design Associates, LLC

DESIGN INTENT IMAGERY

SHELL DRIVEWAY



SAGER STONE SLAB STEPS



SAGER STONE PATIO



LEGEND

PROPERTY LINE

SETBACK

NOTES:

1. EXISTING CONDITIONS ARE BASED ON A PLAN PROVIDED BY BRACKEN ENGINEERING
2. JDDA TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED

FIELDSTONE LANDSCAPE WALLS



NEW MEADOW



NATURAL SCREENING



ILEX OPACA



JUNIPERUS VIRGINIANA



MYRICA GALE



PINUS RIGIDA

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

21 SANKATY HEAD TRUST
21 SANKATY HEAD ROAD
NANTUCKET, MA

STAMP

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REVISIONS

NO.	DATE	SHEET & DESCRIPTION	APP.
1			
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DRAWN BY: KK, NH, EC CHECKED BY: JD

ISSUE DATE: 2024-12-06

PLOT DATE: 2024-12-6

PHASE NOT FOR CONSTRUCTION

HDC SUBMISSION

TITLE

21 SANKATY HEAD ROAD - LANDSCAPE PLAN AND MATERIALS

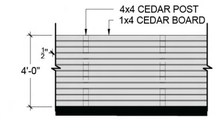
SHEET NO.

HDC - 02

© James Doyle Design Associates, LLC

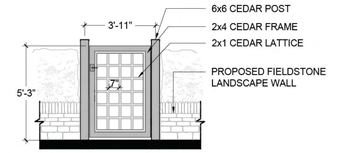


FENCING AND GATES



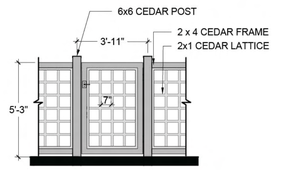
1 UTILITY SCREENING FENCE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER



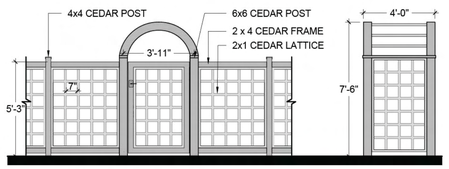
2 WALL GATE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER



3 HOUSE SINGLE GATE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER



4 HOUSE ARBOR AND FENCE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

21 SANKATY HEAD TRUST
21 SANKATY HEAD ROAD
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INTERIOR DESIGNER
Mark Cunningham Inc
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REVISIONS

NO.	DATE	SHEET & DESCRIPTION	APP.
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DRAWN BY: KK, NH, EC CHECKED BY: JD

ISSUE DATE: 2024-12-06

PLOT DATE: 2024-12-6

PHASE NOT FOR CONSTRUCTION

HDC SUBMISSION

TITLE

21 SANKATY HEAD ROAD - SITE GRADING & FENCING

SHEET NO.

HDC - 03

© James Doyle Design Associates, LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 SANKATY HEAD ROAD

Owner of record: 23 SANKATY HEAD TRUST

Mailing Address: 16939 VENTURA BOULEVARD, SUITE 380
ENCINO, CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JAMES DOYLE DESIGN ASSOCIATES

Mailing Address: 125 GREENWICH AVE
GREENWICH, CT 06830

Contact Phone #: 203-869-8900 E-mail: INFO@JDDA.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 X Driveway/Apron ☐ Commercial ☐ Historical Renovation X Deck/Patio X Steps ☐ Shed
☐ Color Change X Fence X Gate X 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: 302 SF ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5' - 3"
Type: NTW - LATTICE
Length: 39'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CRUSHED SHELL Walkways SAGER STONE / SHELL Walls FIELDSTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW - LATTICE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 JAMES DOYLE 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.

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.

____ 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).

____ 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 JAMES DOYLE

AS AGENT FOR 23 SANKATY HEAD TRUST

STREET ADDRESS 23 SANKATY HEAD ROAD

MAP/PARCEL 48 / 4.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/10/2024

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.

JAMES DOYLE — 12/10/2024

Signature — Date

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	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----------
X	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.
X	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.
	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).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
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.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

	Signed Affidavit: see reverse side.

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: JAMES DOYLE Date: 12/10/2024

From: Meeks, Martin
To: Joe Paul
Cc: Nate Holmes; Philpott, Aaron; Irina Paul; James Doyle; Kasia Kuczynska
Subject: Re: HDC - Historic District Commission Review
Date: Wednesday, November 27, 2024 1:50:09 PM
Attachments: image001.png

To Whom it May Concern

James Doyle Design Associates is authorized to sign the HDC applications for landscape elements on behalf of the trust for both 21 & 23 Sankaty Head.

Sincerely,
Martin Meeks, Trustee

From: Joe Paul <joe@bpc-architecture.com>
Sent: Wednesday, November 27, 2024 8:23 AM
To: Meeks, Martin <martin.meeks@gcbm.com>
Cc: Nate Holmes <nh@jdda.com>; Philpott, Aaron <aaron.philpott@gcbm.com>; Irina Paul <irina@bpc-architecture.com>; James Doyle <jd@jdda.com>; Kasia Kuczynska <kk@jdda.com>
Subject: Re: HDC - Historic District Commission Review

ATTENTION - EXTERNAL EMAIL - The sender of this email is EXTERNAL to our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Martin

The HDC really just needs a copy of an email that states that James Doyle Design Associates is authorized to sign the HDC applications for landscape elements on behalf of the trust for both 21 & 23 Sankaty Head

JOE PAUL AIA ASID NCARB DAD



GIS MAP: 48 / 4.1 (23 SANKATY HEAD. RD.)



AERIAL MAP: 48 / 4.1 (23 SANKATY HEAD RD.)





LEGEND

PROPERTY LINE

SETBACK

NOTES:

1. EXISTING CONDITIONS ARE BASED ON A PLAN PROVIDED BY BRACKEN ENGINEERING
2. JDDA TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED

VIEW FROM SANKATY HEAD ROAD

VIEW #1



VIEW #2



0 30' 60'

N

SCALE: 1"=30'

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

23 SANKATY HEAD TRUST
23 SANKATY HEAD ROAD
NANTUCKET, MA

STAMP

PROFESSIONALS

CIVIL ENGINEER & SURVEY COMPANY
Bracken Engineering
49 Herring Pond Road, Bourne, MA, 02532
(508) 833-0070

ARCHITECT
BPC Architecture + Interior Design
Nantucket, MA 02554
(508) 228-2722

INTERIOR DESIGNER
Mark Cunningham Inc
15 W 37th St, New York, NY, 10018
(212) 752-8484

REVISIONS

NO.	DATE	SHEET & DESCRIPTION	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: KK, NH, EC CHECKED BY: JD

ISSUE DATE: 2024-12-06

PLOT DATE: 2024-12-6

PHASE NOT FOR CONSTRUCTION

HDC SUBMISSION

TITLE

23 SANKATY HEAD ROAD - SITE LOCATION & LAYOUT

SHEET NO.

HDC - 01

© James Doyle Design Associates, LLC

DESIGN INTENT IMAGERY

SHELL DRIVEWAY



SAGER STONE SLAB STEPS



SAGER STONE PATIO



SCALE: 1"=20'

LEGEND

PROPERTY LINE

SETBACK

NOTES:

1. EXISTING CONDITIONS ARE BASED ON A PLAN PROVIDED BY BRACKEN ENGINEERING
2. JDDA TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED

CRUSHED GRAVEL



FIELDSTONE LANDSCAPE WALLS



NEW MEADOW



NATURAL SCREENING



ILEX OPACA



JUNIPERUS VIRGINIANA



MYRICA GALE



PINUS RIGIDA

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

23 SANKATY HEAD TRUST
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7			
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10			

DRAWN BY: KK, NH, EC CHECKED BY: JD

ISSUE DATE: 2024-12-06

PLOT DATE: 2024-12-6

PHASE NOT FOR CONSTRUCTION

HDC SUBMISSION

TITLE

23 SANKATY HEAD ROAD - LANDSCAPE PLAN AND MATERIALS

SHEET NO.

HDC - 02

© James Doyle Design Associates, LLC

ADJACENT DRIVEWAYS & GATES

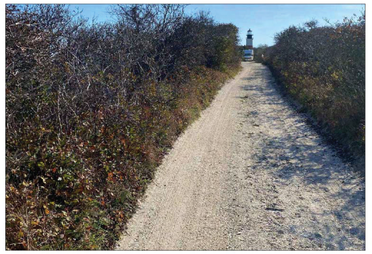
20 SANKATY HEAD ROAD



25 SANKATY HEAD ROAD



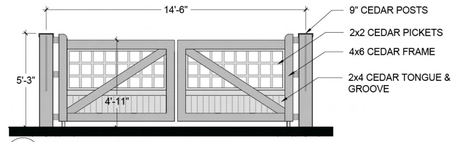
SANKATY HEAD ROAD - ADJACENT TO 23



LEGEND

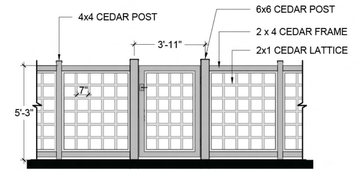
	PROPERTY LINE
	SETBACK
73	EXISTING CONTOURS
	PROPOSED CONTOURS
85.80	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL

FENCING AND GATES



1 DRIVEWAY GATE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER



2 HOUSE FENCE AND GATE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

23 SANKATY HEAD TRUST
23 SANKATY HEAD ROAD
NANTUCKET, MA

STAMP

PROFESSIONALS

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(508) 833-0070

ARCHITECT
BPC Architecture + Interior Design
Nantucket, MA 02554
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REVISIONS

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DRAWN BY: KK, NH, EC CHECKED BY: JD

ISSUE DATE: 2024-12-06

PLOT DATE: 2024-12-6

PHASE NOT FOR CONSTRUCTION

HDC SUBMISSION

TITLE

23 SANKATY HEAD ROAD - SITE GRADING & FENCING

SHEET NO.

HDC - 03

© James Doyle Design Associates, LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 96

Street & Number of Proposed Work: 11 Somerset Rd

Owner of record: CLIFFORD J. WILLIAMS

Mailing Address: P.O. BOX 3892
NANTUCKET, MA 02584

Contact Phone #: 508-360-5165 E-mail: CLIFF

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 20 GREGLEN .
NANTUCKET, MA

Contact Phone #: 508 228 0689 E-mail: STRUCTURESUNLTD@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☒ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2024-01-9780

☐ 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: PRESTON MANCHESTER HOUSE

Original Date: 1950

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REBUILD PORTICO PER PLAN.
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 12" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) RED ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

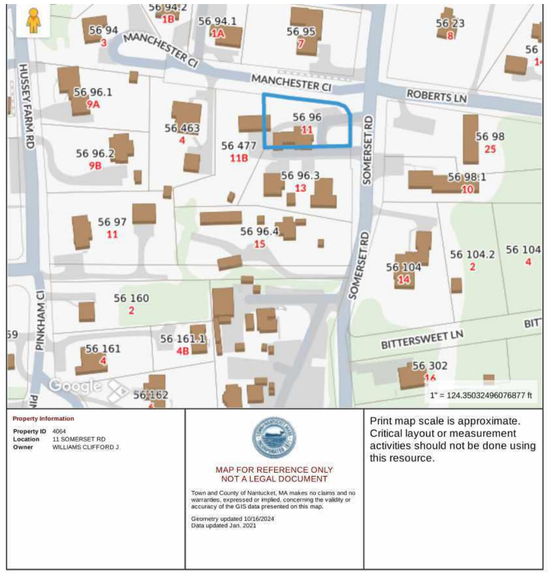
Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS



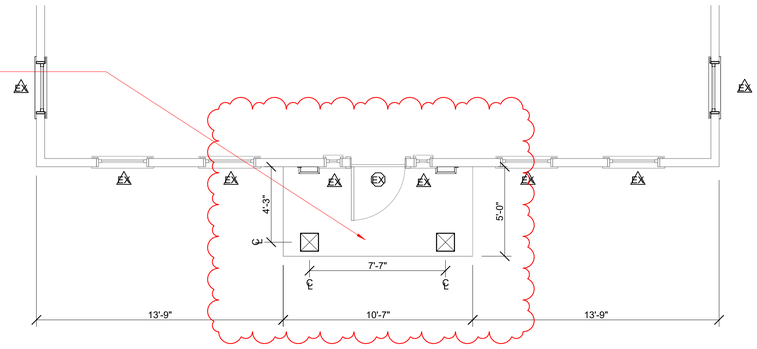
Locus Map

Address: 11 Somerset Road
Owner: Clifford Williams
Map/Parcel: 56 / 96 Zone: R20
Min Lot: 20,000 SF
Allowable G.C.: 12.5%
Lot Size: 20473 SF
Building SF: 11756 SF
Frontage: No Change
Existing G.C.: No Change
Proposed G.C.: No Change
Front Setback: 30 FT
Rear/Side Setback: 10 FT



31 Somerset Road

Proposed Portico



First Floor
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
10 Somerset Road

Nantucket, MA 02554

DATE	12/17/24
PROJECT NO	2410056
REVISION	DATE
1	Date 1

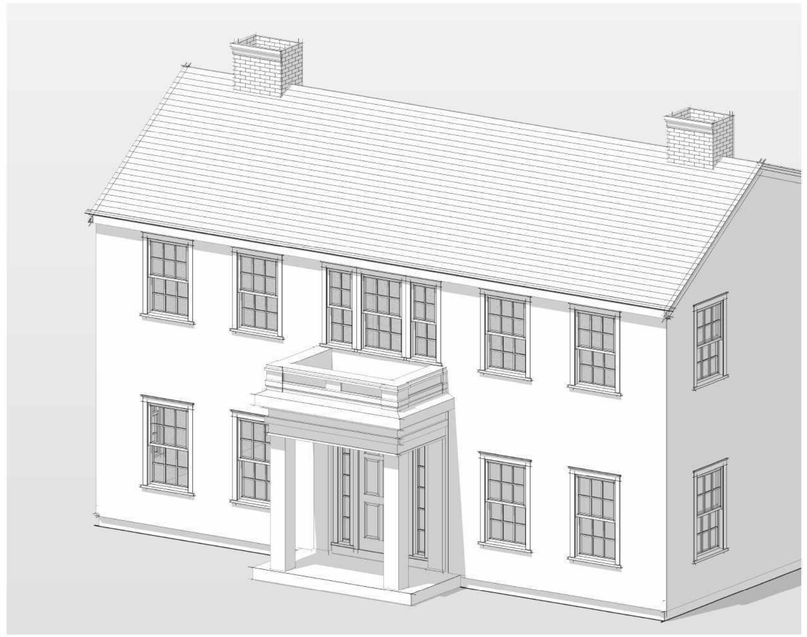
NOTES:

HDC Submission

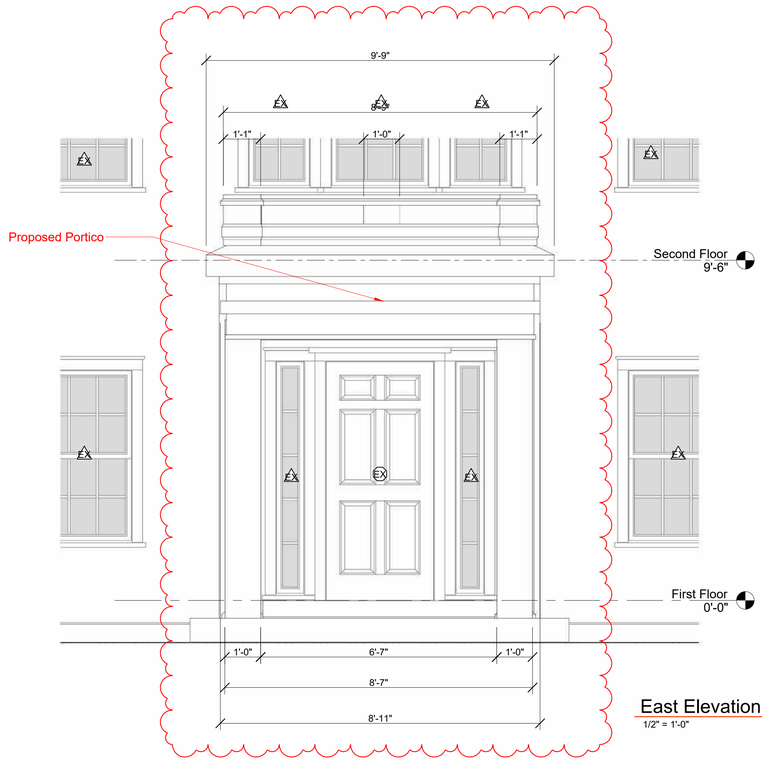
Plan, Survey and Locas Map

A.100

DRAWN BY: PFQ

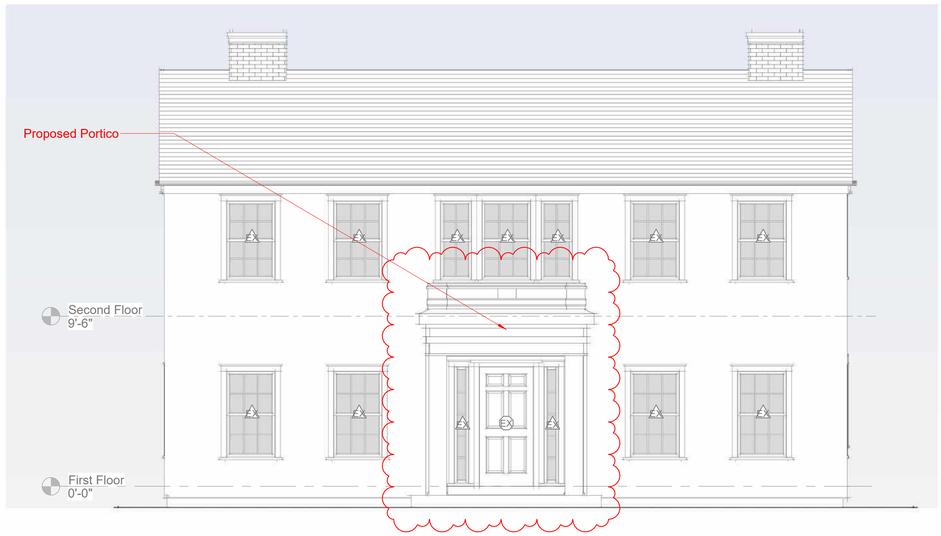


Northeast - Proposed Portico



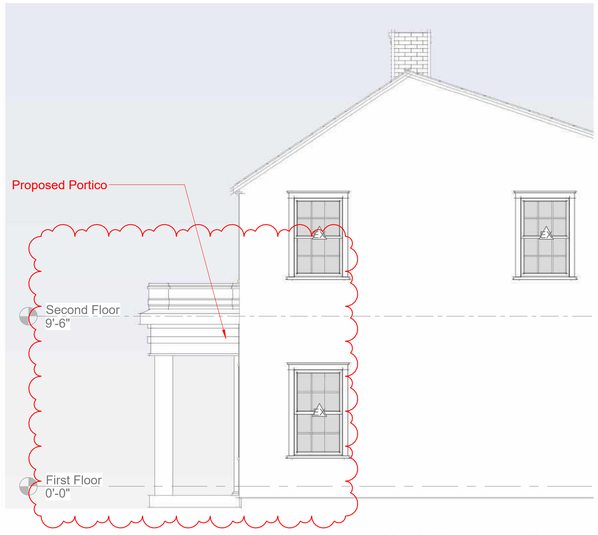
East Elevation - Proposed Portico Detail

1/2" = 1'-0"



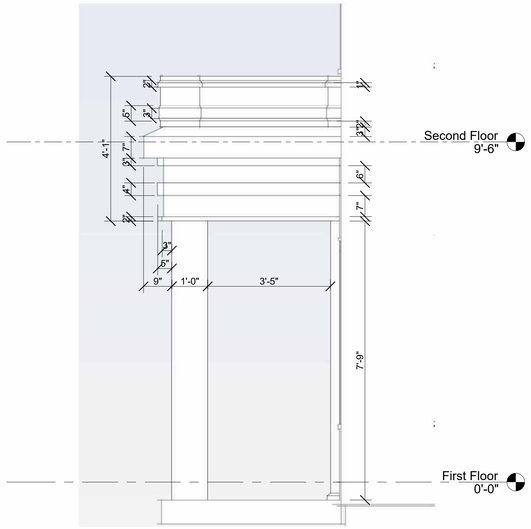
East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed Portico Detail

1/2" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
10 Somerset Road

Nantucket, MA 02554

DATE	10/08/23
PROJECT NO	2410056

REVISION	DATE
1	Date 1

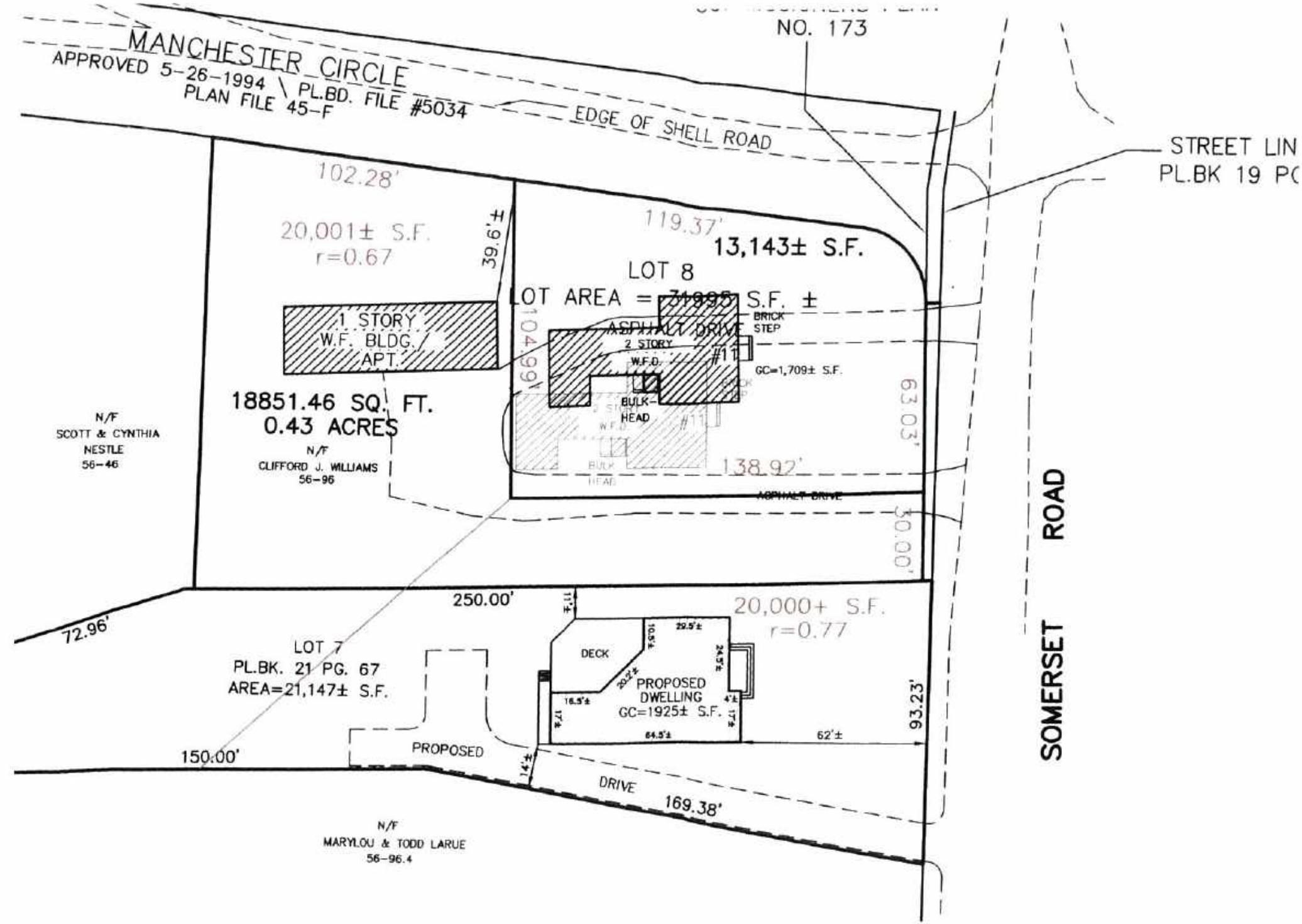
NOTES:

HDC Submission

Elevations and Portico Detail

A.101

DRAWN BY: PFQ


MANCHESTER CIRCLE
APPROVED 5-26-1994 \ PL.BD. FILE #5034
PLAN FILE 45-F
EDGE OF SHELL ROAD
NO. 173
STREET LIN
PL.BK 19 PC
102.28'
20,001± S.F.
r=0.67
39.6'±
119.37'
13,143± S.F.
LOT 8
LOT AREA = 71895 S.F. ±
1 STORY
W.F. BLDG.
APT.
ASPHALT DRIVE
BRICK
STEP
2 STORY
W.F.D.
#11
GC=1,709± S.F.
104.99'
63.03'
BULK-
HEAD
18851.46 SQ. FT.
0.43 ACRES
N/F
CLIFFORD J. WILLIAMS
56-96
138.92'
ASPHALT DRIVE
N/F
SCOTT & CYNTHIA
NESTLE
56-46
100.00'
250.00'
72.96'
20,000+ S.F.
r=0.77
LOT 7
PL.BK. 21 PG. 67
AREA=21,147± S.F.
DECK
PROPOSED
DWELLING
GC=1925± S.F.
93.23'
62'±
PROPOSED
DRIVE
150.00'
14'±
169.38'
N/F
MARYLOU & TODD LARUE
56-96.4
SOMERSET
ROAD

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

HPC 2024-01 - 0780

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, February 6, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:02p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Holly Backus**, Preservation Planner, **Billy Saad**, Zoning Administrator & Land Use Specialist, **Fiona Johnson**, Administrative Specialist, **Sara Johnson,** Administrative Specialist
Attending Members:	Welch, Camp, Oliver, Paul, Patten
Remote Participants:	Coombs, Thornewill
Absent Members:	Pohl
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AMENDED AGENDA	
Motion:	**Motion to approve agenda. (Made by: Oliver)**
Vote:	Carried 4-0 // Welch, Coombs, Camp, Oliver (Aye)

ALL SIGNS CONTINUED TO 02/13/24

I. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Salvador Aguilar	5 Macy's Lane	Wall Sign	68/40	SHN
2.	Salvador Aguilar	5 Macy's Lane	Wall Sign	68/40	SHN
3.	Barbara Lewis	130 Pleasant St	Wall Sign	55/164	SHN

II. CONSENT

1.	Thomas & Kerry Donovan	104 Surfside	Move off house	67/349	EMDA
2.	Pohl Botticelli, Camille	10 R Gray Ave	Studio addition	67/178.1	Botticelli & Pohl
3.	Nantucket Landbank	54 Madaket Rd	Rev Apron	41/583	E Antonietti
4.	Nantucket Landbank	166 Hummock Pond	Demo Green house	65/13	E Antonietti
5.	Nantucket Landbank	166 Hummock Pond	Green House	65/13	E Antonietti
6.	Fredericks, Dave	4 White	Roof	80/215	Val Oliver
7.	NISDA	25 Wauwinet Rd	Roof top Solar Barn	20/80	Karen Alence
8.	Nantucket Landbank	7 Nobadeer Farm	Electric vehicle port	69/1	Laura Sinatra
9.	Town of Nantucket	4 Bathing Beach	Electric vehicle port	29/1	Laura Sinatra
10.	Town of Nantucket	166 Surfside	Electric vehicle port	87/131	Laura Sinatra
11.	Schwed Family	32 Vestal	Roof	41/46	Val Oliver
12.	Richard Ho-Shue	31A Beach Grass	Shed	68/378	Val Oliver
13.	30 Pearl LLC	30 India St	Fencing, hardscape gate	42.3.4/137	Jardins Intl.
14.	21 Comm. Wharf Nom Trust	21 Comm Wharf	Window Repair	42.2.4/6	Norton
15.	Nantucket Landbank	14 Cathcart	Fenestration	43/101	Gryphon
16.	MacTaggart, Ian	1 Brook Farm Rd	Spa new	41/222.8	MCA
17.	MacTaggart, Ian	1 Brook Farm Rd	Garage new	41/222.8	MCA
18.	MacTaggart, Ian	1 Brook Farm Rd	Main house addition	41/222.8	MCA
19.	54 Prospect St LLC	4 Birdsong	Pergola hardscape	55.4.4/80.5	Ahern LLC
20.	Hatches	129 Orange St	Window reshingle	55/147	Val Oliver
21.	Salata Elizabeth J Etal Trust	32 Jefferson	Rev walls patio gate board enc.	30/132	Ahern LLC
22.	RMM Lemonade LLC	23 Masaquet	Game court hardscape	80/139	Jardins Intl

	- Advised awareness of the maximum height restrictions for exempt sheds, which is 16 feet, noting that the current design slightly exceeds this limit and providing this information as a helpful reminder for compliance. **Welch** - Emphasized the importance of proportions in the design, aligning with previous comments on the matter. - Expressed appreciation for the primarily one-story approach, considering it a successful concept and preferable to a two-story design, especially in contrast to larger two-story homes across the street.
Motion	**Motion to hold for revisions. (Made by: Coombs) (02:21:00)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)
	Certificate # HDC2024 – (as noted)

17. CMR 11 Osprey LLC	11 Osprey Way	Pool and Hardscape	82/3	Christopher Hall Arch
18. CMR 11 Osprey LLC	11 Osprey Way	Spa	82/3	Christopher Hall Arch

Motion	**Motion to track 11 Osprey Way – Pool and Hardscape/Spa. (Made by: Coombs) (02:21:10)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)

19. Jesse Dutra	2 Sea Fox Circle	Pool & Hardscape	55/107.4	Waterscapes

This item was not discussed, and no action was taken.

20. Scarlett O'Hara LLC | 43 Nobadeer Farm Rd | Demo/Move | 69/17 | Jamie Reid

Voting:	Welch, Camp, Coombs, Oliver, Patten
Alternates	Paul, Thornewill
Representative	Jamie Reid
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus**, Preservation Planner - Agreed that the structure in question is not historic, noting the absence of a construction date or information typically found on the property card, such as dimensions and elevations, which are usually required for review.
Public Comments	-
Comments/Concerns	**Welch** - Suggested that, for similar cases where approval is considered for consent, a copy of the property record should be attached as a condition of approval. - Recommended including dimensions, particularly the height of the tallest ridge, within the application information to ensure thorough documentation. - Emphasized the importance of having this information in the records for transparency and for the benefit of potential interested parties, allowing them to easily access detailed property information from the town's website before deciding to pursue further inquiries.
Motion	**Motion to approve as submitted. (Made by: Oliver) (02:25:50)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten (Aye)
	Certificate # HDC2024 – (as noted)

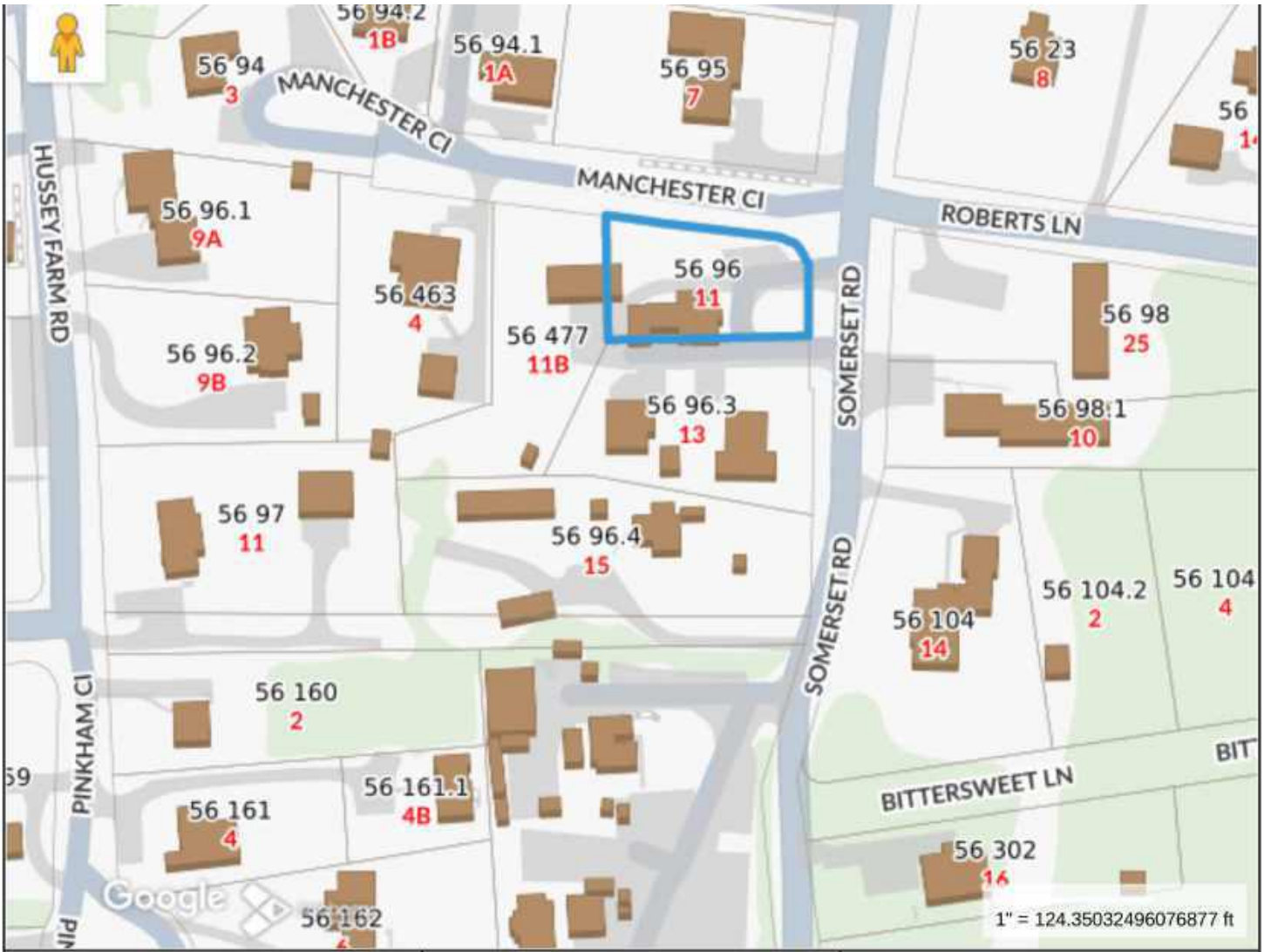
21. Clifford Williams | 11 Somerset Rd | Replace portico & add clapboard | 56/96 | Val Oliver

Voting:	Welch, Camp, Coombs, Paul, Thornewill
Alternates	Patten
Representative	Val Oliver/Cliff Williams
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Camp**

	- Expressed a desire to maintain the aesthetic appeal of what is considered a very attractive house. - Emphasized the importance of seeing detailed plans for what will specifically be implemented in the renovation to ensure the house is restored or updated to its fullest potential. **Coombs** - Shared experiences of spending many hours inside the house, describing it as remarkable and suggesting its historical value might predate the previously thought year of 1950. - Expressed skepticism about the compatibility of a proposed portico with the house's front, describing it as potentially overpowering and incongruous with the existing architectural style. - Suggested a desire to see detailed drawings of the proposed changes, especially regarding the use of cladding instead of the existing shingle siding, to better assess the impact on the house's appearance. **Thornewill** - Expressed acceptance of the use of cladding for the house's exterior. - Suggested that if an entry portico is to be added, it should include posts to support the structure effectively and enhance its design. - Recommended that the front of the portico also be clad to ensure a cohesive appearance with the rest of the house's exterior. - Highlighted the importance of including trim details in the drawings to fully understand the proposed changes, indicating a preference for double posts to complement the portico's design. **Paul** - Concurred with previously expressed opinions, emphasizing the need for a drawing to accurately evaluate the proposed changes to the house. - Stated no objections to the use of clapboard siding as part of the proposed modifications. **Welch** - Expressed agreement with Joe and Carrie, underscoring the consensus on the need for a simple drawing to visualize the proposed modifications clearly. - Suggested the drawing should include the front elevation with clapboard siding, a deck with typical fascia depth, a step, and four posts to fully convey the design intent. - Added a specific request to consider the rake board's proportions, noting concerns from a Photoshop image that the rake appears wider in terms of height than is typical. - Clarified the focus is on the rake board, not the roof pitch, emphasizing the importance of ensuring the rake board's dimensions are appropriate and consistent with the main gable's design.
Motion	**on to (hold/approve/?) proceed with clapboard siding in a quick gray and white trim.** **le by: Camp) (02:35:38)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Paul, Thornewill (Aye)
	Certificate # HDC2024 – (as noted)

22. 15 CHR LLC 8 Chuck Hollow Rd Remove chimney 72/31 Val Oliver

Voting:	Welch, Camp, Coombs, Patten, Paul
Alternates	Thornewill
Representative	Val Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Camp** - Expressed regret over the removal of the chimney but acknowledged that its absence is unlikely to significantly impact visibility. **Paul** - Concurred with Abby, suggesting that the chimney's removal would be more impactful if it were located on the front of the building. - Noted that due to its current placement, the chimney's absence does not significantly affect the building's overall appearance, thus supporting the decision for its removal.



Property Information

Property ID	4064
Location	11 SOMERSET RD
Owner	WILLIAMS CLIFFORD J.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

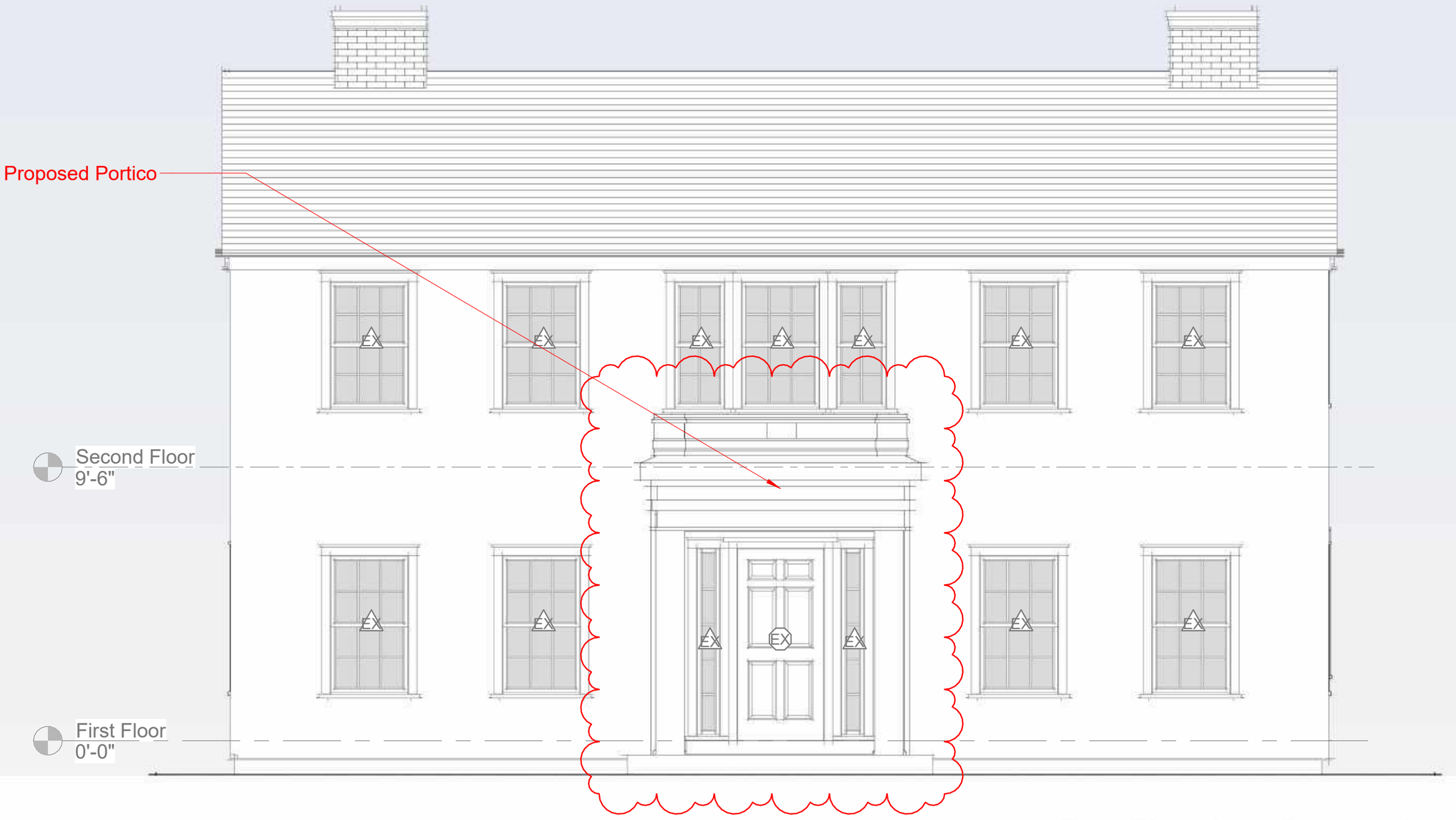
Locus Map

Address: 11 Somerset Road
Owner: Clifford Williams
Map/Parcel: 56 / 96 Zone: R20
Min Lot: 20,000 SF
Allowable G.C.: 12.5%
Lot Size: 20473 SF
Building SF: 11756 SF
Frontage: No Change
Existing G.C.: No Change
Proposed G.C.: No Change
Front Setback: 30 FT
Rear/Side Setback: 10 FT



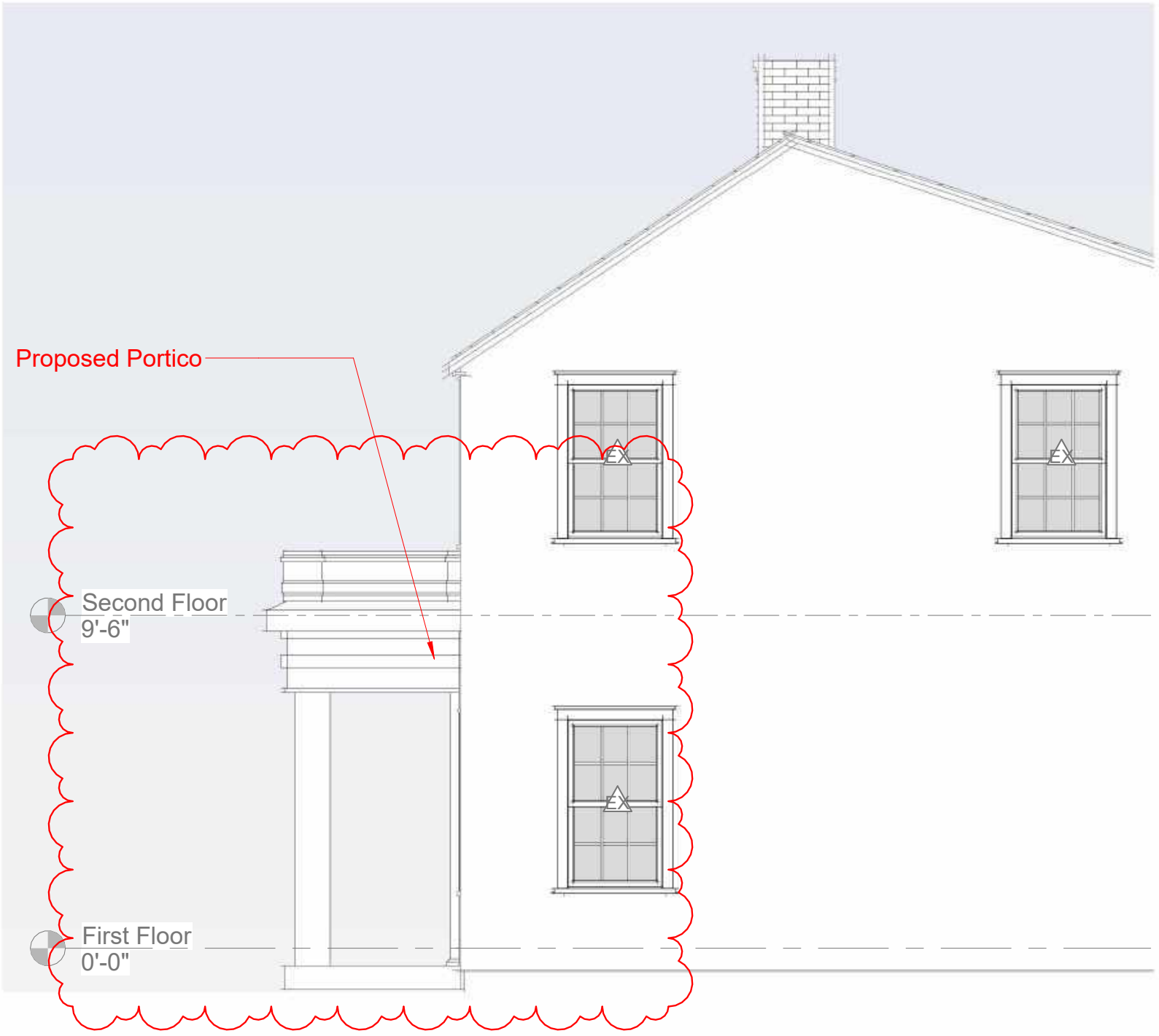
Existing Portico

31 Somerset Road



East Elevation - Proposed

1/4" = 1'-0"

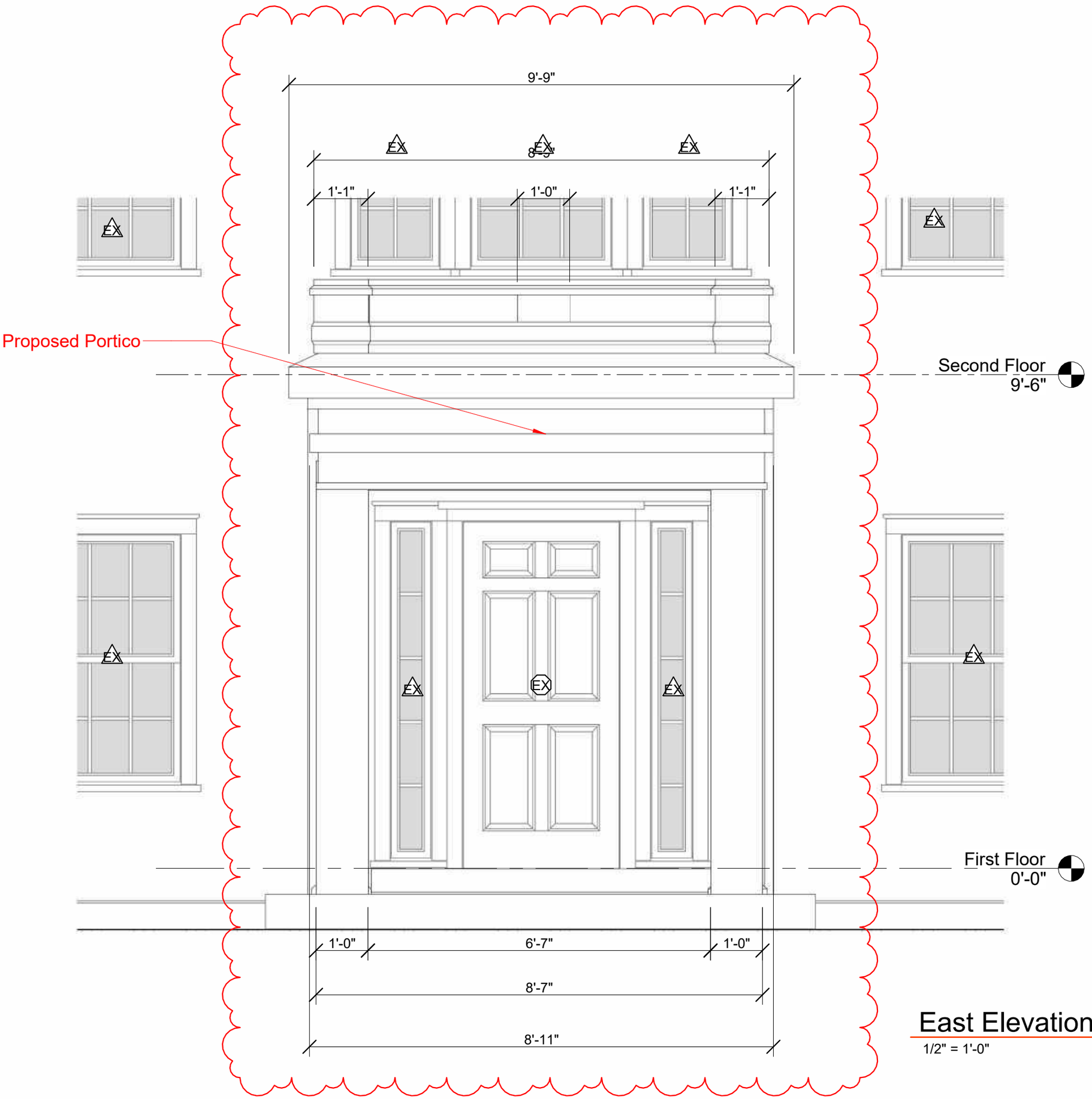


North Elevation - Proposed

1/4" = 1'-0"



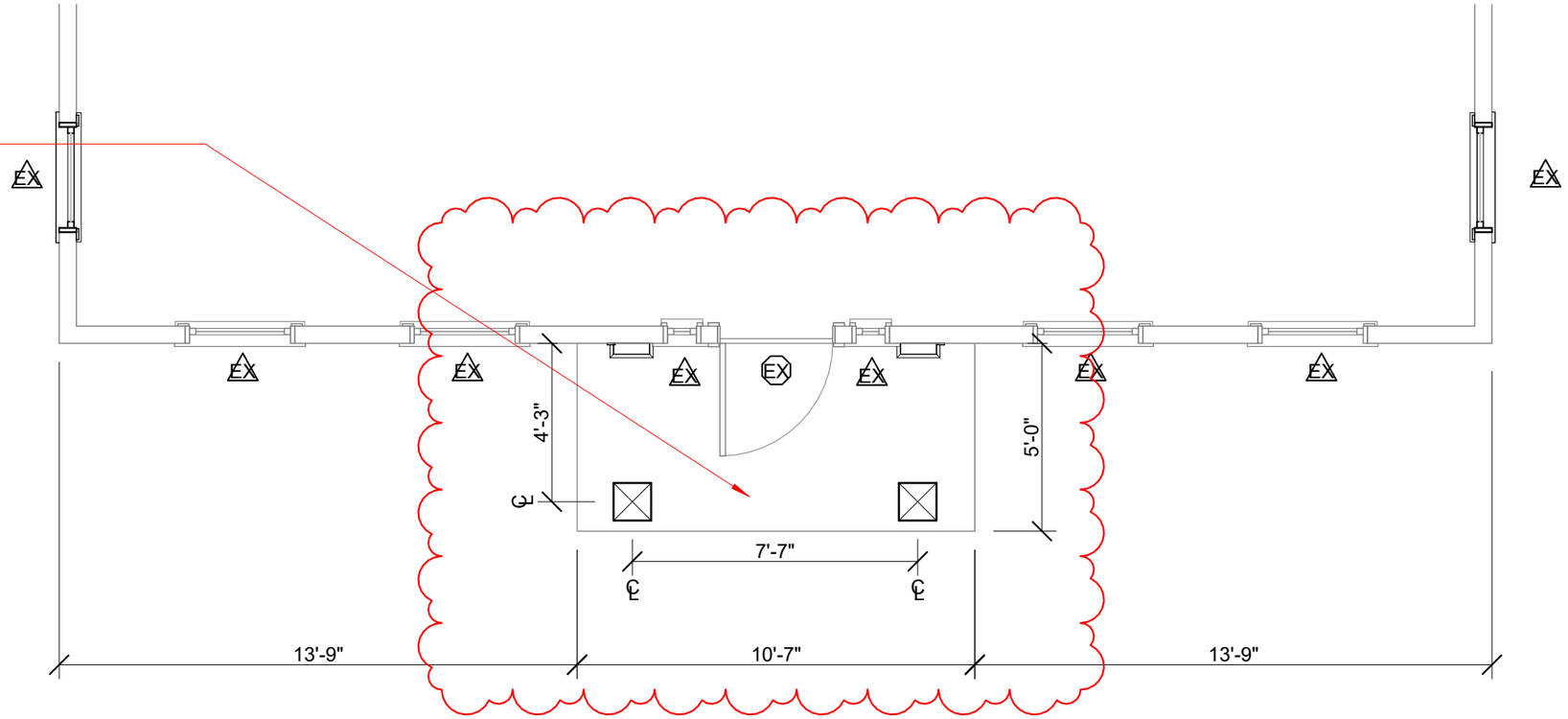
Northeast - Proposed Portico



East Elevation - Proposed Portico Detail

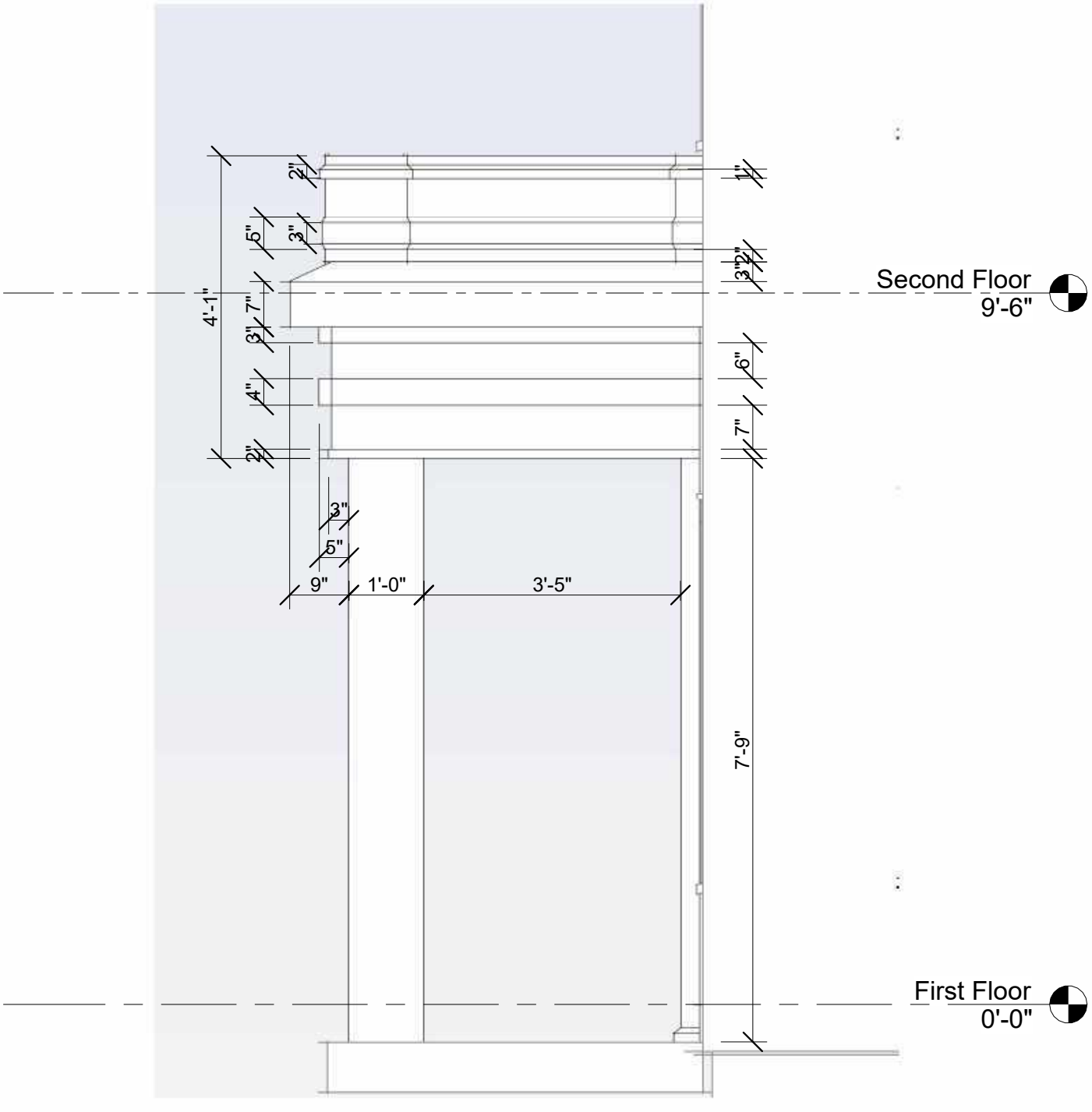
1/2" = 1'-0"

Proposed Portico



First Floor

1/4" = 1'-0"



North Elevation - Proposed Portico Detail

1/2" = 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°: 41 PARCEL N°. 856

Street & Number of Proposed Work: 7 Pilgrim court

Owner of record: Hein Heike Trst

Mailing Address: 45 Clapboard Hill Road, Westport, CT 06880

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux IVAC

Mailing Address: PO Box 1814 Nantucket, MA 02554

Contact Phone #: 508-228-5631 E-mail: Steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R1) ☐ Roof ☑ Other Hot Tub

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2011

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Construct 7 FT Diameter Hot Tub/Penn Field Stone to match exist wall & ~~Bee~~ Equipment w/ Fence Screening

Is there an HDC survey form for 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: 4'-0"
Type: Board Fence
Length: 14' 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 10/6/21 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	188096
Location	7 PILGRIM CT
Owner	HEIN HEIKE TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/16/2024
Data updated Jan. 2021

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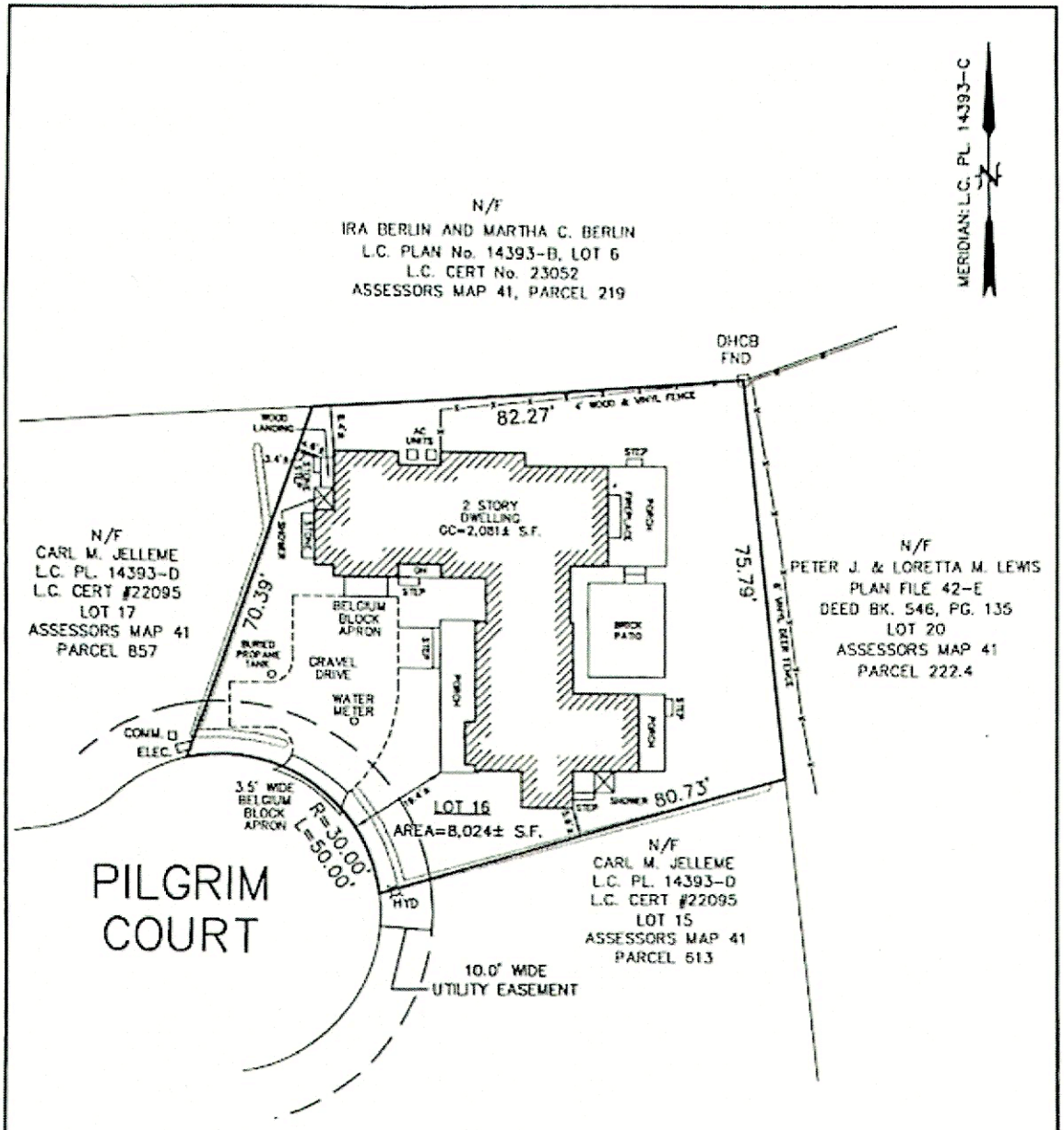


NOTES:

INTERIOR LOW <2' HIGH LANDSCAPE WALL NOT DEPICTED.

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 26%±

THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230-0011D; MAP EFFECTIVE: JUNE 3, 1986 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP REVISED, JULY 2, 1992.

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. 379/117

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR

9/16/13

MORTGAGE INSPECTION PLOT PLAN
#7 PILGRIM COURT
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 9/16/13

DEED REFERENCE: L.C. CERT. #22095
PLAN REFERENCE: L.C. PL. 14393-D
ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 856

PREPARED FOR:
61 MAPLE AVENUE SOUTH, LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC

N-10328

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAG

AS AGENT FOR Hein Heike Trust

STREET ADDRESS 7 Pilgrim Ct

MAP/PARCEL 41 852

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

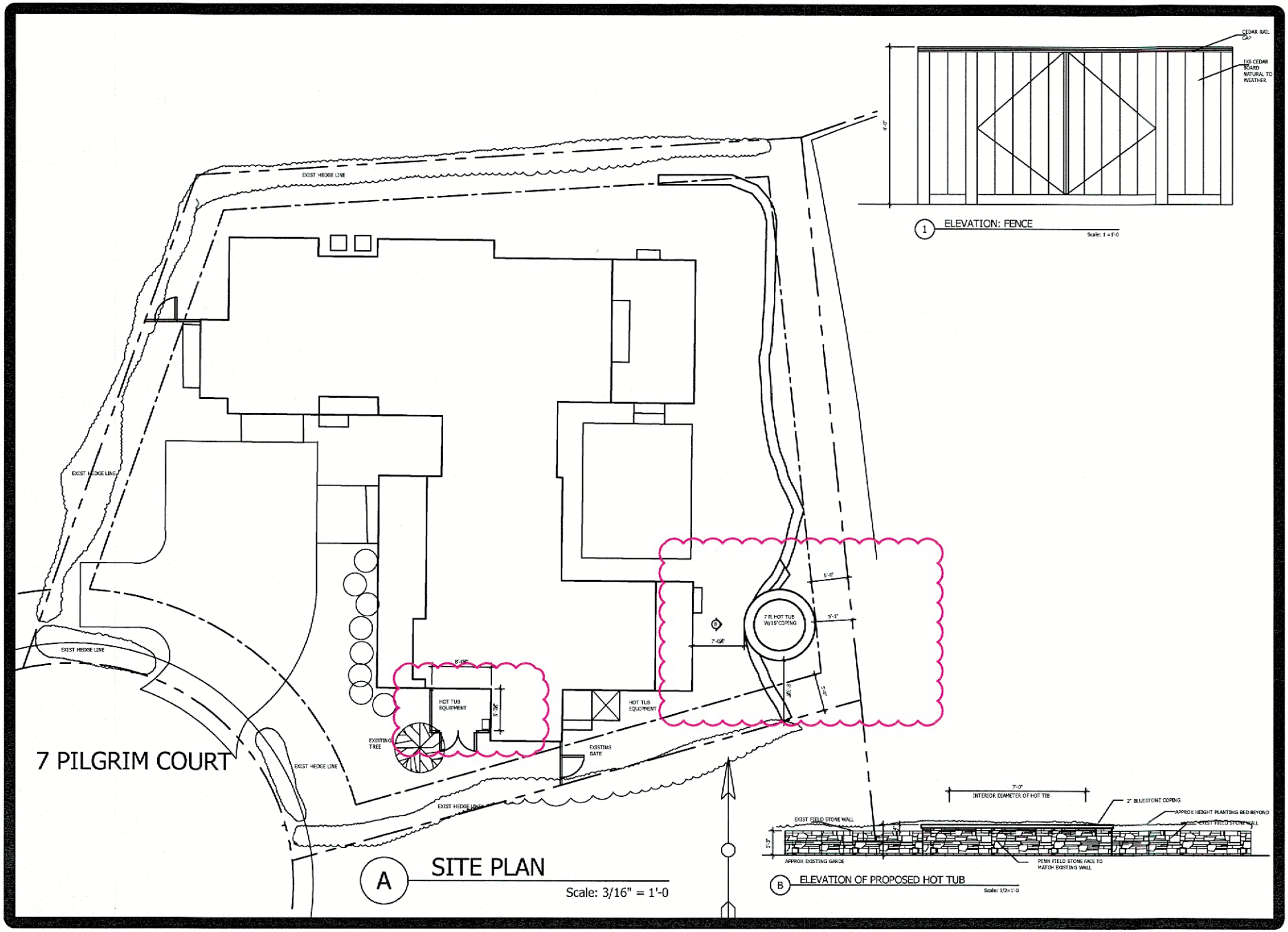
12-16-2024

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 12-16-2024 Date



NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ALTERATIONS FOR HEIN HEIKE TRUST
7 PILGRIM COURT
NANTUCKET, MA 02554
MAP: 41 PARCEL: 856

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2412.09

7 PILGRIM CT

Location	7 PILGRIM CT	**Mblu**	41/ / 856/ /
Acct#	0041-856	**Owner**	HEIN HEIKE TRST
Assessment	$4,883,100	**PID**	188096
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$3,337,400	$1,545,700	$4,883,100

Owner of Record

Owner	HEIN HEIKE TRST	**Sale Price**	$2,740,000
Co-Owner		**Certificate**	
Address	45 CLAPBOARD HILL ROAD WESTPORT, CT 06880	**Book & Page**	C24938/0
		Sale Date	09/20/2013
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HEIN HEIKE TRST	$2,740,000		C24938/0	00	09/20/2013
JELLEME CARL M	$0		C22095/0	99	01/11/2006

Building Information

Building 1 : Section 1

Year Built: 2011
Living Area: 3,128
Replacement Cost: $3,426,736
Building Percent Good: 97
Replacement Cost Less Depreciation: $3,323,900

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

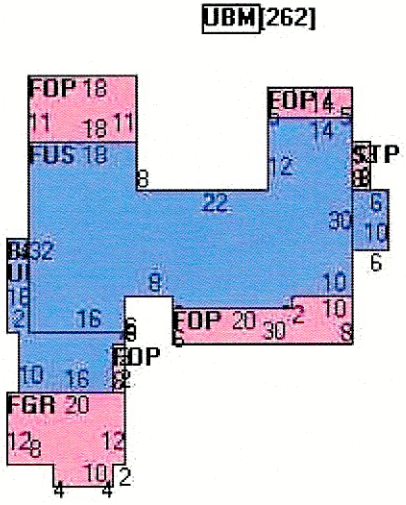
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\73\62.jpg)

Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/188096_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,708	1,708
FUS	Upper Story, Finished	1,420	1,420
FGR	Garage, Finished	280	0
FOP	Porch, Open, Finished	484	0
STP	Stoop	24	0
UBM	Basement, Unfinished	1,970	0
		5,886	3,128

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,800	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R1
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.18
Frontage	
Depth	
Assessed Value	$1,545,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			352.00 S.F.	$500	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$3,337,400	$1,545,700	$4,883,100

2023	$2,691,800	$1,472,500	$4,164,300
2022	$2,282,400	$1,229,300	$3,511,700
2021	$2,282,400	$1,132,300	$3,414,700
2020	$2,361,700	$1,132,300	$3,494,000

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7
7





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
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1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 128

Street & Number of Proposed Work: 6 Wrights Landing

Owner of record: Casey Kevin & Lauren

Mailing Address: PO Box 790 Siasconset, MA 02464

Contact Phone #: [illegible] E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Thurwk AIA

Mailing Address: PO Box 1814 Nantucket, MA 02554

Contact Phone #: 508-228-9631 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 463) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~[illegible]~~ 14 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: ~~[illegible]~~ 37 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 14X37

Additional Remarks

Historic Name:

Original Date: 2000

Original Builder:

REVISIONS* (describe)

1. East Elevation COLD STREET ~~[illegible]~~ INGROUND Pool
2. South Elevation W/ BLUESTONE PATIO W/ AUTOCOVER
3. West Elevation PATIO 14X21.
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

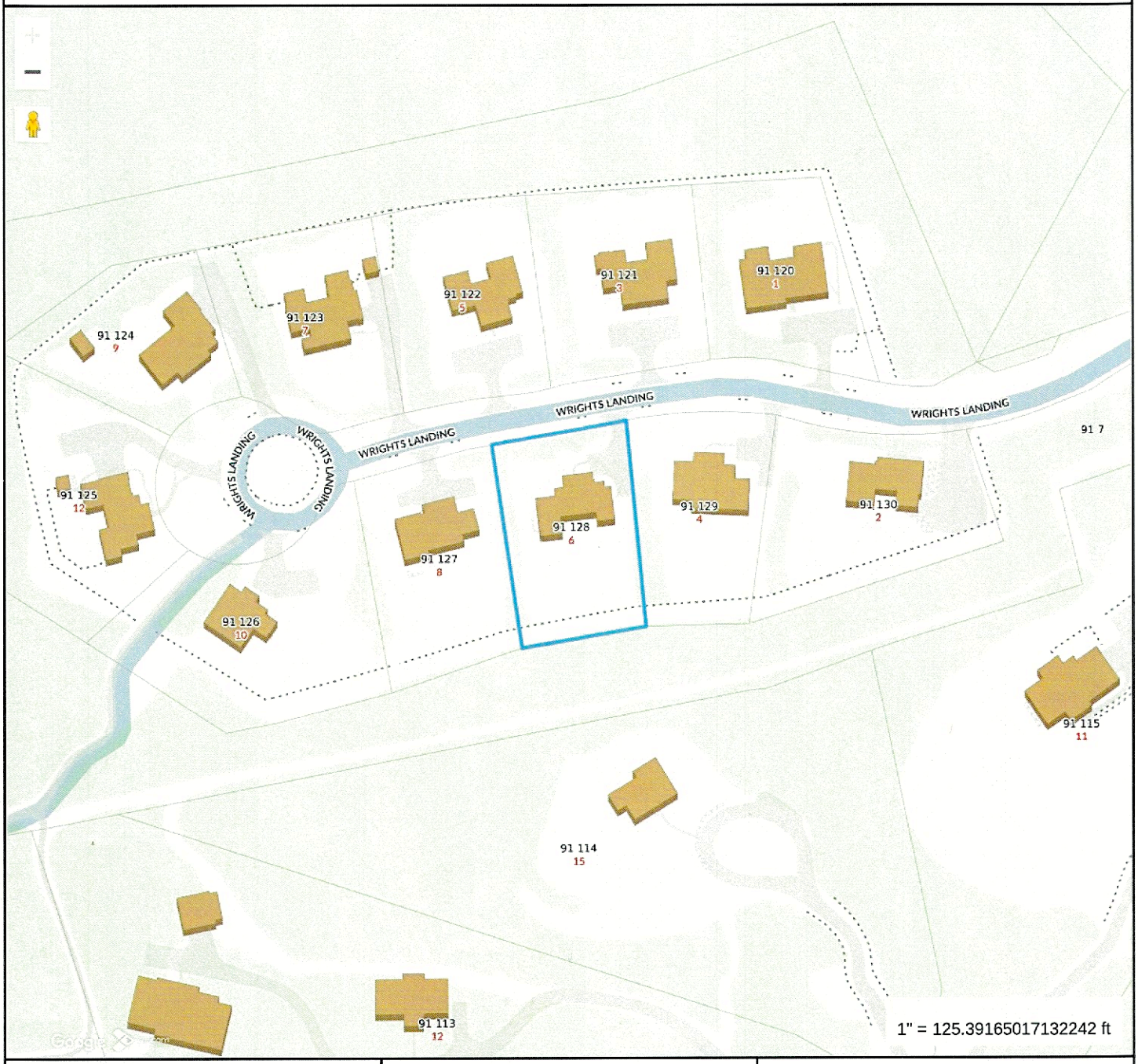
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/16/14 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	8759
Location	6 WRIGHTS LANDING
Owner	CASEY KEVIN & LAUREN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NXG

AS AGENT FOR Mr & Mrs Kevin Casey

STREET ADDRESS 6 Wrights Landing

MAP/PARCEL 91 128

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

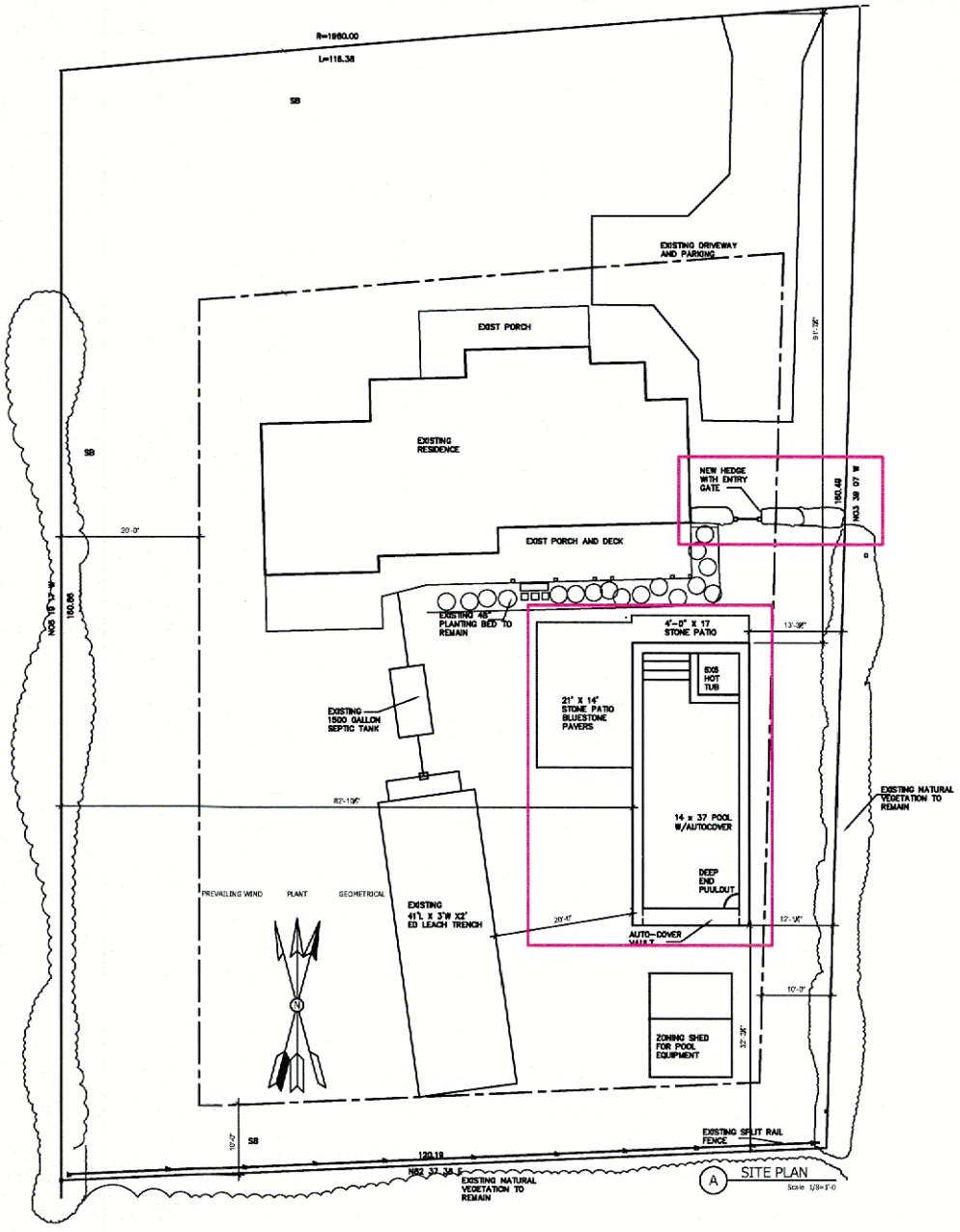
12.16.2024

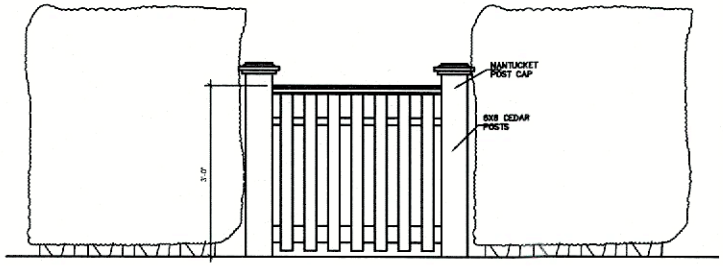
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 12/16/2024 Date





1 ELEVATION: ENTRY GATE
TYPE TWO GATE
Scale: 1:=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

POOL PLAN FOR:
MR. AND MRS KEVIN CASEY
6 WRIGHTS LANDING NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B: xxx copyright nag 2015

client number

A1



6 WRIGHTS LANDING

Location	6 WRIGHTS LANDING	**Mblu**	91/ / 128/ /
Acct#	00008759	**Owner**	CASEY KEVIN & LAUREN
Assessment	$2,267,800	**PID**	8759
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,279,200	$988,600	$2,267,800

Owner of Record

Owner	CASEY KEVIN & LAUREN	**Sale Price**	$1,800,000
Co-Owner		**Certificate**	
Address	PO BOX 790 SIASCONSET, MA 02464	**Book & Page**	C28120/0
		Sale Date	01/31/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CASEY KEVIN & LAUREN	$1,800,000		C28120/0	00	01/31/2021
WHEATLEY NANCY J	$969,000		C0019821/0	1O	02/02/2001
KASCHULUK JEFFREY TRUSTEE	$0		C0018/0007	8N	08/29/1997

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 2,808
Replacement Cost: $1,347,420
Building Percent Good: 94
Replacement Cost Less Depreciation: $1,266,600

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

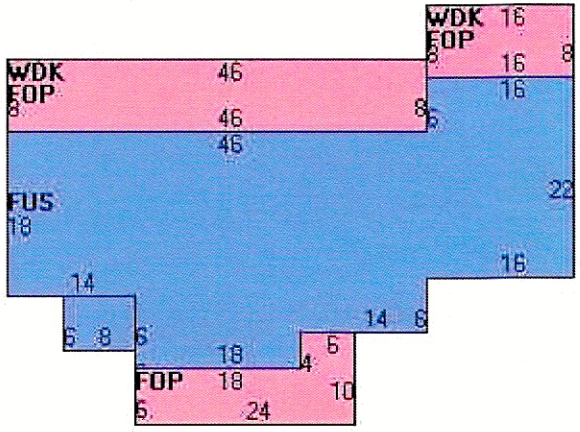
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\6%20wrights_

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:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
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/8759_100

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,380	1,380
FOP	Porch, Open, Finished	664	0
STP	Stoop	24	0
UBM	Basement, Unfinished	1,428	0
WDK	Deck, Wood	496	0
		5,420	2,808

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,500	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	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)	0.46
Frontage	0
Depth	0
Assessed Value	$988,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
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2021	$892,000	$823,700	$1,715,700
2020	$938,500	$666,800	$1,605,300

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www.myLinkMls.com


www.myLinkMls.com


Pool
www.myLinkMls.com


Pool
www.myLinkMls.com

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2 Fairgrounds Road, Nantucket, Massachusetts 02554
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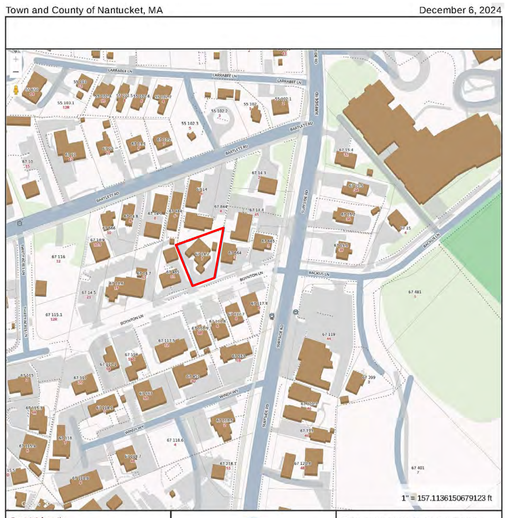
7 Boynton Ln / New Second Dwelling

Town and County of Nantucket, MA — December 6, 2024



Property Information
Property ID 5268
Location 7 BOYNTON LN
Owner KINNEY DAVID & JUMABAEV YERZHAN

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 viability or accuracy of the GIS data presented on this map.

Geometry updated 12/18/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

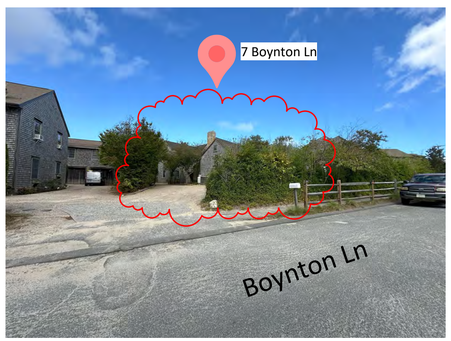
1 Locus Map

Not to Scale

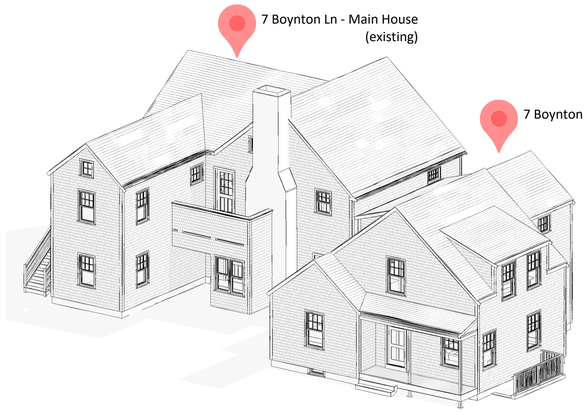


Google Map - Aerial View

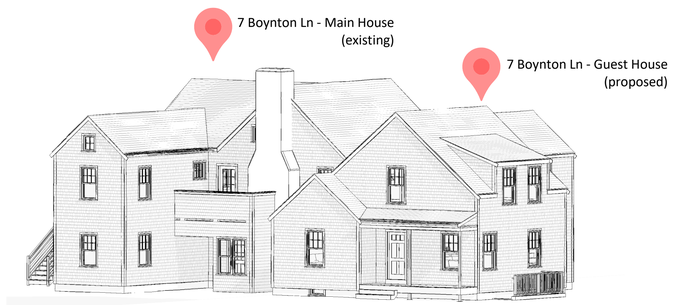


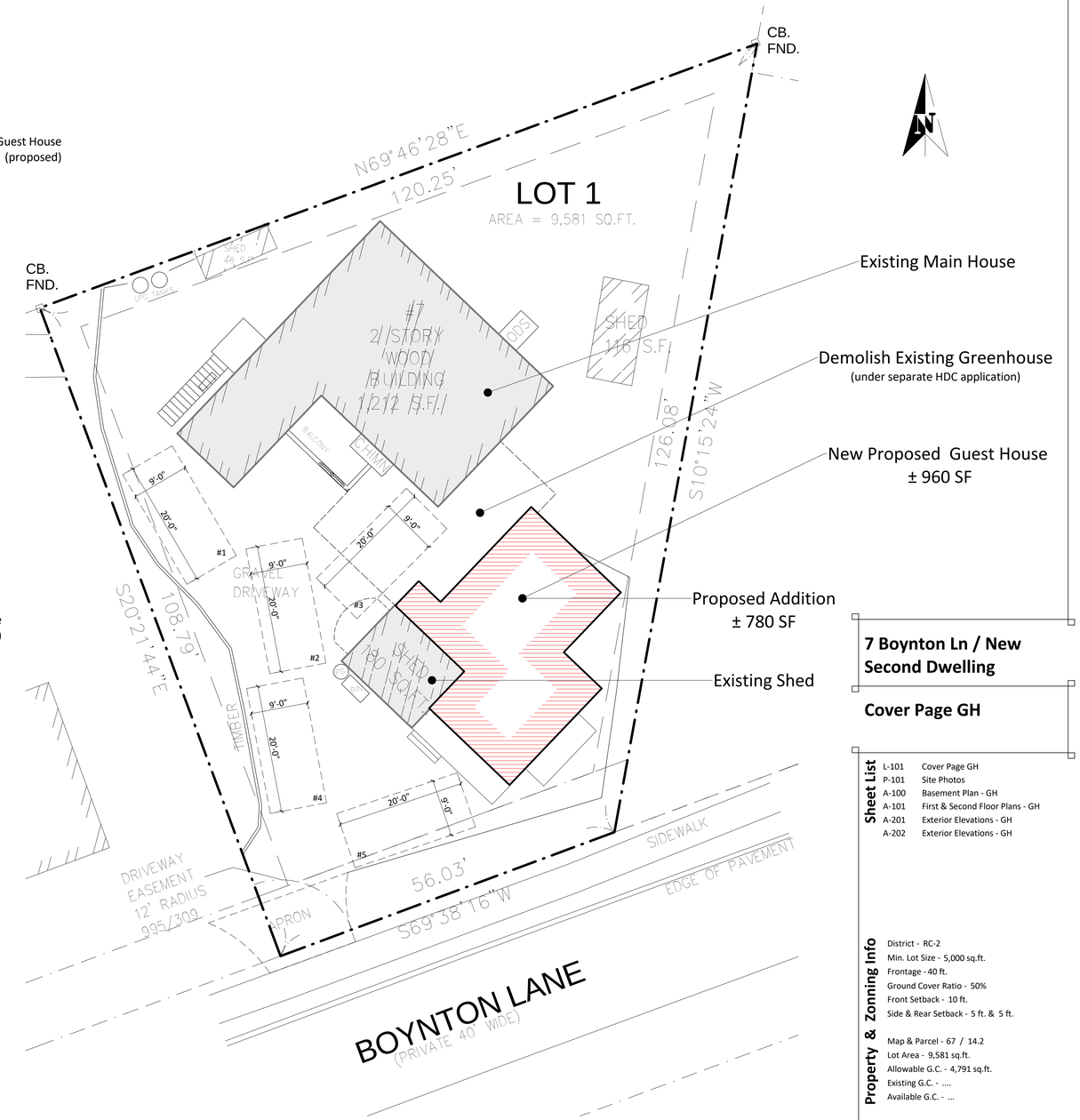


Street Views



3 3D Model





2 Site plan

1" = 10'-0"

HDC Submission Only 12.30.2024

3D Laser Scanning | Drafting | Permitting
p. 774 325 2828 e. dtanantucket@gmail.com

7 Boynton Ln / New Second Dwelling

Cover Page GH

Sheet List

L-101	Cover Page GH
P-101	Site Photos
A-100	Basement Plan - GH
A-101	First & Second Floor Plans - GH
A-201	Exterior Elevations - GH
A-202	Exterior Elevations - GH

Property & Zonning Info

District - RC-2
Min. Lot Size - 5,000 sq.ft.
Frontage - 40 ft.
Ground Cover Ratio - 50%
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

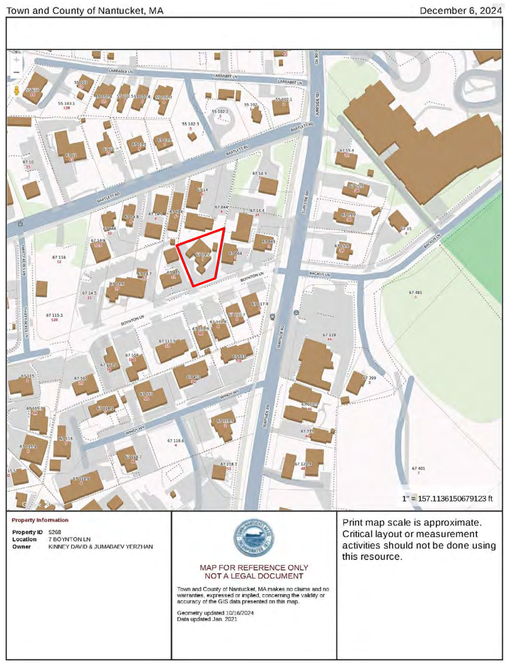
Map & Parcel - 67 / 14.2
Lot Area - 9,581 sq.ft.
Allowable G.C. - 4,791 sq.ft.
Existing G.C. - ....
Available G.C. - ...

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

L-101

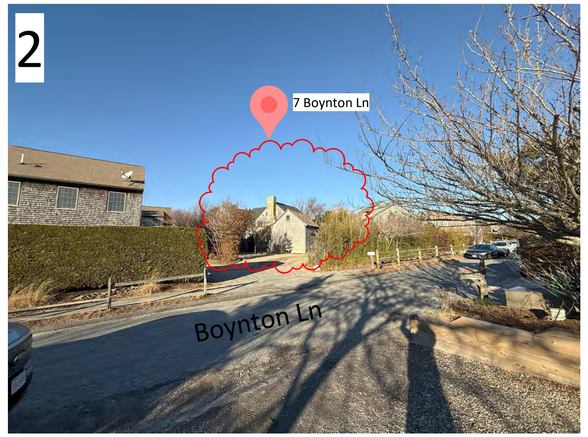
7 Boynton Ln / New Second Dwelling

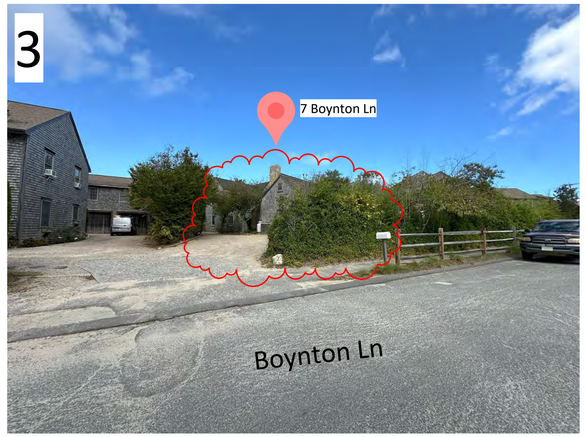


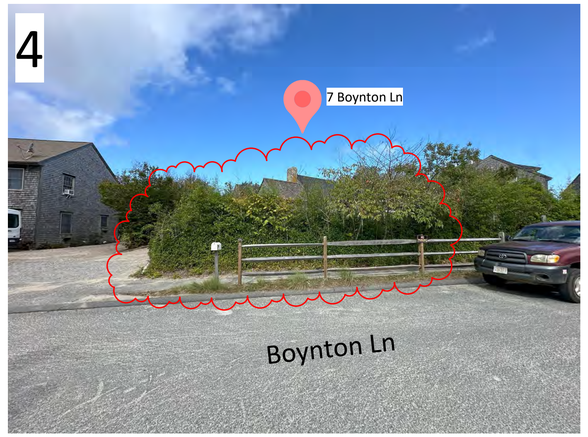
GIS Map & Aerial View

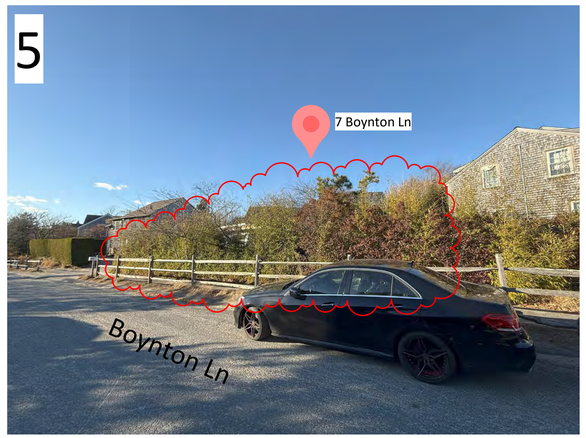


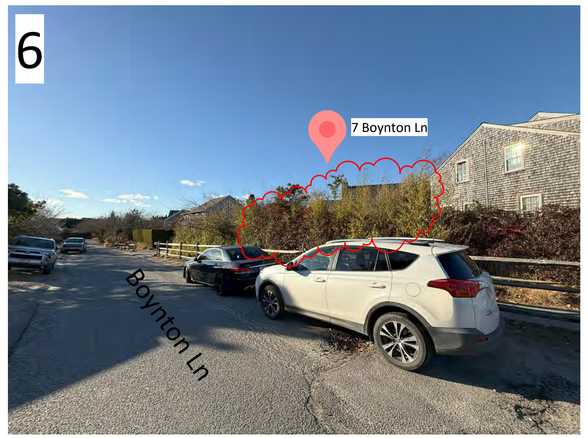












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7 Boynton Ln / New Second Dwelling

Site Photos

Sheet List

L-101	Cover Page GH
P-101	Site Photos
A-100	Basement Plan - GH
A-101	First & Second Floor Plans - GH
A-201	Exterior Elevations - GH
A-202	Exterior Elevations - GH

Property & Zonning Info

District - RC-2
Min. Lot Size - 5,000 sq.ft.
Frontage - 40 ft.
Ground Cover Ratio - 50%
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 67 / 14.2
Lot Area - 9,581 sq.ft.
Allowable G.C. - 4,791 sq.ft.
Existing G.C. - ....
Available G.C. - ...

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

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P-101

7 Boynton Ln / New Second Dwelling

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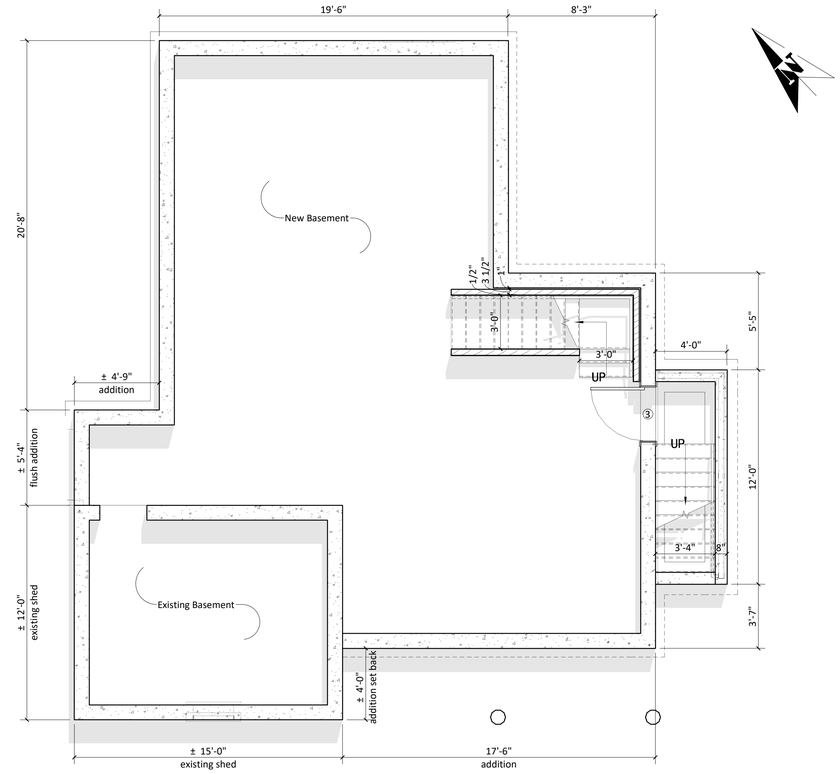

1 Basement Plan

1/4" = 1'-0"

7 Boynton Ln / New Second Dwelling

Basement Plan - GH

Sheet List

L-101	Cover Page GH
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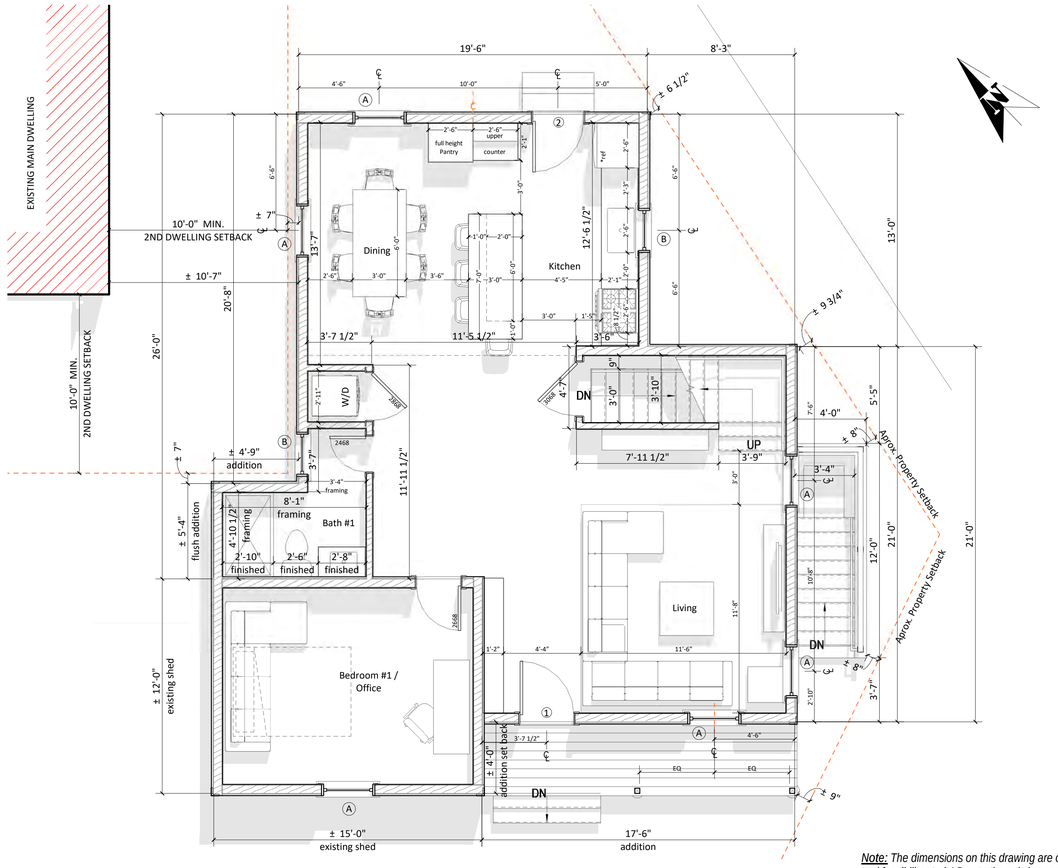
Revisions

HDC Submission Only 12.30.2024

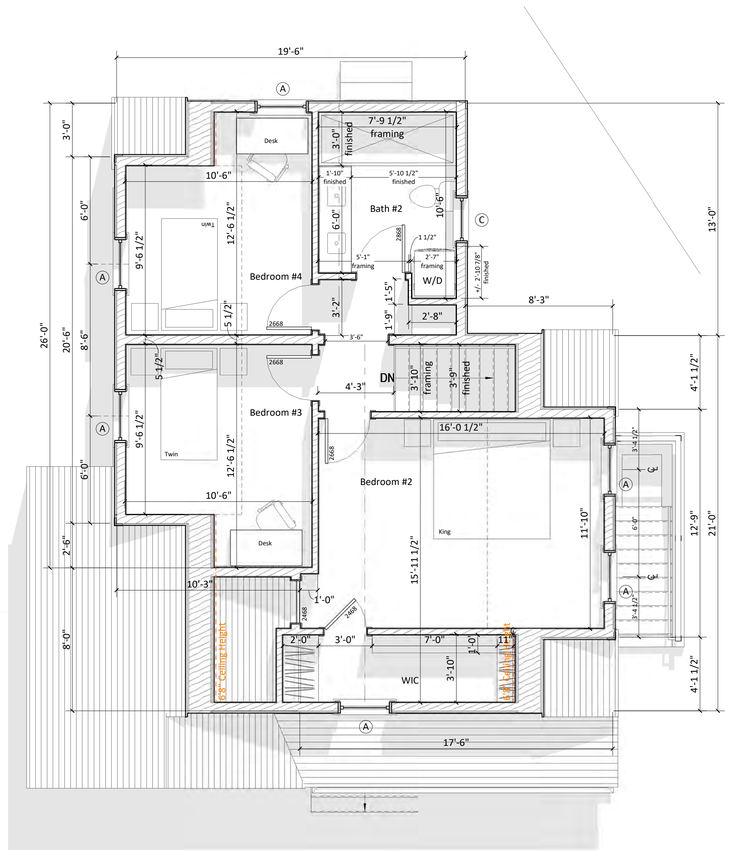
A-100

7 Boynton Ln / New Second Dwelling



1 First Floor Plan

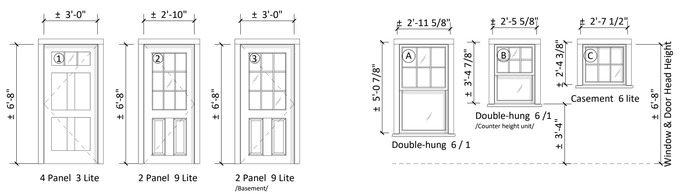
1/4" = 1'-0"



2 Second Floor

1/4" = 1'-0"

Note: The dimensions on this drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!



3 Window & Door Legend

1/4" = 1'-0"

Window & Door Legend Note: All provided dimensions should be used only as a general design guide or feesability study! Verifcation in field is required prior to any construction work or window / door order!

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	Model
A	12	2'-11 5/8"	5'-0 7/8"	Andersen 400	TW210410
B	2	2'-5 5/8"	3'-4 7/8"	Andersen 400	TW2432
C	1	2'-7 1/2"	2'-4 3/8"	Andersen 400	AW281

EXTERIOR DOOR SCHEDULE			
DOOR	QUANTITY	PANEL WIDTH	PANEL HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	3'-0"	6'-8"

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7 Boynton Ln / New Second Dwelling

First & Second Floor Plans - GH

Sheet List

L-101	Cover Page GH
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A-100	Basement Plan - GH
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Revisions

A-101

7 Boynton Ln / New Second Dwelling

IDEA
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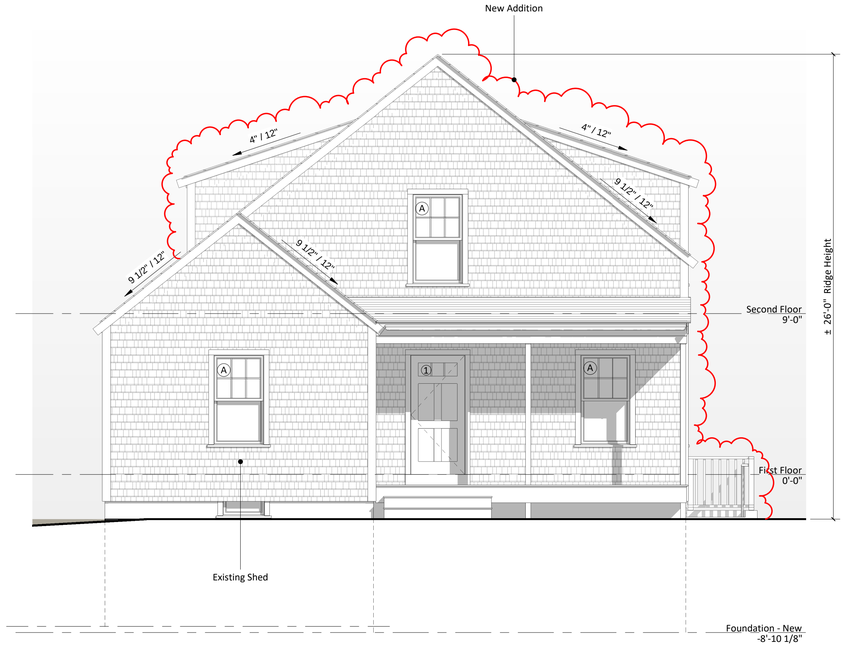
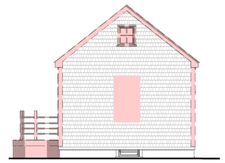


1 Proposed South Elevation
1/4" = 1'-0"



Shed - South



2 South Elevation - Existing / Demo
1/8" = 1'-0"



Shed - East



4 East Elevation - Existing / Demo
1/8" = 1'-0"



3 Proposed East Elevation
1/4" = 1'-0"

HDC Submission Only 12.30.2024

7 Boynton Ln / New Second Dwelling

Exterior Elevations - GH

Sheet List

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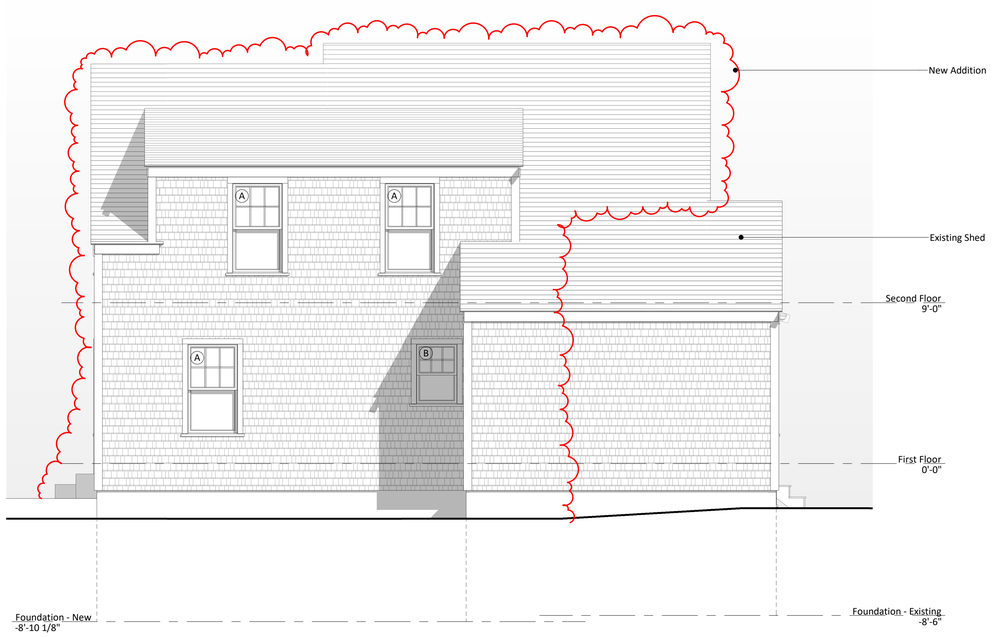
Revisions

A-201

7 Boynton Ln / New Second Dwelling



1 Proposed West Elevation

1/4" = 1'-0"



Demolish Existing Greenhouse
(under separate HDC application)

Shed - North



North Elevation - Existing / Demo



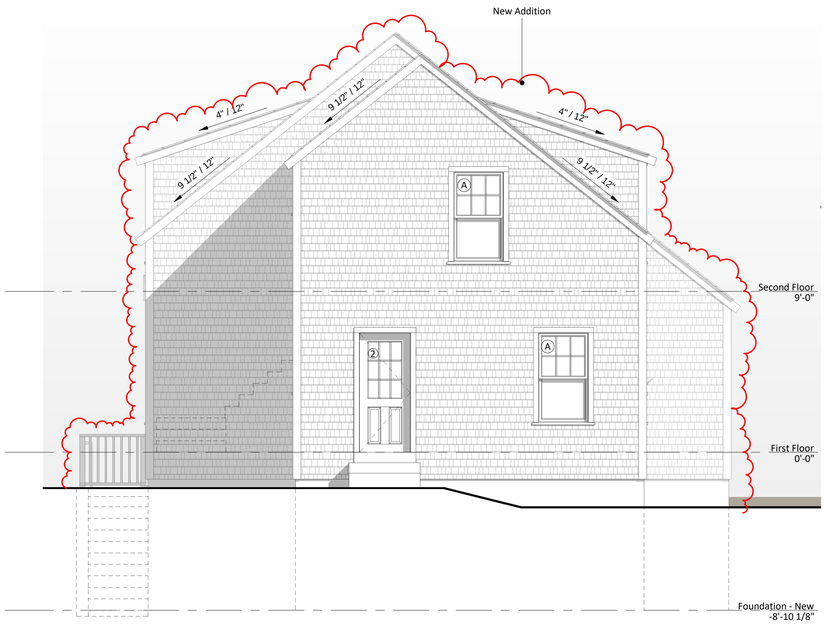
Demolish Existing Greenhouse
(under separate HDC application)

Shed - West



West Elevation - Existing / Demo

1/8" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

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7 Boynton Ln / New Second Dwelling

Exterior Elevations - GH

Sheet List

L-101	Cover Page GH
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Revisions

A-202

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 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

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.

A.D. 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Anton Dimov

AS AGENT FOR Yaozhan Jumabaev

STREET ADDRESS 7 Boyton Ln

MAP/PARCEL 67/14.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/16/2024

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 12/16/24

Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violations may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 14.2

Street & Number of Proposed Work: 7 Boynton Lane

Owner of record: Yeezhan Jumabaev

Mailing Address: 7 boynton Ln.
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dinov / DTA

Mailing Address: 25 Wapprossett Cir.
Nantucket, MA, 02554

Contact Phone #: 774 325 2828 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other New Second Dwellings

Size of Structure or Addition: Length: ±38'0" Sq. Footage 1st floor: 960SF Decks/Patio: Size: 70SF ☑ 1st floor ☐ 2nd floor

Width: ±32'6" Sq. footage 2nd floor: 755 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±26'0" South ±26'0" East ±26'0" West ±26'0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9½ /12 Secondary Mass 9½ /12 Dormer 9 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/K Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) N/K Corner boards 5/4x4 Frieze N/K

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 4panel 3lite Rear 2panel 9lite Side _____

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/K Walkways N/K Walls N/K

* Note: Complete door and window schedules are required.

COLORS / MATCH EXISTING

Sidewall NATURAL Clapboard (if applicable) N/A Roof BLACK

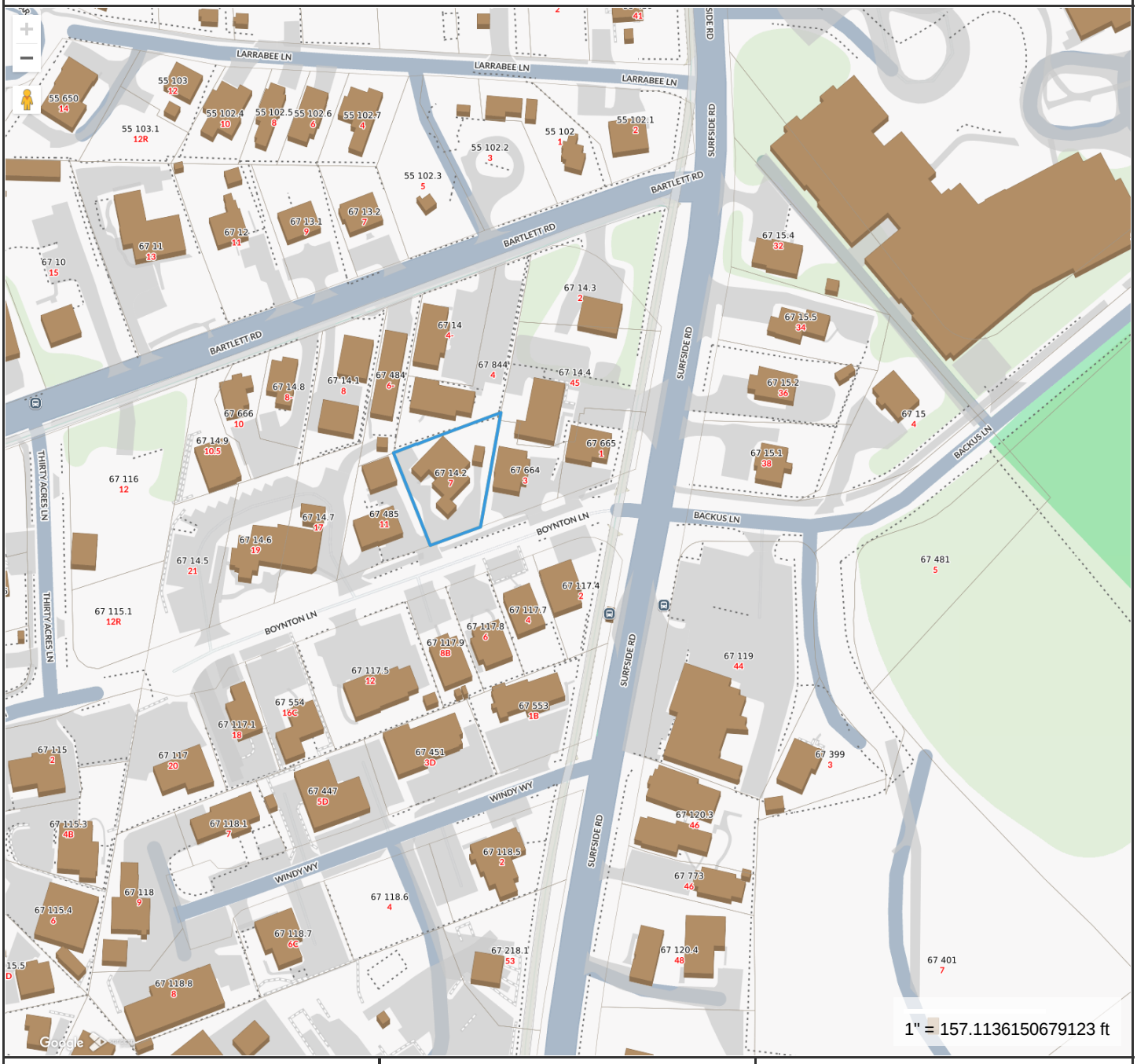
Trim NATURAL Sash WHITE Doors WHITE

Deck NATURAL Foundation NATURAL Fence N/K 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 12.16.2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	5268
Location	7 BOYNTON LN
Owner	KINNEY DAVID & JUMABAEV YERZHAN

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.

7 BOYNTON LN

Location	7 BOYNTON LN	**Mblu**	67/ / 14/2 /
Acct#	00005268	**Owner**	KINNEY DAVID & JUMABAEV YERZHAN
Assessment	$1,197,300	**PID**	5268
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$334,000	$863,300	$1,197,300

Owner of Record

Owner	KINNEY DAVID & JUMABAEV YERZHAN	**Sale Price**	$635,000
Co-Owner	C/O KINNEY DAVID ETAL	**Certificate**	
Address	7 BOYNTON LANE NANTUCKET, MA 02554	**Book & Page**	01468/0257
		Sale Date	01/15/2015
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KINNEY DAVID & JUMABAEV YERZHAN	$635,000		01468/0257	00	01/15/2015
CAMPANALE LEONARD M	$115,000		00481/0164	00	08/29/1995
LAMB EVERETT V JR & ELIZABETH	$60,000		00257/0178	A	09/18/1986

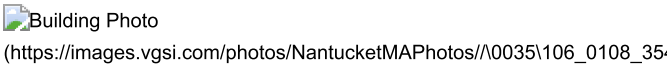
Building Information

Building 1 : Section 1

Year Built:	1996
Living Area:	1,780
Replacement Cost:	$360,015
Building Percent Good:	86
Replacement Cost Less Depreciation:	$309,600

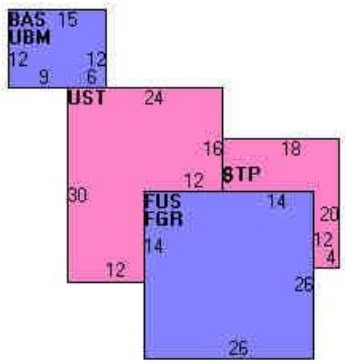
Building Attributes

Building Photo



Field	Description
Style:	Gar/Apt Res
Model	Residential
Grade:	Above Average
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	Concr-Finished
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
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 Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5268_606

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,228	1,228
BAS	First Floor	552	552
FGR	Garage, Finished	676	0
UST	Utility, Storage, Unfinished	168	0
WDK	Deck, Wood	24	0
		2,648	1,780

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2.00 UNITS	$21,000	1

Land

Land Use

Use Code 032R

Land Line Valuation

Size (Acres) 0.22

Description	STORE/SHP M01	**Frontage**	0
Zone	RC2	**Depth**	0
Neighborhood	B48	**Assessed Value**	$863,300
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			48.00 S.F.	$1,000	1
SHD1	SHED FRAME			112.00 S.F.	$2,400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$334,000	$863,300	$1,197,300
2023	$227,100	$784,900	$1,012,000
2022	$227,100	$570,800	$797,900
2021	$227,100	$496,400	$723,500
2020	$227,100	$496,400	$723,500

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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: 7 BOYNTON LANE

Tax Map Number: 67 Parcel Number: 14.2

Owner of Record: KINNEY DAVID & JUMABAEV YERZHAN

Description of Proposal: New Second Dwelling - 960 SF G.C.

Anticipated HDC Submission Date: 12.30.2024

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
67	14	4	FORTY FIVE SURFSIDE RD LLC		45 SURFSIDE RD	NANTUCKET	MA	02554	45 SURFSIDE RD
67	117	7	HENSEL CHARLES & MARCIA		1403 ABERCROMBIE WY	THE VILLAGES	FL	32162	4 BOYNTON LN
67	117	8	HUGHES MARIA T		2 HELENS DRIVE	NANTUCKET	MA	02554	6 BOYNTON LN
67	485		11 BOYNTON LANE LLC		PO BOX 2291	NANTUCKET	MA	02584	11 BOYNTON LN
67	664		DOBYNS TANYA TR	DOBYNS FAMILY 2021 IRREV TRUST	17 RAILROAD AVE	DUXBURY	MA	02332	3 BOYNTON LN
67	844		LEVIN MINDY		4 BARTLETT RD	NANTUCKET	MA	02554	4 BARTLETT RD
Count:	**6**								

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... KINNEY DAVID & JUMABAEV YERZHAN

MAILING ADDRESS..... 7 BOYNTON LANE NANTUCKET, MA 02554

PROPERTY LOCATION..... 7 BOYNTON LANE

ASSESSORS MAP/PARCEL..... 67 / 14.2

SUBMITTED BY:..... Anton Dimov / DTA

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: 2024.12.11 08:12:19 -05'00'

12/11/2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

FORTY FIVE SURFSIDE RD LLC
45 SURFSIDE RD
NANTUCKET, MA 02554

HENSEL CHARLES & MARCIA
1403 ABERCROMBIE WY
THE VILLAGES, FL 32162

HUGHES MARIA T
2 HELENS DRIVE
NANTUCKET, MA 02554

11 BOYNTON LANE LLC
PO BOX 2291
NANTUCKET, MA 02584

DOBYNS TANYA TR
DOBYNS FAMILY 2021 IRREV TRUST
17 RAILROAD AVE
DUXBURY, MA 02332

LEVIN MINDY
4 BARTLETT RD
NANTUCKET, MA 02554

7020 3160 0001 8158 9450

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For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 7

Postmark Here

DEC 13 2024

12/13/2024

Sent To
Street and Apt.
City, State, ZIP

FORTY FIVE SURFSIDE RD LLC
45 SURFSIDE RD
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 8158 9429

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The Villages, FL 32162

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 7

Postmark Here

DEC 13 2024

12/13/2024

Sent To
Street and Apt.
City, State, ZIP

HENSEL CHARLES & MARCIA
1403 ABERCROMBIE WY
THE VILLAGES, FL 32162

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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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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Postmark Here

DEC 13 2024

12/13/2024

Sent To
Street and Apt.
City, State, ZIP

HUGHES MARIA T
2 HELENS DRIVE
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 8158 9443

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Nantucket, MA 02584

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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

DEC 13 2024

12/13/2024

Sent To
Street and Apt.
City, State, ZIP

11 BOYNTON LANE LLC
PO BOX 2291
NANTUCKET, MA 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	
Total Postage and Fees	

Postmark Here

DEC 13 2024

Sent To
Street and Apt.
City, State,

DOBYNS TANYA TR
DOBYNS FAMILY 2021 IRREV TRUST
17 RAILROAD AVE
DUXBURY, MA 02332

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	
Total Postage and Fees	

Postmark Here

DEC 13 2024

Sent To
Street and Apt.
City, State, ZIP+4

LEVIN MINDY
4 BARTLETT RD
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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

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.

ASM 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE & JEFFREY CLARK

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: 617-939-4139 E-mail: MBROWNE@MGH.HARVARD.EDU

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

SCONSET, MA 02564

Contact Phone #: 508-257-6789 E-mail: ANGUSONDACK@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____
Width: 14' Sq. footage 2nd floor: 140 SF
Sq. footage 3rd floor: _____

~~Decks/Patio~~ PERGOLA: Size: 8'x12' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø
Height of ridge above final finish grade: North 20' (NO CHANGE) South 20'-0" East 20'-8" West 20'-0"

Additional Remarks

Historic Name: FORT SUMPTER / TE DOUBLE DECKER

Original Date: 1870

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation 10'x14' 2ND FLOOR ADDITION ABOVE EXIST. SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1 STORY ROOF
3. West Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1 STORY SOUTH ROOF
4. North Elevation NO VISIBLE CHANGES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: (Red Cedar) White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 12" Corner boards 1X6 Frieze 1X8
Window Casing 1X4 Door Frame N/A Columns/Posts: Round 6" NJW Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer MORTON 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.

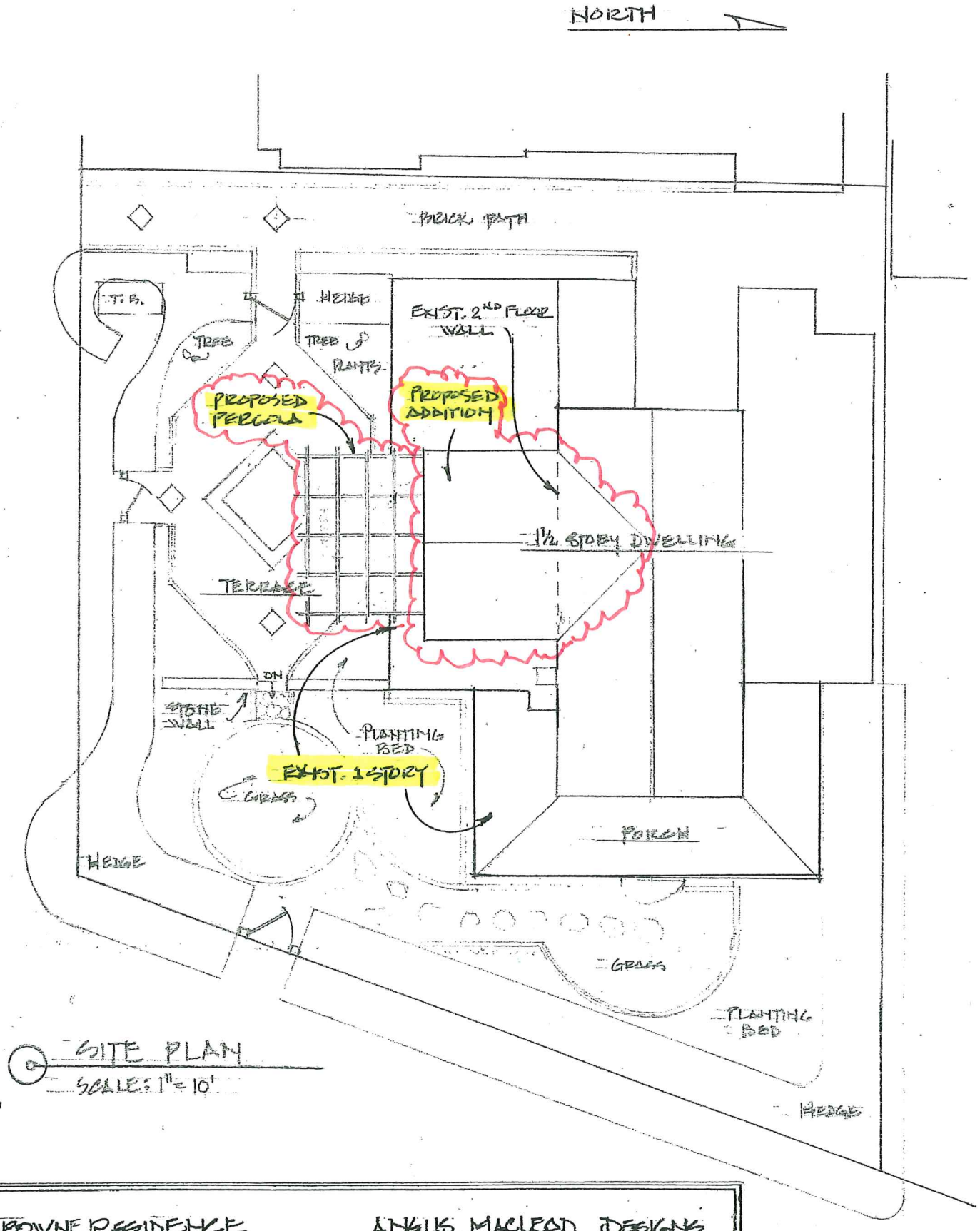
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors N/A
Deck N/A Foundation N/A Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/14/14 Signature of owner of record [signature]

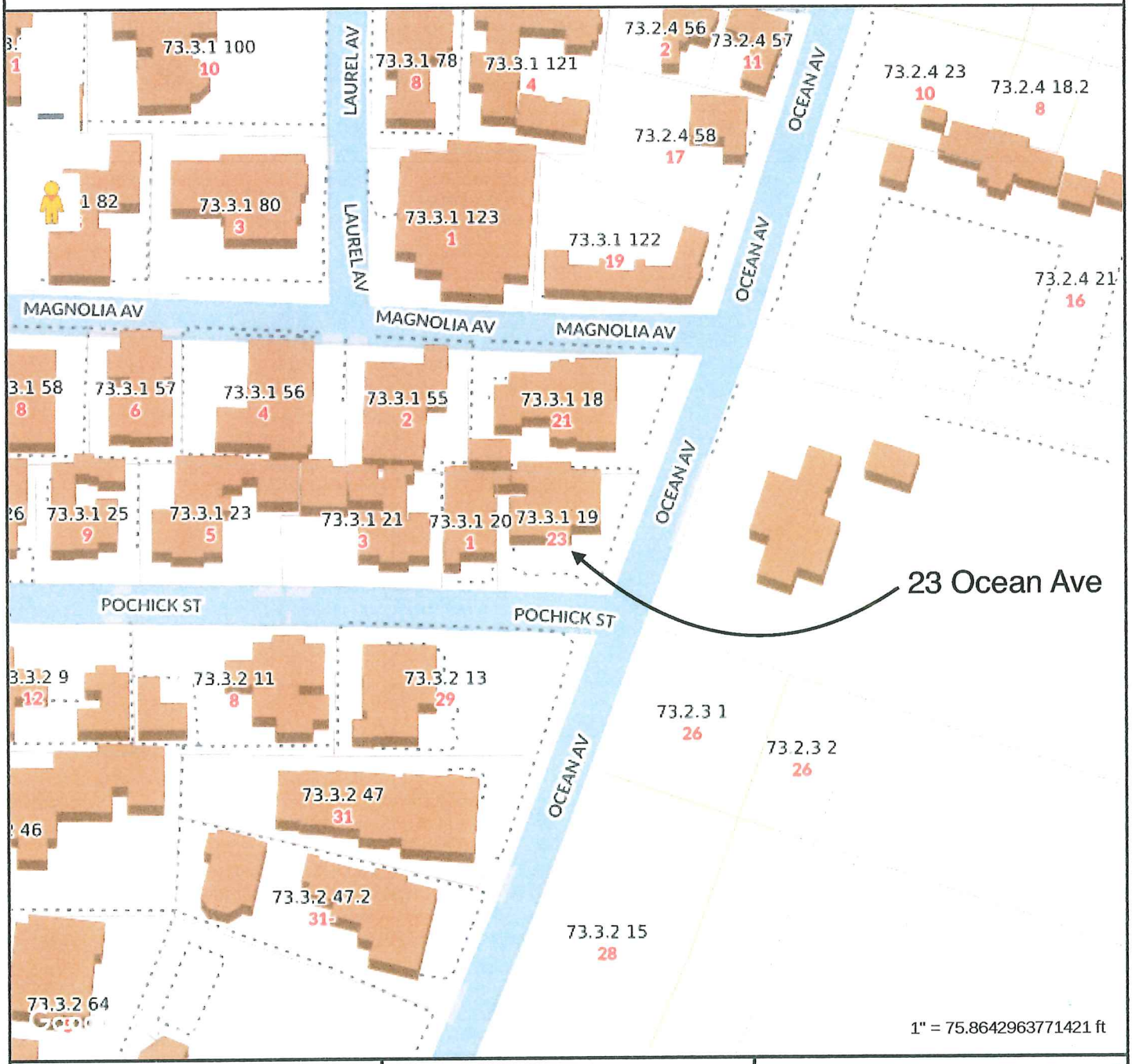


SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
HOCONGET, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HOCONGET, MA
(508) 257-6789

Locus Map

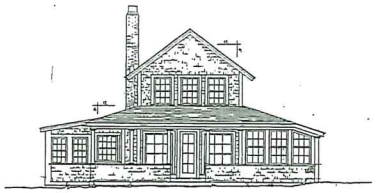


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



EAST ELEVATION
SCALE: 1/4" = 1'-0"

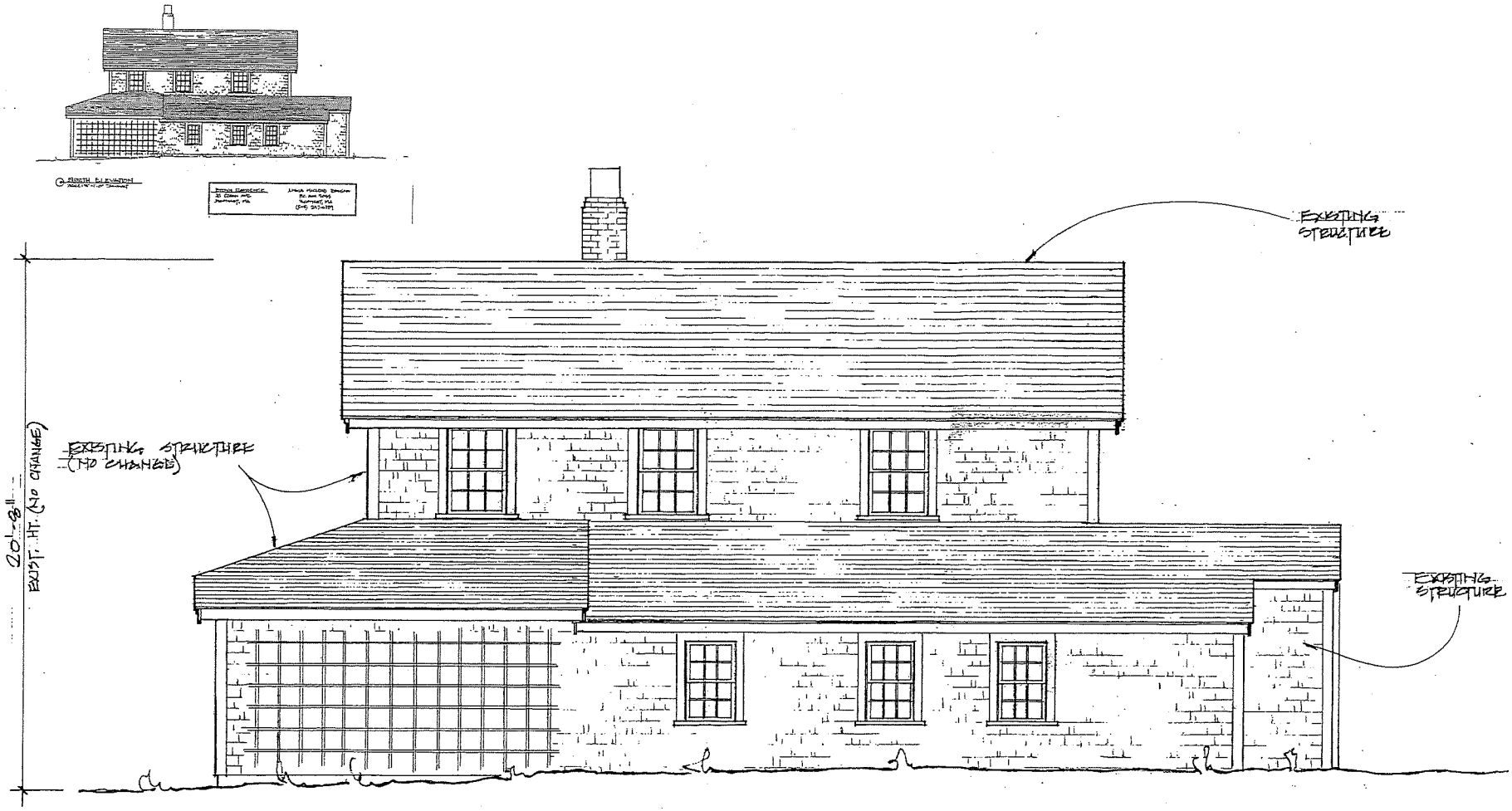
BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



EAST ELEVATION
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789

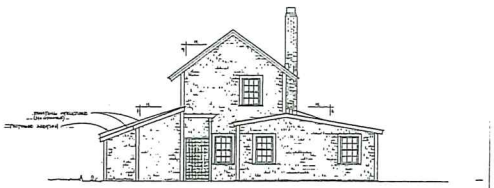


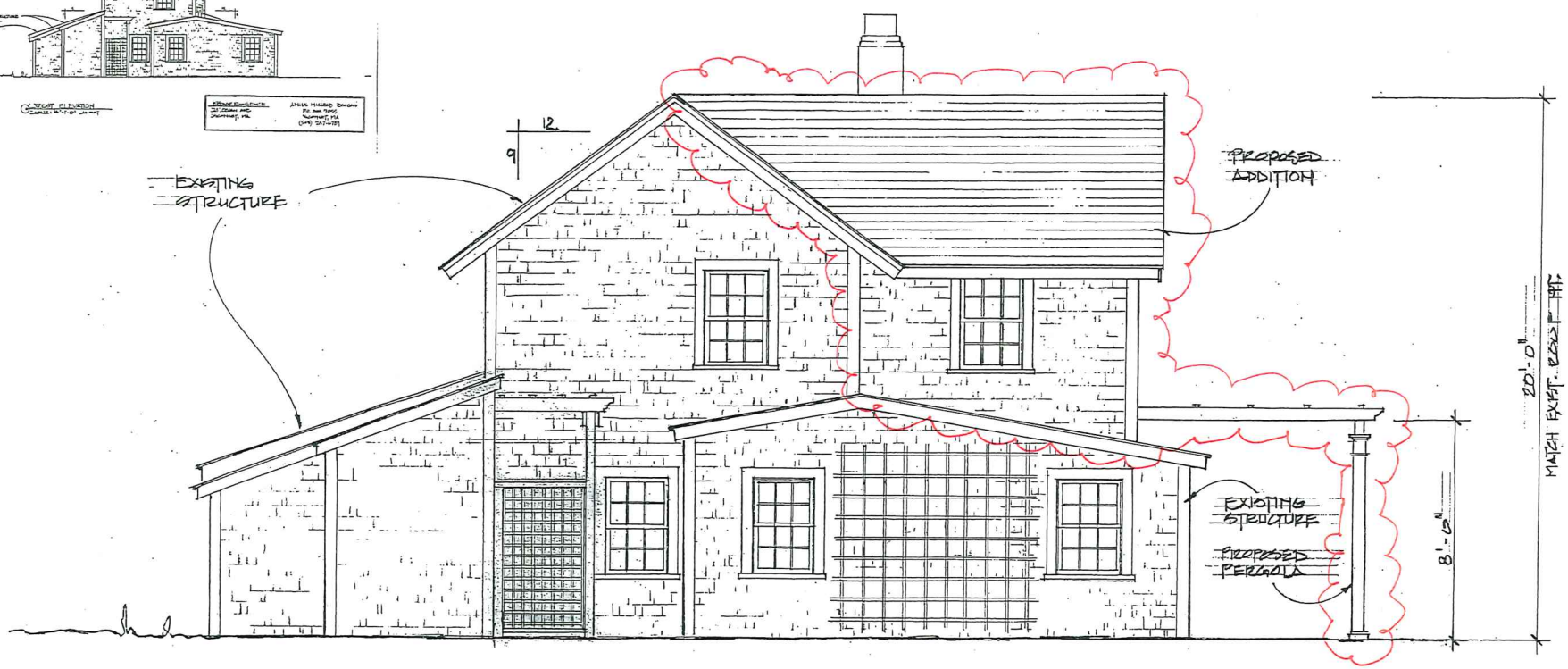
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789



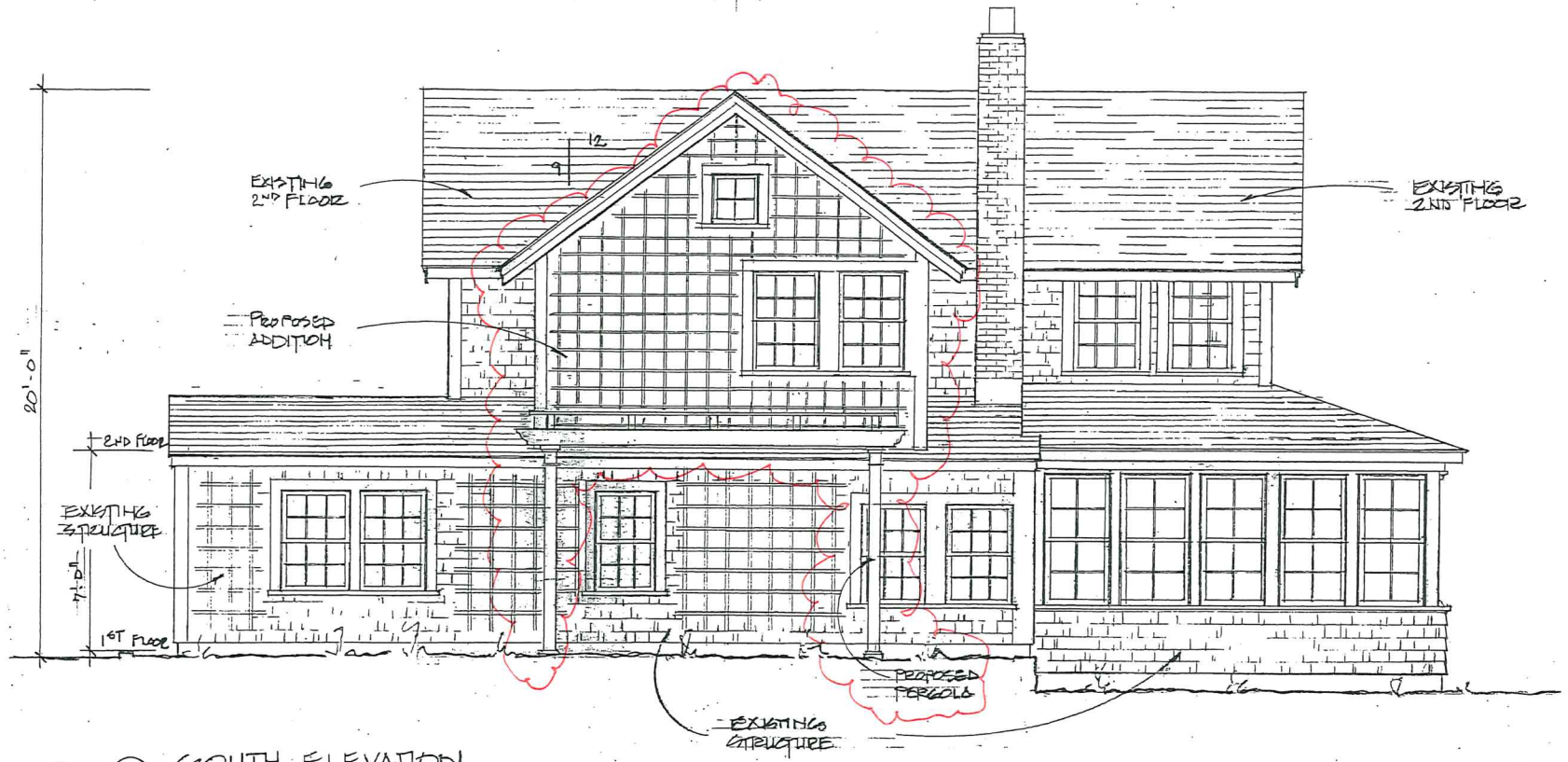


WEST ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

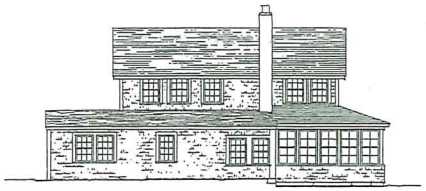


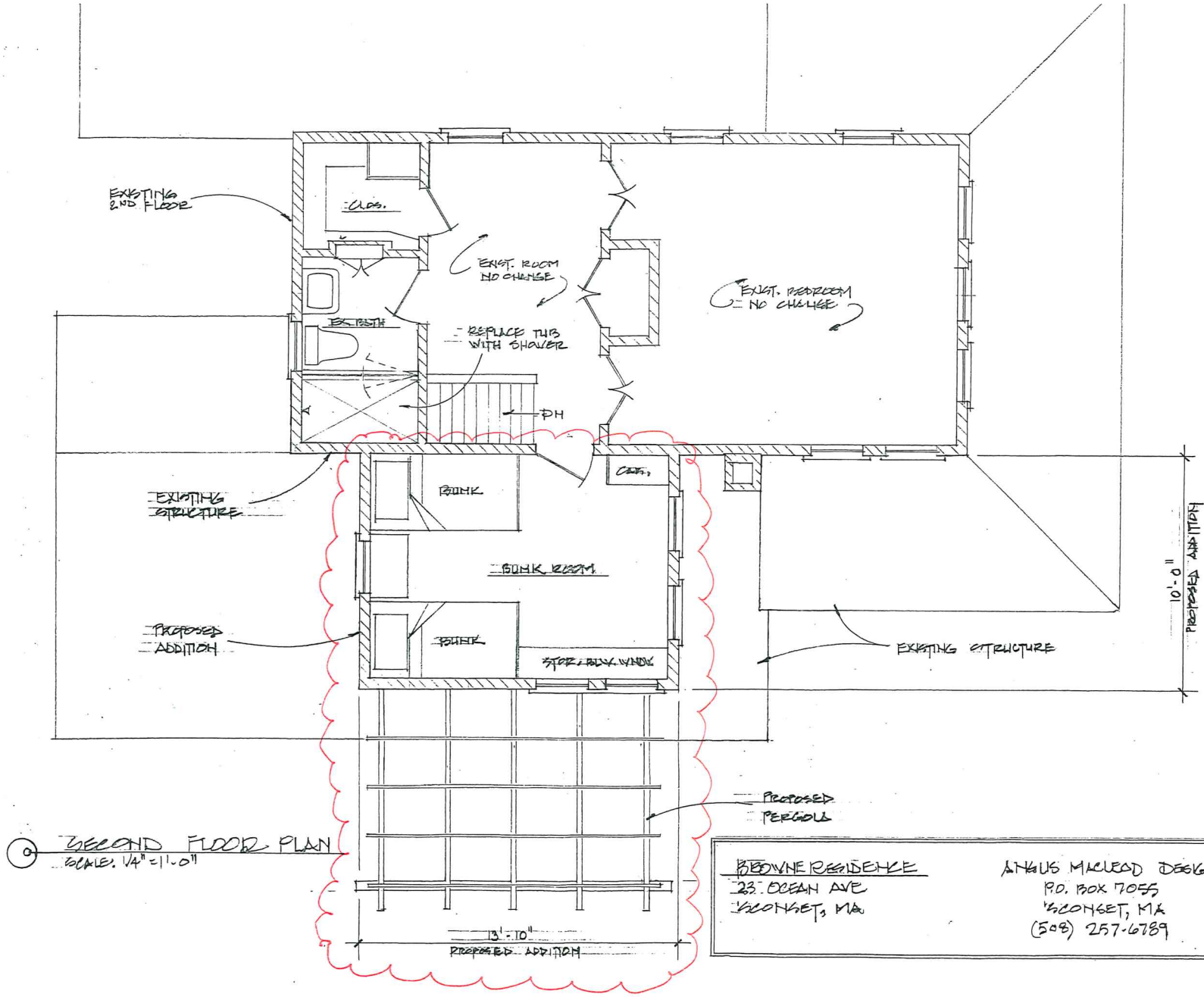
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789





SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Double	1
R	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	3
2	1' - 8" x 1' -10"	Boston Sash	7 x 8	4 (2H2W) Light Hopper Window	Single	1

Window Notes:

* Casings to be 5/4 x 4 clear Cedar, primed and painted white
* Windows to have "Western Style" Casing for inset storm/screens
* Double-Hung windows to have concealed balances
* Mulled windows to have double width mull-casing (7")

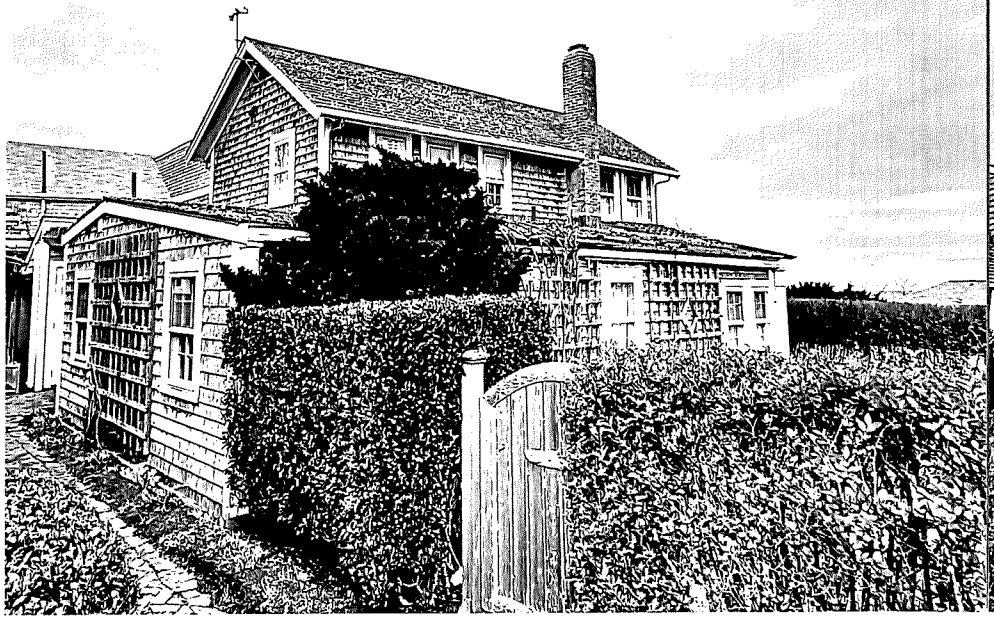
23 Ocean Ave (East)



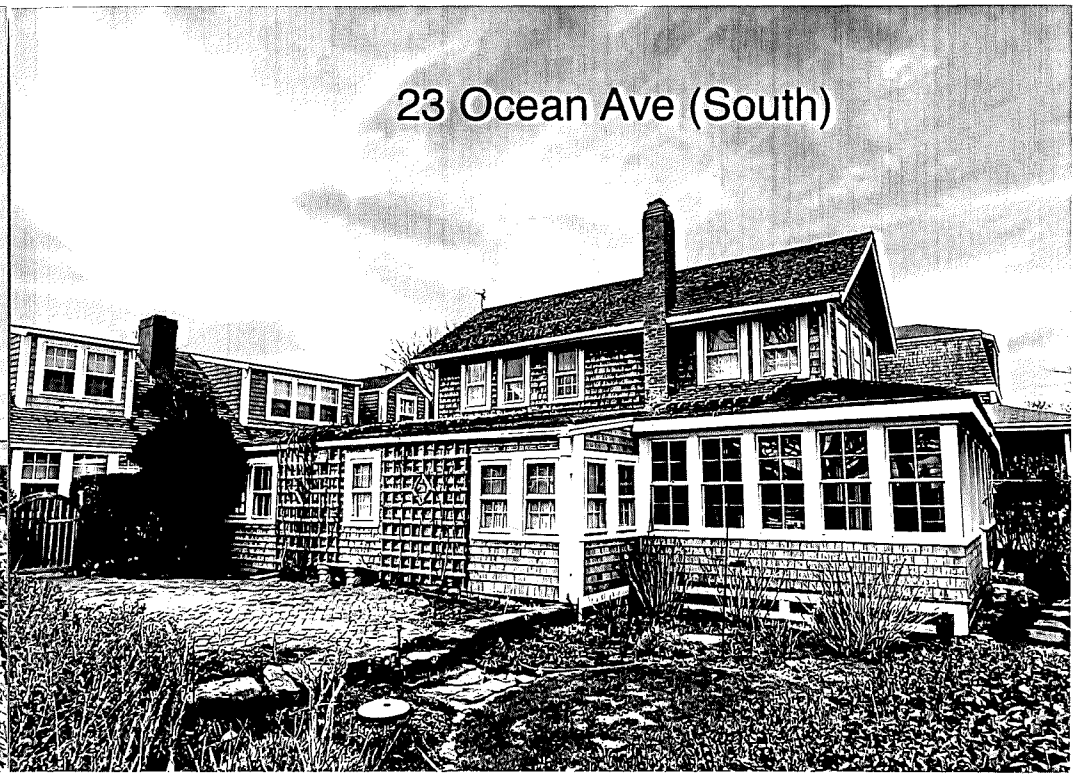
23 Ocean Ave (North & West)



23 Ocean Ave (West & South)



23 Ocean Ave (South)



HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 **Fax: (508) 228-7298**

Historic Structures Supplemental Application

Owner of Record: Marcia Browne and Jeffrey Clark

Address: 23 Ocean Avenue **Map/Parcel:** 73.3.1 / 19

Historic Name of Building: "Fort Sumpter" aka "Ye Double Decker"

Original Date of Construction: 1870 **HDC Survey?** ✓ **Yes** ____ **No**

How is the structure rated? ____ **Individually Significant** ✓ **Contributing** ____ **Non-Contributing**

Describe Proposed Work:

Add a 10'x14' (140 sf) addition to the 2nd floor and 6'x12' Pergola to south courtyard.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

10'x14' (140 sf) of 1st floor roof below proposed addition, 14' of 2nd floor wall and a 14' triangle of roof.

All Historic Structure Applications must contain:

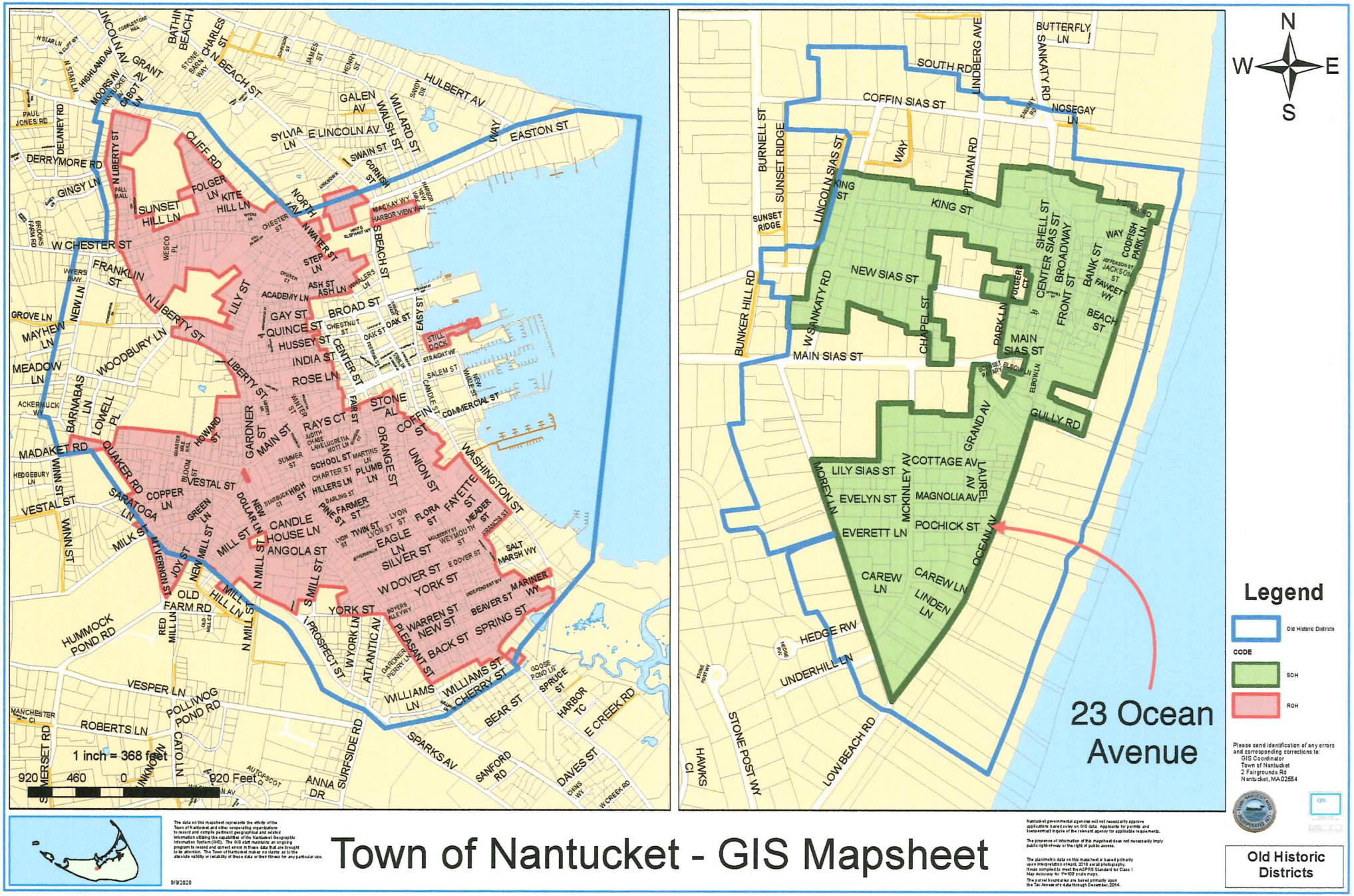
✓ **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

✓ **2. As Built Drawings** (include all elevations, floor plans, and any significant detailing)

✓ **3. Black and White Photographs** (include current elevations and significant details)

✓ **4. Demolition Plan** (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.



Town of Nantucket - GIS Mapsheet

9/9/2020

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

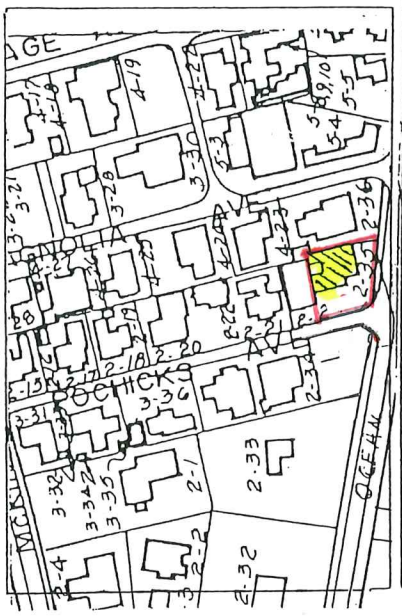
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

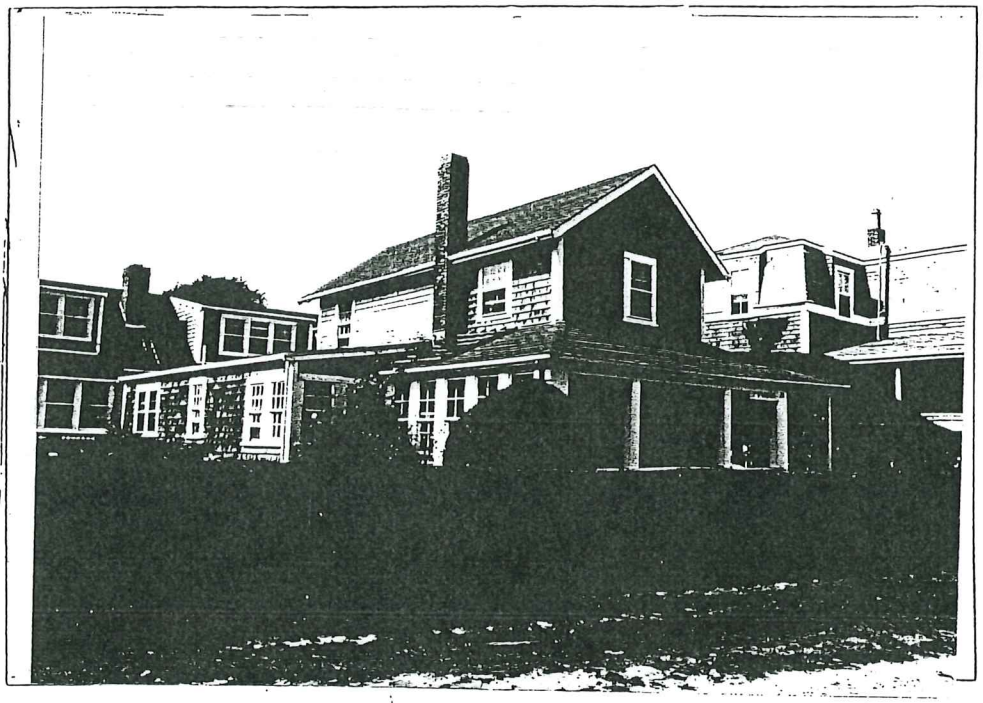
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

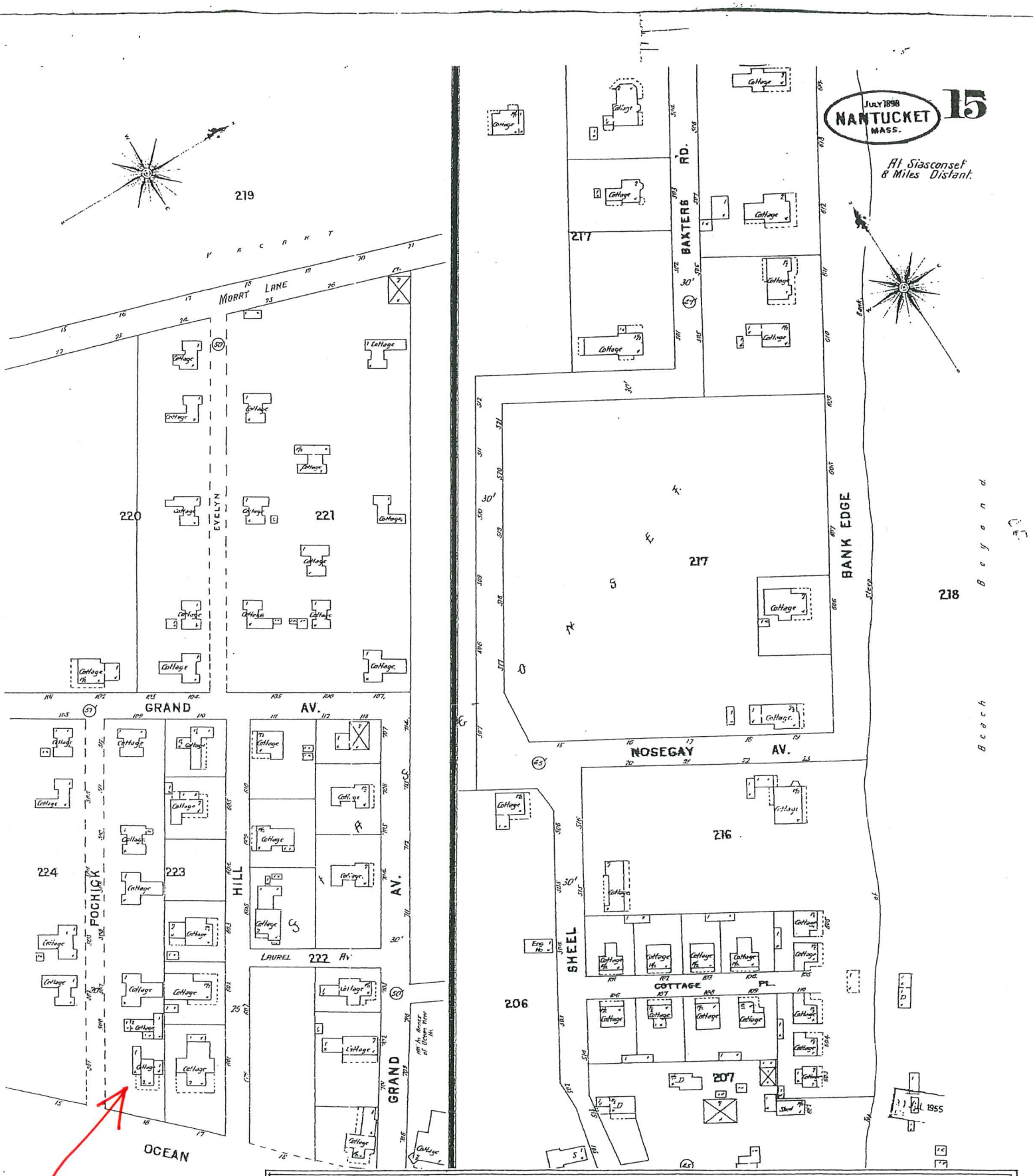
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

---

47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



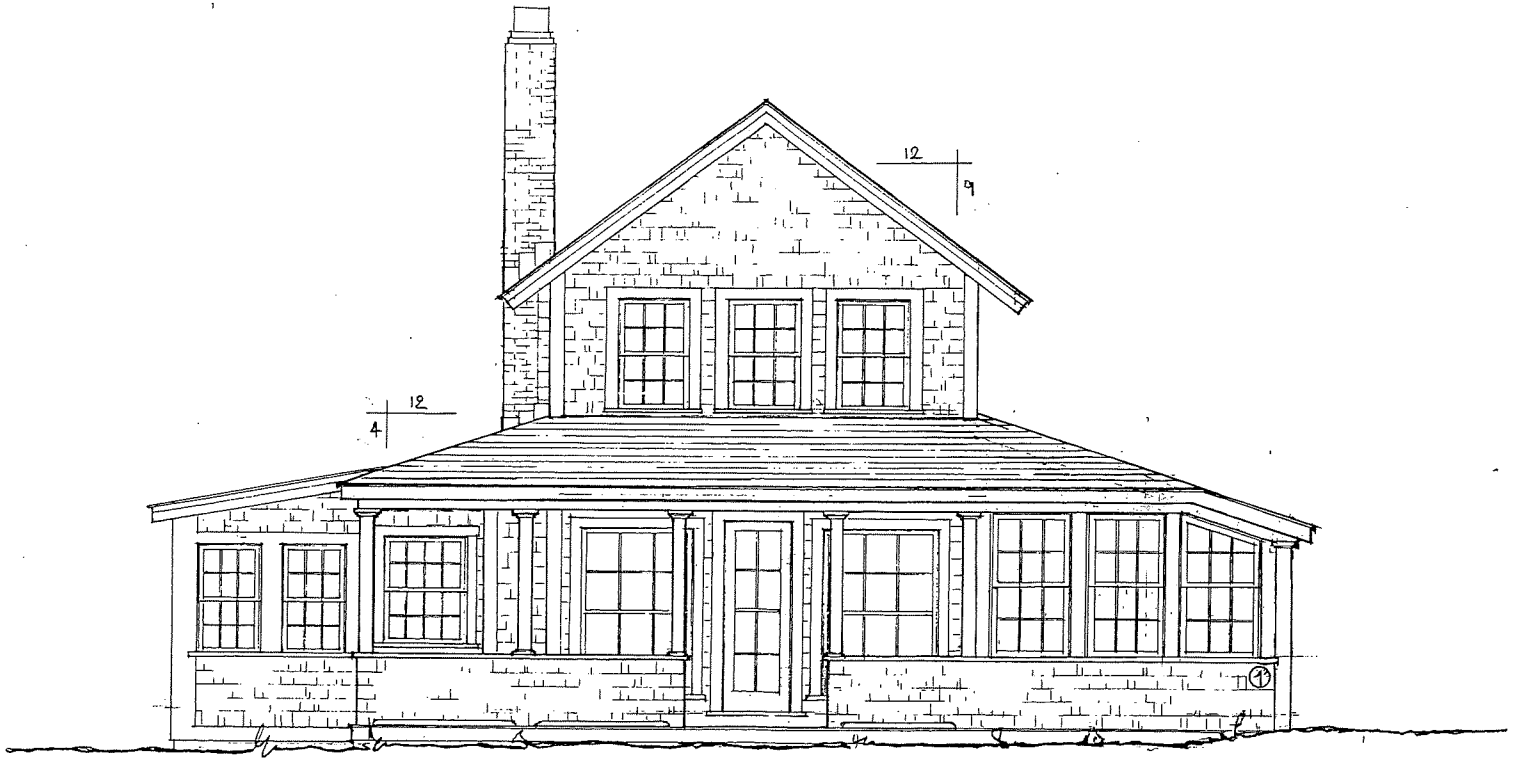
Secretary of the Commonwealth of Massachusetts
William Francis Galvin
Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2109

Ye Doubbel Decker



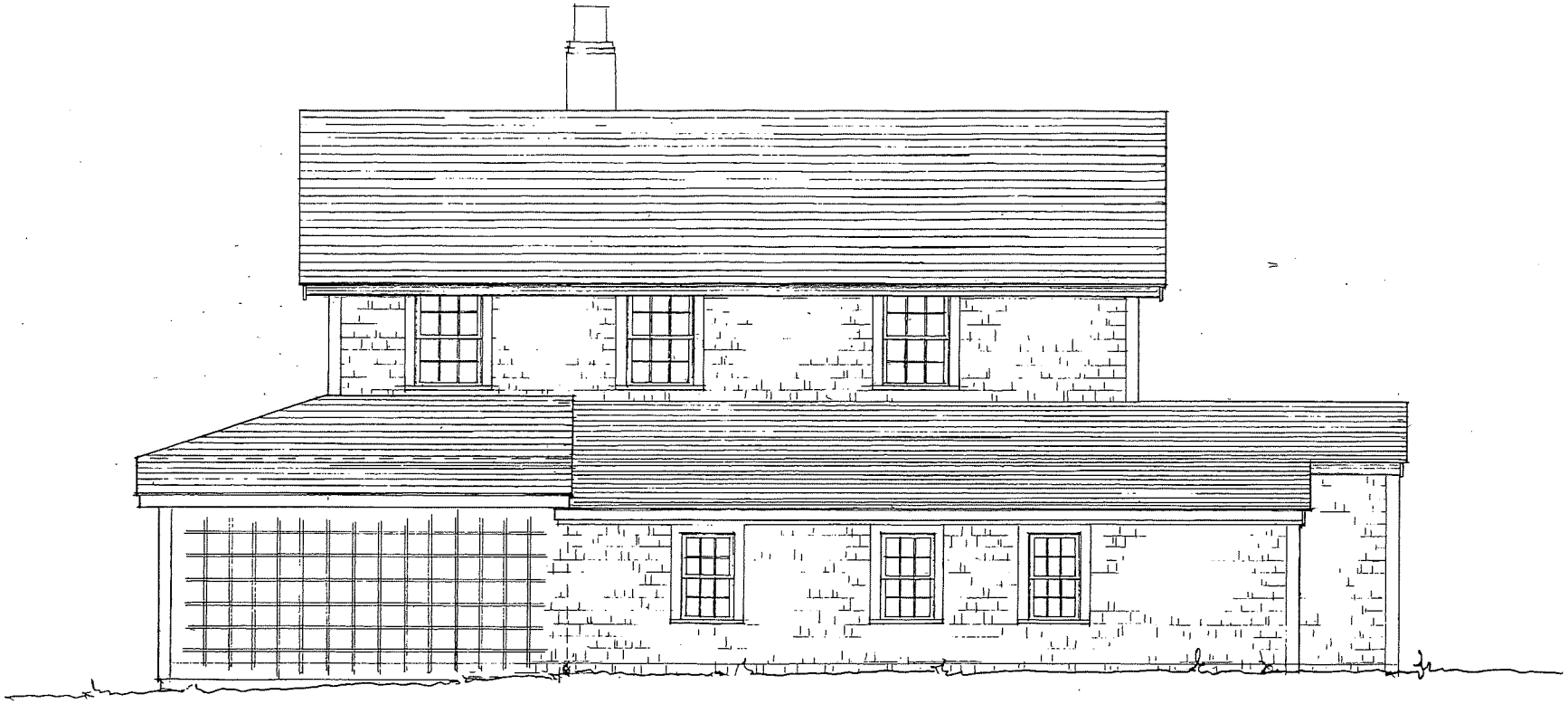
MHC ID	NAN.2109 MACRIS Maps for NAN.2109 | Inventory:
Historic Name	Ye Doubbel Decker
Common Name	Underhill Cottage
Street Address	23 Ocean Ave -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	7331-19; SC2-35;
Year Constructed	C 1885
Architects	-
Architectural Styles	Victorian Eclectic;
Uses	Single Family Dwelling House;
Significance	Architecture;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);



EAST ELEVATION

SCALE: 1/4" = 1'-0" AS-BUILT

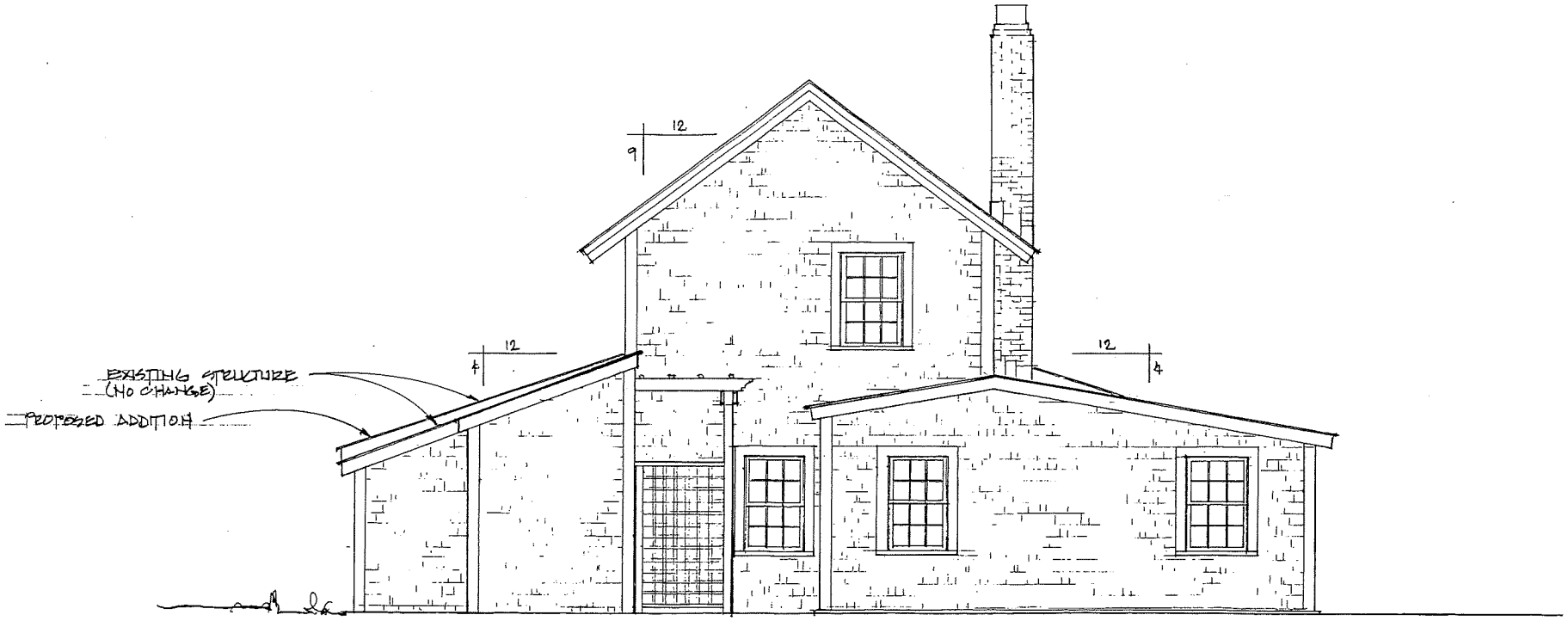
BROWNE RESIDENCE 23 OCEAN AVE SCONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 SCONSET, MA (508) 257-6789



NORTH ELEVATION

SCALE: 1/4" = 1'-0" AS-BUILT

BROWN RESIDENCE 23 OCEAN AVE ESSONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 ESSONSET, MA (508) 257-6789

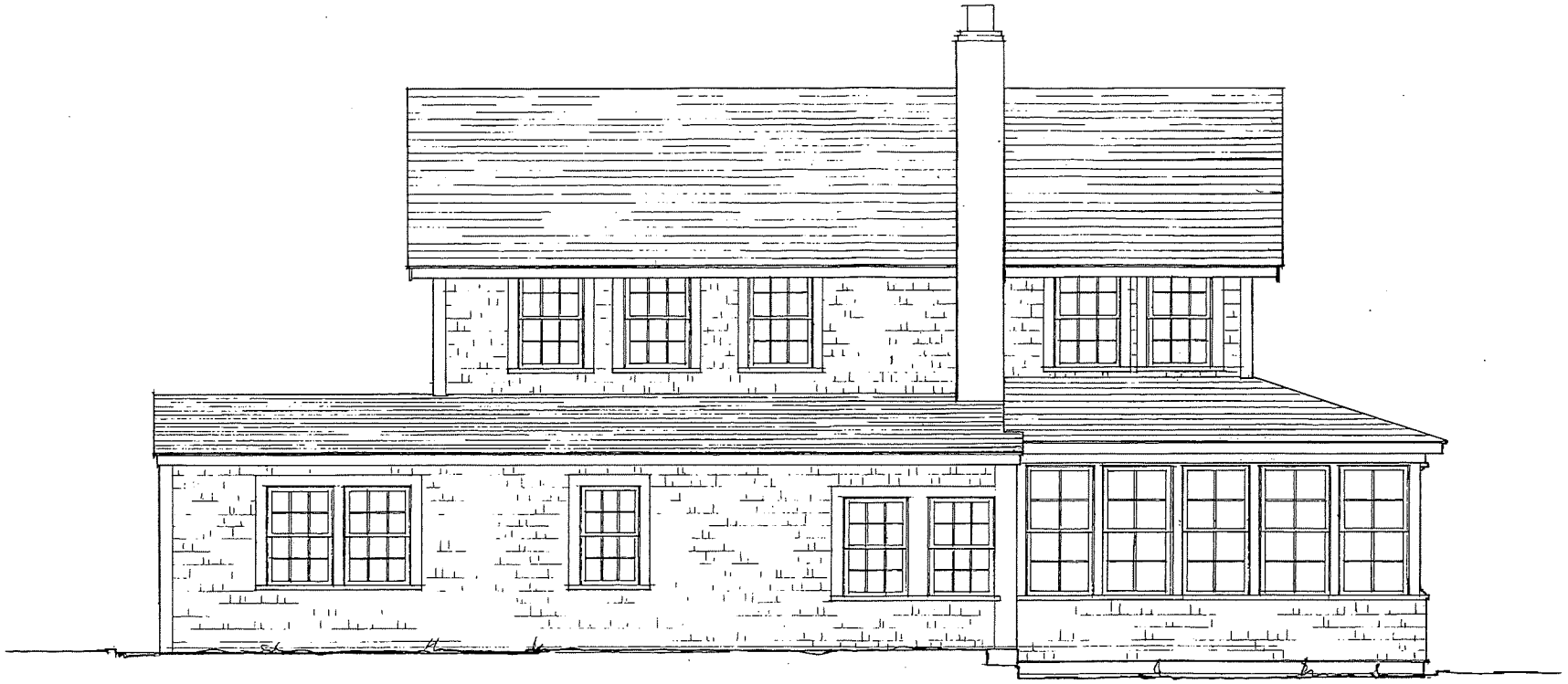


WEST ELEVATION

SCALE: 1/4"=1'-0" AS-BUILT

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789

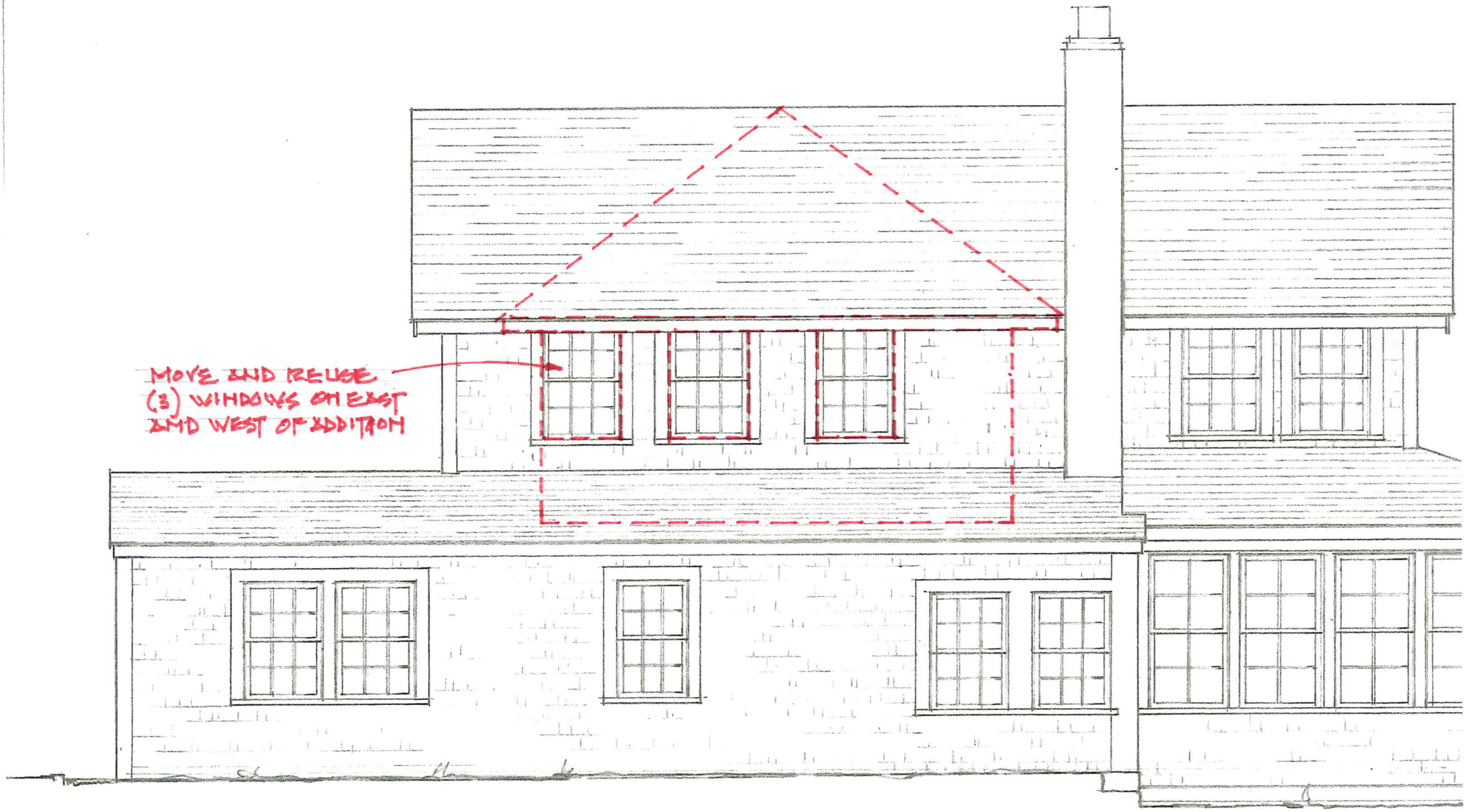


SOUTH ELEVATION

SCALE: 1/4"=1'-0" AS BUILT

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



SOUTH ELEVATION
SCALE: 1/4"=1'-0" _ DEMO PLAN

23 Ocean Ave
Year built: c. 1870
Original Owner: Crosby Family
House Name: Fort Sumter

"Fort Sumpter"
Crosby Family
c. 1870

The house at 23 Ocean Ave was likely constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot in May of 1894, one month after it was advertised for sale in The Inquirer and Mirror.

The lot was formerly known as the "Elkins" lot and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William. G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)— "Fort Sumpter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

Deed Chain

Nantucket County Registry of Deeds
Book 1457, Page 30
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and

Nantucket Country Registry of Deeds
Book 103, Page 46
Evelyn J. Underhill and Lily Doubleday to Albert Brock &
Frank E. Lewis 1926

Nantucket Country Registry of Deeds
Book 84, Page 432
Brock to Underhill & Doubleday
1902

"That whereas Edward F. Underhill, late of the city and state of New York, is deceased, did by a Trust Deed dated February 1, 1895, and recorded in the Registry of Deeds... in book 78, at page 443, convey to Albert G. Brock, Trustee of said Nantucket, all the real and personal estate... and whereas said Underhill died in 1898, leaving aw ill, which ahs been duly allowed and admitted to probate in Nantucket County... it appears that the parties appointed to received the remained of said estate are Evelyn J. Underhill and Lily Doubleday, the mother and daughter of said deceased."

Nantucket Country Registry of Deeds
Book 78, Page 443
Underhill to
Brock 1895

"I, Edward F. Underhill... do herby give, grant, bargain, sell, and transfer to the said Albert G. Brock all of my real estate situated In said town of Nantucket..."

Nantucket County Registry of Deeds
Book 66, Page 62
Crosby et. al to Edward Finch
Underhill 1879

"a certain tract of land with the dwelling house and all other buildings thereon..."

Nantucket Country Registry of Deeds
Book 65, Page 195
Crosby to Crosby
1878

Said lot contains about three acres. It was well manured and put down to grass last year. For information call at the office of Alfred Macy."

The Inquirer and Mirror, Saturday, August 2, 1879

"Real Estate Sale: Mr. George U. [sic] Underhill, a guest at the Ocean View Hose, Siasconset, has purchased the house south of Sunset Heights, known as "Fort Sumter," of the estate of Matthew Crosby, for $200. It is said he will make extensive repairs to it."

Nantucket Journal, Wednesday, August 6, 1879
"Real Estate Sales—Mr. George U. [sic] Underhill, a guest at the Ocean View House, Siasconset, has purchased the house south of Sunset Heights, of the state of Matthew Crosby, for $200. It is said he will make extensive repairs."

The Inquirer and Mirror, Saturday, September 13, 1879
"Messers. G.F. [sic] Underhill and Stephen Gorham are repairing the houses at 'Sconset recently purchased by them."

The Inquirer and Mirror, Saturday, September 20, 1879
"Mr. E.F. Underhill proposes to erect two more cottages on his land at Sunset Heights."

Matthew Crosby account and logbooks, NHA

"1864 6 mo 20, Assessor's Calculation

Real Estate
House Main Street....$1500
& Barn....$75
Gay Street House & Barn...$470
BJ Coffin House and Barn....$1550
Sconset House & Barn...$475
Store Commercial Wharf...$150
Oil Factory...$250
Copper's Shops on Wharf...$50"

"1867: I own the following Real Estate at this date: My Mansion House and Barn Sheds and territory on Main Street and Trader's Lane. Also the Daniel Macy House on Trader's Lane territory,

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: 23 Ocean Avenue

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne and Jeffrey Clark

Description of Proposal:

10'x14' (140 sf) 2nd floor addition and 6'x12' Pergola

Anticipated HDC Submission Date: 12/16/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Marcia Browne and Jeffrey Clark.....

MAILING ADDRESS....16 Circuit Road, Chestnut Hill, MA 04267.....

PROPERTY LOCATION.....23 Ocean Avenue, Sconset.....

ASSESSORS MAP/PARCEL.....73.3.1/19.....

SUBMITTED BY:.....Angus MacLeod.....

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7323	1		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	26 OCEAN AV
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN AV
7331	18		HAMILTON PAMELA DYER		106 LYME STREET	OLD LYME	CT	06371	21 OCEAN AV
7331	21		STETSON DAVID P ETAL		PO BOX 225	SIASCONSET	MA	02564	3 POCHICK ST
7331	55		GRIGGS SYLVIA R TRUSTEE	C/O BENBOW	757 TOFFLEMIRE DR	LAFAYETTE	CA	94549	2 MAGNOLIA AV
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN AV

Count: 6

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 Angus MacLeod

AS AGENT FOR Marcia Browne and Jeffrey Clark

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 17th, 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

12/17/24
Date


23 Ocean Ave (context)


South Elevation
23 Ocean Avenue

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

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.

ASM 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

NANTUCKET, MA 02584

Contact Phone #: (508)257-6789 E-mail: ANGUSONNOCK@GMAIL.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: Ø Decks/Patio: Size: 5'x11' ☐ 1st floor ☑ 2nd floor

Width: 26' Sq. footage 2nd floor: 382 ☐ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

Historic Name: "FORT GUMTREE"

Original Date: 1875

Original Builder:

REVISIONS* (describe)

1. East Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH.
3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

NO CHANGE TO EXISTING

Foundation: Height Exposed V ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 EXIST. Secondary Mass 7 /12 ADDITION Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX #C01 Rough Opening 21" x 27" Size 21½" x 27⅜" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5/4x6 Rake 5/4x6 Soffit (Overhang) 12" Corner boards 5/4x6 Frieze 5/4x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other HOPPER

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KOOSTON SASH

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 6 LT./1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

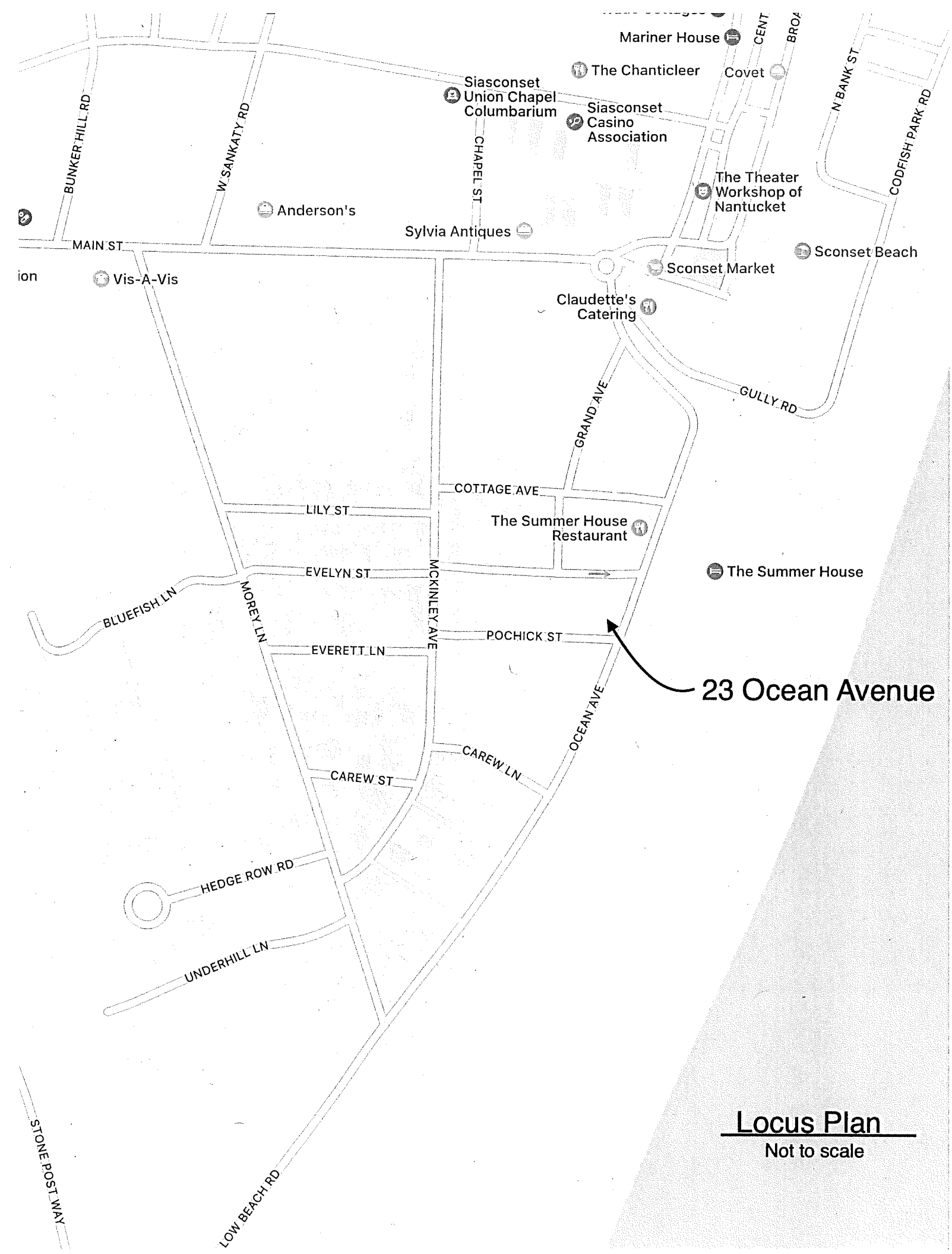
Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

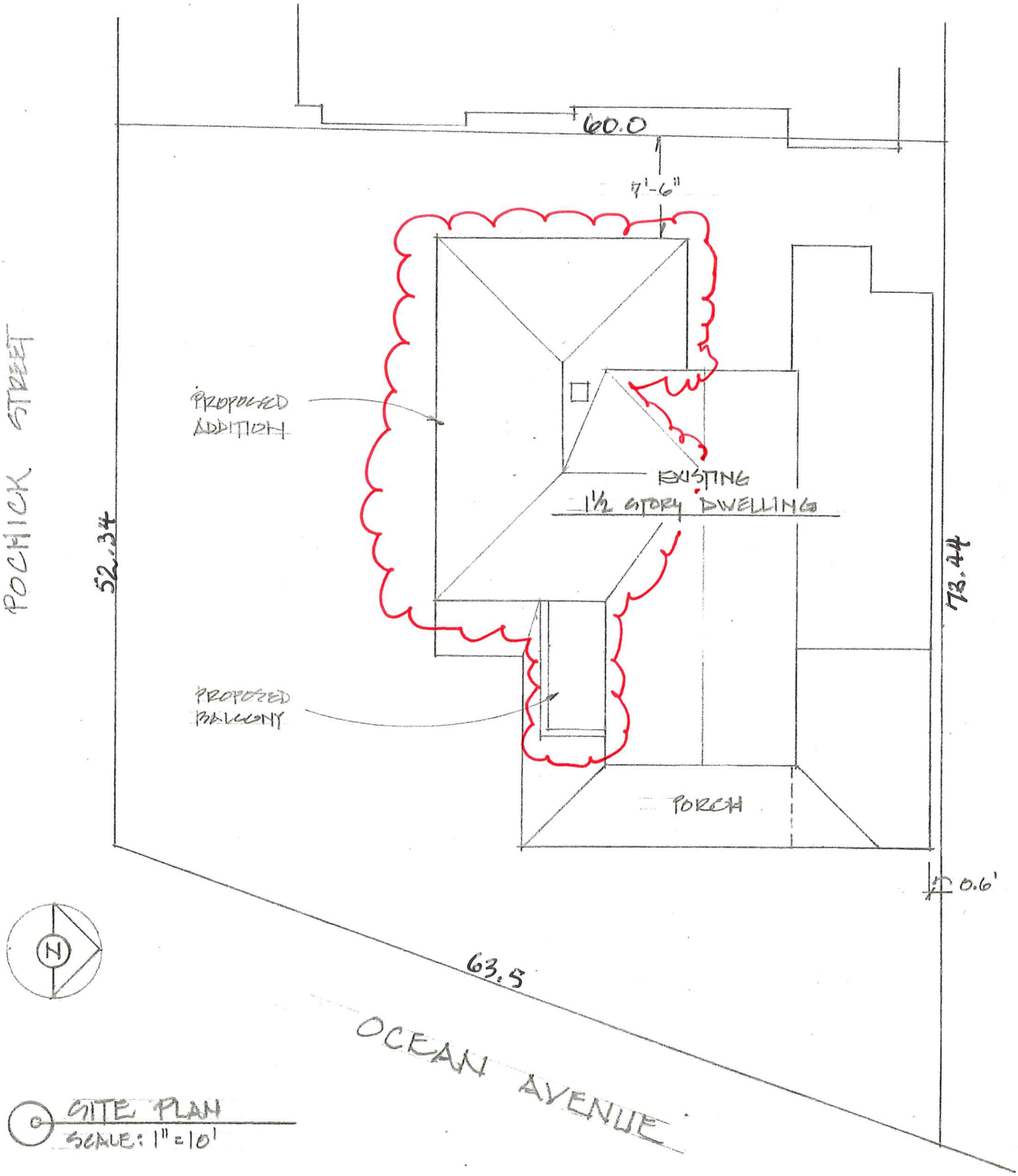
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/19/23 Signature of owner of record _____ Signed under penalties of perjury



Locus Plan

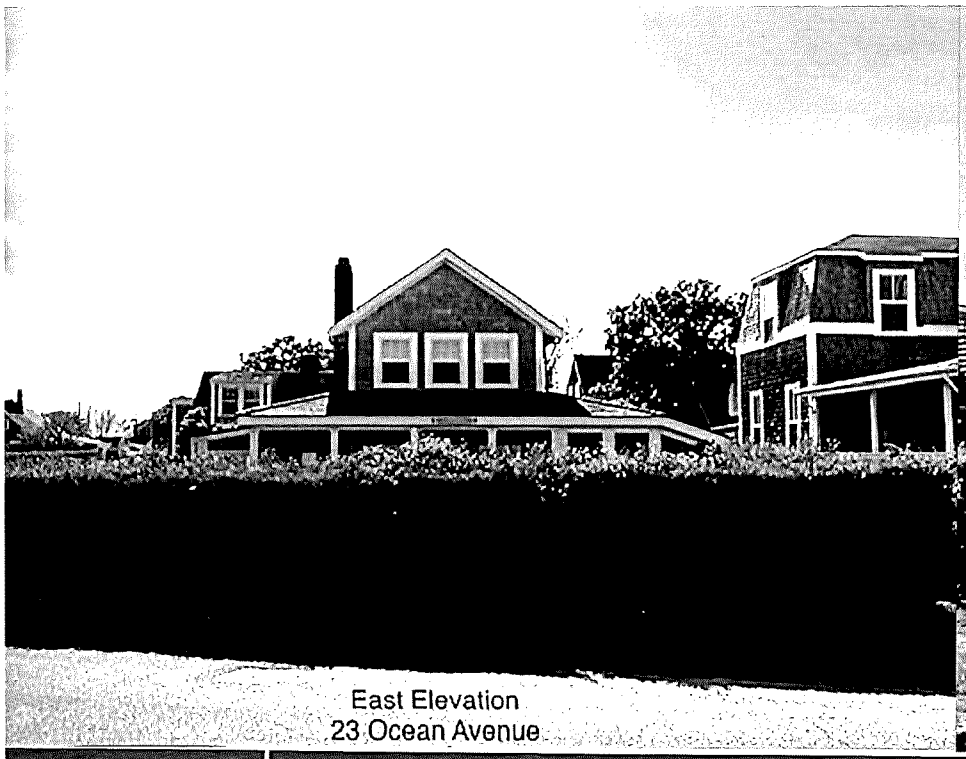
Not to scale



SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

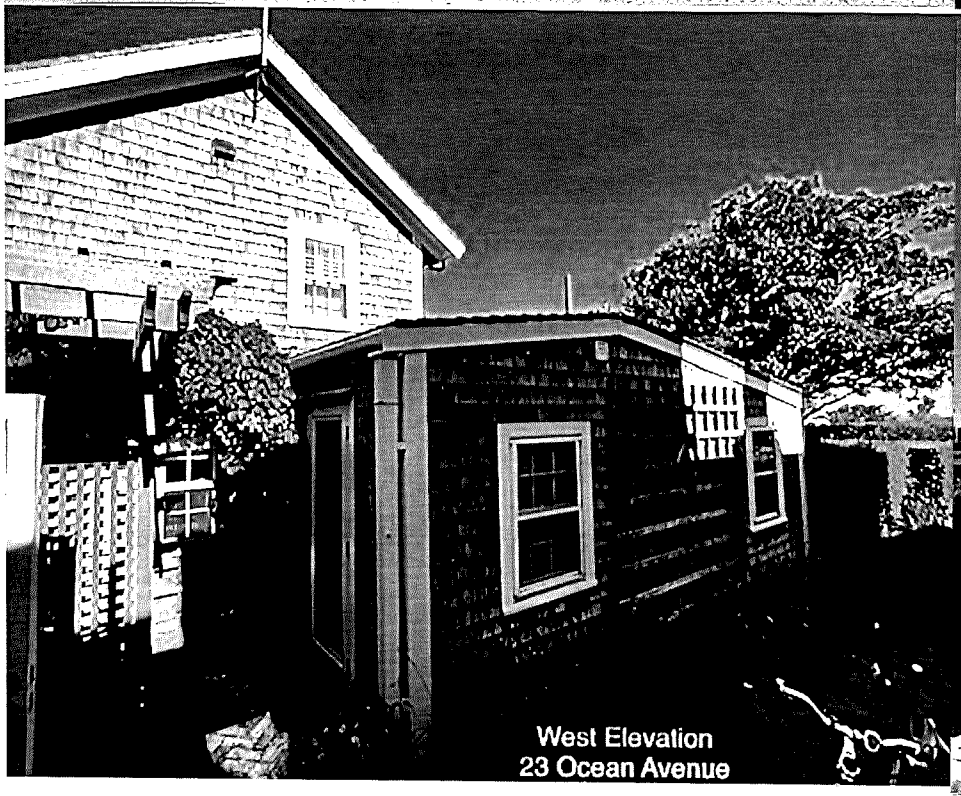
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



East Elevation
23 Ocean Avenue



South Elevation
23 Ocean Avenue



West Elevation
23 Ocean Avenue



East and North Elevations
23 Ocean Avenue

21 Ocean Avenue

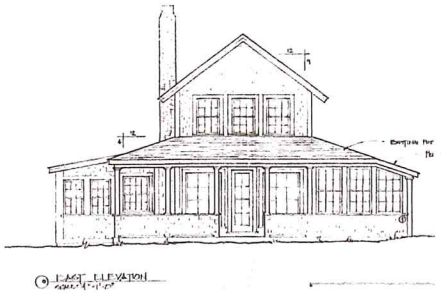
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

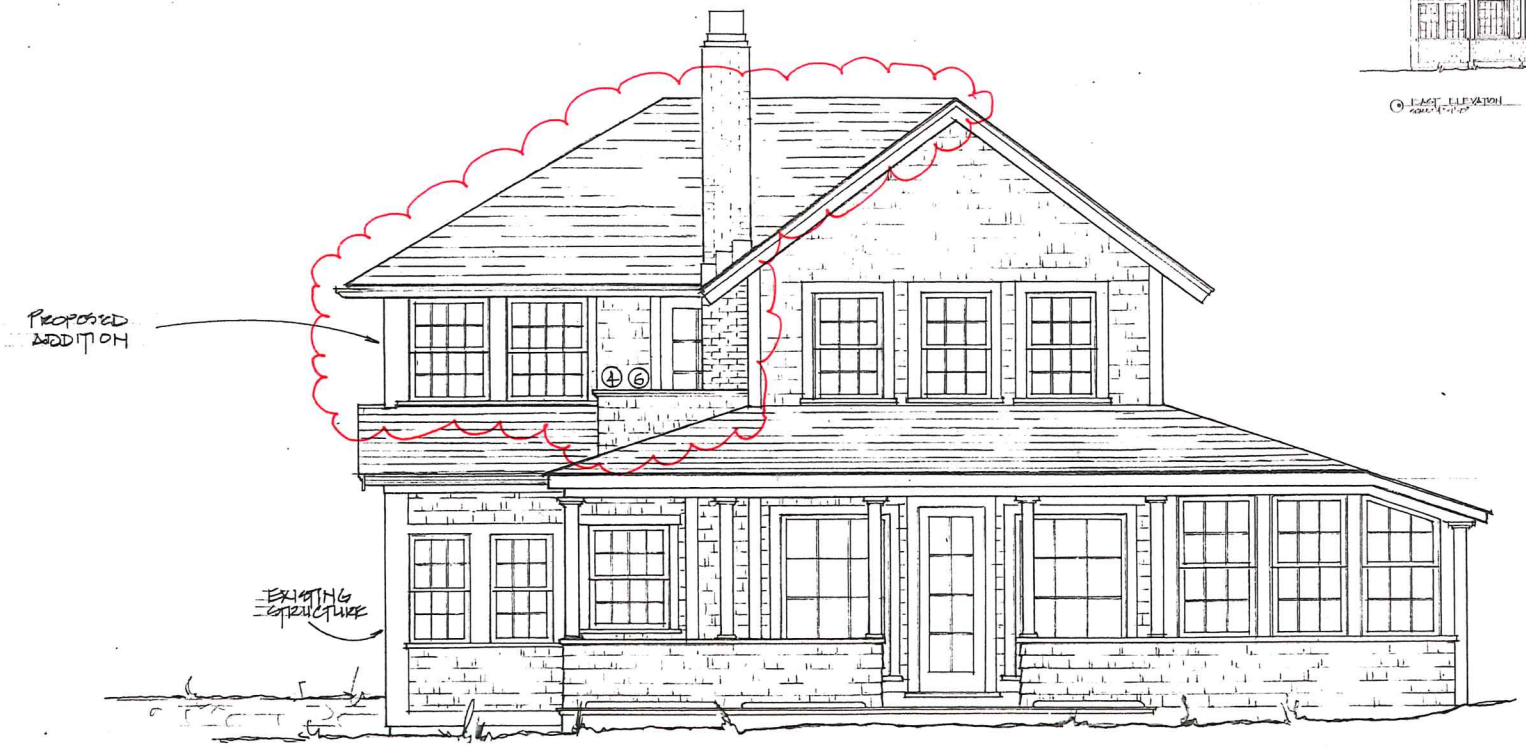
No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x10	4 (2H2W) Light Hopper Window	Single	1
2	2' - 8" x 1' - 1"	Boston Sash	7 x10	4 (1H4W) Light Hopper Window	Single	2
3	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	1
4	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Double	1
5	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Triple	1
6	2'- 4" x 6' - 0"	Custom	8 x10	6 Light/1 Panel Door	Single	1
7	2' - 4" x 3 - 5"	Mull Existing	7 x 8	6/6 Double-Hung Window	Double	1
8	1' - 9" x 2'-3"	Velux	C01	Venting Skylight	Single	1
9	2' - 8" x 3 - 5"	Boston Sash	6 x 8	8/8 Double-Hung Window	Double	1

Window Notes:

* Casings to be 5/4 x 4 clear Cedar, primed and painted white
* Windows to have "Western Style" Casing for inset storm/screens
* Double-Hung windows to have concealed balances
* All Mulled windows to have double width mull-casing (7")



EAST ELEVATION

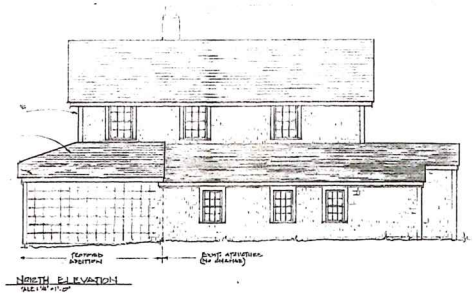


EAST ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



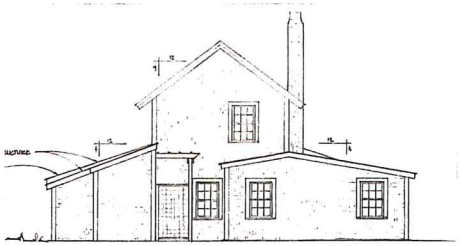


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4"=1'-0"

EXISTING STRUCTURE

PROPOSED ADDITION

EXISTING STRUCTURE

20'-0"

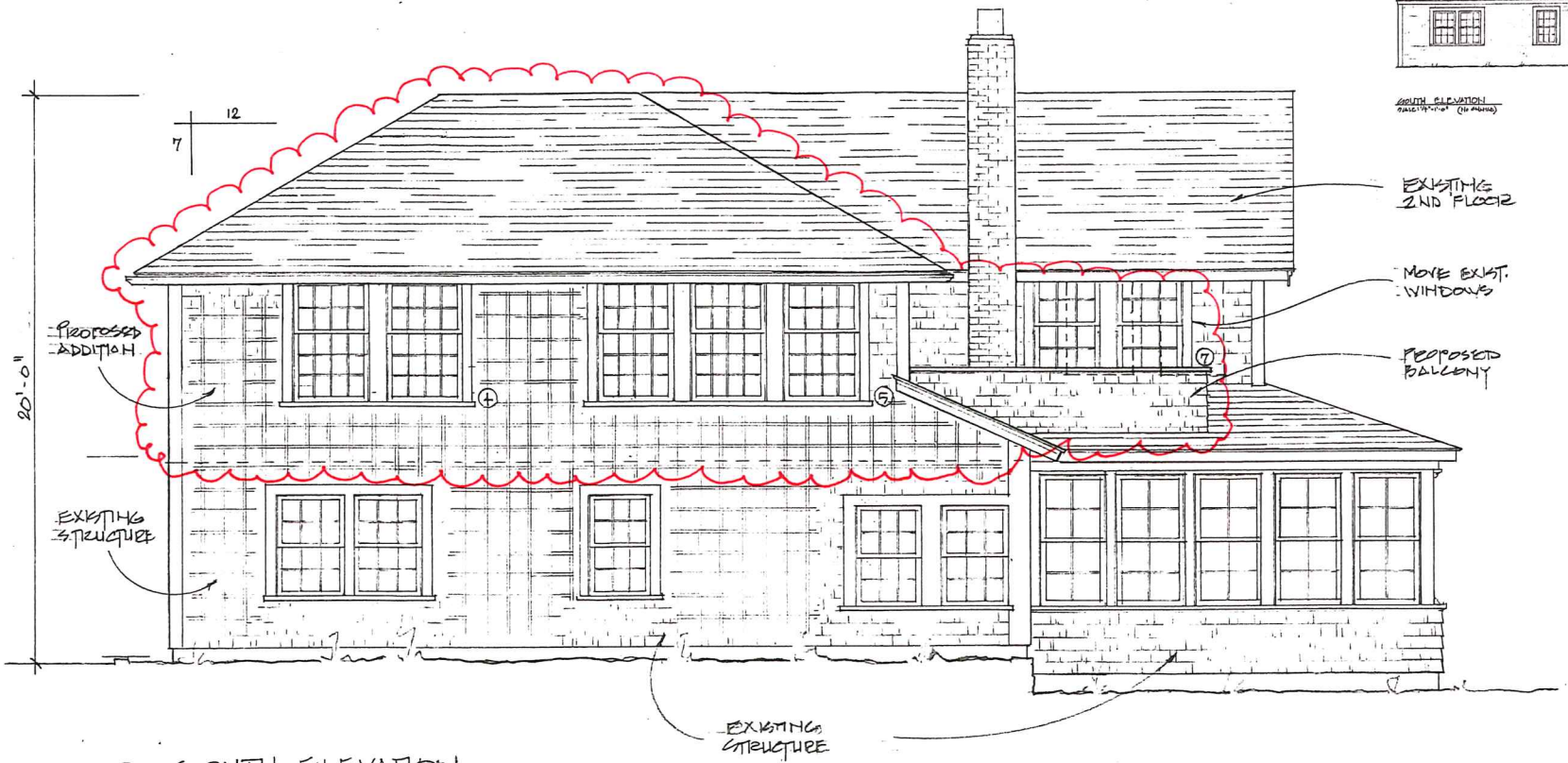
MATCH EXIST. ROOF PITCH

WEST ELEVATION

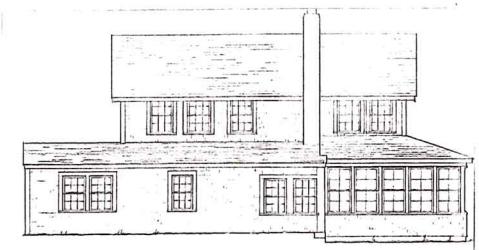
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



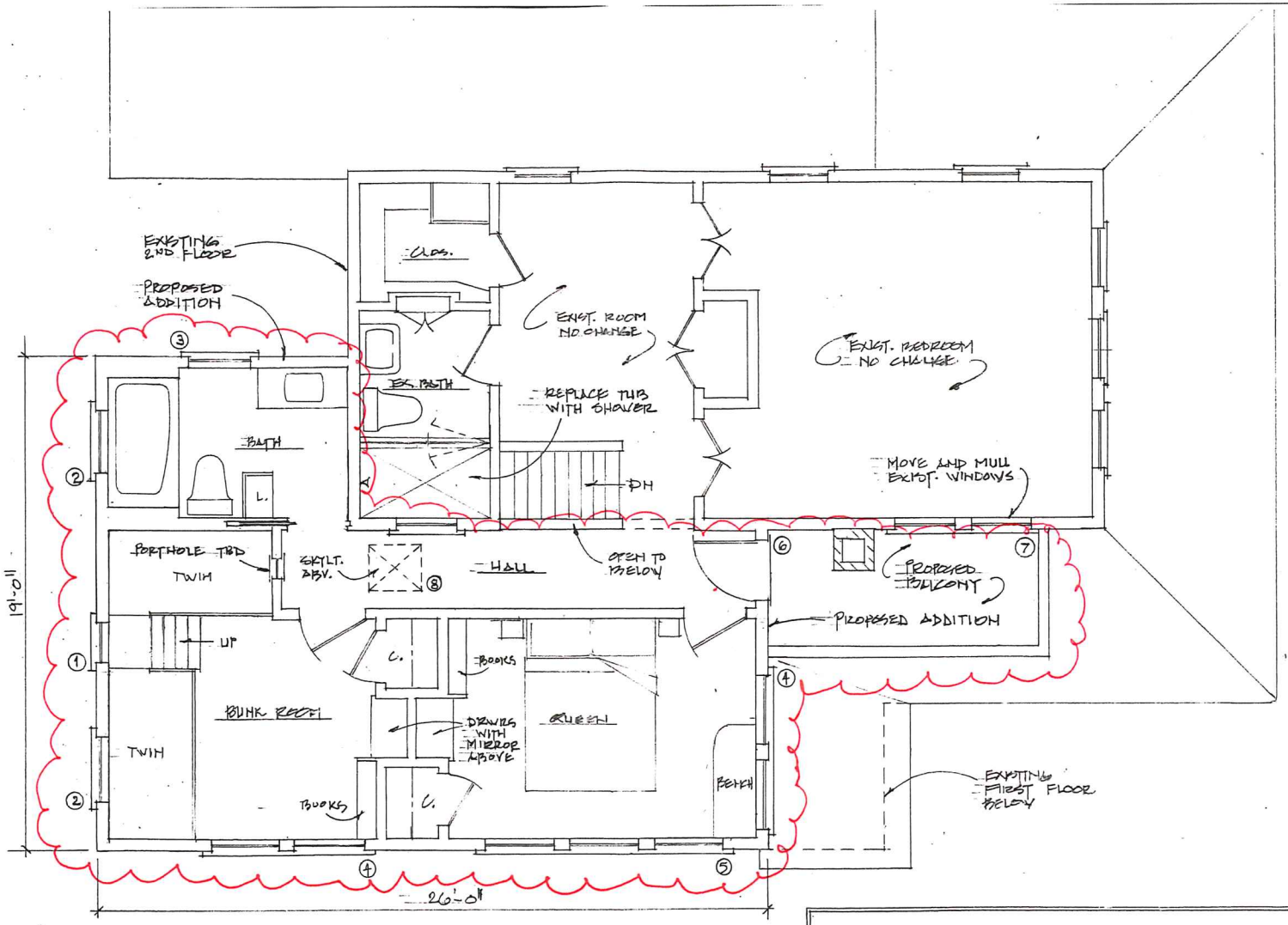
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (No Scale)

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEAD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEAD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

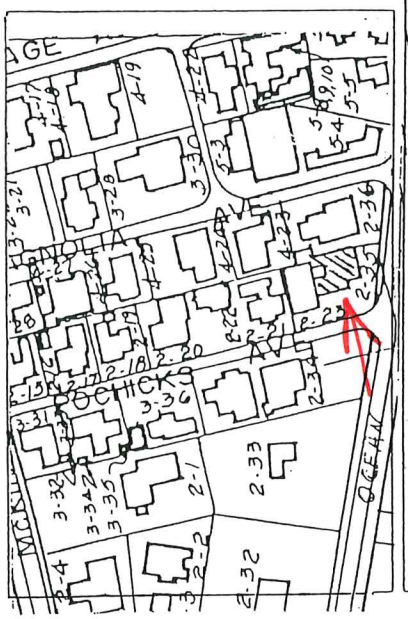
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

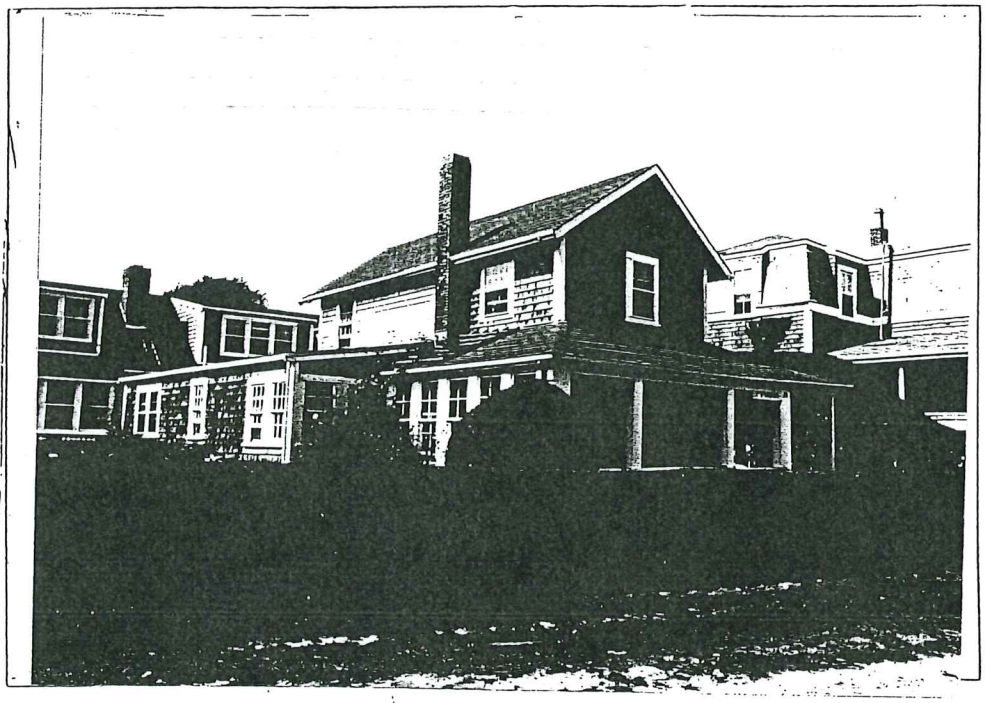
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

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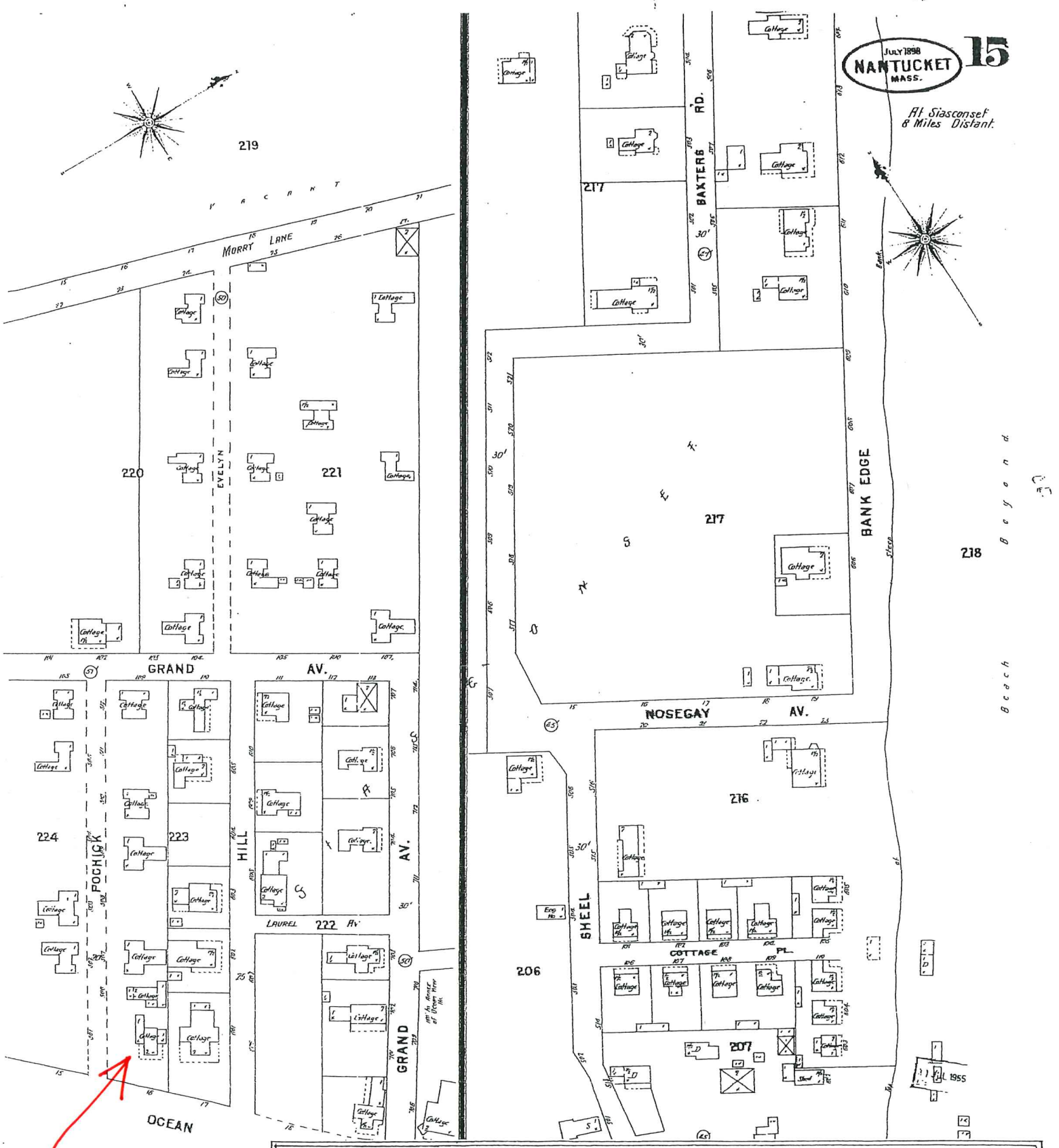
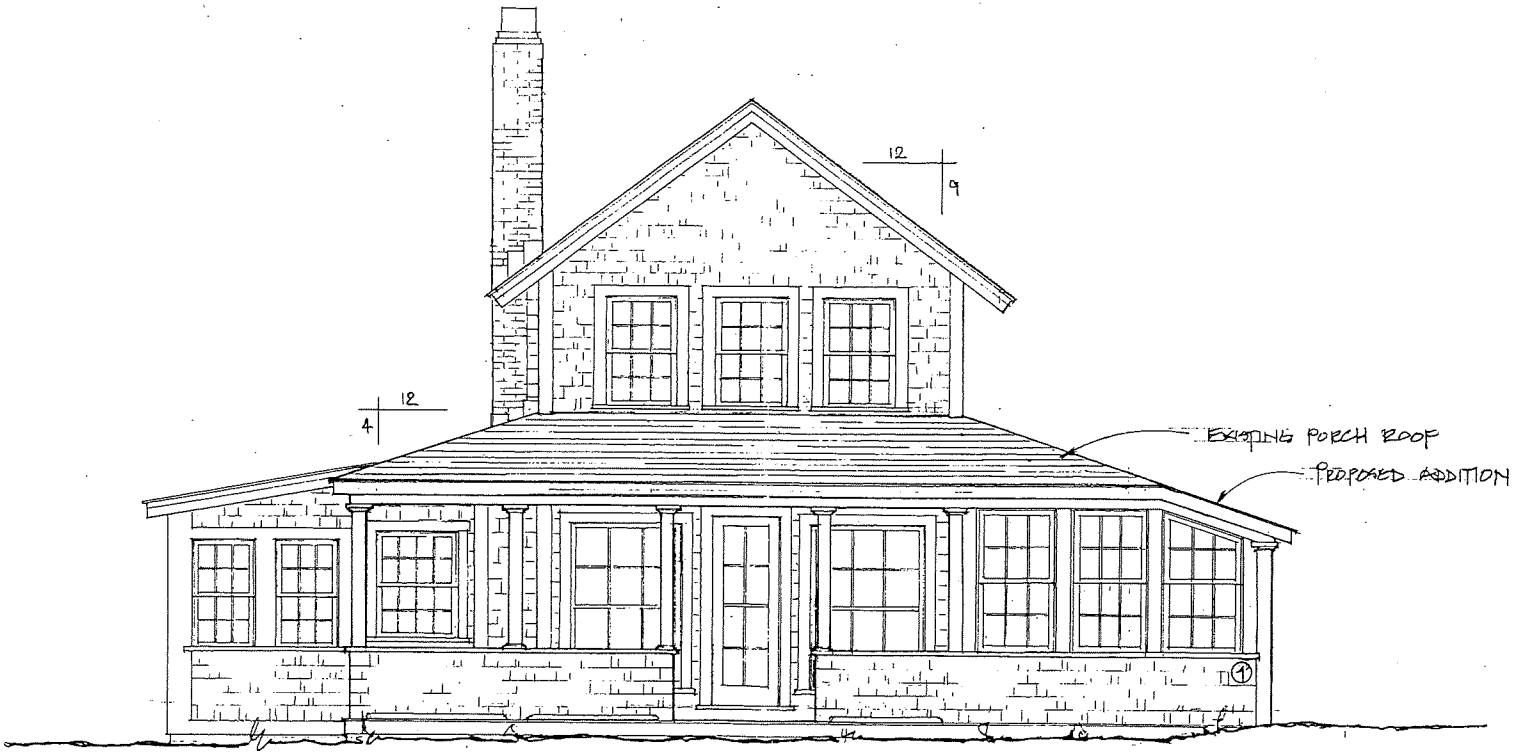
47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

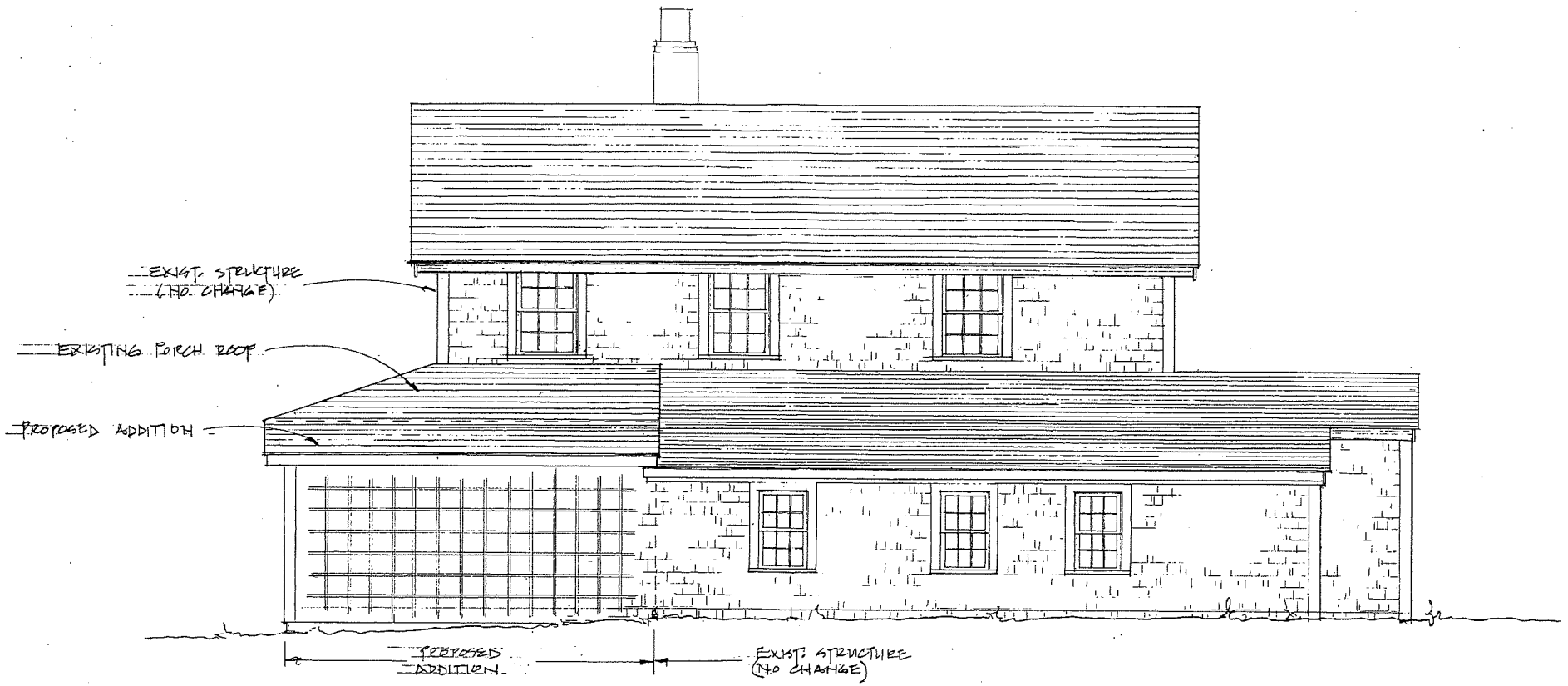
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



① EAST ELEVATION

SCALE: 1/4" = 1'-0"

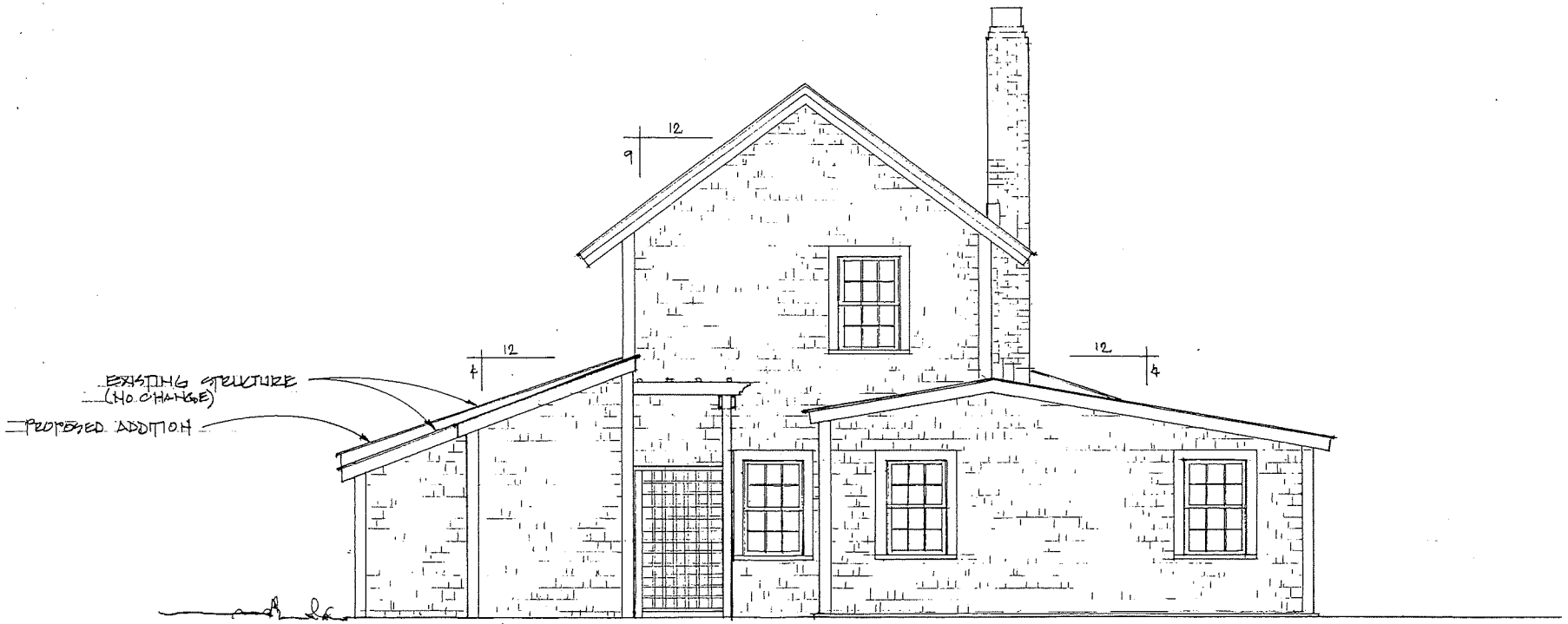
BROWN RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BROWN RESIDENCE
23 OCEAN AVE
HULL, MA

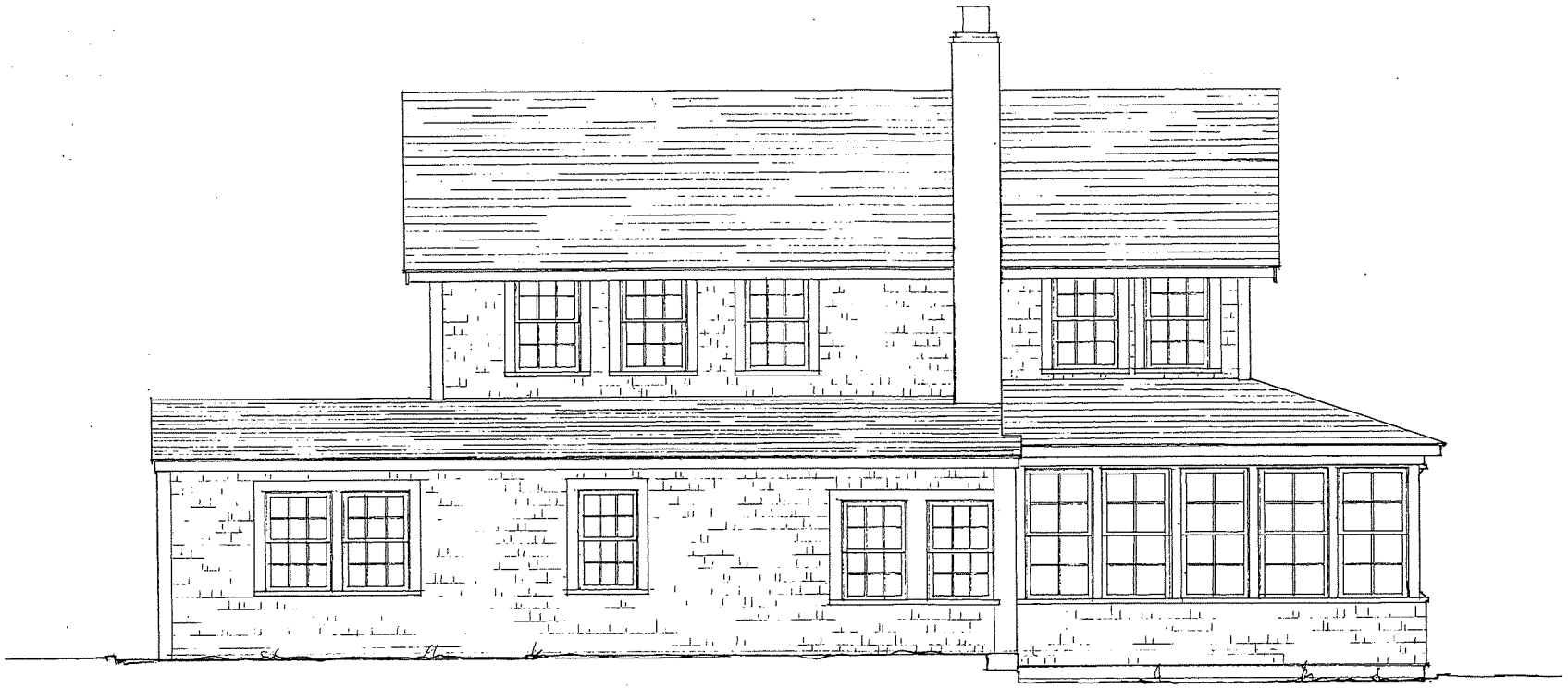
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HULL, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4"=1'-0"

BROWN RESIDENCE
23 OCEAN AVE
VEECONSET, MA.

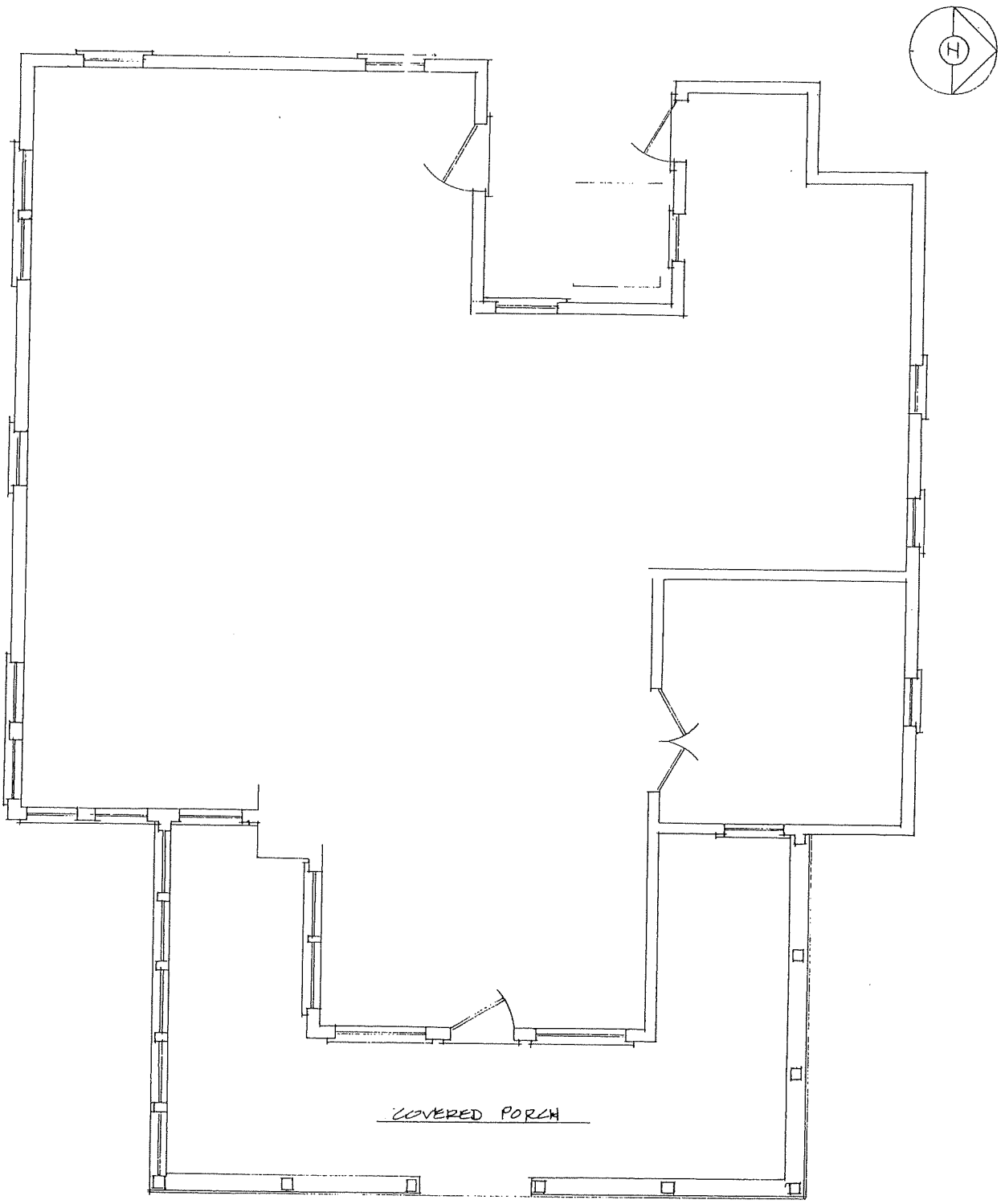
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VEECONSET, MA
(508) 257-6789



SOUTH ELEVATION
SCALE: 1/4"=1'-0" (NO CHANGE)

BROWN RESIDENCE
23 OCEAN AVE
WESTPORT, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WESTPORT, MA
(508) 257-6789



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" AS-BUILT

BROWN RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Marcia Browne + Jeffrey Clark

MAILING ADDRESS..16..Circuit Rd, Chestnut Hill, MA 02467

PROPERTY LOCATION.....23 Ocean Ave

ASSESSORS MAP/PARCEL.....7331 /19

SUBMITTED BY:.....Angus MacLeod

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 Haley, Senior Clerk, Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2022.06.06 15:22:34 -04'00'

June 6, 2022

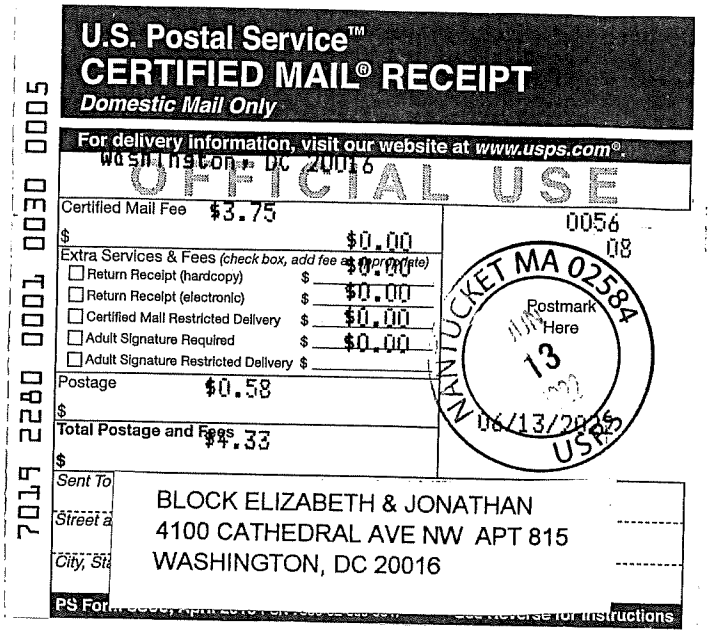
DATE

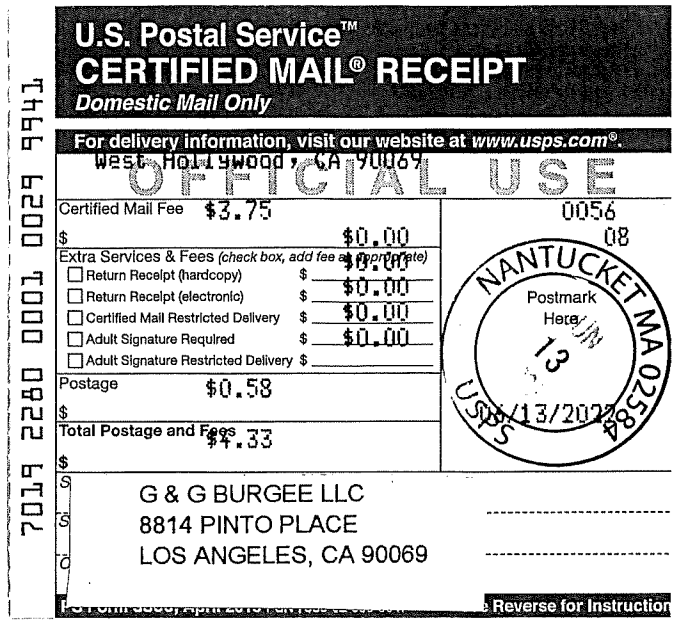
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

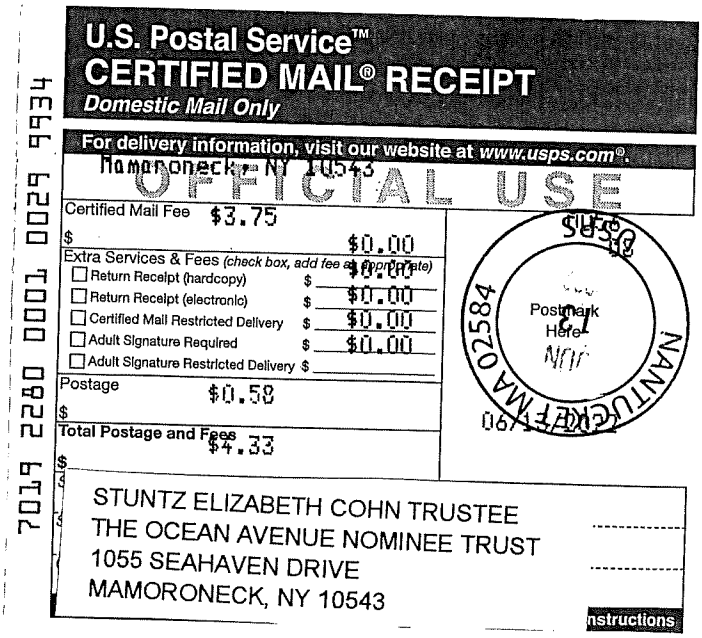
Abutters Listing

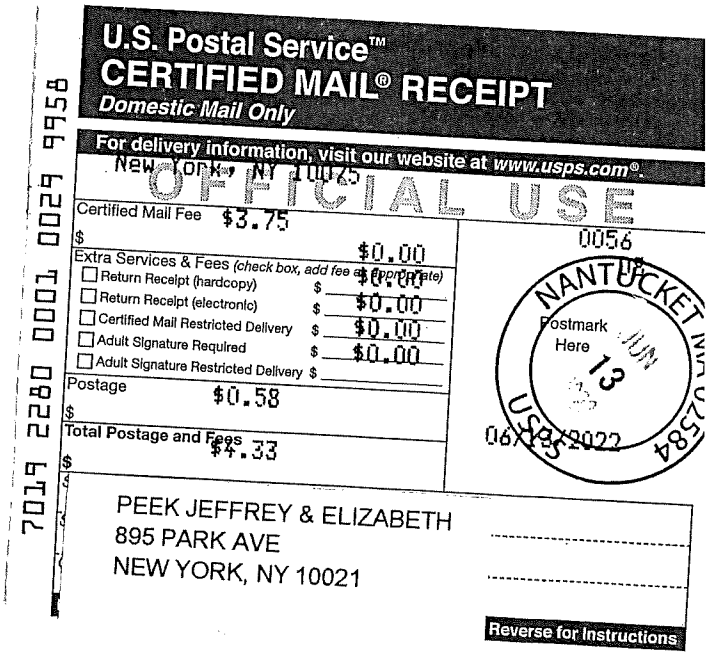
MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN A
7331	18		BLOCK ELIZABETH & JONATHAN		4100 CATHEDRAL AVE NW APT 815	WASHINGTON	DC	20016	21 OCEAN A
7331	20		G & G BURGEE LLC		8814 PINTO PLACE	LOS ANGELES	CA	90069	1 POCHICK S
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN A

Count: 4









HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 23 Ocean Avenue, Siasconset

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne

Description of Proposal: Second Floor addition to existing Southwest First Floor wing and add balcony to existing South porch roof, no change to existing First Floor or other Elevations.

Anticipated HDC Submission Date: June 13th, 2022

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.

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 Angus MacLeod

AS AGENT FOR Marcia Browne

STREET ADDRESS 23 Ocean Avenue, Sconset

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 13, 2022

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: June 13, 2022

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: 23 Ocean Ave

✓	Date submitted to 2 Fairgrounds Road: 6/30/23
✓	HDC Case Number (ie HDC2020-05-0265): 2022-06-0490
✓	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 6/30/23
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/22/23

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 Ocean Avenue

Owner of record: Marcia Browne - Beam Reach LLC

Mailing Address: 16 Circuit Road
Chestnut Hill, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-4" Sq. Footage 1st floor: _____
Width: 19'-9" (Reduced size) Sq. footage 2nd floor: 266 (-116)
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North Exist South Exist East Exist West Exist

Additional Remarks

Historic Name: YE DOUBBEL DECKER

Original Date: 1875

Original Builder:

REVISIONS* (describe)
1. East Elevation } Remove 2nd floor Deck, Revise Addition Massing + Fenestration
2. South Elevation
3. West Elevation } Revise Addition Massing + fenestration
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 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 TBD Rough Opening 2'-0" x 3'-0" Size _____ Location South
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) 6" Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 6/30/23 Signature of owner of record _____ Signed under penalties of perjury

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

NANTUCKET, MA 02584

Contact Phone #: (508)257-6789 E-mail: ANGUSONNOCK@GMAIL.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: Ø Decks/Patio: Size: 5'x11' ☐ 1st floor ☑ 2nd floor

Width: 26' Sq. footage 2nd floor: 382 ☐ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

Historic Name: "FORT GUMTREE"

Original Date: 1875

Original Builder:

REVISIONS* (describe)

1. East Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH.
3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

NO CHANGE TO EXISTING

Foundation: Height Exposed V ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 EXIST. Secondary Mass 7 /12 ADDITION Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX #C01 Rough Opening 21" x 27" Size 21½" x 27⅜" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5/4x6 Rake 5/4x6 Soffit (Overhang) 12" Corner boards 5/4x6 Frieze 5/4x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other HOPPER

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KOOSTON SASH

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 6 LT./1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/19/23 Signature of owner of record _____ Signed under penalties of perjury

6. Susan O'Malley **06-6490**	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:53)	**Nikolov** – Presented project. **Pohl** – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.
Motion	**Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

7. Clarke Browne **06-6539**	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Angus MacLeod Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipski, 'Sconset Civic League Greg Dunbar, 1 Pochick road
Concerns (4:56)	**MacLeod** – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. **Backus** – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclecitic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. **Reade** – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. **Alger** – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. **Williams** – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. **Filipski** – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. **Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. **Camp** – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. **Coombs** – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. **Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. **Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. **Pohl** – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.
Motion	**Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)**
Vote	Carried 5-0 Certificate #

Locus Map
NOT TO SCALE

2 **Proposed Site Plan**
SCALE: 1" = 5'

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

DATE REVISIONS

Site Plan

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1 ZONING INFO:
PARCEL NO.: 19 PROJECT NO: REVISED: **6/30/23**

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ID#
L-1.1

Main House
23 Ocean Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission 2023-07-06
Rev. 2023-06-26

Notes:
1. All windows to be Boston Sash per the schedule below, single glazed, true divided light with 5/8" muntin configurations as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All exterior doors are existing to remain.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
4. Storm/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Glass Size	Sash Opening	Rough Opening	Lights	Comments
B	1	Double Hung	Boston Sash	7 x 9	2'-0 5/8" x 3'-5"	2'-3" x 3'-9"	6 over 6	
C	2	Double Hung	Boston Sash	7 x 9	2'-7 5/8" x 3'-5"	2'-10" x 3'-9"	8 over 8	
D	5	Double Hung	Boston Sash	8 x 9	2'-3 5/8" x 3'-5"	2'-6" x 3'-9"	6 over 6	
L	2	Skylight	TBD	N/A	2'-0" x 3'-0"	TBD	1	

Door Schedule

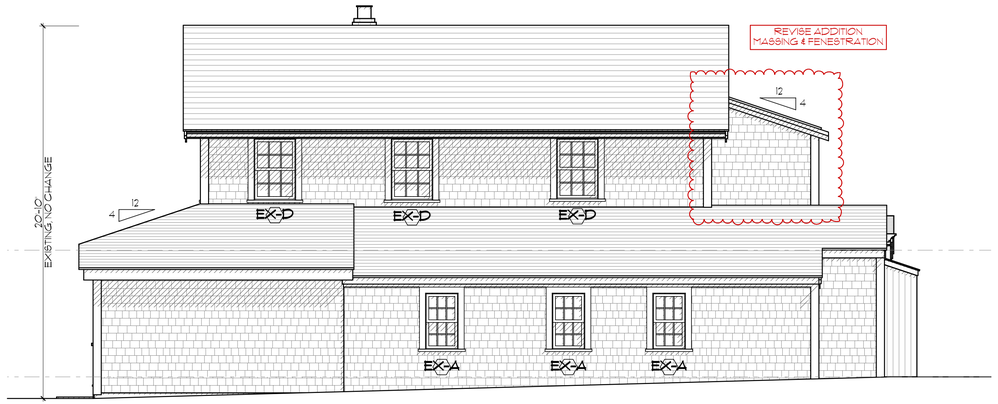
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments



Existing North Elevation
NOT TO SCALE



Previously Submitted North Elevation
NOT TO SCALE



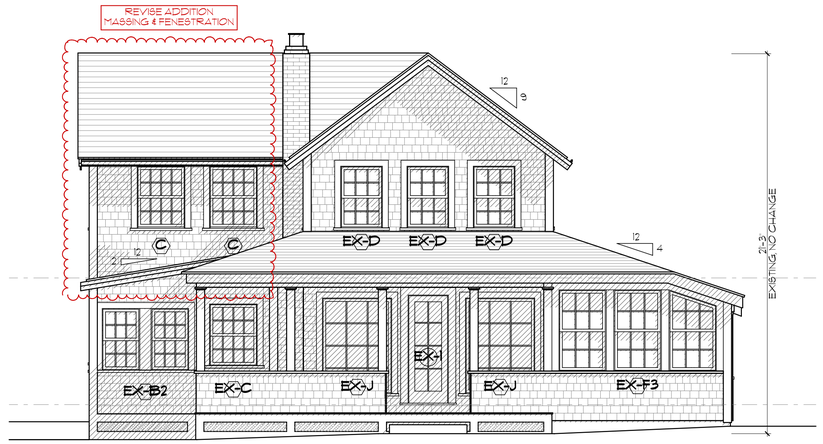
1 North Elevation
SCALE: 1/4" = 1'-0"



Existing East Elevation
NOT TO SCALE



Previously Submitted East Elevation
NOT TO SCALE



2 East Elevation
SCALE: 1/4" = 1'-0"

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DATE
REVISIONS

North & East Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1
PARCEL NO.: 19
ZONING INFO:
PROJECT NO:
REVISED: 6/30/23

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ID #
A-2.1



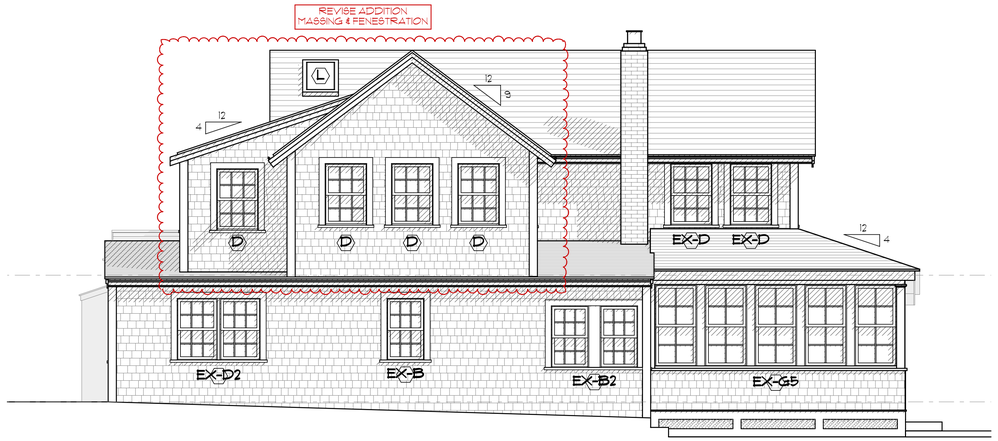
Existing South Elevation

NOT TO SCALE



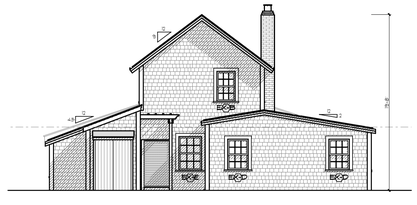
Previously Submitted South Elevation

NOT TO SCALE



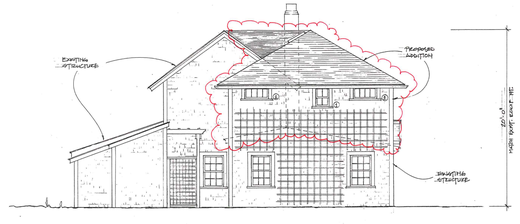
1 South Elevation

SCALE: 1/4" = 1'-0"



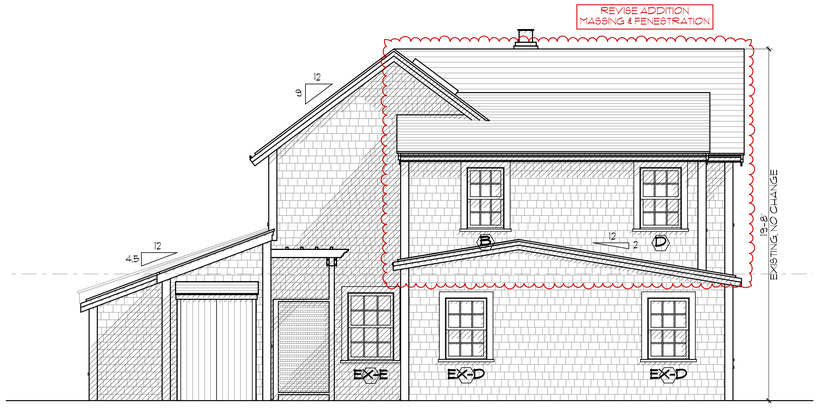
Existing West Elevation

NOT TO SCALE



Previously Submitted West Elevation

NOT TO SCALE



2 West Elevation

SCALE: 1/4" = 1'-0"

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P. 508.228.5455 | P. 617.482.4543

DATE REVISIONS

South & West Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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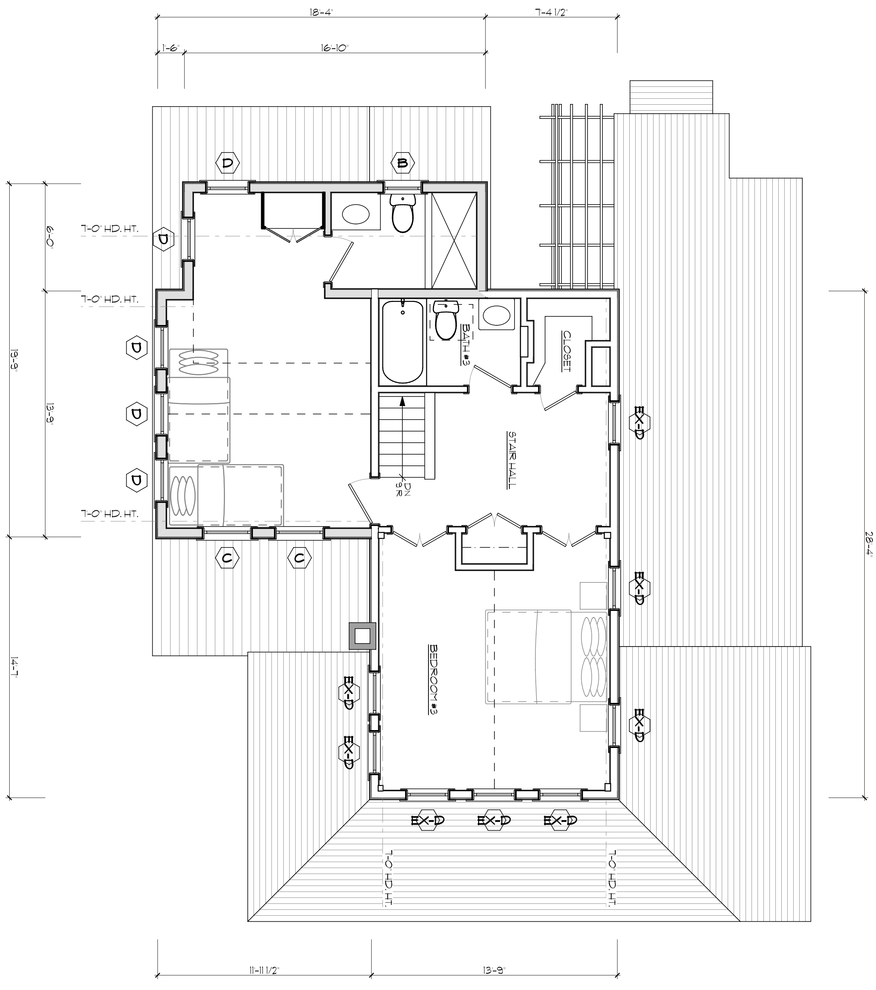
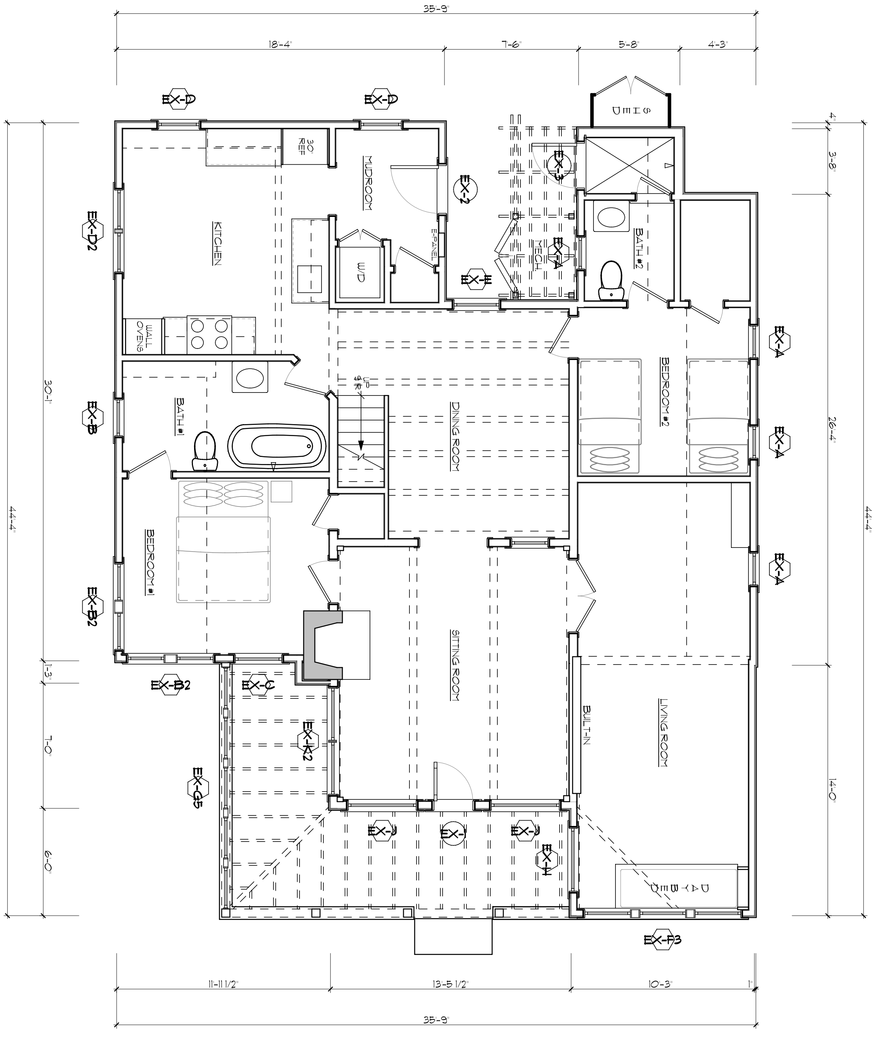
ID#

A-2.2



2 **Second Floor Plan**
SCALE: 1/4" = 1'-0"



1 **First Floor Plan**
SCALE: 1/4" = 1'-0"

ID# **A-1.0**

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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First & Second Floor Plans

DATE	REVISIONS

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Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.2109
Historic Name:	Ye Doubbel Decker
Common Name:	Underhill Cottage
Address:	23 Ocean Ave
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7331-19; SC2-35;
Year Constructed:	C 1885
Architectural Style(s):	Victorian Eclectic;
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;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, June 22, 2023 at 12:08 PM

NAN.2109

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#:7331-19
2109

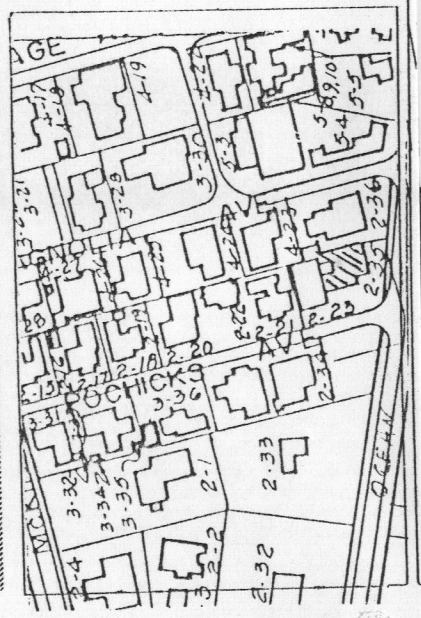
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown

6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





2109

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map,1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map

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 Lisa Botticelli

AS AGENT FOR BeanReach LLC - Marcia Browne

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON June 30, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 6 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the 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 6/30/23

Date

Subject: Re: HDC
Date: Thursday, June 22, 2023 at 11:20:11 AM Eastern Daylight Time
From: Tammy Conway
To: Tammy Conway

From: Browne, Marcia,MD <MBROWNE@mgh.harvard.edu>
Date: Thursday, June 22, 2023 at 11:15 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC

Dear Tammy,

Yes - Botticelli and Pohl have my permission to sign. Thank you for your help.

Marcia Browne
23 Ocean ave
617-939-4139 cell

Good morning Marcia,
We received your voicemail regarding the HDC extension and abutters. Can you please respond to this email giving Botticelli & Pohl permission to sign HDC applications on your behalf for 23 Ocean Avenue?
Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 Old South Road
Nantucket, MA 02554
508-228-5455

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NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

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Executive Director
Mary Bergman

July 18, 2023
Via email

To the Historic District Commissioners:

The proposed additions to 23 Ocean Ave would forever alter this historic streetscape. This structure predates the Underhill Cottages, built shortly after the footbridge was constructed to connect the new Sunset Heights development to old 'Sconset. Edward Underhill laid out Pochick Street in 1879 and began building his eponymous cottage colony of revival fish houses thereafter.

While there have been welcome changes made to the prior submission, (the elimination of the previously proposed second floor balcony, retention of the existing addition's roofline on the west elevation) the proposed addition still threatens the character-defining feature of the second story single gable. The proposed second story reverse gable with shed roofed dormer would alter the streetscape as one approaches Pochick Street and the Underhill Cottages from Ocean Ave. The relationship of this house to the nearby Underhill Cottages should absolutely be considered in evaluating the appropriateness of this design.

Building with Nantucket in Mind notes, on page 68, "The integrity of the front of a historic building should be maintained," and any additions to a historic structure "should not overwhelm the original building size." What is currently proposed has a ridge height the same as the main ridge and does not seem compatible with what is recommended by the guidelines. Any addition to this house should be subordinate, not just in square footage but in height.

Sincerely,

Mary Bergman
Executive Director

II Centre Street • Post Office Box 158 • Nantucket Island • Massachusetts • 02554 • 508.228.1387

TO:	NANTUCKET HISTORIC DISTRICT COMMISSION
FROM:	SARAH ALGER, REPRESENTING G&G BURGEE LLC, OWNERS OF 1 POCHICK STREET, IMMEDIATE ABUTTERS TO THE WEST
DATE:	January 2, 2025
PREPARED BY:	LINDA WILLIAMS
RE:	OPPOSITION TO PROPOSED ALTERATION OF 23 OCEAN AVE.

Attached please find extensive research on the history of 23 Ocean Avenue (AKA 2 Pochick Street), formerly known as “Windsor” and then “Ye Doubbel Decker”. The property was part of the Underhill Cottages and on the same lot as the other cottages on the north side of Pochick Street. As shown in the photographs and Sanborn Maps, the structure dates to the early to mid-1880s and has remained relatively if not completely unchanged to the present. It can be surmised that the reason this structure is two stories is that it faced the ocean and was the only one that had a view. Otherwise the actual footprint is the same general size of 480 SF on the main mass with the same wings as found on the other Underhill Cottages. This lot is larger as it had the original storage shed on it before it was split off in 1955 and altered.

The other alterations to the Underhill Cottages on Pochick, Lily and Evelyn Streets have been done sensitively and maintained the low and eclectic architecture of the original cottage. The current proposal to construct a hipped roof 2-story addition to this historic structure would be entirely inappropriate and obliterate what makes this structure unique even among the Underhill Cottages that remain. There appear to be other options of enclosing more of the side porch or some other single-story addition.

The original plots purchased by Edward Underhill are included in the packet that created Pochick Street, Lily Street (for his daughter) and Evelyn Street (for his wife). The large tracks of land were originally part of Sunset Heights.

The Underhill Cottages need to be preserved as “significant” not just “contributing” given their unique history, setting, the people who stayed there as

part of the Siasconset Actors Colony. Some well-known actors and writers stayed there and three of them are included with this packet. Other writings, particularly one from PIN, states that these cottages should be preserved as an important part of Siasconset's history taking into account "the dynamic period in history, and the positioning of the various elements (people, place, and architecture)…"

In addition to all of the other supporting research provided, perhaps the most definitive proof that this was an Underhill Cottage is the deed from Edward Underhill's widow Eveyln to Albert Brock January 28, 1935. Until then, 23 Ocean Avenue/2 Pochick and the rest of the cottages were all on the same lot on the north side of Pochick. She was forced to sell the lots out separately due to her inability to maintain the cottages for rental, her failing health and the Depressions impact. Her husband had left the cottages to her in 1898 when he died with life-rights on the provision they remain on the same lot and not be sold individually. In the deed she specifically gave up her life right to this lot.

The Underhill Cottages are special places and are a significant part of the history of Siasconset that needs to be rigorously preserved intact. This proposed alteration and expansion to this structure would drastically alter the appearance and not be harmonious with the existing historic cottage. We are respectfully asking the HDC to either deny the proposal before the you or ask for significant revisions that do not drastically impact the existing historic architecture that has remained relatively unchanged for almost 140 years.

From: Michael May <mmaynpt@gmail.com>
Sent: Sunday, July 10, 2022 2:40 PM
To: emartinez@nantucket-ma.gov <emartinez@nantucket-ma.gov>
Subject: 23 Ocean Avenue History

External Email - Use Caution

Dear HDC Commissioners:

Several years ago, while I was working for the Nantucket Preservation Trust, NPT completed deed research on the house at 23 Ocean Avenue. For many years, historians have been puzzled by the structure and its association with Edward Underhill, because it is so different in design from the typical cottages Underhill built in the 1880s. In fact, the deed research revealed that the house predates the Underhill ownership. The date of construction is c. 1870.

In short, Edward Underhill purchased the property from the Matthew Crosby estate in 1879. At that time the property included vacant land on both sides of Pochick Avenue and a structure--now known as 23 Ocean Avenue.

Early in its history, the house was known as Fort Sumter--likely named for the Civil War battle. Newspaper accounts reveal that within six months of his purchase, Underhill began improvements on the cottage, and it became one of dozens he rented to summer tourists. He held the property throughout his life.

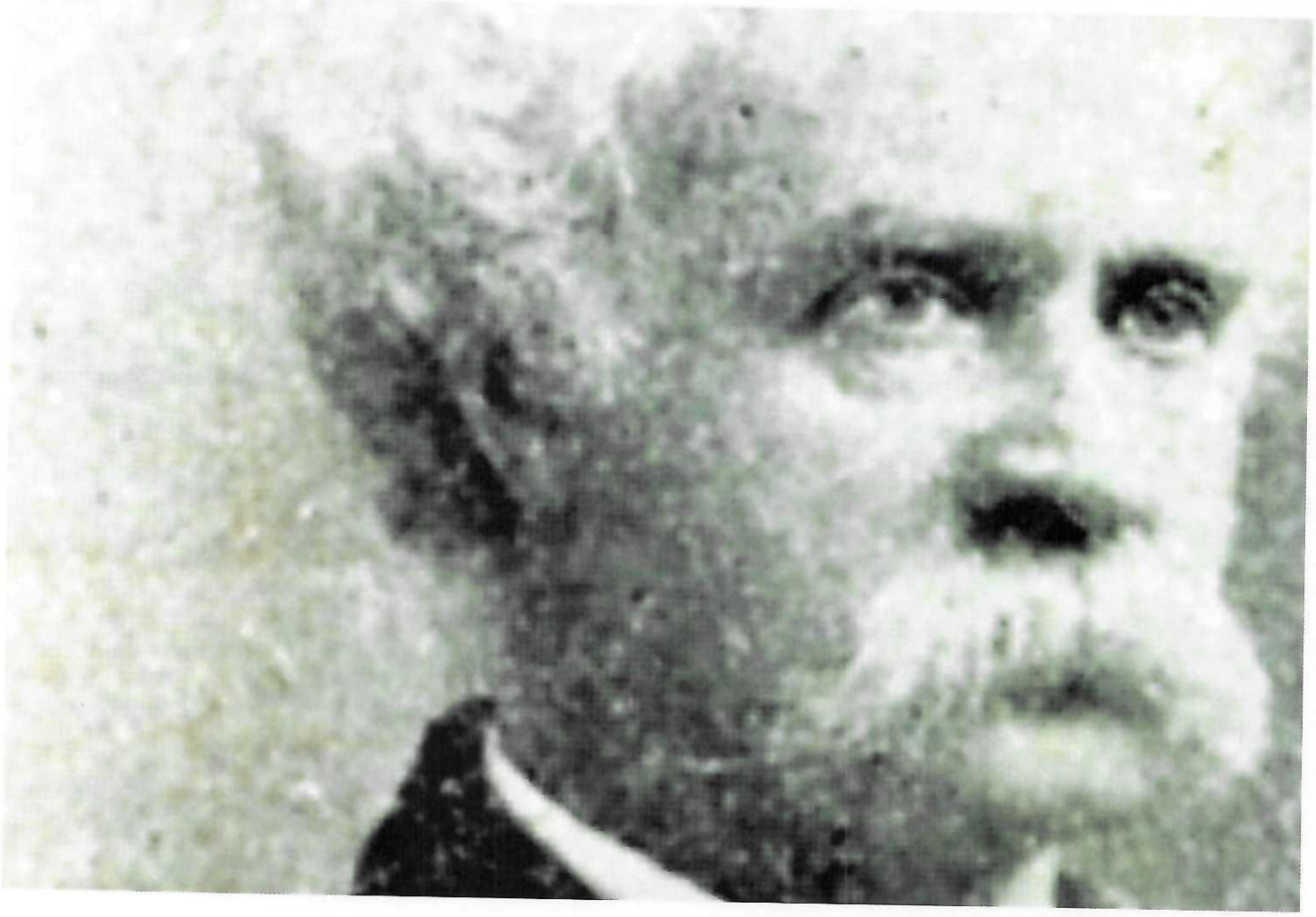
I hope that this information helps to clarify the property's early history.

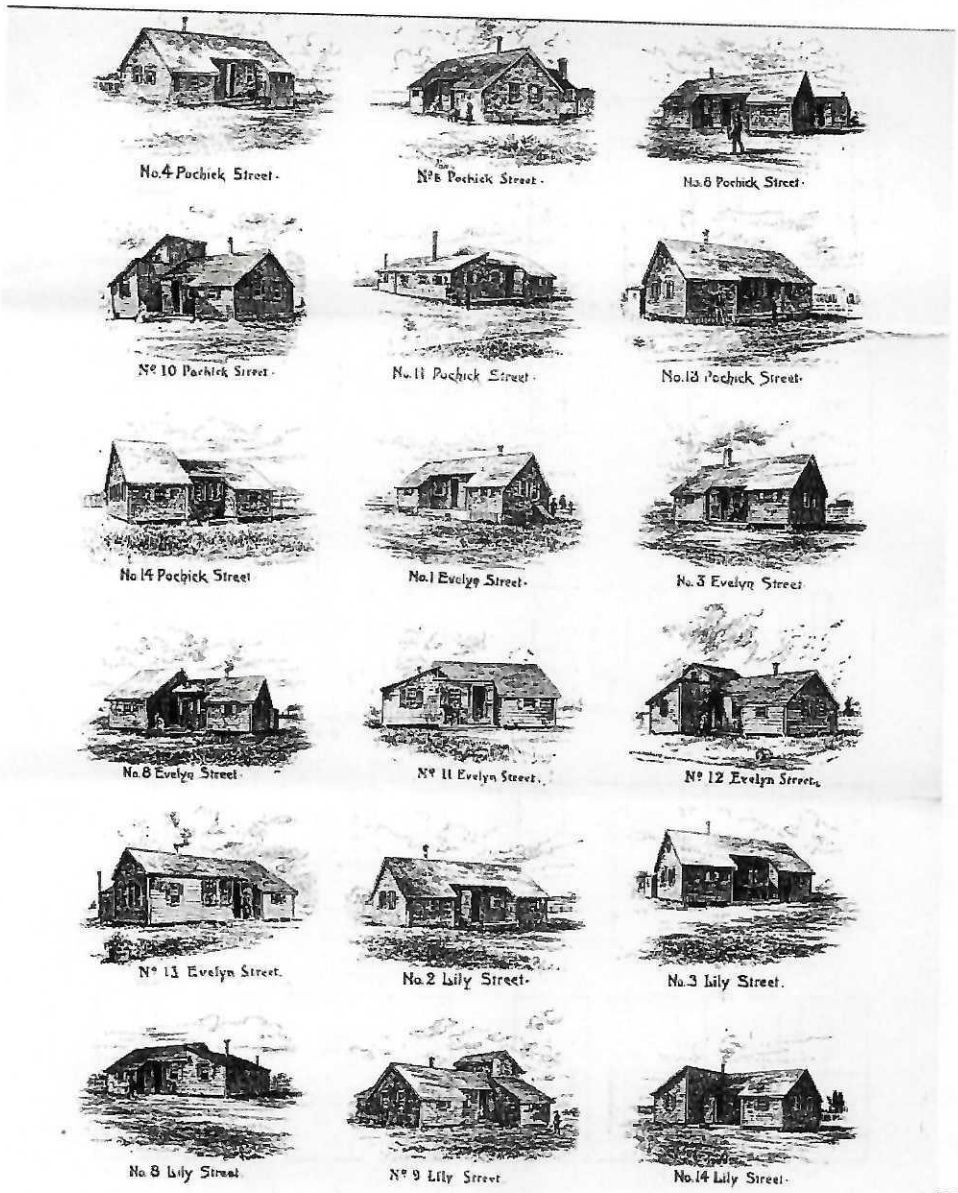
Sincerely,
Michael May

Search

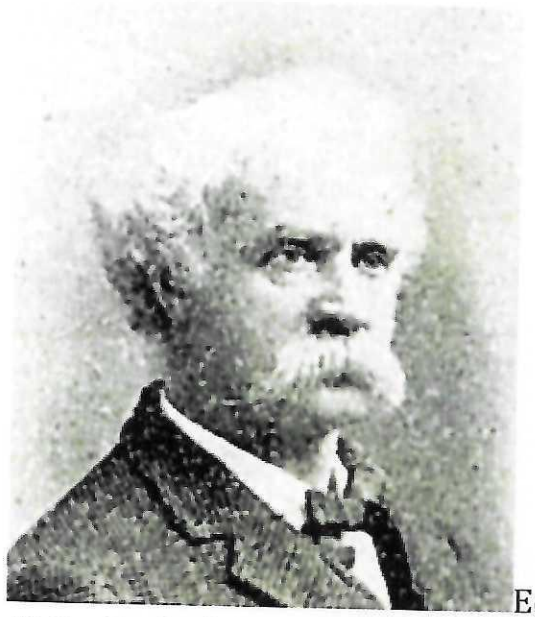
The Underhill Cottages

Featured Properties, Preservation Update / By Nantucket Preservation Trust / September 1, 2015





The Underhill Cottages were brought about due to the success of Sunset Heights, which drew other real estate investors to 'Sconset. In 1879, the land known as the Pochick Lot was sold by the heirs of Matthew Crosby to Edward F. Underhill of New York City. His development featured very different cottages from Robinson's Victorians. Underhill modeled the Pochick cottages after the fish shanties in the village core along Broadway, Center and Shell streets—using the same architectural vocabulary including warts, T-shaped plans and half gable roofs. He soon purchased additional land to the west—present day Evelyn and Lily Streets (named for his wife and daughter) to extend his cottage development.


Edward F. Underhill

At the Pochick lot, Underhill created a road down the middle of the parcel, and immediately began construction on his own cottage, China Closet, at the east end, on the south side of the street (now a secondary cottage for the house on Ocean Avenue).

Underhill was a man of many talents and was perhaps one of the most famous Sconseter's of the nineteenth century. He was a Civil War reporter for The New York Times in the 1860s, a journalist for the New York Tribune in the 1880s, a famous New York court stenographer in an era when a court stenographer could be famous, a vineyard owner, rare book and china collector, noted wit, and 'Sconset enthusiast. He was especially gifted as a writer and promoter and is responsible for luring visitors to the village from across the country.

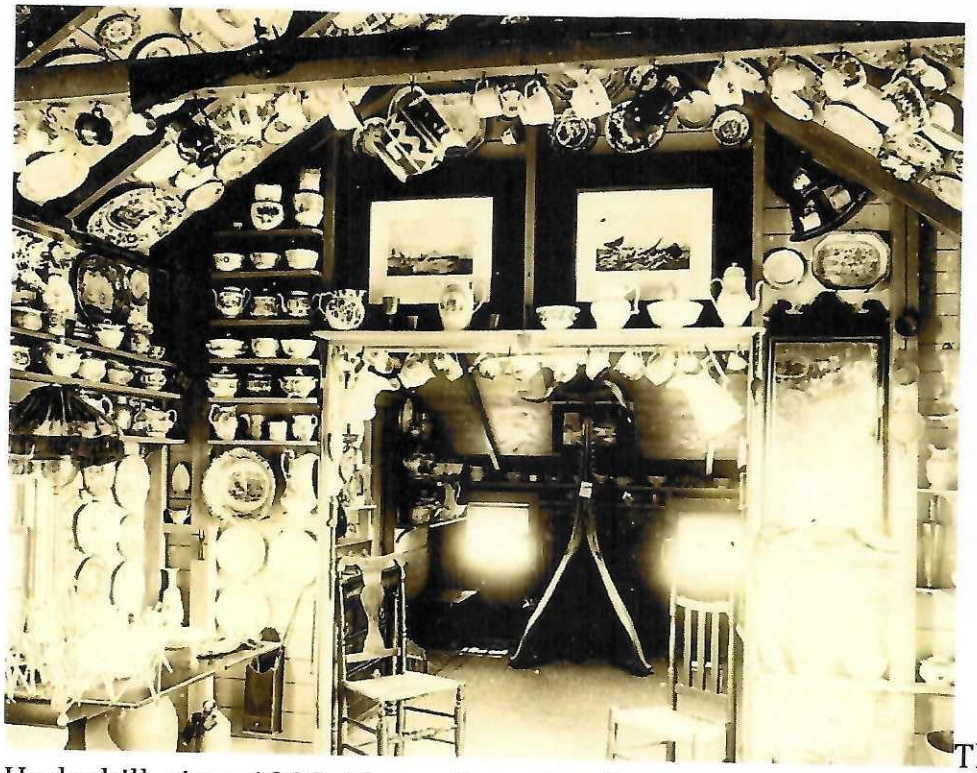
Underhill's advertising circular included a detailed description of the cottages:
They are built . . . following the traditions of the builders of a hundred years ago, who made their houses strong and compact for comfort and convenience and with no thought that the structures they reared would ever be in demand for the residences of families from distant parts during the warm season. The only variations I have made from the strict simplicity of 'Sconset architecture are to have the apartments more commodious, and to avail myself of a few accessories which improve the appearance of the dwellings without, in the least degree, giving them the ornate look of modern built cottages at our fashionable seaside resorts.

Each house has a small cellar, a cistern abundantly supplied with rain water, and is completely furnished for house-keeping, even to the extent of providing crockery, cutlery and bed and table linen. The bedsteads are of modern style and are furnished with spring bottoms and mattresses of the best quality curled hair. Each house is situated on a lot having a frontage of 55 feet with a full area of 3,300 square feet of ground.



Main Top, 9 Pochick Street, circa 1910

One of the quirkiest Underhill creations was the construction of extra rooms on wheels that could be rolled up to a cottage for additional living space. This invention was most likely constructed by Asa Jones, along with George W. Rogers, Underhill's carpenters of choice. The cottages along Pochick, and Lily and Evelyn (named for Underhill's daughter and wife), appear to have been built over several years, but individual cottages were built quickly—often completed according to newspaper accounts within 10 or 14 days.



The cottage of Mrs. Evelyn Underhill, circa 1900. The walls and ceiling of the cottage interior were lined with china collections, dishes, and tea services.

By the early 1890s, Underhill community was complete and was thriving with nearly two dozen cottages. It quickly became known as the village's "Actors' Colony," due to it being largely populated by Broadway actors and actresses, artists and writers, and other bohemian types. The Underhill cottages continued to be rented until the mid 1920's – often by the same families, year after year.

– *text originally from the NPT 2015 August Fete Brochure*

House marker design proof before it is fabricated by the sign maker.

One of our most visible program at the Nantucket Preservation Trust is our house markers. Chances are, you've noticed these wooden tablets on historic homes around town. They tell you the date of construction, who built the house, the original resident (if known), and sometimes the house's original name or function. We've marked over 200 house since the program began.

We've recently completed work on two new house markers. Researching and documenting the history of Nantucket's historic homes–and the people who built them and lived in them–is important work. House markers make a great gift and help us improve Nantucket's historical record. **Click here for more information about our house marker program**, or give us a call at the office, 508.228.1387, to discuss a marker for your house.

Behind each marker is quite a bit of information–read on to learn about two of our newest marked houses.

Fort Sumter

Crosby Family

c. 1870

The house at 23 Ocean Ave to was constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot on Ocean Ave in May of 1894, one month after it was advertised for sale in *The Inquirer and Mirror*.

The lot was formerly known as the "Elkins Lot" and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)—"Fort Sumter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), Diane Coombs, Vallorie Oliver, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~
Tuesday July 19, 2022
Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance:	Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriquez, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Camp, Coombs, Oliver, Welch, Thornewill
Remote Participants:	None
Absent Members:	Dutra
Late Arrivals:	None
Early Departures:	Coombs, 8:02 pm

Adoption of Agenda.

Motion	**Motion to Approve as amended. (Camp)**
Vote	Carried 5-0

I. COMMISSION COMMENTS
1. Welch – The HDC Organizational Committee update
2. Coombs – Section 106 update

II. PUBLIC COMMENT
1. None

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Boys and Girls Club- **07-6693**	61 Sparks Avenue	Temporary Sign	55/143	A.Cuhna
2. Nantucket Garden Club **07-6684**	Various location	Temporary Sign	Various	Debbie Thomas

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – SAC recommendations: approve Item 1&2
Motion	**Motion to Approve Items 1&2 (Coombs)**
Vote	Carried 5-0 Certificate # **HDC2022-(as noted)**

3. Nantaco **07-6683**	21 South Water Street	Projecting Sign	42.4.2/102	CWA
4. Nantucket Cottage Hospital **07-6682**	57 Prospect Street	Wall Sign	55/3	J. Bridges/Design Co.
5. Nantucket Land Bank **07-6621**	168 Hummock Pond Rd	Rock Sign	65/13.2	John Kuszpa

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – SAC recommendations: hold Item 3-5 for revisions
Motion	**Motion to Hold Items 3-5 for revisions. (Coombs)**
Vote	Carried 5-0 Certificate #

V. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Pocomo, LLC **07-6710**	1 Lilac Court	R44ev. 10-4925: new dwell	68/359	KOH
2. Scrimshaw Prop, LLC **07-6711**	4 Lilac Court	Rev. 10-4926: new dwell	68/365	KOH
3. Ackaire, LLC **07-6712**	29 Skyline Drive	New Shed	79/91	Structure Unlimited
4. 14 MVR, LLC **07-6694**	14 Madaquecham Valley	Outdoor shower (shed)	89/13	Emeritus
5. 14 MVR, LLC **07-6695**	14 Madaquecham Valley	Outdoor shower (main hse)	89/13	Emeritus
6. Christopher Christillo **07-6629**	3 Bayberry Lane	New shed	67/59	Nantucket Structures
7. Town of Nantucket **07-6643**	6 Fairgrounds Road #1	Renew 69938: new dwell	67/917-918	Sarah F. Alger P.C
8. Town of Nantucket **07-6644**	6 Fairgrounds Road #2	Renew 69939: new dwell	67/917-918	Sarah F. Alger P.C
9. Town of Nantucket **07-6645**	6 Fairgrounds Road #3	Renew 70592: drive/apron	67/917-918	Sarah F. Alger P.C
10. Town of Nantucket **07-6646**	6 Fairgrounds Road #4	Renew 70593: cmrcl shed	67/917-918	Sarah F. Alger P.C
11. Town of Nantucket **07-6649**	6 Fairgrounds Road #5	Renew 69936: deck etc	67/917-918	Sarah F. Alger P.C
12. Town of Nantucket **07-6648**	6 Fairgrounds Road #6	Renew 70595: cmrcl shed	67/917-918	Sarah F. Alger P.C
13. Town of Nantucket **07-6663**	6 Fairgrounds Road #7	Renew 70594: cmrcl shed	67/917-918	Sarah F. Alger P.C
14. Town of Nantucket **07-6664**	6 Fairgrounds Road #8	Renew 70596: cmrcl shed	67/917-918	Sarah F. Alger P.C
15. Town of Nantucket **07-6647**	8 Waitt Drive	Renew 69937	67/710	Sarah F. Alger P.C

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Thornewill
Recused: None
Documentation: None
Representing: Sarah Alger, Sarah F. Alger P.C, for the Town of Nantucket
Public: None
Concerns: **Alger** – 6 Fairgrounds Road items were approved 4 years ago; they were extended under the Permit Extension Act.
No concerns
Motion: **Motion to Approve. (Coombs)**
Vote: Carried 5-0 Certificate # **HDC2022-(as noted)**

VI. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jim & Cindy Helfrich **06-6481**	37 Fair Street	Alter/ Add Covered Porch	42.3.2/212	Emeritus

- Privet will be maintained in perpetuity

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Dutra, Thornewill
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: No additional concerns.
Motion: **Motion to Approve per noted conditions. (Oliver)**
Vote: Carried 5-0 Certificate # **HDC2022-(as noted)**

XIV. NEW BUSINESS 06/21/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Richmond Great Pt Prop **06-6536**	1 Violet Place	New commercial building	68/340	KOH

Voting: Pohl, Coombs, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Dinah Klamert, KOH
Public: None
Concerns (4:15): **Klamert** – Submitted photos of a similar structure already built; reviewed 2 options to make this different.
Welch – The gable ends of the secondary masses should be hipped.
Oliver – Okay with it as is; though also okay with both the options.
Coombs – Agrees with Ms. Oliver.
Pohl – West elevation, the hipped roof looks chopped off. The hipped roof reduces the perceived length of the ridge line.
Discussion on the motion.
Motion: **Motion to Approve through staff with the west & south elevations to be hipped roofs and returned to the primary mass and no clapboard. (Welch)**
Vote: Carried 4-0 Certificate # **HDC2022-06-6536**

2. Richmond Great Pt Prop **06-6538** 2 Violet Place New commercial building 68/340 KOH

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Dinah Klamert, KOH
Public	None
Concerns (4:34)	**Klamert** – Presented project. No concerns.
Motion	**Motion to Approve as submitted. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6538**

3. Richmond Great Pt Prop **06-6537** 3 Violet Place New commercial building 68/340 KOH

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Dinah Klamert, KOH
Public	None
Concerns (4:28)	**Klamert** – This is a mirror image to 1 Violet Place, so it would have the same issues. Clapboard would be platinum grey with white trim. **Camp** – No concerns with the same conditions as 1 Violet Place. Asked about the clapboard color pallet. **Welch** – Asked how many structures of this style are there (1 existing).
Motion	**Motion to Approve through staff with the flanking north and west elevation to be hipped roofs and returned to the primary mass and with clapboard to be Platinum grey and white trim. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6537**

4. Cailen Casey **06-6474** 77 Sparks Avenue Hardscape & driveway 55/138.1 Cailen Casey

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Cailen Casey
Public	None
Concerns (4:35)	**Casey** – Presented project; it was suggested that the white shell might be replaced with gravel; the retaining wall is not getting any taller. **Backus** – this is in the old historic district (OHD) circa 1930/1940 Cape. Belgium block apron and cobblestone wall are too formal for this area. Recommend peastone drive and brick wall and apron. **Camp** – Okay with the Belgium block apron. Peastone would be better for the driveway. Okay with a cobble or Pennsylvania field stone wall. **Coombs** – Would go with brick wall and peastone drive. **Oliver** – Moving the wall forces it to get taller; doesn't care about the material. **Welch** – Regarding the retaining wall, asked if the top will follow the grade or be level (level); no real concerns with materials. It would help to know the type of brick to be used. **Pohl** – The proposed wall wouldn't be taller than what exists; it's probably no more than 2' tall. Agrees with Ms. Backus on the brick apron and wall.
Motion	**Motion to Approve through staff with brick to be S&H running bond, wall to be the same brick, and the drive to be peastone. (Welch)**
Vote	Carried 4-1//Camp opposed Certificate # **HDC2022-06-6474**

5. Susan O'Malley **06-6490** 10 New Mill Street New deck 59.4.4/9 Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:48)	**Nikolov** – Presented project. **Backus** – Recommend go to HSAB with better plans. Contributing OHD, early 19th century. **Pohl** – The application is extremely vague; you call it a deck, but it looks like a porch. We need clear architectural drawings; the work should be reflected on the site plan.
Motion	**Motion to Hold for more information, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

6. Susan O'Malley **06-6490**	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:53)	**Nikolov** – Presented project. **Pohl** – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.
Motion	**Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

7. Clarke Browne **06-6539**	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Angus MacLeod Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipski, 'Sconset Civic League Greg Dunbar, 1 Pochick road
Concerns (4:56)	**MacLeod** – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. **Backus** – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclecitic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. **Reade** – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. **Alger** – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. **Williams** – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. **Filipski** – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. **Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. **Camp** – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. **Coombs** – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. **Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. **Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. **Pohl** – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.
Motion	**Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)**
Vote	Carried 5-0 Certificate #

8. India & Rose Tr **06-6484**	28 India Street	Rev. 5776: fenst & ptl demo	42.3.4/108	Botticelli + Pohl

Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (7:45)	**Botticelli** – Presented project; the rear ell is old but has a nearly flat roof and asymmetrical gable. The flat roof will have to come off. **Backus** – Read HSAB comments 6/27: Traditional basement windows were never mulled; it would be preferable to have 3 separated windows. Circa 1830s Federal built for David Baxter by John Brown Coleman. HSAB discussed the proposed demolitions of a wing dating back to the 1800s; she wants more information verifying the age of the rear ell. Okay with the proposed fenestration change. **Thornewill** – What's being proposed is minor; she has no concerns. Didn't realize this included a demolition of the rear ell. To do the proposed additions, much would have to be demolished. Asked if any of the existing windows are reusable. We need a defining demolition plan. **Welch** – He's fine with the proposed changes but we need a demolition plan on file as well as a window survey. **Oliver** – Nothing to add. We need a demolition plan. **Coombs** – Wants to see the demolition plan before any approval of the work, and that should be reviewed by HSAB. **Camp** – Okay with the side fenestrations. She too would like to see the demo plan.
Motion	**Motion to Hold for additional information – demolition plan, window survey, and narrative list of architectural elements to be removed. (Welch)**
Vote	Carried 5-0 — Certificate #

9. Guy Wisinski **06-6545**	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacture spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	Linda Williams, MAB
Concerns (5:53)	**Glidden** – Presented project; heavy year-round vegetative screening exists; visibility is limited. **Williams** – Read MAB comments: There was disagreement on MAB: 2 want a ground array on the north side. Her concern is that a ground array might be more visible; feels the proposal would be only obliquely visible. The Madaket Area Plan will be reviewed to address solar arrays. **Oliver** – This is the type of application we find appropriate – on a 1st-floor mass on the rear. Camp and Coombs agree. **Welch** – This is appropriate. Cautions people against lobbying against the Energy Resiliency Workgroup. HDC aesthetics have a different concern.
Motion	**Motion to Approve. (Camp)**
Vote	Carried 5-0 — Certificate # **HDC2022-06-6545**

10. Sergey & Yuliya Chumak **06-6500**	8 Parson Lane	New pool cabana	75/97	WAPD

11.

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Andrew Kotchen, Workshop APD
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for Alan Meyer
Concerns (6:00)	**Kotchen** – Presented project; contends no visibility; height 22'. **Reade** – This is described as a pool cabana but it's 1.5 stories with 2 bathrooms and kitchen and sauna; that doesn't seem typical for a cabana, and it's adjacent to an outdoor area with a free-standing chimney. It should be a low, 1-story structure adjacent to the pool. He thinks this is cottage masquerading as a cabana. **Camp** – This isn't an ordinary pool cabana; however, the size of the lot can handle the design. She has no objections. **Thornewill** – She agrees. If you call it a cottage, you're good; it's simple. **Coombs** – It's large for a cabana. **Welch** – He's concerned about the overall height; agrees with Mr. Reade, the term cabana doesn't suit this. This is an accessory structure and should be labeled as such; however, there are no sleeping areas. **Pohl** – This appellation of cabana would apply to one portion that's connected by a pergola to the structure. There's nothing objectionable about it.
Motion	**Motion to Approve as submitted. (Camp)**
Vote	Carried 5-0 — Certificate # **HDC2022-06-6500**

12. Ack N Back, LLC **06-6502** 33 Quidnet Road Move off/demo 21/27.2 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:12)	**Kotchen** – Presented project; we are trying to determine if there are access issues to get it out; it's been advertised. **Backus** – Circa 1996. Not in the old core of Quidnet. **Thornewill** – It's a nice in great shape and it's a shame to demolish it but it's no different than other demolitions. **Coombs** – She's talked to people who don't want this moved. **Oliver** – Okay with the demolition. **Camp** – She is also okay with the demolition though it is a waste.
Motion	**Motion to Approve the move off/demolition. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6502**

13. Ack N Back, LLC **06-6501** 33 Quidnet Road Primary dwelling 21/27.2-27.4 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:17)	**Kotchen** – presented project; basement walk-out faces east; southeast faces the pond; white trim and windows; chimneys grey concrete. **Backus** – Referenced a letter from an abutter asking that the vegetative screen remain in place. **Oliver** – The plan has contours but no elevation numbers; a cross section through the lot would be helpful. This will be visible from the Massachusetts Audubon property. The forms are simple, but the house is 2X larger than the existing with trim going to white. The connector with glass is the same on both and will be like a lantern at night, which isn't appropriate to the Dark Skies Initiative. Most buildings in the area are 1.5 stories; this is 2 stories with parts being 3 stories. Appreciates removing the 2-story windows. **Coombs** – The size of the windows is a concern as well as visibility through the connector. Northwest elevation, the window will impact the Dark Skies. This is essentially 3 stories in a simple area. Too many mulled windows. Should be simpler. **Camp** – Doesn't think white is appropriate for this size; natural to weather or grey would be better. The front door is overly wide at 5'. The breezeway is not appropriate here where it's adverse to the environment; the amount of glass should be toned down. **Thornewill** – This is a very prominent hilltop. White trim isn't appropriate here; an abutting white-trim house sticks out. The wells creating a 3-story element aren't working. The 9'-tall breezeway doors are too much. Overall massing is good. The window wells should be subtle; don't open up the earth for them. **Pohl** – Asked if the proposed grade is the same as existing (yes). Agrees with what's been said, especially the white trim. The southwest elevation is 38' tall; the maximum zoning allows is 32' on one side. He too would like to see a cross section.
Motion	**Motion to Hold for revisions, a cross section through the site, and the existing house. (Oliver)**
Vote	Carried 5-0 Certificate #

14. Ack N Back, LLC **06-6503** 33 Quidnet Road Garage studio 21/27.4 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:34)	**Kotchen** – Presented project; has white trim. **Backus** – This property is adjacent to Massachusetts Audubon property. **Oliver** – Same issues with the connector piece being see-through. **Coombs** – The 2nd-floor deck looks out toward the water; suggested the 2nd floor be changed to a 1-story element going off the left section. **Camp** – Same issues as with the house – no white trim and too much glass in the connector. **Thornewill** – Ditto. The southeast 2nd-floor French doors add to the too much glass issue. **Pohl** – The 2-story gable is too narrow and vertical.
Motion	**Motion to Hold for revisions. (Coombs)**
Vote	Carried 5-0 Certificate #

15. Ack N Back, LLC **06-6504**	33 Quidnet Road	Pool cabana	21/27.4	WAPD

Voting: Pohl, Camp, Coombs, Oliver, Thornewill
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, and correspondence.
Representing: Andrew Kotchen, Workshop APD
Public: None
Concerns (6:40): **Kotchen** – Presented project; need to table this in the event the trim color changes on the other structures.
Camp – No concerns.
Thornewill – She might question the amount of glass based upon the site cross section.
Oliver – Of the structures, this is the most appropriate.
Coombs – A good size and not overpowered by windows.
Motion: **Motion to Hold to track. (Camp)**
Vote: Carried 5-0 Certificate #

XV. OLD BUSINESS 06/28/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Conway Family Trust **08-4328**	11 Western Avenue	New dwelling	87/117	Val Oliver

Voting: Pohl, Camp, Coombs, Welch, Thornewill
Alternates: None
Recused: Oliver
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Val Oliver, V. Oliver Design
Jane Conway, co-owner
Public: None
Concerns (6:43): **Oliver** – Presented the redesign per previous concerns from August 2021; height 28' with white trim
Camp – The front elevation hipped porch shouldn't wrap the corner; it partially covers the 1st-floor triple windows. Agrees with Ms. Thornewill about the height of the windows.
Welch – The porch column height should come down by making the porch deeper; it will translate to the wrap around. The cardinal points should be added to the plans.
Coombs – No concerns.
Thornewill – Shares Mr. Welch's concerns regarding the height of the porch columns; if it wraps, the side should be as deep as the front. Due to the location, she has no concerns with the front elevation 2nd-floor deck. There's a lot of space between the beam of the porch and the window header height; that shingle space should be reduced.
Pohl – The front door needs more of a frontispiece.
Motion: **Motion to Hold for revisions. (Camp)**
Vote: Carried 5-0 Certificate #

2. Lindsay Matthews **03-5955**	37 West Chester Street	Addition	41/150	NAG

Voting: Camp (acting chair), Coombs, Oliver, Welch, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing: Bill McGuire, Nantucket Architectural Group
Public: None
Concerns (6:57): **McGuire** – Reviewed changes made per previous concerns; windows are true divided lights.
Backus – Read HSAB comments 7/11: This is a better direction; however, the dormers overwhelm the main roof plane and should come in a foot on each side. The fenestration on the front and back should be traditional using all 6 over 6's; if the dormer windows are changed to 6-over-6, then an additional window can be added to avoid too much shingled wall in the dormer. The front door would be more identifiable by adding to the door surround and a different color. The east elevation open porch should have a shed or hipped roof. Screen the air-conditioning units (A/C) on the north side with fencing. HSAB would like to see revisions.
Circa 1953 cape with attached garage infill in the OHD. Agrees with HSAB on the direction and fenestration. West elevation gable peak seems too steep. Suggested bringing in more details seen in the OHD.
Welch – South elevation, the casement windows width is inappropriate; dormer height & window size are overwhelming. North elevation dormer has the same issues. East elevation, fenestration is a challenge due to overall mass. West elevation, dormer is overwhelming.
Coombs – South elevation, the 8-over-8 windows don't relate; the north elevation dormer will be visible from Sunset and has the same issues. The dormers should come off the ridge. South elevation front door needs more trim.
Oliver – Agrees with what's been said. The dormer faces should be less high and off the ridge and reduce the pitch.
Thornewill – Reduce the dormer as Ms. Oliver suggested; both sides need to be sensitive.
Camp – Agrees with what's been said. Dormer windows have no relation to the 1st-floor windows.
Motion: **Motion to Hold for revisions and to go back to HSAB. (Coombs)**
Vote: Carried 5-0 Certificate #

3. Milestone Property M **04-6171** 28A Evergreen Way Guest house 68/713.2 BPC

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Joe Paul, BPC
Public	None
Concerns (7:10)	**Paul** – Reviewed changes made per previous concerns – brought height down to 24'3" and reduced the footprint. **Oliver** – This is appropriate, no concerns. **Coombs** – Agrees. **Thornewill** – Front elevation dormer should be setback from the front wall 1'. **Welch** – Agrees with Ms. Thornewill.
Motion	**Motion to Approve through staff with the front elevation dormer setback 6" more from the 1st-floor wall. (Coombs)**
Vote	Carried 5-0 Certificate # **HDC2022-04-6171**

4. Pocomo 53 Trust **05-6289** 53 Pocomo Road Main house 15/17 Mellows & Paladino

Voting	Welch (acting chair), Coombs, Oliver, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect.
Public	None
Concerns (7:14)	**Paladino** – Reviewed changes made pe previous concerns. **Coutu** – Explained how the fill relates to the topographical and capturing the runoff. **Thornewill** – Still seems very formal, but visibility will be negligible. Understands topsoil not being put back but doesn't understand why they are adding 5' of fill. **Coombs** – Okay with the architecture; would like it dropped and no increasing the grade. **Oliver** – Architecture is fine. Doesn't understand grading the back yard up to the level of the driveway. **Welch** – It's appropriate for us to address fill now. One thing they addressed is the grade change east to west relative to filling the low spot where material was removed for removal of the previous structure. The main house is considerably lower than the road. His grading concerns have been mitigated. No concerns with the architectural elements.
Motion	**Motion to Approve as submitted. (Coombs)**
Vote	Carried 4-0 Certificate # **HDC2022-05-6289**

5. Pocomo 53 Trust **05-6291** 53 Pocomo Road Guest house 15/17 Mellows & Paladino

Voting	Welch, Coombs, Oliver, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect.
Public	None
Concerns (7:35)	**Paladino** – Reviewed changes made per previous concerns. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Vote	Carried 4-0 Certificate # **HDC2022-05-6291**

6. 31 Western Ave, LLC **05-6312** 31 Western Avenue Pergola & hardscape 87/94 Ahern

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (7:36)	**Backus** – Ms. Ahern asked to hold this for Next Tuesday. Not opened at this time.
Motion	**Motion to Hold for Tuesday, July 25. (Coombs)**
Vote	Carried 5-0 Certificate #

7. K225, LLC **03-5944**	126 Main Street	Renovation	42.3.2/98	Linda Williams

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and licensed engineer letter.
Representing	Linda Williams Juraj Bencat, SB Studio
Public	None
Concerns (7:37)	**Williams** – Have an engineer's letter, which supports moving it 2' over; reviewed changes made per previous concerns. Contends it's impossible to reinforce the existing foundation from the inside. **Backus** – Read HSAB comments 7/11: Adding a roof walk to a house of this age that never had one is not appropriate; a roof walk drastically changes the appearance of a house; it is a huge ornament sitting on the middle of the roof distracting from the natural simplicity of a Typical Nantucket house; this house should be allowed to remain with its simple historic character intact. Raising the chimney to 6' above the ridge to accommodate the roof walk is completely out of character with the age of this house; another reason not to approve the roof walk. The chimney should remain in its original location and size, not moved to the edge of the house. Moving this house and completely rebuilding the foundation is unnecessary; there are ways to structurally reinforce the existing foundation from the interior leaving it with its original material and appearance; a newly built brick foundation will never look the same as an old one. The plans call for lowering the 1st floor and the 1st-floor windows and doors 18"; this completely alters the relationship of the fenestration on the front of the house by adding space between the 1st- and 2nd-floor windows and removing shingle space below the 1st-floor windows; the door is now oddly sitting at the level of the shingle line. This creates a conflict with the 1st-floor framing and the basement windows; the front façade should absolutely remain as is; doing this affects the other elevations as well. A flush dormer facing Main Street is not appropriate. The raised deck on the west side should have a skirt rather than leaving it open and very visible from Main Street. HSAB would like to see revisions. Circa 1750 E.W. Cobb house. Agrees with HSAB's last 2 comments and their comment regarding 1st-floor windows and relation of windows and door. Appreciates the June 11, 2022, engineer's letter but noted the proximity to the abutter was a condition the owner brought about by subdividing the lot. A new foundation is needed but should be the same material and color. The chimney should remain as is since it's a character-defining feature. Fenestration should be true-divided lights (TDL). The dormer facing the street is concerning. The east elevation addition creates a wall along the street. South elevation 2nd-floor balcony might be visible from Vestal Street. **Oliver** – She doesn't support moving this. Keep the existing exterior material on the foundation. She won't mind the roof walk with it sited off-center to include the chimney. Front flush dormer is inappropriate. **Coombs** – It never had a roof walk so that's inappropriate and the chimney shouldn't be replaced. The foundation could be reinforced from the inside without raising or moving the house; the house should not be moved. **Welch** – North elevation, the door sill is too low; that will present a structural problem. This has 3 steps in the grade with the base of the stair under the right-most 9-light window left of the entry. The grey paint is inappropriate and not typical to the treatment. Looking at the foundation photos, he would not be averse to wrapping the corner with granite rubble stone with the rest of the front brick. It's appropriate to lift this onto a new foundation and doesn't think moving 2' will adversely impact the historic character. **Camp** – The proposed addition is too wide, dormers are overwhelming, renovate to the rear of the house, don't touch the front. It should not be moved with the foundation repaired in place. The original chimney should be restored in place. **Pohl** – Moving the roof walk off-center of the ridge is a viable alternative. The rubble vs brick, rubble was normally used on the side with decorative brick on the front. Okay with moving it 2'. The front flush dormer is not working. There should be no roof walk skirt on the front.
Motion	**Motion to Hold for revisions and to go back to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

8. Mike Romano **05-6245**	55 Easton Street	Addition & shift on site	42.4.1/68	Shelter 7

Voting: Pohl, Camp, Welch, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historical documents, advisory comments, and "Resilient Nantucket".
Representing: Jason Olbres, Shelter 7
Public: None
Concerns (8:02): **Olbres** – Reviewed changes made per previous concerns; it's being lifted so want to shift to allow more side yard.
Backus – Read HSAB comments 7/11: These types of porch columns were traditionally set on stone bases not shingles; if shingles were used, they would not extend into the ground but be supported on stone bases. The deck is very visible from Easton Street and feels very large; it should not extend beyond the edge of the side wing. The foundation material is shown as cement which is what is existing; however, once it is raised, much more foundation will be exposed; a more appropriate material for an elevated structure would be panels of lattice or spaced vertical boards between brick piers. HSAB would like to see revisions.
Circa 1912 bungalow, "Windward", a Bradford kit house. Appreciate removal of the roof walk. Shifting on site is not appropriate. Agrees with HSAB about the columns and foundation materials. Will need to follow resiliency guidelines. Didn't see a letter from an engineer certifying the proposed lifting in height. Additions should be more subordinate to the original structure.
Camp – Sees no need to move it; there's plenty of room as is. Right side additive massing, deck balusters should be simpler. Okay with the addition.
Thornewill – Appreciates reducing the height of the addition; the cross-buck railing on the stairs gets distorted; okay on the front porch but not the rear, where it should be simplified. West and east elevation, the chopped off end dormers are a distraction. There will be too much white.
Welch – Agrees with Ms. Thornewill except, south elevation, the upper railing should be a solid mass; layering the cross-buck railing on the stairs against the decks is very confusing; suggested picking another era-correct railing pattern.
Pohl – Agrees with Mr. Welch. The cross bucks are too long and elaborate; it needs to be simplified.
Motion: **Motion to Hold for revisions and an engineer's letter confirming the flood plain elevation. (Camp)**
Vote: Carried 4-0 Certificate #

9. Erik Gersten **03-6027**	25 India Street	Skylight	42.3.4/106	Linda Williams

Voting: Pohl, Camp, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Linda Williams
Public: None
Concerns (8:19): **Williams** – Was held for a view; included photos with leaves on the trees supporting lack of visibility; can make it wood.
Backus – Read HSAB comments 7/11: The skylight would definitely be visible from Hussey Street, and it's not where we normally want to see a skylight; perhaps an additional window would add as much light to the room. A smaller wood skylight, not a wood-boxed Velux, would be an improvement. HSAB would like to see revisions.
Circa 1794 within the OHD.
Camp – A smaller, wood-frame skylight would be okay.
Welch – This is completely not visible; it's 3' from the wall of the house behind it. Divide it into 3 vertical panes.
Motion: **Motion to Approve through staff with a mahogany overlay frame with 3 divided vertical lights and based upon lack of visibility. (Welch)**
Vote: Carried 3-1//Camp opposed Certificate # **HDC2022-03-6027**

Rest held for Tuesday June 25th.

10.	High Tide Partners, LLC **04-6196**	26 Douglas Way	New dwelling	39/41	BPC
11.	High Tide Partners, LLC **04-6198**	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners, LLC **04-6173**	26 Douglas Way	Gazebo	39/41	BPC
13.	High Tide Partners, LLC **04-6172**	26 Douglas Way	Shed	39/41	BPC
14.	High Tide Partners, LLC **04-6197**	26 Douglas Way	Pool	39/41	BPC
15.	17 Ranger Rd, LLC **05-6303**	17 Ranger Road	New garage	39/28	LINK
16.	ACK 71 Orange St, LLC **05-6301**	71 Orange Street	New garage	55.4.1/167	LINK
17.	High Cliff Trust **04-6202**	11 East Hallowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
18.	High Cliff Trust **04-6191**	11 East Hallowell Lane	New garage	30/17	Botticelli + Pohl
19.	Stark Point, LLC **04-6118**	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
20.	Nant. 62 Walsh St, LLC **04-3608**	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
21.	Sarah Murphy **05-6351**	Maple Lane Lot 4	New dwelling	67/303	Emeritus
22.	Sarah Murphy **05-6380**	Maple Lane Lot 4	New guest house	67/303	Emeritus
23.	Sarah Murphy	Maple Lane Lot 4	Garage	67/303	Emeritus
24.	John Wise **05-6346**	10 Starbuck Road	New shed	59.3/62	Emeritus
25.	Jeffrey Greenberg **05-6381**	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

XIV. NEW BUSINESS 07/05/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	JFM Cacique, LLC **07-6642**	36 Easton Street	Revisions	42.1.4/19	EMDA
2.	Girard Ruddick **07-6612**	6 Bayberry Lane (Sias)	New Garage Studio	49/92	Thornewill Design
3.	11 Hulbert Ave, LLC **06-6532**	11 Hulbert Avenue	Addition/Alterations	29.2.3/2	Val Oliver
4.	Ivey Braine **06-6530**	10 Lily Court	Addition	73.3.1/111	Val Oliver
5.	PFox Nantucket, LLC **07-6595**	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
6.	Patience Killen **06-6585**	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
7.	Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams
8.	7 New St, LLC **07-6611**	7 New Street	Hardscape	55.4.1/37	Ahern
9.	Island Energy **06-6564**	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
10.	Chris Gould **06-6563**	7 Beach Grass Road	Duplex	68/882	Val Oliver
11.	Frederick Bisaillon **07-6596**	65A Surfside Road	Move On	67/223.5	DTA
12.	Sheila Coffin Harshman **06-6569**	1 Windsor Road	Windows, Doors, Roof	49/195	Val Oliver
13.	30 Pearl, LLC **07-6593**	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
14.	Shenandoah Tr **07-6592**	40 Easton Street	Rev. 11-5235	42.1.4/20	Botticelli + Pohl
15.	James Rockett **06-6574**	70 Pochick Avenue	Roof Extension and Porch	79/155	Thornewill Design
16.	Ripley & Tom Petrillo Tr **07-6598**	92 Washington Street	Revisions to 0589	42.2.3/22	Smith & Hutton LLC
17.	Michael Dobbert **06-6561**	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
18.	36 Surfside, LLC **06-6560**	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
19.	Not So Easy, LLC **06-6579**	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
20.	55 Eel Point Hldgs, LLC **07-6619**	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
21.	Huckleberry Friend Tr **07-6620**	15 E. Tristram Avenue	Adtn & windows chngs	31/4	Botticelli + Pohl
22.	Nashaquisset Corp Inc.	15 Washaman Avenue	Trash Enclosure	55/522	LINK
23.	Nashaquisset Corp Inc.	15 Washaman Avenue	New Patio Extension	55/522	LINK
24.	4 The Kids Realty Tr **07-6708**	79 Pocomo Road	Rev. 10-4971	15/5	CWA
25.	Swedish Foster, LCL **07-6656**	18 Cannonbury Lane	New Shed	74/13	CWA
26.	3 Tetakimmo Dr, LLC **07-6657**	3 Tetakimmo Drive	Rev. 12-5374	53/30	CWA
27.	27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
28.	Back 41, LLC	105 Tom Nevers Road	New Pool Cabana	91/25	CWA

XV. OLD BUSINESS 07/05/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
26.	Richard Sotell **02-5632**	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
27.	JK Baxter, LLC **05-6336**	114 Baxter Road	Deck Extension	48/35	Thornewill Design
28.	Joseph Minella **03-5939**	9 Gingy Lane	MH grading	41/851	SCI
29.	Joseph Minella	9 Gingy Lane	MH solar	41/851	SCI
30.	Joseph Minella **03-5937**	9 Gingy Lane	Pool & hardscaping	41/851	SCI
31.	Greg Raiff **09-1845**	100 Low Beach Road	Renovate/rebuild dwelling	75/27	Emeritus
32.	9 E Street, LLC **05-6359**	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
33.	9 E Street, LLC **05-6360**	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
34.	Brew Bean **01-5616**	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design

XIV. NEW BUSINESS 07/19/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Maury Associates	81 Polpis Road	New garage	44/23.4	Dustin Maury
2.	Maury Associates	81 Polpis Road	Pool/spa	44/23.4	Dustin Maury
3.	Maury Associates	81 Polpis Road	Cabana	44/23.4	Dustin Maury
4.	Maple Ln, LLC	2 Maple Lane	New garage	67/303	Dustin Maury
5.	Maple Ln, LLC	2 Maple Lane	Pool/spa	67/303	Dustin Maury
6.	Maple Ln, LLC	2 Maple Lane	Cabana	67/303	Dustin Maury
7.	Sankaty, LLC	49 Sankaty Road	Garage	49/66	Dustin Maury
8.	Sankaty, LLC	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
9.	Sankaty, LLC	49 Sankaty Road	Cabana	49/66	Dustin Maury
10.	Robert Meyer	307 Polpis Road	New spa	25/39	LINK
11.	Island Orange Group, LP	129 Orange Street	Batten doors below stairs	55/147	Val Oliver
12.	Nathan and Karen McMullen	8 Austin Farm Road	Relocate ex-shed on site	56/367	McMullen Associates
13.	David and Diane	4 Quince Street	Rear stairs (egress)	42.3.4/20	McMullen Associates
14.	William Graham	53 Meadowview Dire	New garage/cottage	56/173	Thornewill Design
15.	Michael Stone	6 Marcus Way	Demo	91/9.1	Will Stephens
16.	Michael Stone	6 Marcus Way	New dwelling	91/9.1	Will Stephens
17.	Jem Cacique	36 Easton Street	Revisions – roof change	42.1.4/19	EMDA
18.	73 Vestal, LLC	73 Vestal Street	Move on site	56/192	Thornewill Design
19.	73 Vestal, LLC	73 Vestal Street	New dwelling	56/192	Thornewill Design
20.	73 Vestal, LLC	73 Vestal Street	Move garage on site	56/192	Thornewill Design
21.	Bryan and Diane Rolfe	6 Seven Mile Lane	Main house addition	72/3	Normand Residential

22.	Bryan and Diane Rolfe	6 Seven Mile Lane	New shed	72/3	Normand Residential
23.	Bryan and Diane Rolfe	6 Seven Mile Lane	Pool and hardscaping	72/3	Normand Residential
24.	Stephan and Kim Schaefer	86 Cliff Road	Solar roof	30/74.2	Robert Newman
25.	Rorelly Jody Newman	6 Topping Lift Roade	Solar roof	66/308	Robert Newman
26.	James Horowitz	71 Pochick Avenue	Rooftop solar for mh	79/14	Cotuit Solar
27.	James Horowitz	71 Pochick Avenue	Rooftop solar for garage	79/14	Cotuit Solar
28.	James Van Tassci	42B Union Street	Replace fence	42.3.2/28	James Van Tassci
29.	BIGACK, LLC	8 Meadowview Drive	Pool and hardscape	56/147	Atlantic Landscaping
30.	21 Folger Ave, LLC	21 Folger Avenue	Pool and hardscape	80/42	Atlantic Landscaping
31.	Eric Silfen	3 Meadowview Drive	Rooftop solar for mh	56/92	Cotuit Solar
32.	Eric Silfen	3 Meadowview Drive	Rooftop solar for cottage	56/92	Cotuit Solar
33.	McGovern	26 Lincoln Street Sias	Window and door changes	73.4.2/3	Thornewill Design
34.	Michael and Nancy Curren	94 Goldfinch Drive	Addition 2nd floor garage	68/696	Topham Designs
35.	Margaret Owen	16 Golfview Drive	Alteration fenestration	66/188	Margaret Owen
36.	William Irwin	2 North Cliff Way	Shed	30/214	William Irwin
37.	Victor Healy	94 Orange Street	Addition	55.1.4/47	Paul Dreher
38.	Matthew and Theresa Stone	47 Milk Street	New mh dwelling	56/201	LW/ Woodmeister
39.	Matthew and Theresa Stone	47 Milk Street	Move house on lot/ reno	56/201	LW/ Woodmeister
40.	Matthew and Theresa Stone	47 Milk Street	Pool and hardscape	56/201	LW/ Woodmeister
41.	Matthew and Theresa Stone	47 Milk Street	Cabana	56/201	LW/ Woodmeister
42.	Matthew and Theresa Stone	47 Milk Street	Garage	56/201	LW/ Woodmeister
43.	Stephen Virtue	39 Pleasant Street	Fence revision	55.4.1/154	Linda Williams
44.	William Steele & Chris Drake	3 Primrose Lane	Pool and hardscape	40/47.1	Jardins Int. Inc
45.	John Bessie Connelly	90 Washington Street.	Addition	42.2.3/21	Bentley & Churchill
46.	Willard Overlock	29 Coffin Street Sias	New shed	73.4.1/26.2	Bentley & Churchill
47.	NISDA	23 – 25 Wauwinet Road	Demo west silo	20/36 + 80	Val Oliver
48.	NISDA	23 – 25 Wauwinet Road	Rebuild west silo	20/36 + 80	Val Oliver
49.	Claflin Patricia M Tr	131 Polpis Road	Fence	44/6	Val Oliver
50.	Richard Phillips Tr	19 E. Tristram Avenue	Rev. 04-3452: otdr shower	31/4.1	Botticelli + Pohl
51.	Jamie Levanthal	24 Woodbine	Sports court	80/96	Ahern
52.	Jessica N. Torre	53 Miacomet Avenue	Move on from 8 holly st	67/90	LINK
53.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New garage	30/196	S. Metz
54.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New guest house	30/196	S. Metz
55.	Lloyd Realty, LLC	7 Heather Lane	Guest house revisions	30/24.2	S. Metz
56.	Lloyd Realty, LLC	7 Heather Lane	New cabana	30/24.2	S. Metz
57.	Lloyd Realty, LLC	7 Heather Lane	New garage	30/24.2	S. Metz
58.	Chris and Ashley Austin	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
59.	Karl Slatoff	28 India Street	Fence	42.3.4/108	Time
60.	RJ Glidden	47 Warren's Landing Rd	Move/ demo building	38/54	Jessie Glidden

XVI. OTHER BUSINESS

Approved Minutes Motion Vote	June 30 & July 5, 2022 **Motion to Approve. (Oliver)** Carried 5-0
Review Minutes	July 12, 2022
Other Business	• Next HDC Meeting: T**uesday, July 26th @ 4:00 pm** Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:25 pm. (Camp)**
Vote Carried 5-0

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board Madaket Advisory Board Sign Advisory Council

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Kim McMahon

STREET ADDRESS 36B Sesachacha Rd

MAP/PARCEL 21 / 76.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/17/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 12/17/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 76 / 1

Street & Number of Proposed Work: 36B Sesachacha Rd

Owner of record: Kim McMahon

Mailing Address: 36B Sesachacha Rd
Nantucket Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 448 Dukes Rd
Nantucket, Ma.

Contact Phone #: 508 332 6702 E-mail: dave@thornewilldesign.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 Dormers Doors & Windows

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: N/A Sq. footage 2nd floor: N/A
Sq. footage 3rd floor: _____

Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Size: N/A ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West N/A

Additional Remarks

REVISIONS* 1. East Elevation Dormer/Doors/Windows

Historic Name:

Original Date: 1880, 1987

Original Builder:

(describe)

2. South Elevation Doors / Windows
3. West Elevation Dormer extension/windows, skylight
4. North Elevation Shower Dormer

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 21"x 81"-+ Size 20x30 Location West
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1x3 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof GRAY TIME

Trim White Sash SANDSTONE T.M.E Doors SANDSTONE

Deck Nat Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/17/24 Signature of owner of record Luke Thornewill for Kim McMahon Signed under penalties of perjury

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ Q.3-17
FILM ROLL #21-76
MAP/PARCEL#:

Recorded by: WAS Date: 09/21/89 Organization: AGS

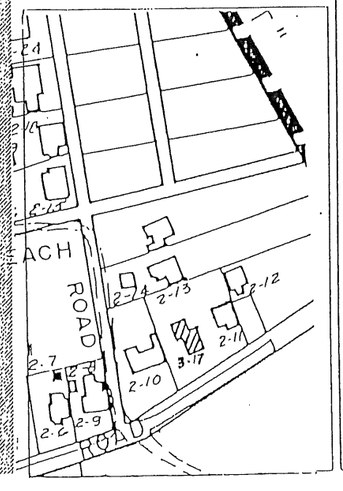
I. IDENTIFICATION

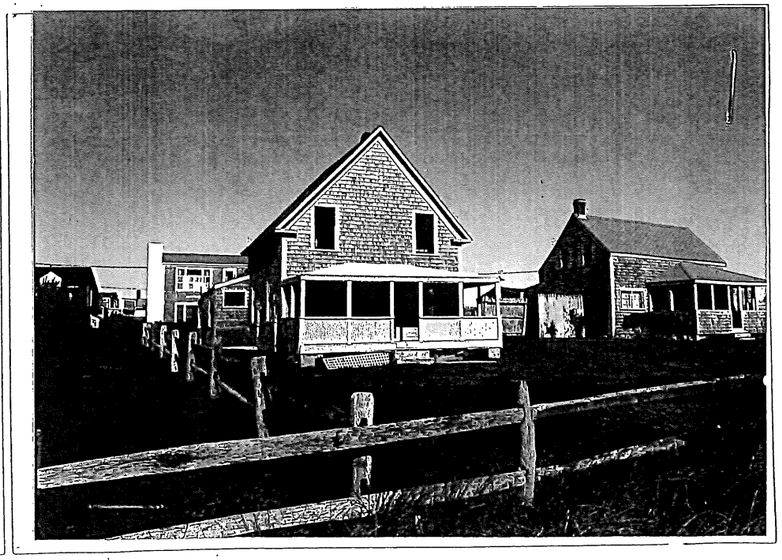
1. Street Name & No.: 36 SESACHACHA ROAD
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: EGER, ROY B
5. Ownership History:
Built for Bert Ray

6. Use: Original: Dwelling 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.): 30 feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence,Parking
16. Other Notable Features:
N/A

DESCRIPTION

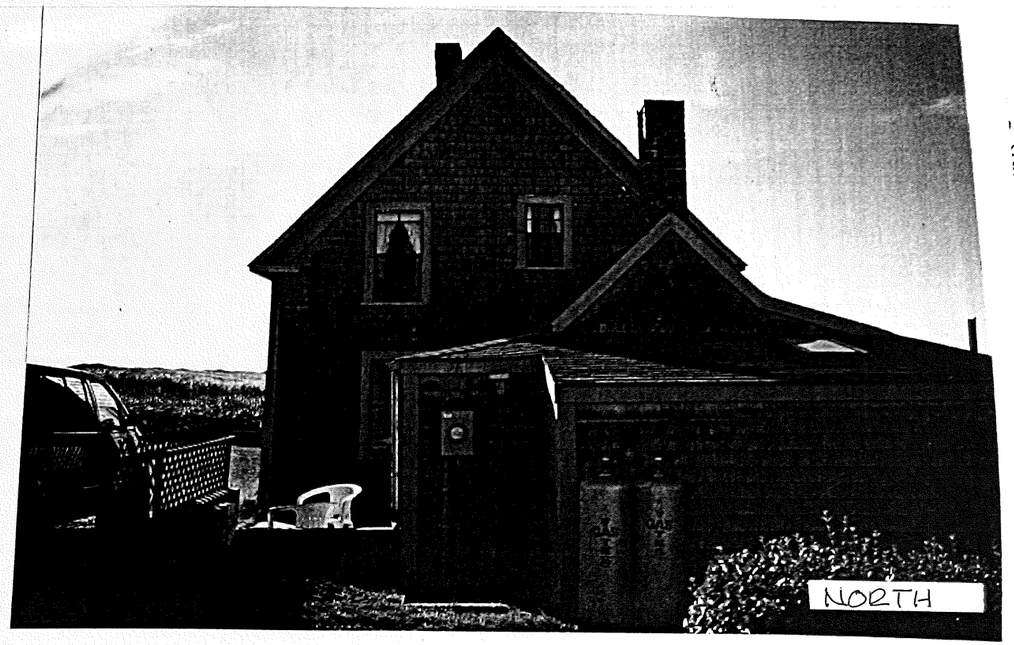
17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center,End Wall
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
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: 2/2

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Blinds,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

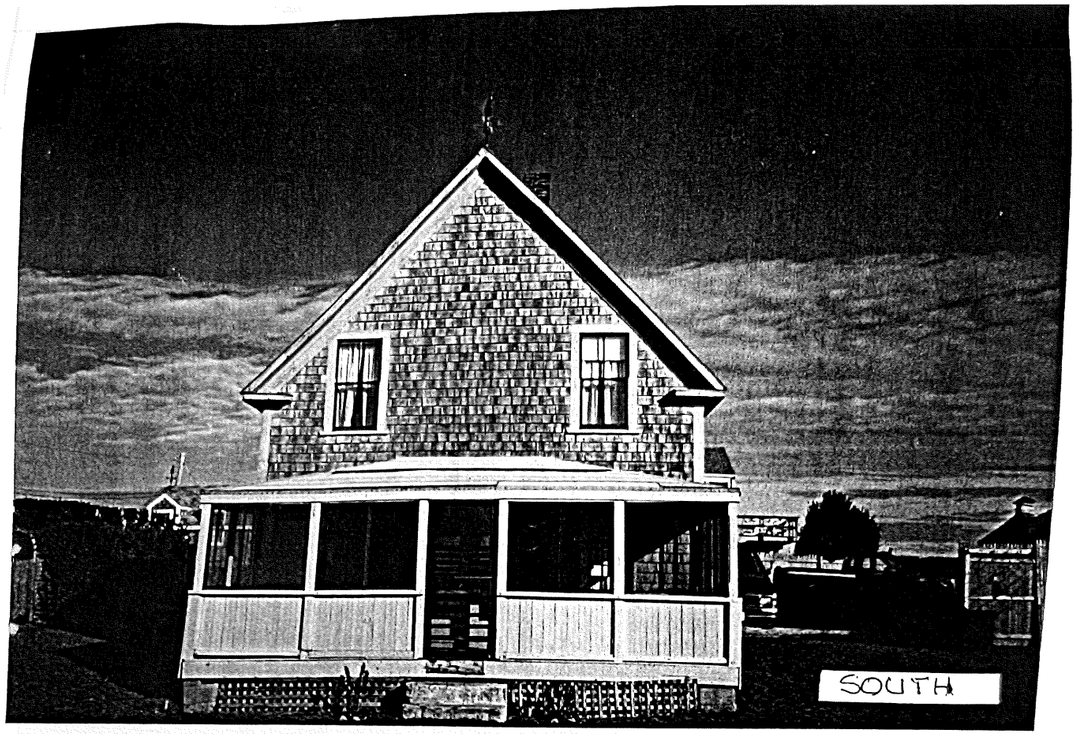
SIGNIFICANCE

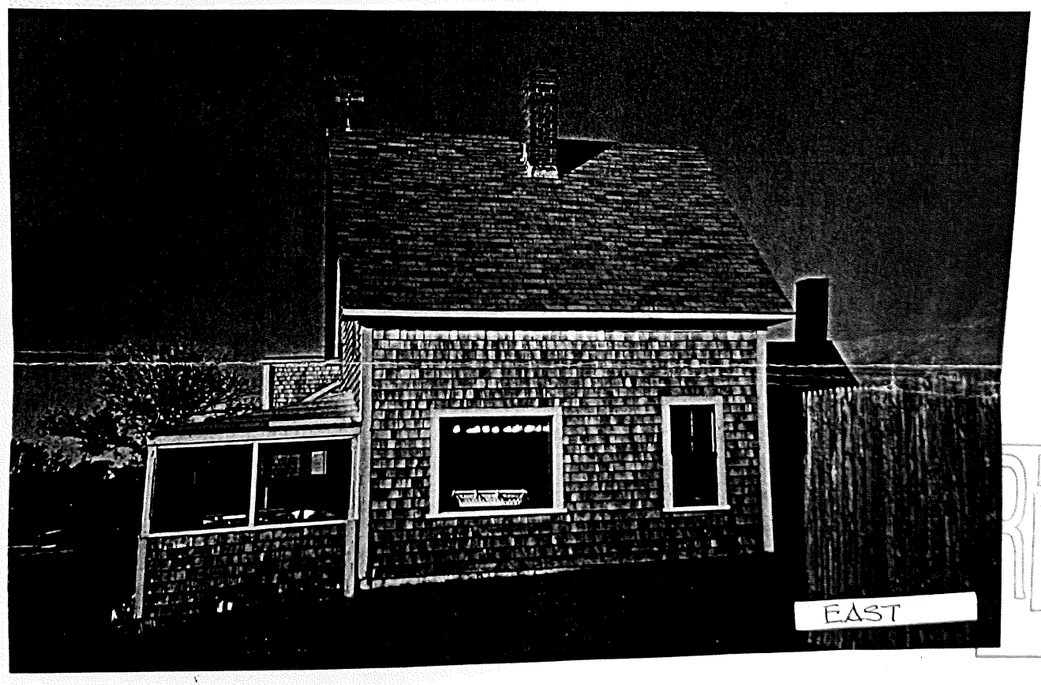
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1880
    Source: Aerial Photo 1938,Dick Denby
    Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Aerial Photo 1938,
    Dick Denby


NORTH


WEST





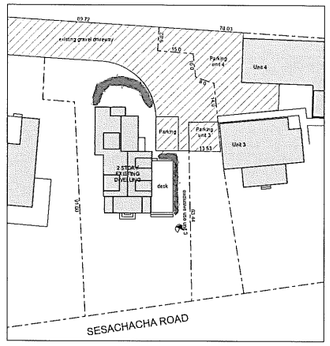
RECE
JAN

MASS 02584 ... ROLAND

DRAWN BY: DNP DRP 12-11-97 ... REV

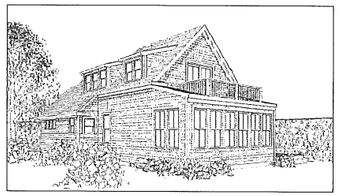
Additions & Renovations to the McMahon Residence

36B Sesachacha Road
Nantucket , Massachusetts



Site Plan- Existing

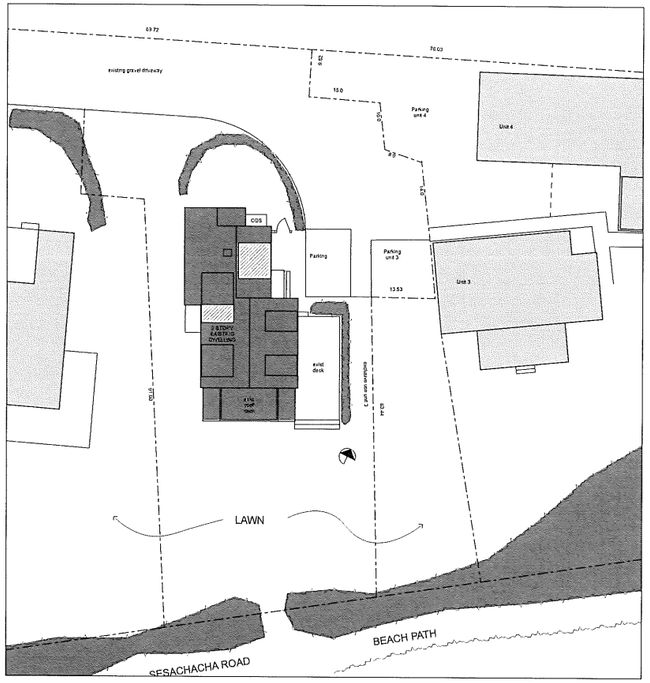
SCALE: 1" = 20'



Southwest Perspective



Northwest Perspective



Site Plan- Proposed

SCALE: 1" = 10'

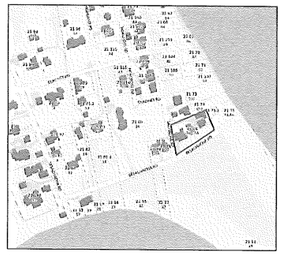






South Abutter Contexts





Locus

ZONING INFORMATION
MAP 21 PARCEL 76
RESIDENTIAL (R-20)

EXISTING

MINIMUM LOT SIZE- 20,000 S F
MINIMUM FRONTAGE- 75 SF
FRONT YARD SETBACK- 30 FT
REAR & SIDE SETBACK- 10 FT
GROUND COVER RATIO- 12.5%

BASEMENT AREA- 744 SF
FIRST FLOOR AREA- 884 SF
SECOND FLOOR AREA- 597 SF

TOTAL ALL FLOORS AREA- 2225 SF
PROPOSED FLOOR AREA- 0 SF

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	BASEMENT & FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A2.1	ELEVATIONS, D & W SCHEDULES
	A2.2	ELEVATIONS
	A3.1	SECTIONS

ISSUES/REVISION DATE

HDC 1	9/23/22
REVISE	12/09/24
	12/16/24

Additions & Renovations to the McMahon Residence
36B Sesachacha Road
Nantucket, Massachusetts

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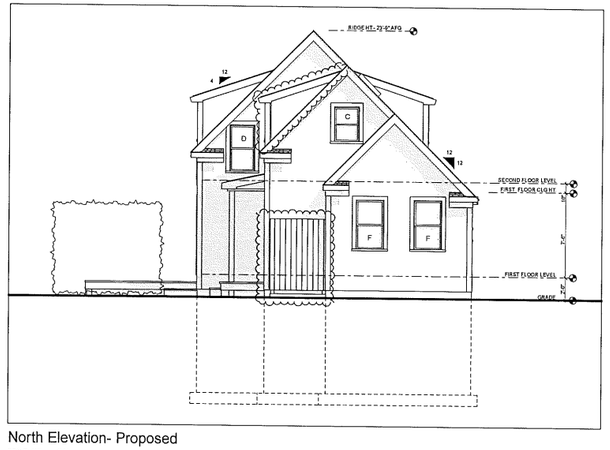
Sheet No:
A0.0

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 6" CORNER BDS - WHITE
8" RAKE W/ 3" SHADOW BD
6" FASCIA
WINDOWS- SANDSTONE
DR & WINDOW TRIM- 5/4" x 4" CEDAR -PTD WHITE
ROOF- ASPHALT SHINGLE- TO MATCH EXISTING
FOUNDATION WALL -POURED CONCRETE
POSTS- 8 x 8- PTD WHITE
DECK- 1 x 4 MAHOGANY- NATURAL

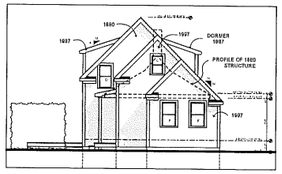


Northeast Perspective



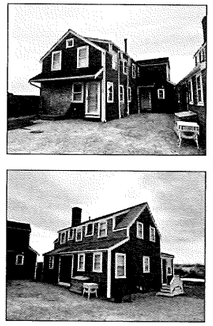
North Elevation- Proposed

SCALE: 1/4" = 1'-0"



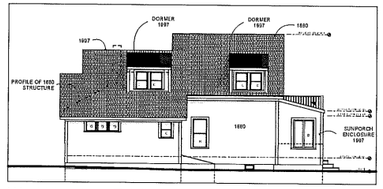
North Elevation- Existing

SCALE: 1/8" = 1'-0"



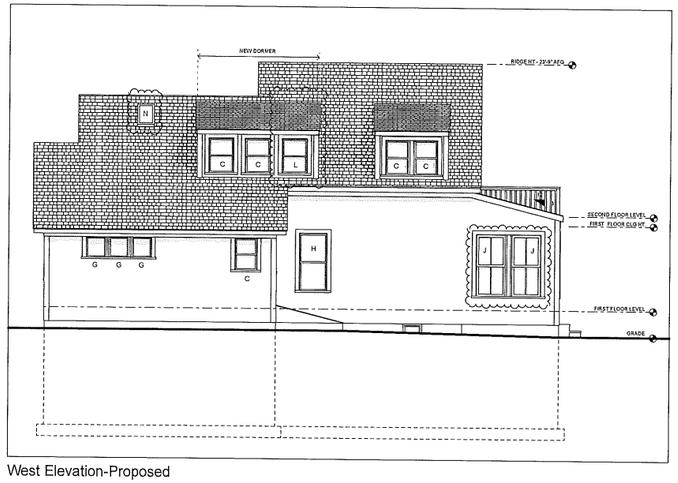
North Abutter Context-

CONDOMINIMUM & REAR DRIVEWAY ABUTTERS



West Elevation- Existing

SCALE: 1/8" = 1'-0"



West Elevation-Proposed

SCALE: 1/4" = 1'-0"



West Perspective

ISSUES/REVISION DATE	
HDC 1	9/23/22
REVISE	12/09/24
	12/16/24

Additions & Renovations to the McMahon Residence
36B Sesachacha Road
Nantucket, Massachusetts

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Sheet No:
A2.2

WINDOW SCHEDULE- EXISTING

ID	#	UNIT DIMENSION	REMARKS
~~A~~	~~2~~	~~6'-0" x 5'-3"~~	CASEMENT
~~B~~	~~2~~	~~2'-5" x 5'-3"~~	CASEMENT
C	10	2'-3" x 3'-3"	1/1 DH
D	1	2'-3" x 4'-3"	1/1 DH
~~E~~	~~1~~	~~2'-3" x 5'-5"~~	1/1 DH
F	2	2'-6" x 4'-6"	1/1 DH
G	3	1'-10" x 2'-0"	AWNING
H	1	2'-8" x 5'-0"	1/1 DH
~~I~~	~~2~~	~~2'-6" x 5'-6"~~	1/1 DH

WINDOW SCHEDULE- PROPOSED- ANDERSON 400 SERIES

ID	#	MANUF. #	UNIT DIMENSION	ROUGH OPNG	REMARKS
J	8	TW2856	2'-9 5/8" x 5'-8 7/8"	2'-10 1/8" x 5'-8 7/8"	2/2 DH
K	2	TW2432	2'-5 5/8" x 3'-4 7/8"	2'-6 1/8" x 3'-4 7/8"	1/1 DH
L	3	TW2032	2'-1 5/8" x 3'-4 7/8"	2'-2 1/8" x 3'-4 7/8"	1/1 DH- SAME AS 'C'
N	1		1'-6" x 2'-6"		VELUX SKYLIGHT, OPERABLE

THERMAL PANE, SANDSTONE, SDL, SCREENS TO THE EXTERIOR

DOOR SCHEDULE- EXISTING

ID	#	UNIT DIMENSION	REMARKS
~~1~~	~~2~~	~~3'-0" x 6'-8"~~	1 LITE FRENCH IN SWING
~~2~~	~~1~~	~~5'-6" x 6'-8"~~	SLIDER- 1 LITE
3	1	6'-0" x 6'-8"	1 LITE ABVE 2 PANEL BELOW
~~4~~	~~1~~	~~3'-0" x 6'-8"~~	WD. VERTICAL PLANK

ALL WINDOWS & DOORS - ANDERSON, SANDSTONE, BUILDER TO CONFIRM, NO DIVIDED LITES

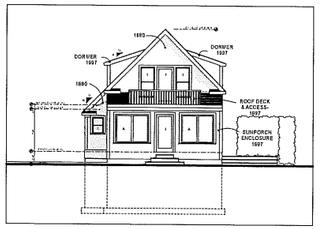
DOOR SCHEDULE- PROPOSED- ANDERSON

ID	#	MANUF. #	UNIT DIMENSION	ROUGH OPNG	REMARKS
5	2	FWG6068L	5'-11 1/4" x 6'-7 1/2"	6'-0" x 6'-8"	GLIDING PATIO DR.- 4 LITE (EA. PANEL)

THERMAL PANE, SANDSTONE, SDL, SCREENS TO THE EXTERIOR

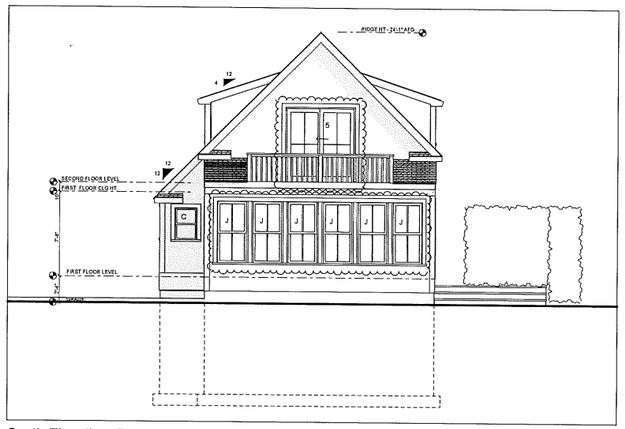


Southwest Perspective



South Elevation- Existing

SCALE: 1/8" = 1'-0"



South Elevation- Proposed

SCALE: 1/4" = 1'-0"

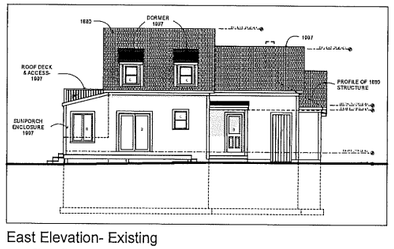
Southeast Perspective

Northeast Perspective

GENERAL NOTES

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 8" CORNER BDS.- WHITE
8" RAKE W/ 3" SHADOW BD.
8" FASCIA

WINDOWS- SANDSTONE
DR & WINDOW TRIM- 5/4" x 4" CEDAR- PTD WHITE
ROOF- ASPHALT SHINGLE - TO MATCH EXISTING
FOUNDATION WALL- POURED CONCRETE
POSTS- 8 x 8- PTD WHITE
DECK- 1 x 4 MAHOGANY- NATURAL



East Elevation- Existing

SCALE: 1/8" = 1'-0"

East Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUED/REVISION DATE	
HDC 1	9/23/22
REVISE	12/09/24
	12/16/24

Additions & Renovations to the McMahon Residence
36B Sesachacha Road
Nantucket, Massachusetts

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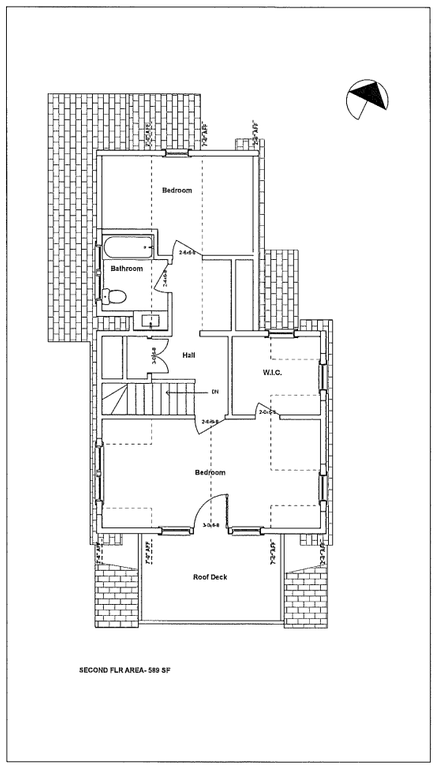
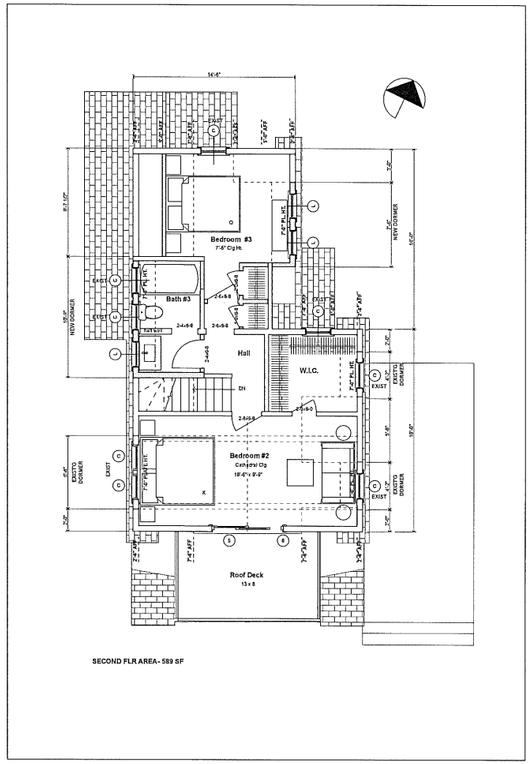


Second Floor Plan- Existing

SCALE: 1/4" = 1'-0"



Second Floor Plan-Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	9/23/22
REVISE	12/09/24
	12/16/24

Additions & Renovations to the McMahon Residence
36B Sesachacha Road
Nantucket, Massachusetts

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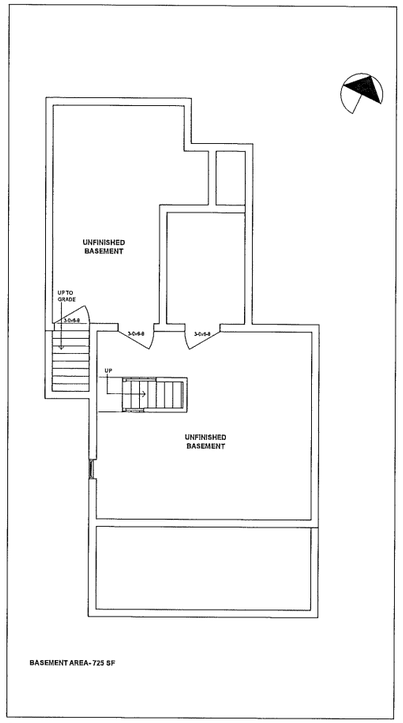
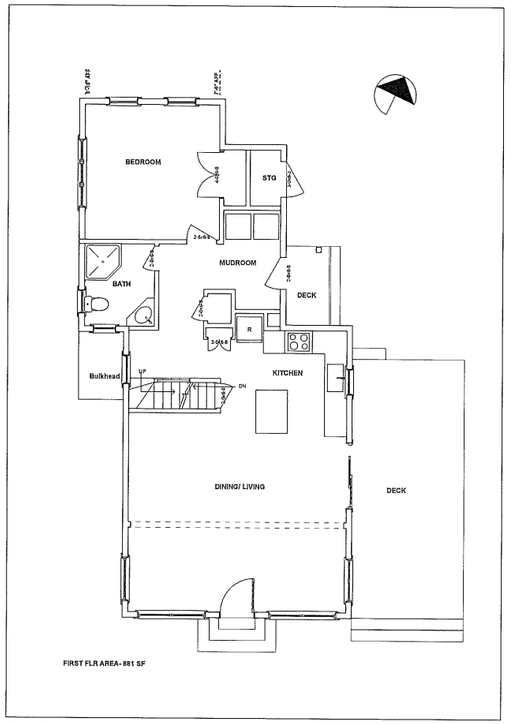


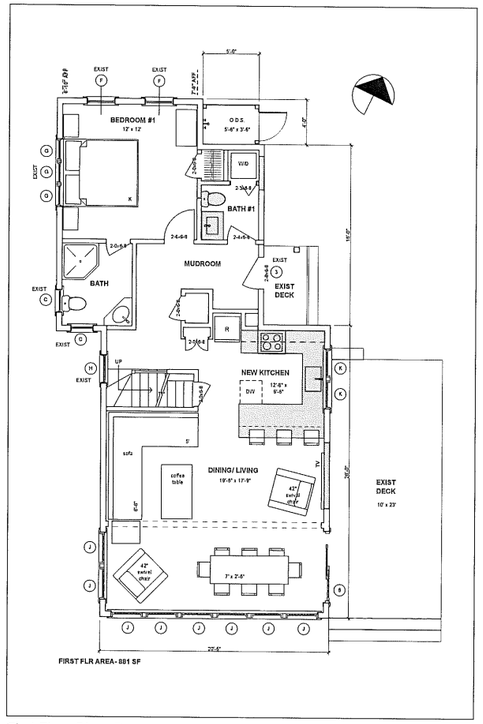
Basement Plan- Existing

SCALE: 1/4" = 1'-0"



First Floor Plan- Existing

SCALE: 1/4" = 1'-0"



First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	9/23/22
REVISE	12/09/24
	12/16/24

Additions & Renovations to the McMahon Residence
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Sheet No:
A1.1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 117 ORANGE STREET

Owner of record: CALLEN MILLER INC

Mailing Address: 117 ORANGE ST
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW

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 MOVE OFF

Size of Structure or Addition: Length: 24'± Sq. Footage 1st floor: 397 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16'± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: PORTION TO REMAIN 1854 ±

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PARTIAL MOVE OFF OF NEWER ADDITION (BUILT AFTER 1930's) SEE PLANS

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

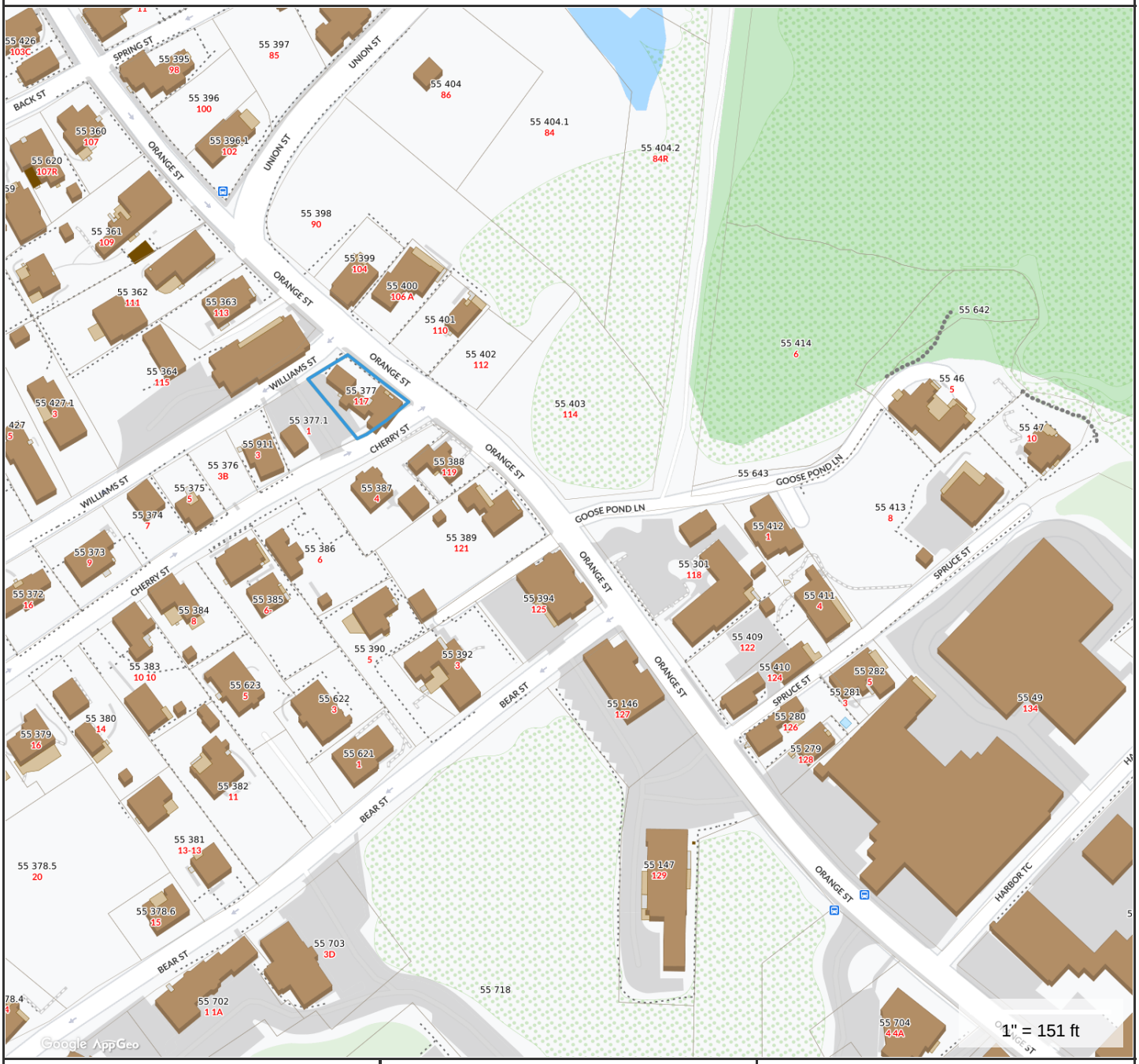
Trim _____ Sash _____ Doors _____

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 3/5/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55 377
Location	117 ORANGE ST
Owner	CALLEN MILLER 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 Jan. 2021
Data updated Jan. 2021

117 ORANGE ST

Location	117 ORANGE ST	**Mblu**	55/ / 377/ /
Acct#	00003609	**Owner**	CALLEN MILLER INC
Assessment	$1,021,500	**PID**	3609
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$528,400	$493,100	$1,021,500

Owner of Record

Owner	CALLEN MILLER INC	**Sale Price**	$875,000
Co-Owner		**Certificate**	
Address	19 AMELIA DR NANTUCKET, MA 02554	**Book & Page**	1774/30
		Sale Date	10/20/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CALLEN MILLER INC	$875,000		1774/30	00	10/20/2020
BLOOM PHILIP CHRISTOPHER	$717,000		01457/0262	00	10/30/2014
YOUNG BRENT B & JULIE A	$0		/0		08/27/2010
YOUNG BRENT B & JULIE A	$80,000		00239/0066	N	11/15/1985

Building Information

Building 1 : Section 1

Year Built:	1854
Living Area:	1,824
Replacement Cost:	$695,049
Building Percent Good:	75
Replacement Cost Less Depreciation:	$521,300

Building Attributes	
Field	**Description**
Style:	Store

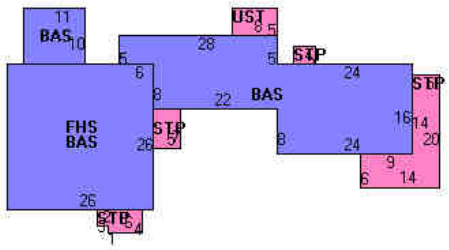
Building Photo

Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	2.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	0.00



(http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\19\19.jpg)

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3609_4259.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,486	1,486
FHS	Half Story, Finished	676	338
STP	Stoop	231	0
UST	Utility, Storage, Unfinished	40	0
		2,433	1,824

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$2,800	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,500	1

Land

Land Use

Use Code	3220
Description	STORE/SHP M94
Zone	CMI

Land Line Valuation

Size (Acres)	0.12
Frontage	0
Depth	0

Neighborhood C52
Alt Land Appr No
Category

Assessed Value $493,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1000.00 S.F.	$1,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$528,400	$493,100	$1,021,500
2020	$436,600	$493,100	$929,700
2018	$361,800	$373,600	$735,400
2017	$361,800	$338,800	$700,600
2016	$361,800	$376,400	$738,200

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

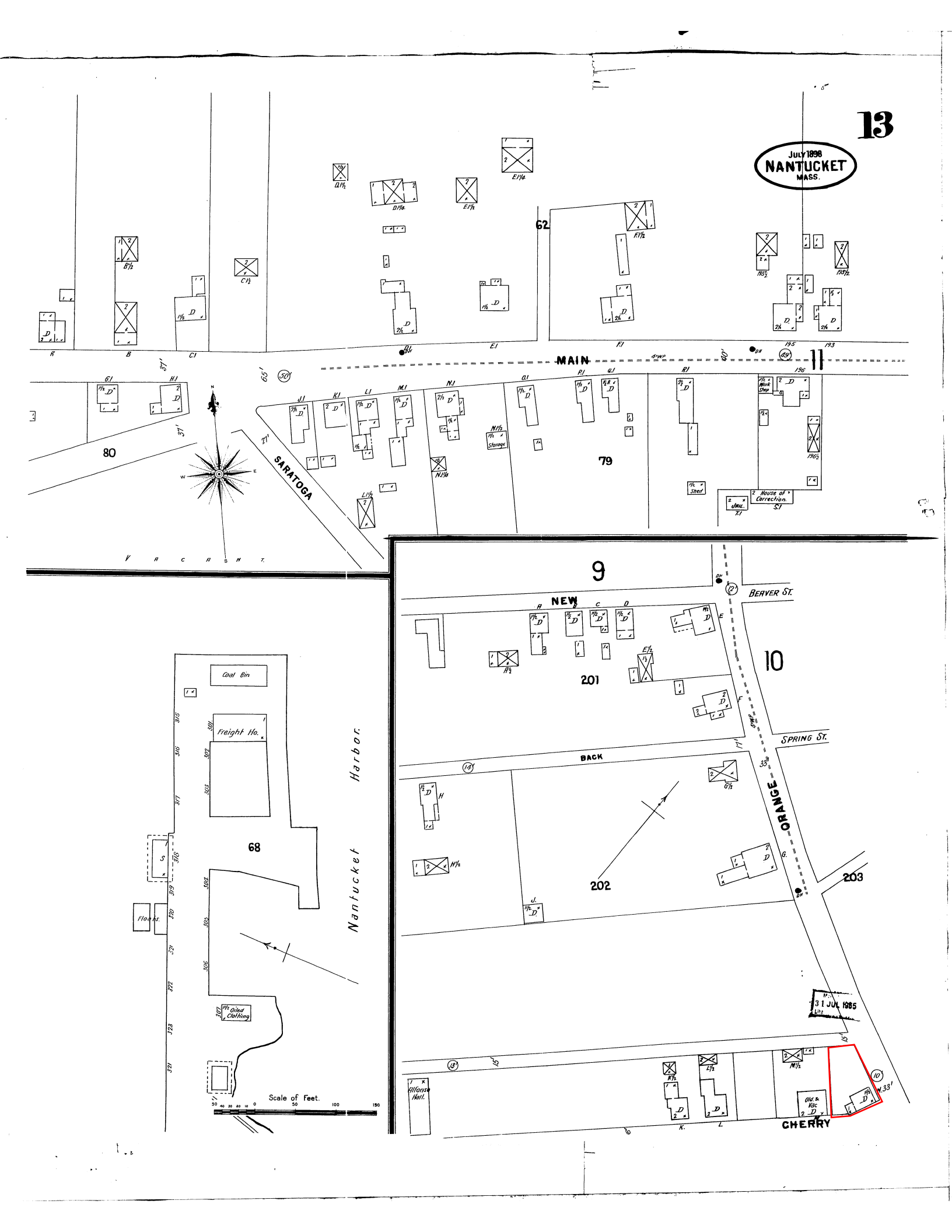
REQUIRED WITH ALL APPLICATIONS:

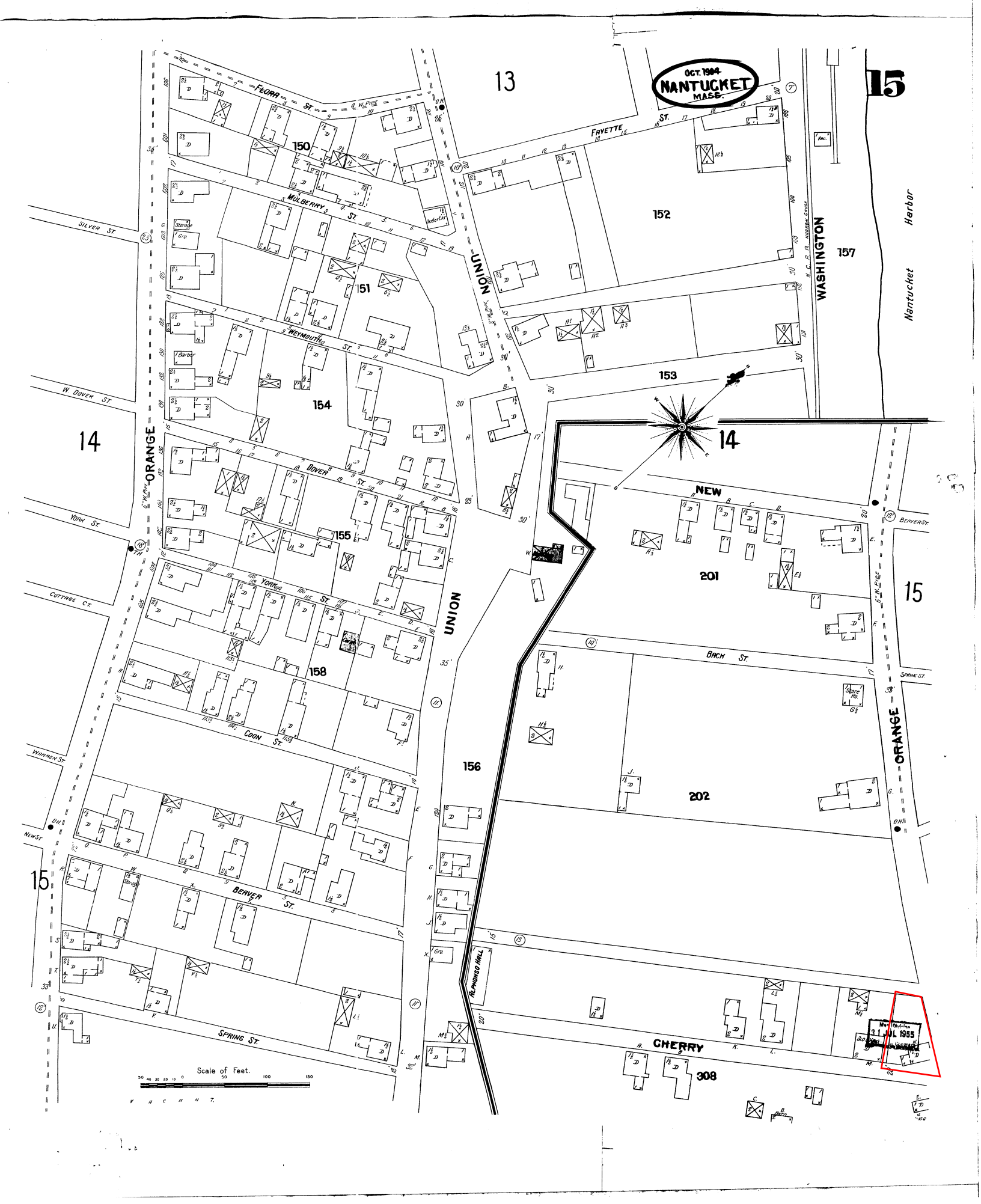
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

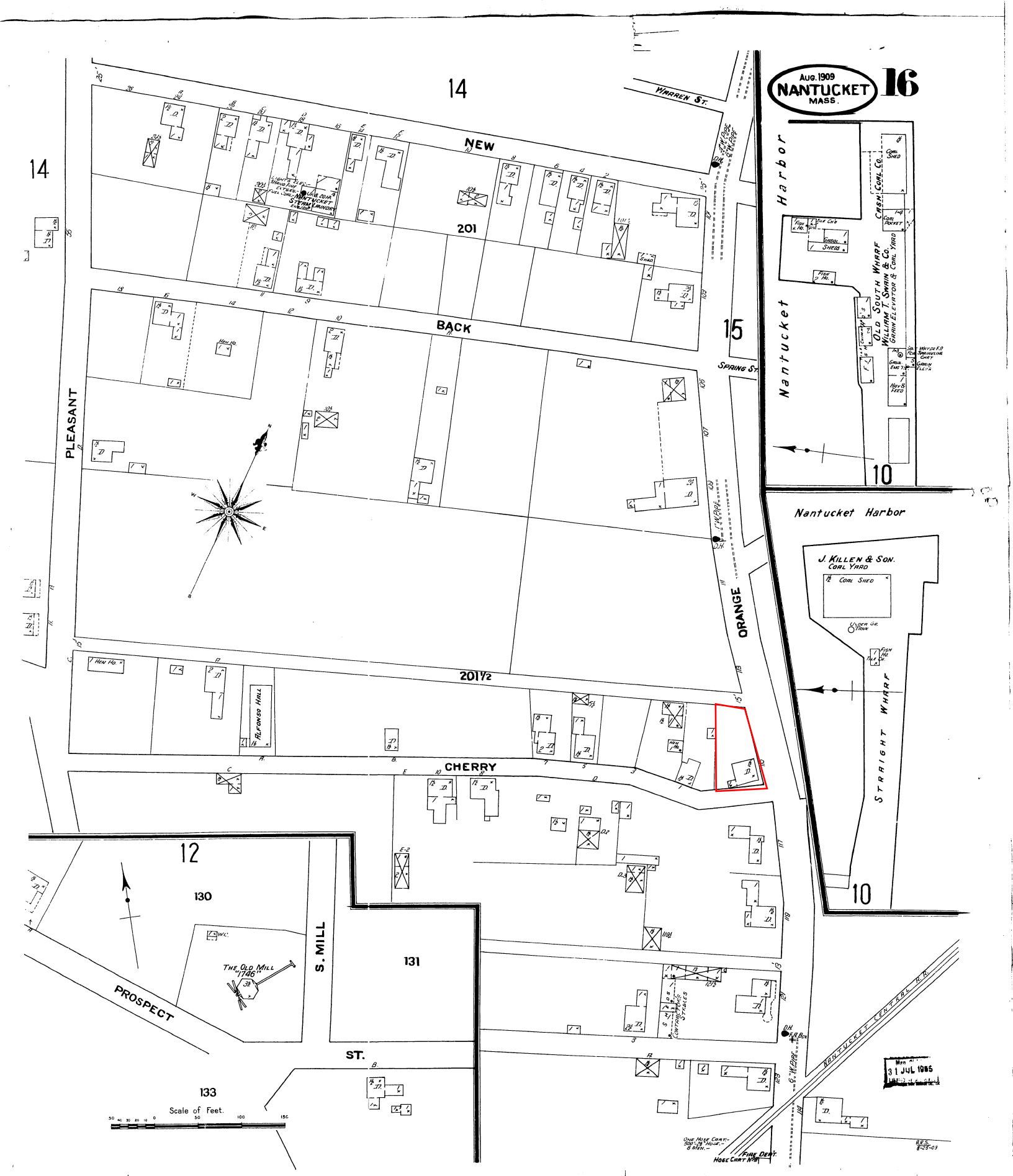
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

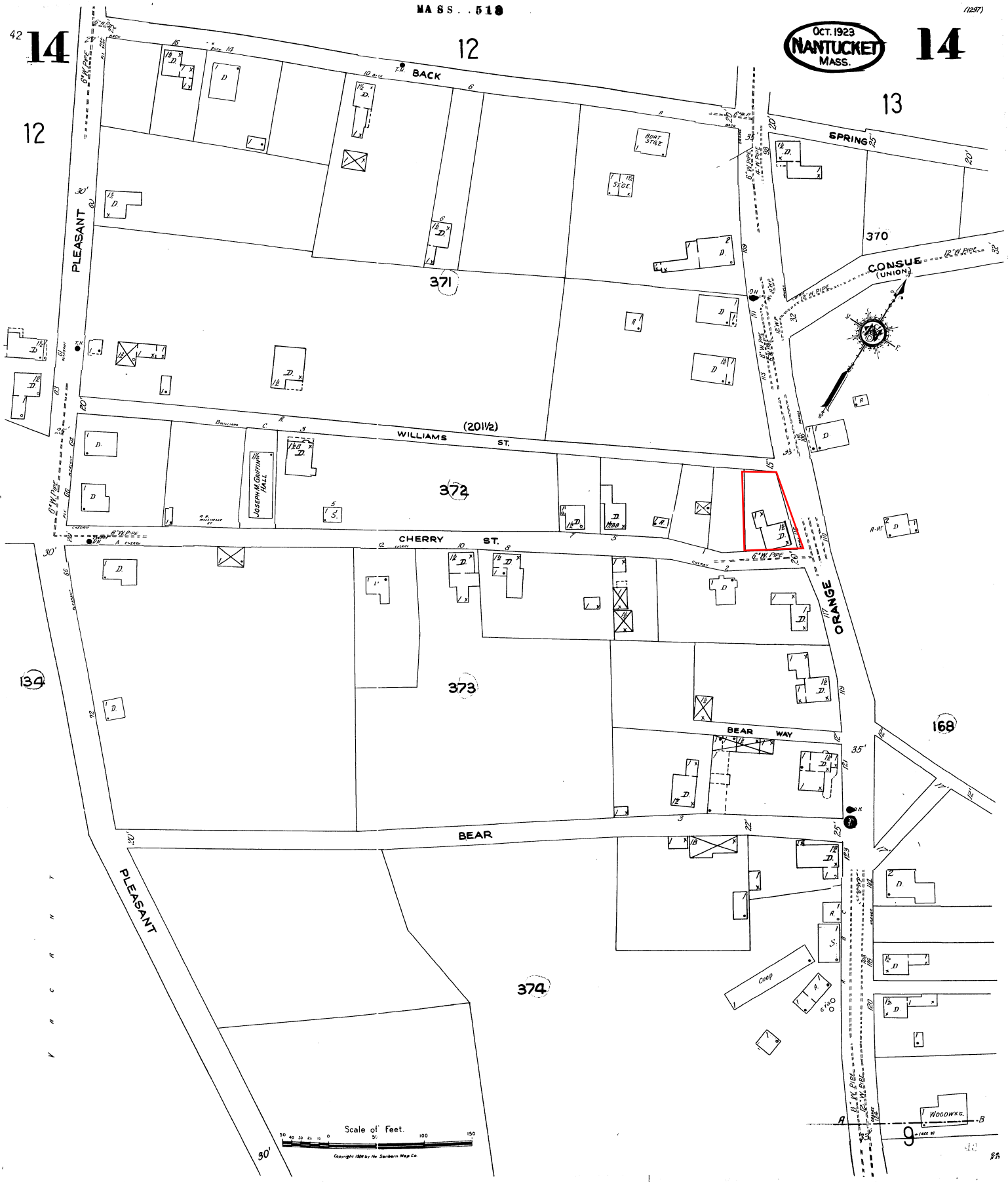

13
JULY 1898
NANTUCKET
MASS.
MAIN
SARATOGA
VACANT
62
80
79
11
9
10
NEW
BEAVER ST.
SPRING ST.
BACK
ORANGE
CHERRY
201
202
203
Coal Bin
Freight Ho.
68
Floats
Oiled Clothing
Nantucket Harbor.
Scale of Feet.
Alfonso Hall.
Old. & Vac
31 JUL 1985

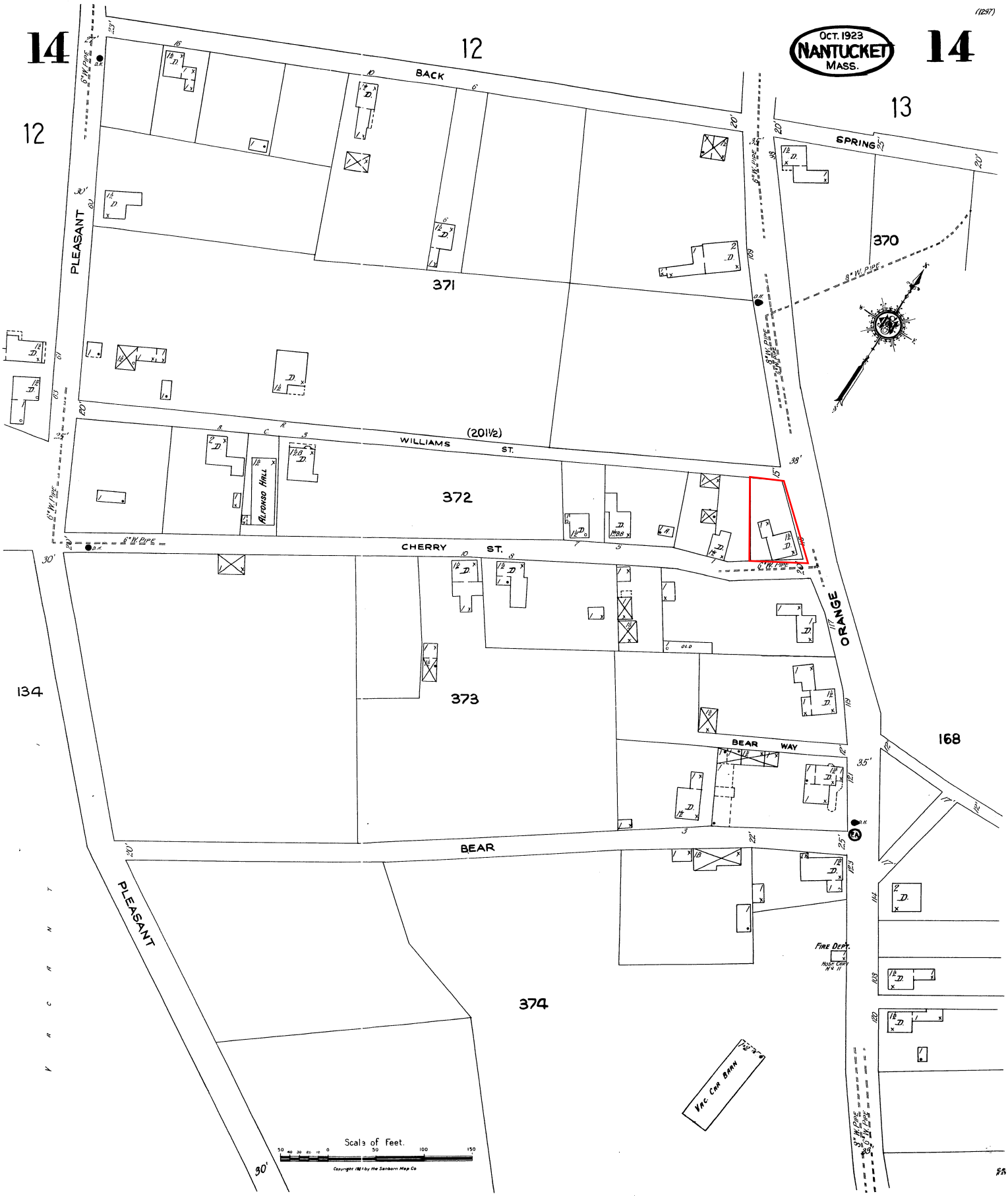


OCT. 1904
NANTUCKET
MASS.
15
13
14
15
FLORA ST.
FAYETTE ST.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
BACK ST.
CHERRY
SILVER ST.
W. DOVER ST.
YORK ST.
COTTAGE CT.
WARREN ST.
NEW ST.
BEAVER ST.
SPRING ST.
ORANGE
UNION
WASHINGTON
Nantucket Harbor
ALPHONSO HALL
150
151
152
153
154
155
156
157
158
201
202
308
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
16
14
NEW
201
BACK
201½
CHERRY
PLEASANT
ORANGE
SPRING ST.
WARREN ST.
15
10
12
130
131
133
S. MILL
PROSPECT
ST.
THE OLD MILL "1746"
ALFONSO HALL
Nantucket Harbor
CASH COAL CO.
OLD SOUTH WHARF
WILLIAM T. SWAIN & CO.
GRAIN ELEVATOR & COAL YARD
J. KILLEN & SON.
COAL YARD
COAL SHED
STRAIGHT WHARF
NANTUCKET CENTRAL R.R.
FIRE DEPT.
HOSE CART No. 8
Scale of Feet.
31 JUL 1965


MASS. 518
(1297)
42 14
OCT. 1923
NANTUCKET
MASS.
14
12
13
BACK
SPRING
PLEASANT
370
371
CONSUE (UNION)
WILLIAMS ST. (20 1/2)
372
JOSEPH M. GRIFFIN HALL
CHERRY ST.
ORANGE
373
BEAR WAY
168
134
BEAR
PLEASANT
374
Coop
WOODWKS.
9
Scale of Feet.
50 40 30 20 10 0 50 100 150
Copyright 1926 by the Sanborn Map Co.

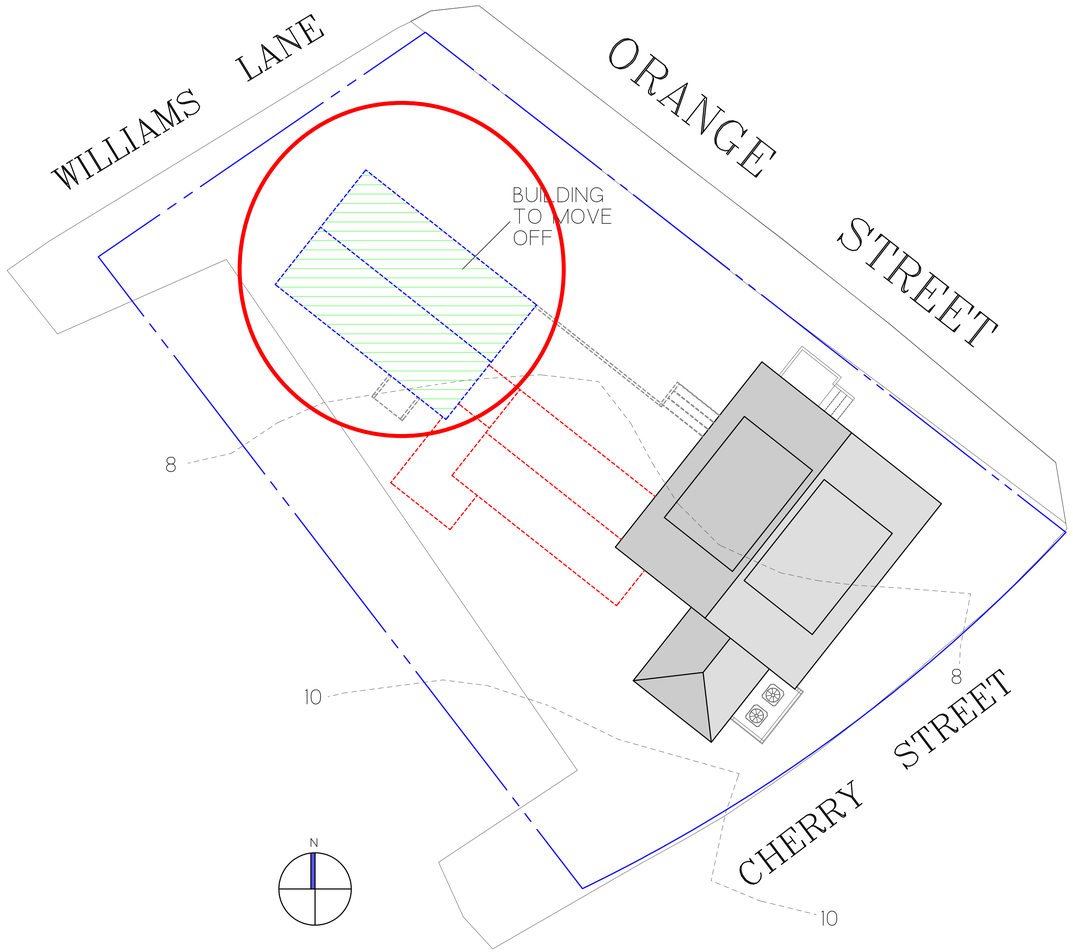


14
12
OCT. 1923
NANTUCKET
MASS.
14
13
BACK
SPRING
PLEASANT
371
370
WILLIAMS ST.
(201½)
372
ALFONSO HALL
CHERRY ST.
ORANGE
134
373
BEAR WAY
168
BEAR
PLEASANT
FIRE DEPT.
374
VAC. CAR BARN
Scale of Feet.




WILLIAMS ST
ONE WAY
ONE WAY
EZIA





ZONING CLASSIFICATION: C.M.I.
MAP: 55 PARCEL: 337

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



REVISIONS:

12/8/2020:	AS-BUILT MEASURING
12/29/2020:	AS-BUILT PLANS
6/5/2024:	HDC PRINT
7/28/2024:	HDC PRINT
11/05/2024:	PROGRESS PRINT
11/12/2024:	PROGRESS PRINT
12/16/2024:	PROGRESS PRINT

NOTE:
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EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

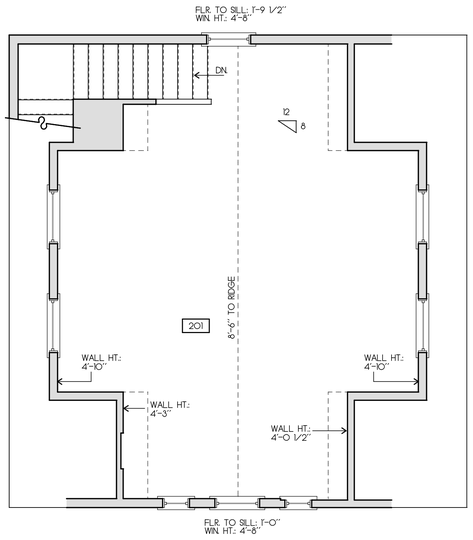
MAP: 55 PARCEL: 377
H.D.C. SITE PLAN ONLY

ADDRESS:
87 ORANGE STREET
NANTUCKET, MA 02554

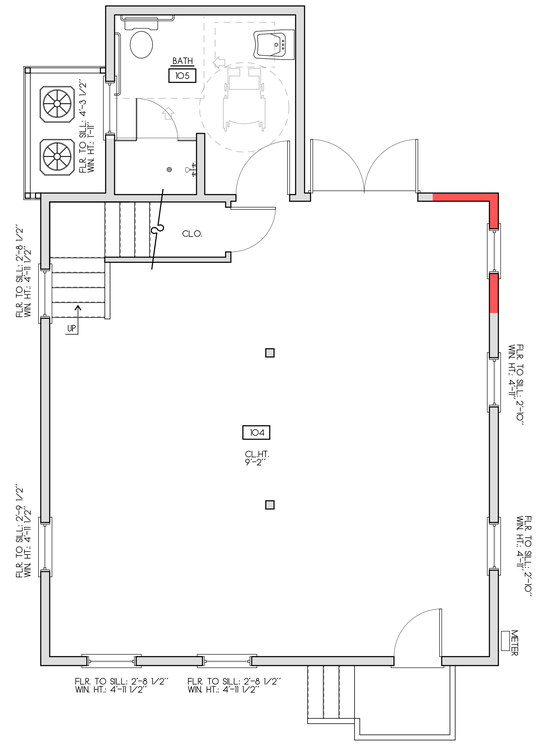
DATE: 12/16/2024

SCALE: 1/8" = 1'-0"

SHEET NO.
S 1



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
792 S.F.
N

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020: AS-BUILT PLANS
6/5/2024: HDC PRINT
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11/12/2024: PROGRESS PRINT
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EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 377

FLOOR PLANS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

DATE: 12/16/2024

SCALE: 1/4" = 1'-0"

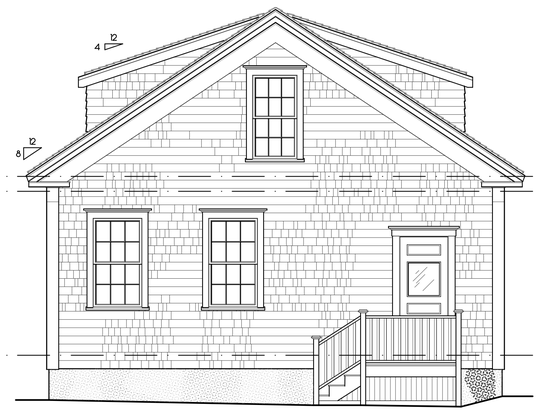
SHEET NO. a 1



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
12/8/2020: AS-BUILT MEASURING
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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377
ELEVATIONS
ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554
DATE: 11/16/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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12/29/2020:AS-BUILT PLANS
6/5/2024: HDC PRINT
7/28/2024: HDC PRINT
11/05/2024: PROGRESS PRINT
11/12/2024: PROGRESS PRINT
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EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW

P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377

ELEVATIONS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

DATE: 11/16/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 423.4

Street & Number of Proposed Work: 10 Polliwog pond rd

Owner of record: TRUYMAN ISAIAH & Gaelan

Mailing Address: 10 Polliwog pond rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MC MORROW

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 MOVE ON

Size of Structure or Addition: Length: 24'4"± Sq. Footage 1st floor: 397 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16'-4"± 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 -6- West -6-

Height of ridge above final finish grade: North 14'± South 14'± East 14'± West 14'±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE 117 ORANGE ST PORTION ON PROPERTY (ADD WINDOW)

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6'-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 ANDERSEN TME

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 _____

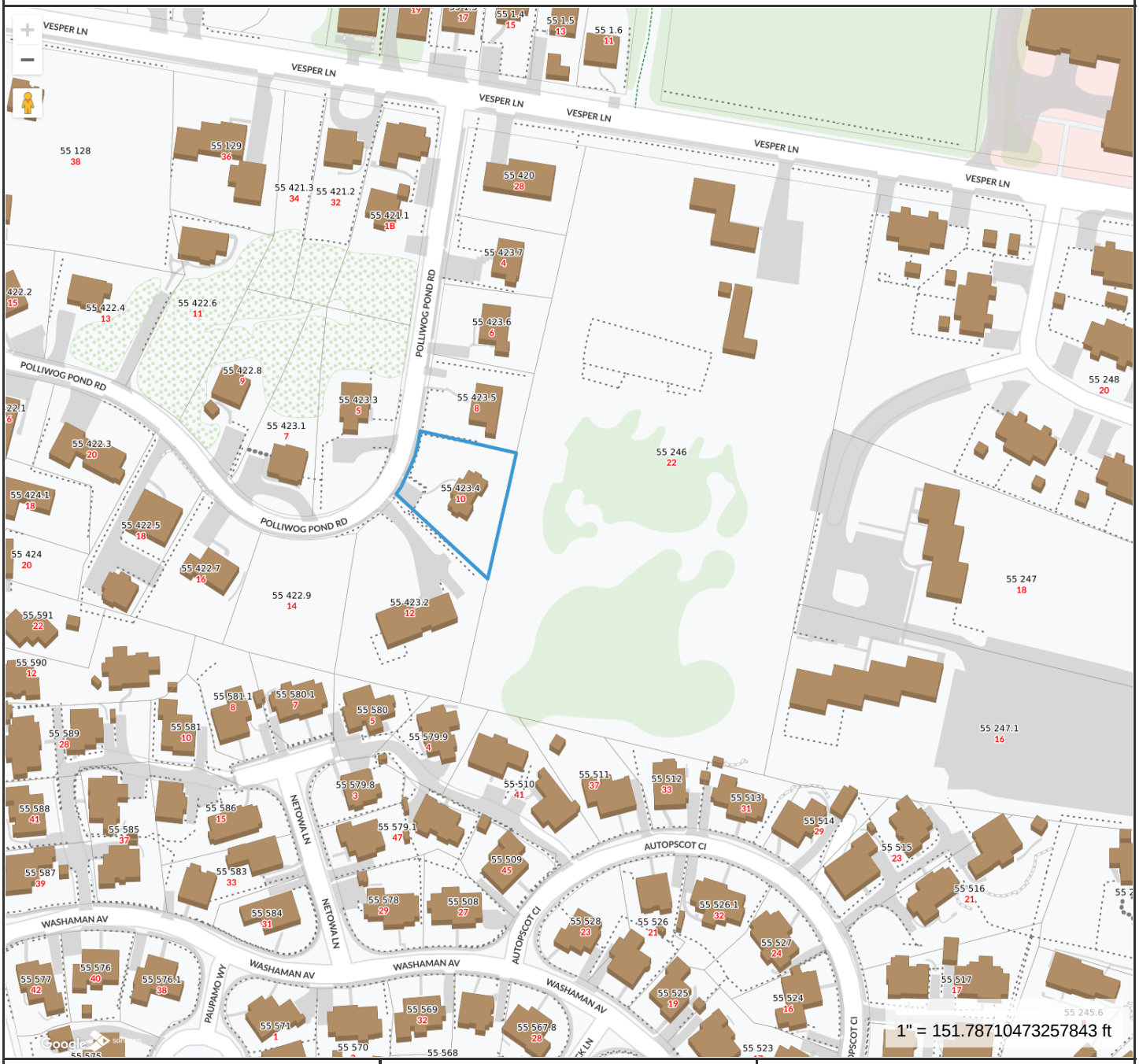
Trim _____ Sash _____ Doors _____

Deck _____ Foundation NATURAL TO WEATHER Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/5/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3677
Location	10 POLLIWOG POND RD
Owner	TRUYMAN ISAIAH & GAELAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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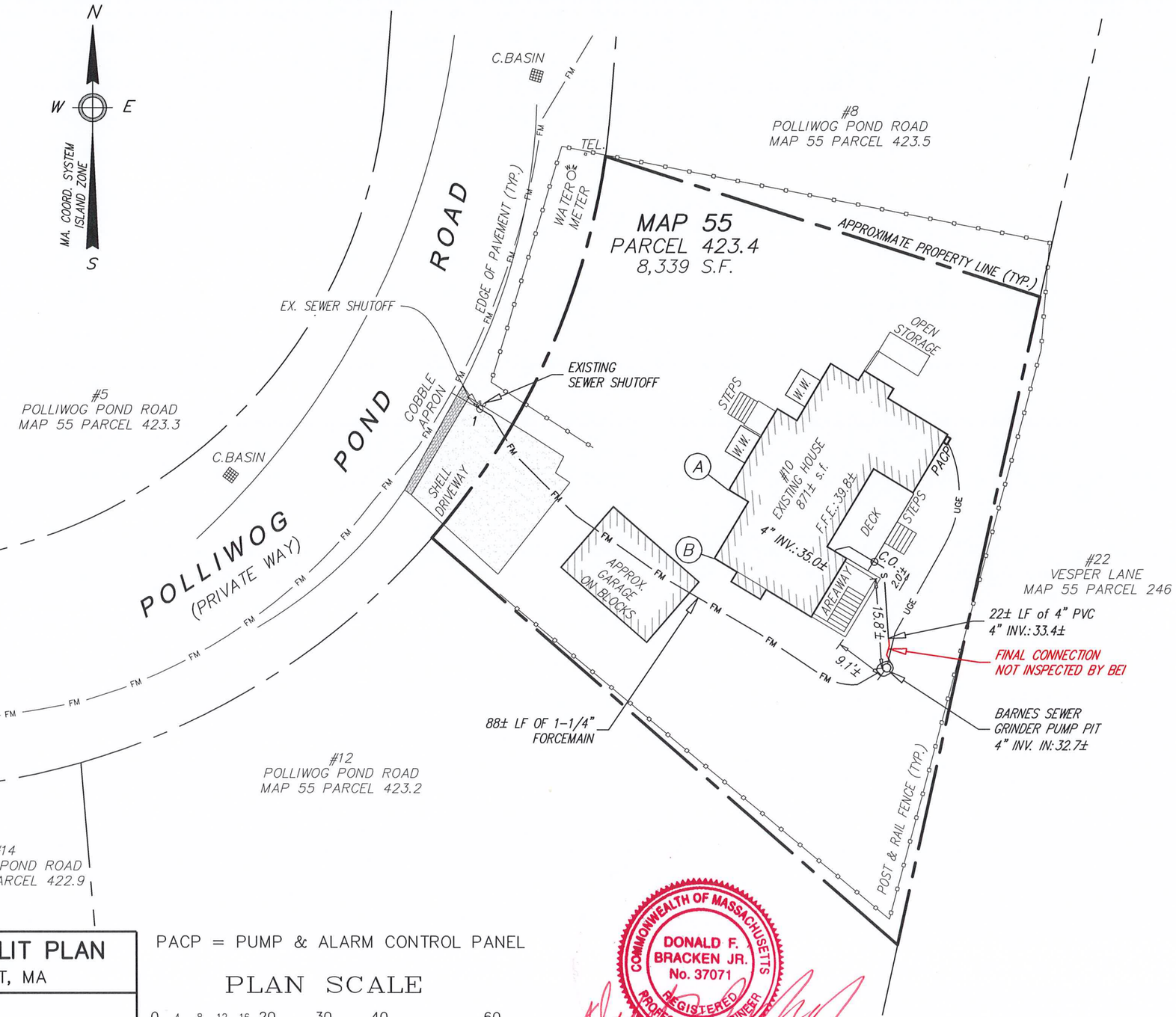
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008





SEWER SYSTEM "TIES"			
No:	A	B	DESCRIPTION
1	46.3'	49.1'	SEWER SHUTOFF



Notes:

1. LOCUS: #10 POLLIWOG POND ROAD
   MAP 55 PARCEL 423.4
2. OWNER: ISAIAH TRUYMAN
   GAELAN TRUYMAN
   10 POLLIWOG POND ROAD
   NANTUCKET, MA 02584
3. DEED REF: Bk: 1669 Pg: 283
4. PLAN REF: Pl. Bk: 20 Pg: 55 (LOT 13)

PACP = PUMP & ALARM CONTROL PANEL

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
No. 37071
REGISTERED PROFESSIONAL ENGINEER

7-30-24

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

SEWER AS-BULIT PLAN

IN NANTUCKET, MA

Prepared for:

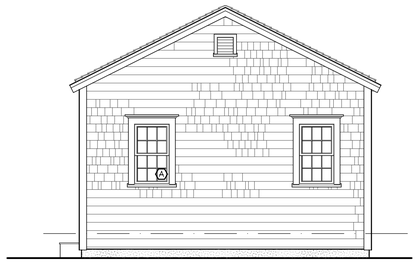
ISAIAH TRUYMAN
GAELAN TRUYMAN
#10 POLLIWOG POND ROAD
MAP 55 PARCEL 423.4

Date:	Drawn:	Checked:
JULY 30, 2024	ERC/BEI	DFB/AMG

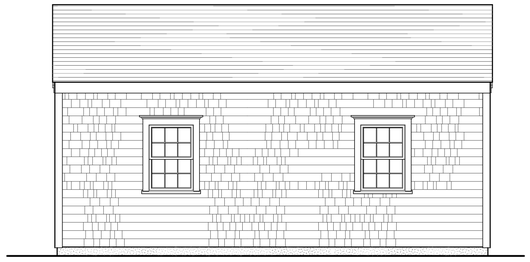
S:\Autocad Drawings\Nantucket\Polliwog Pond Road\10 Polliwog Pond Road\10 Polliwog Pond Road - Sewer AB.dwg



NORTH ELEVATION
SCALE: 1/4"=1'-0"



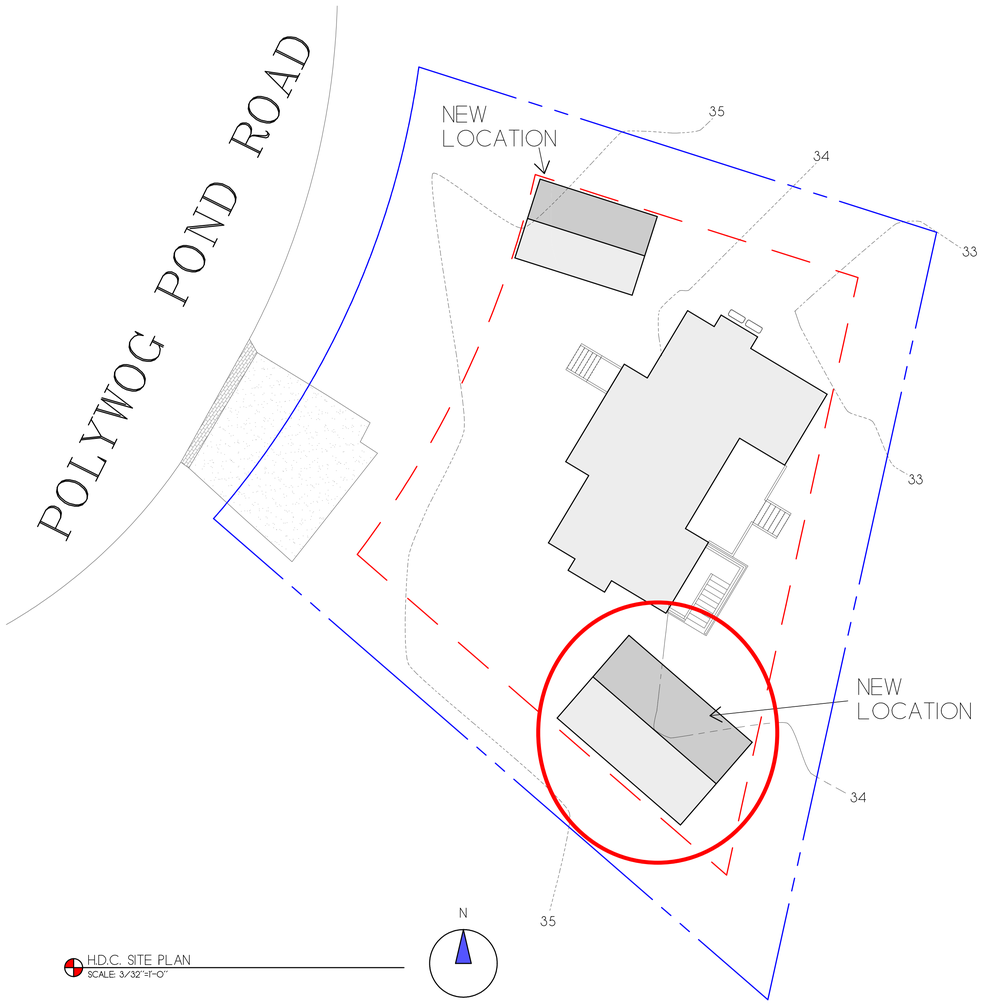
WEST ELEVATION
SCALE: 1/4"=1'-0"



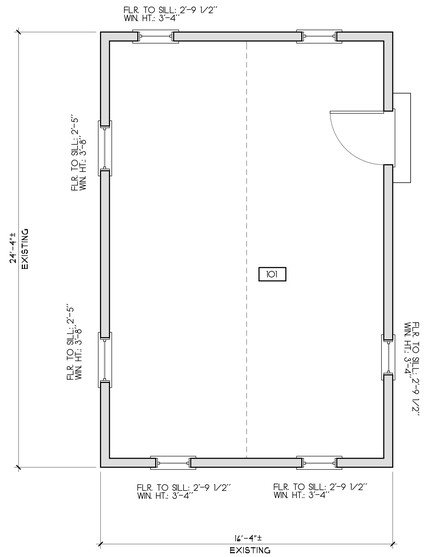
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



H.D.C. SITE PLAN
SCALE: 3/32"=1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 397 SF.

N

WINDOW SCHEDULE				
SYM.	MANUFACTURER	SIZE	QTY.	REMARKS
A	ANDERSON	2'-0" X 3'-4"	1	D.H. (T.M.E.)

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
12/5/2024: PROGRESS PRINT
12/16/2024: HDC MOVE ON PLAN

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
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NOTE:
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TRUYMAN RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 423.4
MOVE ON PLAN
ADDRESS: 10 POLLIWOG POND ROAD NANTUCKET, MA 02554
DATE: 12/16/2024
SCALE: AS NOTED

SHEET NO.
S 1



EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
5/28/2024: AS-BUILT MEASURING
6/26/2024: AS-BUILT PLANS

NOTE:
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TRUYMAN RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 423.4

ELEVATIONS

ADDRESS:
10 POLLIWOG POND ROAD
NANTUCKET, MA 02554

DATE: 6/26/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 423.4

Street & Number of Proposed Work: 10 Pollywog pond rd

Owner of record: Treyman Isaiah & Gaelan

Mailing Address: 10 Pollywog pond rd
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MC MORROW

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 MOVE ON SITE (GARAGE)

Size of Structure or Addition: Length: 18'-4" ± Sq. Footage 1st floor: 226 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12-4 41 ± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North EXISTING South → East EXISTING West →

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE GARAGE ON SITE

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed TME ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

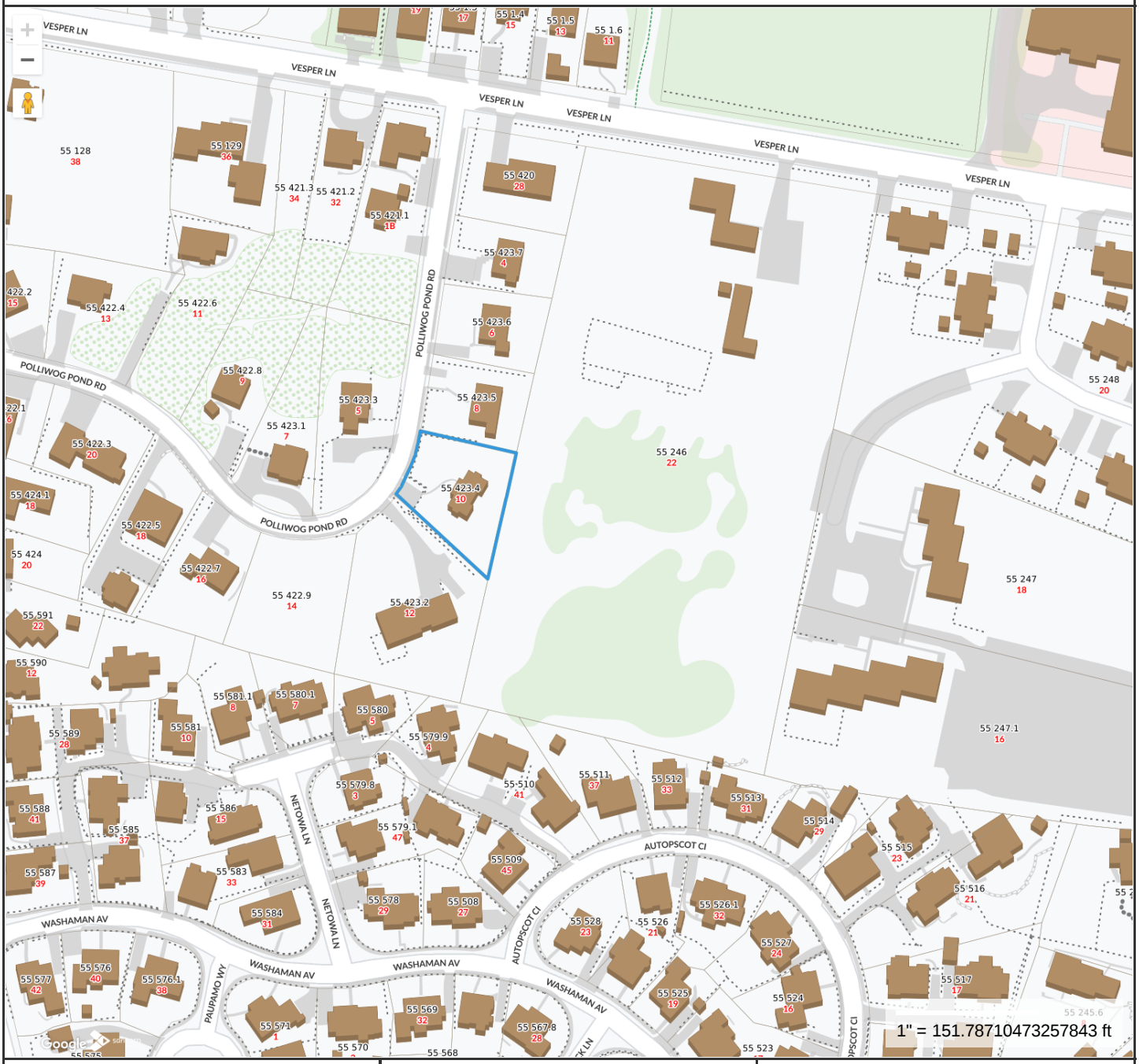
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation 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 3/5/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3677
Location	10 POLLIWOG POND RD
Owner	TRUYMAN ISAIAH & GAELAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

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Revised December 5, 2008





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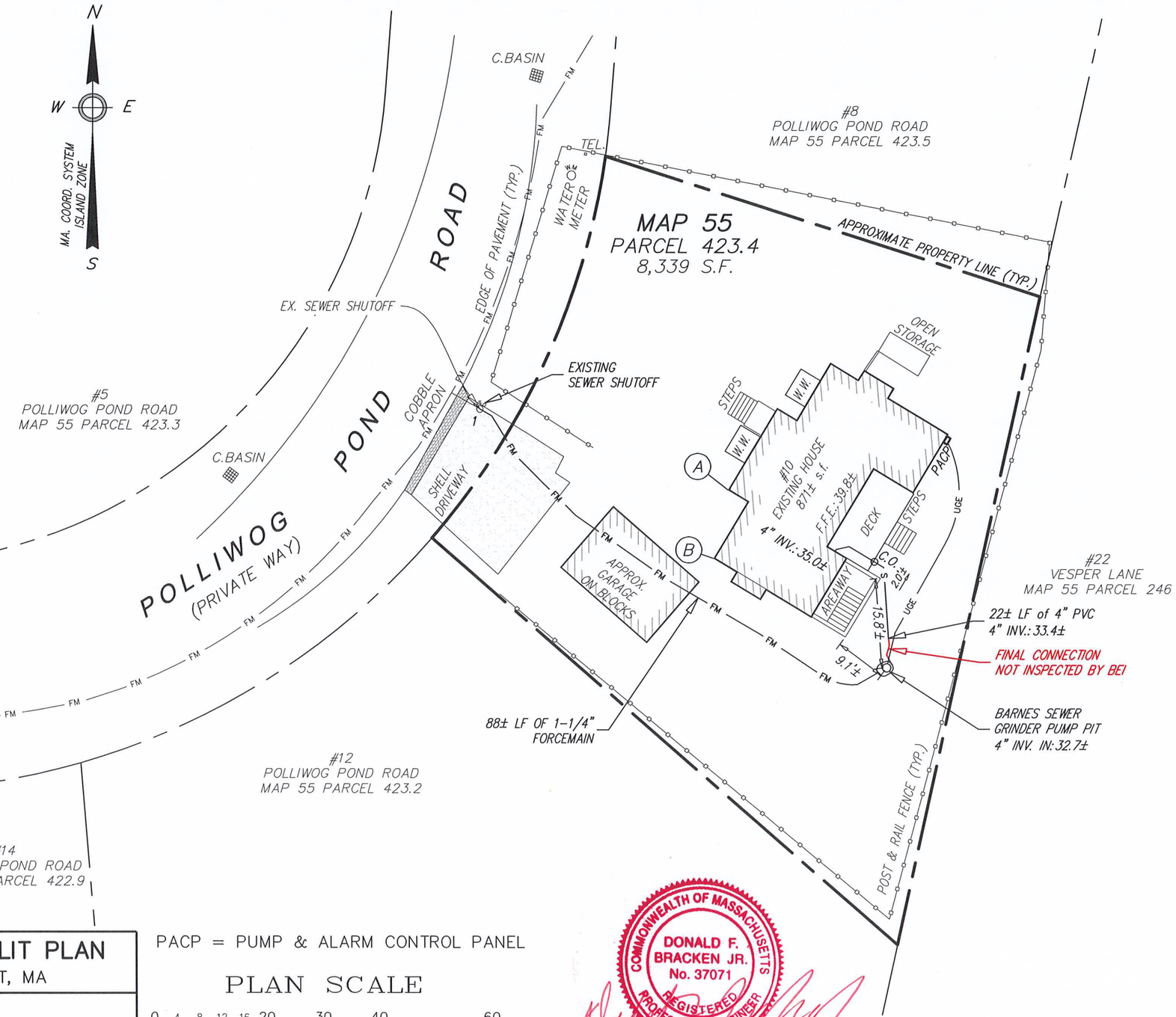

Notes:

1. LOCUS: #10 POLLIWOG POND ROAD
   MAP 55 PARCEL 423.4
2. OWNER: ISAIAH TRUYMAN
   GAELAN TRUYMAN
   10 POLLIWOG POND ROAD
   NANTUCKET, MA 02584
3. DEED REF: Bk: 1669 Pg: 283
4. PLAN REF: Pl. Bk: 20 Pg: 55 (LOT 13)

PACP = PUMP & ALARM CONTROL PANEL

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

COMMONWEALTH OF MASSACHUSETTS
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19 OLD SOUTH ROAD
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SEWER AS-BULIT PLAN

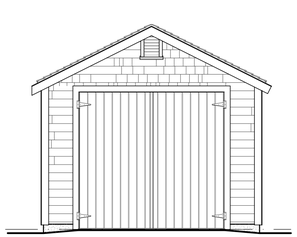
IN NANTUCKET, MA

Prepared for:

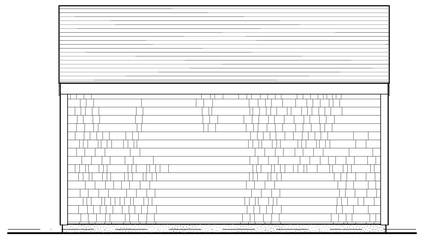
ISAIAH TRUYMAN
GAELAN TRUYMAN
#10 POLLIWOG POND ROAD
MAP 55 PARCEL 423.4

Date:	Drawn:	Checked:
JULY 30, 2024	ERC/BEI	DFB/AMG

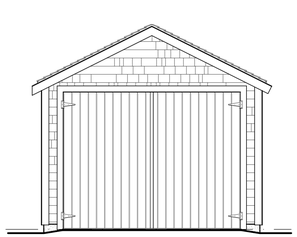
S:\Autocad Drawings\Nantucket\Polliwog Pond Road\10 Polliwog Pond Road\10 Polliwog Pond Road - Sewer AB.dwg



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
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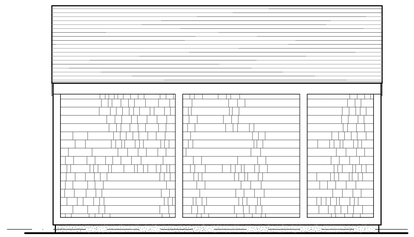

SOUTH ELEVATION
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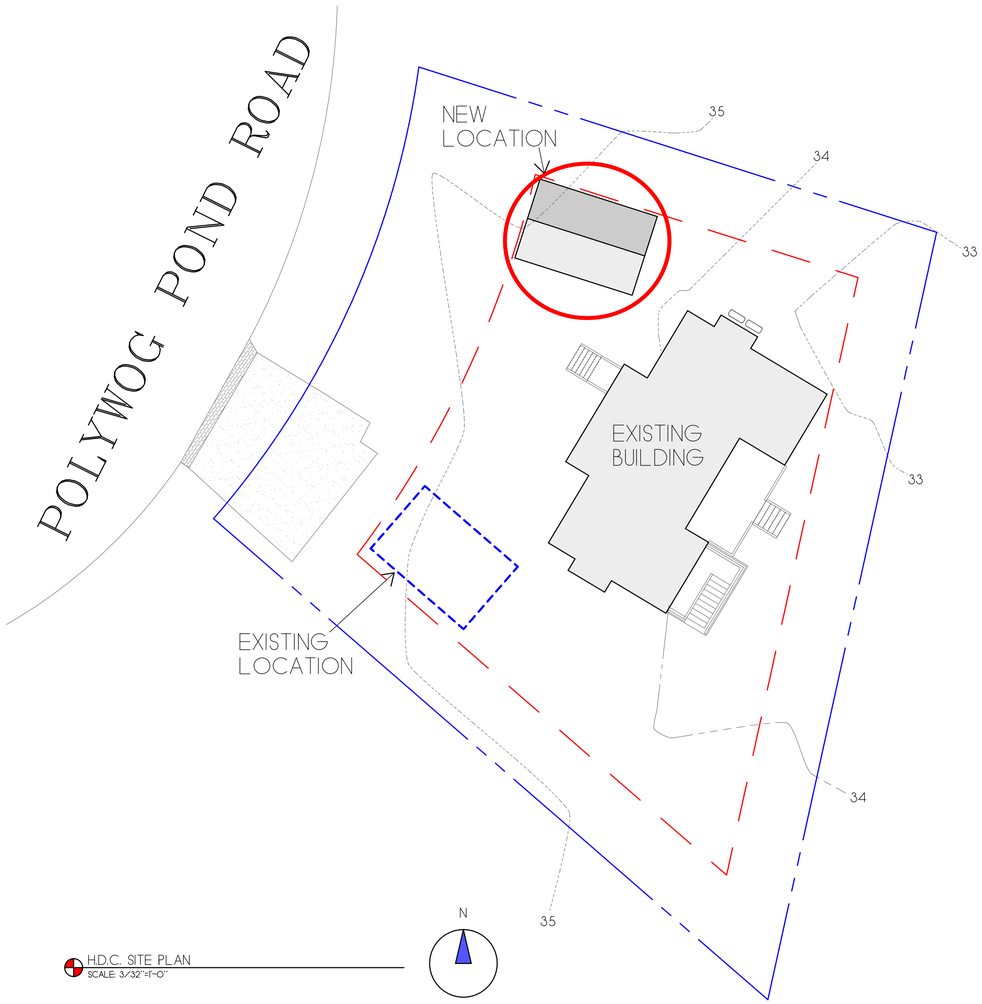

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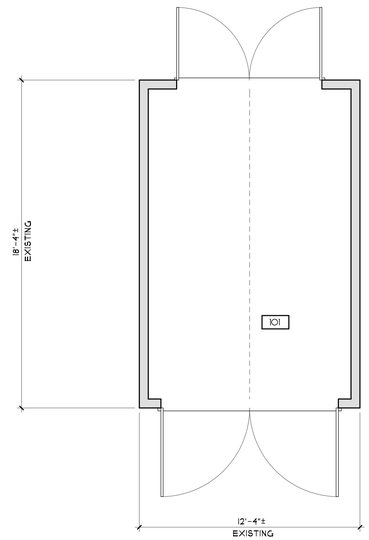

EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
226 SF.
N

REVISIONS:
11/20/2024: AS-BUILT MEASURING
12/5/2024: AS-BUILT PLANS
12/6/2024: PROGRESS PRINT

NOTE:
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TRUYMAN RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 423.4

GARAGE PLANS

ADDRESS:
10 POLLIWOG POND ROAD
NANTUCKET, MA 02554

DATE: 12/06/2024

SCALE: AS NOTED

SHEET NO.
S 1



EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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TRUYMAN RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 423.4

ELEVATIONS

ADDRESS:
10 POLLIWOG POND ROAD
NANTUCKET, MA 02554

DATE: 6/26/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 49

Street & Number of Proposed Work: 43 Warrens Landing Rd.

Owner of record: Helen Lynch

Mailing Address: 1105 Park Ave.
New York NY 10128

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

Main House

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 515 s.f.
Width: _____ Sq. footage 2nd floor: 515 s.f.
Sq. footage 3rd floor: _____

Decks/Patio: Size: 280 s.f. ☑ 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:

Original Date: 1988

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Additions to existing dwelling
- new front porch
- fenestration changes

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 1 light slider Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Natural Sash Green Doors Green
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 12/17/2024 Signature of owner of record _____ Signed under penalties of perjury

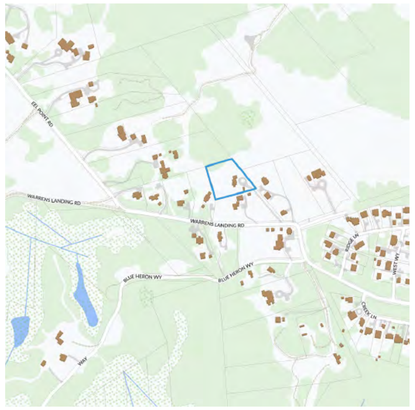


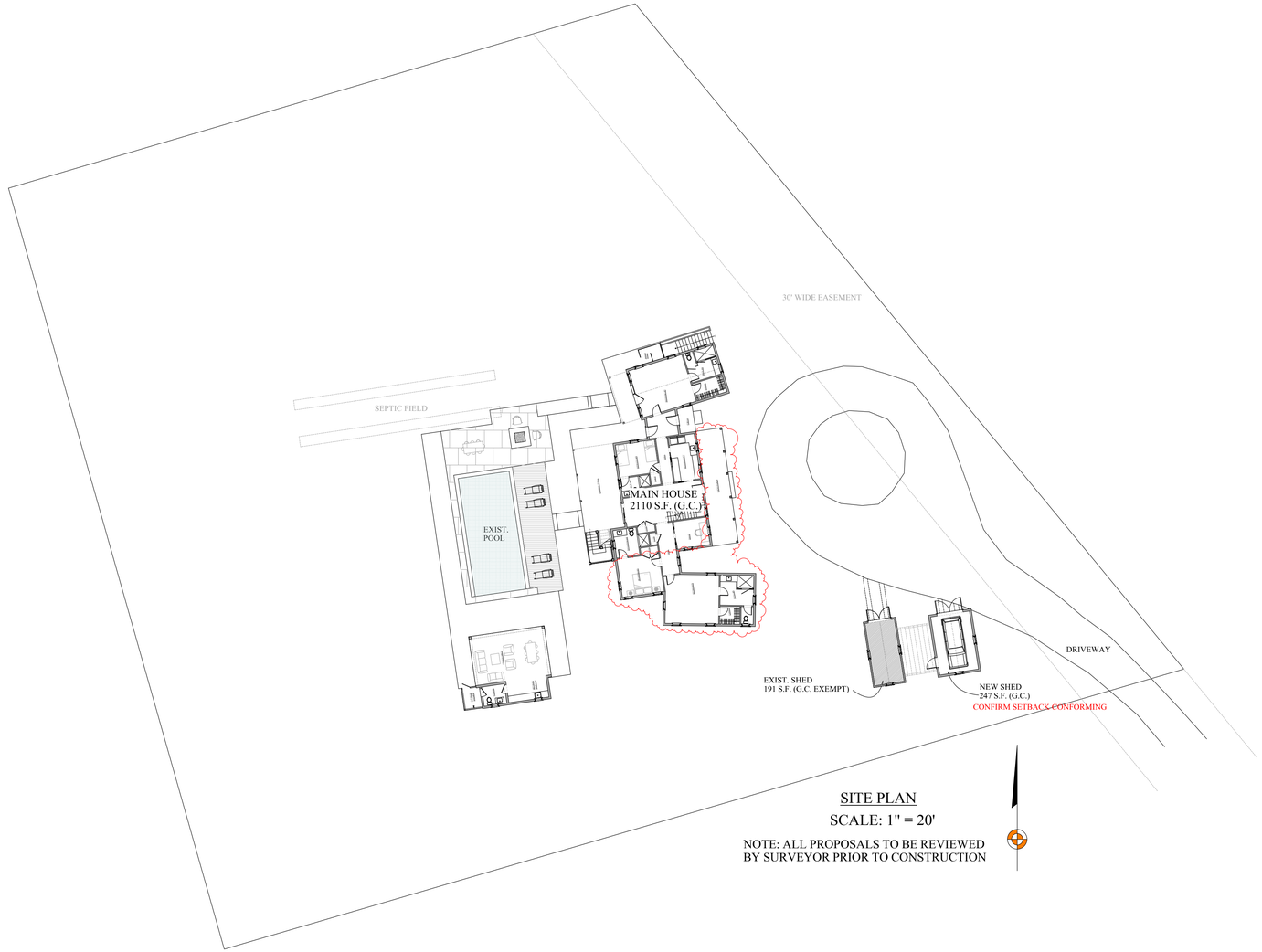






THE LYNCH RESIDENCE
43 WARRENS LANDING ROAD
NANTUCKET, MA 02554





SITE PLAN

SCALE: 1" = 20'

NOTE: ALL PROPOSALS TO BE REVIEWED
BY SURVEYOR PRIOR TO CONSTRUCTION

MAP & PARCEL: 38 / 49
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35' / 15'
MINIMUM LOT SIZE: 80,000 s.f.
LOT AREA: 61,291 s.f.
GROUND COVER RATIO: 4%
EXISTING GROUND COVER:
  MAIN HOUSE: 1,595 S.F.
  SHED: 191 S.F. (EXEMPT)
PROPOSED NEW GROUND COVER:
  MAIN HOUSE ADD.: 515 S.F.
  GARAGE: 247 S.F.
  CABANA: 56 s.f.
TOTAL GROUND COVER: 2,413 S.F.
ALLOWABLE GROUND COVER: 2,452 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
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DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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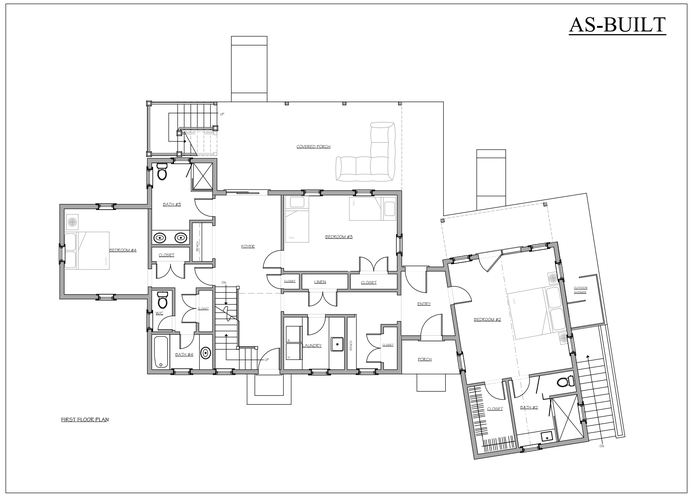
COVER SHEET
DATE: 12/12/2024
SCALE: AS NOTED

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

A





FIRST FLOOR PLAN

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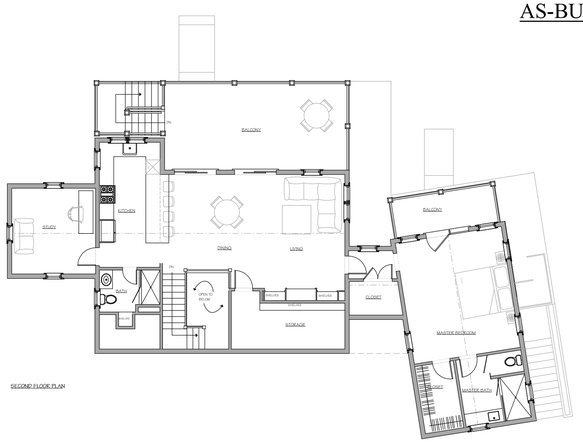
FIRST FLOOR PLAN
DATE: 12/12/2024
SCALE: 1/4" = 1'-0"

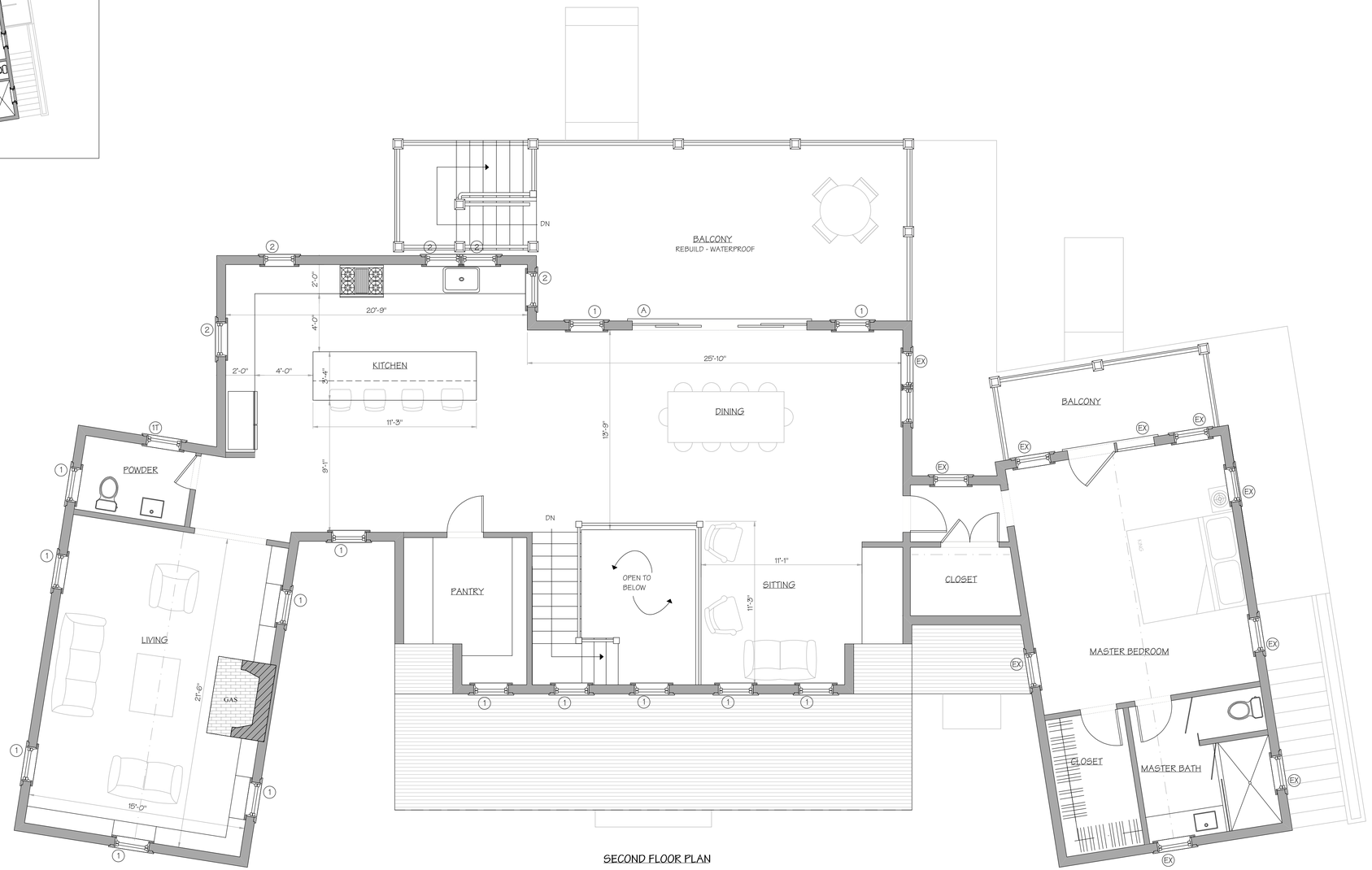
M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

1

AS-BUILT





SECOND FLOOR PLAN

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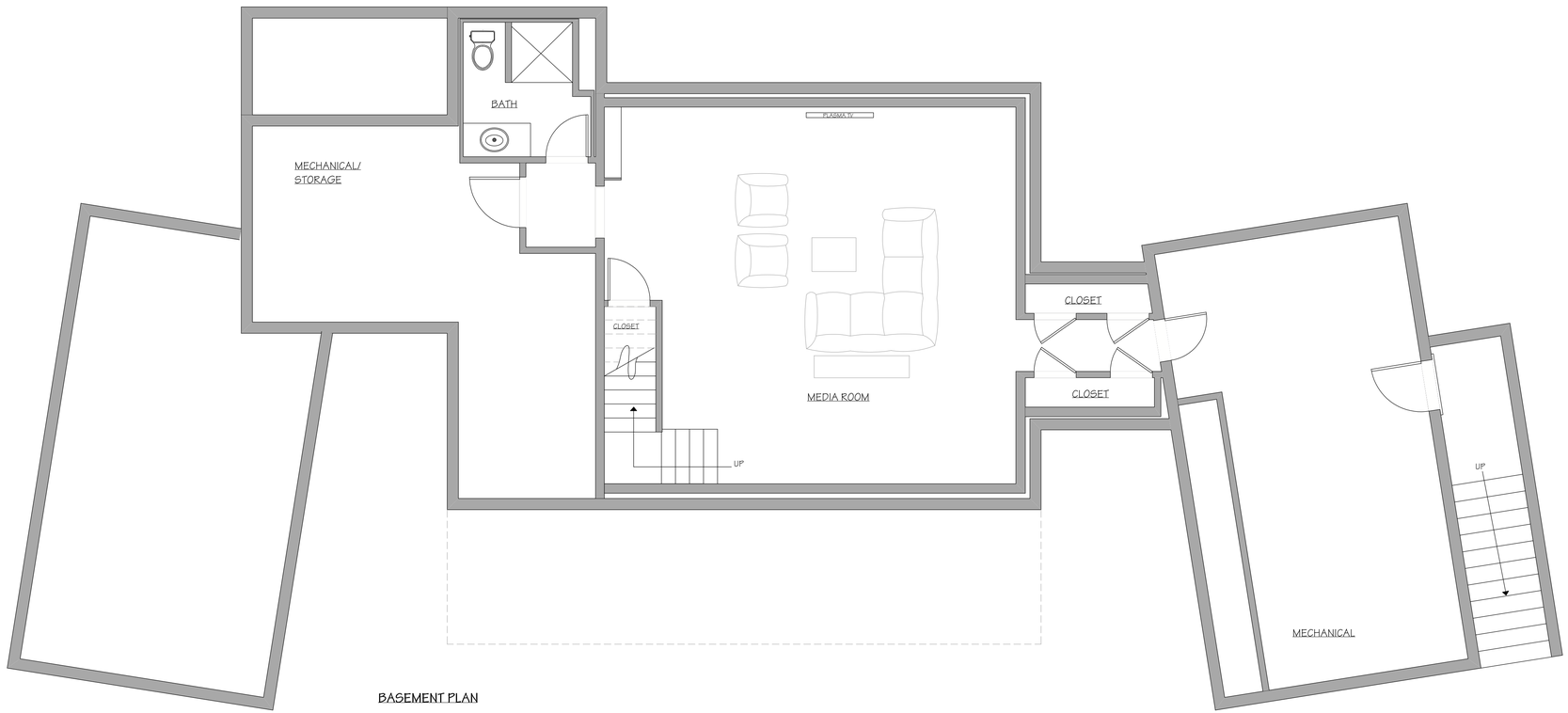
SECOND FLOOR PLAN
DATE: 12/12/2024
SCALE: 1/4" = 1'0"

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

2



BASEMENT PLAN

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BASEMENT PLAN
DATE: 12/12/2024
SCALE: 1/4" = 1' 0"

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

3





Lynch Main House

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	2' 7 5/8" x 4' 4 7/8"	2' 8 1/8" x 4' 4 7/8"	Andersen	2/2 Dbl. Hng	Single	TW2642		22
1T	2' 7 5/8" x 4' 4 7/8"	2' 8 1/8" x 4' 4 7/8"	Andersen	2/2 Dbl. Hng	Single	TW2642	Tempered	2
2	2' 7 5/8" x 4' 0 7/8"	2' 8 1/8" x 4' 0 7/8"	Andersen	2/2 Dbl. Hng	Single	TW26310		5
3	2' 7 1/2" x 2' 4 3/8"	2' 8" x 2' 4 7/8"	Andersen	2 light casement	Single	AW281	Tempered	1
A	11' 9" x 6' 10 1/2"	11' 10" x 6' 11"	Andersen	1 light slider	Quad			1
EX	EXISTING WINDOW/DOOR							





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ELEVATIONS
DATE: 12/12/2024
SCALE: 1/4" = 1' 0"

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

4

AS-BUILT



WEST ELEVATION

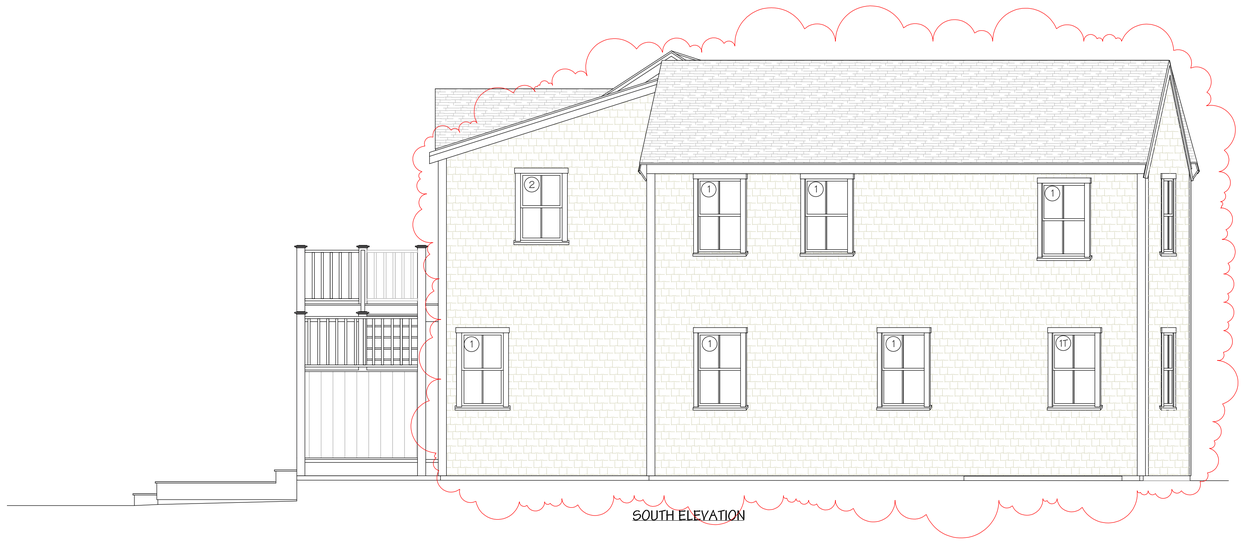


WEST ELEVATION

AS-BUILT



SOUTH ELEVATION



SOUTH ELEVATION

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ELEVATIONS
DATE: 12/12/2024
SCALE: 1/4" = 1'0"

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Helen Lynch .....

MAILING ADDRESS..... 1105 Park Ave. New York NY .....

PROPERTY LOCATION..... 43 Warners Landing Rd. .....

ASSESSORS MAP/PARCEL..... 38/49 .....

SUBMITTED BY:..... Ben Normand .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.12.10 13:20:29 -05'00'

Decemeber 10, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

COHEN STEVEN L TR
222 EEL POINT ROAD REALTY TRUST
PO BOX 786
NANTUCKET, MA 02554

FISHERS LANDING ASSOC INC
1 WARRENS LANDING RD
NANTUCKET, MA 02554

BEAUMONT C DAVID IV
PO BOX 2990
NANTUCKET, MA 02584

DEAL POINT LLC
8 SOUTHFIELD DRIVE
DOVER, MA 02030

ANGUSBUD LLC
1508 FOXHALL ROAD NW
WASHINGTON, DC 20007

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: 43 Warrens Landing Rd.

Tax Map Number: 38 Parcel Number: 49

Owner of Record: Helen Lynch

Description of Proposal: • Addition to main house
1st floor: 515 s.f.
2nd floor: 515 s.f.
• New Garage: 247 s.f.
• New Cabana: 56 s.f.

Anticipated HDC Submission Date: 12/16/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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Postage
$

Total Postage and Fees
$

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Street and Apt. No., or PO Box No. PO Box 2990
City, State, ZIP+4® Nantucket MA 02584

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.52
$

0554 07

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DEC 17 2024
12/17/2024

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Street and Apt. No., or PO Box No. 8 Southfield Dr.
City, State, ZIP+4® Dover MA 02030

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.52
$

0554 07

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12/17/2024

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Street and Apt. No., or PO Box No. 1508 Foxhall Rd. NW
City, State, ZIP+4® Washington DC 20007

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 Benjamin Normand

AS AGENT FOR Helen Lynch

STREET ADDRESS 43 Worrens Landing Rd.

MAP/PARCEL 39/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



[signature] 12/17/2024

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 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.

$306.00 3. **Application Fee**: See back of application for fee schedule or call the office. main : $206.00 garage : $50.00 Cabana: $50.00

✓ 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.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 49

Street & Number of Proposed Work: 43 Warrens Landing Rd.

Owner of record: Helen Lynch

Mailing Address: 1105 Park Ave.

New York NY 10128

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

- garage -

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: 247 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 12'0" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation - New garage
3. West Elevation - New pergola connecting new garage
4. North Elevation to existing shed

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: ~~Red Cedar~~, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): 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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear Batten Side _____

Garage Door(s): Type outswing Material wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Natural Sash Green Doors Natural

Deck _____ Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/17/2024 Signature of owner of record _____ Signed under penalties of perjury



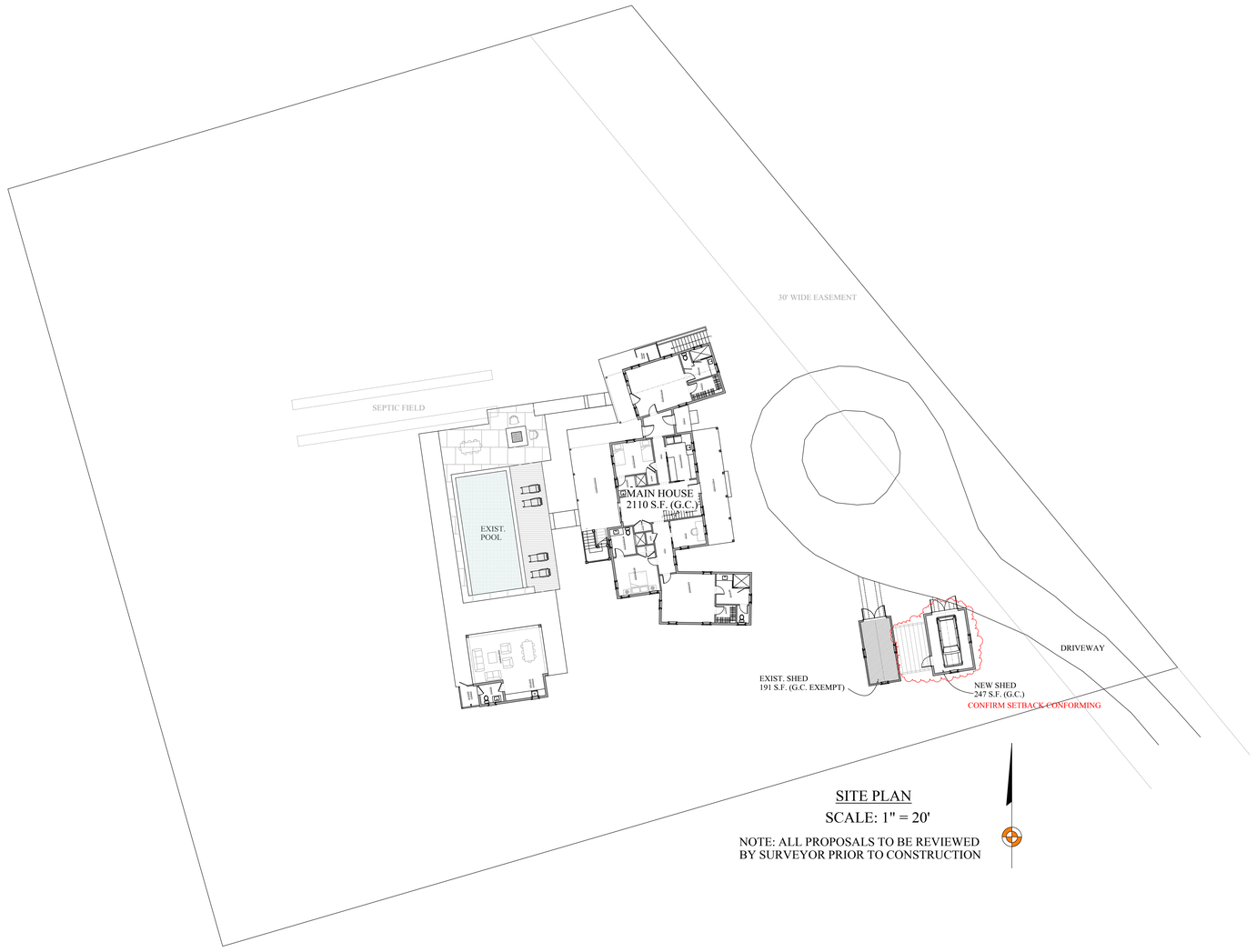






THE LYNCH RESIDENCE
43 WARRENS LANDING ROAD
NANTUCKET, MA 02554





SITE PLAN

SCALE: 1" = 20'

NOTE: ALL PROPOSALS TO BE REVIEWED BY SURVEYOR PRIOR TO CONSTRUCTION

MAP & PARCEL: 38 / 49
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35' / 15'
MINIMUM LOT SIZE: 80,000 s.f.
LOT AREA: 61,291 s.f.
GROUND COVER RATIO: 4%
EXISTING GROUND COVER:
  MAIN HOUSE: 1,595 S.F.
  SHED: 191 S.F. (EXEMPT)
PROPOSED NEW GROUND COVER:
  MAIN HOUSE ADD.: 515 S.F.
  GARAGE: 247 S.F.
  CABANA: 56 s.f.
TOTAL GROUND COVER: 2,413 S.F.
ALLOWABLE GROUND COVER: 2,452 S.F.

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

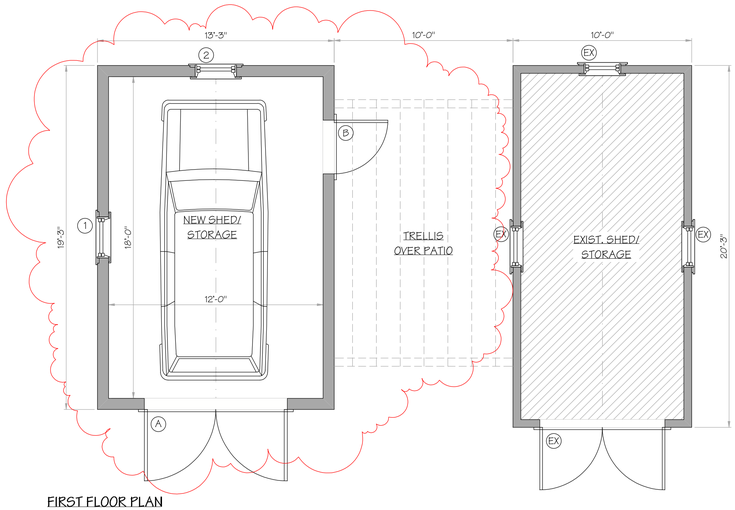
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 12/12/2024
SCALE: AS NOTED

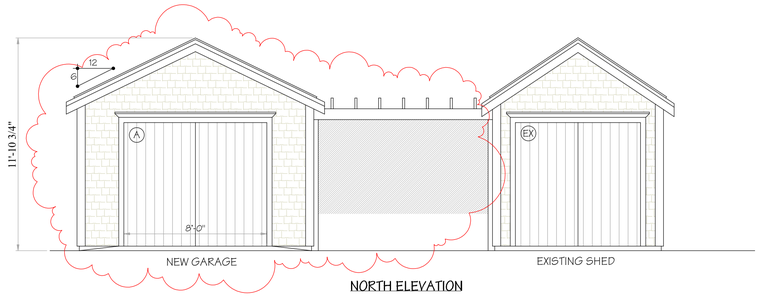
M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

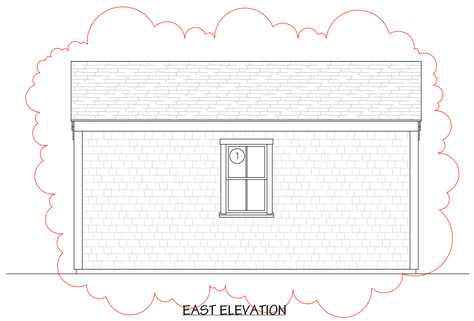
A



FIRST FLOOR PLAN

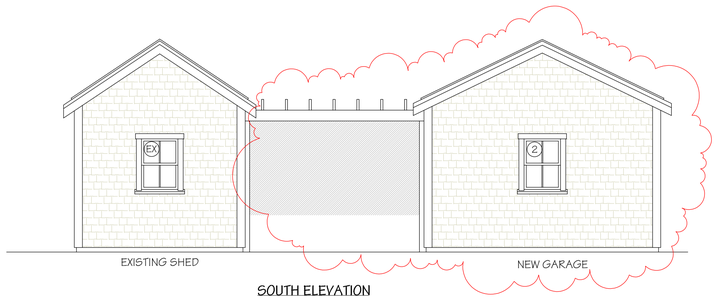


NORTH ELEVATION

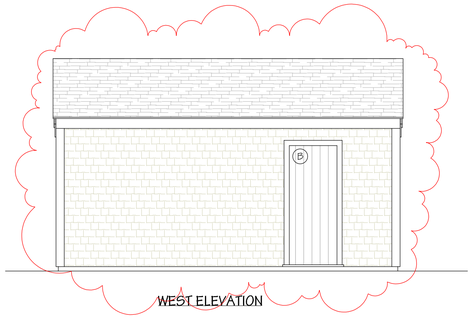


EAST ELEVATION

1 - ANDERSEN 2' 5 5/8" X 4' 0 7/8" DBL HNG
2 - ANDERSEN 2' 1 5/8" X 3' 0 7/8" DBL HNG
A - (2) 4' 0" X 7' 0" OUTSWING DOORS
B - 2' 8" X 6' 8" OUTSWING DOOR



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION BUILDING COMPARISON

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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PLAN AND ELEVATIONS
DATE: 12/12/2024
SCALE: 1/4" = 1' 0"

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

1

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Helen Lynch .....

MAILING ADDRESS..... 1105 Park Ave. New York NY .....

PROPERTY LOCATION..... 43 Warners Landing Rd. .....

ASSESSORS MAP/PARCEL..... 38/49 .....

SUBMITTED BY:..... Ben Normand .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.12.10 13:20:29 -05'00'

Decemeber 10, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

COHEN STEVEN L TR
222 EEL POINT ROAD REALTY TRUST
PO BOX 786
NANTUCKET, MA 02554

FISHERS LANDING ASSOC INC
1 WARRENS LANDING RD
NANTUCKET, MA 02554

BEAUMONT C DAVID IV
PO BOX 2990
NANTUCKET, MA 02584

DEAL POINT LLC
8 SOUTHFIELD DRIVE
DOVER, MA 02030

ANGUSBUD LLC
1508 FOXHALL ROAD NW
WASHINGTON, DC 20007

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: 43 Warrens Landing Rd.

Tax Map Number: 38 Parcel Number: 49

Owner of Record: Helen Lynch

Description of Proposal: • Addition to main house
1st floor: 515 s.f.
2nd floor: 515 s.f.
• New Garage: 247 s.f.
• New Cabana: 56 s.f.

Anticipated HDC Submission Date: 12/16/2024

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.

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
DEC 17 2024

Sent To 222 Eel Point Road R.T.
Street and Apt. No., or PO Box No. PO Box 786
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 2240 91

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
DEC 17 2024

Sent To David Beaumont
Street and Apt. No., or PO Box No. PO Box 2990
City, State, ZIP+4® Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2240 84

U.S. Postal Service™
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Certified Mail Fee
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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
DEC 17 2024

Sent To Fishers Landing Assoc.
Street and Apt. No., or PO Box No. Warrens Landing Rd
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 2241 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.
Dover MA 02030

OFFICIAL USE

Certified Mail Fee $4.35
$ $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 $0.77
$

Total Postage and Fees $5.52
$

0554 07

Postmark Here
DEC 17 2024
12/17/2024

Sent To Deal Point LLC
Street and Apt. No., or PO Box No. 8 Southfield Dr.
City, State, ZIP+4® Dover MA 02030

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2241 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Washington DC 20007

OFFICIAL USE

Certified Mail Fee $4.35
$ $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 $0.77
$

Total Postage and Fees $5.52
$

0554 07

Postmark Here
DEC 17 2024
12/17/2024

Sent To Angusbud LLC
Street and Apt. No., or PO Box No. 1508 Foxhall Rd. NW
City, State, ZIP+4® Washington DC 20007

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 Benjamin Normand

AS AGENT FOR Helen Lynch

STREET ADDRESS 43 Worrens Landing Rd.

MAP/PARCEL 39/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



[signature] 12/17/2024

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 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.

$306.00 3. **Application Fee**: See back of application for fee schedule or call the office. main : $206.00 garage : $50.00 Cabana: $50.00

✓ 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.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

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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 Hunter & Marcy Ziesing

STREET ADDRESS 6 Wesco Place

MAP/PARCEL 42.3.4 / 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON December 20, 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

12.20.2024 — Date

Move and rotate existing storage shed

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 49

Street & Number of Proposed Work: 6 WESCO PLACE

Owner of record: HUNTER & MARY ZIESING

Mailing Address: 45 BELLE AVE
SAN ANSELMO, CA 94960

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1380 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 MOVE & ROTATE EXISTING STORAGE SHED; MINOR MOD

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ 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: (describe) 2. South Elevation

Historic Name: (describe)

Original Date: Approx 2005

Original Builder: Homeowner

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

2. South Elevation

3. West Elevation MOVE EXISTING ROLLING DOOR TO WEST ELEV

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) NO OTHER

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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: DECEMBER 20, 2024 Signature of owner of record Brook P Mead FOR ZIEGING Signed under penalties of perjury

6 Wesco - HDC applications

HZ

Hunter Ziesing

Reply | Reply all | Forward

To: You

Tue 12/17/2024 11:20 AM

Cc: Rachael Freeman

Hi Brook,

Regarding the HDC applications to move and rotate shed, as well as the related ribbon strips and fence, please go ahead and sign the HDC applications relating to these items, on my behalf.

Hunter

Hunter Ziesing [LinkedIn]
huntersziesing@gmail.com
415-720-6789

fax to: 508.228.7210

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…… HUNTER & MARCY ZIESING

MAILING ADDRESS…… 45 BELLE AVE; SAN ANSELMO, CA 94960

PROPERTY LOCATION…… 6 WESCO PLACE

ASSESSORS MAP/PARCEL…….. 42.4.3 / 49

SUBMITTED BY:…… BROOK MEERBERGEN @ 508.228.1388
email: brooksdesigns@hotmail.com

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.

12-17-2024
DATE

Rob Ranney
Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:55:29 -05'00'
Adobe Acrobat version: 2024.005.20320

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THANK YOU!!!

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: 6 WESCO PLACE

Tax Map Number: 42.3.4 Parcel Number: 49

Owner of Record: HUNTER & MARCY ZIESING (TRS)

Description of Proposal:

MOVE AND ROTATE EXISTING 14 X 18 STORAGE SHED; MINOR FENESTRATION MODS

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: December 20, 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.

→ APPLICANT

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	31		HAGEDORN KARLI	C/O HAGEDORN LIMITED PARTNERSHIP	44 SOUTH BAYLES AV STE 218	PORT WASHINGTON	NY	11050	34 W CHESTER ST
4243	47		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	8 WESCO PL
4243	49		ZIESING HUNTER S & MARCY E TRS	LAMPOON NOMINEE TRUST	45 BELLE AVE	SAN ANSELMO	CA	94960	6 WESCO PL
4243	55		NORTON FLORENCE E &	C/O FOSTER NANCY NORTON	55 ADAMS ST	FAIRHAVEN	MA	02719	2 WESCO PL
4243	56		FURDAK ROBERT E TR		26 W CHESTER ST	NANTUCKET	MA	02554	26 W CHESTER ST
Count:	**5**								

7003 2260 0001 1629 2535 HAGEDORN L.P.

7003 2260 0001 1629 2528 N.I. LB.

7003 2260 0001 1629 2511 NORTON/FOSTER

7020 1290 0001 1923 1303 FURDAK

7003 2260 0001 1629 2535



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For delivery information visit our website at www.usps.com®

Port Washington, NY 11050

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here: 0554 15 — NANTUCKET MA DEC 17 2024 02554-9998

12/17/2024

Sent To: HAGEDORN C/O HAGEDORN L.P.

Street, Apt. No.; or PO Box No.: 44 SOUTH BAYLES AV, SUITE 218

City, State, ZIP+4: 11050

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2528



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Nantucket, MA 02554

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here: 0554 15 — NANTUCKET MA DEC 17 2024 02554-9998

12/17/2024

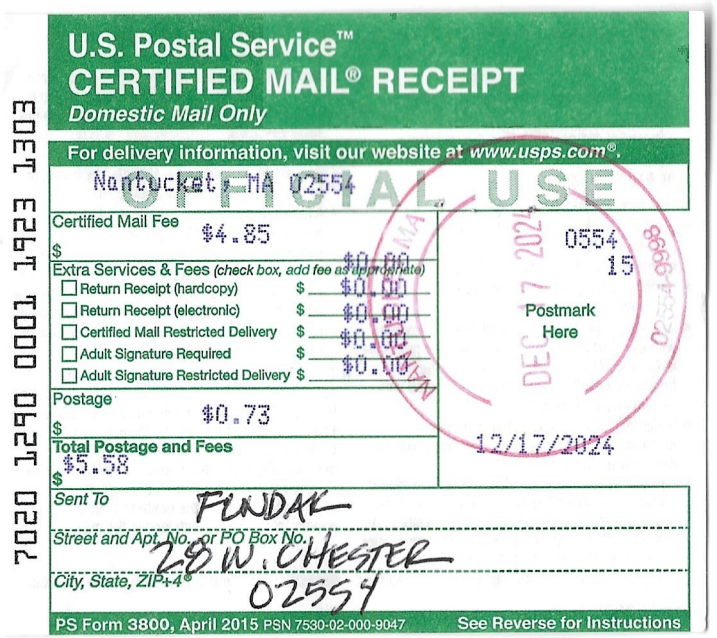
Sent To: NAN. ISL. LAND BANK

Street, Apt. No.; or PO Box No.: 22 BROAD ST

City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

7020 1290 0001 1923 1303



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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ 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	$0.00
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here: 0554 15 — NANTUCKET MA DEC 17 2024 02554-9998

12/17/2024

Sent To: FUNDAK

Street and Apt. No., or PO Box No.: 28 W. CHESTER

City, State, ZIP+4®: 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7003 2260 0001 1629 2511



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Fairhaven, MA 02719

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Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here: 0554 15 — NANTUCKET MA DEC 17 2024 02554-9998

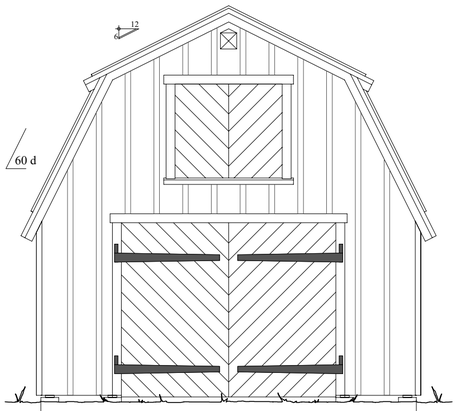
12/17/2024

Sent To: NORTON C/O FOSTER

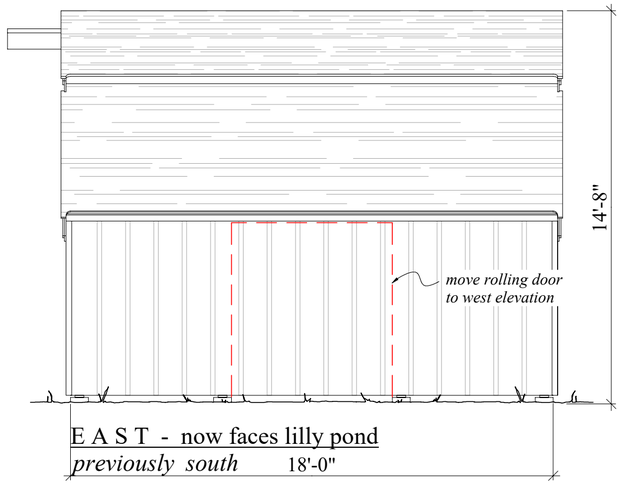
Street, Apt. No.; or PO Box No.: 55 ADAMS

City, State, ZIP+4: 02719

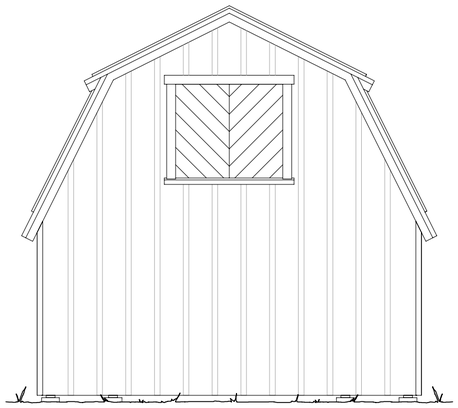
PS Form 3800, June 2002 — See Reverse for Instructions



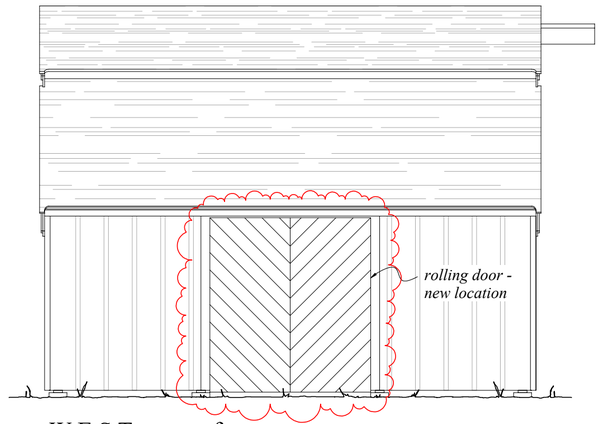
S O U T H 14'-0"
previously west



E A S T - now faces lilly pond
previously south 18'-0"

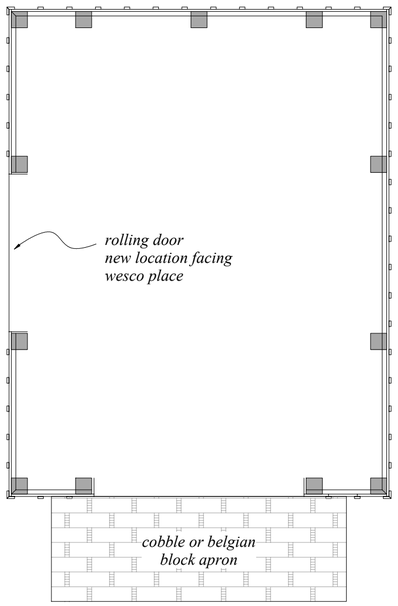


N O R T H
previously east

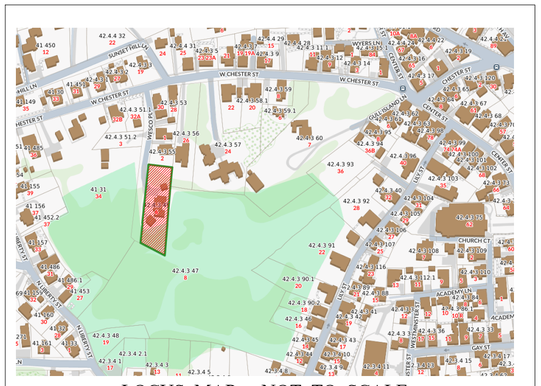


W E S T - now faces wesco
previously north

SHED IS TO BE MOVED AND ROTATED ACCORDING TO MARCH 11, 2024 NOTICE OF INTENT PLAN - INCLUDED IN THIS SUBMISSION TO HDC FOR REFERENCE



P L A N



LOCUS MAP - NOT TO SCALE
6 WESCO PLACE - MAP 42.4.3 PCL 49



H.D.C. SUBMISSION

1

MAP - 42.3.4
PCL - 49

NANTUCKET LAND BANK - SHED MODS
6 WESCO PLACE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS; PLAN; SITE LOCUS
SCALE 1/4" = 1'-0"; 1" = 30'-0"
DATE 12-11-24

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

41–31
N/F
HAGEDORN LIMITED
PARTNERSHIP
34 WESTCHESTER ST.

42.4.3–55
N/F
2 WESCO PLACE NOMINEE TRUST
FLORENCE E. NORTON & NANCY N. FOSTER, TRUSTEES
2 WESCO PLACE

THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUFFER ZONE ANALYSIS

25' BUFFER ZONE:
REMOVE 490± SF OF GRAVEL DRIVEWAY
REPLACE WITH 191± SF OF COBBLE TRACKS

	EXISTING STRUCTURE	*PROPOSED STRUCTURE*
0–25'	*27±*	*28±*
25'–50'	*240±*	*239±*
0'–50'	*267±*	*267±*

42.4.3–56
N/F
ROBERT E. FURDAK TRUST
ROBERT FURDAK, TRUSTEE
26 WESTCHESTER ST.

L.B. SIGN

APPROXIMATE LIMIT OF PUBLIC WAY
1975 TAKING, DBK 151/218

WESCO PLACE (PUBLIC)

GRAVEL ROAD

GRAVEL ROAD

WESCO (private) PLACE

100.00'

27'±

existing path

REMOVE SPLIT RAIL FENCING

PROPOSED RESTORATION AREA TO BE PLANTED WITH NATIVE SPECIES BUFFER ZONE=625± SF

ABANDON EXISTING PATH. ALLOW AREA TO NATURALLY RE-VEGETATE.

LAWN

76.04'

ISOLATED VEGETATED WETLAND DELINEATED BY BRIAN MADDEN, LEC ENVIRONMENTAL

B2
B3
B4
B5
A1
A2
A3
A4
A5
A6
A7
A8
A9

5.8x
x5.5
x5.9
x6.2
x7.2
x6.4
x7.5
7.4x

L.B. SIGN

PROPOSED 1.5' WIDE x 0.5' DEEP SWALE

STONE BORDER

PLANTINGS

EXISTING DRIVEWAY

LAWN

22.9'±

20.5'±

25'

5.3'±

5.3'±

PROPOSED RELOCATED STRUCTURE

EXISTING STRUCTURE

c/b

GRASS
GRAVEL
GRASS
GRAVEL
GRASS
GRAVEL

REMOVE EXISTING GRAVEL DRIVEWAY REPLACE WITH GRASS & COBBLE TRACKS

GRAVEL DRIVEWAY

PROPOSED SPLIT RAIL FENCE

PROPOSED 12' WIDE ACCESS EASEMENT

204.83'

25'

50'

42.4.3–49
N/F
LAMPOON NOMINEE TRUST
MARCY & HUNTER
ZIESING, TRUSTEES
6 WESCO PLACE

STRUCTURE

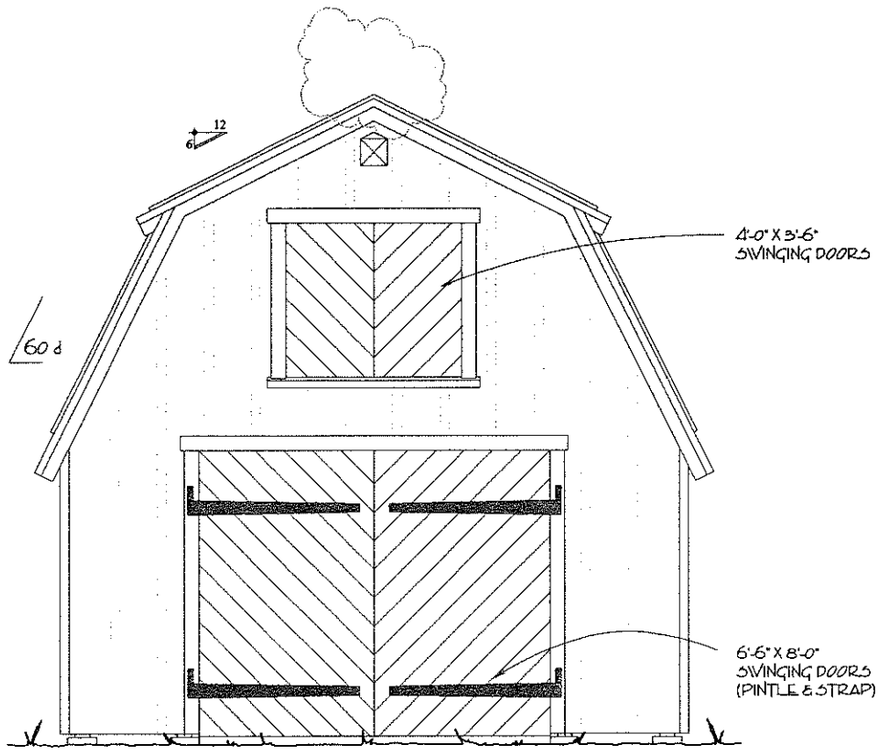
42.4.3–47
N/F
NANTUCKET ISLANDS
LAND BANK
8 WESCO PLACE

BORDERING VEGETATED WETLAND BOUNDARY DELINEATED BY BRIAN MADDEN, L.E.C. ENVIRONMENTAL AND SUBJECT TO REVIEW AND APPROVAL OF THE CONSERVATION COMMISSION.

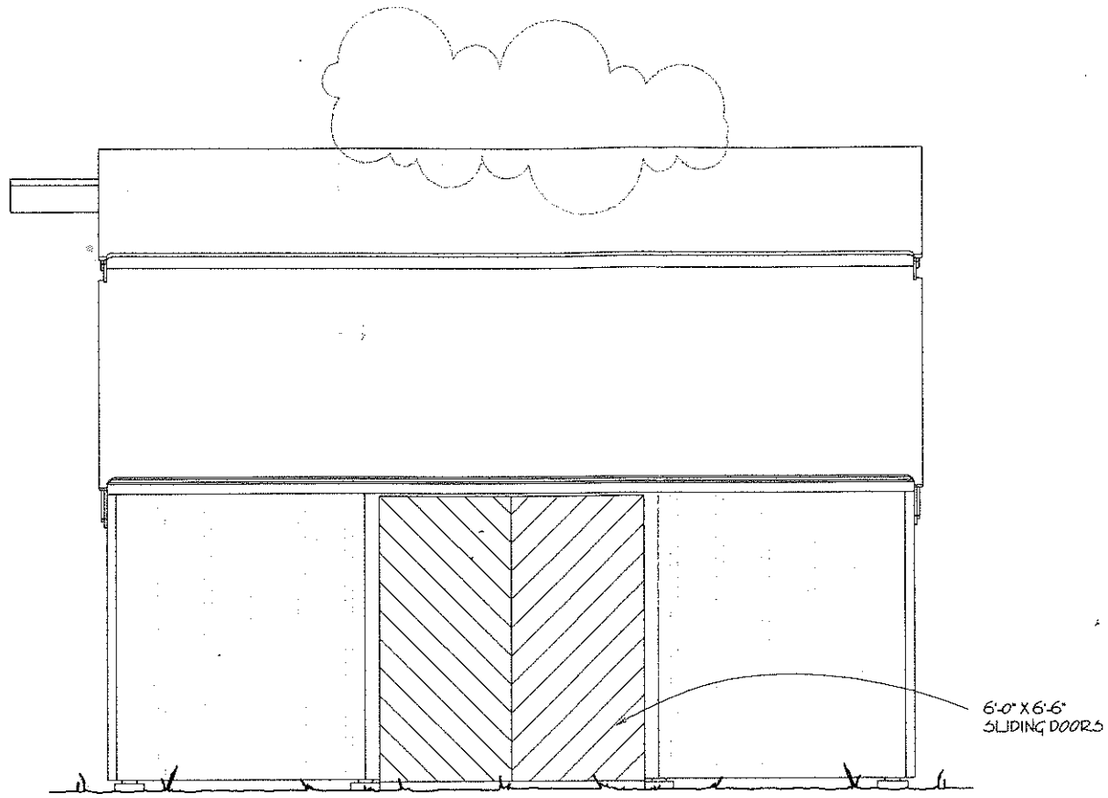
GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

SITE PLAN TO ACCOMPANY A NOTICE OF INTENT PREPARED FOR NANTUCKET ISLANDS LAND BANK & LAMPOON NOMINEE TRUST 6 WESCO PLACE MAP 42.4.3 PARCEL 49 IN NANTUCKET, MA MARCH 11, 2024 SCALE: 1"=10'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



WEST



SOUTH

APPROVED

APR 0 7 2005

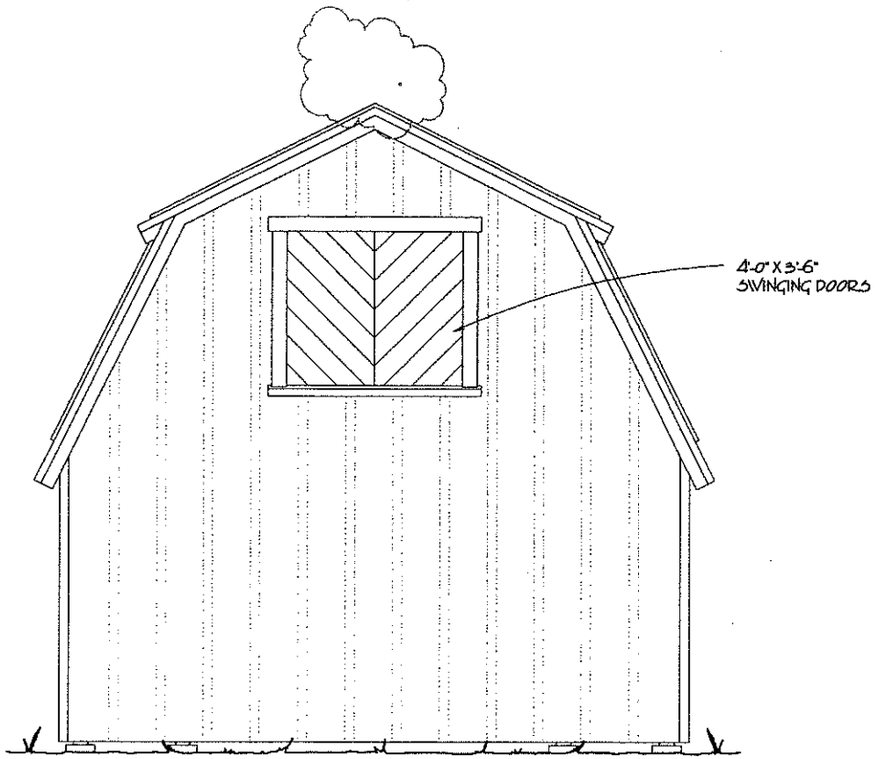
9 '05 45871

NO EXTERIOR CHANGES
WITHOUT PRIOR APPROVAL

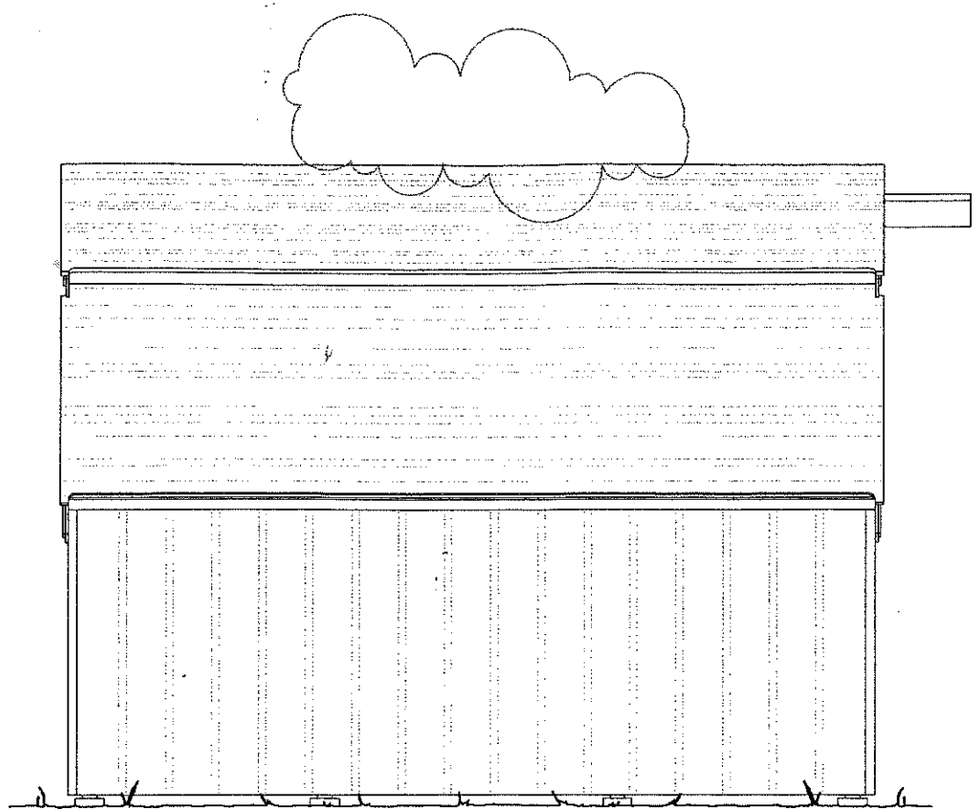
1/4" = 1'-0"

ZIESING - SHED
6 WESCO PLACE
NANTUCKET, MA

BROOK MEERBERGEN
DRAFTING & DESIGN
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



EAST



NORTH

APPROVED

APR 0 7 2005

45871

NO EXTERIOR CHANGES
WITHOUT C.H.D.C. APPROVAL

1/4" = 1'-0"

ZIESING - SHED
6 WESCO PLACE
NANTUCKET, MA

BROOK MEERBERGEN
DRAFTING & DESIGN
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



6 WESCO - EXISTING CONDITIONS
FACING WEST



6 WESCO - EXISTING CONDITIONS
FACING NORTH



6 WESCO - EXISTING CONDITIONS
FACING WEST



6 WESCO - EXISTING CONDITIONS
FACING SOUTH





6 WESCO - EXISTING CONDITIONS
SHOWING MAIN HOUSE REAR AND MAIN HOUSE + STUDIO FRONT (WEST)

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 Hunter & Marcy Ziesing

STREET ADDRESS 6 Wesco Place

MAP/PARCEL 42.3.4 / 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON December 20, 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

12.20.2024 — Date

Hardscape &
fence

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 49

Street & Number of Proposed Work: 6 WESCO PLACE

Owner of record: HUNTER & MARCY ZIESING

Mailing Address: 45 BELLE AVE
SAN ANSELMO, CA 94960

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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

$50.00

Sq. footage 3rd floor: _____

Difference between existing 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* (describe)

1. East Elevation
2. South Elevation

INSTALL COBBLE TREE STRIPS/RIBBONS & 3 RAIL SPLIT RAIL FENCE PER PLAN

(describe) 2. South Elevation & 3 RAIL SPLIT RAIL FENCE PER PLAN

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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: 3 RAIL SPLIT RAIL (NTW)
Length: 86' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways COBBLE RIBBON STRIPS 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 DECEMBER 20, 2024 Signature of owner of record Brook B Meeks FOR ZIESING Signed under penalties of perjury

6 Wesco - HDC applications

HZ

Hunter Ziesing

Reply | Reply all | Forward

To: You

Tue 12/17/2024 11:20 AM

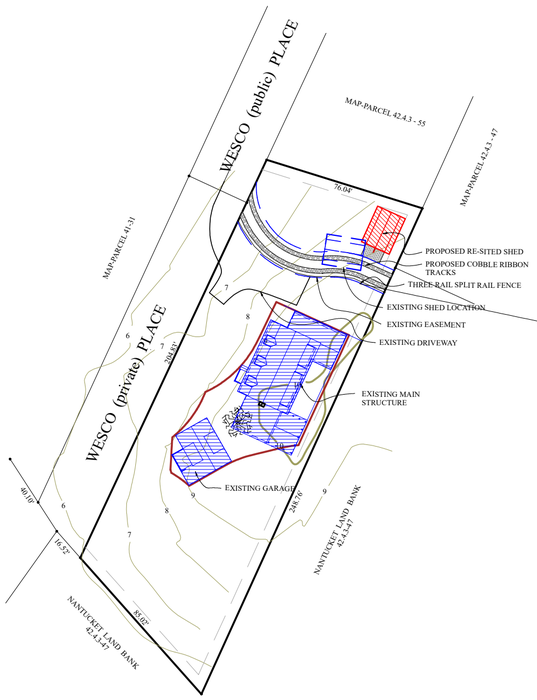
Cc: Rachael Freeman

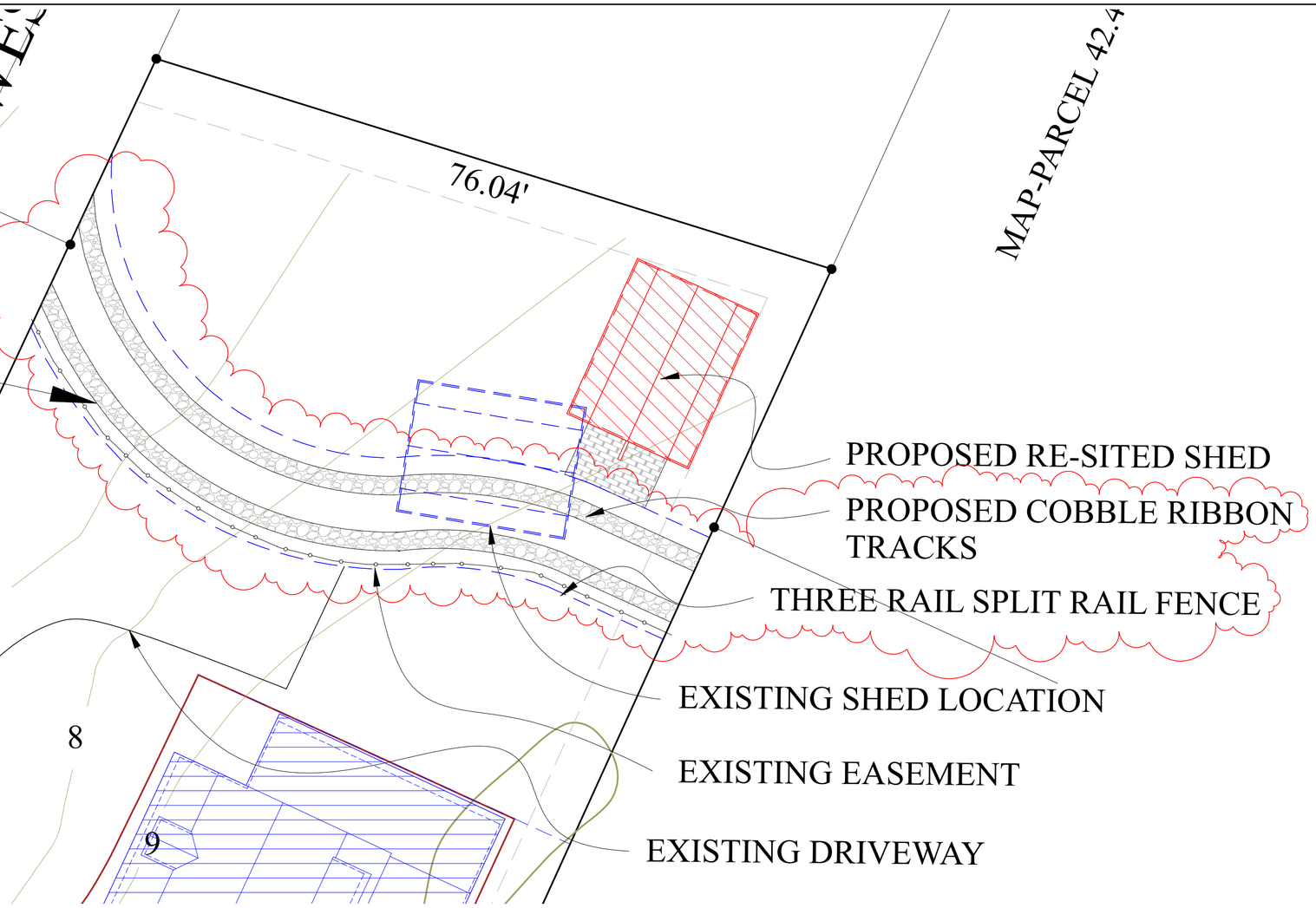
Hi Brook,

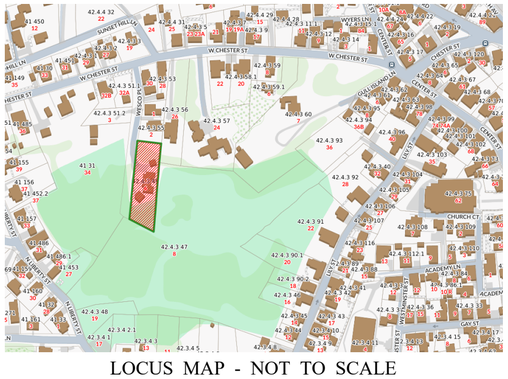
Regarding the HDC applications to move and rotate shed, as well as the related ribbon strips and fence, please go ahead and sign the HDC applications relating to these items, on my behalf.

Hunter

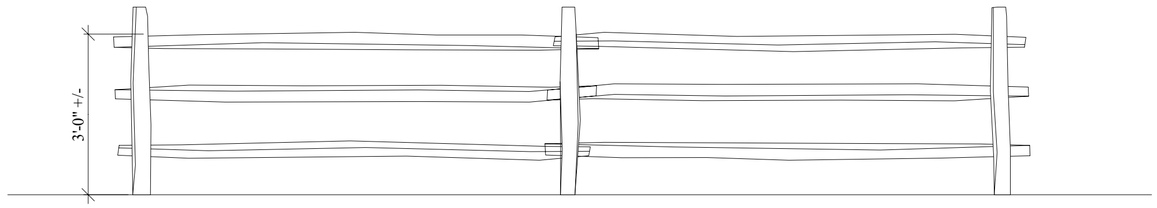
Hunter Ziesing [LinkedIn]
huntersziesing@gmail.com
415-720-6789







LOCUS MAP - NOT TO SCALE
6 WESCO PLACE - MAP 42.4.3 PCL 49



THREE RAIL SPLIT RAIL FENCE

1

MAP - 42.3.4
PCL - 49

NANTUCKET LAND BANK - HARDSCAPE
6 WESCO PLACE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS; PLAN; SITE LOCUS
SCALE 1/2" = 1'-0"; 1" = 10'-0"/40'-0"
DATE 12.11.24

REVISIONS

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MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

41–31
N/F
HAGEDORN LIMITED
PARTNERSHIP
34 WESTCHESTER ST.

42.4.3–55
N/F
2 WESCO PLACE NOMINEE TRUST
FLORENCE E. NORTON & NANCY N. FOSTER, TRUSTEES
2 WESCO PLACE

THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUFFER ZONE ANALYSIS

25' BUFFER ZONE:
REMOVE 490± SF OF GRAVEL DRIVEWAY
REPLACE WITH 191± SF OF COBBLE TRACKS

	EXISTING STRUCTURE	*PROPOSED STRUCTURE*
0–25'	*27±*	*28±*
25'–50'	*240±*	*239±*
0'–50'	*267±*	*267±*

42.4.3–56
N/F
ROBERT E. FURDAK TRUST
ROBERT FURDAK, TRUSTEE
26 WESTCHESTER ST.

L.B. SIGN

APPROXIMATE LIMIT OF PUBLIC WAY
1975 TAKING, DBK 151/218

WESCO PLACE (PUBLIC)

GRAVEL ROAD

GRAVEL ROAD

WESCO (private) PLACE

100.00'

27'±

existing path

REMOVE SPLIT RAIL FENCING

PROPOSED RESTORATION AREA TO BE PLANTED WITH NATIVE SPECIES BUFFER ZONE=625± SF

ABANDON EXISTING PATH. ALLOW AREA TO NATURALLY RE-VEGETATE.

LAWN

76.04'

ISOLATED VEGETATED WETLAND DELINEATED BY BRIAN MADDEN, LEC ENVIRONMENTAL

B2
B3
B4
B5
A1
A2
A3
A4
A5
A6
A7
A8
A9

5.8x
x5.5
x5.9
x6.2
x7.2
x6.4
x7.5
7.4x

L.B. SIGN

PROPOSED 1.5' WIDE x 0.5' DEEP SWALE

STONE BORDER

PLANTINGS

EXISTING DRIVEWAY

LAWN

22.9'±

20.5'±

25'

5.3'±

5.3'±

PROPOSED RELOCATED STRUCTURE

EXISTING STRUCTURE

c/b

GRASS
GRAVEL
GRASS
GRAVEL
GRASS
GRAVEL

REMOVE EXISTING GRAVEL DRIVEWAY REPLACE WITH GRASS & COBBLE TRACKS

GRAVEL DRIVEWAY

PROPOSED SPLIT RAIL FENCE

PROPOSED 12' WIDE ACCESS EASEMENT

204.83'

25'

50'

42.4.3–49
N/F
LAMPOON NOMINEE TRUST
MARCY & HUNTER
ZIESING, TRUSTEES
6 WESCO PLACE

STRUCTURE

42.4.3–47
N/F
NANTUCKET ISLANDS
LAND BANK
8 WESCO PLACE

BORDERING VEGETATED WETLAND BOUNDARY DELINEATED BY BRIAN MADDEN, L.E.C. ENVIRONMENTAL AND SUBJECT TO REVIEW AND APPROVAL OF THE CONSERVATION COMMISSION.

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

SITE PLAN TO ACCOMPANY A NOTICE OF INTENT PREPARED FOR NANTUCKET ISLANDS LAND BANK & LAMPOON NOMINEE TRUST 6 WESCO PLACE MAP 42.4.3 PARCEL 49 IN NANTUCKET, MA MARCH 11, 2024 SCALE: 1"=10'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053





6 WESCO - EXISTING CONDITIONS
SHOWING MAIN HOUSE REAR AND MAIN HOUSE + STUDIO FRONT (WEST)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 92

Street & Number of Proposed Work: 5 N. Beach St.

Owner of record: Holly Coburn

Mailing Address: 3835 Olympia Dr.
Houston TX 77019

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. HDC-2023 01-7695
☐ 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 • Eliminate chimney
3. West Elevation • Change door design
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 3 panel 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 Sandtone - no change
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/17/2024 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ (1 Staff) DATE ISSUED: 5/02/2023

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 102

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 473.40

Must be acted on by: _____

Extended to: _____

Approved: ✓ _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Staff grey TIM Sandstone Sash

(SEE ATTACHED LETTER)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 11 _____ 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 4 ☐ 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 11/12 Other _____

Roofing material: ☐ 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 QUAKER GRAY Sash SAND TONE Doors SAND TONE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

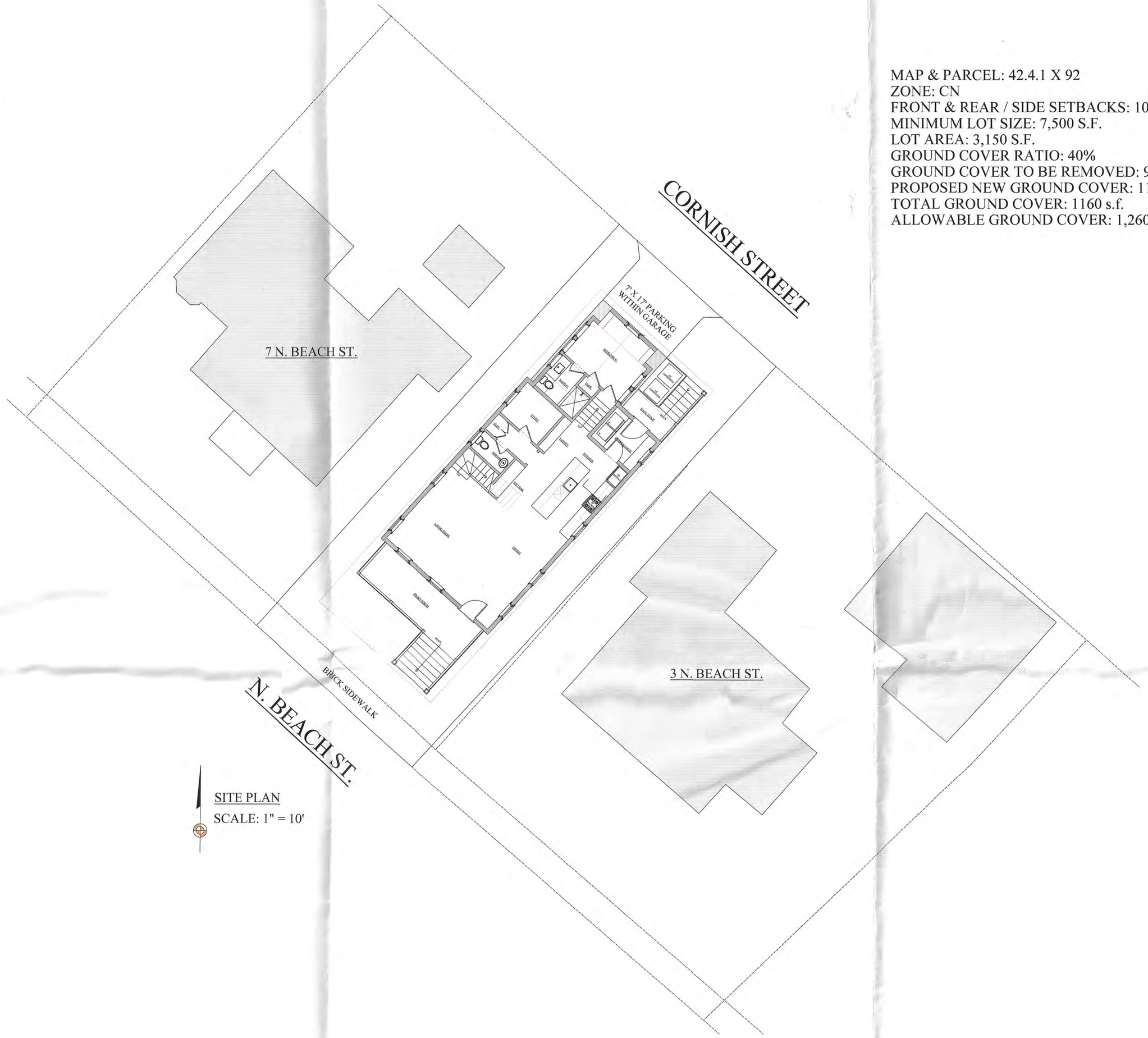
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA 02554

MAP & PARCEL: 42.4.1 X 92
ZONE: CN
FRONT & REAR / SIDE SETBACKS: 10' / 5'
MINIMUM LOT SIZE: 7,500 S.F.
LOT AREA: 3,150 S.F.
GROUND COVER RATIO: 40%
GROUND COVER TO BE REMOVED: 924 s.f.
PROPOSED NEW GROUND COVER: 1160 s.f.
TOTAL GROUND COVER: 1160 s.f.
ALLOWABLE GROUND COVER: 1,260 S.F.





SITE PLAN
SCALE: 1" = 10'



SITE PLAN



NORTH BEACH ST. PROPOSED STREETSCAPE

APPROVED
HDC 2023.01.7695
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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COVER SHEET
DATE: 01/30/2023
SCALE: AS NOTED

M/P: 42.4.1 / 92

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA

A

Coburn Residence

1/30/2023

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Double hung	Single	ADH21050	18
2	2' 9 1/4" x 2' 11 1/4"	2' 10" x 3' 0"	Andersen	3/1 Double hung	Single	ADH21030	5
3	1' 11 1/4" x 2' 7 1/4"	2' 10" x 2' 8"	Andersen	4 light awning	Single	AAN2028	2
4	2' 9 1/4" x 1' 7 1/4"	2' 10" x 1' 8"	Andersen	3 light awning	Single	AAN21018	5
A	3' 0" x 6' 8"	TBD	Custom	See elevation	Single		1
B	3' 0" x 6' 8"	TBD	TBD	4 light 1 panel	Single		1
C	8' 0" x 7' 6"	TBD	TBD	Overhead	Single	Garage door	1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket unless otherwise noted.

Note:

Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies

PREVIOUSLY SUBMITTED

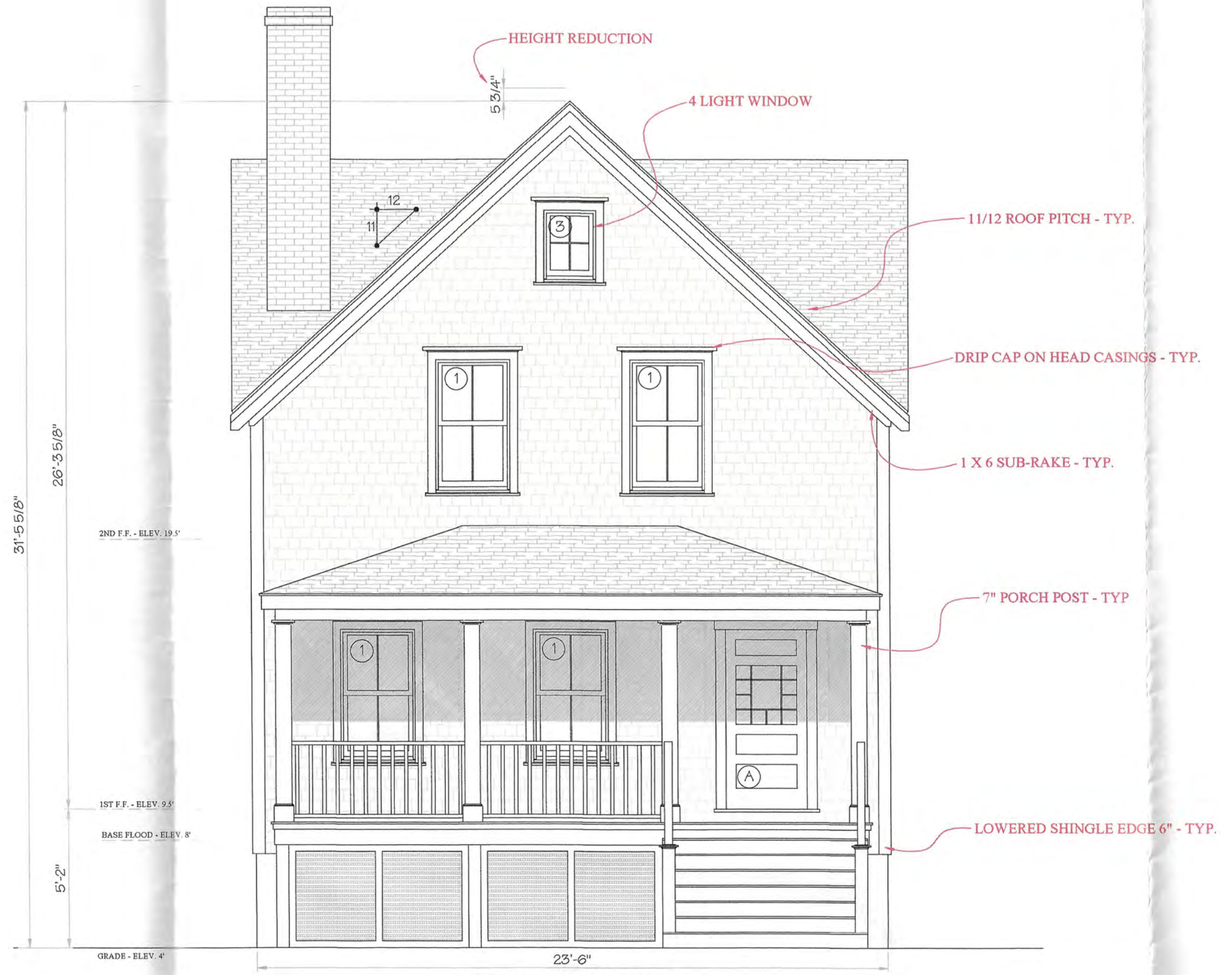


SOUTH ELEVATION

PREVIOUSLY SUBMITTED



EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

APPROVED
HDC 2023.01.7695

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 01/30/2023
SCALE: 1/4" = 1'0"

M/P: 42.4.1 / 92

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA

2

PREVIOUSLY SUBMITTED



NORTH ELEVATION



NORTH ELEVATION

PREVIOUSLY SUBMITTED



WEST ELEVATION



WEST ELEVATION

APPROVED
HDC 2023.01.7695
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
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SECTIONS
DATE: 01/30/2023
SCALE: 1/4" = 1'0"

M/P: 42.4.1 / 92

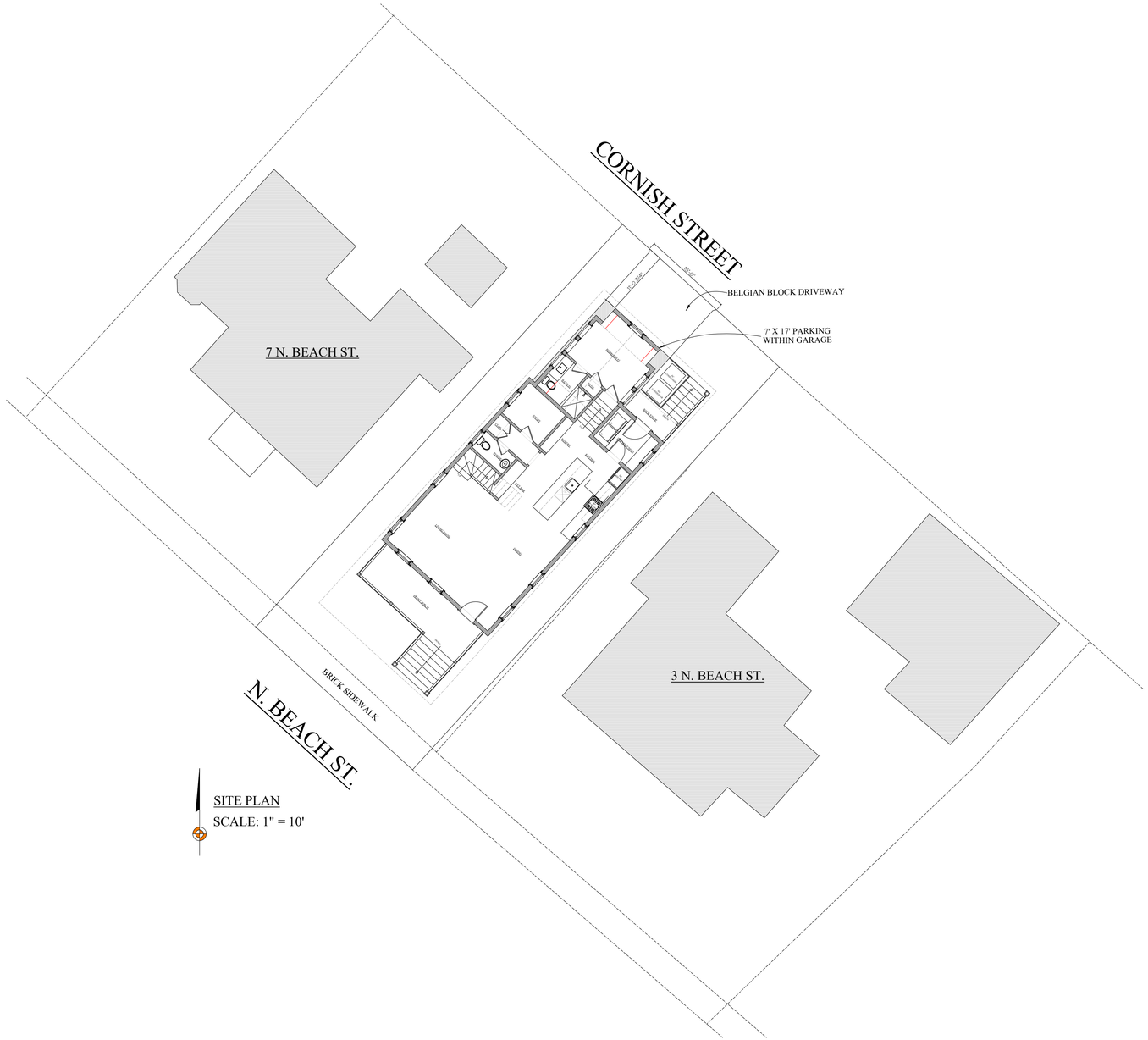
THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA

RECEIVED
JAN 31 2023

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA 02554



MAP & PARCEL: 42.4.1 X 92
ZONE: CN
FRONT & REAR / SIDE SETBACKS: 10' / 5'
MINIMUM LOT SIZE: 7,500 S.F.
LOT AREA: 3,150 S.F.
GROUND COVER RATIO: 40%
GROUND COVER TO BE REMOVED: 924 s.f.
PROPOSED NEW GROUND COVER: 1160 s.f.
TOTAL GROUND COVER: 1160 s.f.
ALLOWABLE GROUND COVER: 1,260 S.F.



SITE PLAN
SCALE: 1" = 10'

NOT FOR CONSTRUCTION

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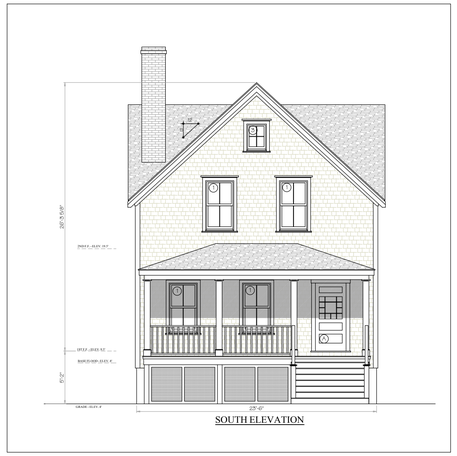
COVER SHEET
DATE: 12/17/2024
SCALE: AS NOTED

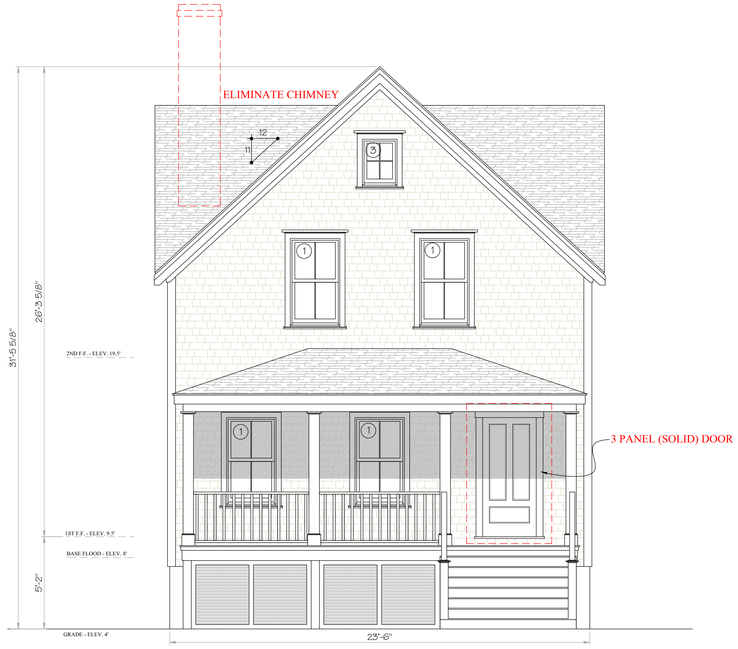
M/P: 42.4.1 / 92

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA

A



PREVIOUS APPROVAL



SOUTH ELEVATION



PREVIOUS APPROVAL



WEST ELEVATION

NOT FOR CONSTRUCTION

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DESIGN, INC
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 12/17/2024
SCALE: 1/4" = 1'-0"

M/P: 42.4.1 / 92

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA

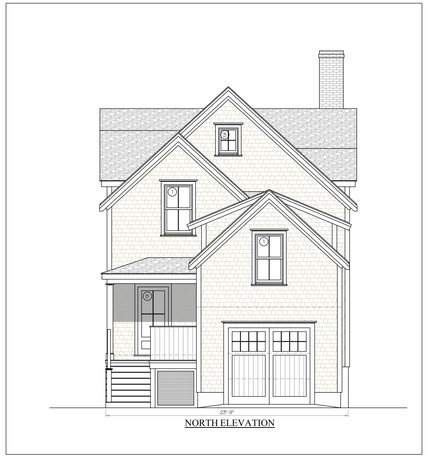
1



PREVIOUS APPROVAL



EAST ELEVATION



PREVIOUS APPROVAL



NORTH ELEVATION

NOT FOR CONSTRUCTION

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DESIGN, INC
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ELEVATIONS
DATE: 12/17/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.1 / 92

THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA

2

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

NA 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 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.

KAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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 Holly Coburn

STREET ADDRESS 5 N. Beach St.

MAP/PARCEL 42.4.1/92

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/17/24

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 12/17/2024

Signature Date

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.

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_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 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:

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_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.7 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, 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 _____

Size of Structure or Addition: Length: 47'-9" Sq. Footage 1st floor: 2,041
Width: 55'-7" Sq. footage 2nd floor: 1,666
Sq. footage 3rd floor: _____

Decks/Patio: Size: 25'x4' ☑ 1st floor ☐ 2nd floor
Size: 20'x5' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6"+/- South " East " West "
Height of ridge above final finish grade: North 25'-5" 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 8 /12 Secondary Mass 8 /12 Dormer 8 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 6"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 9"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 12/30/24 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
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia _____

Signature Date

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

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: New Dwelling

Anticipated HDC Submission Date: 12/30/2024

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..... 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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	75		KILLEN PATIENCE E		PO BOX 606	NANTUCKET	MA	02554	34 TENNESSEE AV
594	82		STILL DOCK NANTUCKET LLC	C/O PETER BORDES	58 W 9TH ST	NEW YORK	NY	10011	12 OAKLAND ST
6012	38		HARVEY JESSIE P TRS ETAL	C/O ANNE HARVEY HOWELL TR ETAL	700 PAPER MILL RD	WYNDMOOR	PA	19038	OKLAHOMA AV
Count:	**3**								

9589 0710 5270 1006 2103 15

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

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NANTUCKET POST OFFICE
DEC 10 2024

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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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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NANTUCKET POST OFFICE
DEC 10 2024

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 (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

NANTUCKET POST OFFICE
DEC 10 2024

KILLEN PATIENCE E
PO BOX 606
NANTUCKET, MA 02554

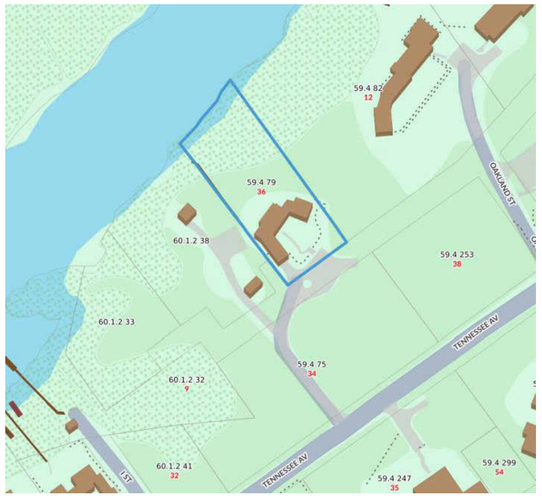
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

36 Tennessee Ave.

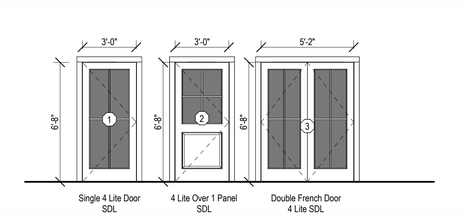
Nantucket, MA 02554

12.20.2024

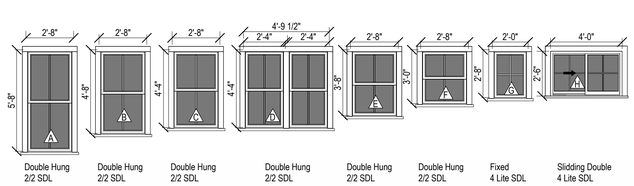
HDC Submission



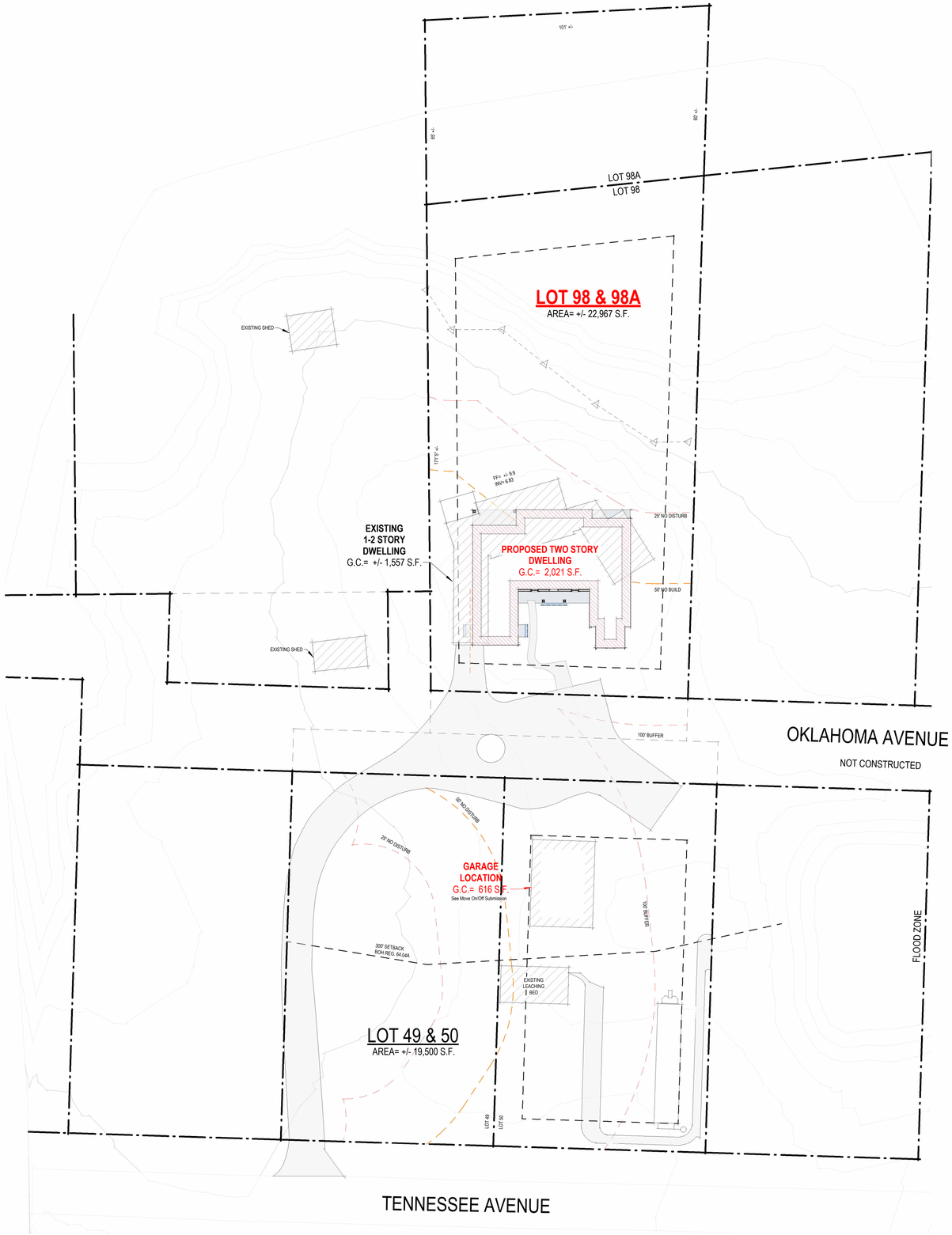
Locus Map
3/16" = 1'-0"



3 Exterior Door Legend
1/4" = 1'-0"



4 Window Legend
1/4" = 1'-0"



Site Plan - Proposed
1" = 20'-0"

2430

36 Tennessee Ave.

Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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.:	2,021 S.F.
Total Proposed G.C.:	2,021 S.F.

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
P.1	Perspective
P.2	Perspective
P.3	Perspective

Revisions

Cover Sheet

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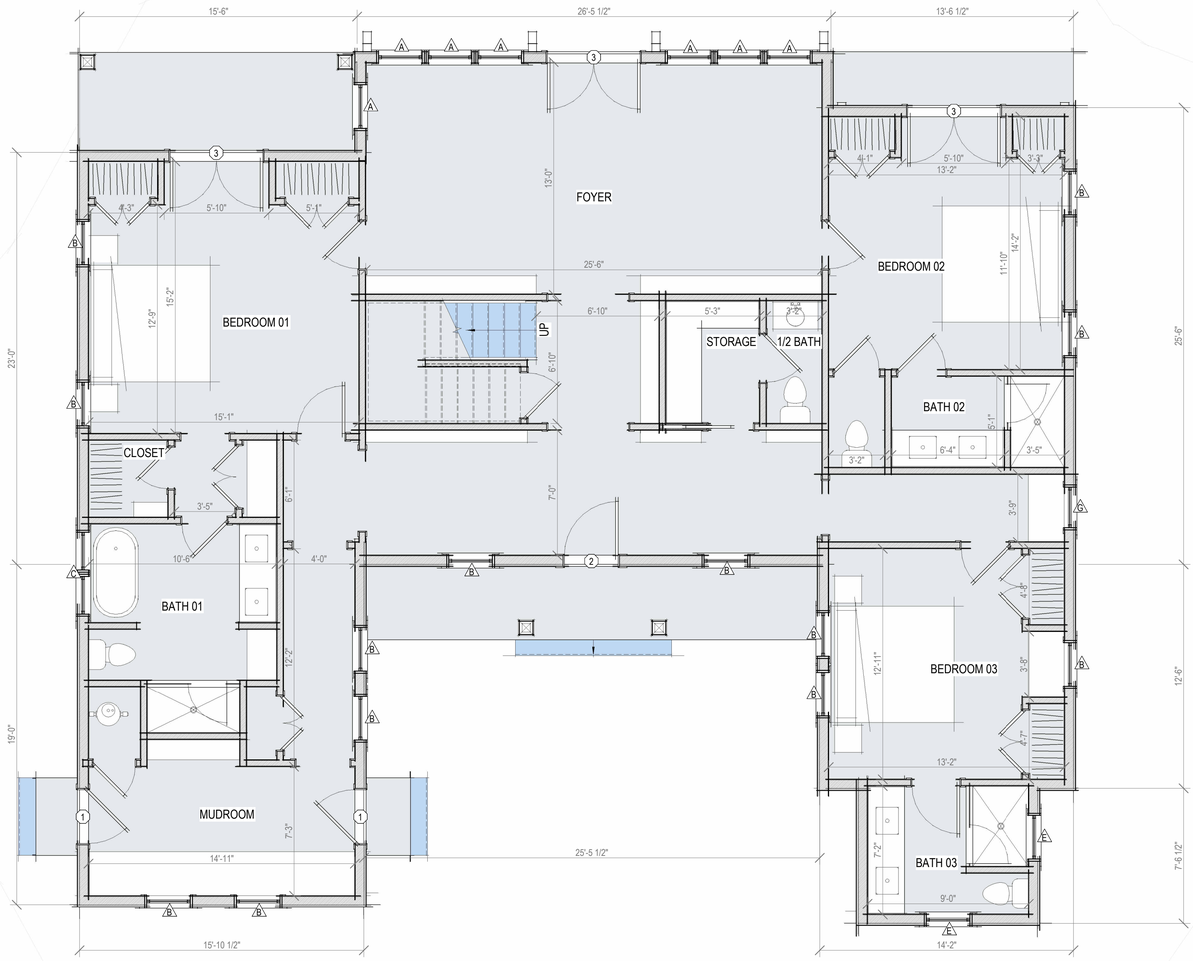
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2430

12.20.2024

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2430

36 Tennessee Ave.

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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Sheet Index - Architectural & Structural

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Floor Plans

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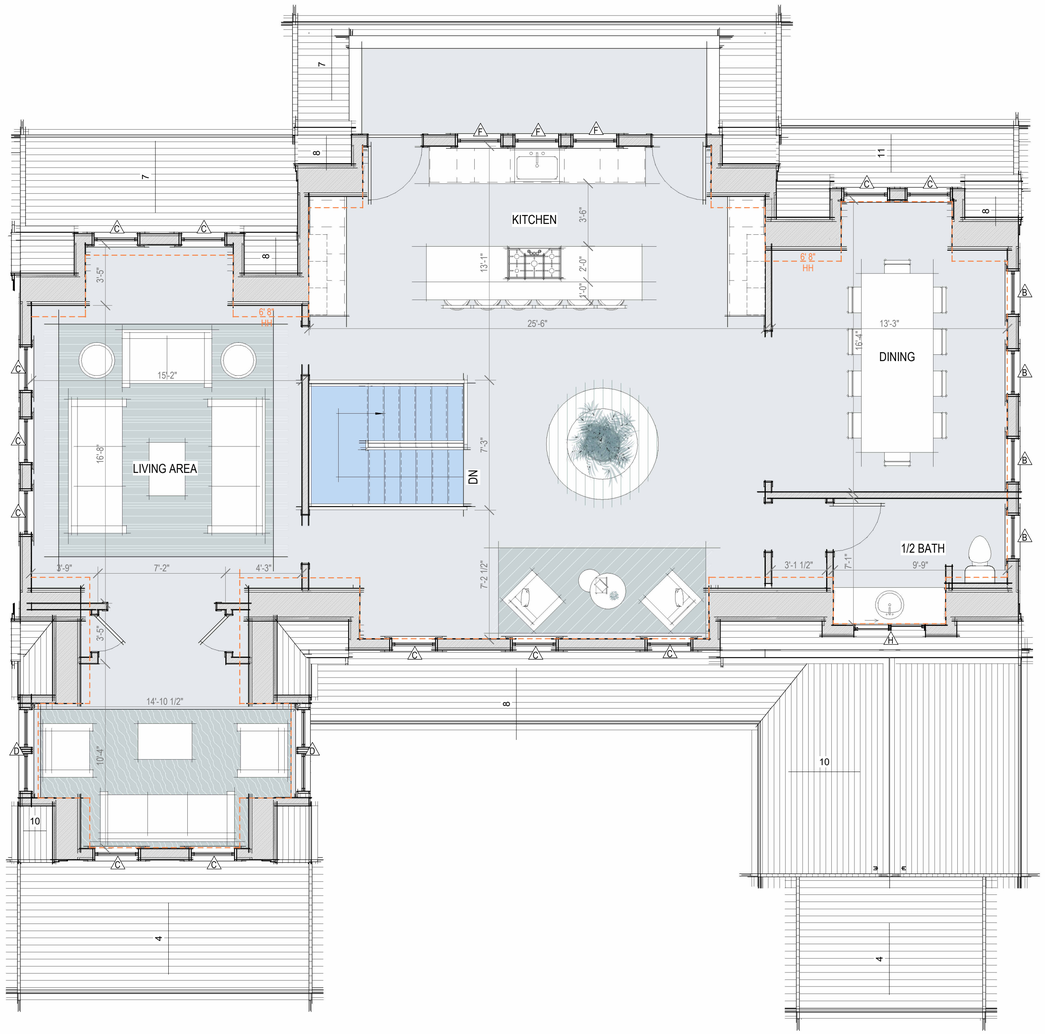
A.1.1

2430

12.20.2024

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2430

36 Tennessee Ave.

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

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Floor Plans

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A.1.2

2430

12.20.2024

HDC Submission



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2430

36 Tennessee Ave.

Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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.:	2,021 S.F.
Total Proposed G.C.:	2,021 S.F.

Sheet Index - Architectural & Structural

Revisions

Exterior Elevations

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A.2.1

2430

12.20.2024

HDC Submission



East Elevation - Proposed
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"

2430

36 Tennessee Ave.

Nantucket, MA 02554

emeritus
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Sheet Index - Architectural & Structural

Revisions

Exterior Elevations

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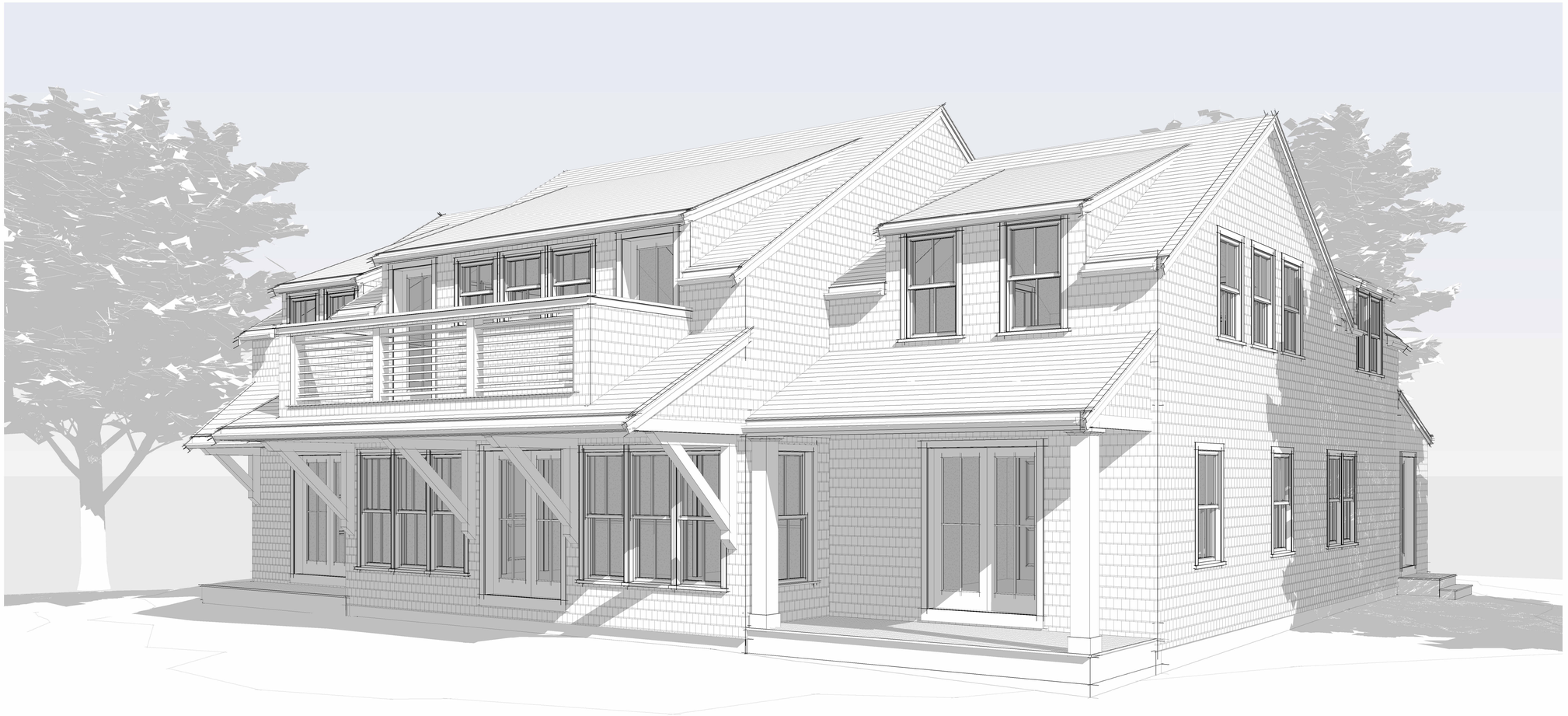
A.2.2

2430

12.20.2024

HDC Submission



1 Northwest Perspective

2430

36 Tennessee Ave.

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

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Proposed G.C.:	2,021 S.F.
Total Proposed G.C.:	2,021 S.F.

Sheet Index - Architectural & Structural

Revisions

Perspective

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12.20.2024



Existing North Elevation (Center)



Existing Aereal View

HDC Submission



Existing North Elevation (Right Side)



Existing South Elevation

2430

36 Tennessee Ave.

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	594/79
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Minimum Frontage:	100 FT
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Side/Rear Setback:	10 FT
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Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	2,021 S.F.
Total Proposed G.C.:	2,021 S.F.

Sheet Index - Architectural & Structural

Revisions

Existing Photos

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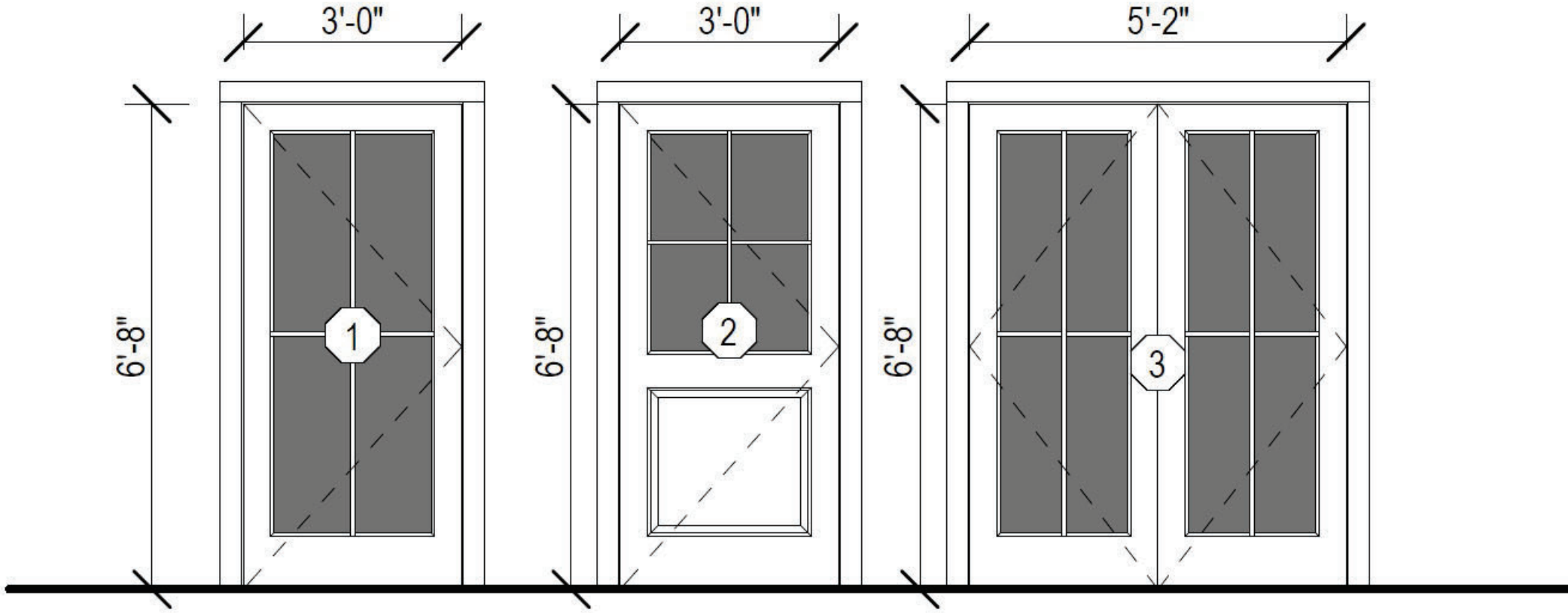
36 Tennessee Ave.

Nantucket, MA 02554



Locus Map

3/16" = 1'-0"



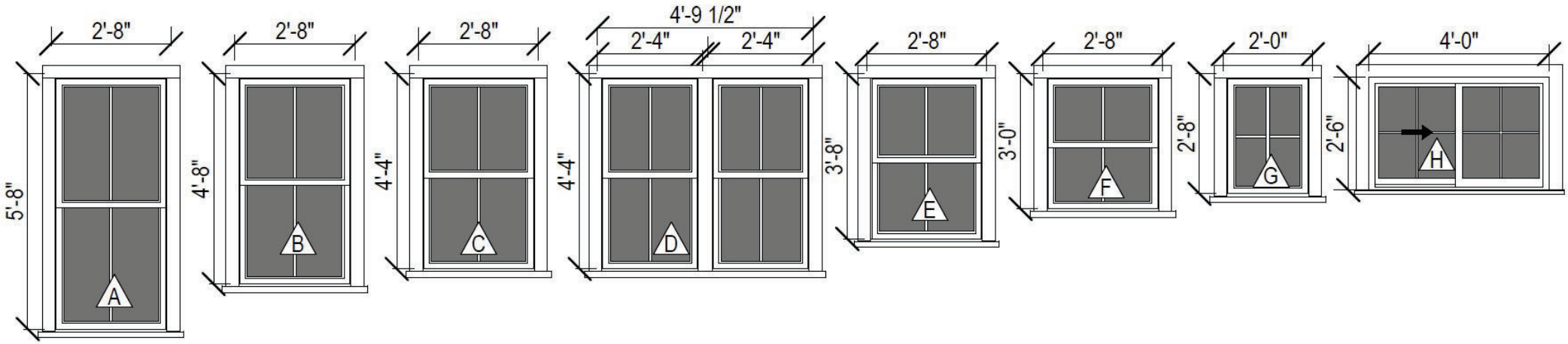
Single 4 Lite Door
SDL

4 Lite Over 1 Panel
SDL

Double French Door
4 Lite SDL

3 Exterior Door Legend

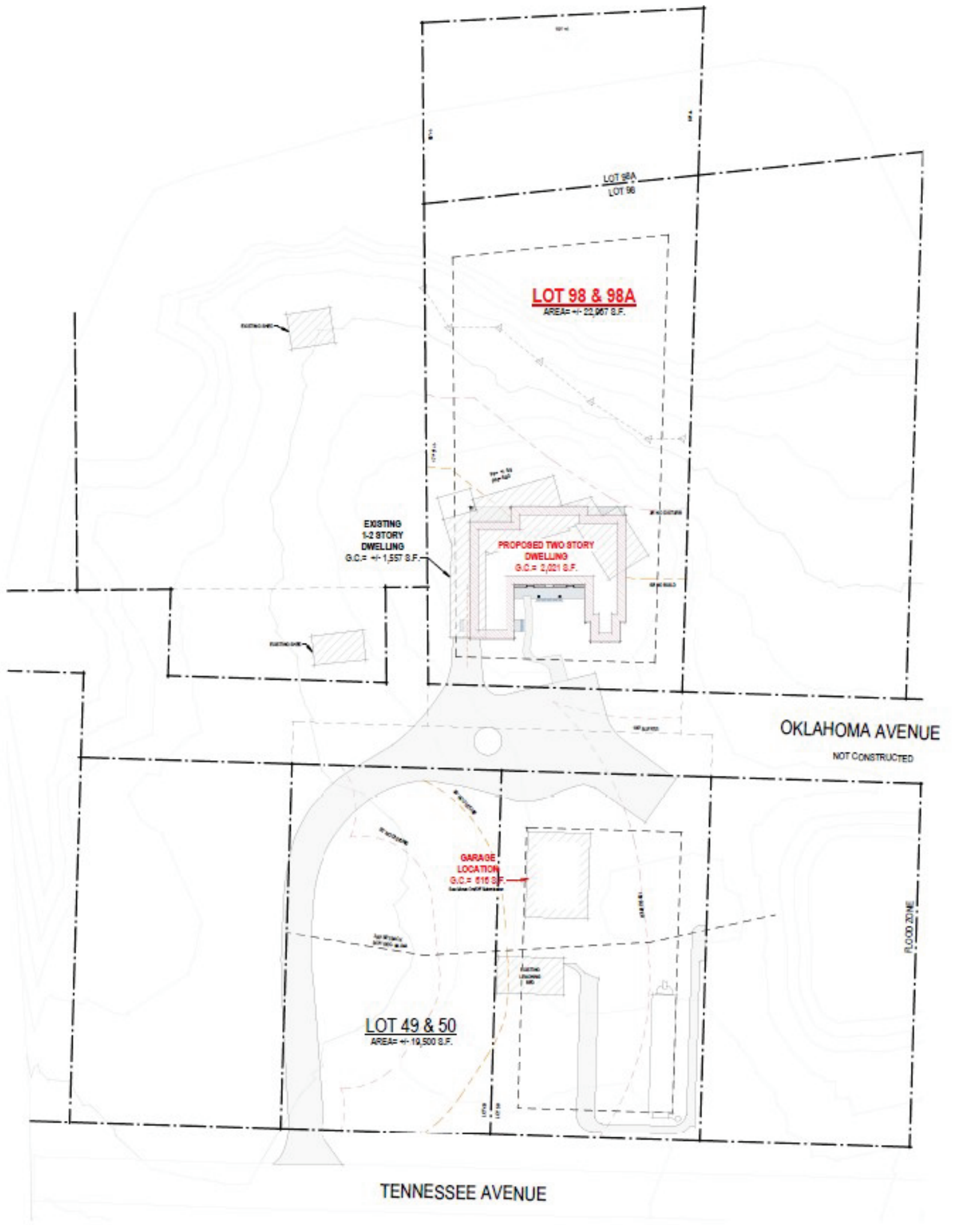
1/4" = 1'-0"



A	B	C	D	E	F	G	H
Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Fixed 4 Lite SDL	Slidding Double 4 Lite SDL

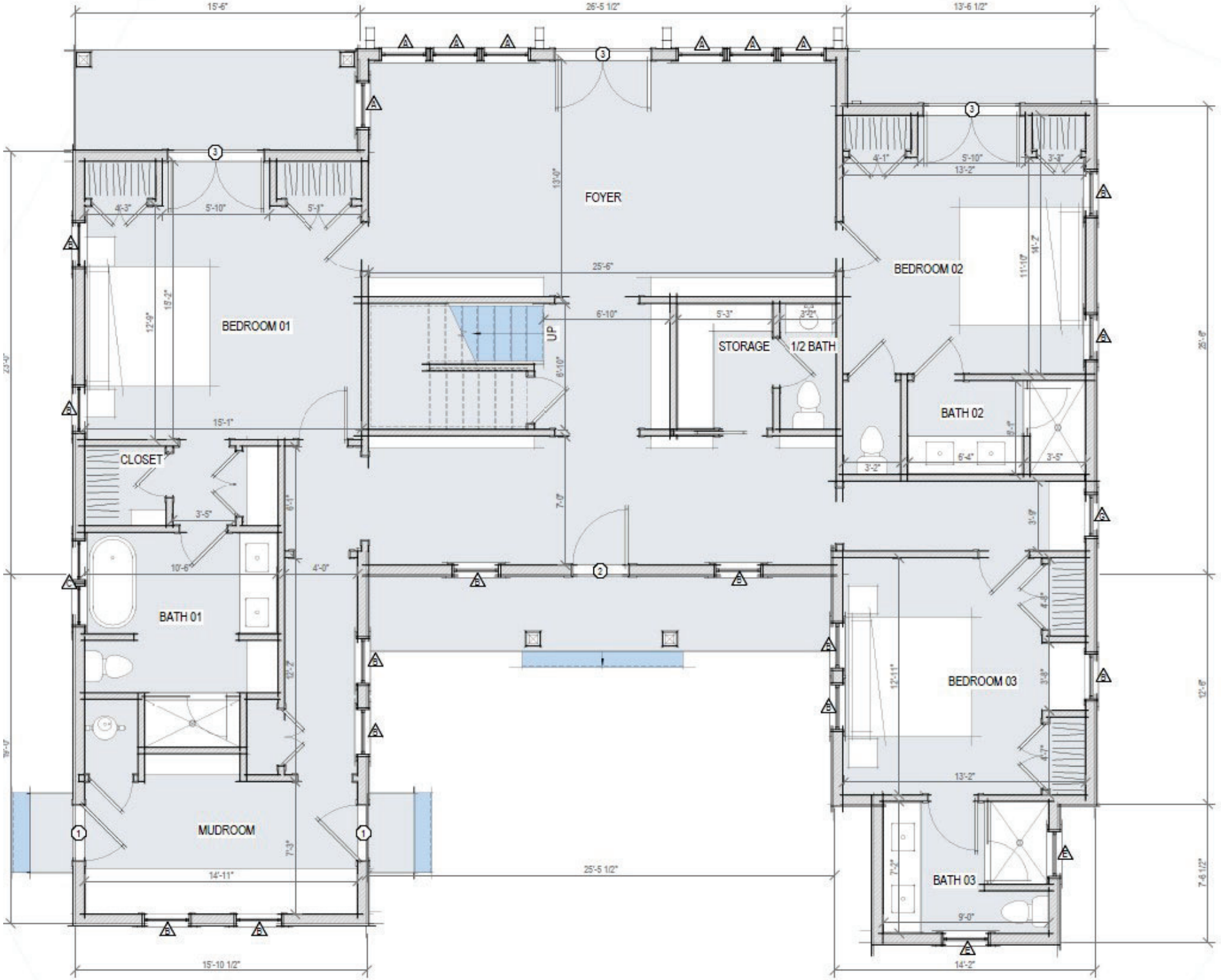
4 Window Legend

1/4" = 1'-0"



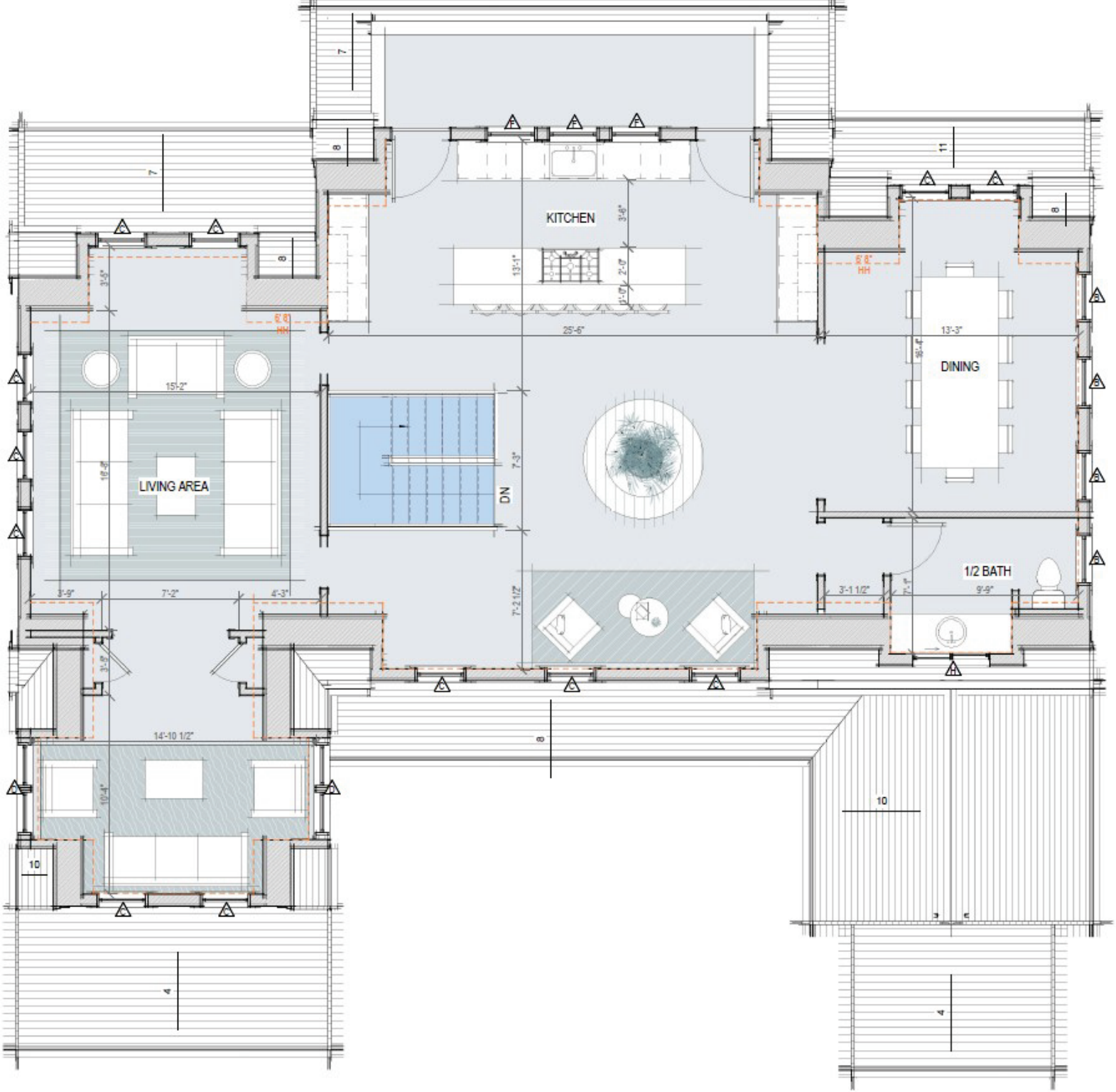
Site Plan - Proposed

1" = 20'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



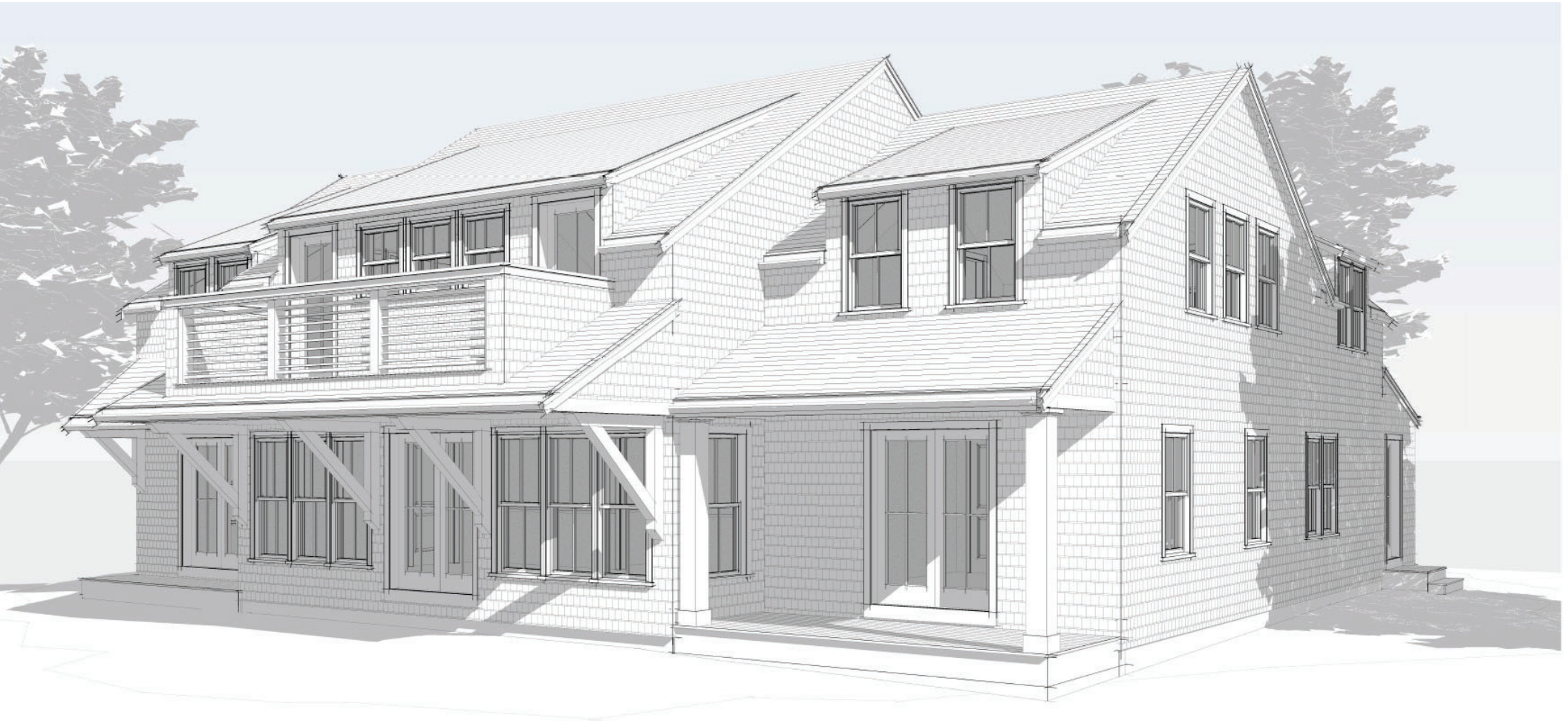
East Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Rd. (Guest House)

Owner of record: Elegance LLC

Mailing Address: 4 Winter St
Nantucket, MA 02554

Contact Phone #: 5082280444 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 _____

Size of Structure or Addition: Length: 19' 11" Sq. Footage 1st floor: 418 Decks/Patio: Size: 1,090 ☑ 1st floor ☐ 2nd floor
Width: 21' Sq. footage 2nd floor: 418 Size: 240 ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 4 East 4 West 4

Height of ridge above final finish grade: North 27' 1" South 36' 7" East 27' 1" West 27' 1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 _____ Frieze 3
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type overhead 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 12/30/24 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
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 12.30.24

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

12.30.24
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

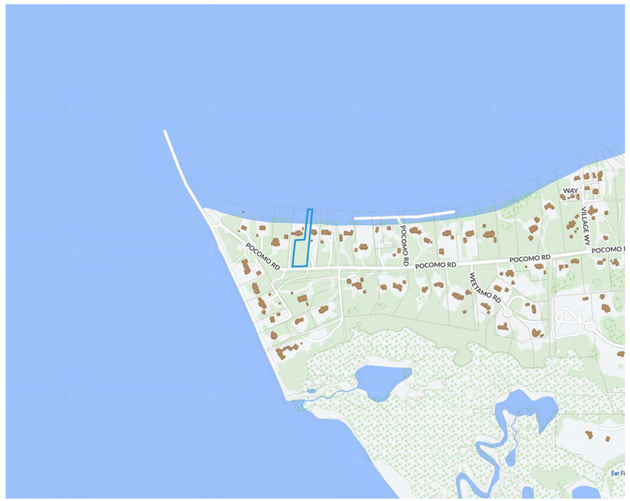
Client Signature MANAGER Date

Elegance LLC Residence, GH

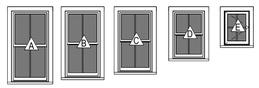
75 Pocomo Road
Nantucket, MA 02554

12.30.24

HDC SUBMISSION

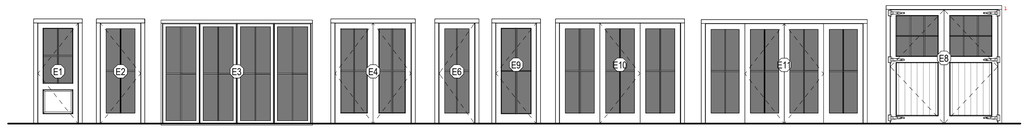


Locus Map



Window Legend

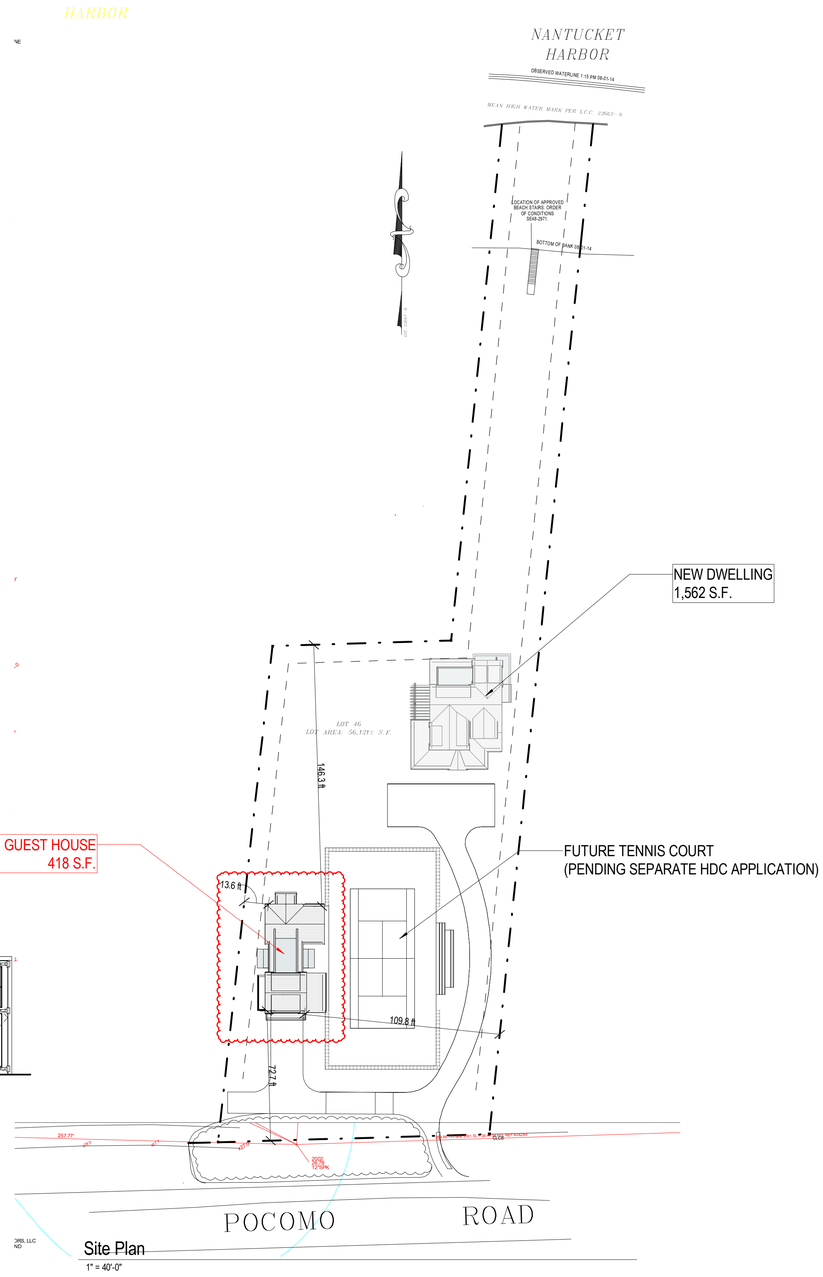
WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
C	9	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	2	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	3	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
F	5	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
E8	2	8'-0"	8'-6"	8'-1 1/2"	8'-6 3/4"	Custom	
E9	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"		
E11	1	11'-9"	7'-5 1/2"	12'-0 1/2"	7'-6"	Andersen	≥ 30





Site Plan
1" = 40'-0"

1912

Elegance LLC Residence, GH
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.:	1,562 MH & 418 GH
Total Proposed G.C.:	1,980 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

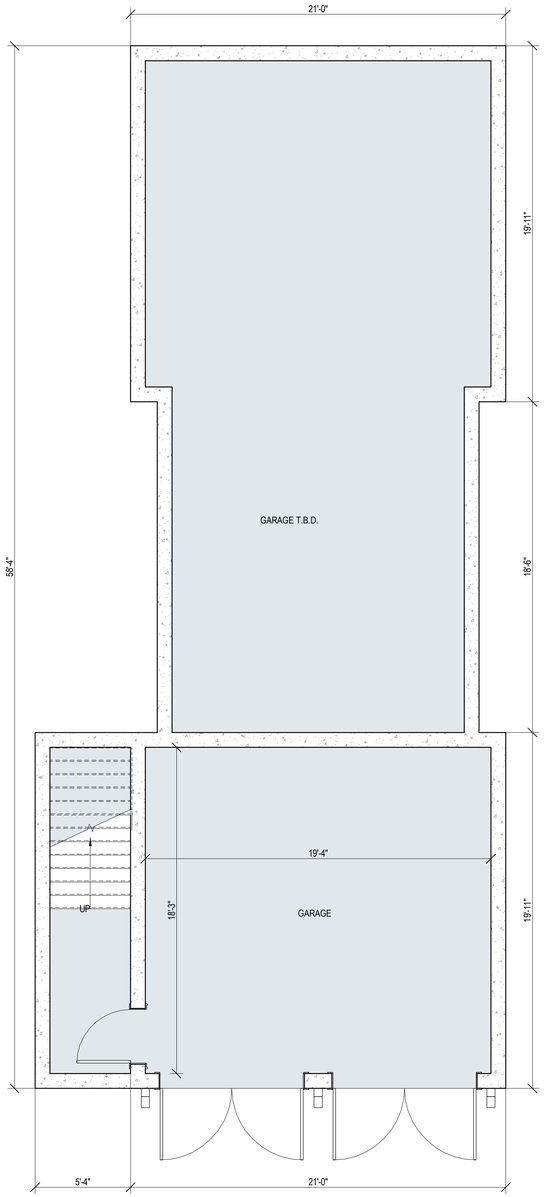
Revision 3 Date 3

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

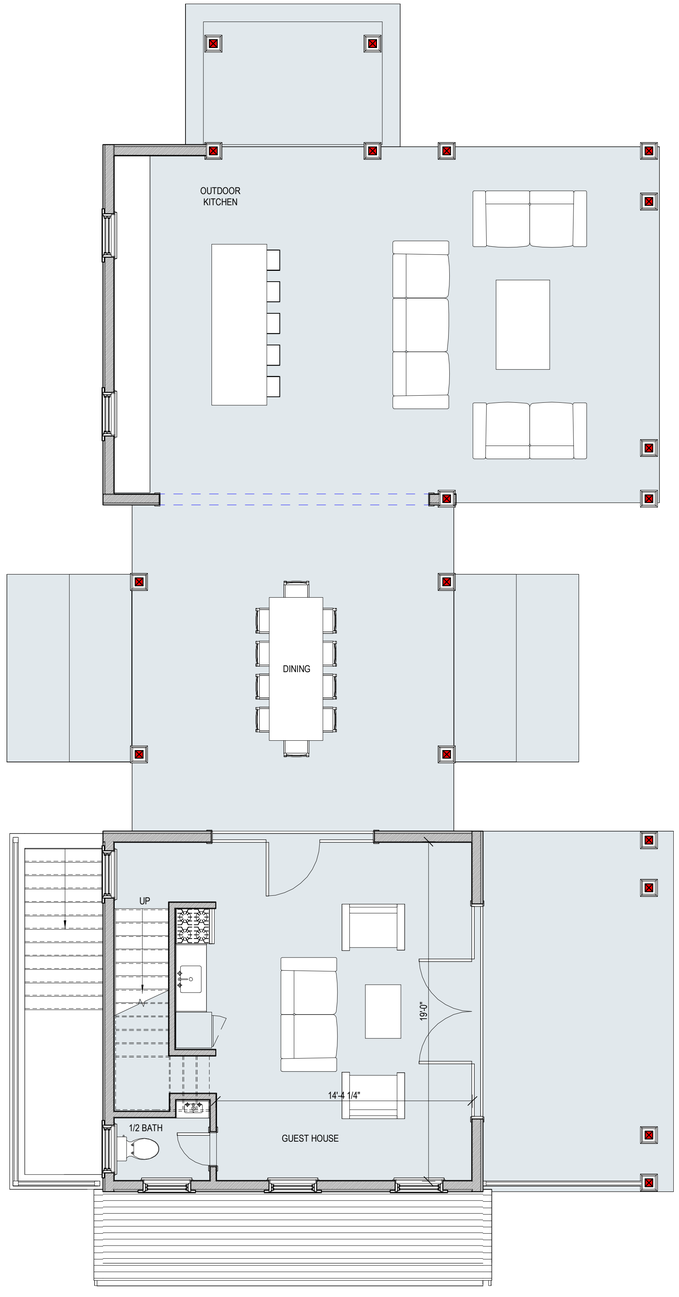
G.101
1912

12.30.24

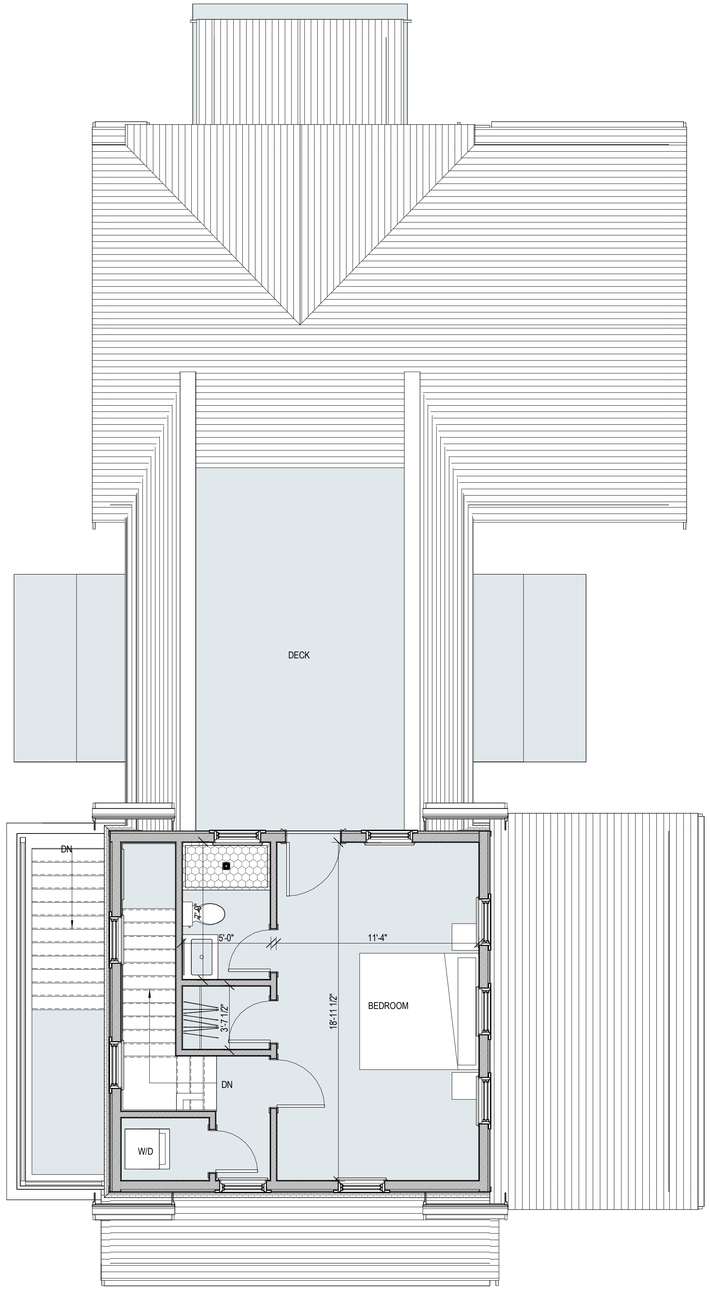
HDC SUBMISSION



1 GH Basement Plan
1/4" = 1'-0"



2 GH First Floor Plan
1/4" = 1'-0"



3 GH Second Floor Plan
1/4" = 1'-0"

1912

Elegance LLC
Residence, GH
75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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GH FLOOR PLANS

Site Information

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Existing G.C.:	N/A
Proposed G.C.:	1,562 MH & 418 GH
Total Proposed G.C.:	1,980 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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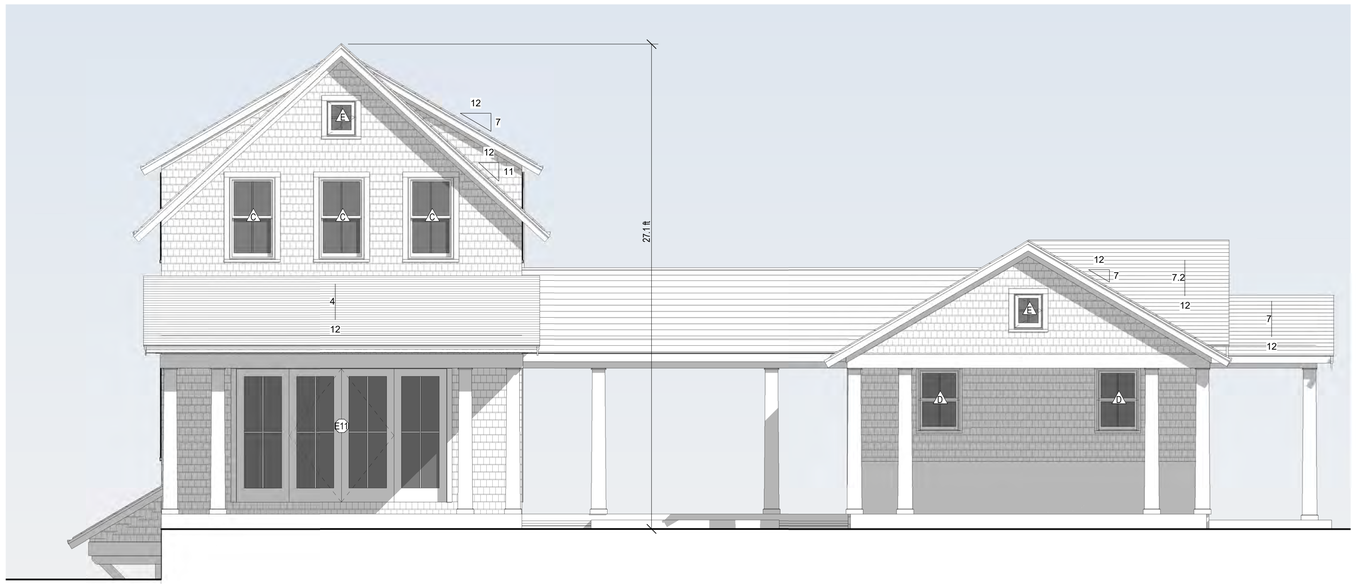
A.101
1912

12.30.24

HDC SUBMISSION



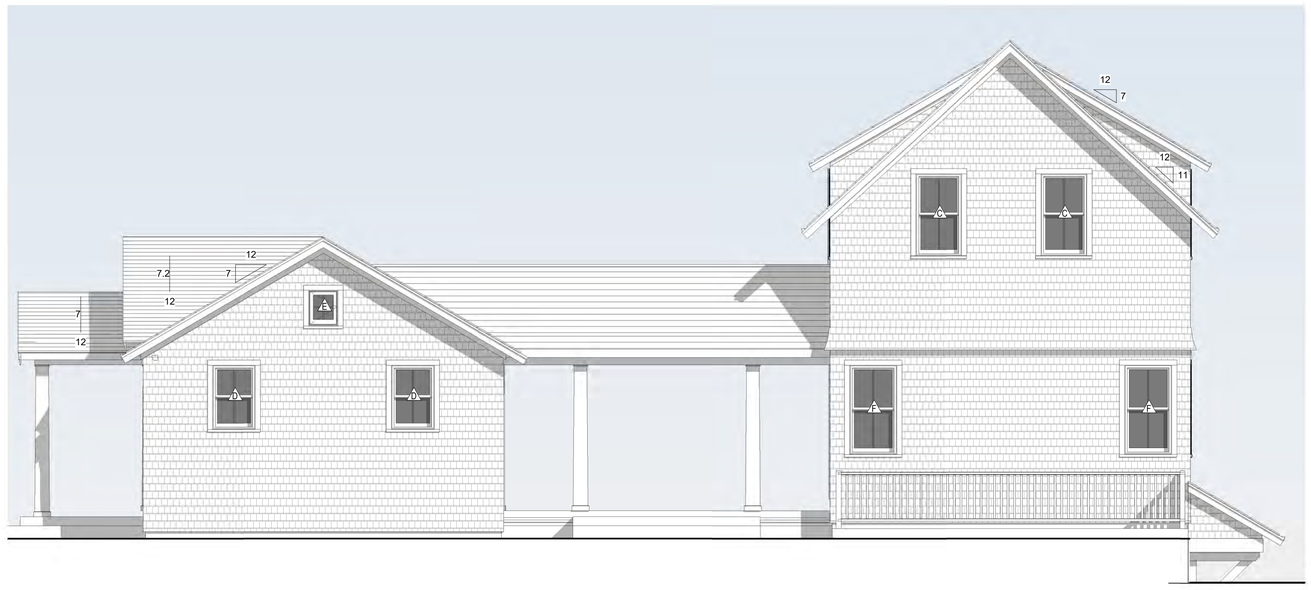
1 GH East Elevation
1/4" = 1'-0"



2 GH North Elevation.
1/4" = 1'-0"



4 GH South Elevation
1/4" = 1'-0"



3 GH West Elevation
1/4" = 1'-0"

1912

Elegance LLC
Residence, GH
75 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GH EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,562 MH & 418 GH
Total Proposed G.C.:	1,980 sf

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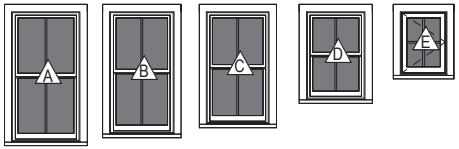
Elegance LLC Residence, GH

75 Pocomo Road
Nantucket, MA 02554



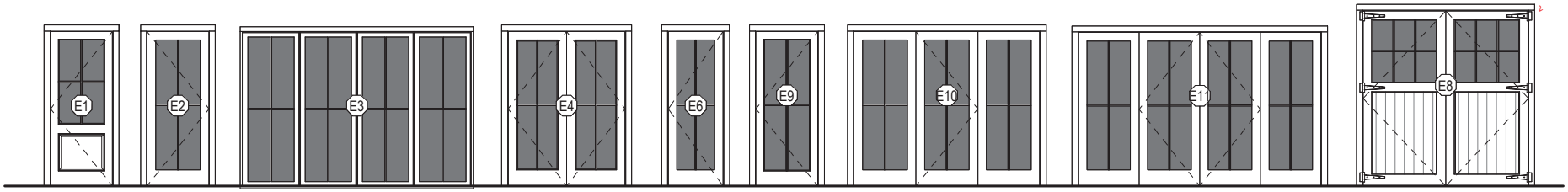
Locus Map



Window Legend

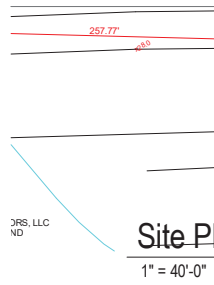
WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
C	9	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	2	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	3	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
F	5	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30

PROPOSED GUEST HOUSE
418 S.F.

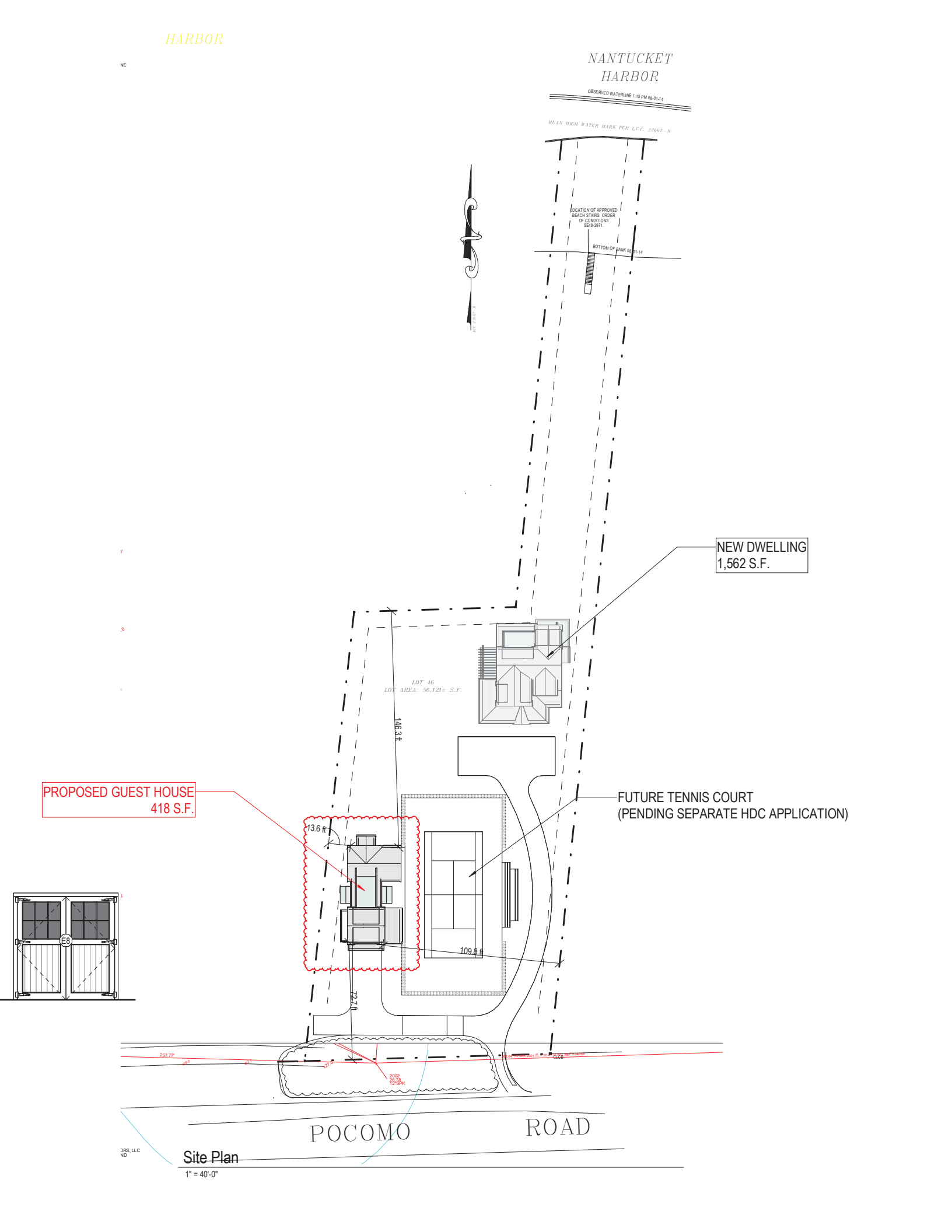


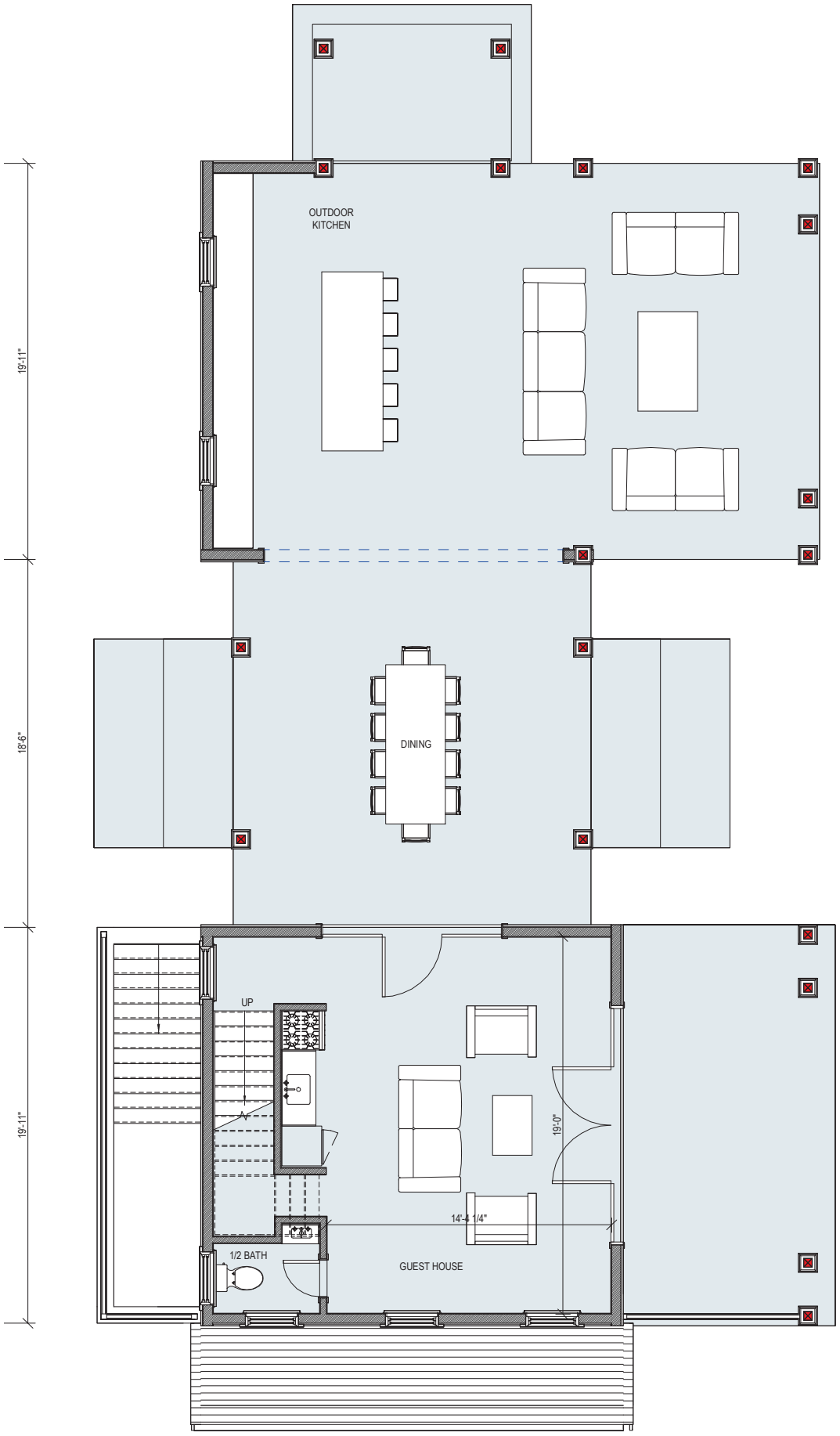
Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E8	2	8'-0"	8'-6"	8'-1 1/2"	8'-6 3/4"	Custom	
E9	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"		
E11	1	11'-9"	7'-5 1/2"	12'-0 1/2"	7'-6"	Andersen	≥ 30

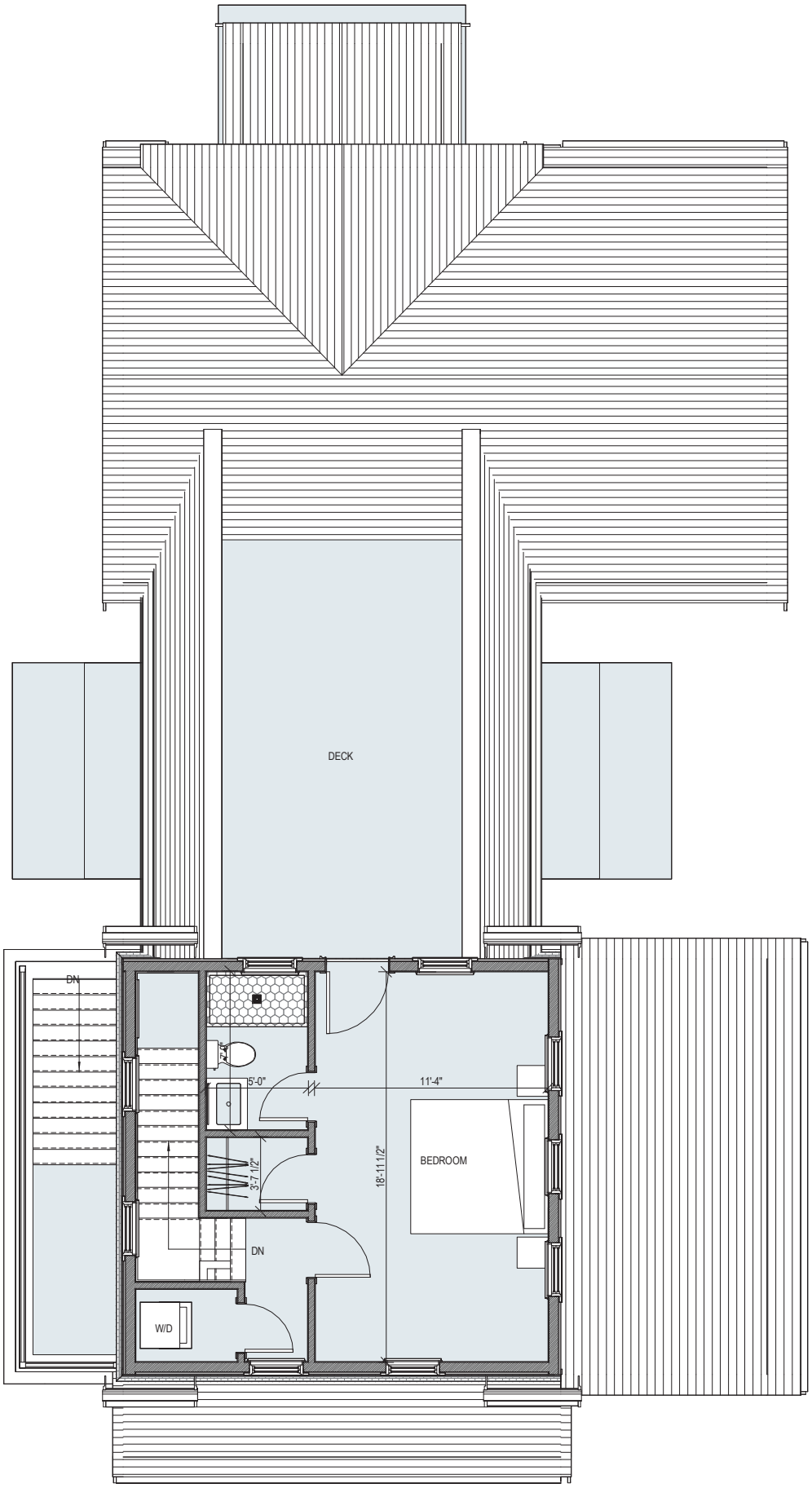


Site P
1" = 40'-0"


HARBOR
NANTUCKET
HARBOR
OBSERVED WATERLINE 1:15 PM 08-01-14
MEAN HIGH WATER MARK PER LCC 22667 - N
LOCATION OF APPROVED BEACH STAIRS. ORDER OF CONDITIONS SE48-2971.
BOTTOM OF BANK 08-01-14
NEW DWELLING
1,562 S.F.
LOT 46
LOT AREA: 56,121± S.F.
146.3 ft
PROPOSED GUEST HOUSE
418 S.F.
13.6 ft
FUTURE TENNIS COURT
(PENDING SEPARATE HDC APPLICATION)
109.8 ft
72.7 ft
E8
POCOMO
ROAD
Site Plan
1" = 40'-0"



2 GH First Floor Plan
1/4" = 1'-0"



3 GH Second Floor Plan
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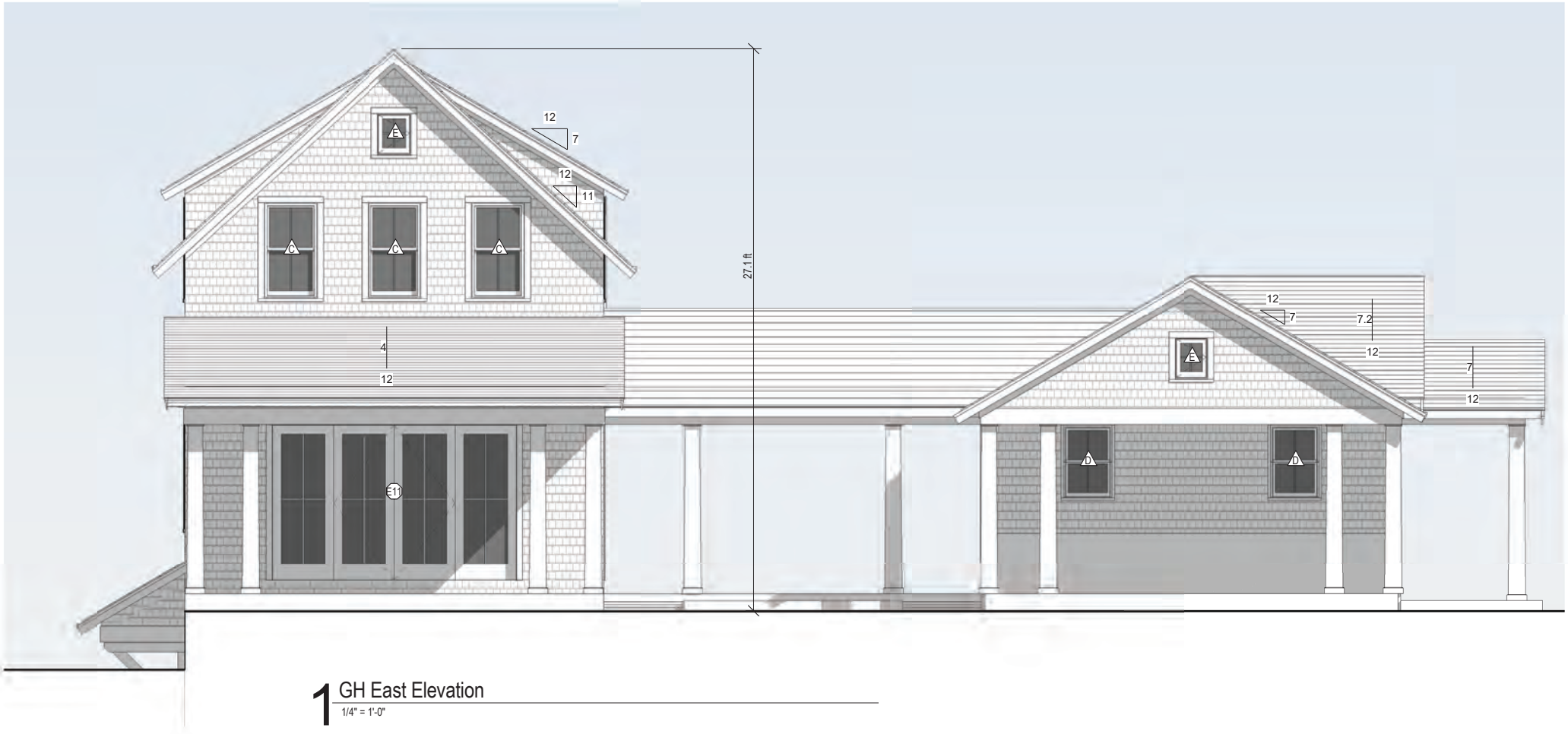

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1/4" = 1'-0"



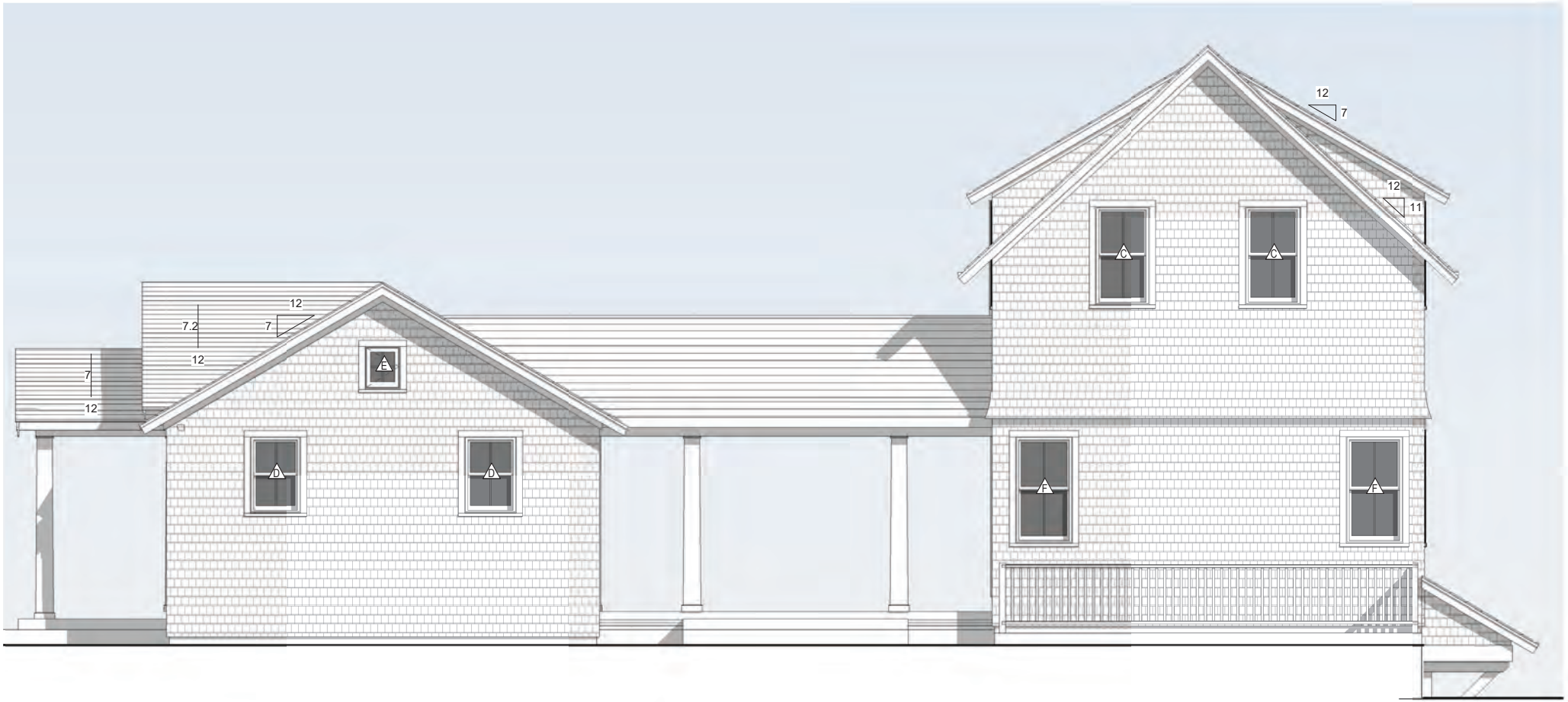
2 GH North Elevation.

1/4" = 1'-0"



4 GH South Elevation

1/4" = 1'-0"



3 GH 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

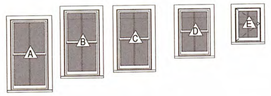
10.21.24

Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554



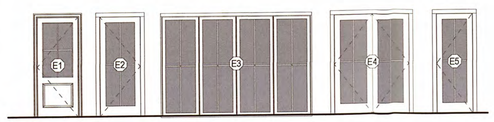
Locus Map



Window Legend

WINDOW SCHEDULE

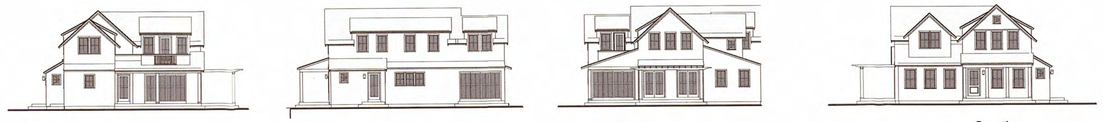
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
A	5	2'-10"	5'-4"	2'-10 3/4"	5'-4 3/4"	Andersen Corporation	ADH2848	≥ 30
B	3	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	20	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
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

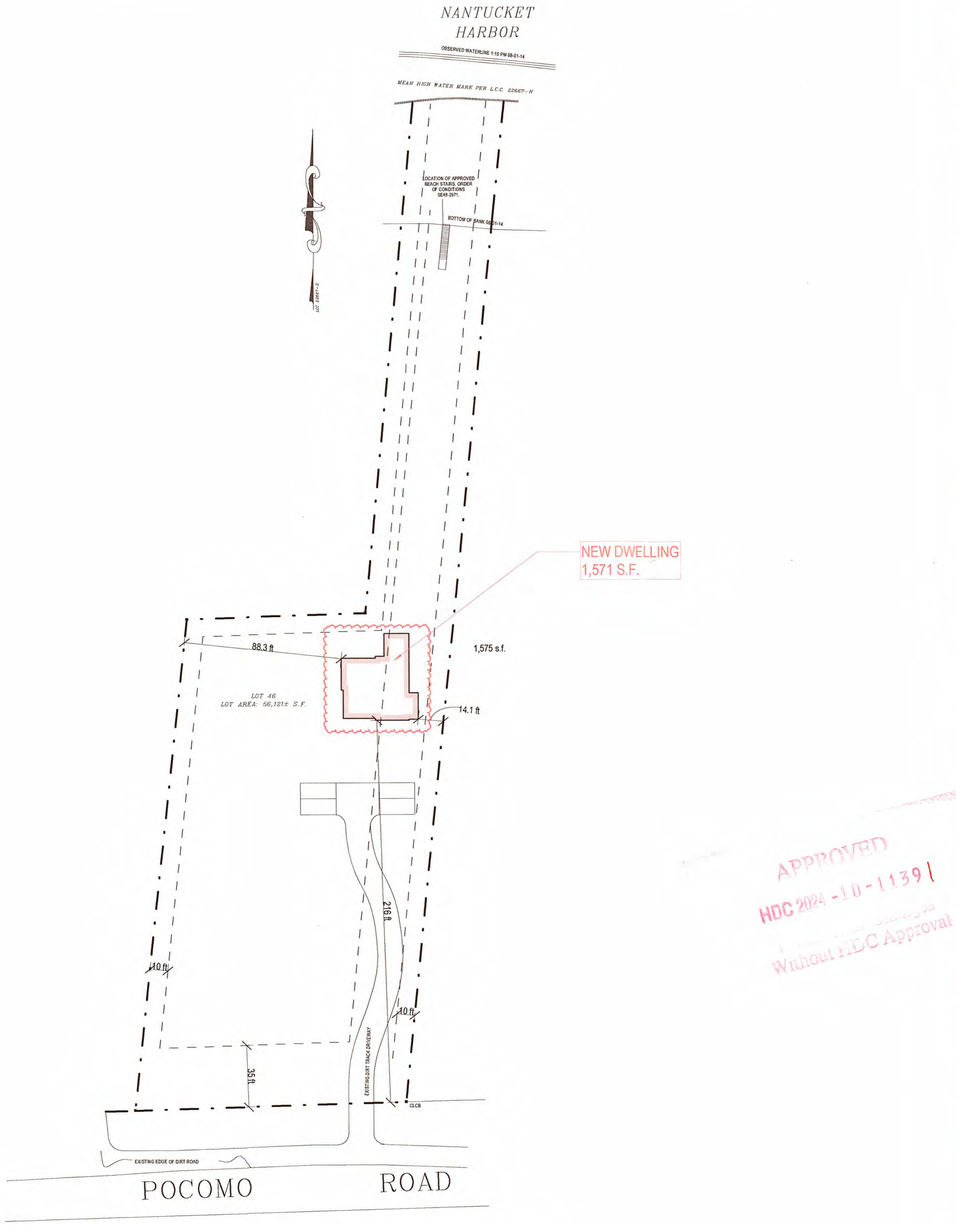


Door Legend

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

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Revisions
Revision 3 Date 3

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OCT 21 2024
By

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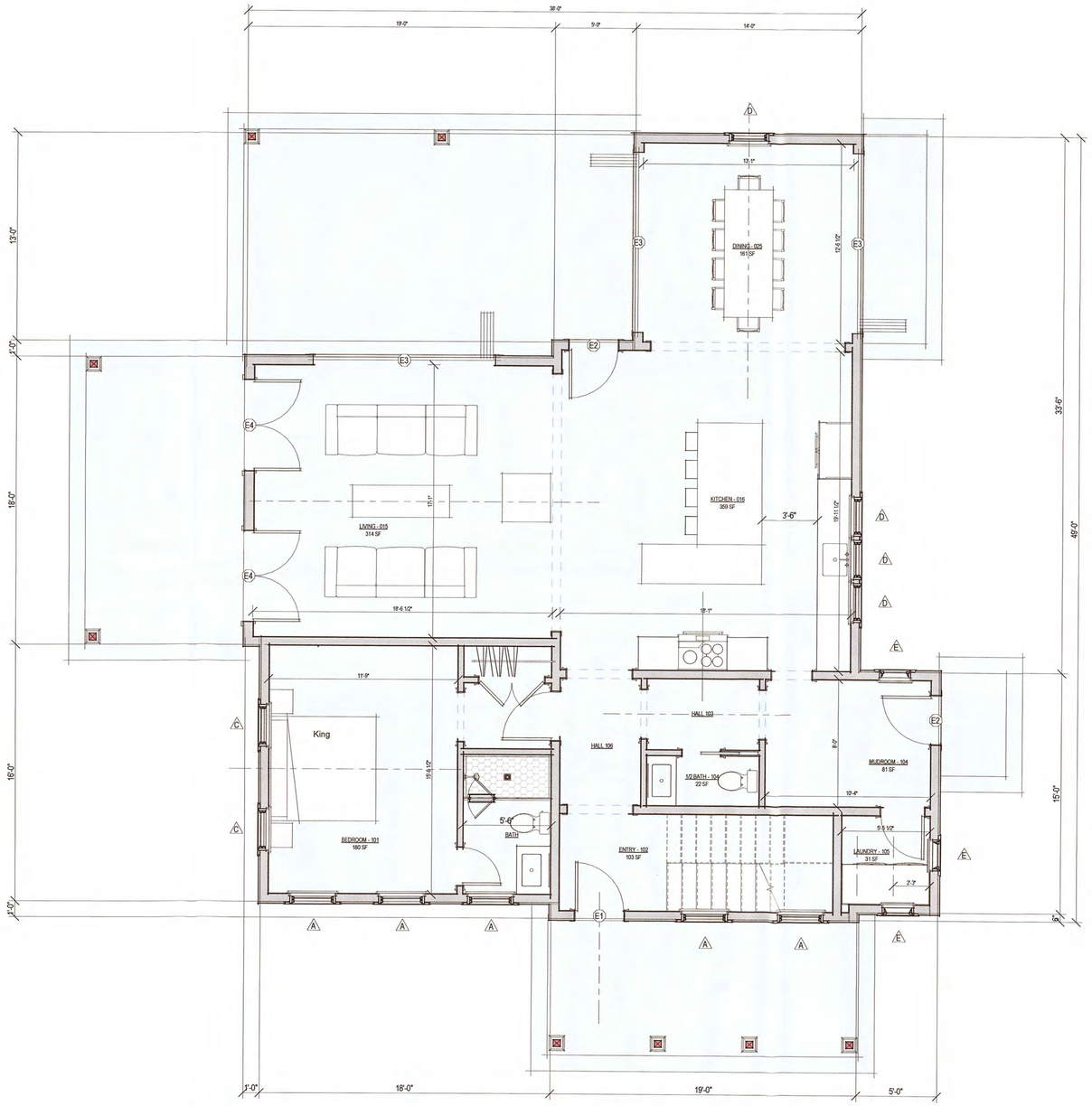
1912

10.21.24

HDC SUBMISSION



1 First Floor Plan
1/4" = 1'-0"

1912

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FIRST FLOOR PLAN

Site Information

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1912

10.21.24

HDC SUBMISSION



1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

1912

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EXTERIOR ELEVATIONS

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Revisions

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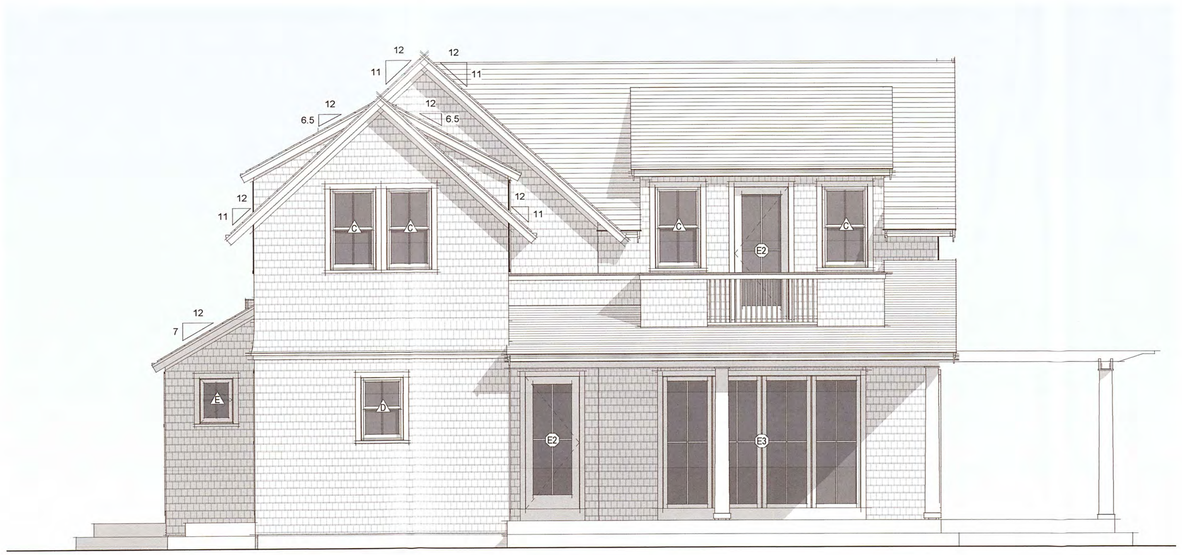

1 North Elevation
1/4" = 1'-0"



2 West Elevation
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1912

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A.202
1912

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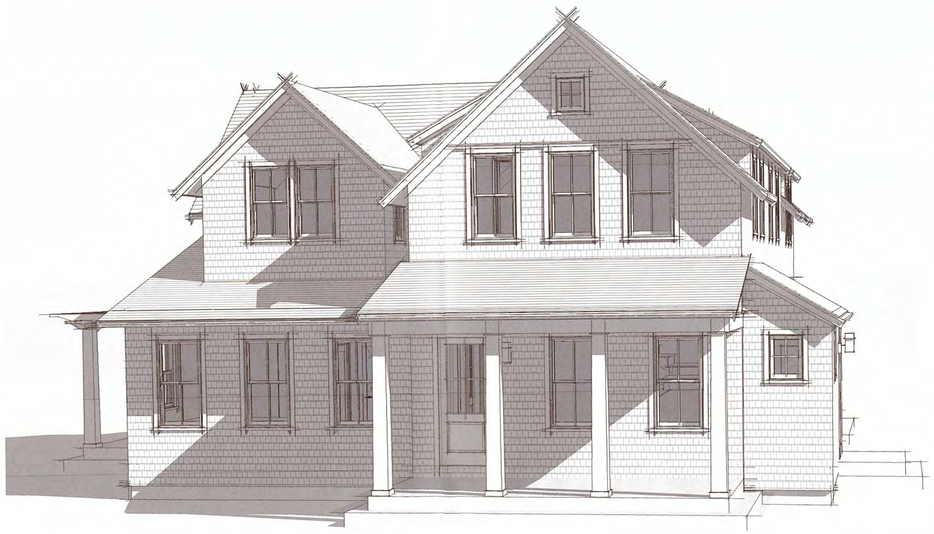







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PERSPECTIVE VIEWS

Site Information

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A.300
1912

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°: 60.2.1 PARCEL N°. 70

Street & Number of Proposed Work: 300 Madaket Rd. (main house)

Owner of record: James & Shannon Broder

Mailing Address: 343 Laurel Rd.
New Canaan, CT 06840

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 relocate on site

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 655 sf

Width: _____ Sq. footage 2nd floor: 285 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 1071 sf ☑ 1st floor ☐ 2nd floor

Size: 190 sf ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 25'8" 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

move on site, Addition, Add roofwalk
Trim + Fenestration alterations

Is there an HDC survey form for 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 6" Rake 6" Soffit (Overhang) 2" Corner boards 6" Frieze 6"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 16

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Asphalt (To match existing)

Trim White Sash White Doors Front Black / White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/30/24 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
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 300 Madaket Rd on the following statement:

I James K Brader, 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.

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 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: 300 Madaket Rd

Tax Map Number: 62.2.1 Parcel Number: 70

Owner of Record: James Broder

Description of Proposal: Relocate on Site & Renovate Dwelling

Anticipated HDC Submission Date: 12/30/2024

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..... James Broder

MAILING ADDRESS..... 343 Laurel Rd, New Canaan, CT 06840

PROPERTY LOCATION..... 300 Madaket Rd

ASSESSORS MAP/PARCEL..... 60.2.1 / 70

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: 2024.12.05 11:09:41 -05'00'

December 5, 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
60	19		BYRNE MICHAEL TR ETAL	MADAKET LAND TRUST	PO BOX 987	NANTUCKET	MA	02554	3 BALTIMORE ST
6021	54		SODERBERG LARS O JR & JANE F		3 SUNSET DRIVE	CHERRY HILLS VILL	CO	80113	303 MADAKET RD
6021	55		KLINCK RUTH H TR	KLINCK RUTH H 2015 REV TRUST	301 MADAKET RD	NANTUCKET	MA	02554	301 MADAKET RD
6021	58		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	299 MADAKET RD
6021	69		TRISTRAMS GROUP	C/O MAINSTAY INC	2 SANFORD RD #5	NANTUCKET	MA	02554	304 MADAKET RD
Count:	**5**								

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- ☐ Adult Signature Restricted Delivery $

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DEC 10 2024

SODERBERG LARS O JR & JANE F
3 SUNSET DRIVE
CHERRY HILLS VILL, CO 80113

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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BYRNE MICHAEL TR ETAL
MADAKET LAND TRUST
PO BOX 987
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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PO BOX 13
NANTUCKET, MA 02554

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KLINCK RUTH H TR
KLINCK RUTH H 2015 REV TRUST
301 MADAKET RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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DEC 10 2024

TRISTRAMS GROUP
C/O MAINSTAY INC
2 SANFORD RD #5
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

300 Madaket Road

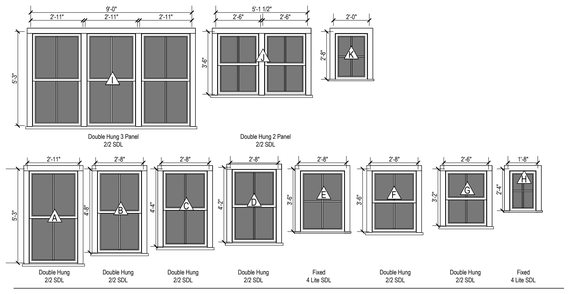
Nantucket, MA

12.20.2024

HDC Submission

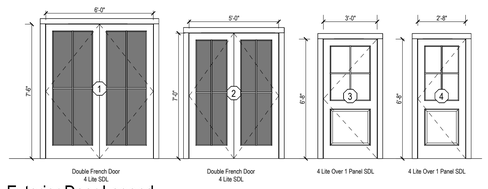


Locus Map



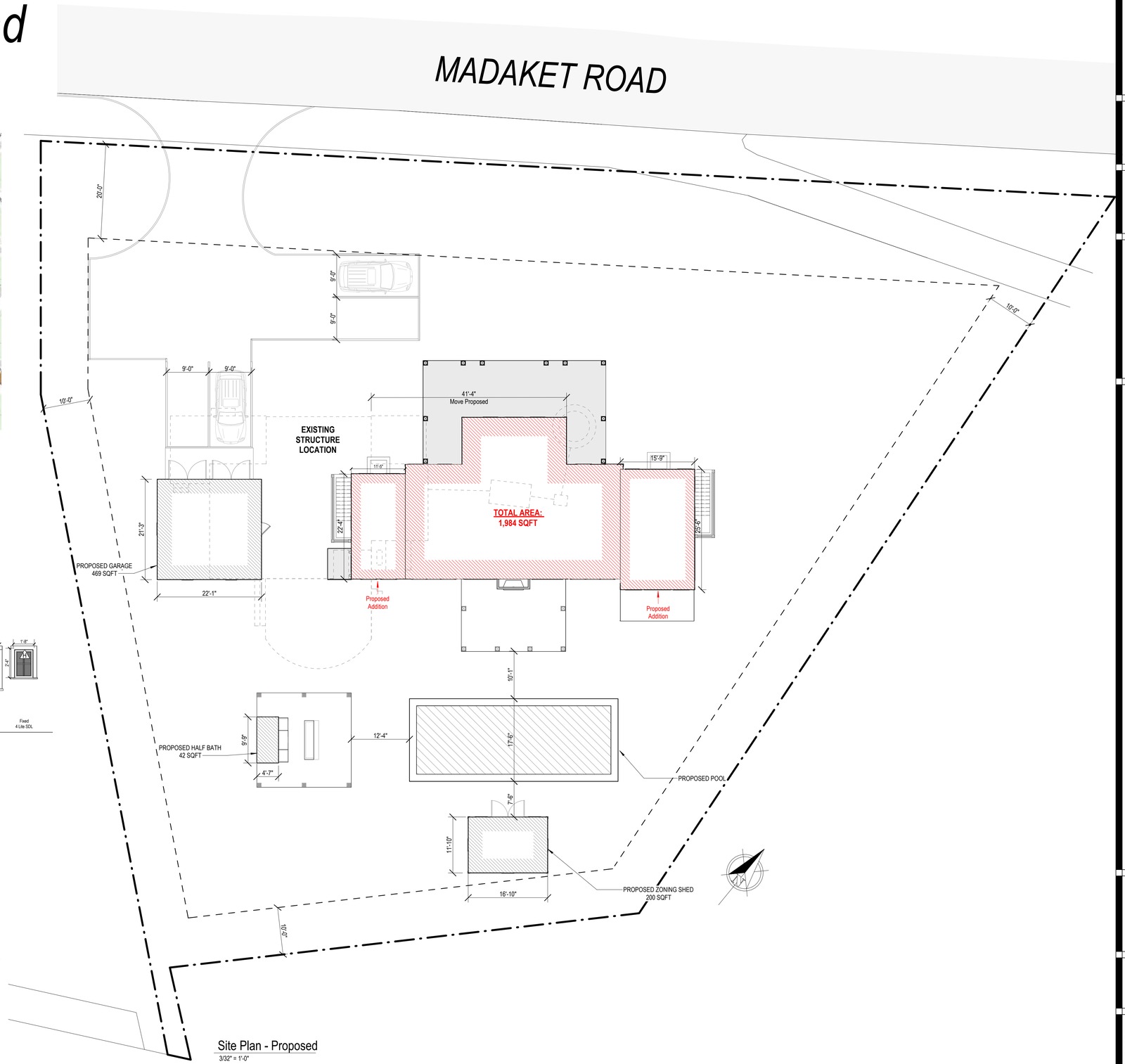
Window Legend

1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"



Site Plan - Proposed

3/32" = 1'-0"

2414

300 Madaket Road

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	60.2.1 / 70
Current Zoning:	VR
Minimum Frontage:	100 ft
Front Setback:	20 ft
Side/Rear Setback:	10 ft
Lot Size:	27,741 sqft
Min. Lot Size:	20,000 sqft
Allowable G.C.:	10%
Existing G.C.:	1,194 sqft
Proposed G.C.:	1,984 sqft
Total Proposed G.C.:	1,984 sqft

Sheet Index - Architectural & Structural

Revisions

Cover Sheet

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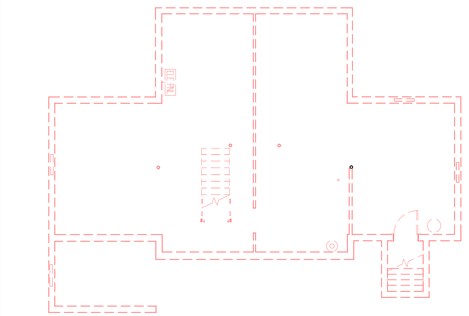
A.0.1

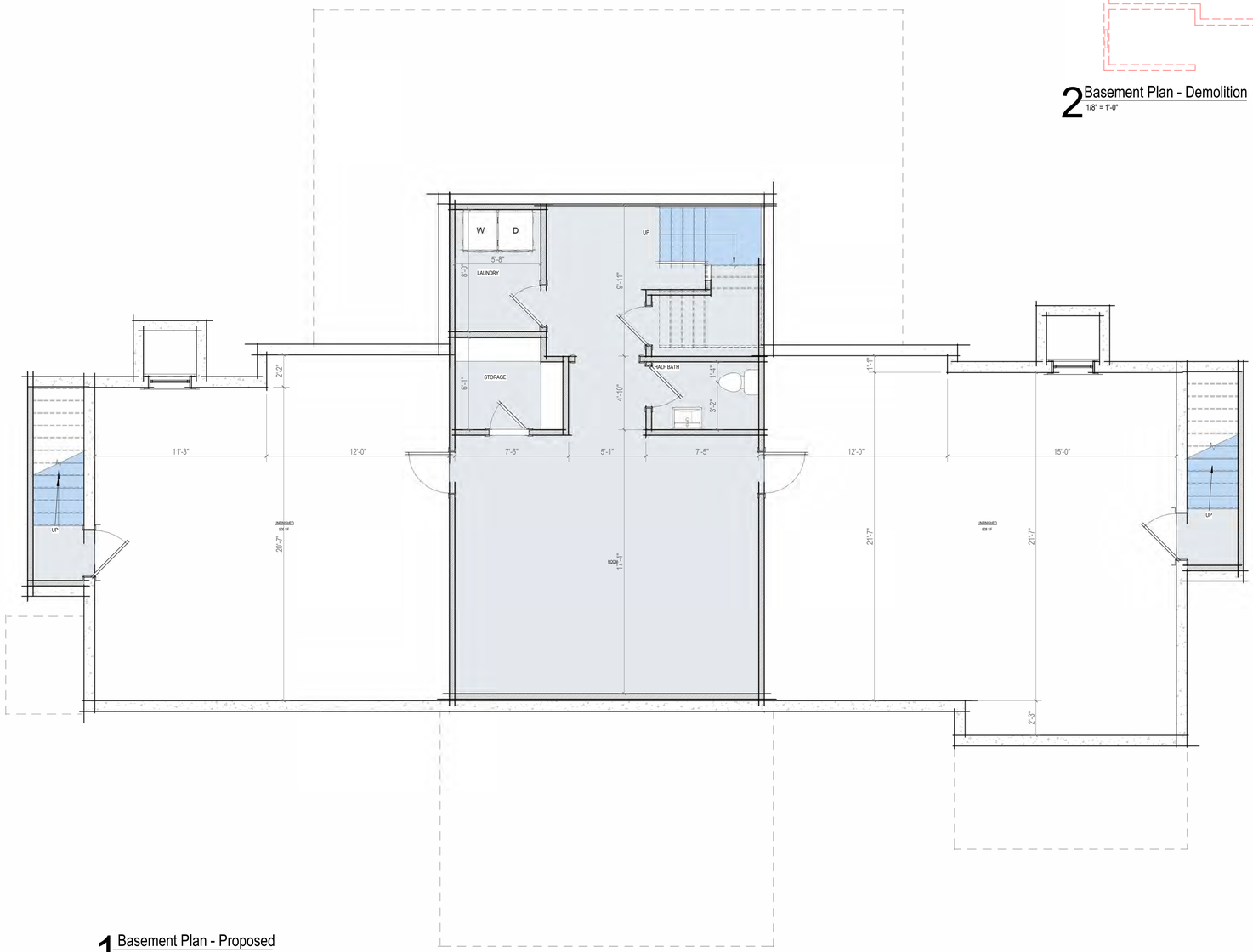
2414

12.20.2024

HDC Submission



2 Basement Plan - Demolition
1/8" = 1'-0"



1 Basement Plan - Proposed
1/4" = 1'-0"

2414

300 Madaket Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

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Sheet Index - Architectural & Structural

Revisions

Basement Plan - Proposed

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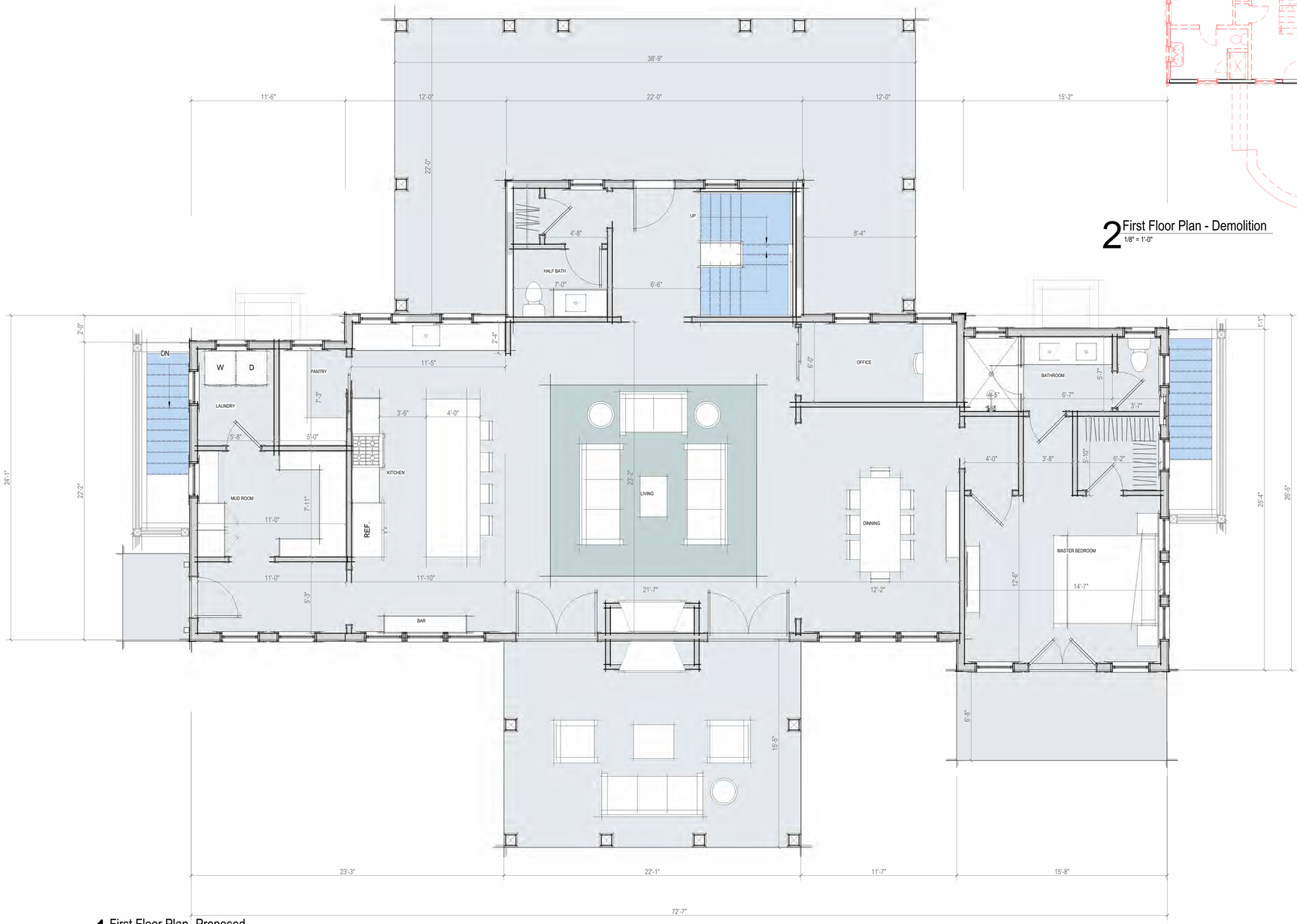
12.20.2024

HDC Submission



1 First Floor Plan -Proposed
1/4" = 1'-0"

2 First Floor Plan - Demolition
1/8" = 1'-0"

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300 Madaket Road

Nantucket, MA

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Nantucket, MA 02554
508.325.4095
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Total Proposed G.C.:	1,984 sqft

Sheet Index - Architectural & Structural

Revisions

First Floor Plan - Proposed

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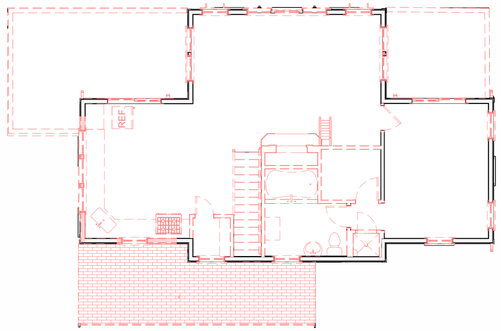
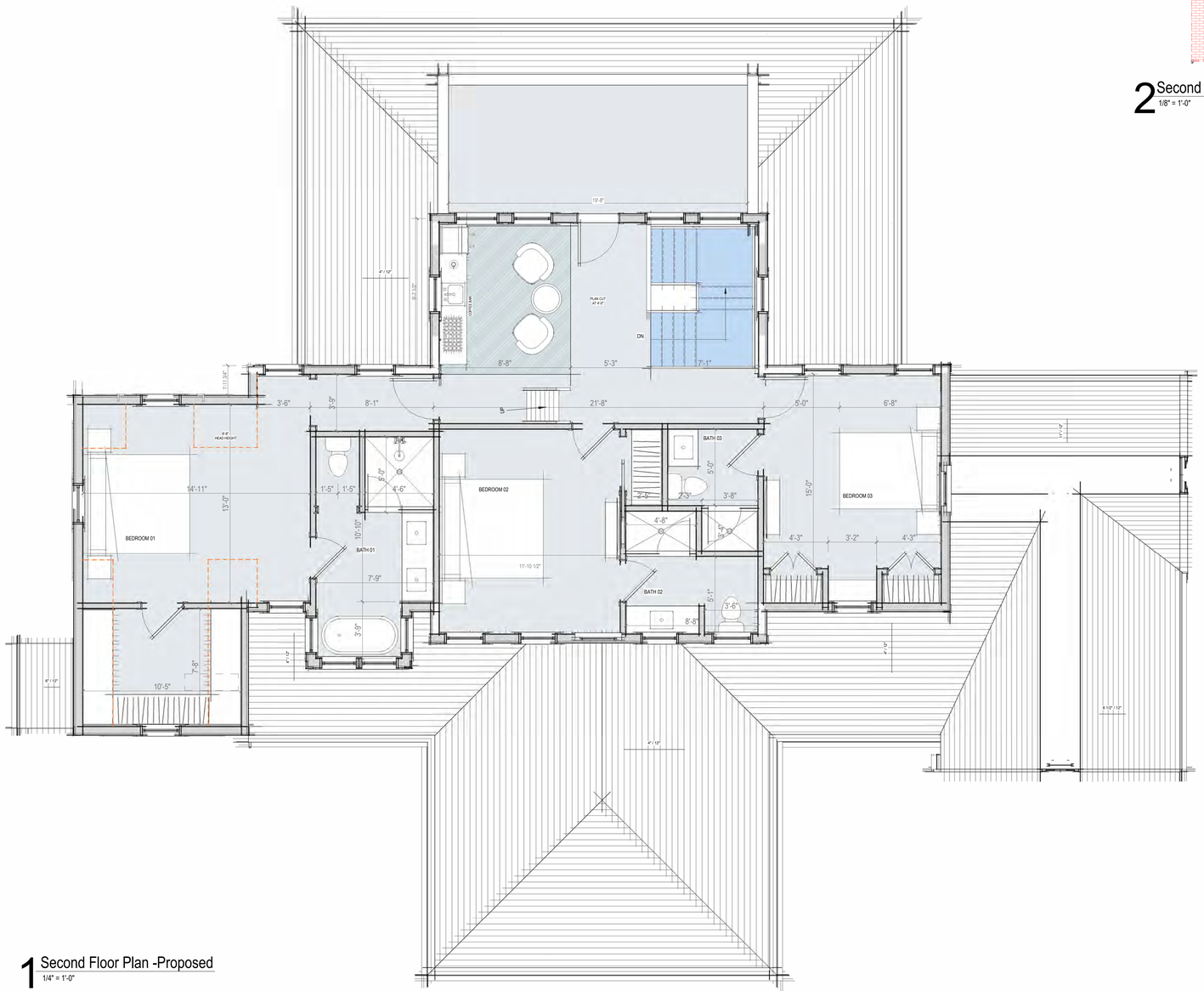
HDC Submission



2 Second Floor Plan - Demolition
1/8" = 1'-0"



1 Second Floor Plan -Proposed
1/4" = 1'-0"

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300 Madaket Road

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Total Proposed G.C.:	1,984 sqft

Sheet Index - Architectural & Structural

Revisions

Second Floor Plan - Proposed

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12.20.2024

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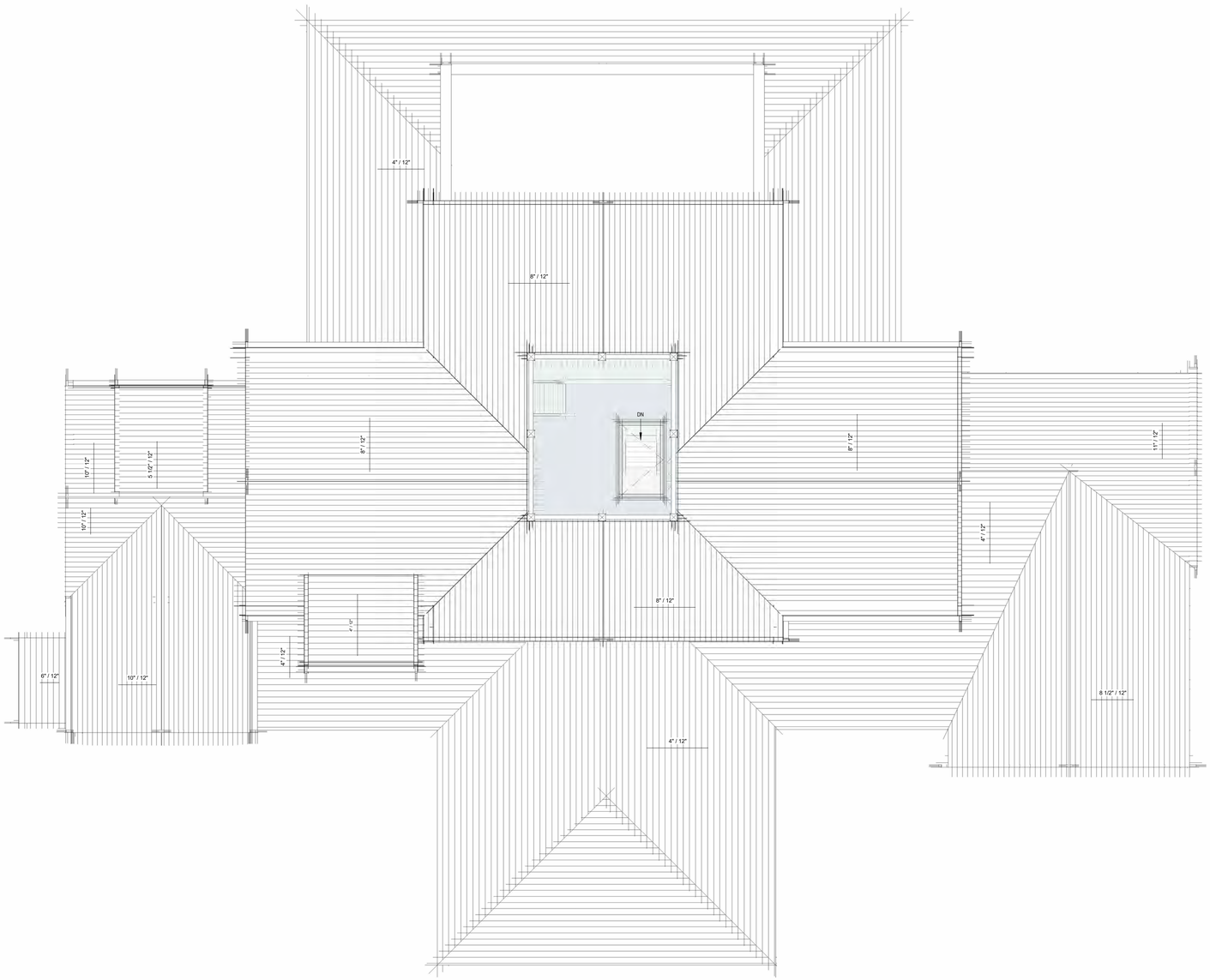

Roof Walk - Proposed
1/4" = 1'-0"

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508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	60.2.1 / 70
Current Zoning:	VR
Minimum Frontage:	100 ft
Front Setback:	20 ft
Side/Rear Setback:	10 ft
Lot Size:	27,741 sqft
Min. Lot Size:	20,000 sqft
Allowable G.C.:	10%
Existing G.C.:	1,194 sqft
Proposed G.C.:	1,984 sqft
Total Proposed G.C.:	1,984 sqft

Sheet Index - Architectural & Structural

Revisions

Roof Walk Plan - Proposed

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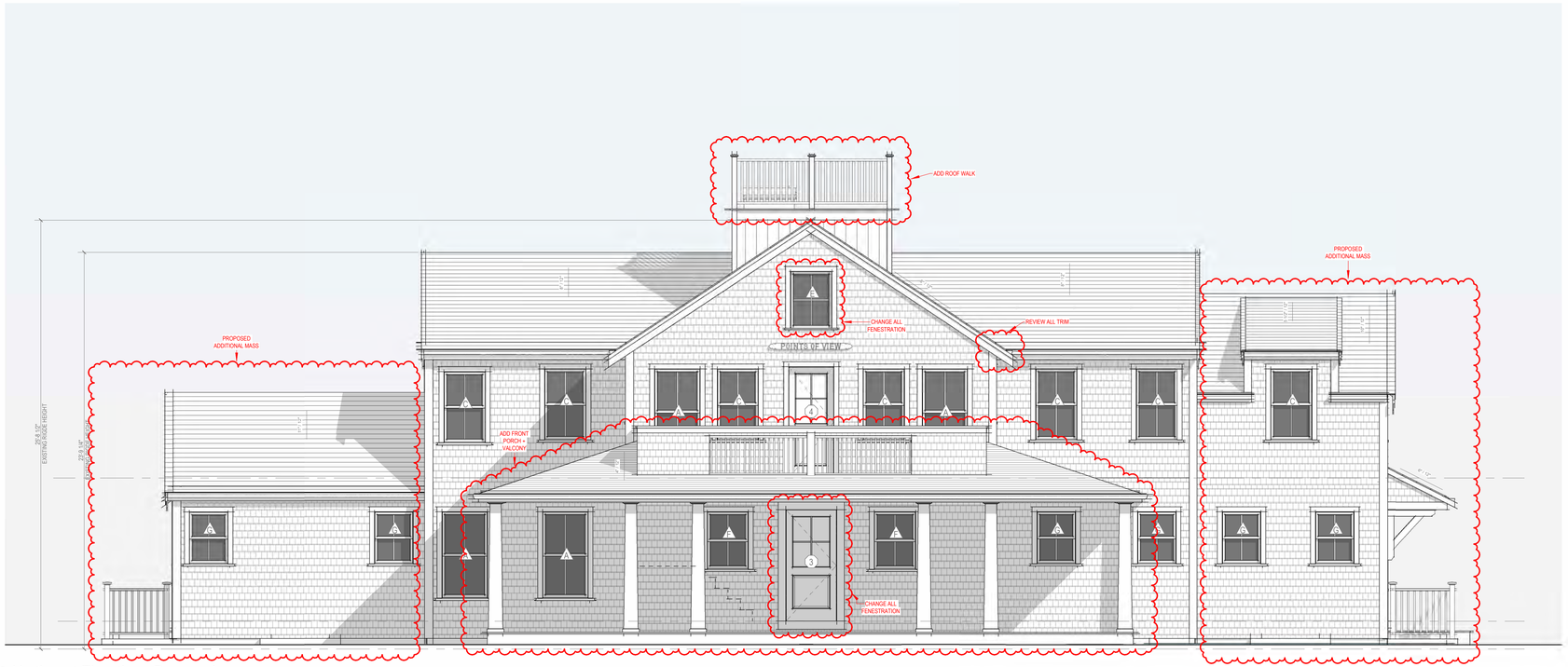
A.2.2

2414

12.20.2024

HDC Submission



1 Northwest Elevation - Proposed
Not to Scale



Northwest Elevation - Demolition
3/16" = 1'-0"

2414

300 Madaket Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations - Proposed

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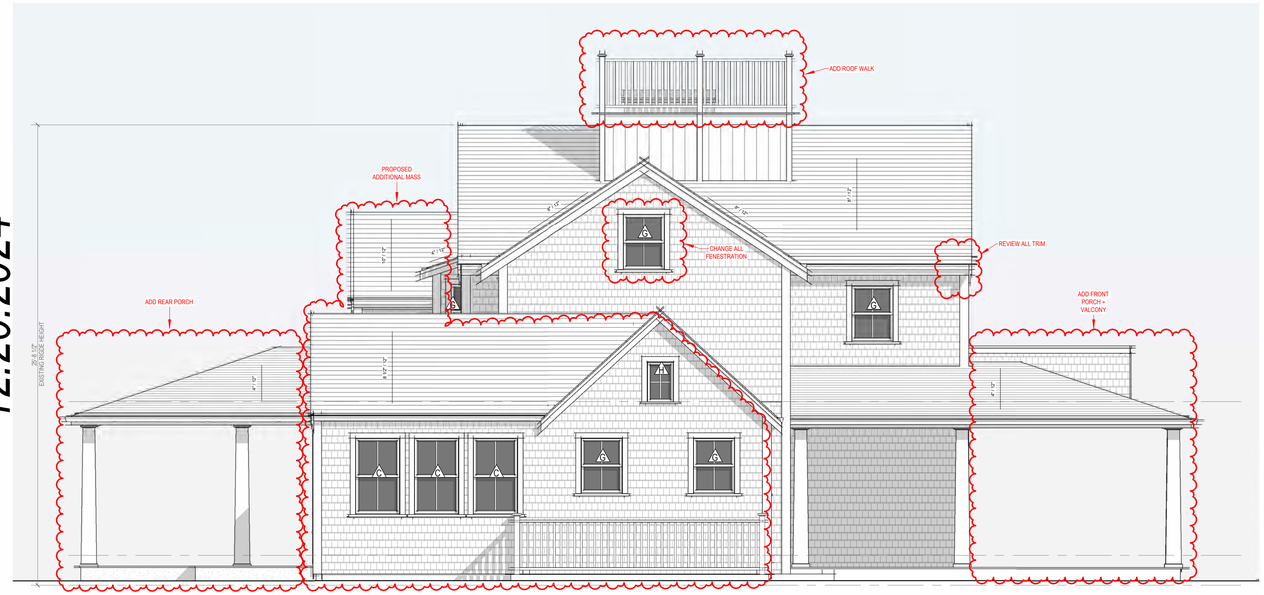
E.1.1

2414

12.20.2024

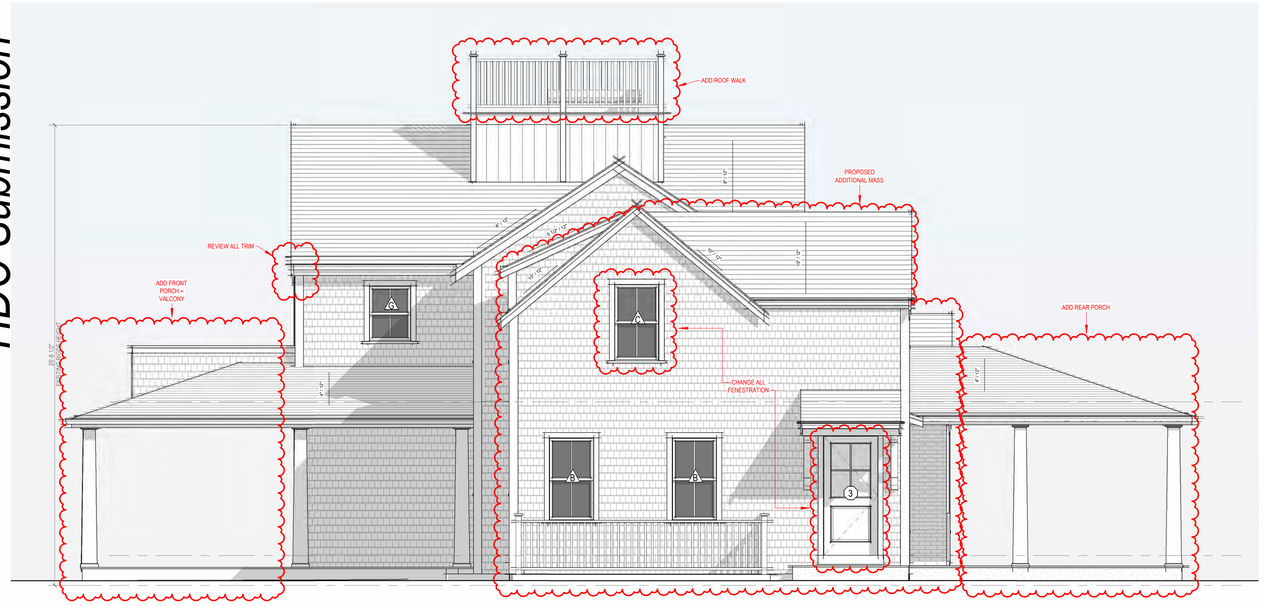
HDC Submission



1 Northeast Elevation - Proposed
1/4" = 1'-0"



Northeast Elevation - Demolition
3/16" = 1'-0"



2 Southwest Elevation - Proposed
1/4" = 1'-0"



Southwest Elevation - Demolition
3/16" = 1'-0"

2414

300 Madaket Road

Nantucket, MA

emeritus
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Nantucket, MA 02554
508.325.4095
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Exterior Elevations - Proposed

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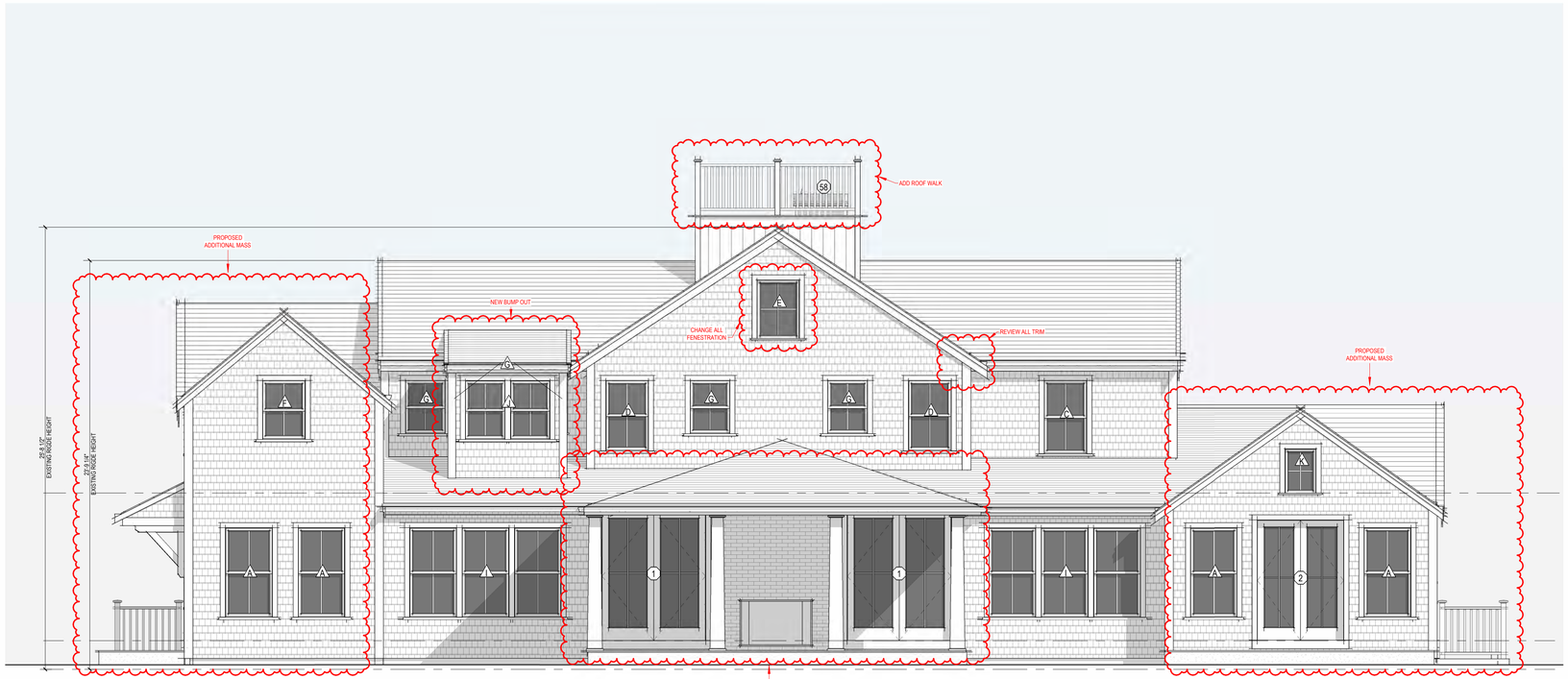
E.1.2

2414

12.20.2024

HDC Submission



1 Southeast Elevation - Proposed
1/4" = 1'-0"



Southeast Elevation - Demolition
3/16" = 1'-0"

2414

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Sheet Index - Architectural & Structural

Revisions

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E.1.3

2414

12.20.2024

HDC Submission



1 Perspective

2414

300 Madaket Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
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Sheet Index - Architectural & Structural

Revisions

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12.20.2024

HDC Submission



Southeast Elevation - Existing



Northeast Elevation - Existing



Northwest Elevation - Existing



Southwest Elevation - Existing

2414

300 Madaket Road

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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Site Information

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Sheet Index - Architectural & Structural

Revisions

Existing Photos

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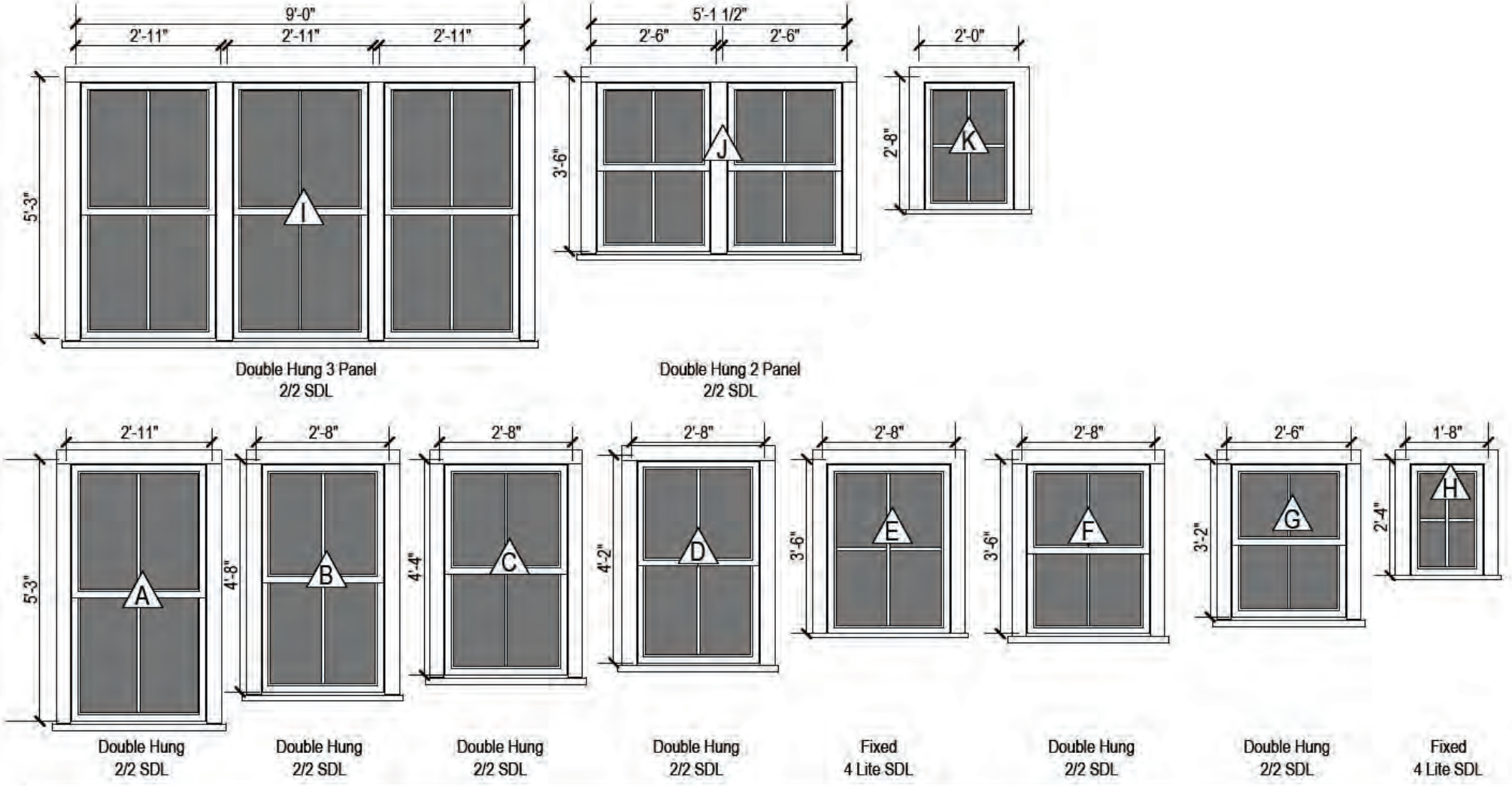
300 Madaket Road

Nantucket, MA

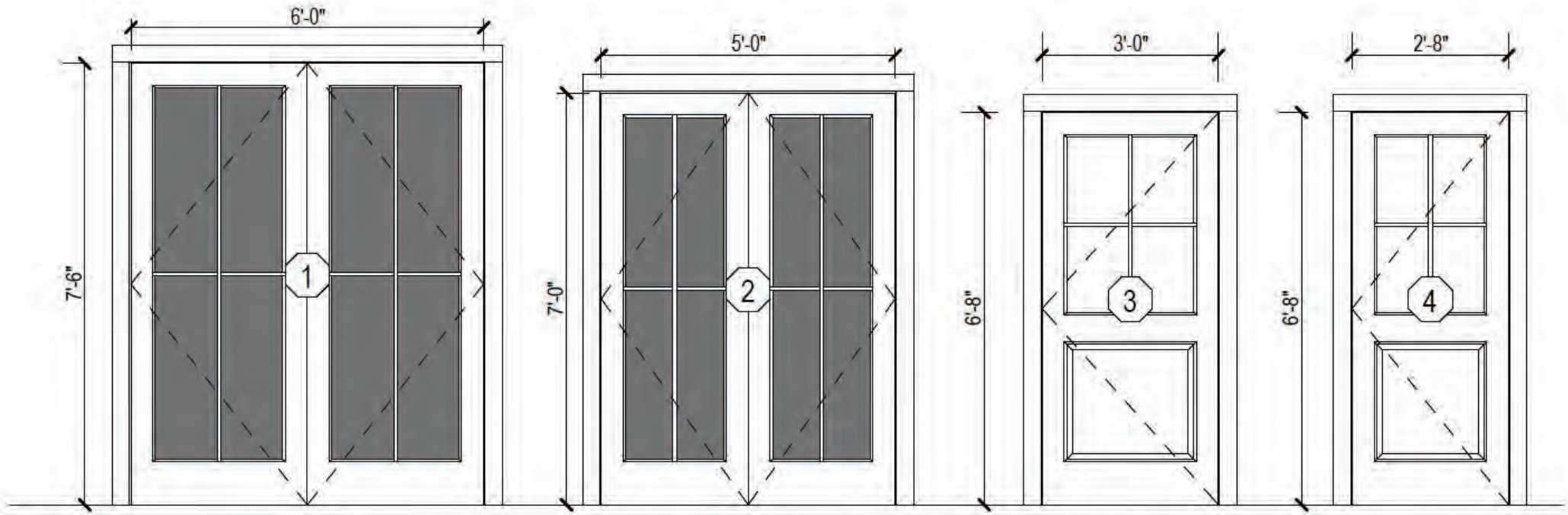


Locus Map



Window Legend

1/4" = 1'-0"



Double French Door
4 Lite SDL

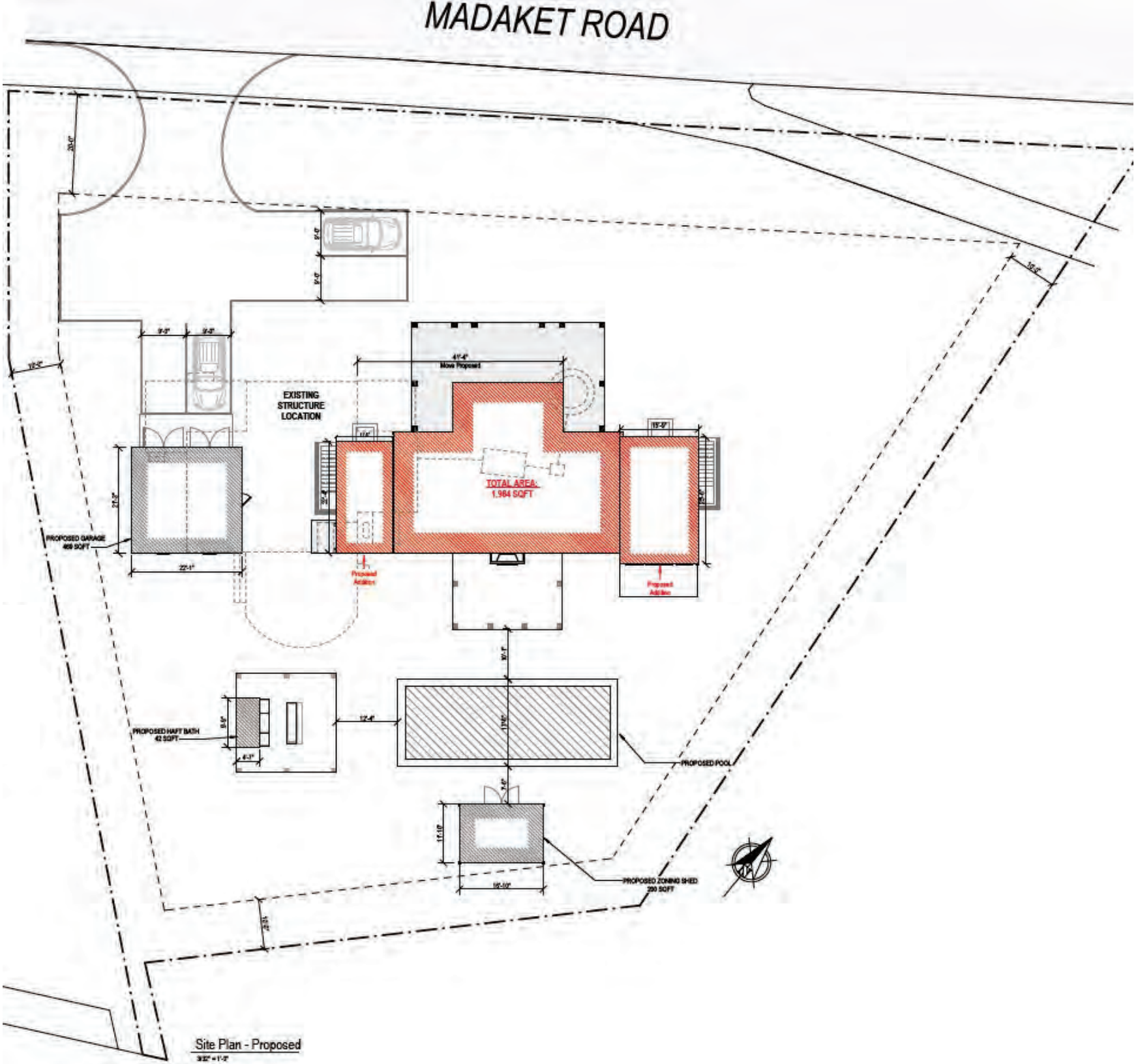
Double French Door
4 Lite SDL

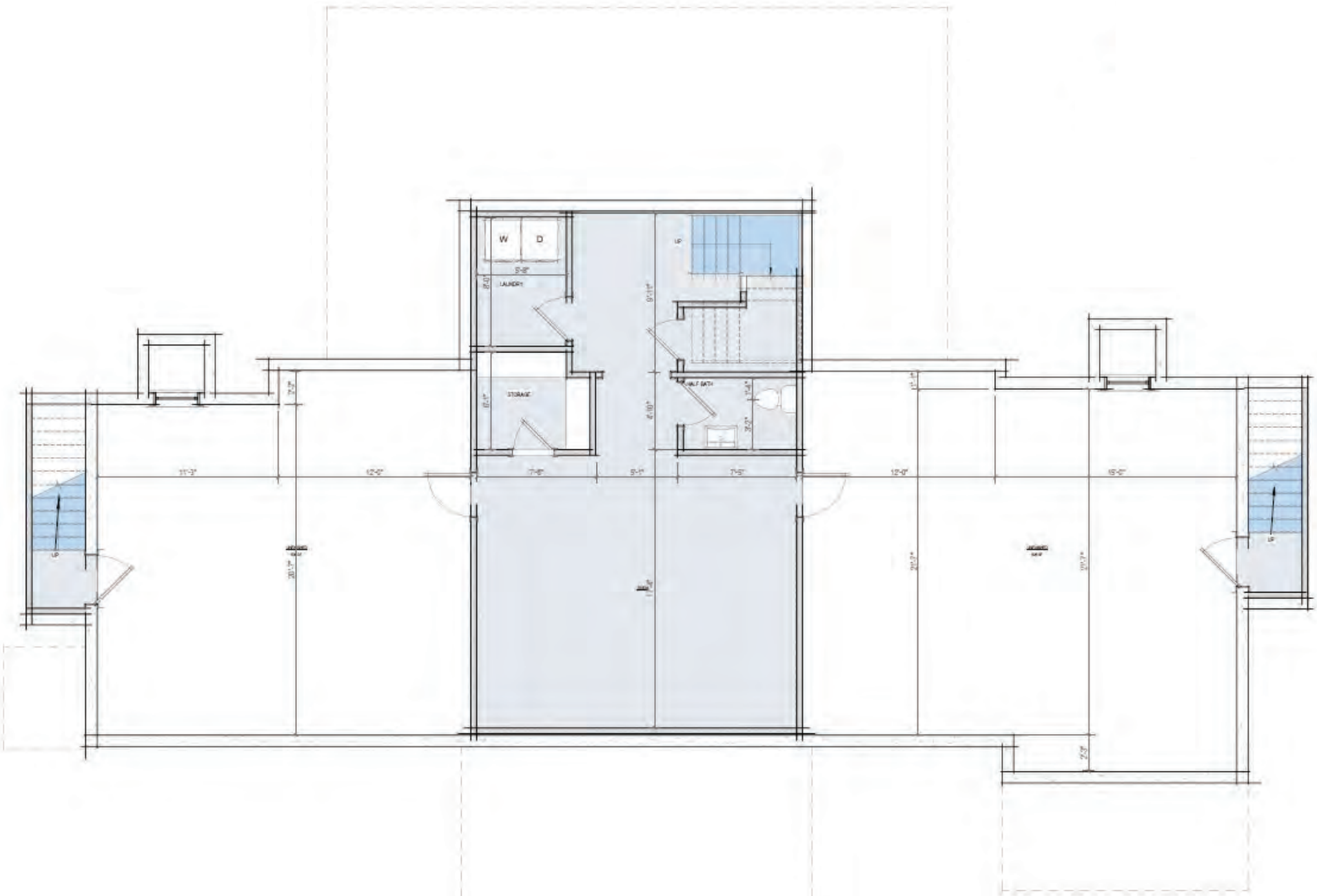
4 Lite Over 1 Panel SDL

4 Lite Over 1 Panel SDL

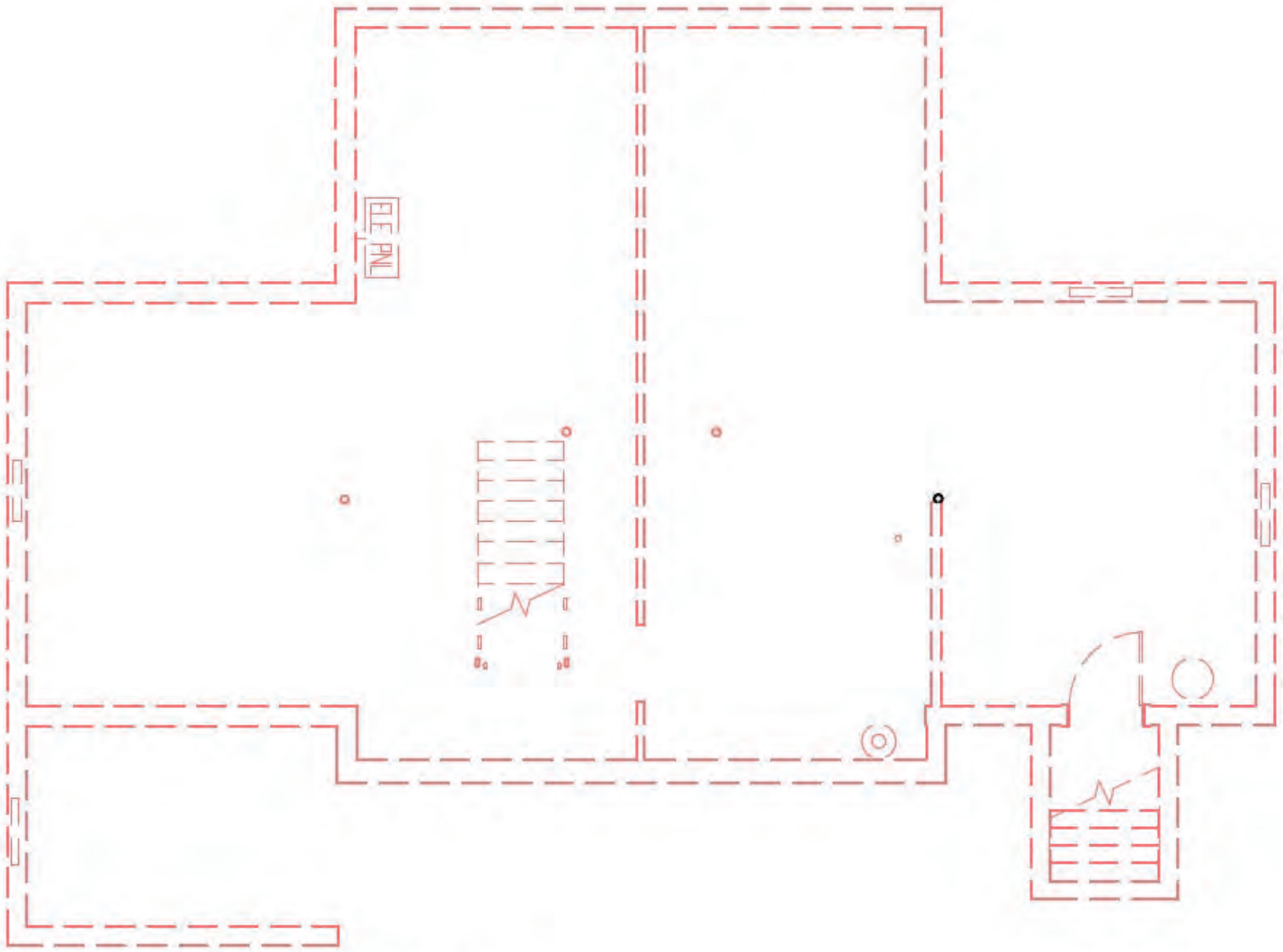
Exterior Door Legend

1/4" = 1'-0"


MADAKET ROAD
EXISTING
STRUCTURE
LOCATION
TOTAL AREA:
1,984 SQFT
PROPOSED GARAGE
468 SQFT
PROPOSED HAFT BATH
42 SQFT
PROPOSED POOL
PROPOSED ZONING SHED
200 SQFT
Site Plan - Proposed

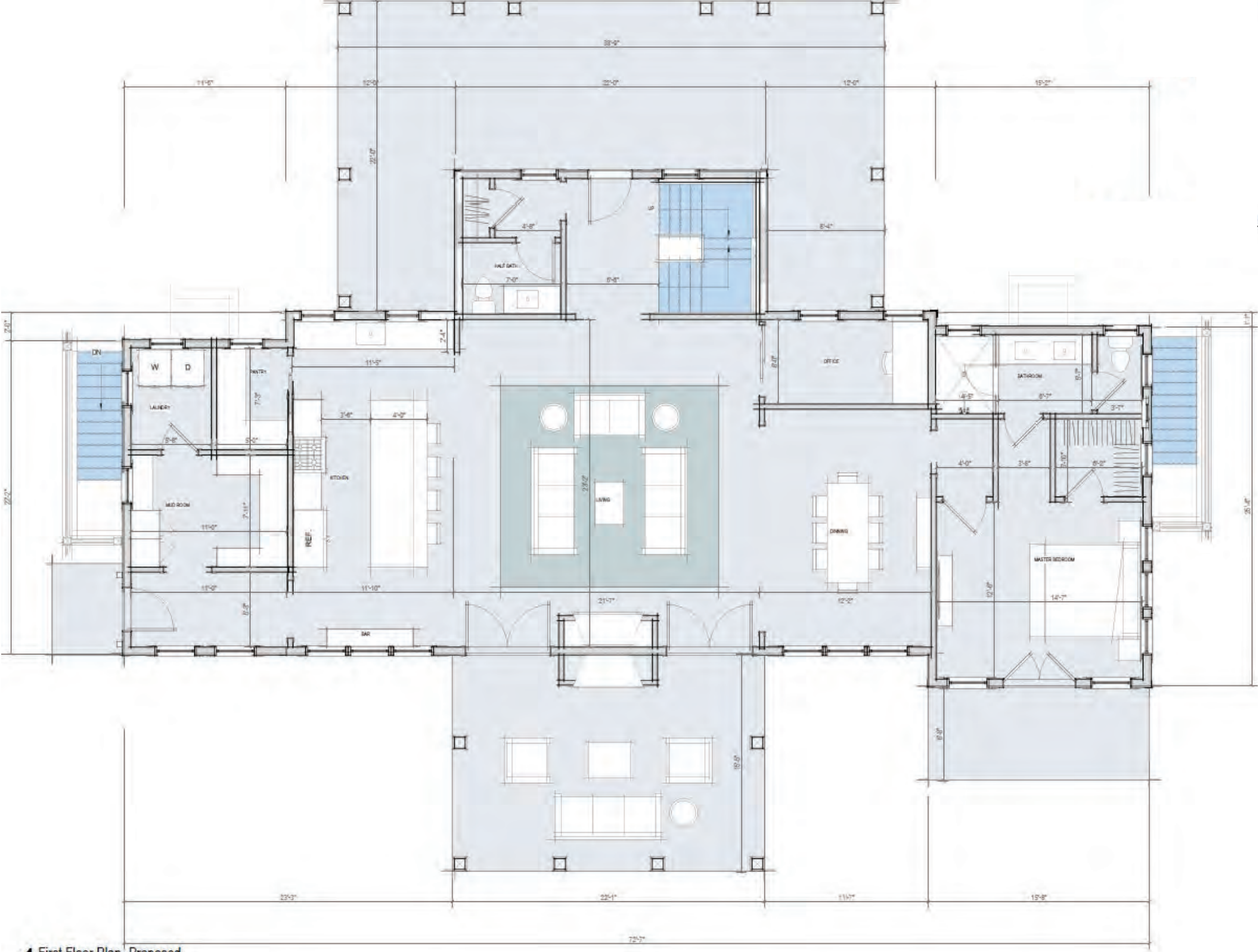


1 Basement Plan - Proposed
1/4" = 1'-0"

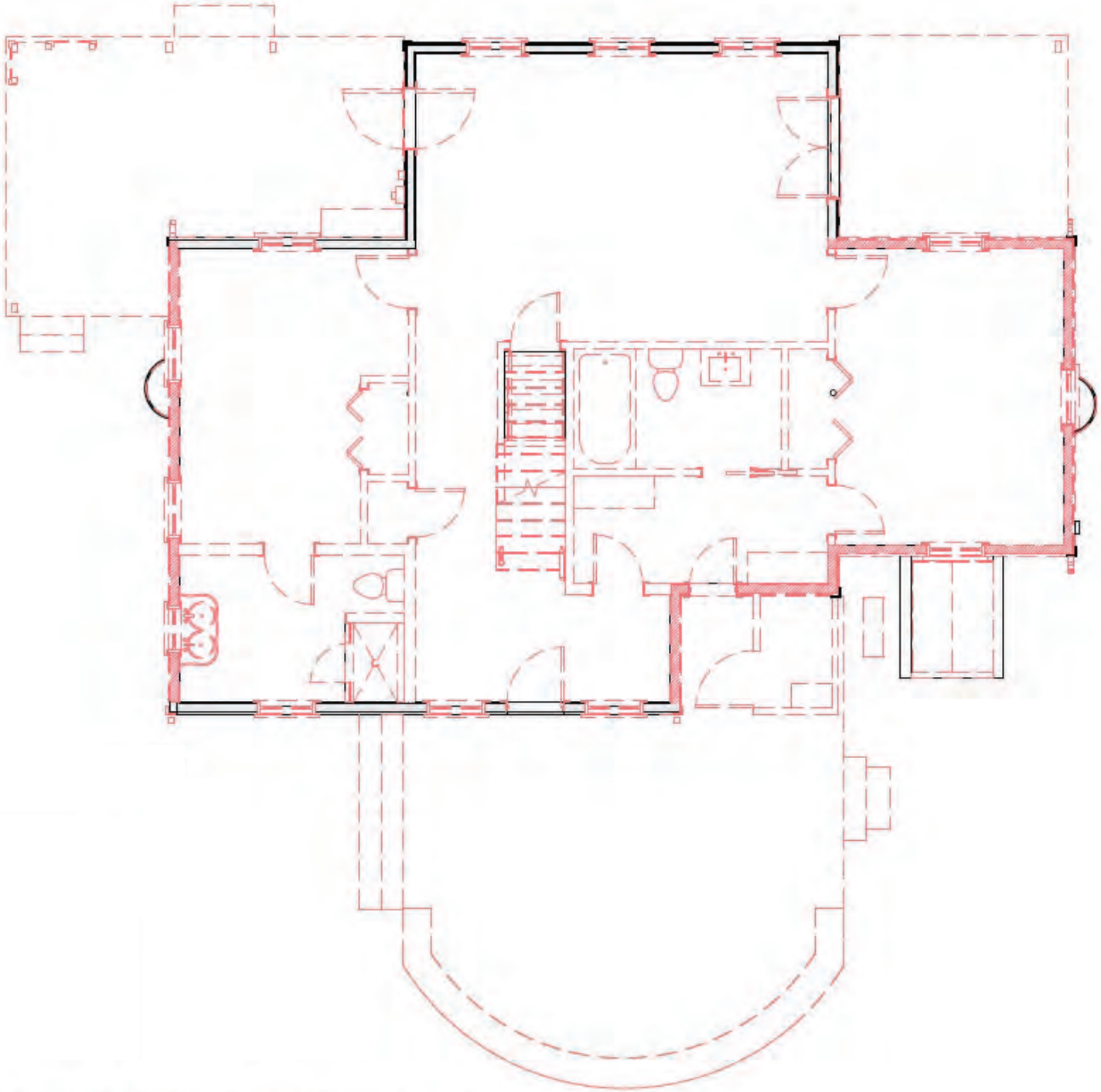


2 Basement Plan - Demolition

1/8" = 1'-0"

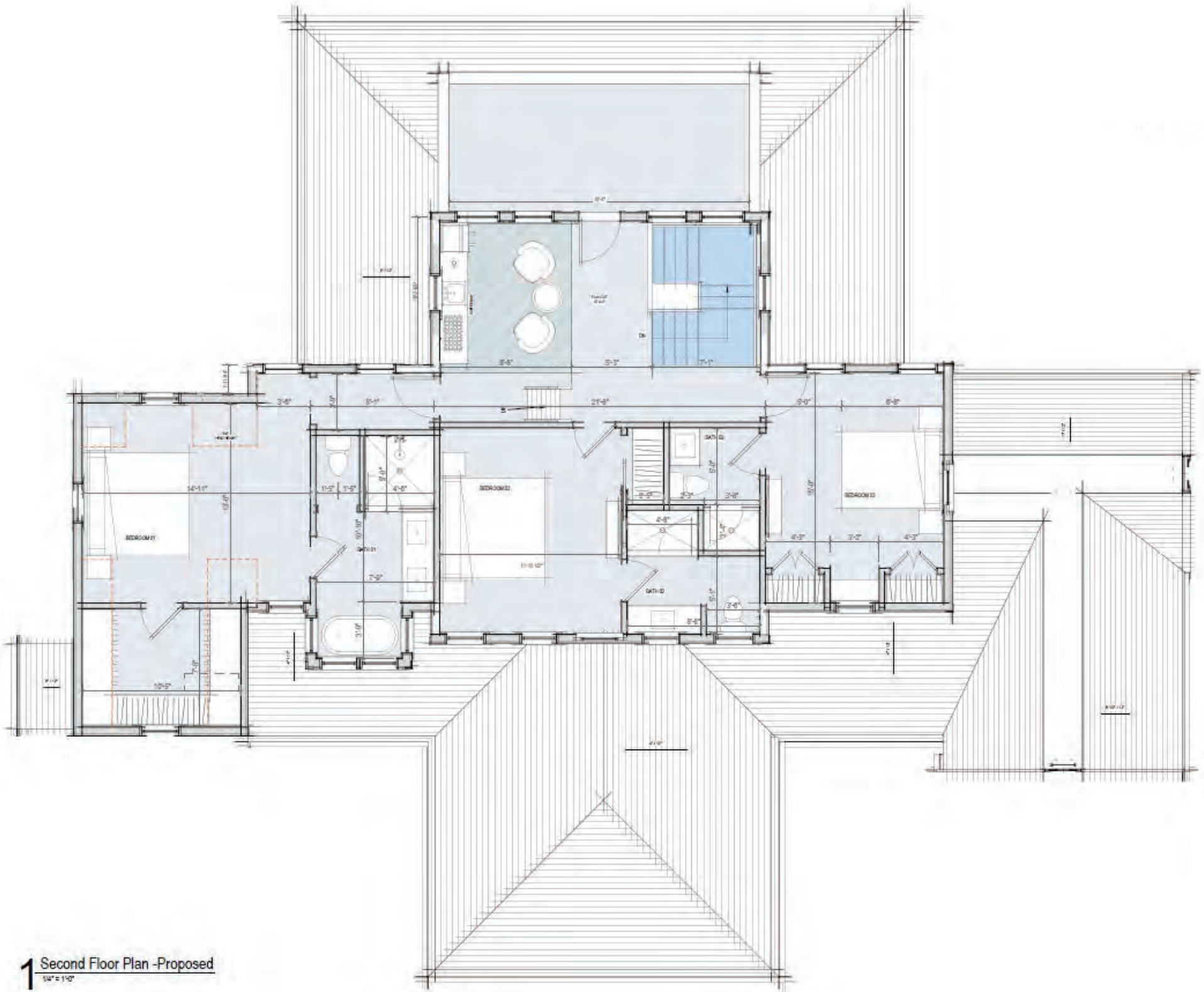


1 First Floor Plan -Proposed
1/4" = 1'-0"

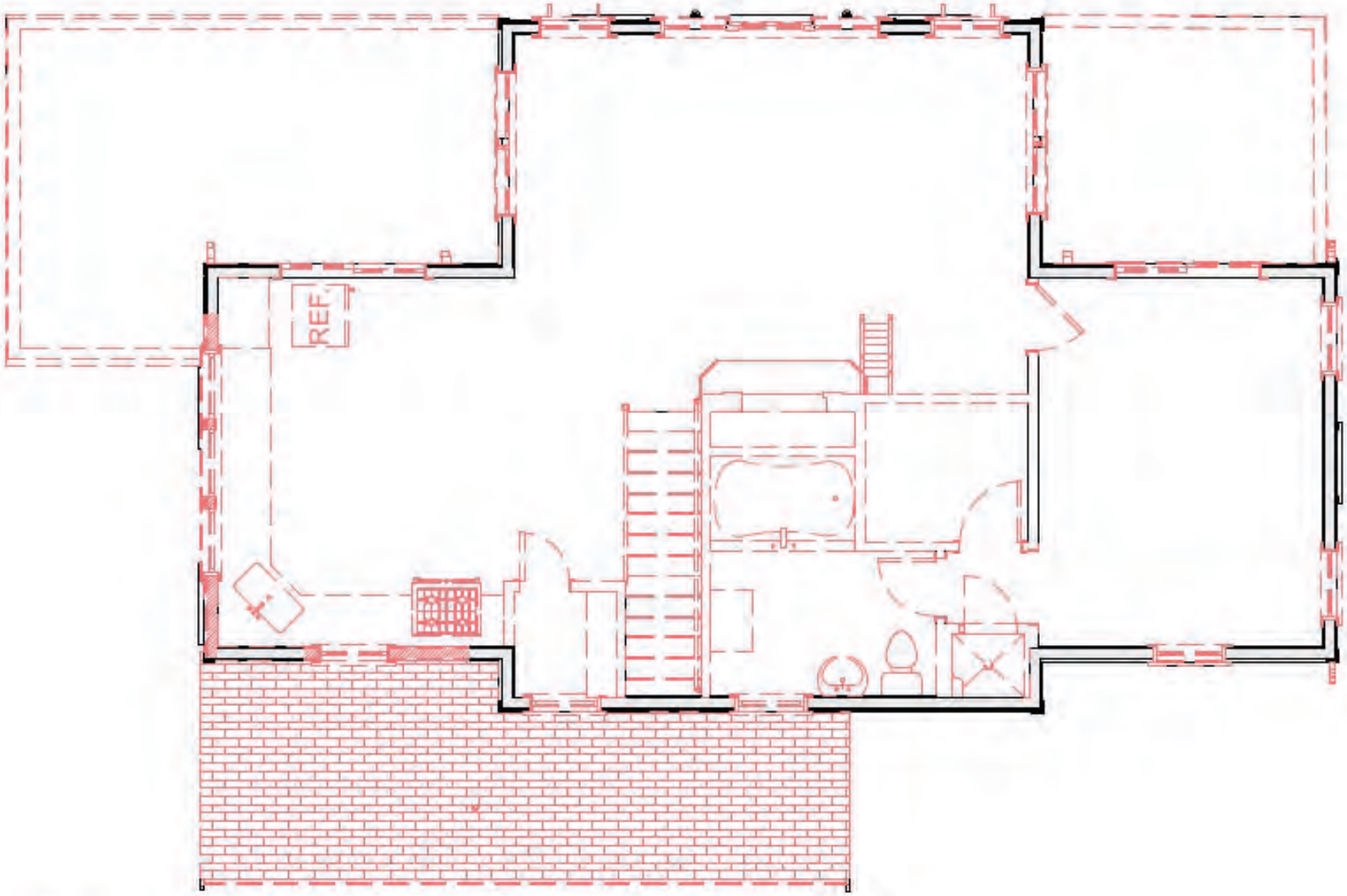


2 First Floor Plan - Demolition

1/8" = 1'-0"

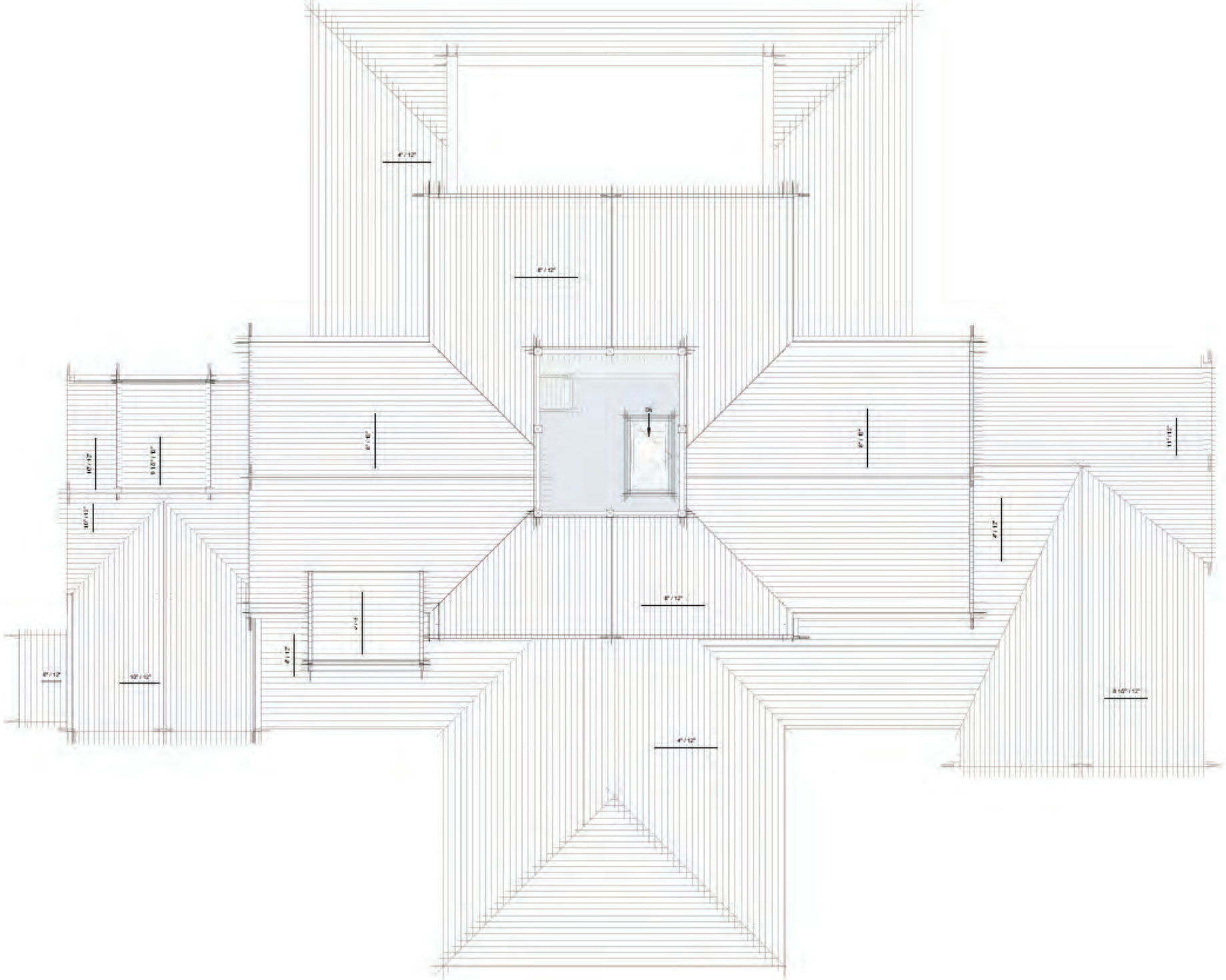


1 Second Floor Plan -Proposed
1/4" = 1'-0"



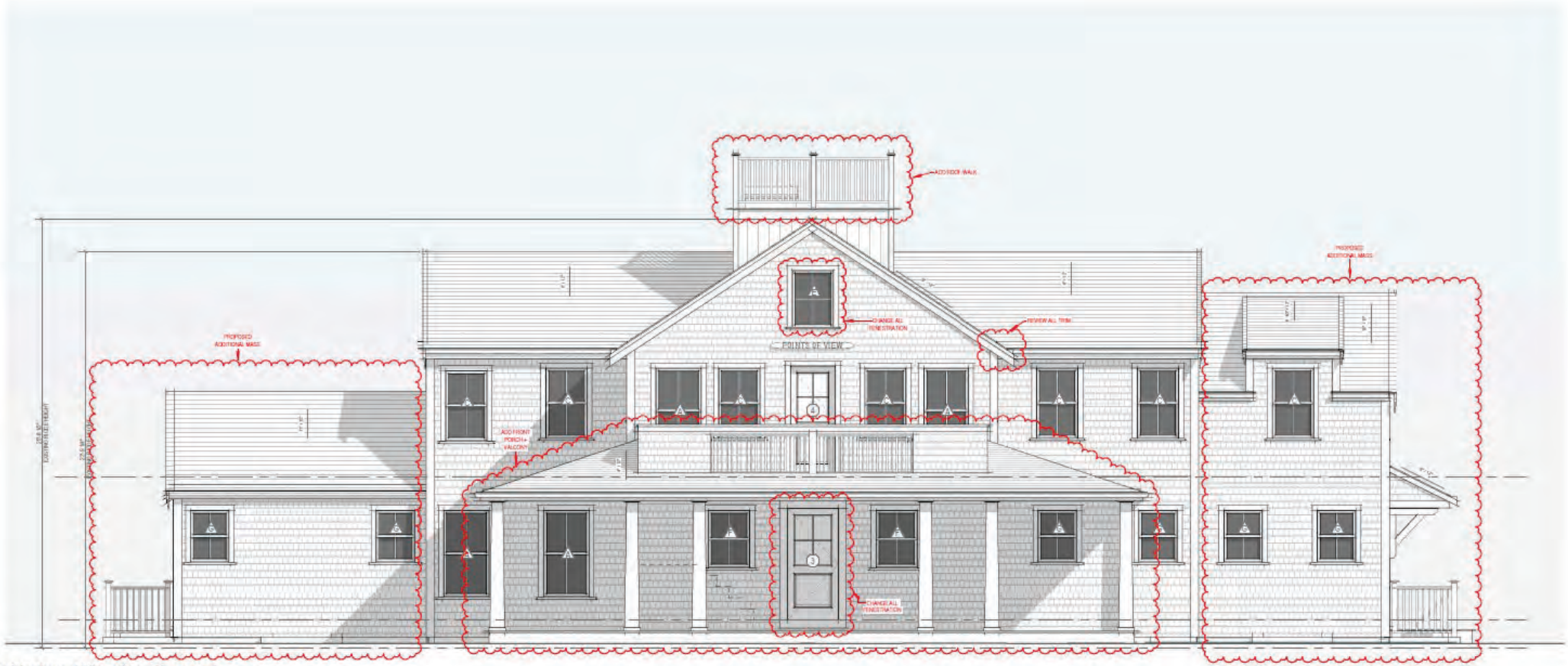
2 Second Floor Plan - Demolition

1/8" = 1'-0"



Roof Walk - Proposed

1/4" = 1'-0"



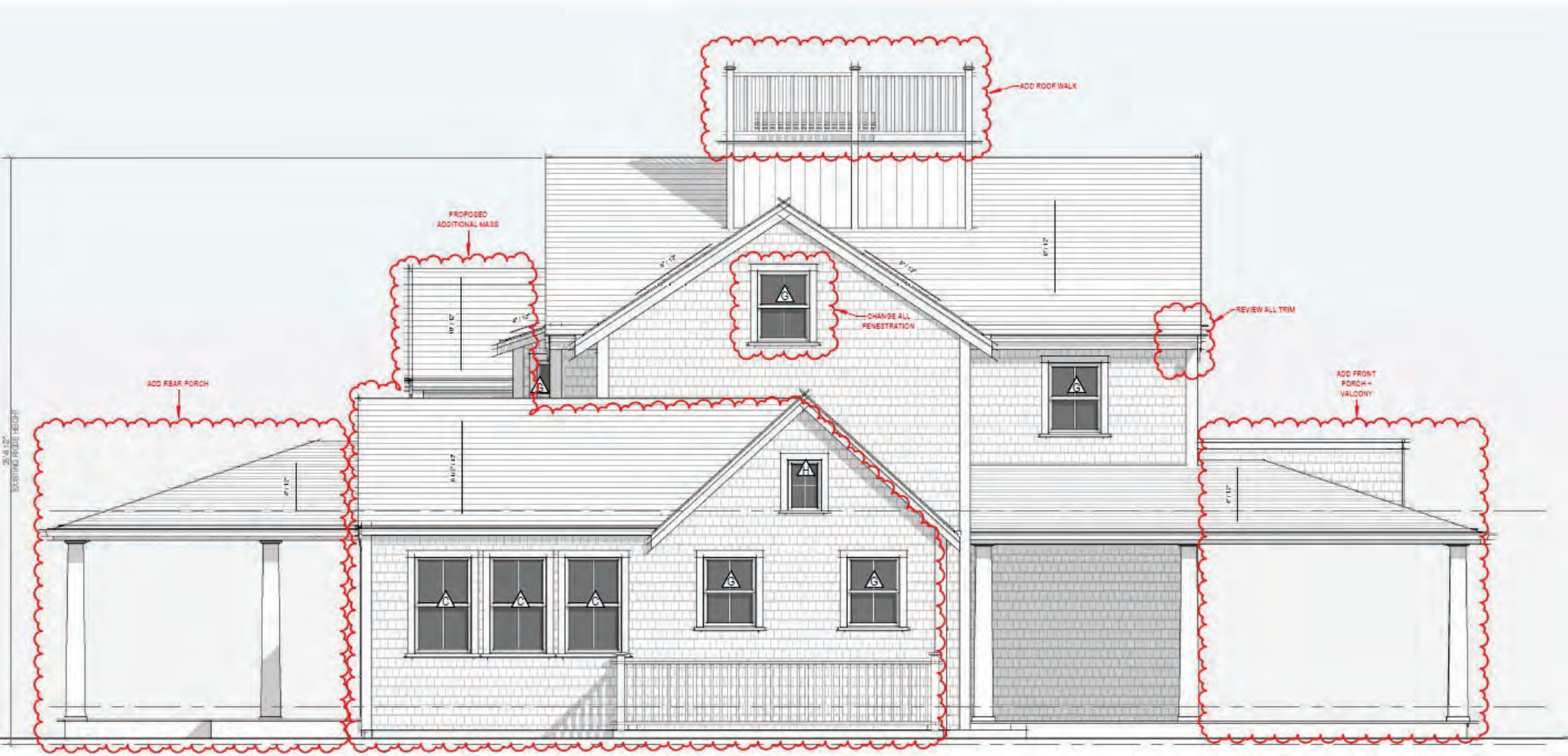
1 Northwest Elevation - Proposed

Not to Scale



Northwest Elevation - Demolition

3/16" = 1'-0"



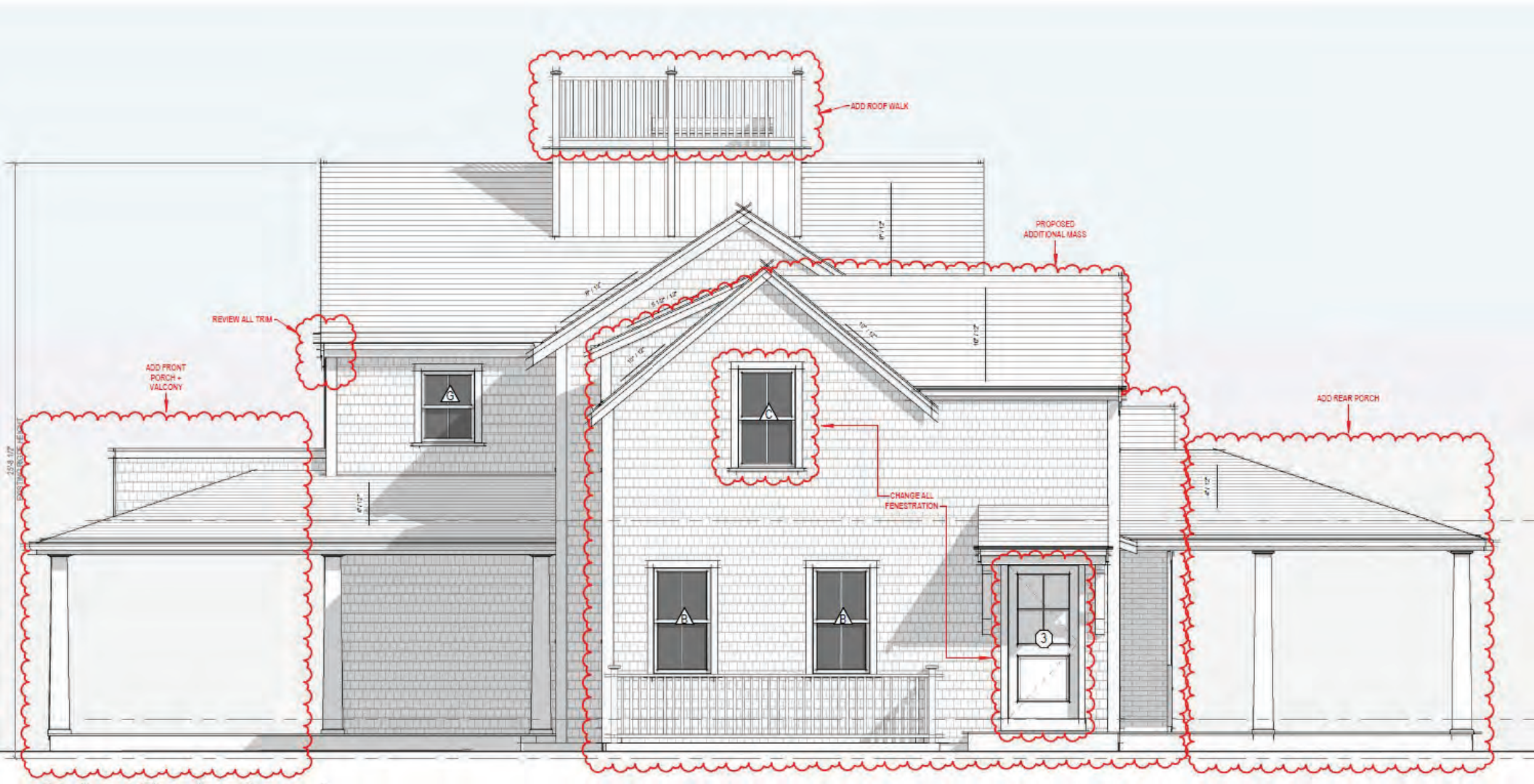
1 Northeast Elevation - Proposed

1/4" = 1'-0"



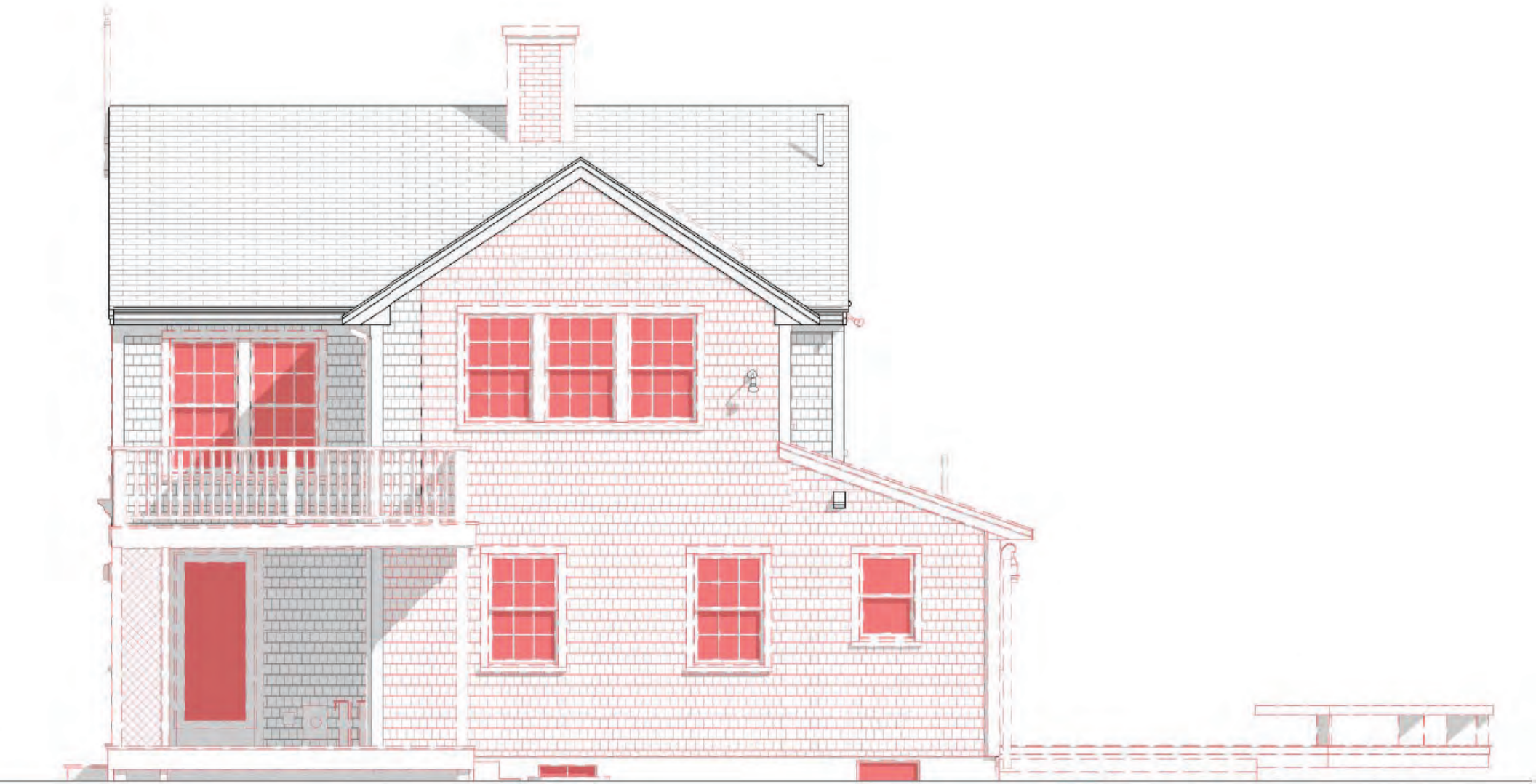
Northeast Elevation - Demolition

3/16" = 1'-0"



2 Southwest Elevation - Proposed

1/4" = 1'-0"



Southwest Elevation - Demolition

3/16" = 1'-0"



1 Southeast Elevation - Proposed

1/4" = 1'-0"



Southeast Elevation - Demolition

3/16" = 1'-0"



1 Perspective

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:

Site Address: 10 Marble Way ("Lot 2" on ANR Plan)

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist ✔ ✔ Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104

Street & Number of Proposed Work: 10 Marble Way/Lot 2 (see Ave)

Owner of record: 64 Marble Way LLC

Mailing Address: 61 Old South Rd #373
Nantucket, MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapinginc.com

AGENT INFORMATION (if applicable)

Name: Kristopher Meegna

Mailing Address: 24 Blueberry Ln.
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: krisMegna@dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 396 —

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: 990 Decks/Patio: Size: 4x17 ☑ 1st floor ☑ 2nd floor
Width: 27'6" Sq. footage 2nd floor: 990 Size: 10x24 ☑ 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 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 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6 Corner boards 6 Frieze 1x8
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear Andersen Side Andersen
Garage Door(s): Type Upstate Door Material Cedar NTW

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) — Roof Charcoal Black
Trim NTW Cedar Sash Black Doors Side Doors Black/Garage NTW Cedar
Deck Mahogany Foundation Gray Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/13/24 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 Kristopher Megna

AS AGENT FOR 6A Marble Way LLC

STREET ADDRESS 10 Marble Way ("Lot 2" on ANR plan)

MAP/PARCEL 66/104

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/18/2024

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.

Signature 12/18/2024 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..6A MARBLE WAY LLC.....

MAILING ADDRESS..61 OLD SOUTH RD # 373, NANTUCKET, MA 02554.....

PROPERTY LOCATION.10 Marble Way/Lot 2.....

ASSESSORS MAP/PARCEL.....66/104.....

SUBMITTED BY:Kristopher Megna.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.12.12 15:22:01 -05'00'

December 12, 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
66	103	1	6A MARBLE WAY LLC		61 OLD SOUTH RD # 373	NANTUCKET	MA	02554	8 MARBLE WY
66	105		WEBER JOHN		BOX 1447	NANTUCKET	MA	02554	12 MARBLE WY
66	118		CONTE CATHERINE E TRUST	CASSIDY FAMILY TRUST	PO BOX 23	NANTUCKET	MA	02554	11 MARBLE WY
66	118	1	CADET LOUBINS & TONICO RUTH		11 MARBLE WY UNIT 2	NANTUCKET	MA	O2554	11 MABLE WY #2
66	408		YOHO5 INC		85 BARTLETT RD	NANTUCKET	MA	02554	85 BARTLETT RD
66	428		KING ASTA		77 BARTLETT RD	NANTUCKET	MA	02554	77 BARTLETT RD
66	429		RAITH GREGORY P		7 SHEEP COMMONS	NANTUCKET	MA	02554	79 BARTLETT RD
66	430		AWC PROPERTIES LLC		PO BOX 2322	NANTUCKET	MA	02584	81 BARTLETT RD
Count:	**8**								

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: 10 Marble Way ("Lot 2" on ANR)

Tax Map Number: 66 Parcel Number: 104

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

Construct new garage per plans

Anticipated HDC Submission Date: 12/19/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1555 3363 68

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CASSIDY FAMILY TRUST
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NANTUCKET, MA 02554

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NANTUCKET, MA 02554

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YOHO5 INC
85 BARTLETT RD
NANTUCKET, MA 02554

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CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554

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AWC PROPERTIES LLC
PO BOX 2322
NANTUCKET, MA 02584

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RAITH GREGORY P
7 SHEEP COMMONS
NANTUCKET, MA 02554

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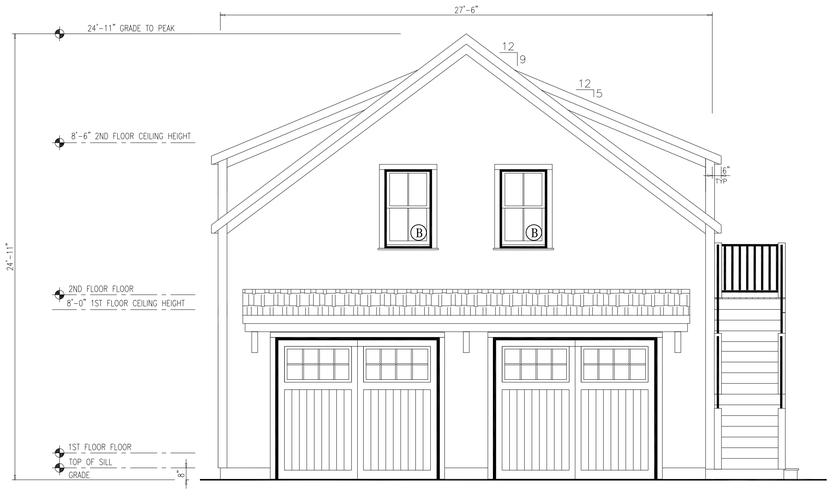
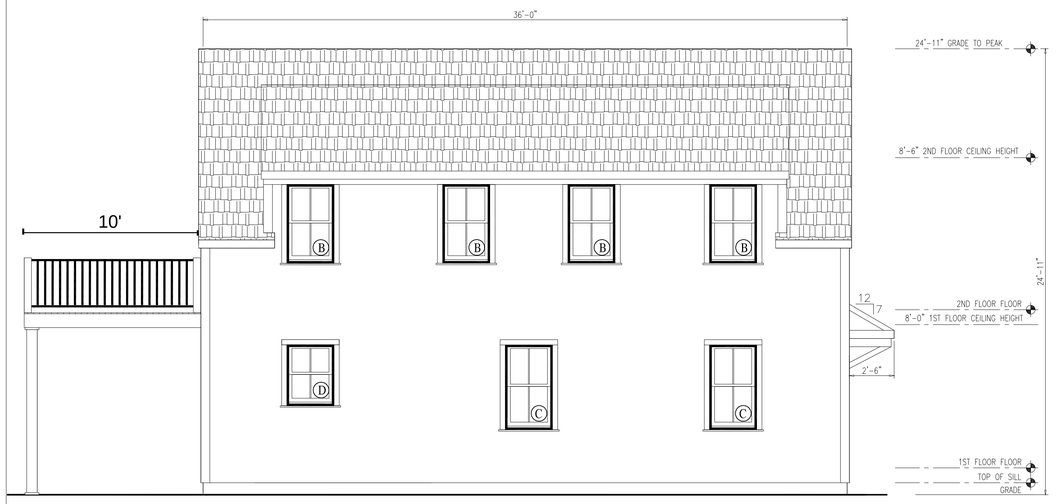
NORTH



EAST



SOUTH



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

LOT 10 MARBLE WAY LOT 2
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 2 MARBLE WAY GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

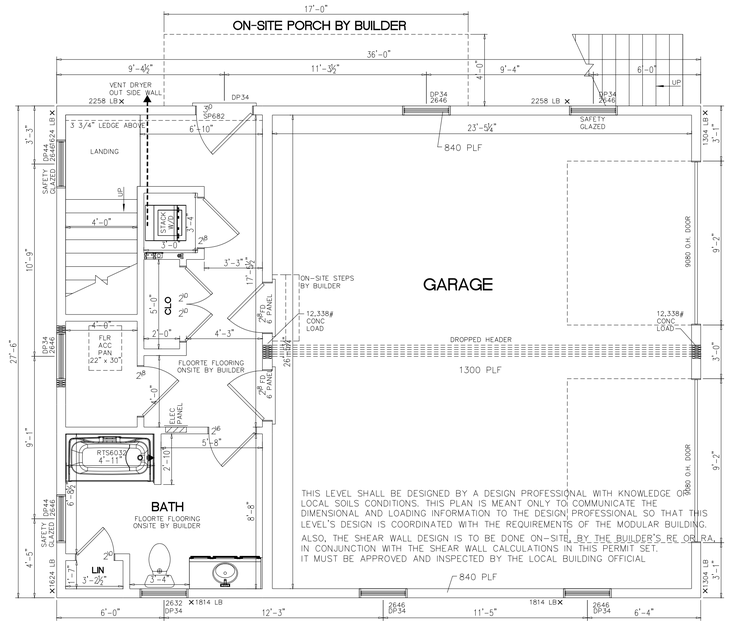
PROJECT:
45389
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 11/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45389 PD2

SHEET:
ELEV-

FIRST FLOOR PLAN



FRONT

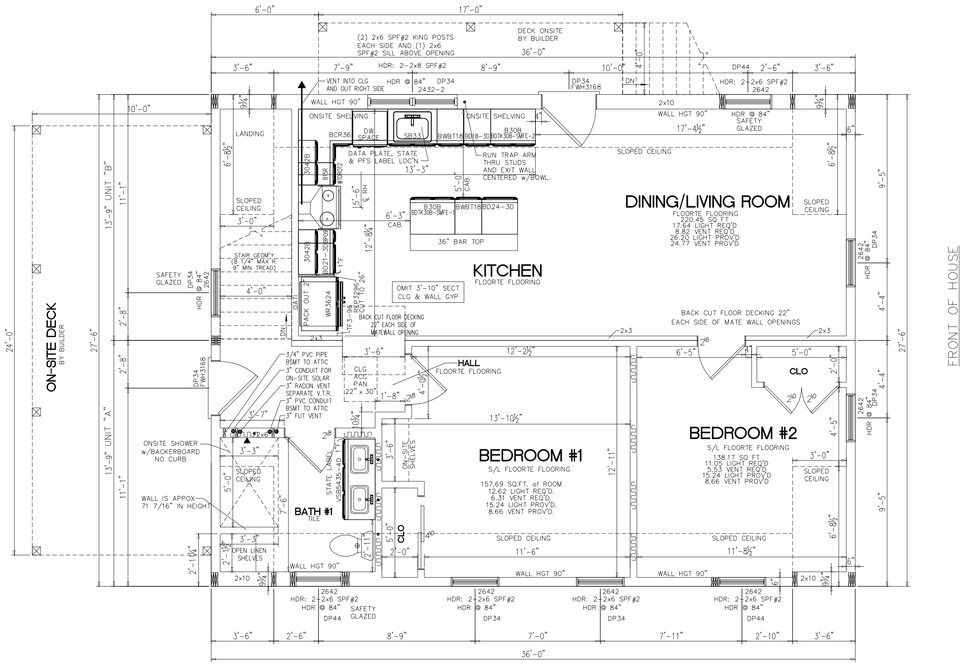
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C.
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES WINDOWS
6. BASED ON 137 Vult WIND LOAD & EXPOSURE "D"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

PROPOSED 1ST FLOOR PLAN (SITE BUILT)

ALL FINISH MATERIALS SUPPLIED AND INSTALLED ON-SITE BY BUILDER

THE BUILDER'S RA/PE IS TO DESIGN THE 1ST LEVEL / FOUNDATION TO THE LISTED LOADS. THE 1ST LEVEL / FOUNDATION MUST BE INSPECTED & APPROVED BY THE LOCAL BUILDING OFFICIAL.

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 "A" / 2x3 "B" MARR WALLS @ 16" O.C.
2. 8'-6" CLG HT.
3. 9-1/4" OPEN JOISTS THRU-OUT
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES WINDOWS
6. CLG BEAM OVER STAIRS/KITCHEN TO BE: 1-2x10 SPF#2 (PER MODULE)
7. BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND INSTALL AN ENERGY STAR BATH FAN WITH TIMER IN MASTER BATH
   BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST. ALL TESTING MUST BE DONE
8. BY A MASS QUALIFIED PROFESSIONAL
   BUILDER IS RESPONSIBLE TO SUPPLY AND INSTALL A HEATING/COOLING SYSTEM PER APPLICABLE CODES

---MECHANICALLY FASTEN THE CEILING DRYWALL---

MASSACHUSETTS

MA FUEL / GAS / PLUMBING CODE (248 CMR)
MA SINGLE AND TWO-FAMILY DWELLING CODE (780 CMR) 9TH EDITION
2015 INTERNATIONAL MECHANICAL CODE WITH MA AMENDMENTS
2018 INTERNATIONAL ENERGY CONS. CODE WITH MA AMENDMENTS
2020 NATIONAL ELECTRICAL CODE w/ MA AMENDMENTS

-OMIT ALL CABINETRY - ROUGH PLUMB ALL FIXTURES ONLY
-ON-SITE BASEBOARD, TRIM AND CLOSET SHELVING
-PREP FLOORS, CABINETS, ETC FOR FLOORTE FLOORING BY FACTORY
-OPEN JOIST 2000 FOR ENTIRE FLOOR SYSTEM

THE FACTORY BUILT PORTION IS AN PERMITTED SECONDARY DWELLING ON THE PROPERTY OF A SINGLE FAMILY RESIDENCE

*** WINDOWS INSTALLED WITHIN 24" OF THE FINISHED FLOOR, THE BUILDER WILL INSTALL WINDOW GUARDS IN ACCORDANCE WITH IRC (2015 IRC, R312.2)

* ALL SHOWER COMPARTMENTS TO CONFORM TO "248 CMR 10.10(7)(c) *

*** A 48-HOUR NOTICE, PRIOR TO THE SET, MUST BE GIVEN TO THE LOCAL BUILDING AUTHORITY, BY THE CSL OF RECORD FOR THIS PROJECT. IF ANY SITE CONNECTIONS ARE CONCEALED PRIOR TO INSPECTION, THE BUILDING OFFICIAL CAN REQUEST REMOVAL OF ELEMENTS THAT CONCEAL THESE CONNECTIONS TO PROVIDE ACCESS.

*** ALL CONNECTIONS DONE ON-SITE MUST BE INSPECTED BY THE CONSTRUCTION SUPERVISOR

SQUARE FOOTAGE:

FIRST FLOOR:	331	SQ. FT.
SECOND FLOOR:	990	SQ. FT.
BONUS ROOM:	NA	SQ. FT.
GARAGE:	659	SQ. FT.
TOTAL:	1,980	SQ. FT.
OVERALL SIZE	27'-6"x36'-0"	
MODEL:	2-STORY	

LOT 10 MARBLE WAY LOT 2
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 2 MARBLE WAY GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

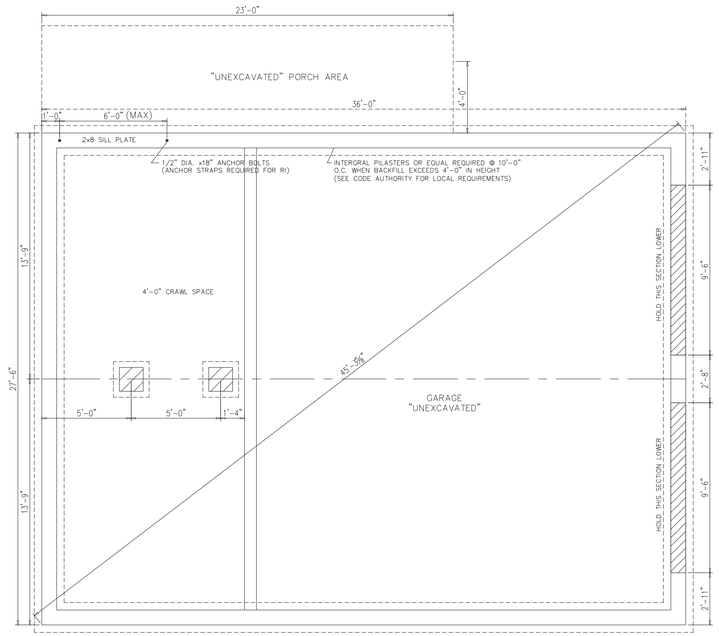
PROJECT:
45389
2-STORY

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 11/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45389 PD2

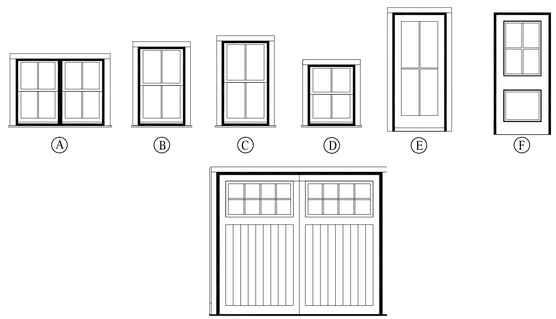
SHEET:
PLAN -

FOUNDATION



DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSON 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2432-2	A	60 3/4" x 40 7/8"	ANDERSON 400	DH WINDOW	.28	17.24	5.09	2.94
2642	B	32 1/8" x 52 7/8"	ANDERSON 400	DH WINDOW	.28	11.61	7.62	4.33
2646	C	32 1/8" x 56 7/8"	ANDERSON 400	DH WINDOW	.28	12.49	8.31	4.65
2632	D	32 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	8.97	5.54	3.17
DOORS								
FWH3168	E	37" x 80"	ANDERSEN	HINGED INSWING DOOR	.29	19.95	10.96	16.11
SP682	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26



LOT 10 MARBLE WAY LOT 2
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 2 MARBLE WAY GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

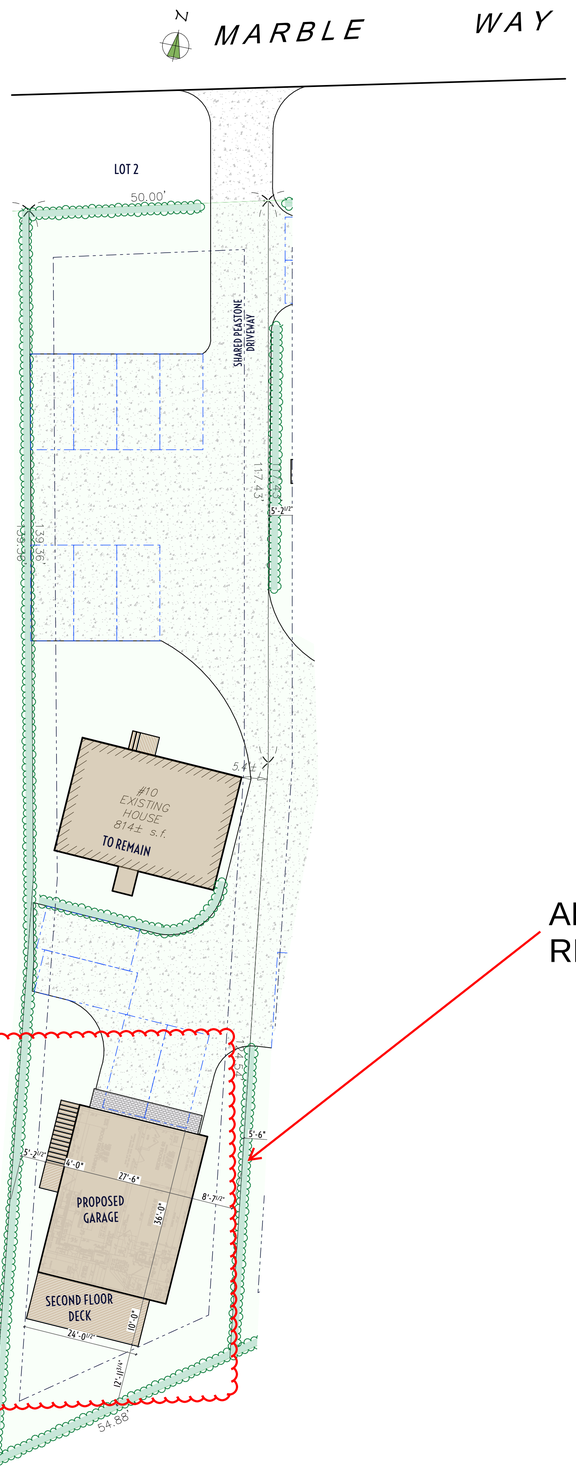
MODIFICATIONS

PROJECT:
45389
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 11/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45389 PD2

SHEET:
PLAN - (2)



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



3 10 Marble Way View 1



4 10 Marble Way View 2



5 10 Marble Way View 3



2 LOCUS 10 Marble Way

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

34 x 36

Landscape at
10 Marble Way
Nantucket, Ma.
02554

M: 66
P: 104
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 12/12/24
Drawing No.:

HDC-1

Surveyor	Contact
#Keywords	LC

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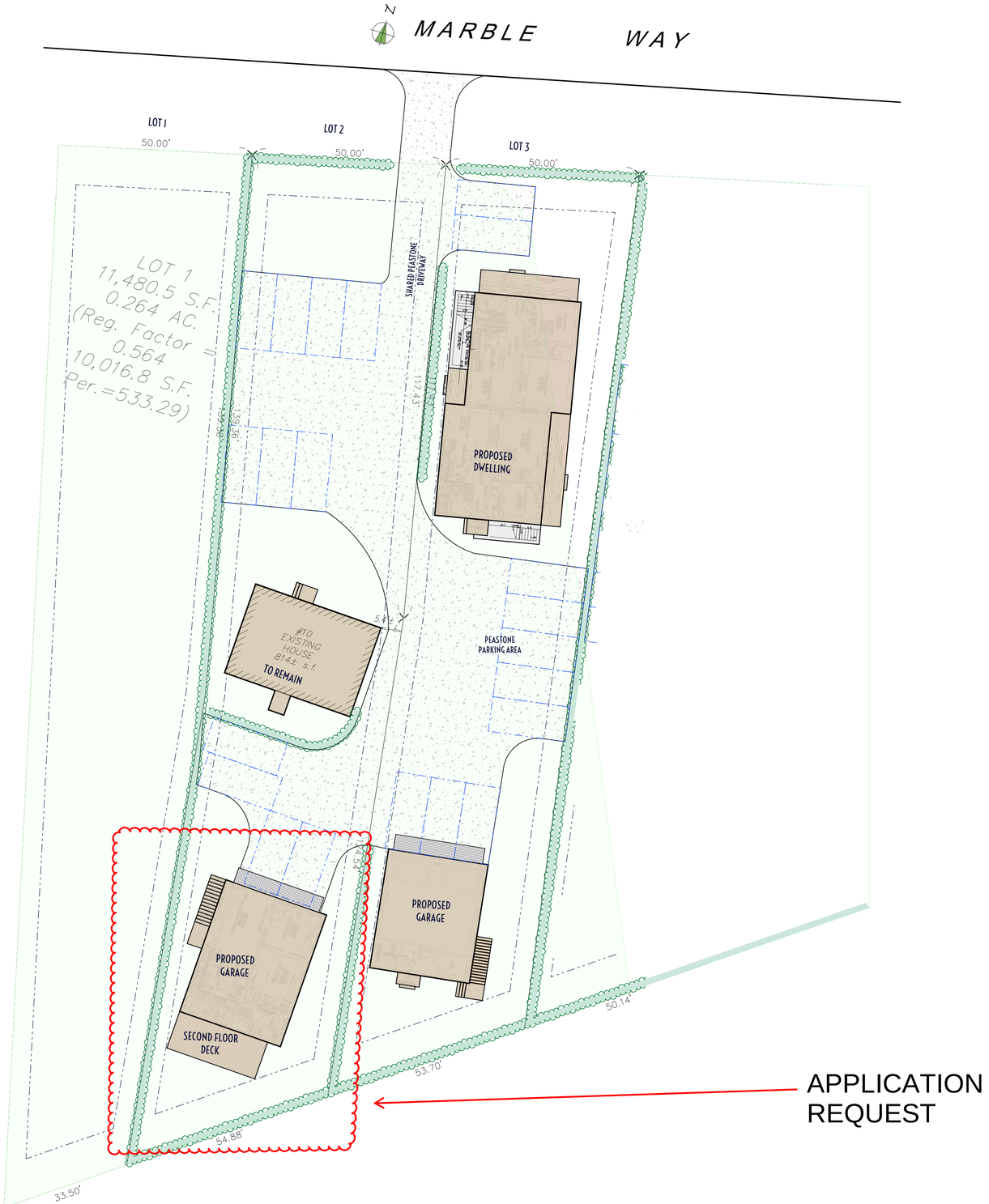

APPLICATION REQUEST

1 SITE PLAN BUILDING FOOTPRINTS ONLY
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC.

MARK	DATE

BUILDING FOOTPRINT PLAN

24 x 36

Landscape at
8/10 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103.1
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 12/13/24
Drawing No.:

L-2

Surveyor	Contact
Bracken	LC

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EXISTING SINGLE FAMILY STRUCTURE
(Will be renovated in the coming year and or moved off site)

Street View





1 Marble Way View 1



2 Marble Way View 2



3 Marble Way View 3



4 Marble Way View 4

MARK	DATE

6 MARBLE WAY



6 Marble Way



1 Marble Way



3 Marble Way



12 Marble Way Garage



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

Site Address: (portion of 6 & 8)"Lot 5" ANR Marble Way-Garage

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist ✔ ✔ Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 103.1

Street & Number of Proposed Work: Lot 5 Marble Way (see Attached)

Owner of record: 6A Marble Way LLC

Mailing Address: 61 Old South Rd #373
Nantucket MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlantichardscape inc.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 2A Blueberry Ln.
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 323.-

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 31 Sq. Footage 1st floor: 806 Decks/Patio: Size: 6x4 6mils ☑ 1st floor ☑ 2nd floor
Width: 26 Sq. footage 2nd floor: 806 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 25'8" South 25'8" East 25'8" West 25'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass _____/12 Dormer 5/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 6" Frieze 1x8
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear And 400 Side And 400
Garage Door(s): Type Cedar Wood Material Wood NTW

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Shingle Clapboard (if applicable) _____ Roof Charcoal/Black
Trim NTW Cedar Sash Black Doors Garage Cedar Side Doors Black
Deck Mahogany Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/2/24 Signature of owner of record Lindsay Cargo 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 Kristopher Megna

AS AGENT FOR 6A Marble Lane

STREET ADDRESS 8 & 10 Marble Way (See ANR "Lot 5")

MAP/PARCEL 66/103.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/19/2024

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 12/19/2024 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 6A MARBLE WAY LLC

MAILING ADDRESS 61 OLD SOUTH RD # 373, NANTUCKET, MA 02554

PROPERTY LOCATION Lot 5 Marble Way (See ANR 6 and 8 Marble)

ASSESSORS MAP/PARCEL 66/103.1

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 20, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.20 12:29:51 -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
~~66~~	~~103~~		~~6A MARBLE WAY LLC~~		~~2 WINDY WAY - BOX 373~~	~~NANTUCKET~~	~~MA~~	~~02554~~	~~6 MARBLE WY~~
66	104		BEAUDETTE RICHARD P TR	10 MARBLE WAY NOM TR	35D OLD SOUTH RD	NANTUCKET	MA	O2554	10 MARBLE WY
66	118		CONTE CATHERINE E TR	CASSIDY FAMILY TR	PO BOX 23	NANTUCKET	MA	O2554	11 MARBLE WY
66	118	1	CADET LOUBINS & TONICO RUTH		11 MARBLE WY UNIT 2	NANTUCKET	MA	O2554	11 MARBLE WY #2
66	427	1	LEMUS LUCIA		75A BARTLETT RD	NANTUCKET	MA	02554	75A BARTLETT RD
66	428		KING ASTA		77 BARTLETT RD	NANTUCKET	MA	02554	77 BARTLETT RD
66	442	1	SCHROEDER TERESA C		9:00 AM	NANTUCKET	MA	02554	9 MARBLE WY
66	443	2	SKAR JOAN & HENDERSON JEFFREY		PO BOX 3001	NANTUCKET	MA	O2584	1 SLEEPY HOLLOW RD #1
Count:	**8**								

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: "Lot 5" Marble Way (See ANR 6 and 8 Marble)

Tax Map Number: 66 Parcel Number: 103.1

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

Construct new garage

Anticipated HDC Submission Date: 12/19/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1555 3362 38

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75A BARTLETT RD
NANTUCKET, MA 02554

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BEAUDETTE RICHARD P TR
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35D OLD SOUTH RD
NANTUCKET, MA 02554

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CASSIDY FAMILY TR
PO BOX 23
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CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554

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9:00 AM
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SKAR JOAN & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

... for Instructions

NORTH



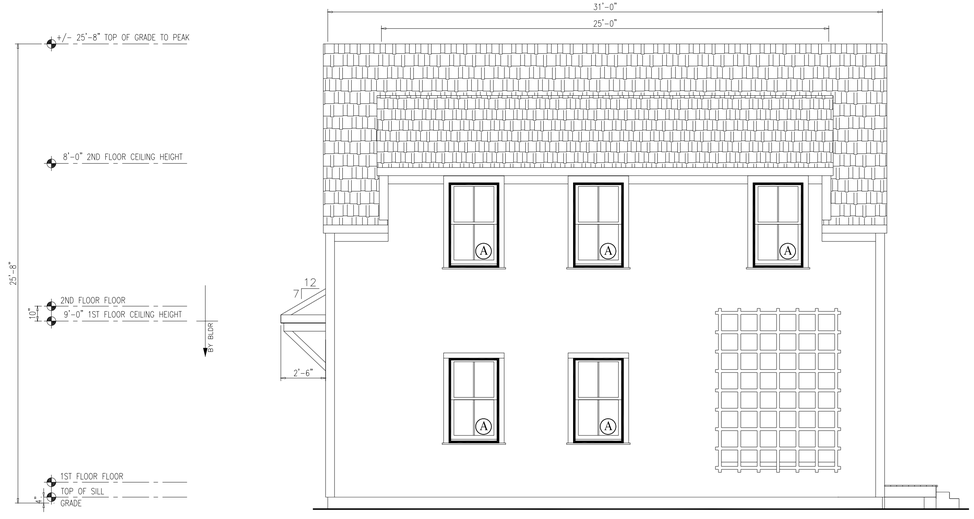
EAST



SOUTH



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

LOT 5 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LOT 5 MARBLE GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

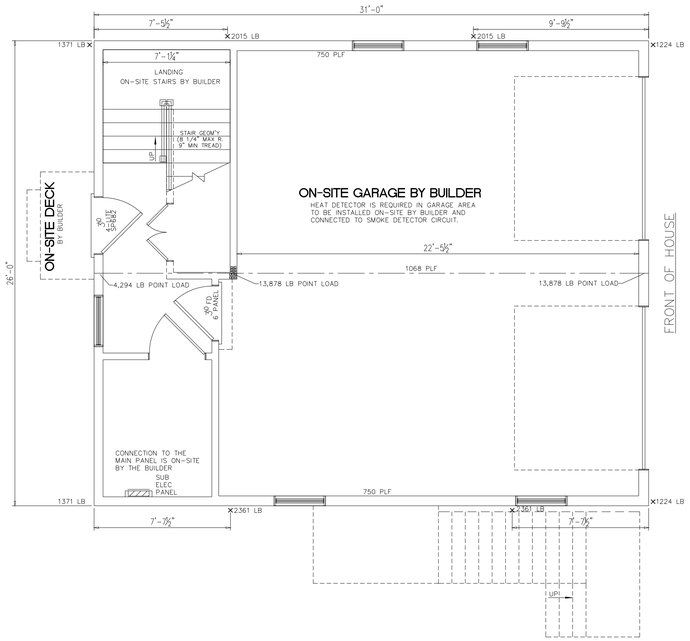
PROJECT:
45400
2ND FLOOR

TITLE:
ELEVATIONS

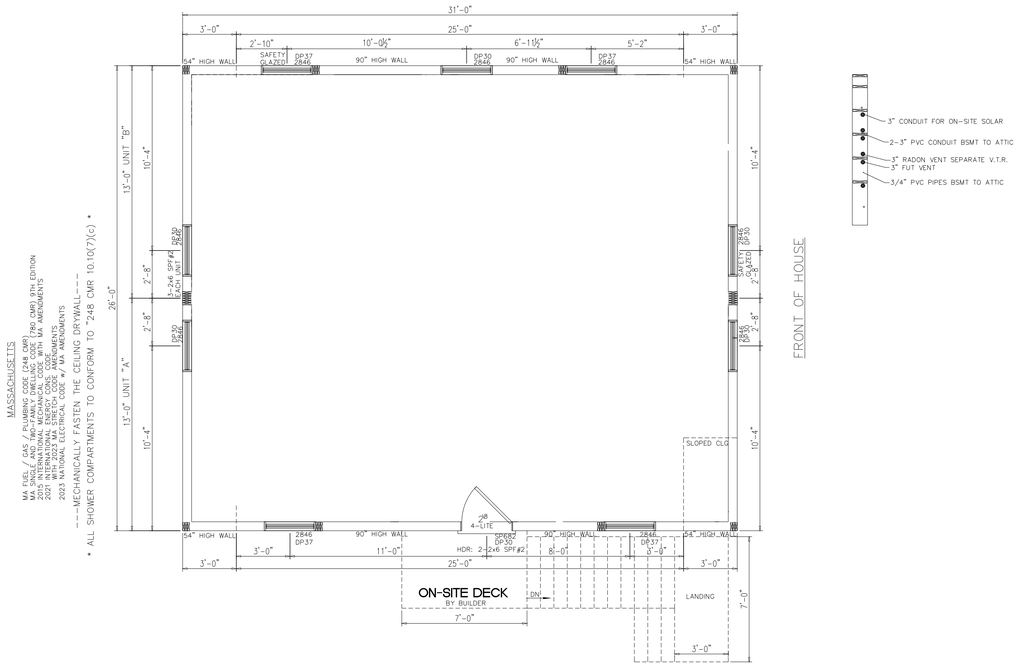
DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
ELEV-

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOT 5 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LOT 5 MARBLE GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

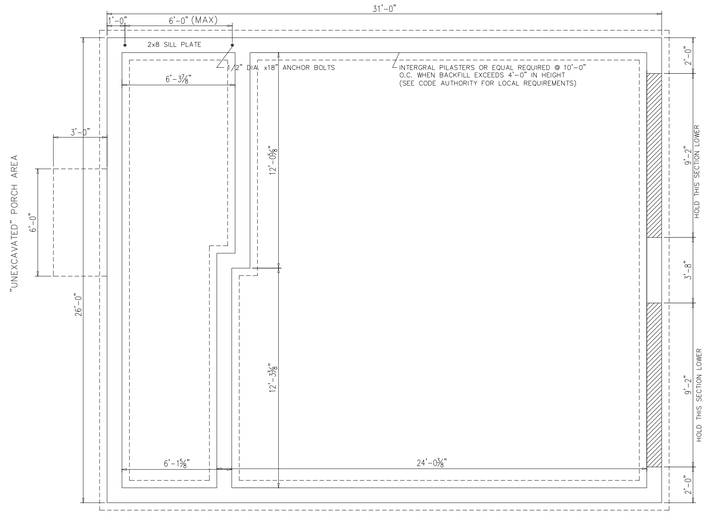
PROJECT:
45400
2ND FLOOR

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
PLAN -

FOUNDATION



NOTES:

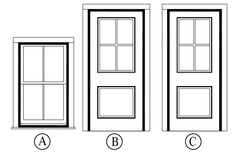
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC).
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2846	A	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
SP682	B	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP682	C	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.1	1.5	17.33



SQUARE FOOTAGE:

FIRST FLOOR:	-	SQ. FT.
SECOND FLOOR:	806	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	806	SQ. FT.
OVERALL SIZE	26'-0"x31'-0"	
MODEL:	2ND FLOOR	

LOT 5 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LOT 5 MARBLE GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

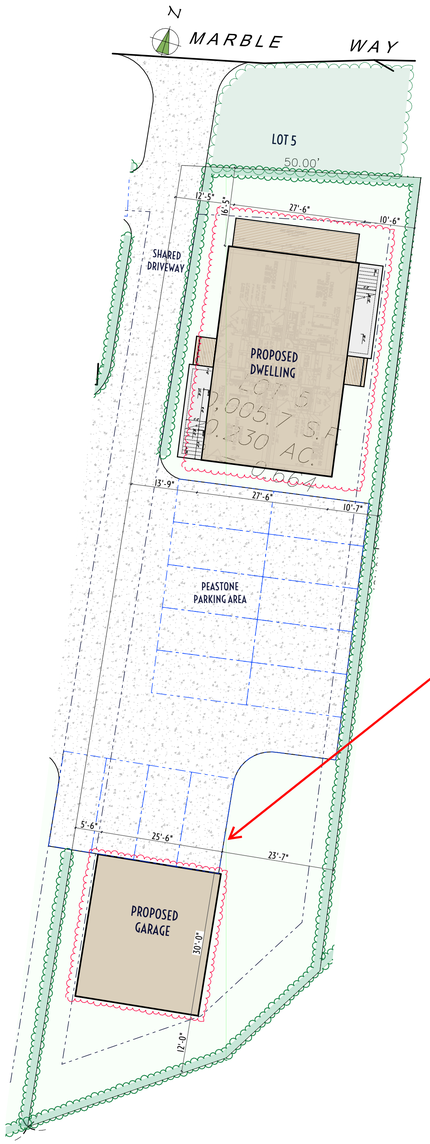
MODIFICATIONS

PROJECT:
45400
2ND FLOOR

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
PLAN - (2)



1 HDC SITE PLAN
SCALE: 1/16" = 1'-0"

SUBJECT APPLICATION



6 LOCUS M-66 P-103

Property Information
Property ID 4912
Location 6 MARBLE WY
Owner 6A MARBLE 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 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 Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

6A Marble Way LLC
Landscape at
6 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103

HDC-5.1

Surveyor	Contact
#Keywords	LC

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1 LOCUS M-66 P-103

Property Information

Property ID	4912
Location	6 MARBLE WY
Owner	6A MARBLE 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 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
6 Marble Way
Nantucket, Ma.
02554
M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/15/24
Drawing No.:
HDC-A5.1

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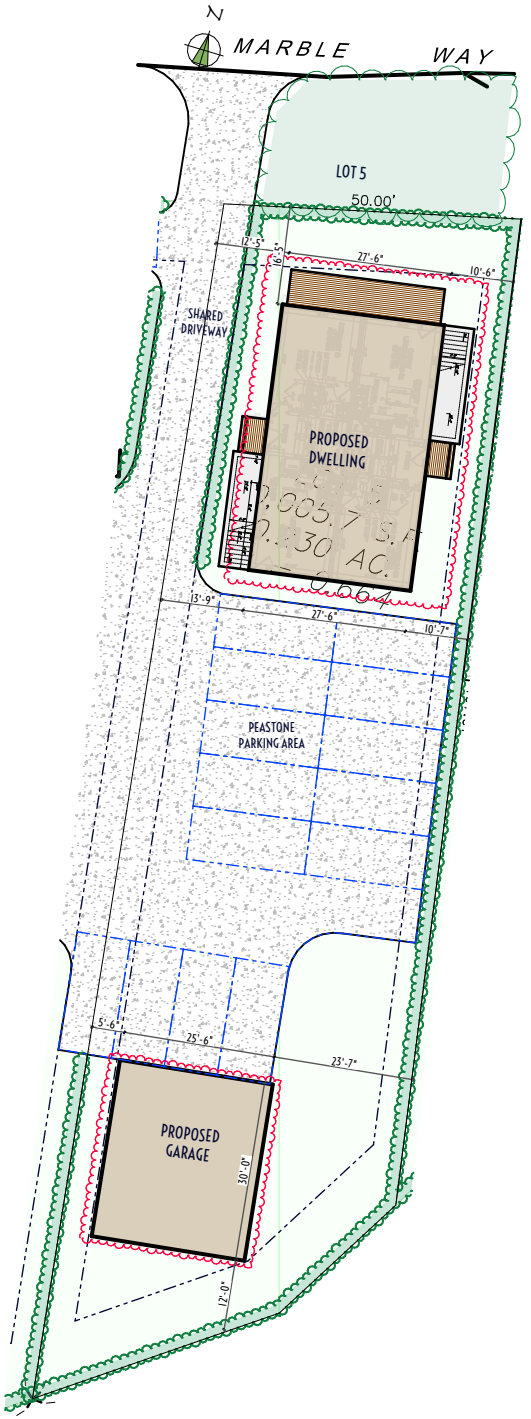

1 HDC SITE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
6 Marble Way
Nantucket, Ma.
02554
M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/15/24
Drawing No.:
HDC-A5.2

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1 Lot 5 Marble Way View 1



2 Lot 5 Marble Way View 2



3 Lot 5 Marble Way View 3



4 Lot 5 Marble Way View 4

MARK	DATE

6 MARBLE WAY



6 Marble Way





1 6 Marble Way View 1



2 6 Marble Way View 2



3 6 Marble Way View 3



4 Building Location

1 Marble Way



3 Marble Way



12 Marble Way Garage



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

14 Woodland Dr.

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.

JB (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 203

Street & Number of Proposed Work: 14 Woodland Dr.

Owner of record: Booms Jeffrey

Mailing Address: 14 Woodland Dr.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jura@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: 342 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 9' Sq. footage 2nd floor: 342 SF Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 29'7" South 29'7" East 29'7" West 29'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /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 _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 6" Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TBD

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear Sliding, Wood Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors White
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/19/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

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Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Booms Jeffrey

STREET ADDRESS 14 Woodland dr.

MAP/PARCEL 79/203

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/19/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — Signature

12/19/2024 — Date

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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.
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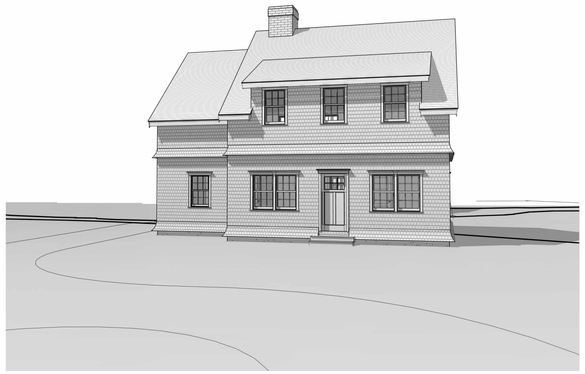
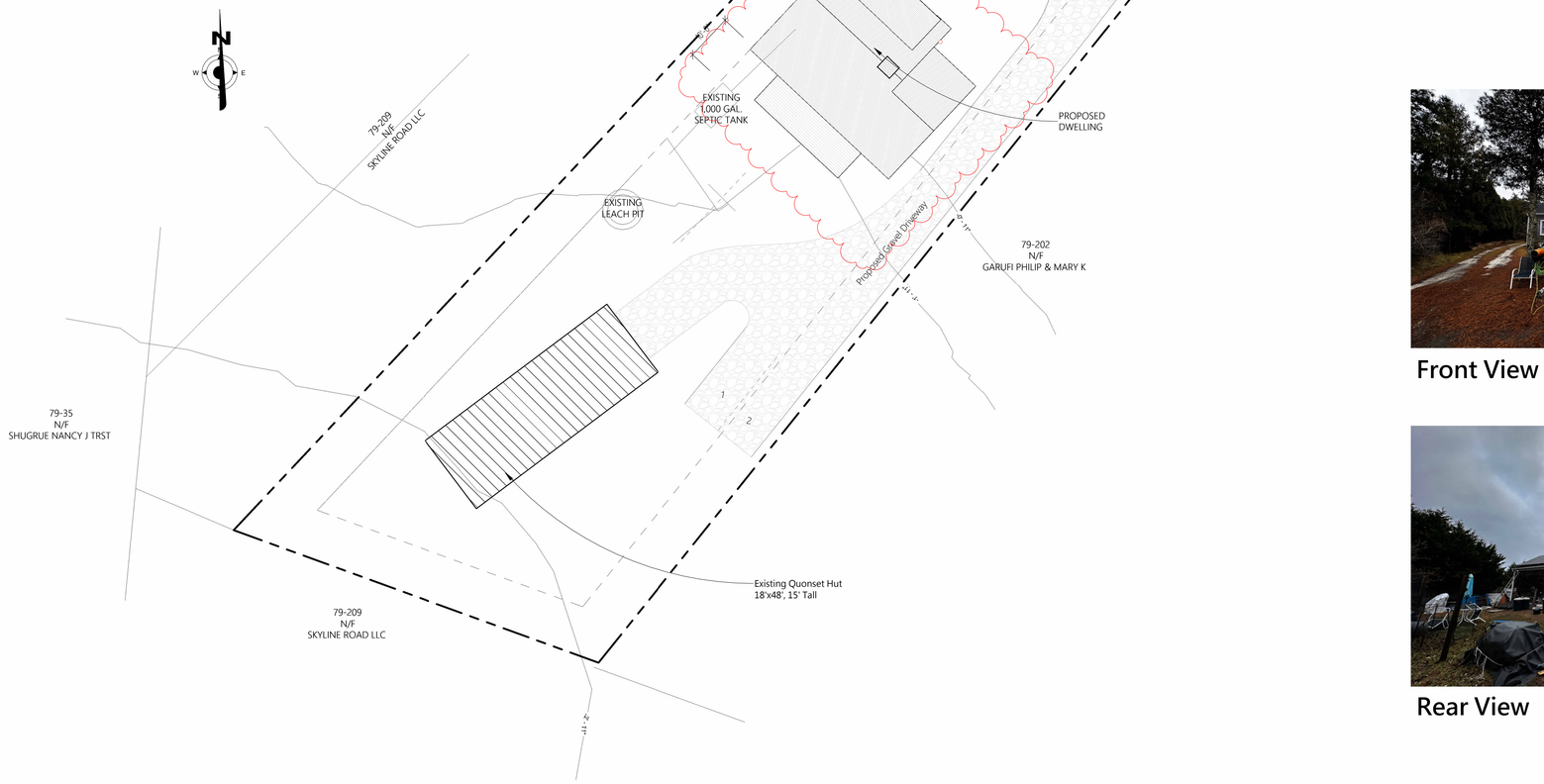
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	79 203	Lot Size:	20,000 sq. ft.
District/Zoning:	R20	Allowable Ground Coverage:	2,500 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,609 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage:	342 sq. ft.
Ground Cover Ratio:	12.5%		
Front Setback:	30 ft.	Total Proposed Ground Coverage:	1,951 sq. ft.
Side/Rear Setback:	10 ft.		



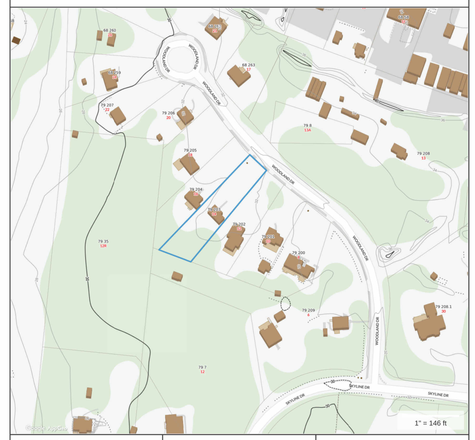
3D View



1 Site Plan
1 : 180

Town and County of Nantucket, MA — March 18, 2019

14 Woodland dr Topo



Property Information
Property ID 79-203
Location 14 WOODLAND DR
Owner BOOMS JEFFREY A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/13/2018
Data updated 11/19/2018

2 Locus Map
NTS



Front View



Side View



Rear View



Side View 2

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

14 Woodland Dr

14 Woodland Dr. Nantucket, MA
02554

Sheet
Site Plan

Date
12.19.2024

Revisions

C.101

Scale
As indicated

12/19/2024 5:15:54 PM

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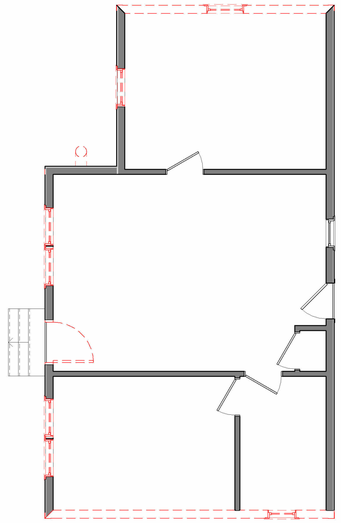
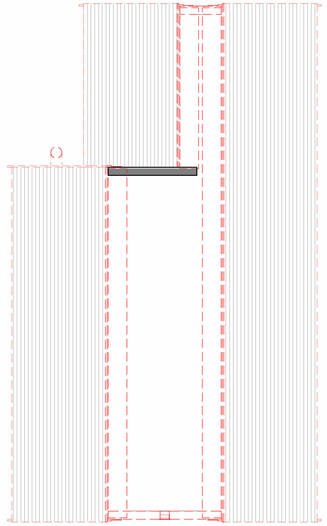
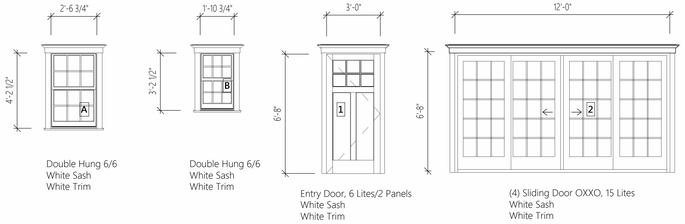


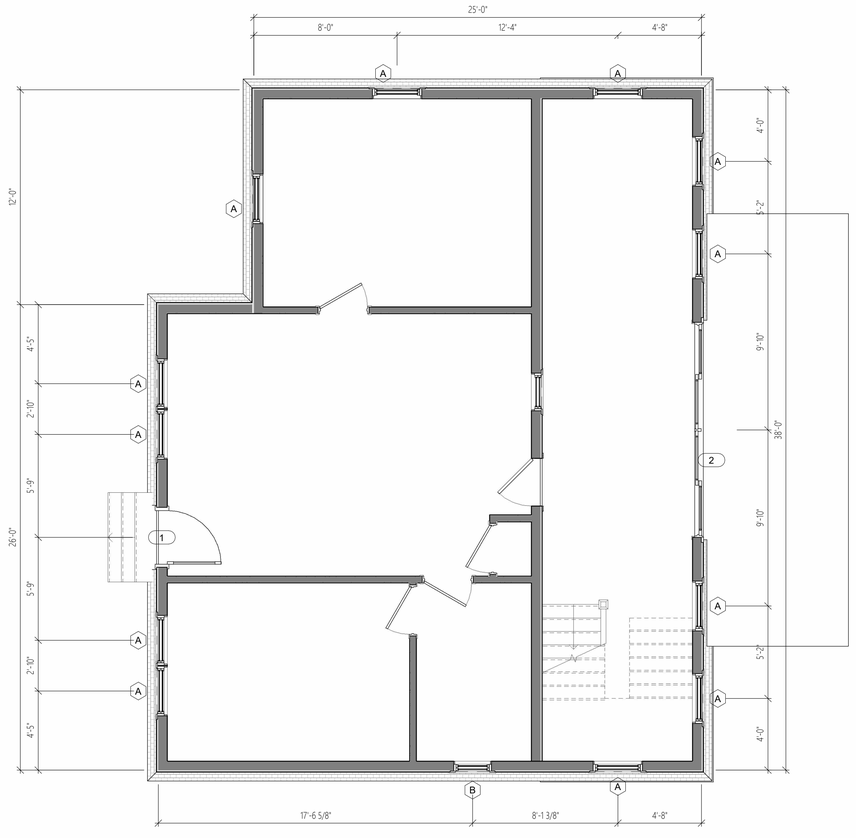
1 Existing/Demo Level 1
3/16" = 1'-0"



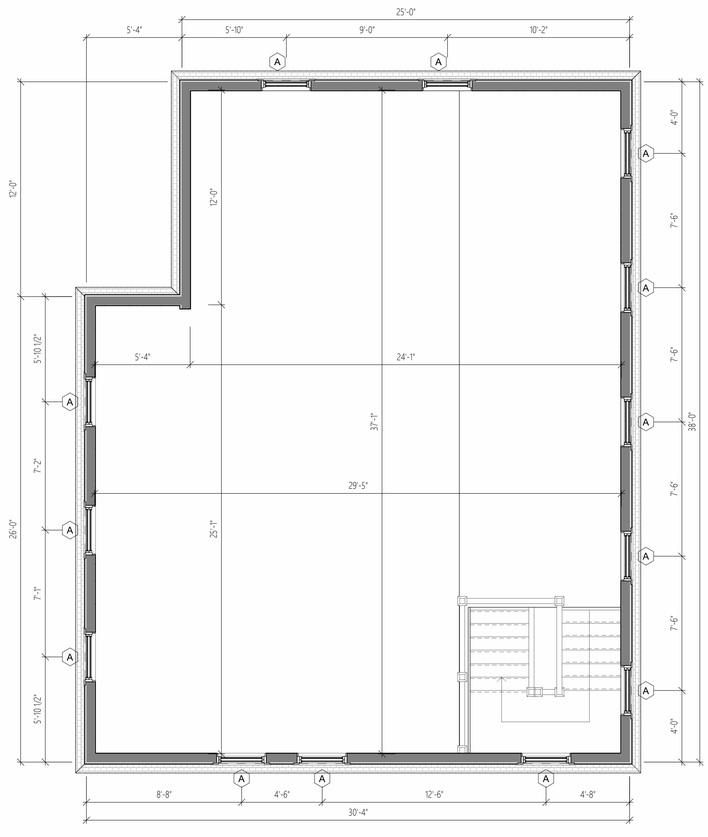
3 Existing/Demo Level 2
3/16" = 1'-0"



Window & Door Schedule
1/4" = 1'-0"



2 New Level 1
1/4" = 1'-0"



4 New Level 2
1/4" = 1'-0"

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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

14 Woodland Dr.

14 Woodland Dr, Nantucket, MA
02554

Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.102 Second Floor
A.201 Elevations
A.202 Elevations
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Date

12.19.2024

Revisions

A.101

Scale

As indicated

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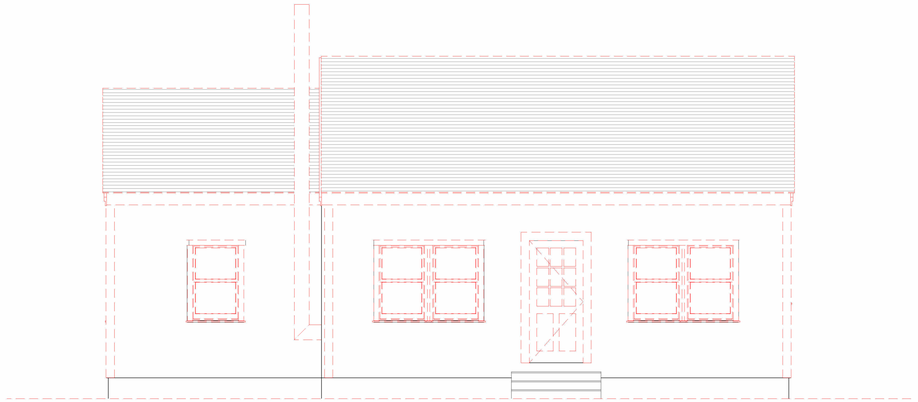
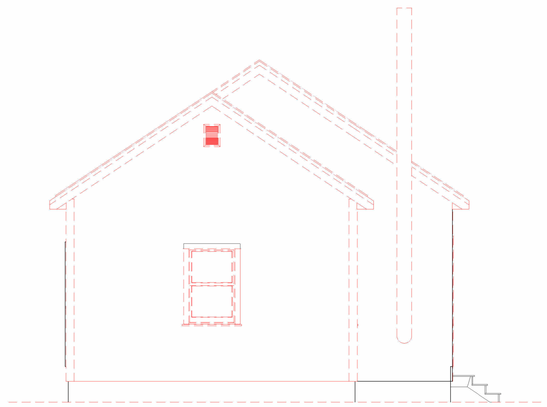


1 Existing West Elevation, Demo
1/4" = 1'-0"



3 New West Elevation
1/4" = 1'-0"



2 Existing North Elevation, Demo
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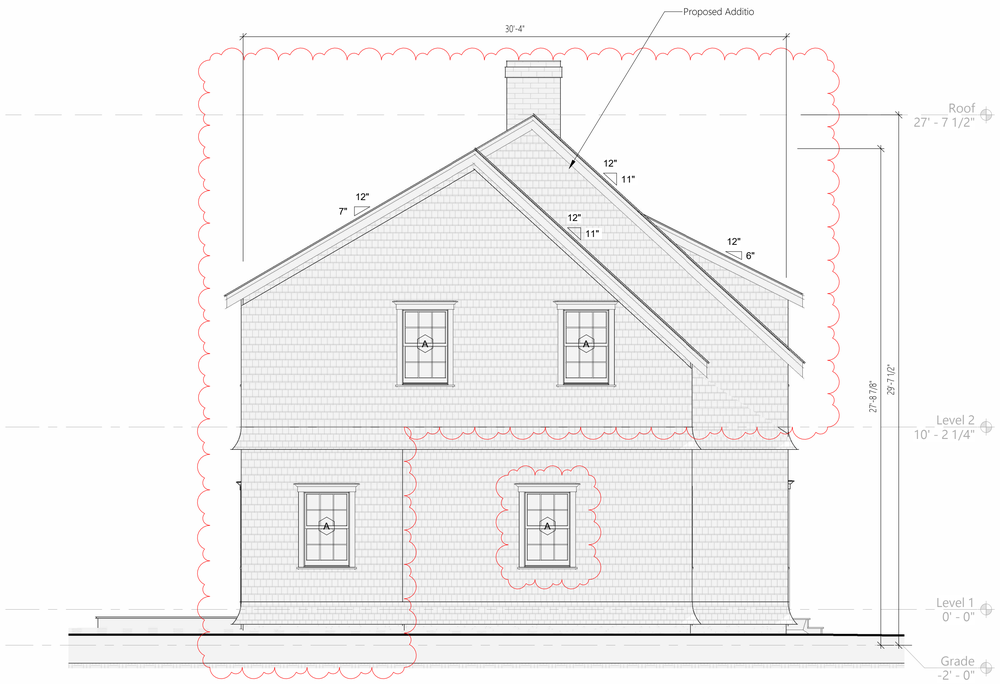

4 New North Elevation
1/4" = 1'-0"

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02554

Sheet
Elevations

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C.101 Site Plan
A.101 Floor Plans
A.102 Second Floor
A.201 Elevations
A.202 Elevations
Grand total: 5

Date
12.19.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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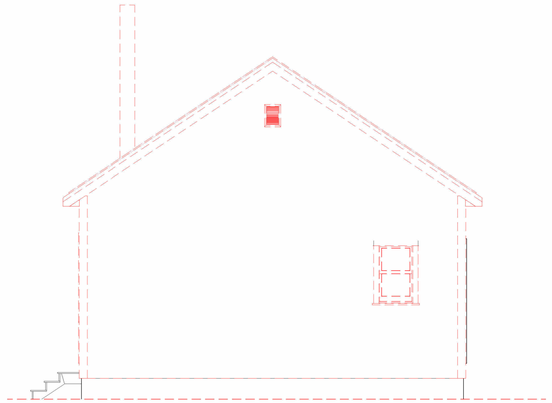

1 Existing South Elevation, Demo
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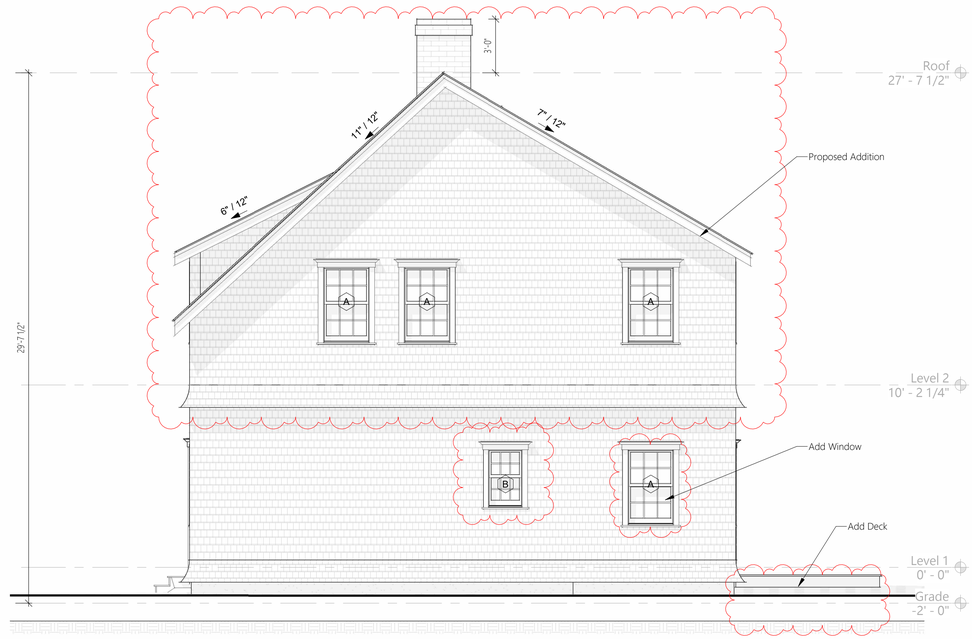
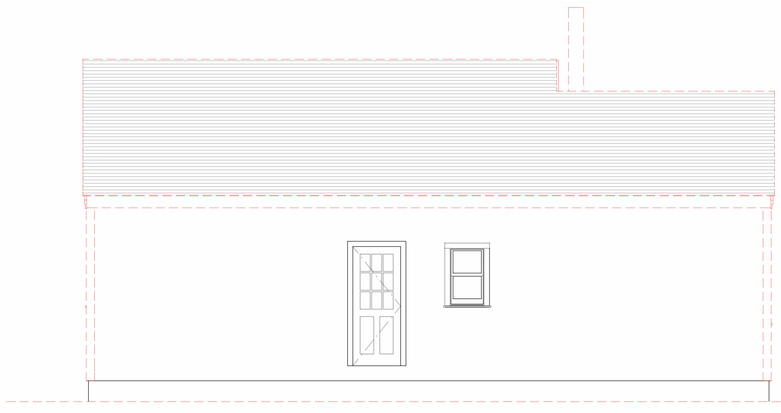


3 New South Elevation
1/4" = 1'-0"



2 Existing East Elevation, Demo
1/4" = 1'-0"



4 New East Elevation
1/4" = 1'-0"

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Sheet
Elevations

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A.202 Elevations
Grand total: 5

Date
12.19.2024

Revisions

A.202

Scale 1/4" = 1'-0"

12/19/2024 5:28:42 PM

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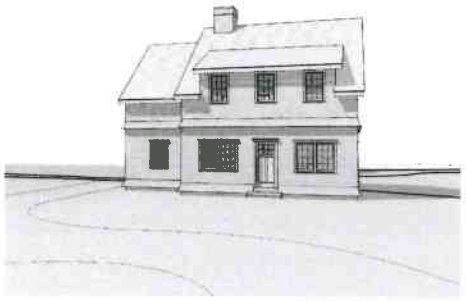
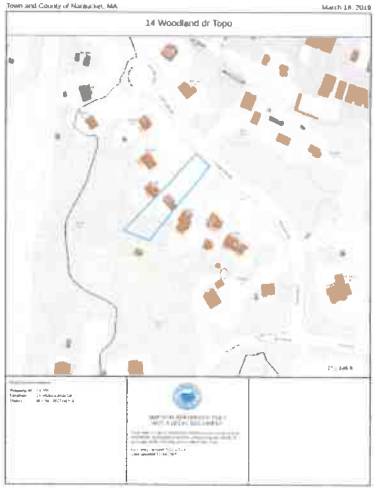
Property Info:

Map & Parcel	79-203	Lot Size	20,000 sq. ft.
District/Zoning	R20	Allowable Ground Coverage	2,500 sq. ft.
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	1,609 sq. ft.
Frontage	75 ft	Proposed Ground Coverage	342 sq. ft.
Ground Cover Ratio	12.5%		
Front Setback	30 ft	Total Proposed Ground Coverage	1,951 sq. ft.
Side/Rear Setback	10 ft		



3D View

1 Site Plan
1 : 100



2 Locus Map
NTS



Front View



Side View



Rear View



Side View 2

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14 Woodland Dr

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Sheet

Site Plan

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Revisions

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Scale: As indicated

12/19/2024 1:15:54 PM

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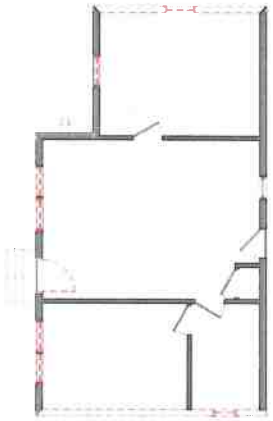
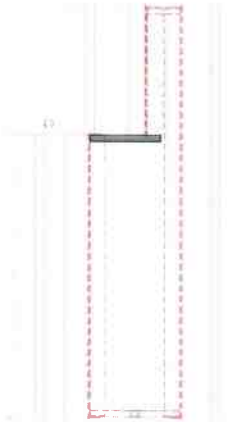


1 Existing/Demo Level 1
3/16" = 1'-0"



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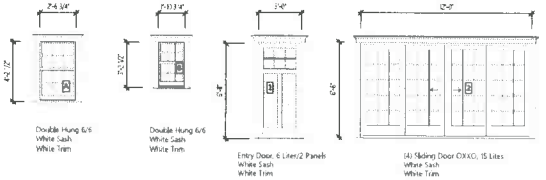
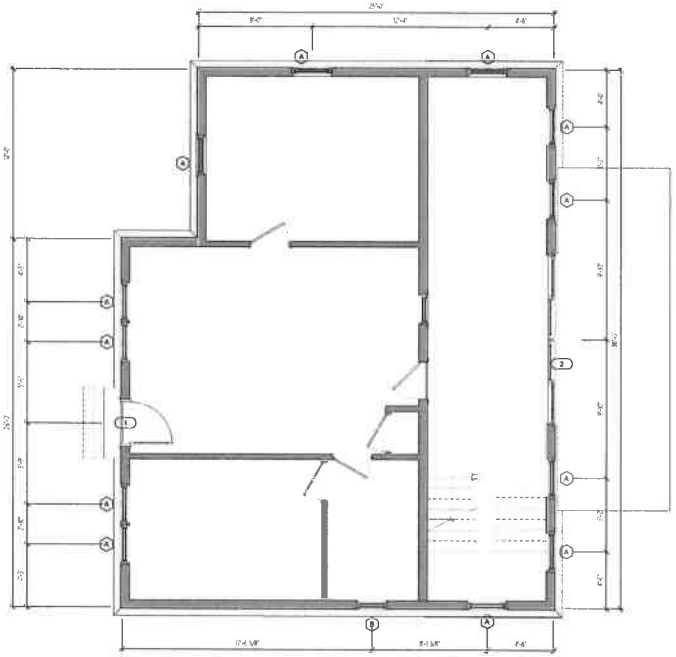
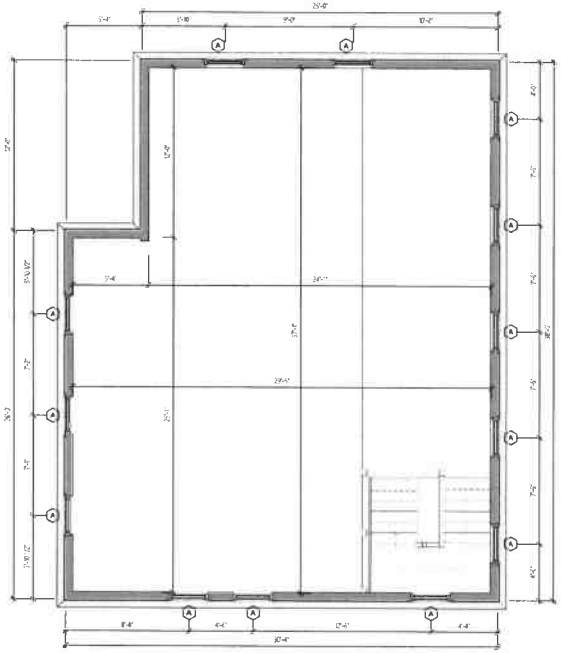


Window & Door Schedule
1/4" = 1'-0"



2 New Level 1
1/4" = 1'-0"



4 New Level 2
1/4" = 1'-0"

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

14 Woodland Dr.

14 Woodland Dr, Nantucket, MA 02554

Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.102 Second Floor
A.201 Elevations
A.202 Elevations
Grand total: 5

Date

12.19.2024

Revisions

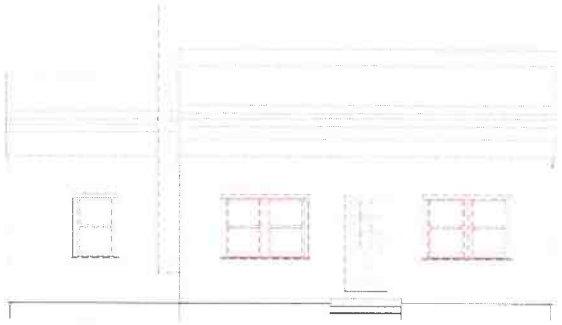
A.101

Scale As indicated

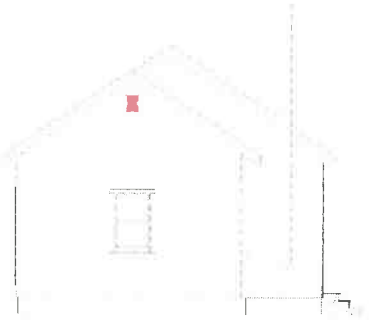
12/19/2024 5:28:35 PM

HDC Submission Only - Not for Construction

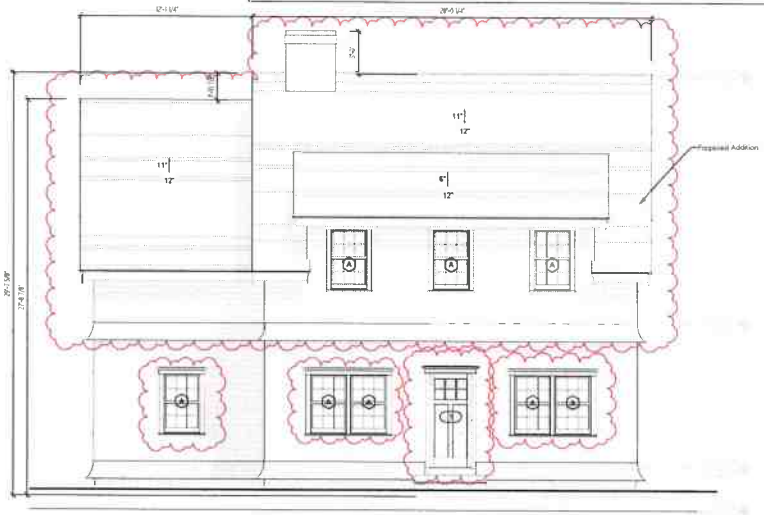
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND DEMONSTRATE HOW MANY ELEVATIONS SHALL BE PROVIDED TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED BEFORE THE FINAL DIMENSIONS AND/OR ADDITIONAL INFORMATION IS SHARE AND ANY QUESTIONS PLEASE CALL JBSTUDIO. THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO. DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



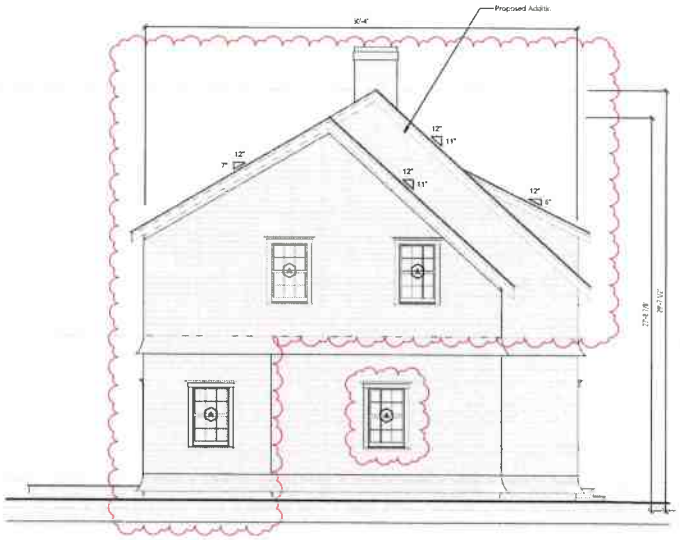
1 Existing West Elevation, Demo
1/4" = 1'-0"



2 Existing North Elevation, Demo
1/4" = 1'-0"



3 New West Elevation
1/4" = 1'-0"



4 New North Elevation
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

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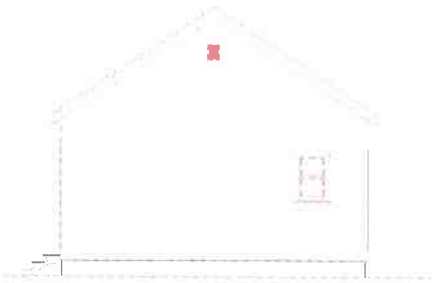
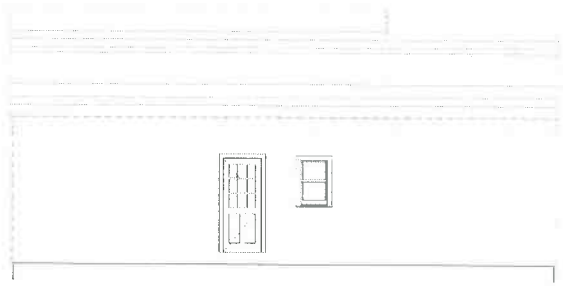


1 Existing South Elevation, Demo
1/4" = 1'-0"



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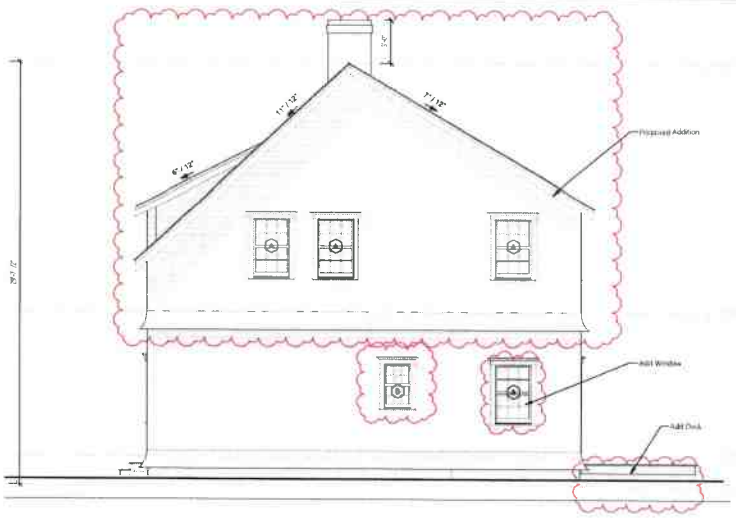
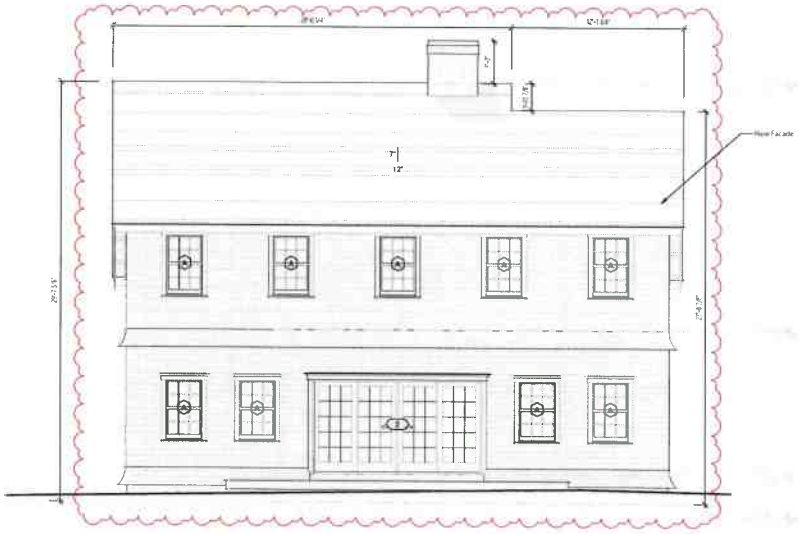


3 New South Elevation
1/4" = 1'-0"



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Scale 1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS: 6 Sleepy Hollow Rd.

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB (Initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 453.2

Street & Number of Proposed Work: 6 Sleepy Hollow Rd.

Owner of record: Brescher Jessie M Trst

Mailing Address: 42 Somerset Lane
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Move on, addition

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 695 SF Decks/Patio: Size: 108 SF ☒ 1st floor ☐ 2nd floor
Width: 32' Sq. footage 2nd floor: 645 SF Size: 140 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 20'7" South 20'7" East 20'7" West 20'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other ~~Gambrel 16/12 + 6/12~~ Existing

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer 6/12 Other ~~Gambrel 16/12 + 6/12~~ Existing

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x6 Door Frame 1x6 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TBD

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type — Material _____

Hardscape materials: Driveways — Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim Nantucket Grey Sash Black Doors Black, Nantucket Grey - Front
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/19/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Brescher Jessie M Trst

STREET ADDRESS 6 Sleepy Hollow Rd #1

MAP/PARCEL 66/453.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/19/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — Signature

12/19/2024 — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Brescher Jessie M Trst

MAILING ADDRESS..... 42 Somerset Lane, Nantucket, MA 02554

PROPERTY LOCATION..... 6 Sleepy Hollow Rd.

ASSESSORS MAP/PARCEL..... 66/453.2

SUBMITTED BY:..... Juraj Bencat, JBStudio

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.

December 13, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.12.13 10:45:56 -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
66	104		BEAUDETTE RICHARD P TR	10 MARBLE WAY NOM TR	35D OLD SOUTH RD	NANTUCKET	MA	02554	10 MARBLE WY
66	107	1	LUNDEEN LETITIA M		82 SOMERSET RD	NANTUCKET	MA	02554	82 SOMERSET RD #2
66	442	1	SCHROEDER TERESA C		9 MARBLE WY UNIT #2	NANTUCKET	MA	02554	9 MARBLE WY #2
66	442	2	SKAR JOAN K &	HENDERSON JEFFREY	PO BOX 3001	NANTUCKET	MA	O2584	1 SLEEPY HOLLOW RD #1
66	452	2	HOLMES SCOTT & SARAH		8 SLEEPY HOLLOW RD	NANTUCKET	MA	02554	8 SLEEPY HOLLOW RD #1
66	453	1	DUGAN DAWN L		PO BOX 2026	NANTUCKET	MA	02584	80 SOMERSET RD
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 6 Sleepy Hollow Rd #1

Tax Map Number: 66 Parcel Number: 453.2

Owner of Record: Brescher Jessie M Trst

Description of Proposal: Move on a dwelling from 26 Sommerset ln and addition

Anticipated HDC Submission Date: 12/19/2024

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.

Property Info:

Map & Parcel:	66.453/2	Lot Size:	~10,644 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	1,330 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage:	780 sq. ft.
Ground Cover Ratio:	12.5%		
Front Setback:	30 ft.	Total Proposed Ground Coverage:	780 sq. ft.
Side/Rear Setback:	10 ft.		

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3 Existing Garage Side View



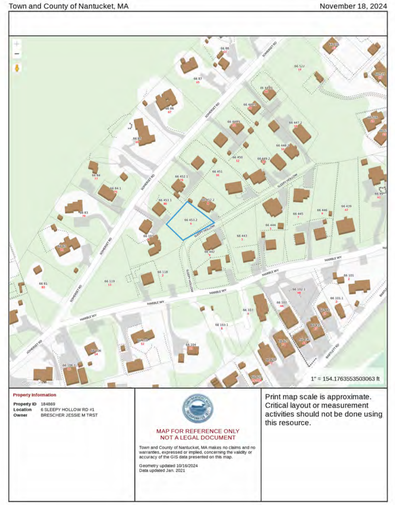
4 Existing Garage Front View



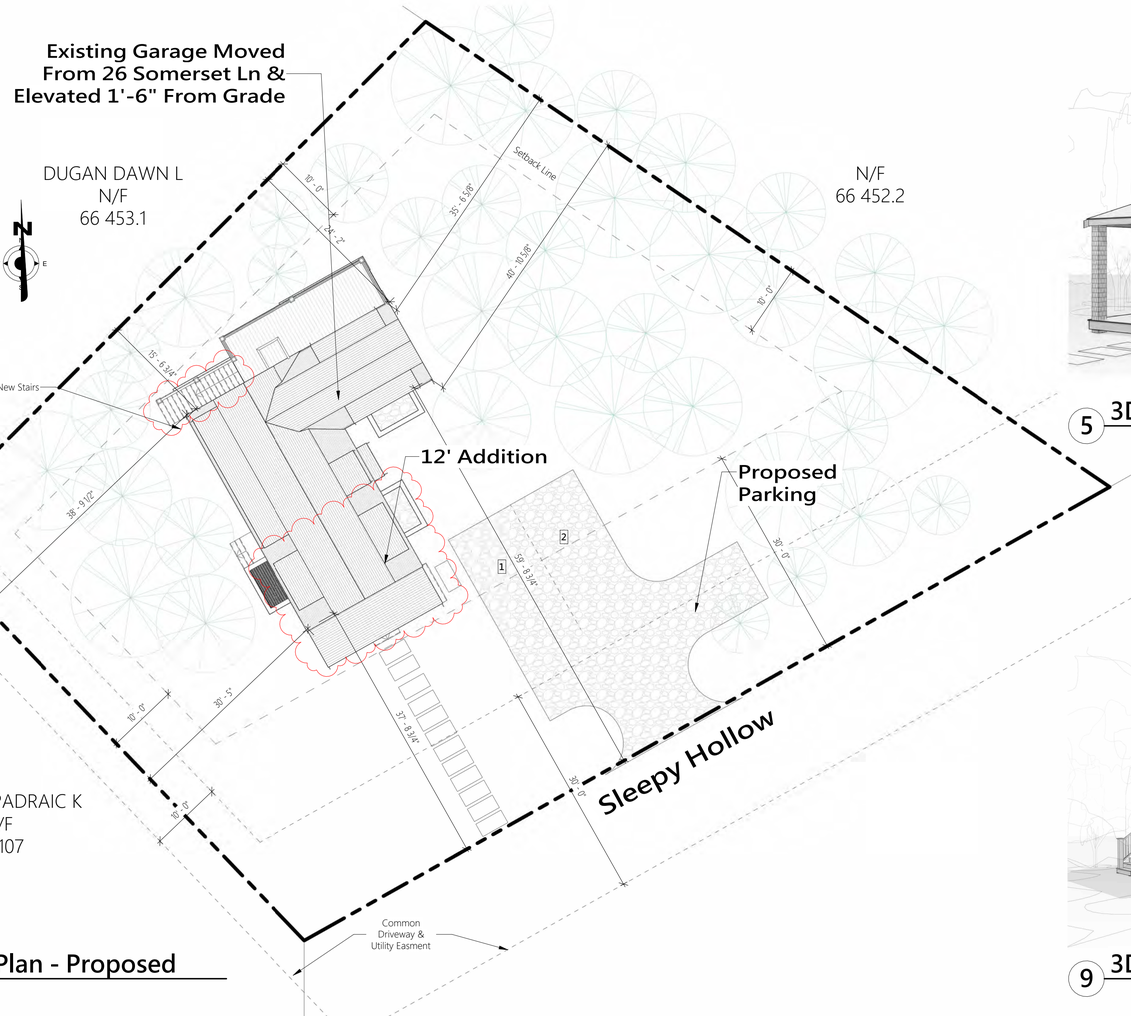
7 Existing Garage Side View 2



8 Existing Garage Rear View



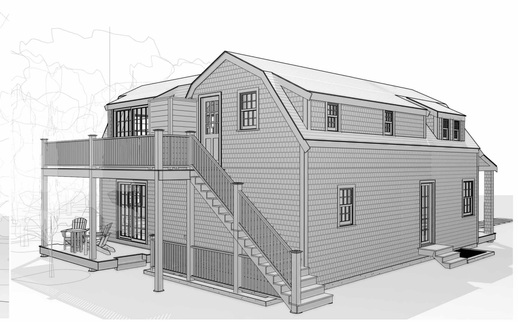
2 Locus Map



1 Site Plan - Proposed
1" = 10'-0"



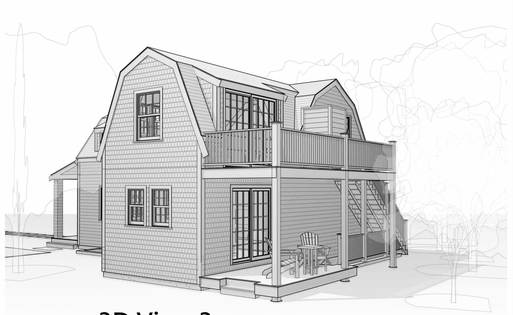
5 3D View 1



6 3D View 4



9 3D View 2



10 3D View 3

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Nantucket, MA 02584
tel: (508) 332-9654
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Project

Brescher's Residence

6 Sleepy Hollow, Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

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A.101 Floor Plans
A.201 Exterior Elevation
S.104 Building Sections
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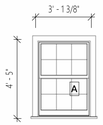
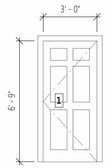


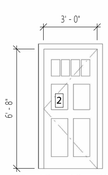
Double Hung 6/6
Tristam's Red Sash
Tristam's Red Trim



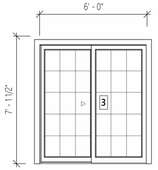
Double Hung 6/6
Tristam's Red Sash
Tristam's Red Trim



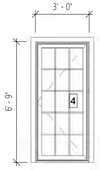
Front Door 6 Panel
Tristam's Red Sash
Tristam's Red Trim



Front Door 4 Panel/4 Lite
Tristam's Red Sash
Tristam's Red Trim



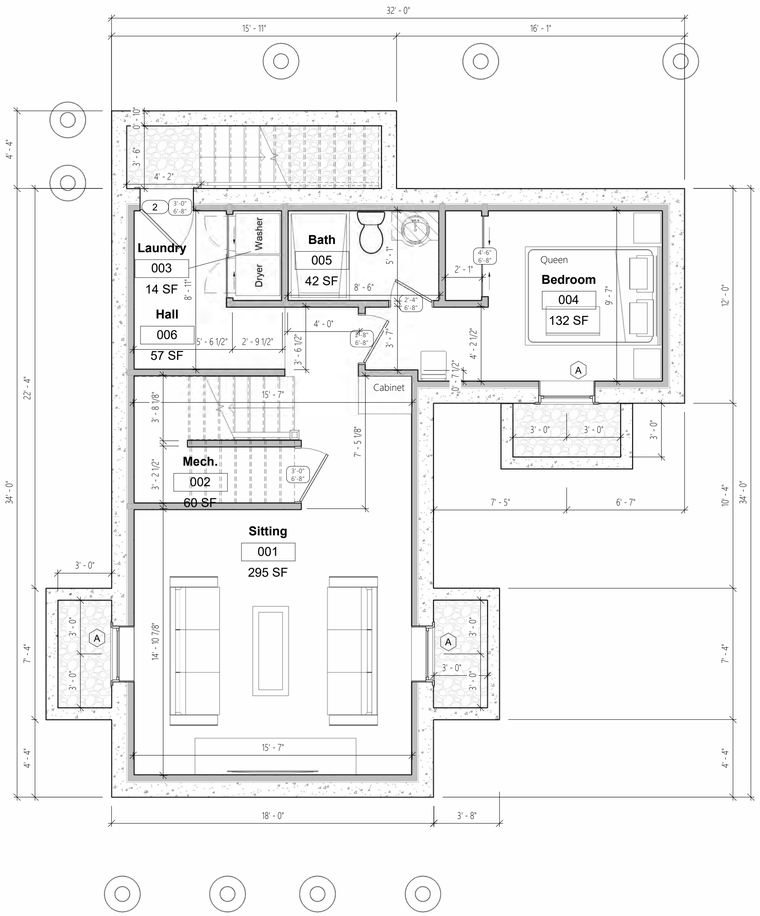
Front Door 6 Panel
Tristam's Red Sash
Tristam's Red Trim



Inswing Door 15 Lites
Tristam's Red Sash
Tristam's Red Trim

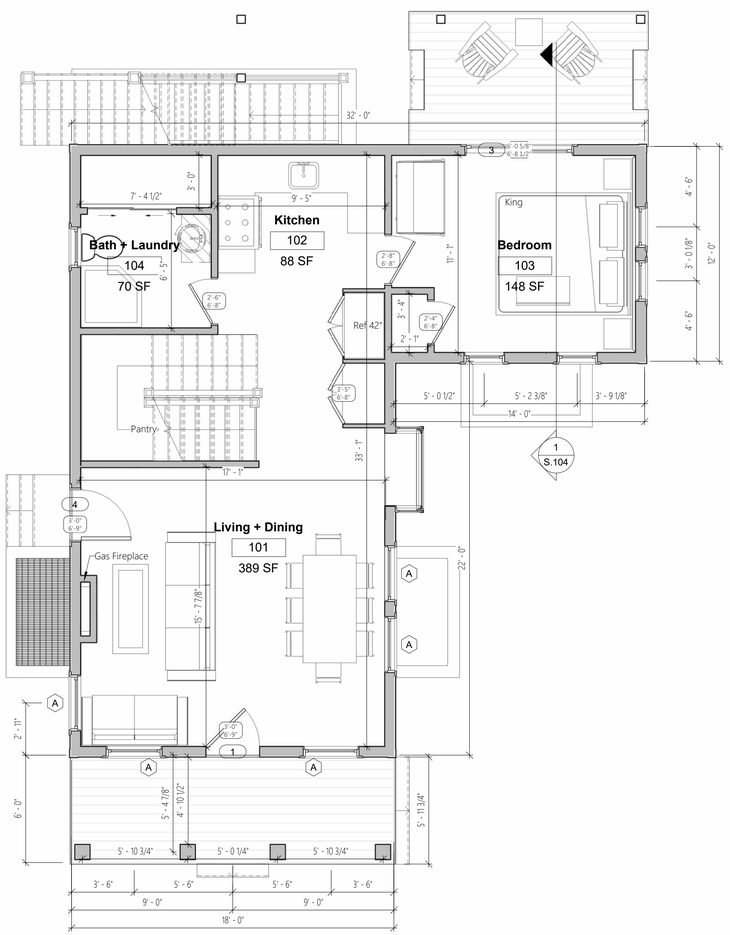
Window & Door Schedule

1/4" = 1'-0"



3 Basement - Proposed

1/4" = 1'-0"



1 Level 1 - Proposed

1/4" = 1'-0"



2 Level 2 - 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

Brescher's Residence

6 Sleepy Hollow, Nantucket, MA
02554

Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevation
S.104 Building Sections
Grand total: 4

Date

12.12.2024

Revisions

A.101

Scale 1/4" = 1'-0"

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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.
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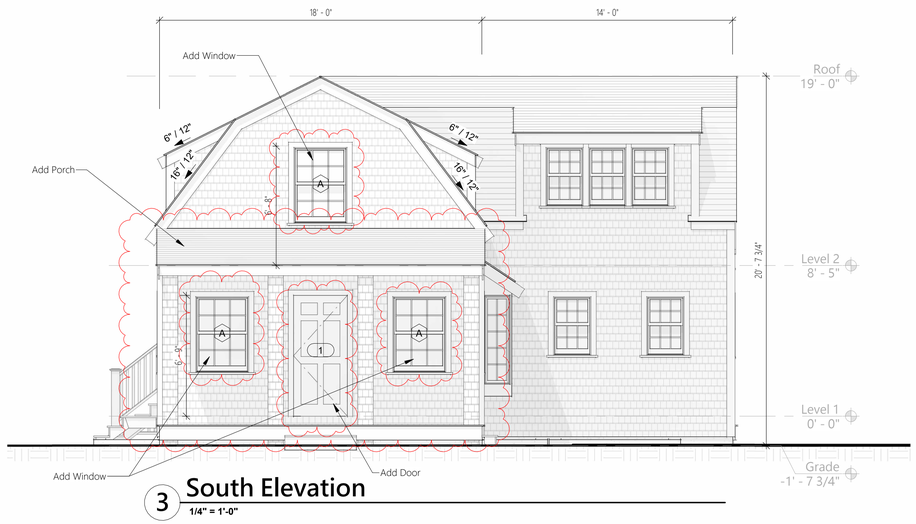
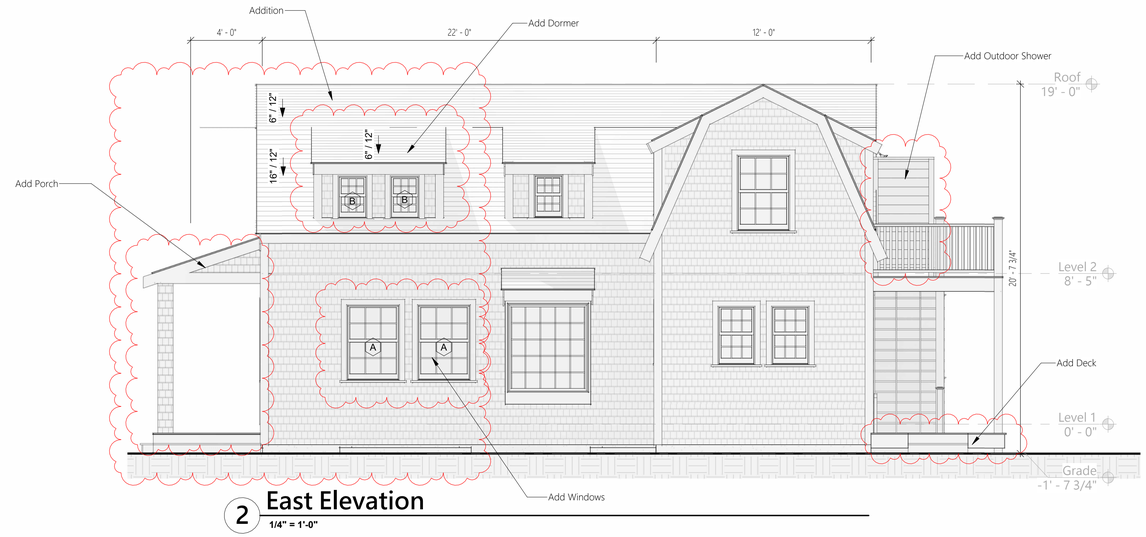


3 South Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



6 South Elevation - Existing/Demo

3/16" = 1'-0"



8 West Elevation - Existing/Demo

3/16" = 1'-0"



5 East Elevation - Existing/Demo

3/16" = 1'-0"



7 North Elevation - Existing/Demo

3/16" = 1'-0"



1 West Elevation

1/4" = 1'-0"



4 North Elevation

1/4" = 1'-0"

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As indicated

12/12/2024 4:09:54 PM

Property Info:

Map & Parcel	66 453/2	Lot Size	= 10,644 sq. ft
Distric/Zoning	R-20	Allowable Ground Coverage	1,330 sq. ft
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	0 sq. ft
Frontage	75 ft	Proposed Ground Coverage	780 sq. ft
Ground Cover Ratio	12.5%		
Front Setback	30 ft	Total Proposed Ground Coverage	780 sq. ft
Side/Rear Setback	10 ft		

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3 Existing Garage Side View



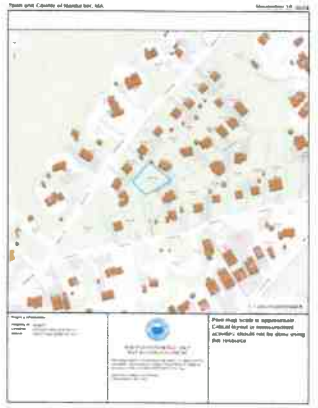
4 Existing Garage Front View



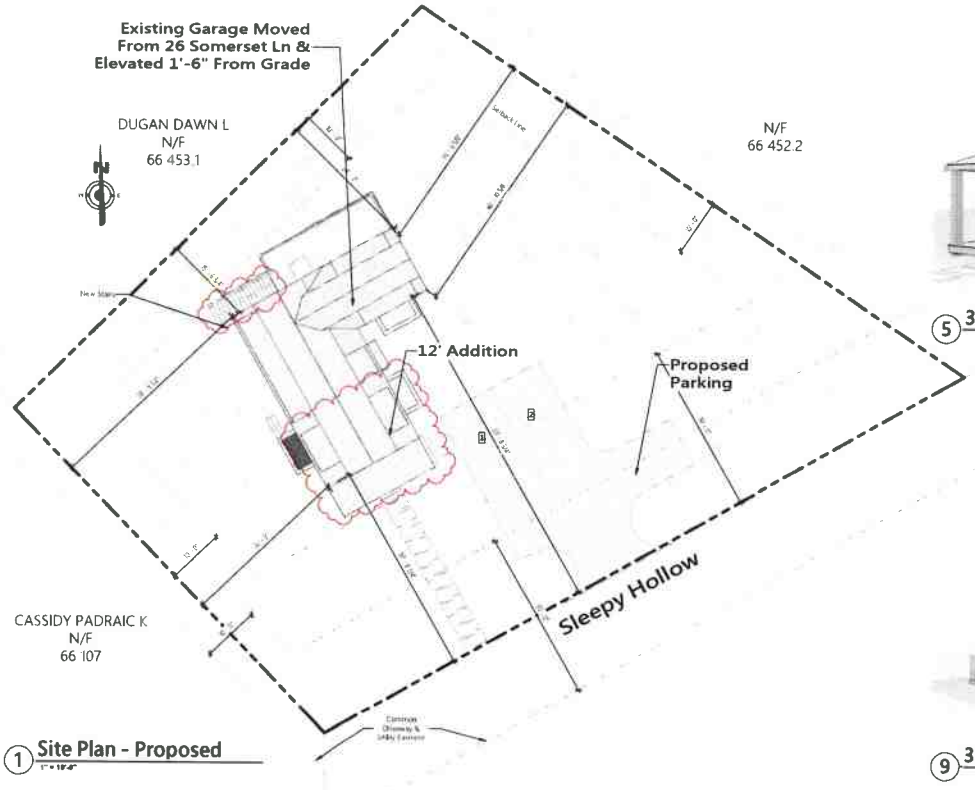
7 Existing Garage Side View 2



8 Existing Garage Rear View



2 Locus Map



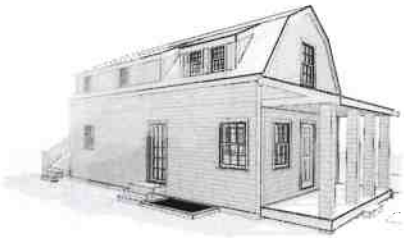
1 Site Plan - Proposed



5 3D View 1



6 3D View 4



9 3D View 2



10 3D View 3

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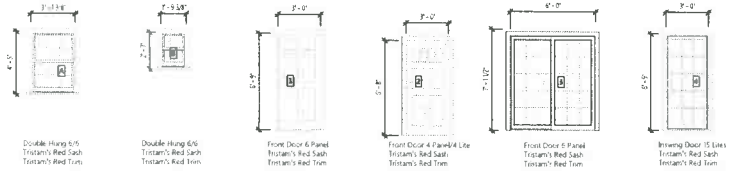
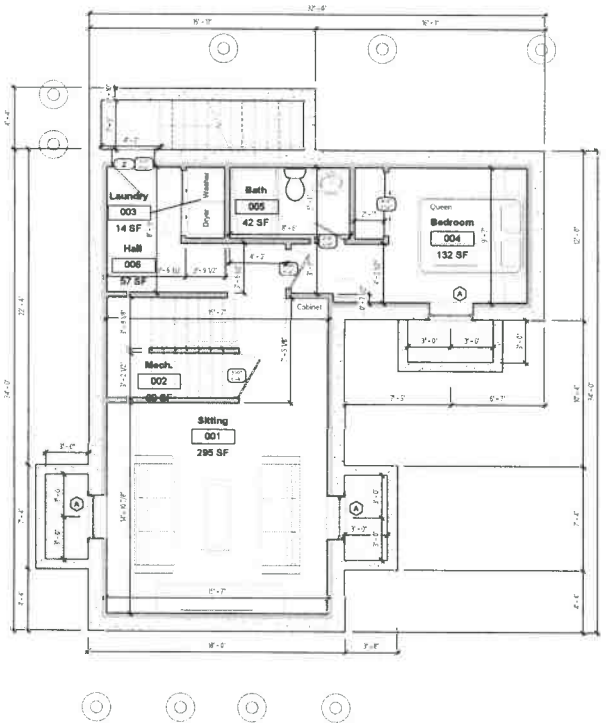


Window & Door Schedule

1/4" = 1'-0"



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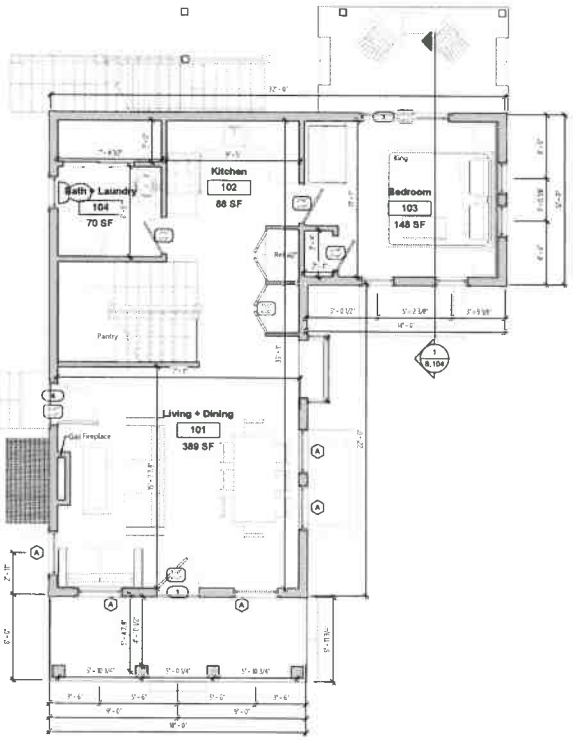

1 Level 1 - Proposed

1/4" = 1'-0"



2 Level 2 - Proposed

1/4" = 1'-0"

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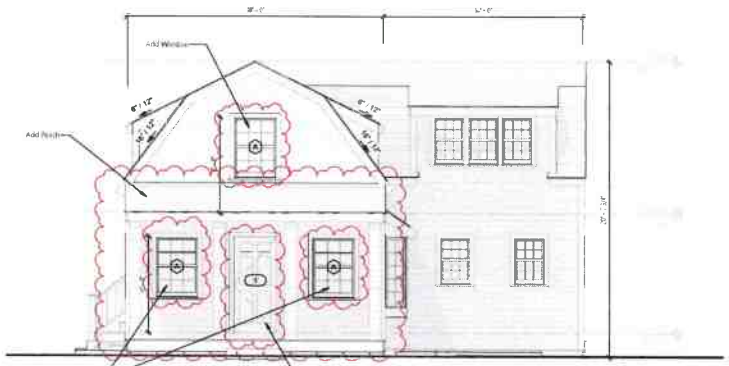
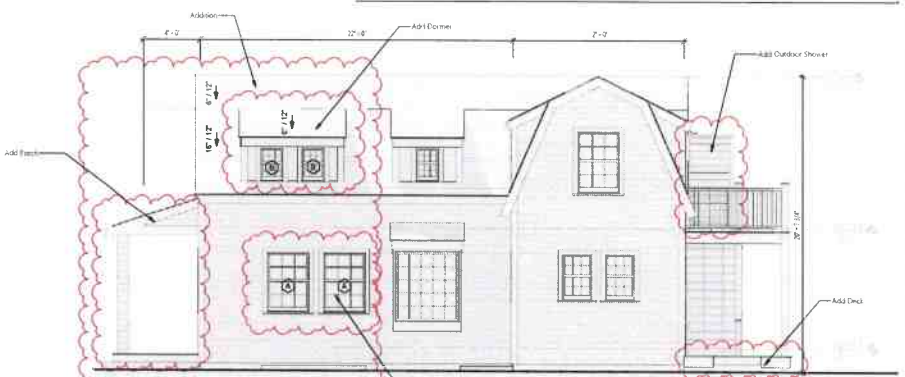


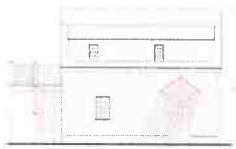
3 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



6 South Elevation - Existing/Demo
3/16" = 1'-0"



8 West Elevation - Existing/Demo
3/16" = 1'-0"



5 East Elevation - Existing/Demo
3/16" = 1'-0"



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3/16" = 1'-0"



1 West Elevation
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"

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CARRIE/EITAN

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. [redacted] 65 to

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (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.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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: Tuesday, December 17, 2024 8:42 AM
To: r.c.newman@comcast.net
Subject: Re: E.L.

Hi Rob,

Yes, you have the approval and authority to sign HDC applications as my agent.

Best,

On Tue, Dec 17, 2024 at 8:39 AM <r.c.newman@comcast.net> wrote:

> Thanks for quick reply. Could you send me a quick note stating I can sign HDC apps as your agent please. Thanks

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR CARR/EITAN TRUST

STREET ADDRESS 16 Klasch St

MAP/PARCEL 42.4.1 / 50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

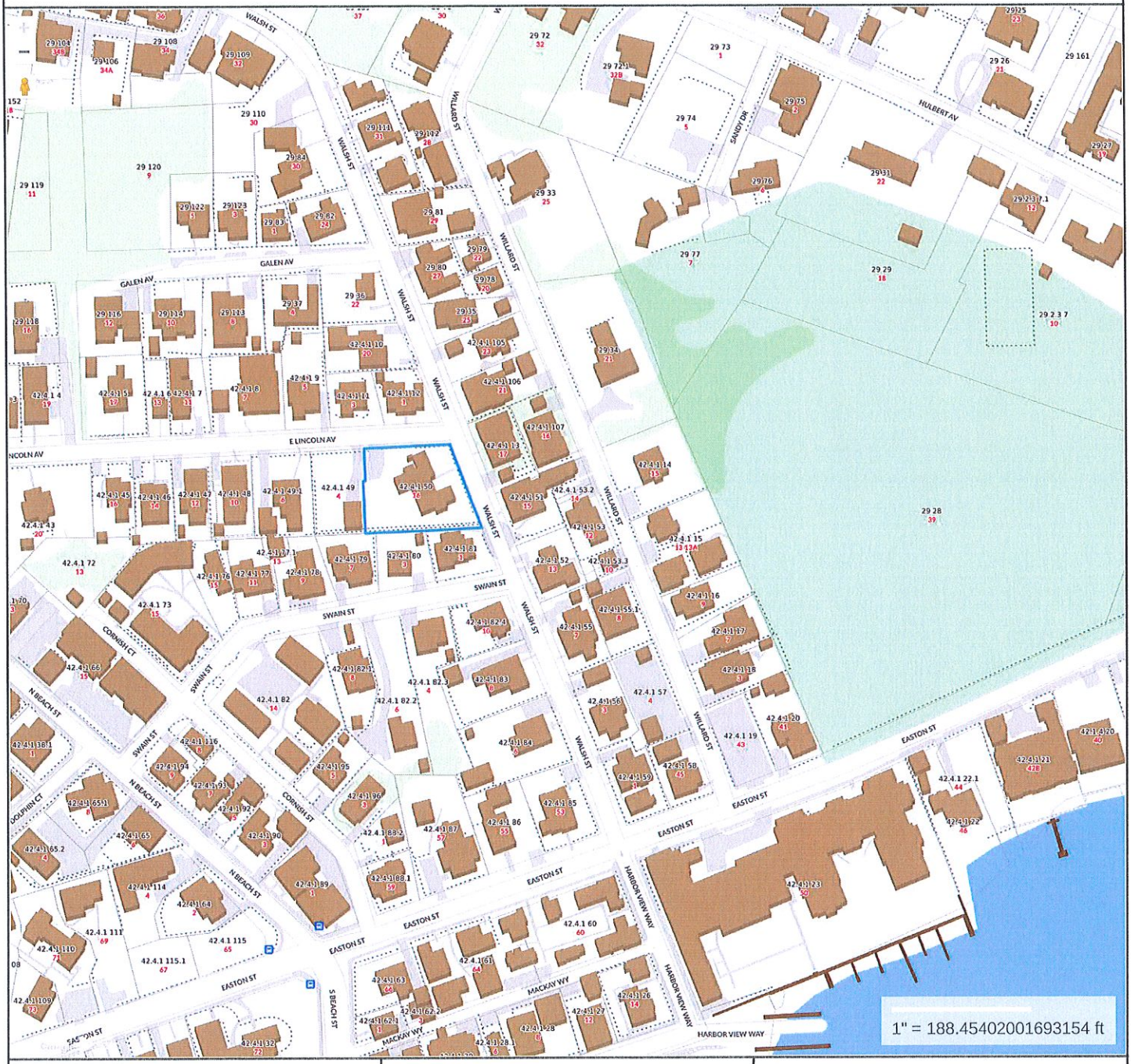
12-20-2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date



Property Information

Property ID	10318
Location	16 WALSH ST
Owner	CARR MARTHA A TRUSTEE

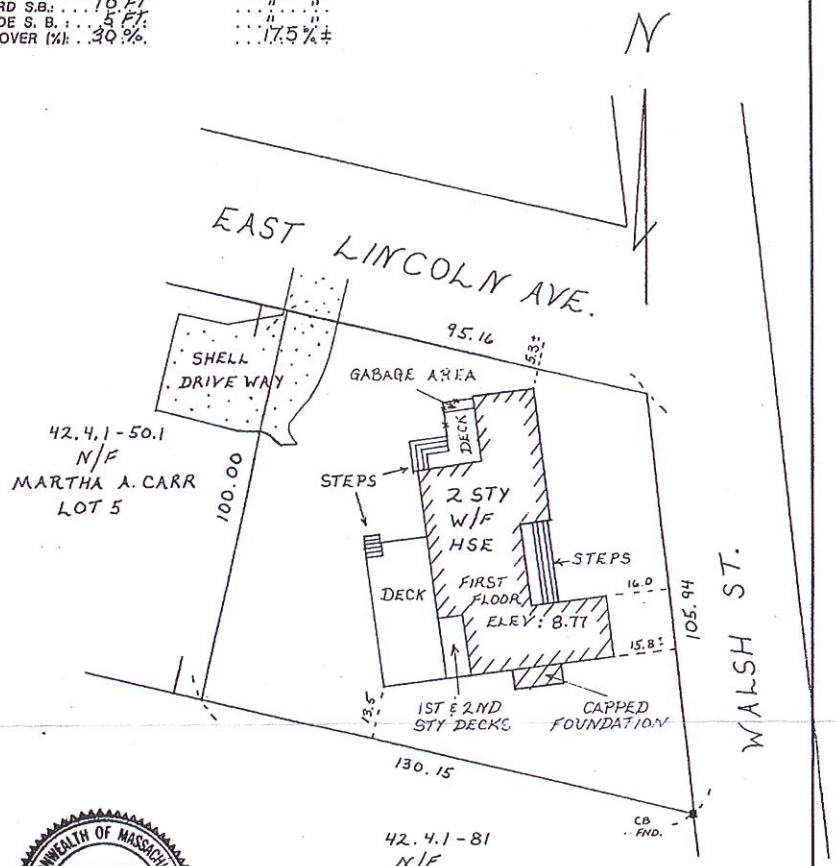
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

ZONING CLASSIFICATION: R-1		EXISTING:
MIN. AREA:	5000 S.F.	11265 S.F.
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	10 FT.	"
REAR & SIDE S. B.:	5 FT.	"
GROUND COVER (%):	30 %	17.5 % ±



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF: 1-29-94 ... THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Jeffry L. Blackwell
PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 42-4-1, PARCEL: 50

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.
REVISED: 7/5/94
SCALE: 1" = 30 DATE: 1-26-94

Owner: MARTHA A. CARR, TRUSTEE
Deed: C. 1559T ... Plan: L.C. 25672B
Locus: 16 WALSH ST.

BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-9026

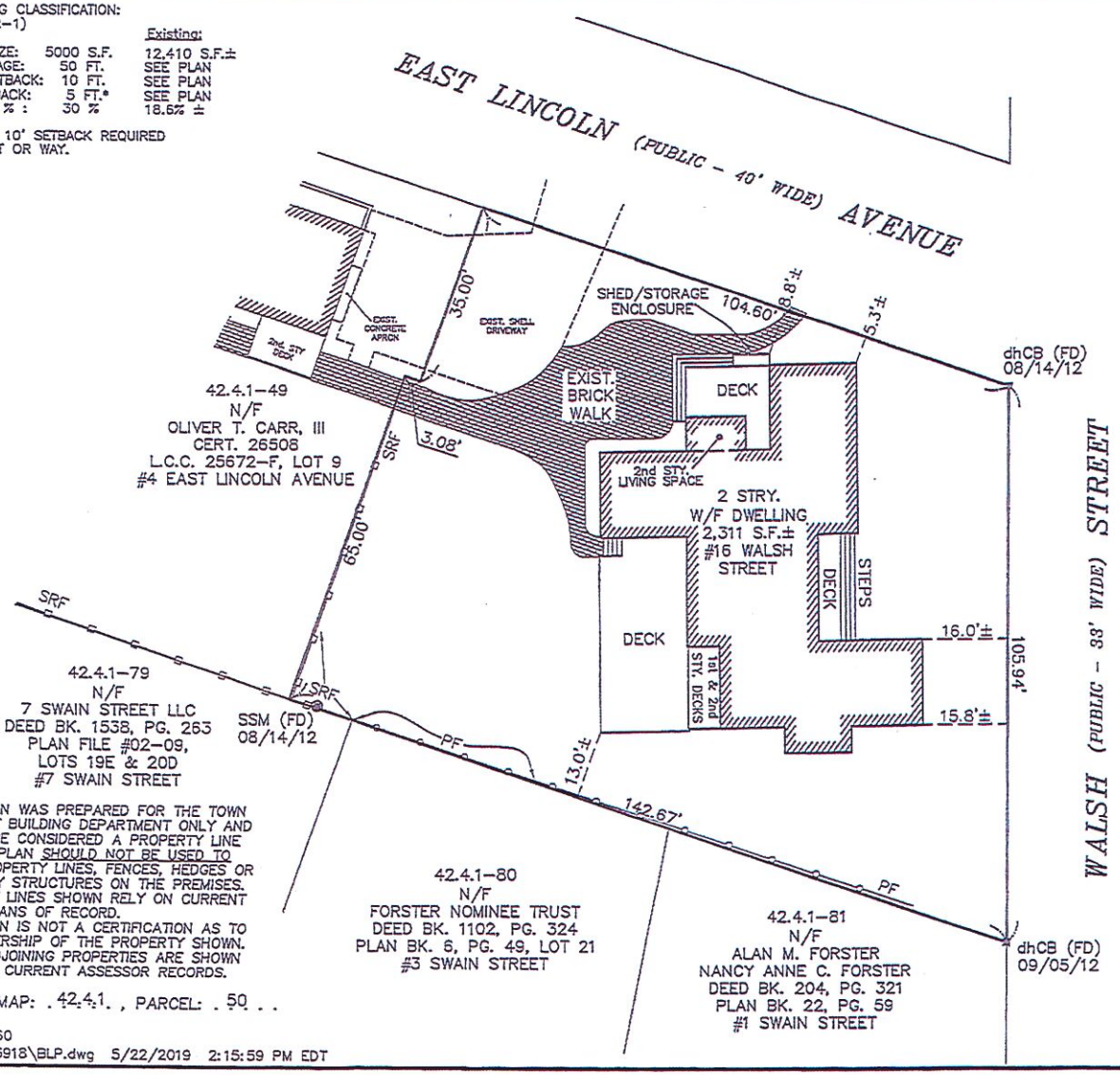
NOT TO BE RECORDED. B10-136 B-3918

C:\JOBS\H8\BLP

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.



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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

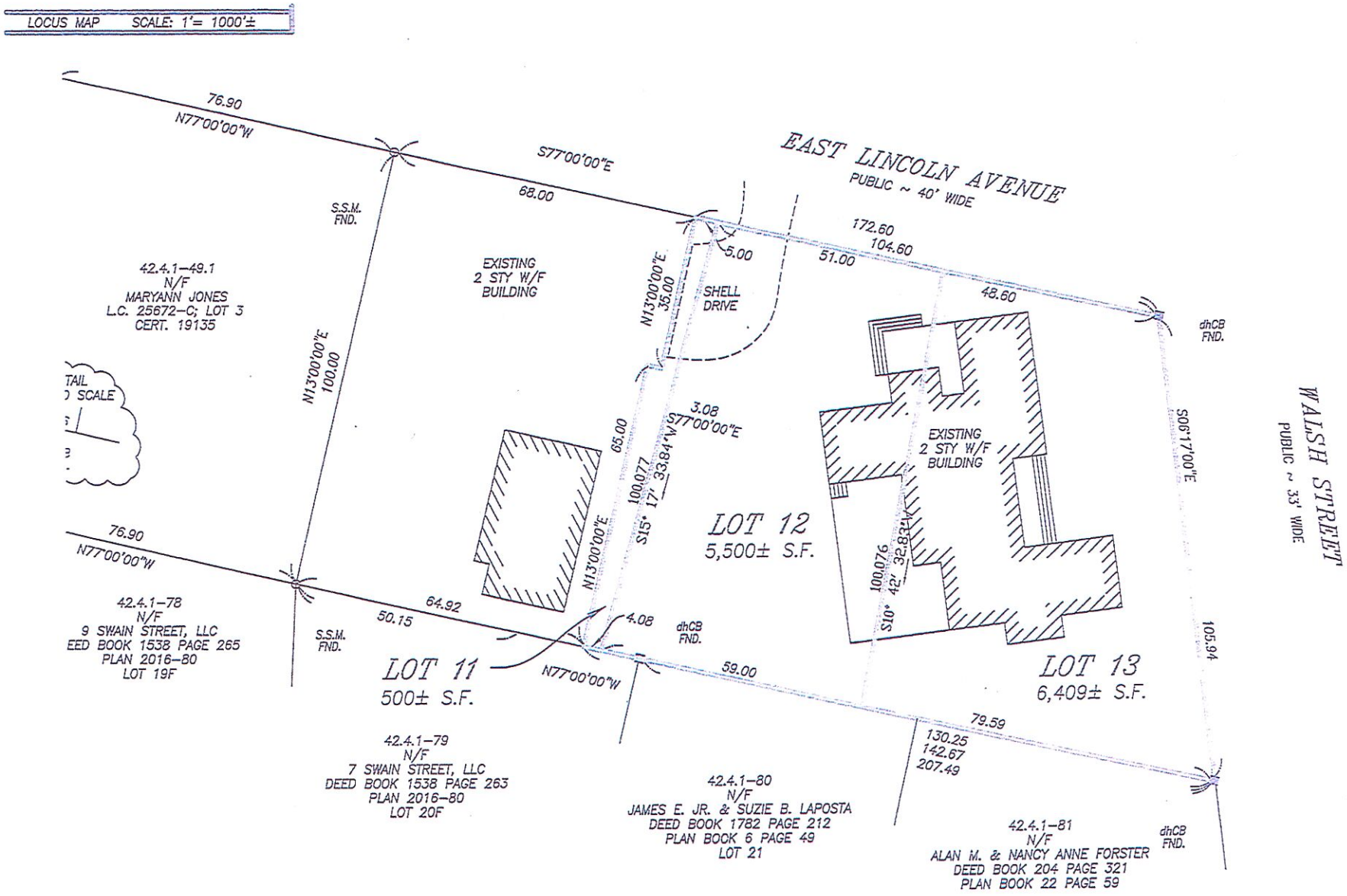
MARTHA A. CARR, TRUSTEE
EAST LINCOLN AVENUE REALTY TRUST
Owner: . . . . . .

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
S.S.M. FND.
42.4.1-49.1
N/F
MARYANN JONES
L.C. 25672-C; LOT 3
CERT. 19135
EXISTING 2 STY W/F BUILDING
N13°00'00"E
100.00
N13°00'00"E
35.00
SHELL DRIVE
5.00
172.60
104.60
51.00
48.60
dhCB FND.
S06°17'00"E
105.94
3.08
S77°00'00"E
65.00
100.077
S15° 17' 33.84"W
EXISTING 2 STY W/F BUILDING
LOT 12
5,500± S.F.
100.076
S10° 42' 32.83"W
76.90
N77°00'00"W
42.4.1-78
N/F
9 SWAIN STREET, LLC
EED BOOK 1538 PAGE 265
PLAN 2016-80
LOT 19F
64.92
50.15
S.S.M. FND.
N13°00'00"E
4.08
dhCB FND.
LOT 11
500± S.F.
N77°00'00"W
59.00
LOT 13
6,409± S.F.
79.59
130.25
142.67
207.49
42.4.1-79
N/F
7 SWAIN STREET, LLC
DEED BOOK 1538 PAGE 263
PLAN 2016-80
LOT 20F
42.4.1-80
N/F
JAMES E. JR. & SUZIE B. LAPOSTA
DEED BOOK 1782 PAGE 212
PLAN BOOK 6 PAGE 49
LOT 21
42.4.1-81
N/F
ALAN M. & NANCY ANNE FORSTER
DEED BOOK 204 PAGE 321
PLAN BOOK 22 PAGE 59
dhCB FND.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 WASHA ST

Owner of record: CARR, MARTHA A. TRUST

Mailing Address: 16 WASHA ST

NANTUCKET, MA 02554

Contact Phone #: 202-491-6224 E-mail: ELIZABLACK@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SUI

Mailing Address: PO BOX 2113

NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 60 Sq. Footage 1st floor: 1646

Width: 40 Sq. footage 2nd floor: 1646

Sq. footage 3rd floor: 560

Decks/Patio: Size: 20 x 26 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 34'+/- South 34'+/- East 34'+/- West 34'+/-

Additional Remarks

Historic Name: EMPTY LOT

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4'-6"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 16 /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 N/A / Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8 Rake 6 Soffit (Overhang) 6 Corner boards 5 Frieze 4

Window Casing 4 Door Frame 6 Columns/Posts: Round / Square 7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 1 PANEL & LIGHT Rear GL., GARDEN Side 1 PANEL, 4 LIGHT

Garage Door(s): Type / Material /

Hardscape materials: Driveways BRICK Walkways BRICK / STONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR NTW Clapboard (if applicable) — Roof BLACK / ARCH.

Trim WHITE Sash WHITE Doors FOREST GREEN

Deck MAHOGANY NTW Foundation CONCRETE / LT. RED Fence R. CEDAR Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list. CEDAR NTW 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 12/21/2024 Signature of owner of record [signature] FOR R.C.N. Signed under penalties of perjury

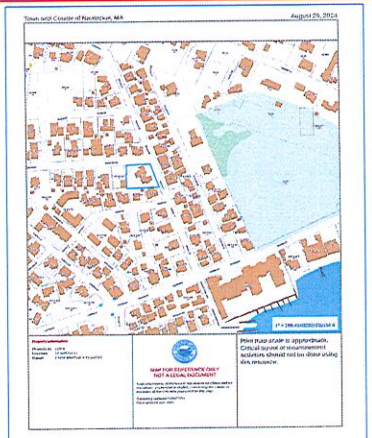
EXISTING SITE
DRAWING INDEX

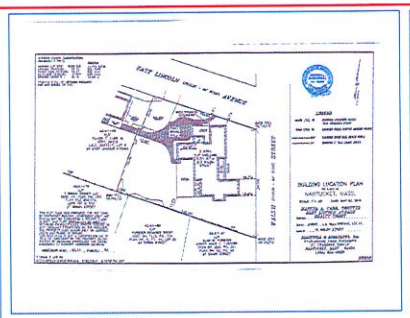
1 SITE PLAN
ZONING INFO.

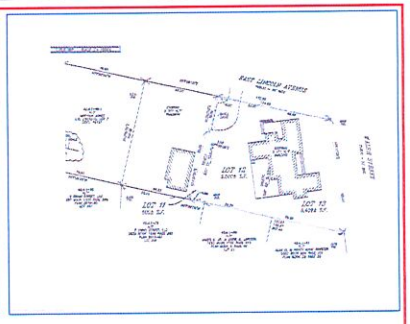
2 FLOOR PLANS:
1st & 2nd LEVELS

3 NORTH & WEST ELEVATIONS
DOOR & WINDOW SCHEDULES

4 SOUTH & EAST ELEVATIONS
DOOR & WINDOW SCHEDULES

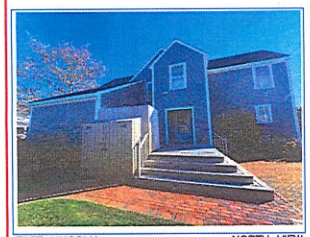




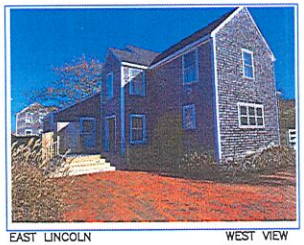


LOCUS MAP
16 WALSH STREET

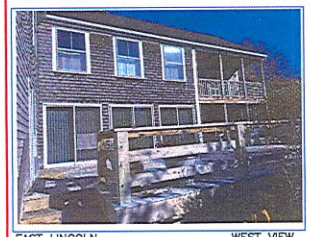
MAP NO.	42.4.1
PARCEL NO.	50
ZONING CLASSIFICATION	R1
LOT AREA: EXISTING	11,909 s.f.
PROPOSED LOTS:	
LOT 12	5,500 s.f.
LOT 13	6,409 s.f.
SETBACKS:	
FRONT YARD@ANY STREET	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,650 s.f.
EXISTING G.C.	0
PROPOSED G.C.	1,646 s.f.



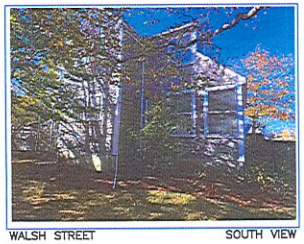
EAST LINCOLN NORTH VIEW



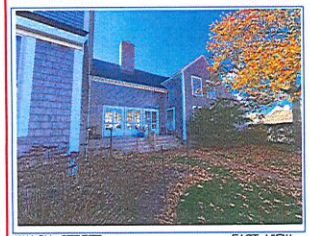
EAST LINCOLN WEST VIEW



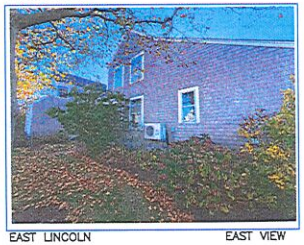
EAST LINCOLN WEST VIEW



WALSH STREET SOUTH VIEW



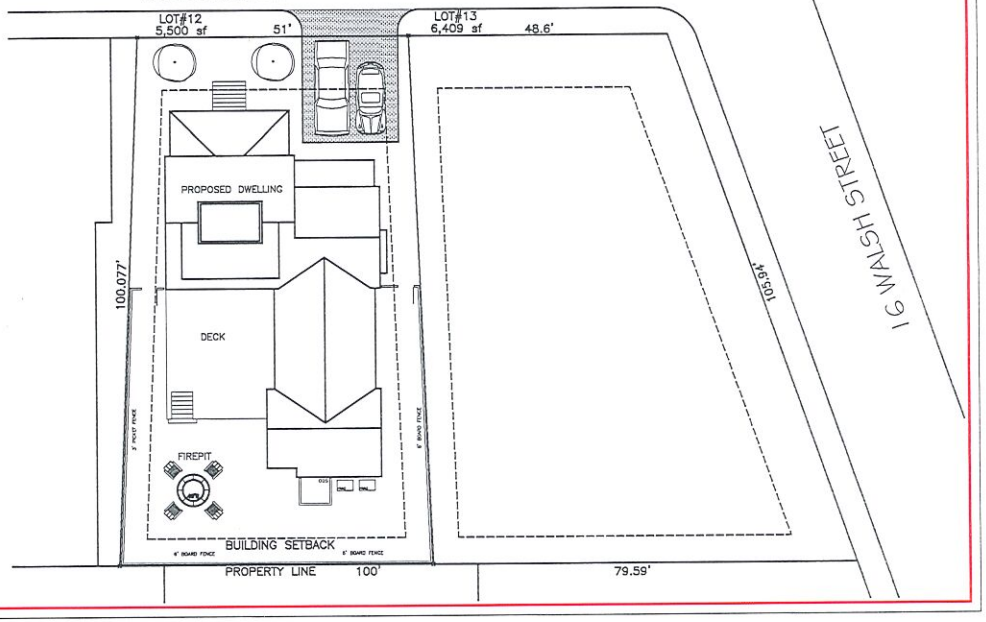
WALSH STREET EAST VIEW



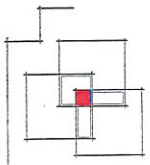
EAST LINCOLN EAST VIEW

EAST LINCOLN AVENUE

NORTH
SITE PLAN
PROPOSED 12-21-2024



SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CARR/HTAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 WALSH STREET
NANTUCKET, MA
NEW DWELLING

JOB NO

NOTES
HDC
CERT. NO.

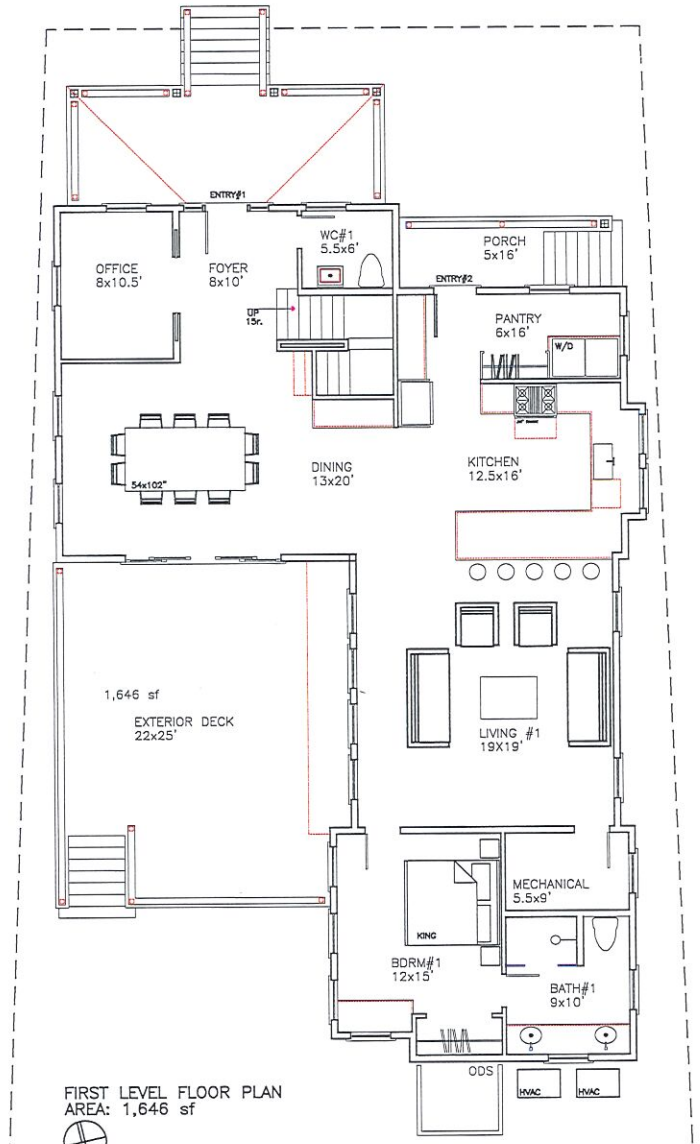
COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS
ZONING INFO.

DATE
12-21-2024

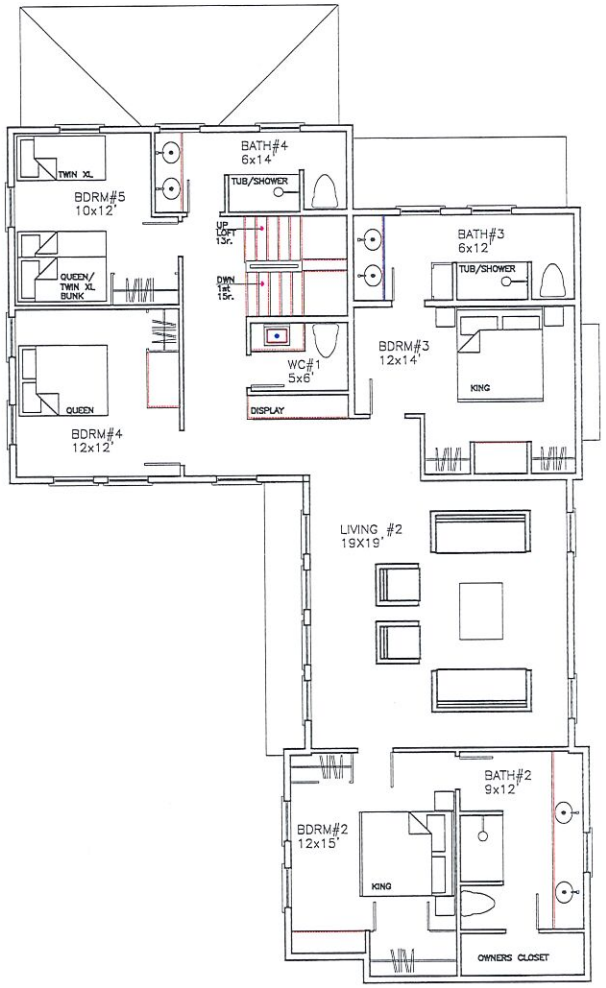
SCALE
3/32 "=1'0"

1



FIRST LEVEL FLOOR PLAN
AREA: 1,646 sf

NORTH



SECOND LEVEL FLOOR PLAN
AREA: 1,646 sf

NORTH

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CARMEITAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 AMAH STREET
NANTUCKET, MA

NEW DWELLING

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
FLOOR PLANS:
1st & 2nd LEVELS

DATE
12-21-2024

SCALE
1/4"=1'0"

2

16 WALSH STREET/EAST LINCOLN AVE.

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	1 PANEL, 4 LIGHT, SIDE LIGHT		3'0"x7'0"		
②	SIMPSON	1 PANEL, 4 LIGHT		3'0"x7'0"		
③	ANDERSEN	FRENCHWOOD GLIDING PATIO		7'0"x12'0"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP/IMPACT & TEMPERED RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	6/1,TW/DH	400	TW2810	CONFIRM EGRESS	
Ⓑ	ANDERSEN	6/1,TW/DH	400	TW2846	CONFIRM EGRESS	
Ⓒ	ANDERSEN	6/1,TW/DH	400	TW2831O		
Ⓓ	ANDERSEN	3/1,TW/DH	400	TWT28210		
Ⓔ	ANDERSEN	4 LIGHT, FIXED	400	TWT20111		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP/IMPACT & TEMPERED RATING AS REQUIRED

COLOR SCHEDULE:
TRIM: WHITE
SASH: WHITE
DOORS: HAMILTON BLUE
ROOF: ARCHITECTURAL, BLACK
FENCE: NATURAL TO WEATHER



NORTH ELEVATION
PROPOSED 12-17-2024
16 WALSH STREET/2 E. LINCOLN AVE.



WEST ELEVATION
PROPOSED 12-17-2024

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CARPENTAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 WALSH STREET
NANTUCKET, MA

JOB NO

NEW DWELLING

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
ELEVATIONS:
NORTH & WEST
D.&W. SCHEDULES

DATE
12-21-2024

SCALE
1/4"=1'0"

3



SCALE 1/4"=1'0"

DATE 12-21-2024

4

TITLE: ELEVATIONS: SOUTH & EAST D.&W. SCHEDULES

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NOTES HDC CERT. NO.

PROJECT

CARR/EITAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 WALSH STREET
NANTUCKET, MA

JOB NO NEW DWELLING

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050


16 WASH STREET


KNOTT & EAST
LINCOLN AVE.
NORTH EAST


EAST LINCOLN AVE.
NORTH WEST


WEST EL.

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER CARR, MARTH A TRUSTEE

MAILING ADDRESS 16 WALSH ST.

NANTUCKET MA 02554

PROPERTY LOCATION 16 WALSH ST.

ASSESSORS MAP/PARCEL 42.4.1 / 50

SUBMITTED BY ROBERT NEWMAN

SEE ATTACHED PAGES

I certify the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.12.19 16:10:53 -05'00'

December 19, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 16 WALSH STREET

Tax Map Number: 42.4.1 Parcel Number: 50

Owner of Record: CAHIR, MARTHA A TRUSTEE

Description of Proposal: CONSTRUCT NEW DWELLING ON NEWLY CREATED LOT #12 LOCATED ON EAST LINCOLN AVE. PARCEL CREATED FROM 16 WALSH STREET PROPERTY.

Anticipated HDC Submission Date: 12/20/2024

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	Address Line 1	City	State	Zip	Location
4241	11		GUDONIS LAUREN B TRST	56 MASCONOMO ROAD	MANCHESTER	MA	01944	3 E LINCOLN AV
4241	12		ACK EAST LINCOLN LLC	3602 ORDWAY ST NW	WASHINGTON	DC	20016	1 E LINCOLN AV
4241	13		BRANT POINT 17 WALSH ST LLC	18 THREE WALLS LN	DARIEN	CT	06820	17 WALSH ST
4241	49		NESTER BRIAN A & CONSTANTINA P	1995 AUGUSTA DR	CENTER VALLEY	PA	18034	4 E LINCOLN AV
4241	51		REYES JAMES V	4655 HAWTHORNE LANE N W	WASHINGTON	DC	20016	15 WALSH ST
4241	79		PETRUZZELLA VITO TR	1332 LITTLE BLUE HERON CT	NAPLES	FL	34108	7 SWAIN ST
4241	80		LAPOSTA JAMES E JR & SUSIE B	66 LAUREL ROAD	HAMDEN	CT	06517	3 SWAIN ST
4241	81		FORSTER ALAN M & NANCY ANN C	3510 EL CENTRO ST	ST PETE BEACH	FL	33706	1 SWAIN ST
Count:	**8**							

9589 0710 5270 1006 2070 56

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Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To REYES
Street and Apt. No., or PO Box No. 4655 HAWTHORNE LN NW
City, State, ZIP+4® WASHINGTON DC 20016

PS Form 3800, January 2023 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	$0.73
Total Postage and Fees	$9.68

0056 03

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12/20/2024

Sent To NESTER
Street and Apt. No., or PO Box No. 1995 AUGUSTA DR
City, State, ZIP+4® CENTER VALLEY, PA 18034

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$3.58

0056 03

Postmark Here

12/20/2024

Sent To ACLU DATA
Street and Apt. No., or PO Box No. 3602 OLDOWN ST NW
City, State, ZIP+4® WASHINGTON DC 20016

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2249 23

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Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To CLARE
Street and Apt. No., or PO Box No. 1008 N EDISON ST
City, State, ZIP+4® ARLINGTON VA 22205

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Manchester MA 01944 OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

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12/20/2024

Sent To GUTDGMS
Street and Apt. No., or PO Box No. 56 MASCONO RD
City, State, ZIP+4® MANCHESTER MA 01944

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2252 03

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For delivery information, visit our website at *www.usps.com®*.

Naples FL 34108 OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To PERUTTELLA
Street and Apt. No., or PO Box No. 1332 LITTLE BLUE HERON
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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Hamden CT 06517

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

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12/20/2024

Sent To: CAPOSTA
Street and Apt. No., or PO Box No.: 66 LAUREL RD
City, State, ZIP+4®: HAMDEN CT 06517

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2251 97

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Darien CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To: BRYANT PT 17
Street and Apt. No., or PO Box No.: 10 TAYLOR WALK LN
City, State, ZIP+4®: DARIEN CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2238 03

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For delivery information, visit our website at *www.usps.com®*.

Saint Petersburg FL 33706

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$7.66

0056 03

Postmark Here

12/20/2024

Sent To: FOSTER
Street and Apt. No., or PO Box No.: 2510 GULF CENTRO ST
City, State, ZIP+4®: ST PETE BEACH FL 33706

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 214

Street & Number of Proposed Work: 15 Pilgrim Road

Owner of record: Two Pilgrims LLC

Mailing Address: 12 Amelia Dr
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15A N Beach St
Nantucket, MA 02554

Contact Phone #: 202-360-7177 E-mail: Sophie@sophiemetzdesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 931.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 65' 10" Sq. Footage 1st floor: 2,577
Width: 71' 7" Sq. footage 2nd floor: 1,412
Sq. footage 3rd floor: _____

Decks/Patio: Size: 670 SF ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0-1' South 0-1' East 0-1' West 0-1'

Height of ridge above final finish grade: North 17' 11" South 28' 4" East 25' 4" West 16' 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 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other Porch 5/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☒ Leaders (material) 5"&6" copper half-round gutters as needed

Leaders (material and size): Round Copper 2¼-3" as needed

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Exposed Rafter Tails
C. Dimensions: Fascia 7¼ Rake 7¼ Soffit (Overhang) 10" Corner boards N/A Frieze 5½
Window Casing 3½ Door Frame 3½ Columns/Posts: Round ____ Square 7¼

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other LePage Mahogany
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front LePage Mahogany Rear _____ " Side _____ "
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim White
Deck IPE / Mahogany NTW
Clapboard (if applicable) _____
Sash White
Foundation Concrete
Roof NTW
Doors White
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/20/2024 Signature of owner of record S Mtz Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
N/A	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
SAM (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Sophie Metz

AS AGENT FOR Two Pilgrims LLC

STREET ADDRESS 15 Pilgrim Road

MAP/PARCEL 41-214 (Southern Lot)

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/20/2024

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 12/20/2024

Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..TWO PILGRIMS LLC.....

MAILING ADDRESS..12 Amelia Drive, Nantucket, MA 02554.....

PROPERTY LOCATION..15 Pilgrim Rd.....

ASSESSORS MAP/PARCEL..41/214.....

SUBMITTED BY:..Sophie Metz Design 202-360-7177.....

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	213	3	FRIEDMAN VALERIE J TR	FRIEDMAN MARK A 2021 IRRV TRUST	63 GODDARD AVE	BROOKLINE	MA	02445	3 SOPHIES WY
41	214		TWO PILGRIMS LLC		12 AMELIA DR	NANTUCKET	MA	02554	15-17 PILGRIM RD
41	215		WELLS DOUGLAS J TRUSTEE	ELEVEN PILGRIM ROAD NOMINEE	18 LAKEWOOD CIRCLE NORTH	GREENWICH	CT	06030	11 PILGRIM RD
41	348		GORILLA 18 LLC		1075 WOLVER HOLLOW RD	UPPER BROOKVILLE	NY	11771	18 PRISCILLA LN
41	349		POLLACK ELLIOT & EILEEN		87 WESTERLY TERRACE	HARTFORD	CT	06105	16 PILGRIM RD
41	350		MANDELL AARON H		7606 MIDNIGHT PASS RD	SARASOTA	FL	34242	14 PILGRIM RD
41	823		MILLS THOMAS L & LYNN K		643 RANGER CT	DAVIDSONVILLE	MD	21035	10 OLD WESTMOOR FARM RD
41	824		MORROW MARGARET M TR	BOLAND MORROW NOMINEE TRUST	360 SOUTH GRAND AV	PASADENA	CA	91105	12 OLD WESTMOOR FARM RD

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DEC 19 2024
02584 9998
7020 1810 0001 2800 8154
FRIEDMAN VALERIE J TR
FRIEDMAN MARK A 2021 IRRV TRUST
63 GODDARD AVE
BROOKLINE, MA 02445

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02584 9998
7020 1810 0001 2800 8192
POLLACK ELLIOT & EILEEN
87 WESTERLY TERRACE
HARTFORD, CT 06105

Postmark Here
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02584 9998
7020 1810 0001
TWO PILGRIMS LLC
12 AMELIA DR
NANTUCKET, MA 02554

Postmark Here
DEC 19 2024
02584 9998
MANDELL AARON H
7606 MIDNIGHT PASS RD
SARASOTA, FL 34242

Postmark Here
DEC 19 2024
02584 9998
WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

Postmark Here
DEC 19 2024
02584 9998
MILLS THOMAS L & LYNN K
643 RANGER CT
DAVIDSONVILLE, MD 21035

DEC 19 2024
02584 9998
GORILLA 18 LLC
1075 WOLVER HOLLOW RD
UPPER BROOKVILLE, NY 11771

DEC 19 2024
MORROW MARGARET M TR
BOLAND MORROW NOMINEE TRUST
360 SOUTH GRAND AV
PASADENA, CA 91105

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: 15 Pilgrim Road

Tax Map Number: 41 Parcel Number: 214

Owner of Record: Two Pilgrims LLC

Description of Proposal:

Construct new main house, new guest house, and new garage.

Anticipated HDC Submission Date: 12/20/2024

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.



Front (South) Elevation



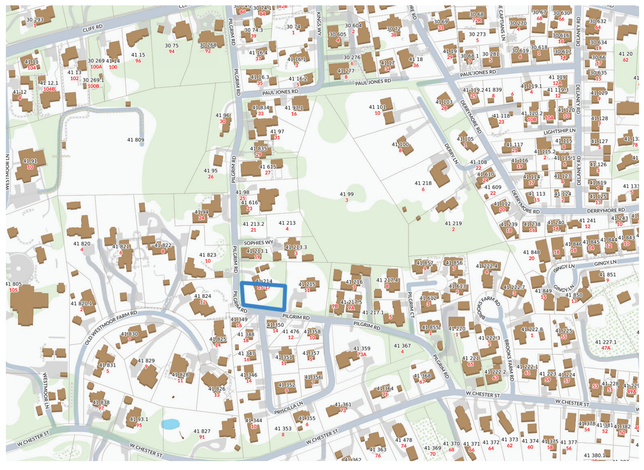
Right (East) Elevation



Back (North) Elevation



Left (West) Elevation



1 Locus Map
not to scale



Photo taken from Southeast corner of lot, looking Northwest.
Continuous privet hedges on both South and West sides of lot buffering Pilgrim Rd.

2 Site Photo
not to scale

HDC APPLICATION 12/20/2024 - New Main Dwelling

SHEET INDEX

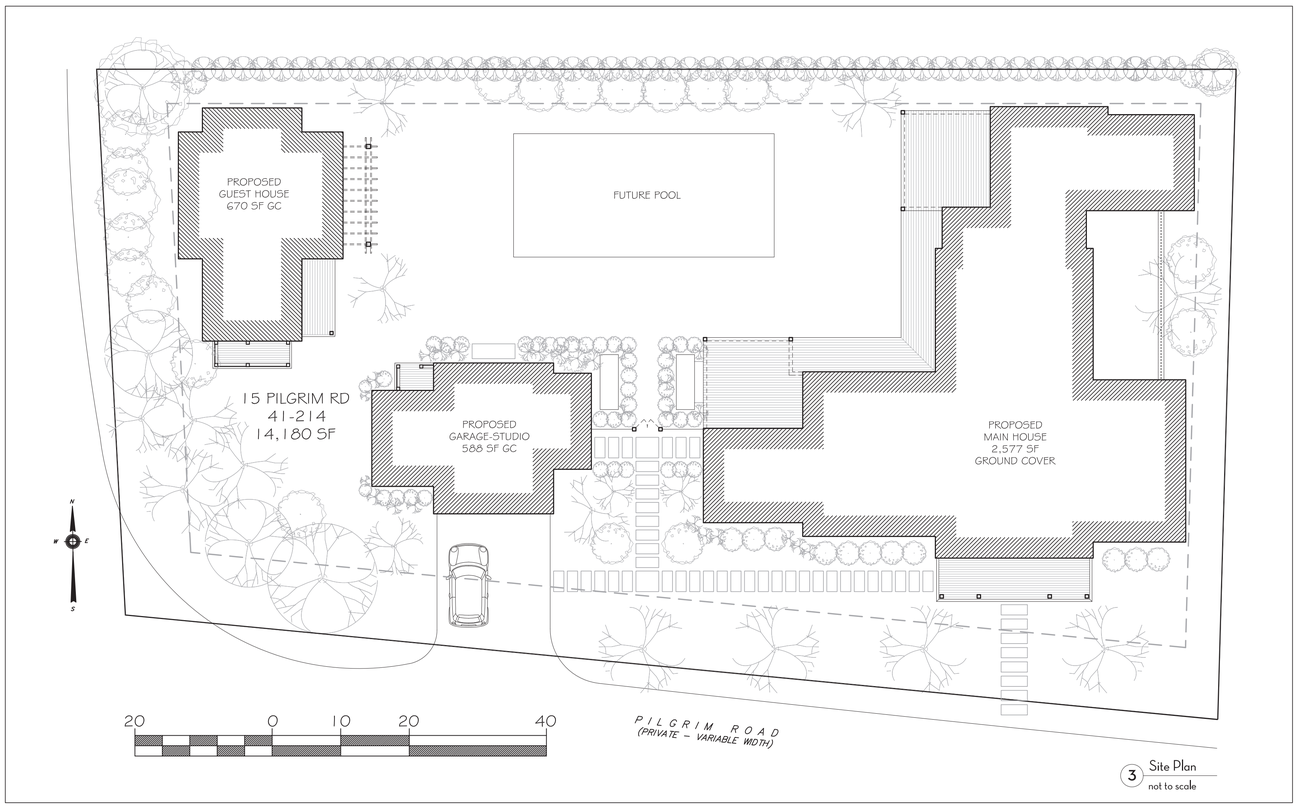
G100:	Site Plan, Locus, Site Photo, Notes
A300-301:	Exterior Elevations
G102:	Window and Door Schedule
A100-102:	Floor Plans

EXISITNG SITE NOTES

15 PILGRIM ROAD , MAP 41 PARCEL 214
*PRESENTLY VACANT LAND

R-1 ZONING

MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	14,180 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	4,254 S.F.
MAIN HOUSE GROUND COVER	2,577 S.F.
GUEST HOUSE GROUND COVER	670 S.F.
GARAGE-STUDIO GROUND COVER	588 S.F.
GROUND COVER REMAINING	419 S.F.



3 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Site Plan, Notes, Locus, Photo

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Site
G100



1 Front Elevation (South) - Faces Pilgrim Road
1/4" = 1'0"



2 Right Elevation (East)
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A300



1 Rear Elevation (North) - Faces Courtyard
1/4" = 1'0"



2 Left Elevation (West) - Faces Courtyard
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

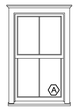
Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

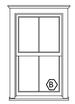
Sheet: Main House
A301

15 Pilgrim Road MAIN HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames of double-hungs, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.



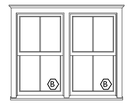
"A" Single Window
RO 3'2-5/8"w x 5'5-3/8"h
2/2 Double Hungs

Totals:
(3) Non-tempered



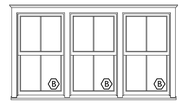
"B" Single Window
RO 3'0-5/8"w x 5'1-3/8"h
2/2 Double Hung

Totals:
(8) Non-Tempered
(3) Tempered



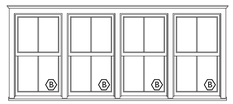
"B" Double Window
RO TBDw x 5'1-3/8"h
2/2 Double Hung

Totals:
(4) Non-Tempered
(2) Tempered



"B" Triple Window
RO TBDw x 5'1-3/8"h
2/2 Double Hung

Totals:
(2) Non-Tempered



"B" Quad Window
RO TBDw x 5'1-3/8"h
2/2 Double Hung

Totals:
(1) Non-Tempered



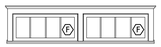
"D" Single Window
RO 2'6-5/8"w x 4'1-3/8"h
2/2 Double Hung

Totals:
(7) Non-Tempered
(1) Tempered



"E" Single Window
RO 2'2"w x 2'8"h
2w2h

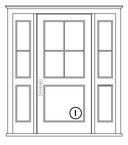
Totals:
(6) Awning
(1) Fixed
(1) Fixed Tempered



"F" Double Mull Transom
RO 8'1"w x 1'8"h
Double 4w Fixed Mulled

Totals:
(2) Non-Tempered

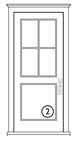
15 Pilgrim Road MAIN HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.



"1" Front Door with Sidelights
Door Size: 3'2"w x 7'0"h **2-1/4" Thickness
Sidelights: 1'2"w x 7'0"h

Single Point Hardware
No screen/storm

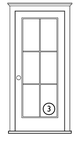
Totals:
(1) RH Inswing



"2" Mudroom Door
Door Size: 2'10"w x 7'0"h **2-1/4" Thickness

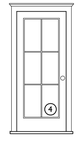
Single Point Hardware
Screen/Storm

Totals:
(1) LH Inswing



"3"
Door Size: 2'10"w x 7'0"h **2-1/4 Thickness
Single Point Hardware
Screen/Storm

Totals:
(1) RH Inswing



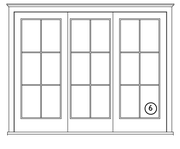
"4"
Door Size: 2'10"w x 7'0"h **2-1/4 Thickness
Single Point Hardware
Screen/Storm

Totals:
(2) LH Inswing



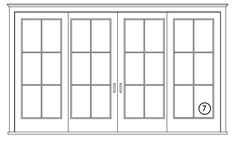
"5" Lift and Slide Door
Door Size: 6'0"w x 7'0"h

Totals:
(1) Right Panel Operates, with sliding screen



"6" Lift and Slide Door
Door Size: 9'0"w x 7'0"h

Totals:
(1) Outer Panels Operate, with sliding screens



"7" Lift and Slide Door
Door Size: 12'0"w x 7'0"h

Totals:
(1) Center Panels Operate, with sliding screens

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

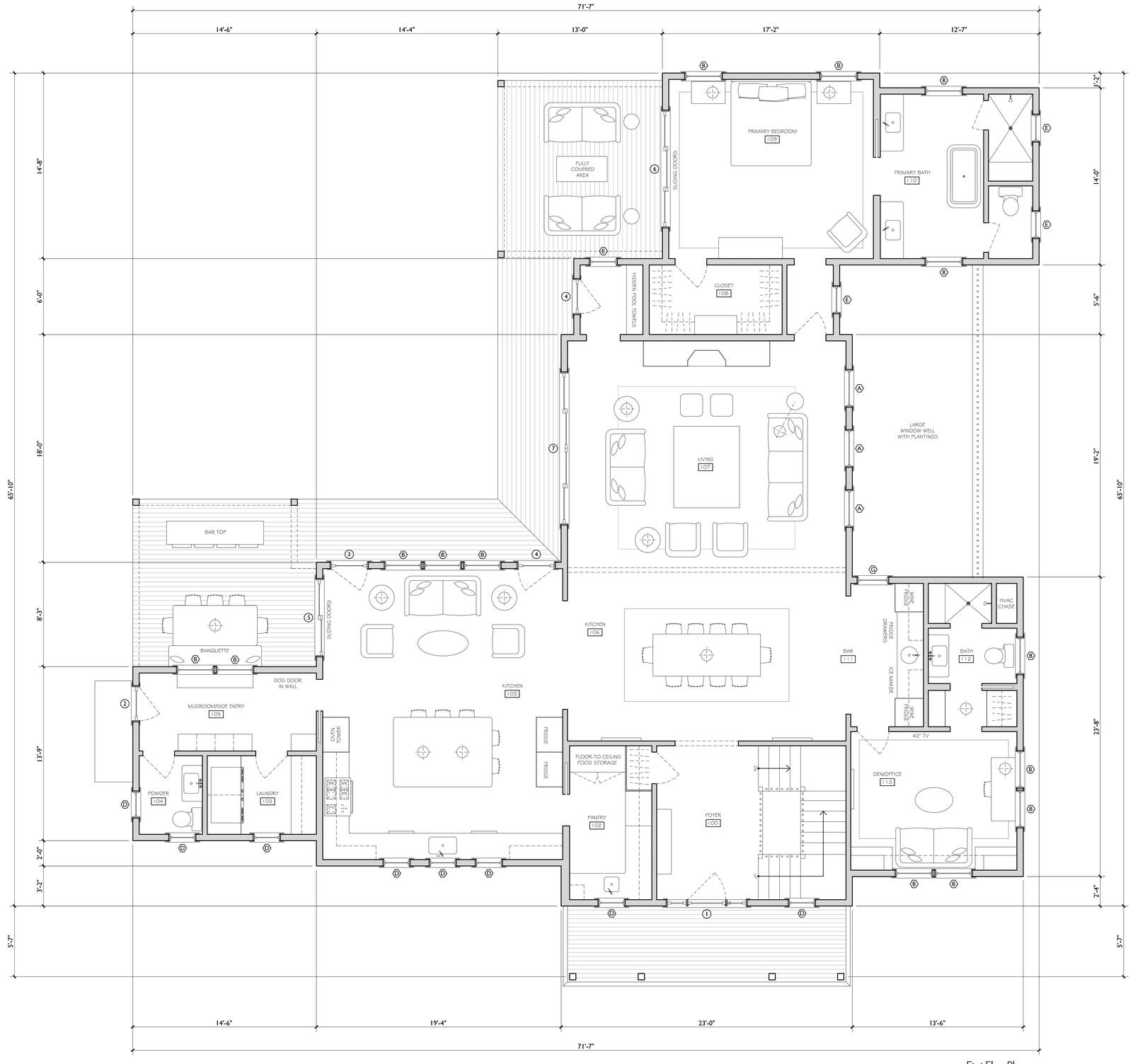
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Window and Door Schedule

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Site
G102



1 First Floor Plan
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

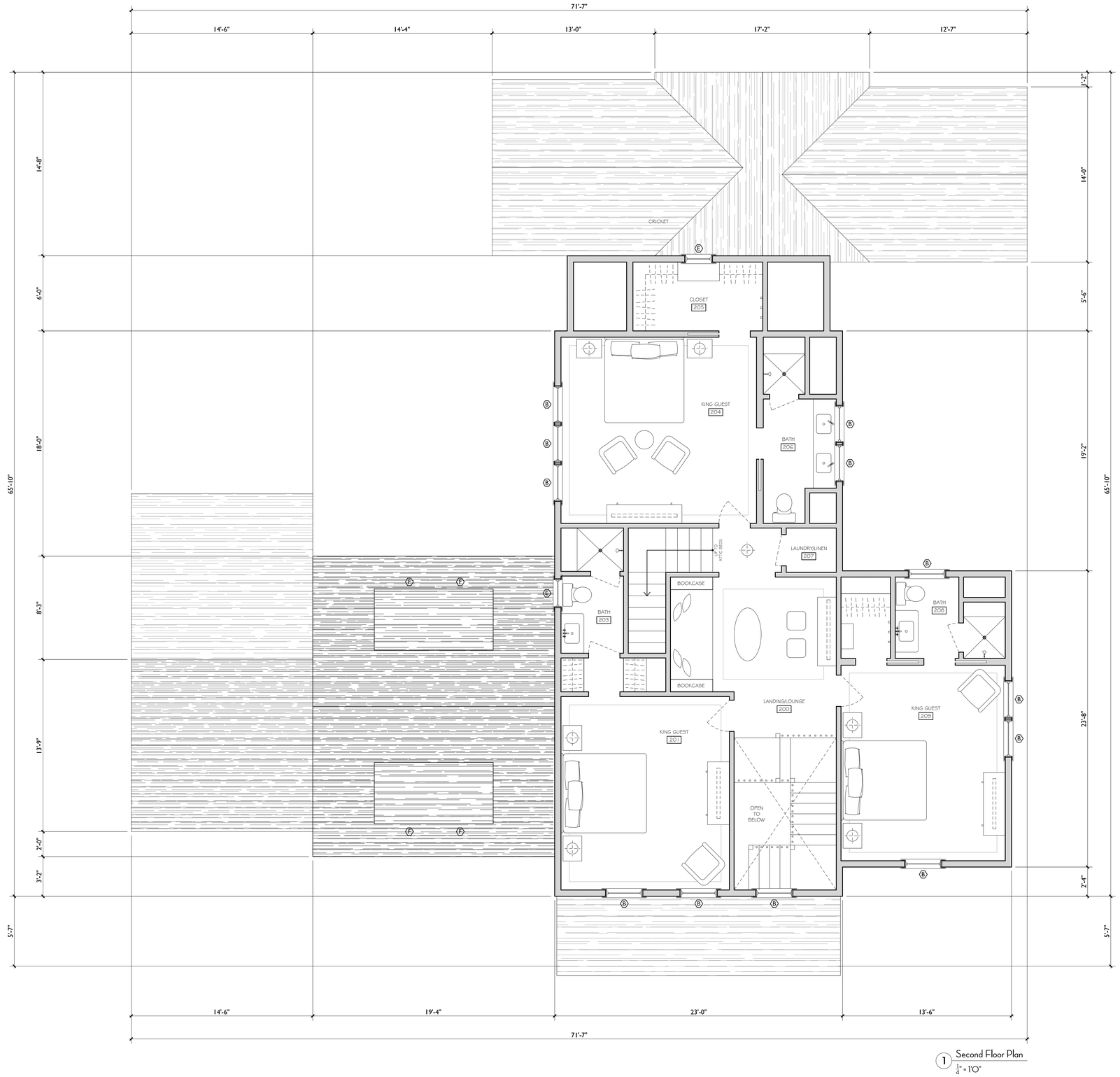
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A101



1 Second Floor Plan
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

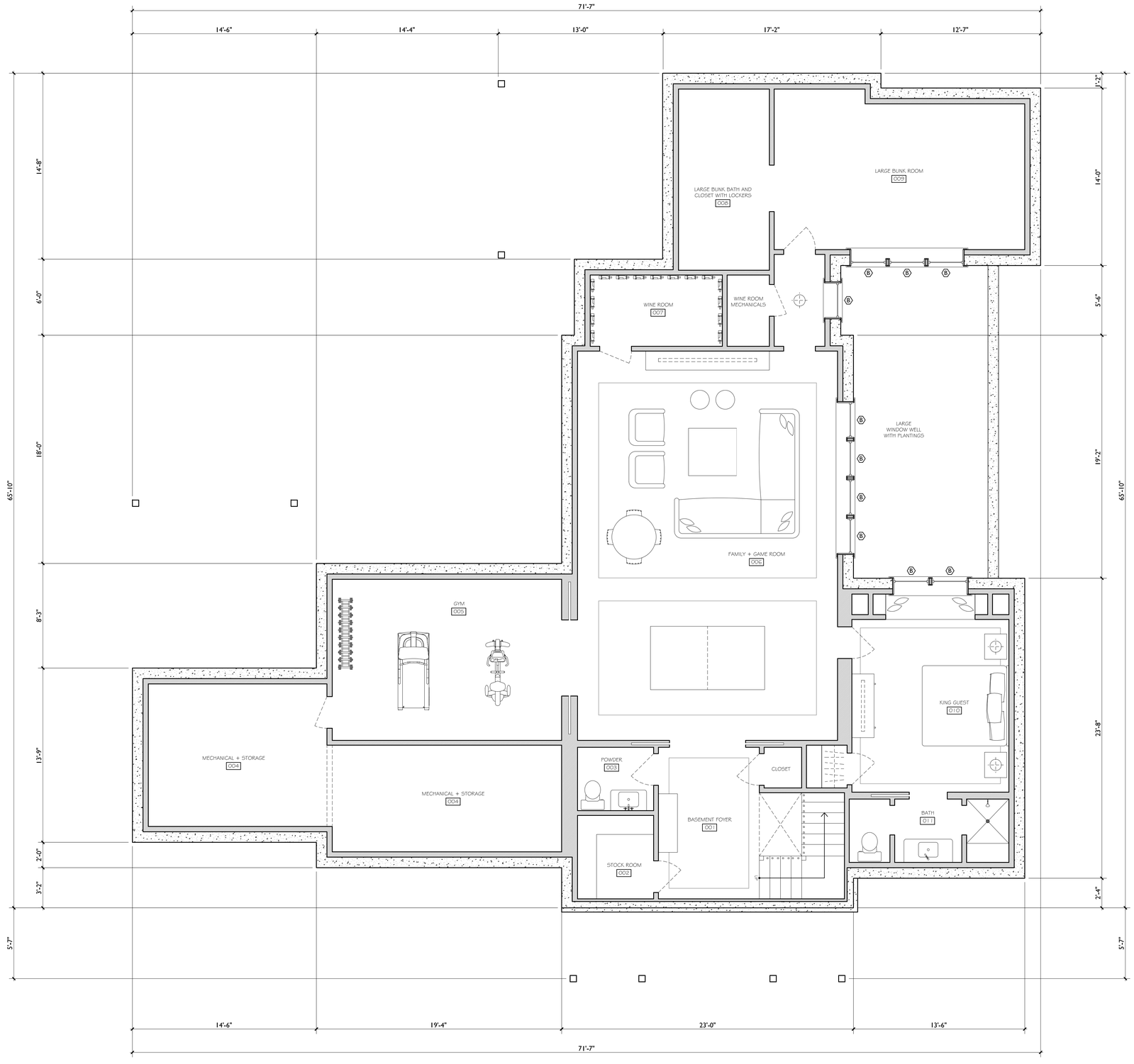
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A102



1 Basement Floor Plan
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 214

Street & Number of Proposed Work: 15 Pilgrim Road

Owner of record: Two Pilgrims LLC

Mailing Address: 12 Amelia Dr
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15A N Beach St
Nantucket, MA 02554

Contact Phone #: 202-360-7177 E-mail: sophie@sophiemetzdesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 288.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other New Guest House

Size of Structure or Addition: Length: 24' 0" Sq. Footage 1st floor: 670 Decks/Patio: Size: 101 SF ☐ 1st floor ☐ 2nd floor
Width: 34' 0" Sq. footage 2nd floor: 670 Porch + Outdoor Shower Size: ↑ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-1' South 0-1' East 0-1' West 0-1'

Height of ridge above final finish grade: North 21' 10" South 21' 10" East 23' 6" West 23' 6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation - outdoor shower mahogany NTW on S elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) 5&6" Copper Half-Round gutter as needed

Leaders (material and size): 2¼ & 3" round copper

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Exposed Rafter Tails
C. Dimensions: Fascia 7¼ Rake 7¼ Soffit (Overhang) 10" Corner boards N/A Frieze 5½
Window Casing 3½ Door Frame 3½ Columns/Posts: Round ____ Square 7¼

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer LePage Mahogany

Doors* (type and material): ☐ TDL ☒ SDL Front LePage Mahogany Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim White Sash White Doors White
Deck IPE/Mahogany NTW Foundation Concrete Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. Pergola Cedar 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 12/20/2024 Signature of owner of record S Metz Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
N/A	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
SAM (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Sophie Metz

AS AGENT FOR Two Pilgrims LLC

STREET ADDRESS 15 Pilgrim Road

MAP/PARCEL 41-214 (Southern Lot)

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/20/2024

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 12/20/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... TWO PILGRIMS LLC

MAILING ADDRESS..... 12 Amelia Drive, Nantucket, MA 02554

PROPERTY LOCATION..... 15 Pilgrim Rd

ASSESSORS MAP/PARCEL..... 41/214

SUBMITTED BY:..... Sophie Metz Design 202-360-7177

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	213	3	FRIEDMAN VALERIE J TR	FRIEDMAN MARK A 2021 IRRV TRUST	63 GODDARD AVE	BROOKLINE	MA	02445	3 SOPHIES WY
41	214		TWO PILGRIMS LLC		12 AMELIA DR	NANTUCKET	MA	02554	15-17 PILGRIM RD
41	215		WELLS DOUGLAS J TRUSTEE	ELEVEN PILGRIM ROAD NOMINEE	18 LAKEWOOD CIRCLE NORTH	GREENWICH	CT	06030	11 PILGRIM RD
41	348		GORILLA 18 LLC		1075 WOLVER HOLLOW RD	UPPER BROOKVILLE	NY	11771	18 PRISCILLA LN
41	349		POLLACK ELLIOT & EILEEN		87 WESTERLY TERRACE	HARTFORD	CT	06105	16 PILGRIM RD
41	350		MANDELL AARON H		7606 MIDNIGHT PASS RD	SARASOTA	FL	34242	14 PILGRIM RD
41	823		MILLS THOMAS L & LYNN K		643 RANGER CT	DAVIDSONVILLE	MD	21035	10 OLD WESTMOOR FARM RD
41	824		MORROW MARGARET M TR	BOLAND MORROW NOMINEE TRUST	360 SOUTH GRAND AV	PASADENA	CA	91105	12 OLD WESTMOOR FARM RD

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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
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Postmark Here
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FRIEDMAN MARK A 2021 IRRV TRUST
63 GODDARD AVE
BROOKLINE, MA 02445

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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7020 1810 0001 2800 8192
POLLACK ELLIOT & EILEEN
87 WESTERLY TERRACE
HARTFORD, CT 06105

Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
TWO PILGRIMS LLC
12 AMELIA DR
NANTUCKET, MA 02554

Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
MANDELL AARON H
7606 MIDNIGHT PASS RD
SARASOTA, FL 34242

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
WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
MILLS THOMAS L & LYNN K
643 RANGER CT
DAVIDSONVILLE, MD 21035

Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
GORILLA 18 LLC
1075 WOLVER HOLLOW RD
UPPER BROOKVILLE, NY 11771

Adult Signature Required
Adult Signature Restricted Delivery
Postage
MORROW MARGARET M TR
BOLAND MORROW NOMINEE TRUST
360 SOUTH GRAND AV
PASADENA, CA 91105

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: 15 Pilgrim Road

Tax Map Number: 41 Parcel Number: 214

Owner of Record: Two Pilgrims LLC

Description of Proposal:

Construct new main house, new guest house, and new garage.

Anticipated HDC Submission Date: 12/20/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.



Front (East) Elevation



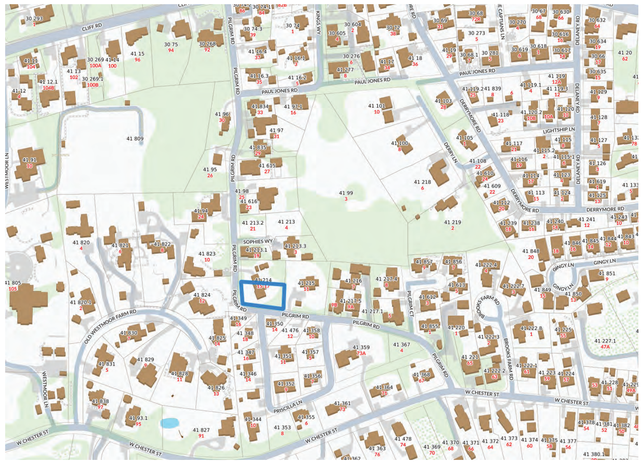
Right (North) Elevation



Back (West) Elevation



Left (South) Elevation


CURV RD
PAUL JONES RD
PILGRIM RD
PILGRIM RD
PILGRIM



1 Front Elevation (East)
1/4" = 1'0"



2 Right Elevation (North)
1/4" = 1'0"



3 Back Elevation (West)
1/4" = 1'0"



4 Left Elevation (South)
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

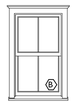
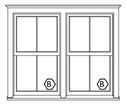
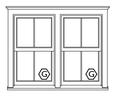
Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

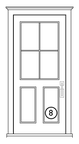
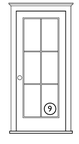
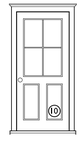
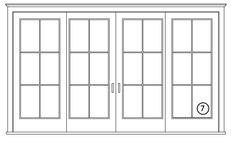
15 PILGRIM ROAD
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
A300

15 Pilgrim Road GUEST HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames of double-hungs, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.

 "B" Single Window RO 3'0-5/8"w x 5'1-3/8"h 2/2 Double Hung Totals: (3) Non-Tempered (2) Tempered	 "B" Double Window RO TBDw x 5'1-3/8"h 2/2 Double Hung Totals: (1) Tempered	 "D" Single Window RO 2'6-5/8"w x 4'1-3/8"h 2/2 Double Hung Totals: (1) Non-Tempered	
 "G" Single Window RO 2'8-5/8"w x 4'5-3/8"h 2/2 Double Hung Totals: (3) Non-Tempered (1) Tempered	 "G" Double Mull Window RO TBD"w x 4'5-3/8"h 2/2 Double Hung Totals: (2) Non-Tempered	 "H" Single Window RO 3'0"w x 1'8"h 3w Fixed Totals: (2) Tempered	

15 Pilgrim Road GUEST HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.

 "8" Door Size: 3'0"w x 7'0"h **2-1/4" Thickness Single Point Hardware No screen/storm Totals: (1) LH Inswing	 "9" Door Size: 2'8"w x 7'0"h Totals: (1) LH Outswing	 "10" Door Size: 3'0"w x 7'0"h **2-1/4" Thickness Single Point Hardware With screen/storm Totals: (1) RH Inswing	
 "7" Lift and Slide Door Door Size: 12'0"w x 7'0"h Totals: (1) Center Panels Operate, with sliding screens			

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

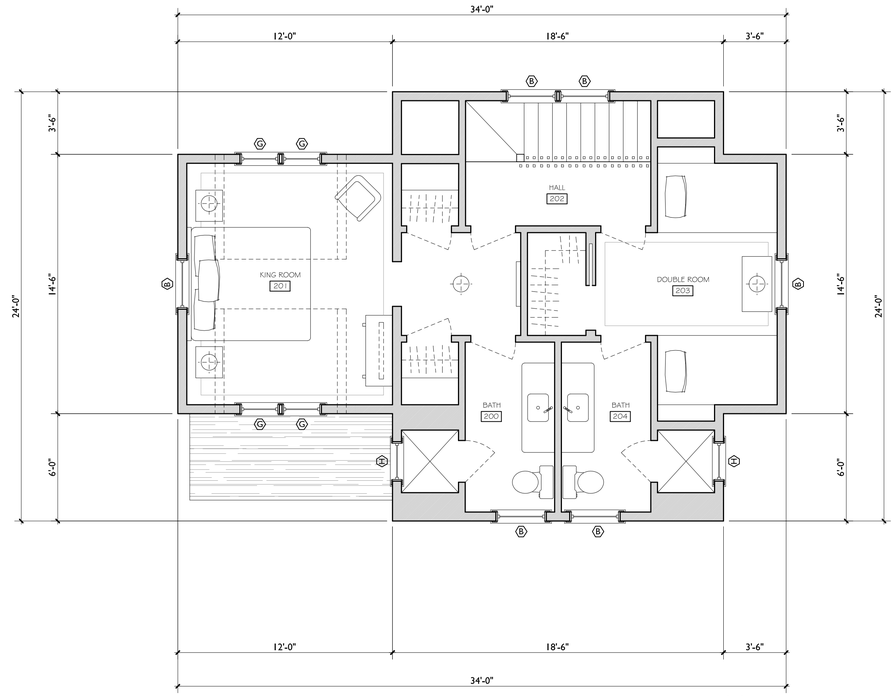
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Window and Door Schedule

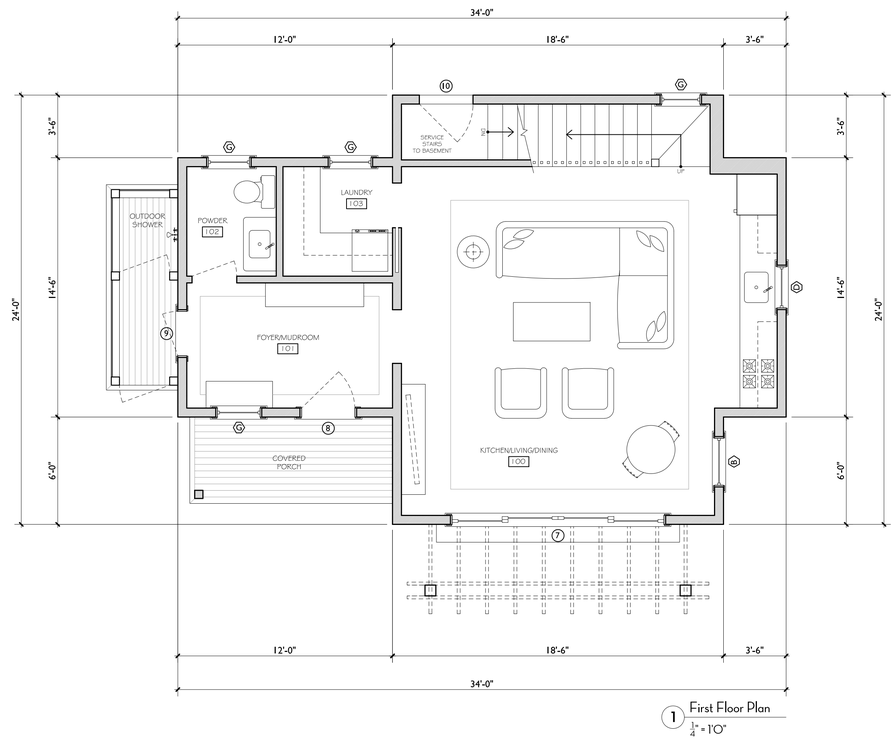
HDC Submittal 12/20/2024

15 PILGRIM ROAD
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
G102



2 Second Floor Plan
1/4" = 1'0"



1 First Floor Plan
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SMD
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15A North Beach Street
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Nantucket New York

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6 Golden Gate Drive
Hooksett, NH 03106
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Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

HDC Submittal 12/20/2024

15 PILGRIM ROAD GUEST HOUSE

Nantucket, MA 02554

Sheet: Guest House
A100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 214

Street & Number of Proposed Work: 15 PILGRIM ROAD

Owner of record: TWO PILGRIMS LLC

Mailing Address: 12 AMELIA DR
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SOPHIE METZ DESIGN

Mailing Address: 15A N BEACH ST
NANTUCKET, MA 02554

Contact Phone #: 202-360-7177 E-mail: sophie@sophiemetzdesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ $199.20 PAID

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22'0" Sq. Footage 1st floor: 588 Decks/Patio: Size: 23 SF ☐ 1st floor ☐ 2nd floor
Width: 32'0" Sq. footage 2nd floor: 385 Outdoor Shower Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-1' South 0-1' East 0-1' West 0-1'

Height of ridge above final finish grade: North 22' 11" South 22' 11" East 17' 7" West 17' 7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation > outdoor shower mahogany NTW on NW corner

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) 5 & 6" Round copper as needed

Leaders (material and size): 2¼ & 3" Round Copper

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7¼ Rake 7¼ Soffit (Overhang) 10" Corner boards N/A Frieze 5½
Window Casing 3½ Door Frame 3½ Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer LePage Mahogany

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Wood overhead lift Material Cedar/Mahogany - Painted White

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim White Sash White Doors White
Deck IPE/Mahogany NTW 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 12/20/2024 Signature of owner of record S Metz Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
N/A	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
SAM (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Sophie Metz

AS AGENT FOR Two Pilgrims LLC

STREET ADDRESS 15 Pilgrim Road

MAP/PARCEL 41-214 (Southern Lot)

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/20/2024

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 12/20/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... TWO PILGRIMS LLC

MAILING ADDRESS..... 12 Amelia Drive, Nantucket, MA 02554

PROPERTY LOCATION..... 15 Pilgrim Rd

ASSESSORS MAP/PARCEL..... 41/214

SUBMITTED BY:..... Sophie Metz Design 202-360-7177

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	213	3	FRIEDMAN VALERIE J TR	FRIEDMAN MARK A 2021 IRRV TRUST	63 GODDARD AVE	BROOKLINE	MA	02445	3 SOPHIES WY
41	214		TWO PILGRIMS LLC		12 AMELIA DR	NANTUCKET	MA	02554	15-17 PILGRIM RD
41	215		WELLS DOUGLAS J TRUSTEE	ELEVEN PILGRIM ROAD NOMINEE	18 LAKEWOOD CIRCLE NORTH	GREENWICH	CT	06030	11 PILGRIM RD
41	348		GORILLA 18 LLC		1075 WOLVER HOLLOW RD	UPPER BROOKVILLE	NY	11771	18 PRISCILLA LN
41	349		POLLACK ELLIOT & EILEEN		87 WESTERLY TERRACE	HARTFORD	CT	06105	16 PILGRIM RD
41	350		MANDELL AARON H		7606 MIDNIGHT PASS RD	SARASOTA	FL	34242	14 PILGRIM RD
41	823		MILLS THOMAS L & LYNN K		643 RANGER CT	DAVIDSONVILLE	MD	21035	10 OLD WESTMOOR FARM RD
41	824		MORROW MARGARET M TR	BOLAND MORROW NOMINEE TRUST	360 SOUTH GRAND AV	PASADENA	CA	91105	12 OLD WESTMOOR FARM RD

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Extra Services & Fees (check box, add fee as appropriate)
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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7020 1810 0001 2800 8154
FRIEDMAN VALERIE J TR
FRIEDMAN MARK A 2021 IRRV TRUST
63 GODDARD AVE
BROOKLINE, MA 02445

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For delivery information, visit our website at www.usps.com®.
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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
7020 1810 0001 2800 8192
POLLACK ELLIOT & EILEEN
87 WESTERLY TERRACE
HARTFORD, CT 06105

Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
TWO PILGRIMS LLC
12 AMELIA DR
NANTUCKET, MA 02554

Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
MANDELL AARON H
7606 MIDNIGHT PASS RD
SARASOTA, FL 34242

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
WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
MILLS THOMAS L & LYNN K
643 RANGER CT
DAVIDSONVILLE, MD 21035

Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
GORILLA 18 LLC
1075 WOLVER HOLLOW RD
UPPER BROOKVILLE, NY 11771

Adult Signature Required
Adult Signature Restricted Delivery
Postage
MORROW MARGARET M TR
BOLAND MORROW NOMINEE TRUST
360 SOUTH GRAND AV
PASADENA, CA 91105

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: 15 Pilgrim Road

Tax Map Number: 41 Parcel Number: 214

Owner of Record: Two Pilgrims LLC

Description of Proposal:

Construct new main house, new guest house, and new garage.

Anticipated HDC Submission Date: 12/20/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.



Front (South) Elevation



Right (East) Elevation



Back (North) Elevation



Left (West) Elevation



1 Locus Map
not to scale



Photo taken from Southeast corner of lot, looking Northwest.
Continuous privet hedges on both South and West sides of lot buffering Pilgrim Rd.

2 Site Photo
not to scale

HDC APPLICATION 12/20/2024 - New Garage-Studio

SHEET INDEX

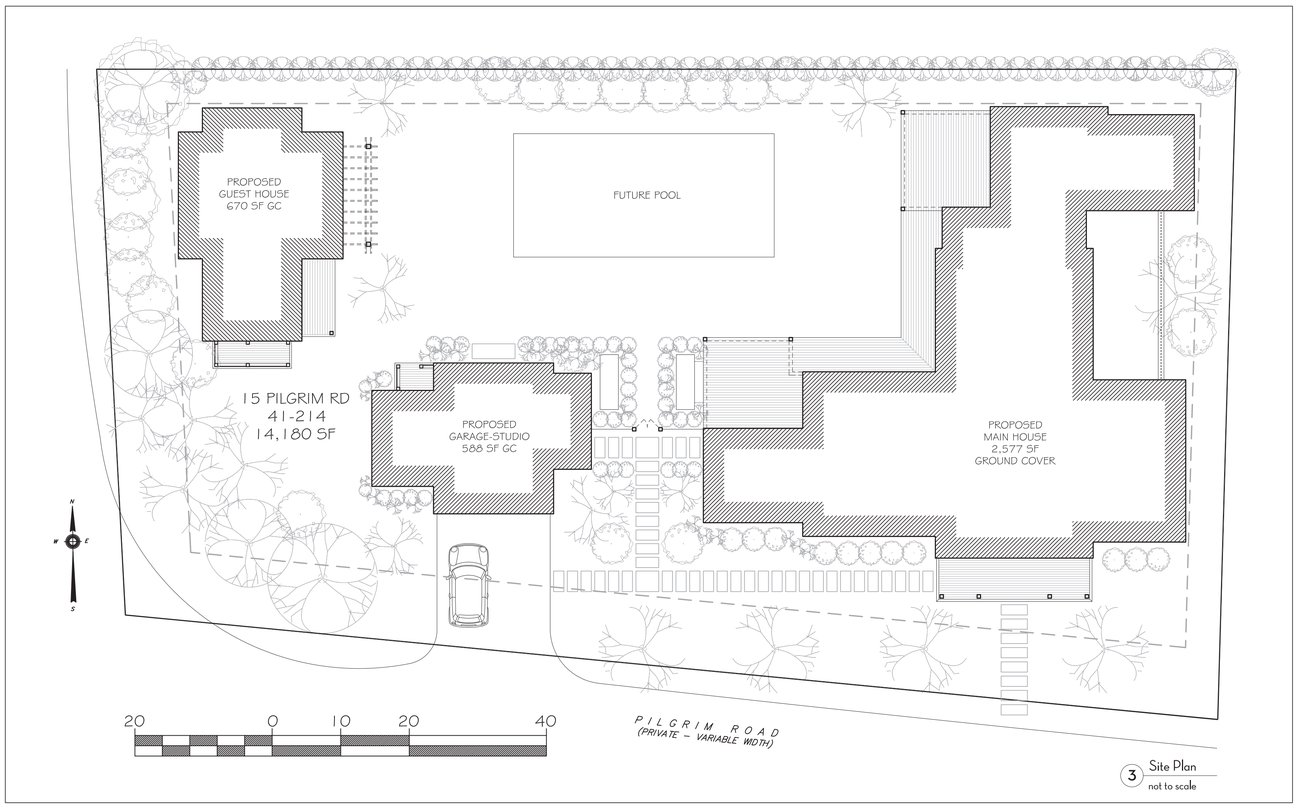
G100: Site Plan, Locus, Site Photo, Notes
A300: Exterior Elevations
G102: Window and Door Schedule
A100: Floor Plans

EXISITNG SITE NOTES

15 PILGRIM ROAD , MAP 41 PARCEL 214
*PRESENTLY VACANT LAND

R-1 ZONING
MINIMUM LOT SIZE.....5,000 S.F.
EXISTING LOT SIZE.....14,180 S.F.
MINIMUM FRONTAGE.....50'
FRONT SETBACK.....10'
SIDE/REAR SETBACK.....5'
GROUND COVER RATIO.....30%
ALLOWED GROUND COVER.....4,254 S.F.
MAIN HOUSE GROUND COVER.....2,577 S.F.
GUEST HOUSE GROUND COVER.....670 S.F.
GARAGE-STUDIO GROUND COVER.....588 S.F.

GROUND COVER REMAINING.....419 S.F.



3 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Site Plan, Notes, Locus, Photo

HDC Submittal 12/20/2024

15 PILGRIM ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
G100



1 Front Elevation (South)
1/4" = 1'0"



2 Right Elevation (East)
1/4" = 1'0"



3 Back Elevation (North)
1/4" = 1'0"



4 Left Elevation (West)
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

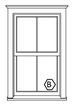
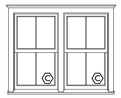
Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

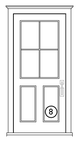
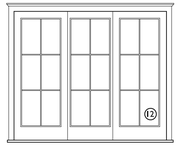
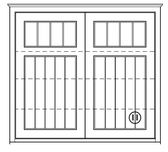
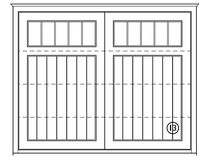
15 PILGRIM ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
A300

15 Pilgrim Road GARAGE-STUDIO WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames of double-hungs, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.

 "B" Single Window RO 3'0-5/8"w x 5'1-3/8"h 2/2 Double Hung Totals: (1) Non-Tempered	 "C" Double Mull Window RO TBD"w x 4'9-3/8"h (single window RO 2' 10-5/8") 2/2 Double Hung Totals: (2) Non-Tempered	 "E" Single Window RO 2'2"w x 2'8"h 2w2h Totals: (1) Awning (1) Fixed Tempered	 "H" Single Window RO 3'0"w x 1'8"h 3w Fixed Totals: (3) Non-Tempered (1) Tempered

15 Pilgrim Road GARAGE-STUDIO DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.

 "8" Door Size: 3'0"w x 7'0"h **2-1/4" Thickness Single Point Hardware No screen/storm Totals: (1) LH Inswing	 "12" Lift and Slide Door Door Size: 9'0"w x 7'5"h Totals: (1) Outer Panels Operate, with sliding screens	 "12" Overhead Lift Door Door Size: 8'0"w x 7'6"h Totals: (1) Wood with SDL lights	 "13" Overhead Lift Door Door Size: 10'0"w x 8'0"h Totals: (1) Wood with SDL lights

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

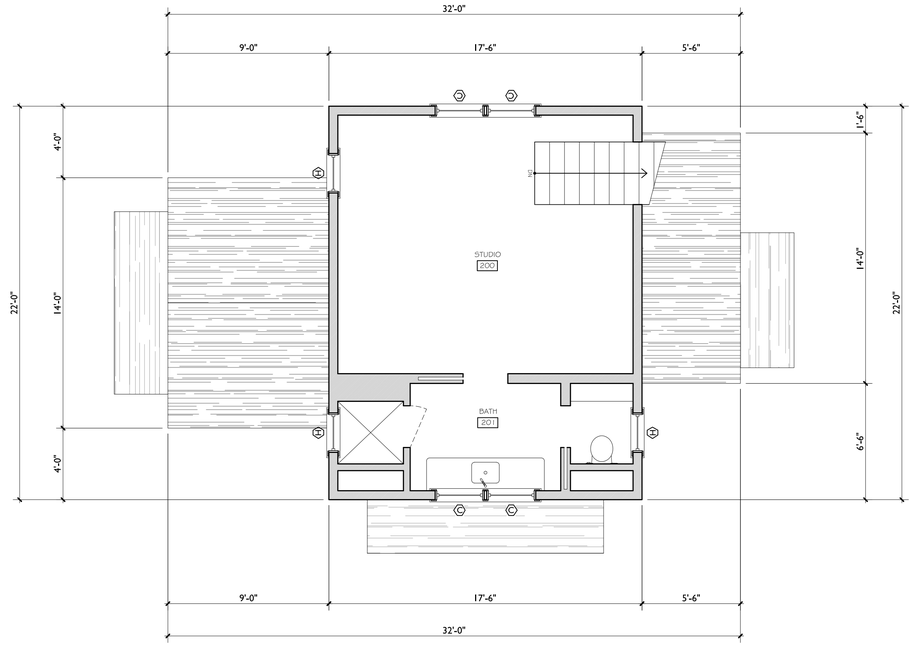
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Window and Door Schedule

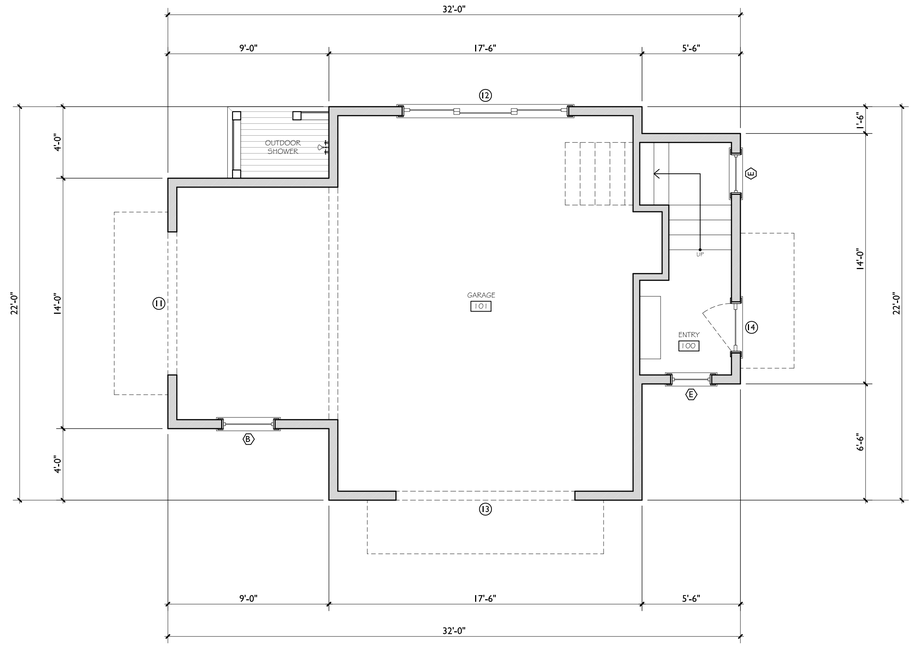
HDC Submittal 12/20/2024

15 PILGRIM ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
G102



2 Second Floor Plan
1/4" = 1'0"



1 First Floor Plan
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

HDC Submittal 12/20/2024

15 PILGRIM ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
A100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 108

Street & Number of Proposed Work: 7 ACADEMY LN.

Owner of record: HANSEN FAMILY

Mailing Address: 189 WOODLANDS ROAD

PENNINGTON, NJ. 08534

Contact Phone #: _____ E-mail: lfh1965@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OMEL DESIGN INC

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508)325-4719 E-mail: ackvalie@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other REPLACE ONE WINDOW

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: CAPT REUBEN BUNKER

Original Date: C 1900

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REPLACE WINDOW + TRY TO REUSE HEAD AND SIDE CASINGS
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 BIRCO SINGLE GLAZED

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/19/24 Signature of owner of record _____ Signed under penalties of perjury

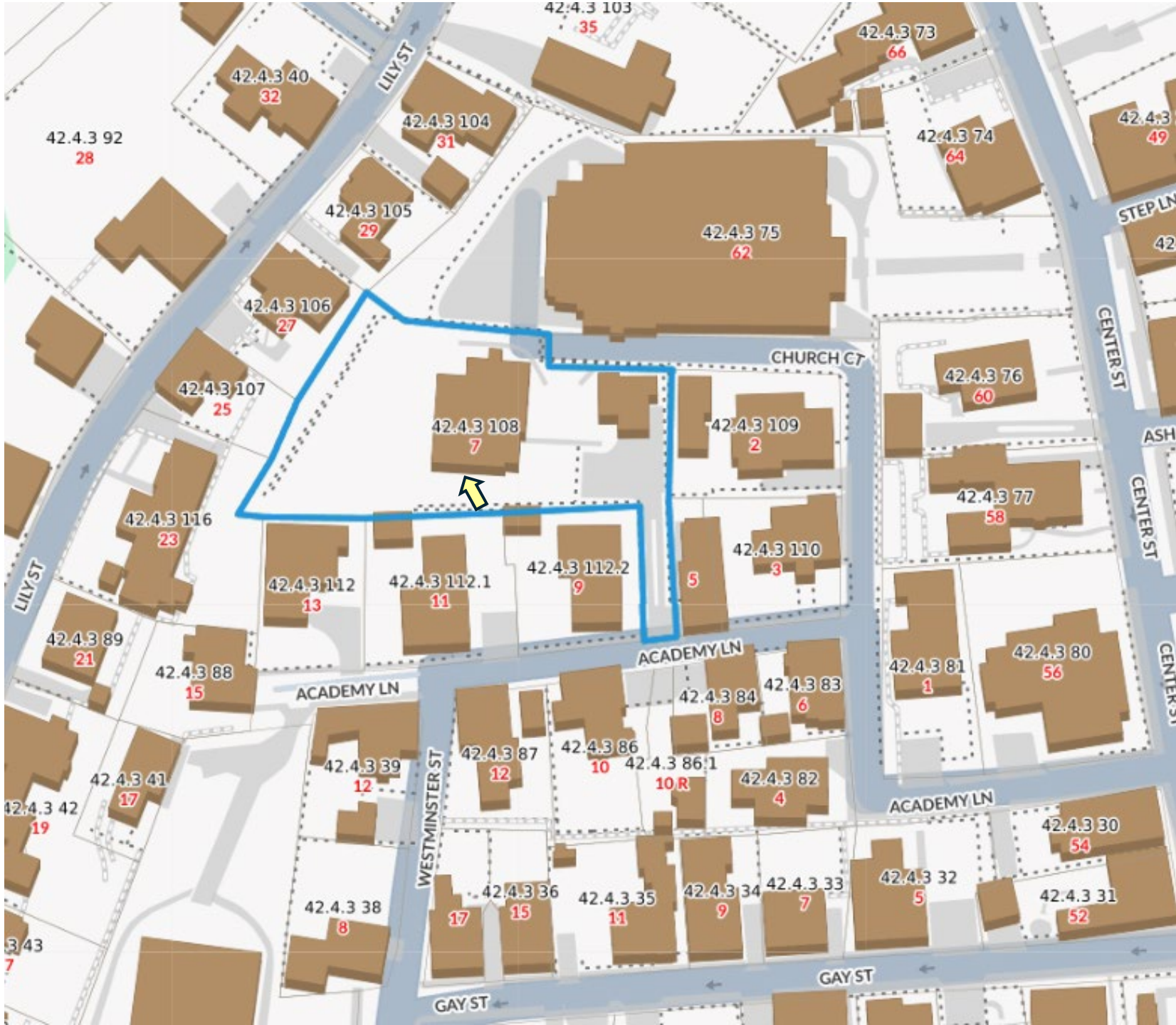
Hanson Family

Replace one window

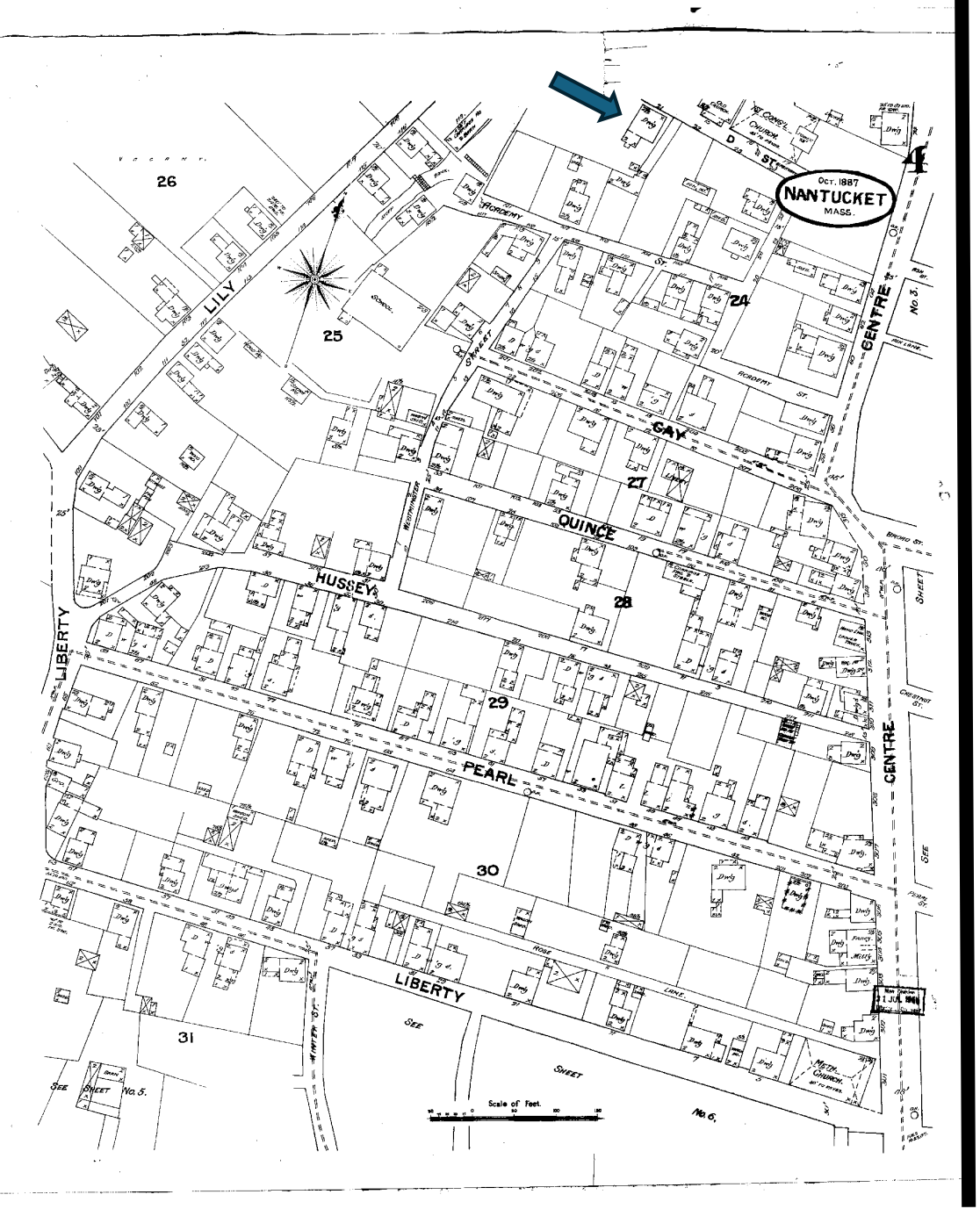
12-19-24



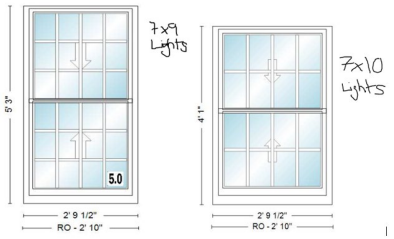
Captain Reuban Bunker house
circa 1800



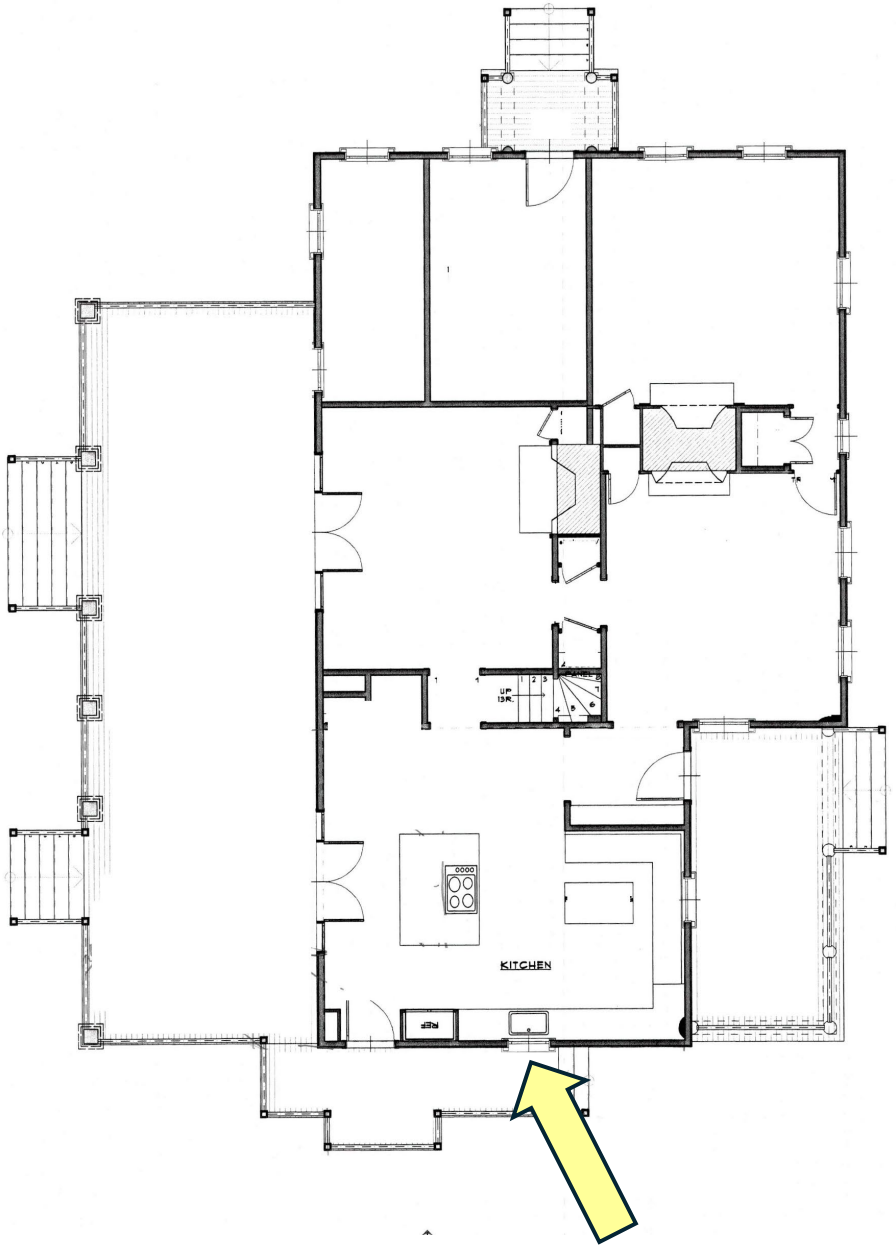

First Congregational
Church Nantucket
Church Ct
7
2
58
3
Church Ct
9
5
11



Replace existing window with less tall unit- try to keep existing head and side casings



Tru divided light Brosco sash
With historic sill







South elevation- no visibility

Note: They will keep removed window sash for future replacement of a window- if needed

1 Cambridge Street : 42.3.1 / 130.2

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

J.B. 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 130.2

Street & Number of Proposed Work: 1 Cambridge St

Owner of record: Zero India Street LLC

Mailing Address: 121 Kercheval Ave
Grosse Pointe Farms, MI 48236

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-03-10149
☐ 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: After 1846 (Cambridge St side) (describe)

Original Date: 1923-1949 (India St side)

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS*

1. East Elevation Fenestration, Roof Material, Color correction
2. South Elevation Fenestration, Roof Material, Color correction
3. West Elevation Roof material, color correction
4. North Elevation Fenestration, Roof Material, Color correction

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

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 Natural (no change) Clapboard (if applicable) White (no change) Roof Natural
Trim White (no change) Sash Essex Green Doors Essex Green
Deck Natural (no change) Foundation Natural (no change) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/30/24 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
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR Zero India Street LLC

STREET ADDRESS 1 Cambridge Street

MAP/PARCEL 42.3.1 / 130.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12-20-2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Joshua Bancroft 12-20-2024

Signature Date

emeritus
8 Williams Lane, Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
emeritusdevelopment.com

Authorization Letter

1 Cambridge Street, Nantucket, MA 02554 — Addition & Alteration

January 6, 2022

Project Name: Addition & Alteration

Project Address: 1 Cambridge Street, Nantucket, MA 02554

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regard to Certificate of Appropriateness documentation necessary for the property at 1 Cambridge Street, per our collaboration.

Thank you for your understanding.

Signature: _____

Print Name: Michael Cotton

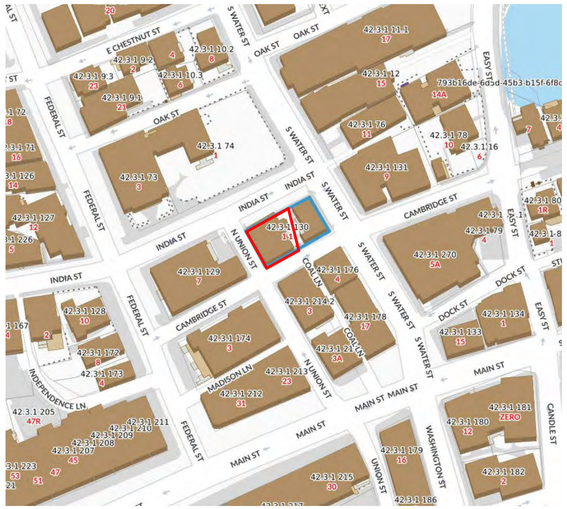
Date: 1/6/22

Mixed Use Building

1 Cambridge Street
Nantucket, MA 02554

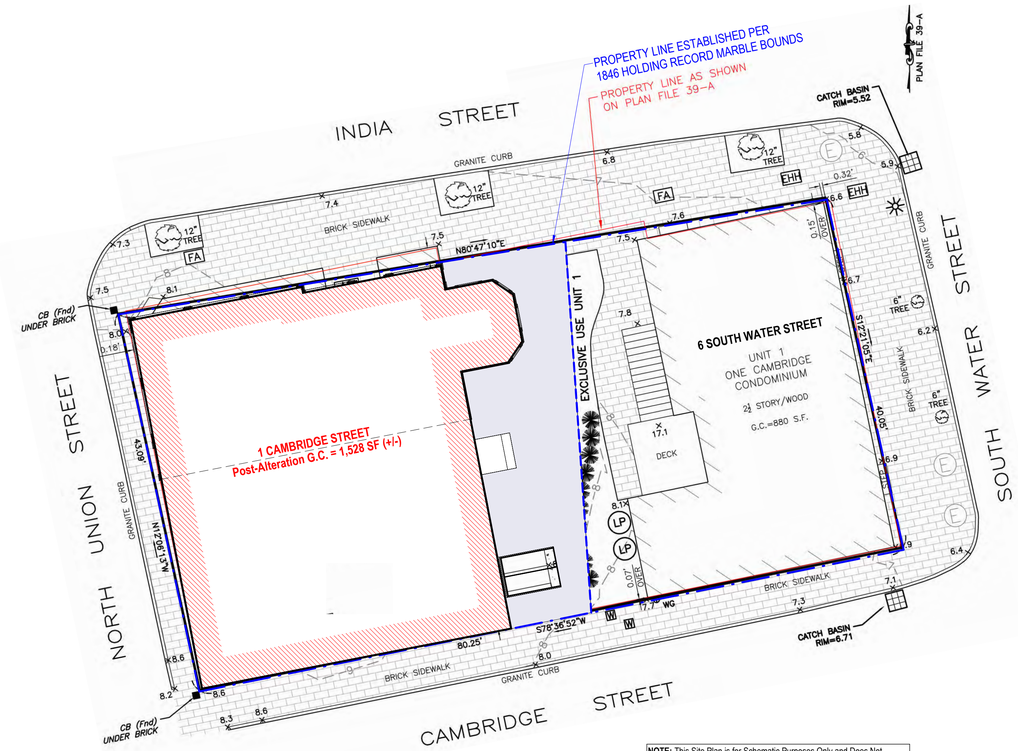
12.20.24

H.D.C. Application



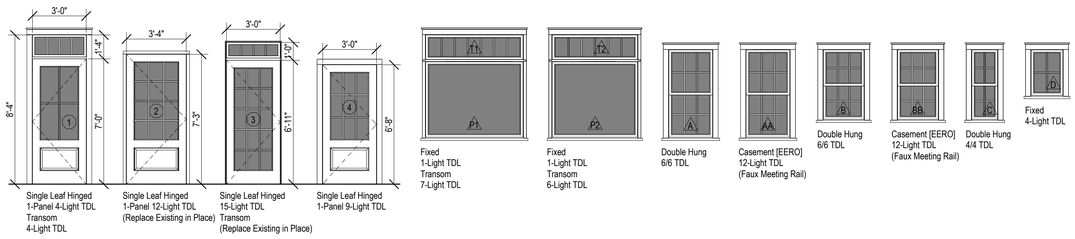
1 Locus & Aerial Map
Not to Scale





3 Site Plan - Proposed
1/8" = 1'-0"

NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. Refer to Stamped Site Plan by *Site Design Engineering, LLC* for All Proposed Site Work and Zoning Information.



2 Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	7'-0"	Upstate Door	Custom	Single Leaf Hinged Door (90-Deg) + Transom, Decay-Resistant Wood Material, Single Pane Glazing, True Divided Light, LH Inswing, Automatic Closing Device, No Panic Hardware
2	1	3'-4"	7'-3"	Upstate Door	Custom	Single Leaf Hinged Door (90-Deg), Decay-Resistant Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, Automatic Closing Device, No Panic Hardware
3	1	3'-0"	6'-11"	Upstate Door	Custom	Single Leaf Hinged Door (90-Deg) + Transom, Decay-Resistant Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, Automatic Closing Device, No Panic Hardware
4	1	3'-0"	6'-8"	Upstate Door	Custom	Single Leaf Hinged Door (180-Deg), Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, No Automatic Closing Device, No Panic Hardware

WINDOW SCHEDULE

WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	7	2'-8"	5'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
AA	1	2'-8"	5'-0"	Boston Sash	Custom	Casement Window, Wood Material, Single Pane Glazing, True Divided Light, Faux Meeting Rail, Emergency Escape & Rescue Opening (Min. 20"x24" 5.7 SF Clear Opening)
B	3	2'-6"	4'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
BB	3	2'-6"	4'-0"	Boston Sash	Custom	Casement Window, Wood Material, Single Pane Glazing, True Divided Light, Faux Meeting Rail, Emergency Escape & Rescue Opening (Min. 20"x24" 5.7 SF Clear Opening)
C	4	1'-8"	4'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
D	5	2'-0"	2'-8"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light, 1 Tempered Unit
P1	3	5'-8"	4'-4"	Boston Sash	Custom	Fixed Window, Wood Material, Single Pane Glazing, Pair to Window Type T1
P2	2	5'-0"	4'-4"	Boston Sash	Custom	Fixed Window, Wood Material, Single Pane Glazing, Pair to Window Type T2
T1	3	5'-8"	1'-6"	Boston Sash	Custom	Transom Window, Wood Material, Single Pane Glazing, True Divided Light, Pair to Window Type P1
T2	2	5'-0"	1'-6"	Boston Sash	Custom	Transom Window, Wood Material, Single Pane Glazing, True Divided Light, Pair to Window Type P2

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Provide Insulated Storm Panels for All New and Existing Windows to Maximize Storm and Energy Performance. Impact-Resistant Glazing and Full Compliance with Massachusetts Stretch Energy Code Not Required Per Variance Issued by Nantucket Building Department.
4) Contractor to Provide Removable Flood Shields for All New and Existing Exterior Doors Located on First Floor in Accordance with *ASCE 24 Section 6.2.3*. New Door Types 1, 2 and 3 to be Built Using Flood Damage-Resistant Materials in Accordance with *FEMA Technical Bulletin 2*.
5) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.

2053

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Side/Rear Setback:	0'/5'
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Total Proposed G.C.:	72.3% | 2,408 SF

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S.2.3 Building Sections
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Revisions

Cover Sheet

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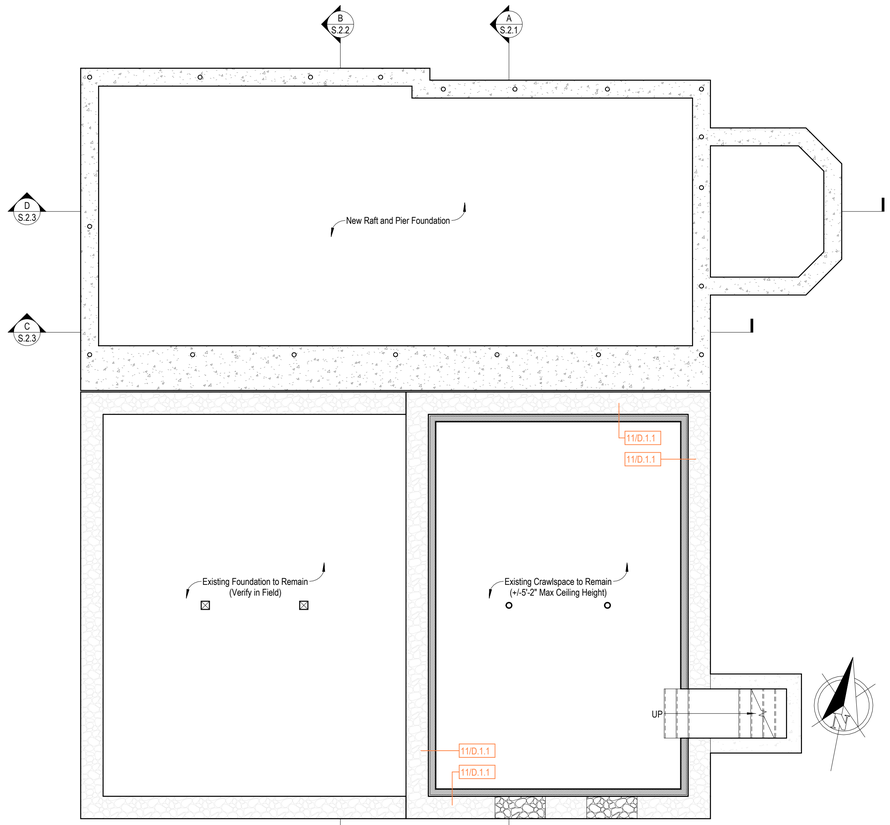
A.0.1

2053

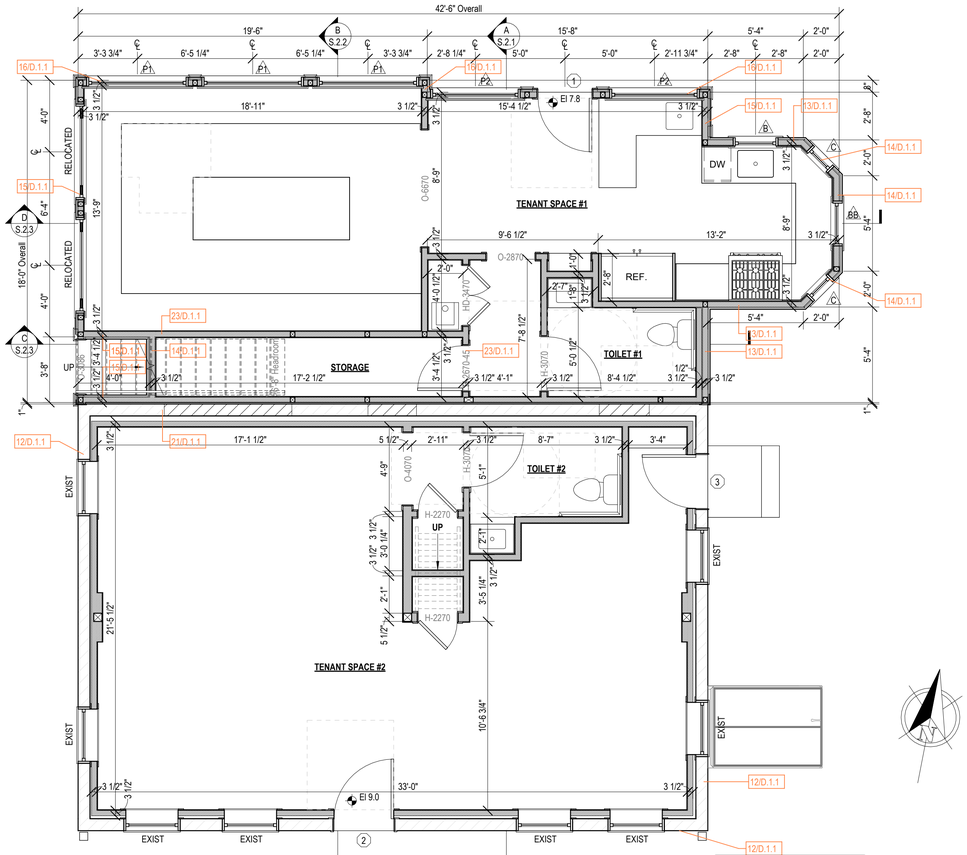
12.20.24

H.D.C. Application



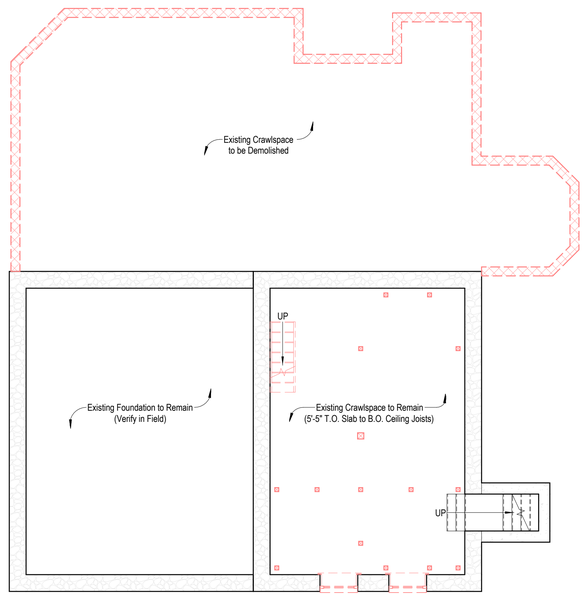
1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



NOTE: Refer to Wall Assemblies on D.1.1. All Interior Partitions to be Type 22/D.1.1 Except Where Otherwise Specified.

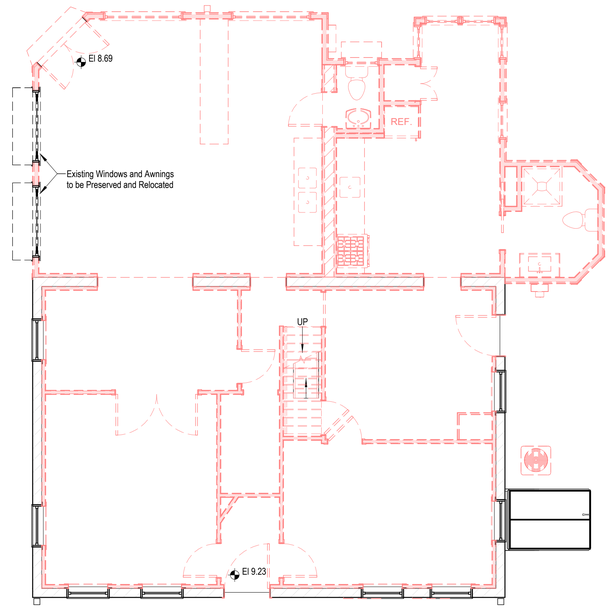
2 First Floor Plan - Proposed
1/4" = 1'-0"



1X Crawlspace Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed



2X First Floor Plan - Existing/Demolition
3/16" = 1'-0"

2053

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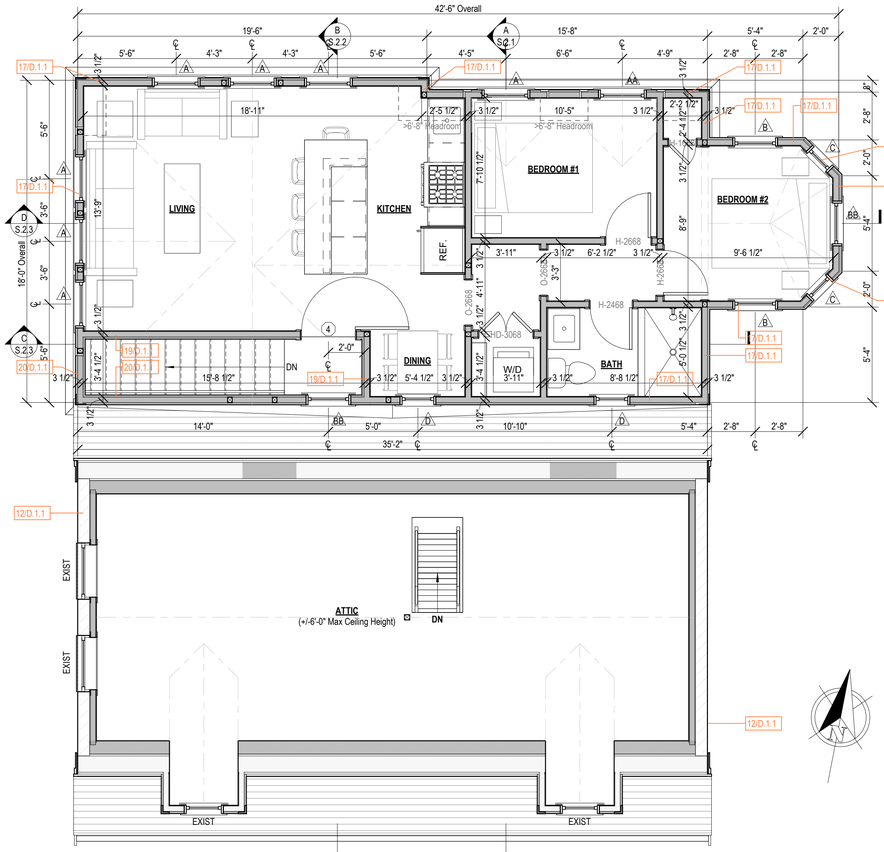
12.20.24

H.D.C. Application



1 Second Floor Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to Wall Assemblies on D.1.1.
All Interior Partitions to be Type 22/D.1.1
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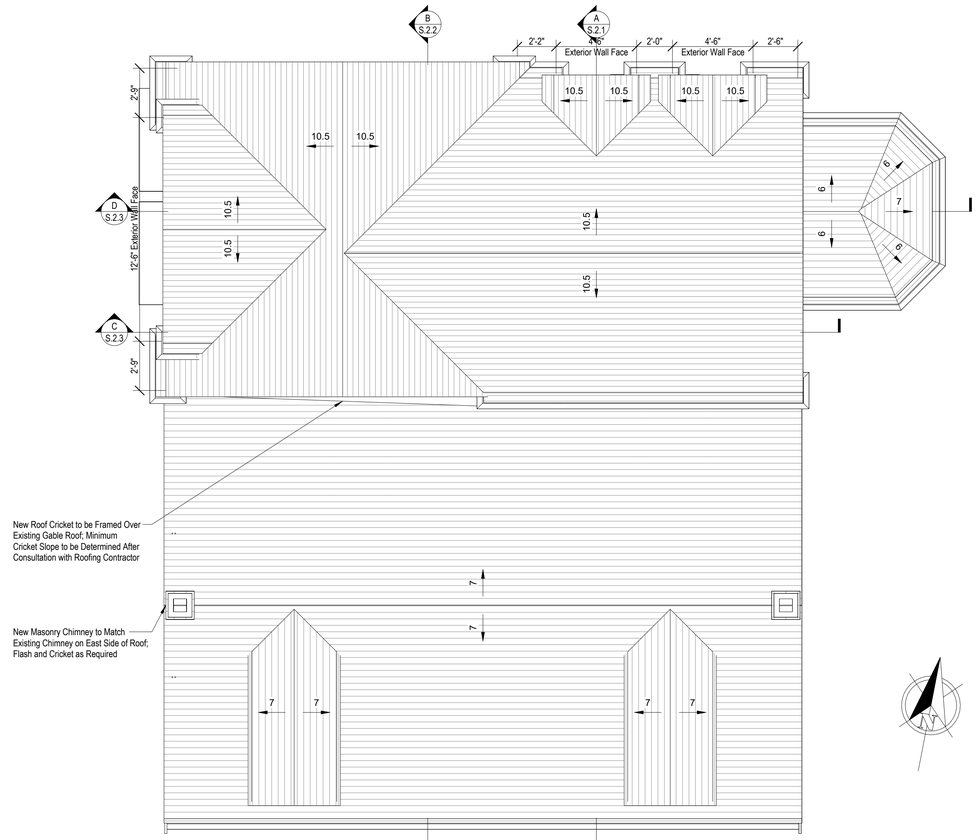
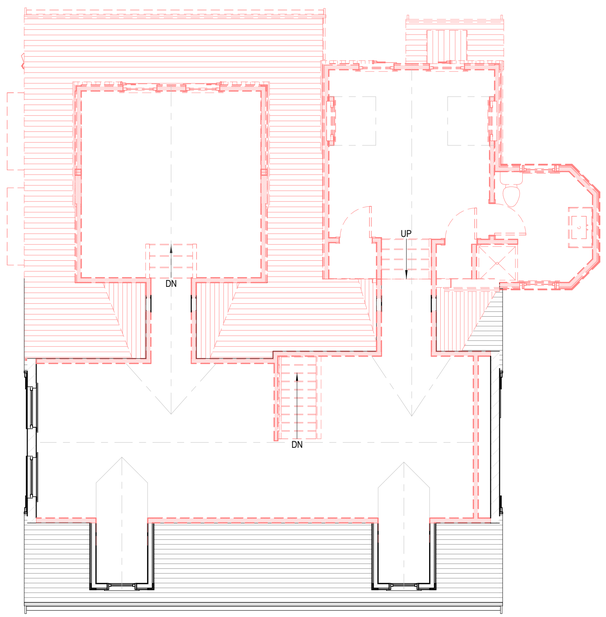


2 Roof Plan - Proposed
1/4" = 1'-0"



1X Second Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
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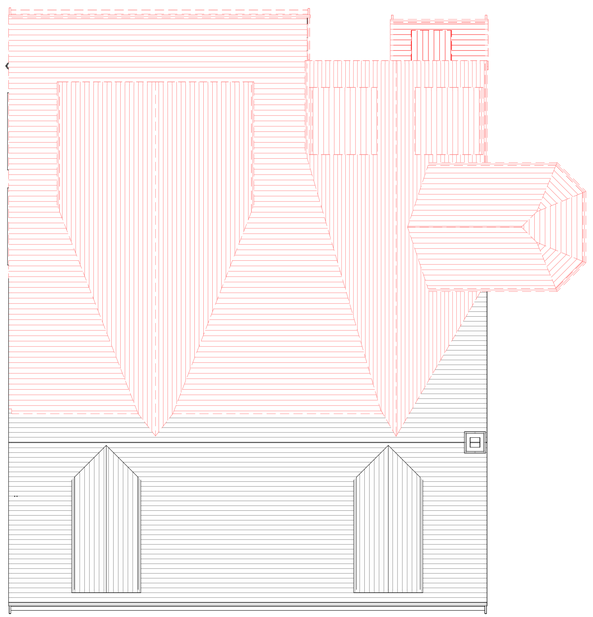

2X Roof Plan - Existing/Demolition
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A.1.2
2053

12.20.24

H.D.C. Application

COLOR CORRECTION: Existing Door and Window Sash Colors Were Incorrectly Listed as "**White**" in Previous H.D.C. Applications. Actual Existing Door and Window Sash Colors are "**Essex Green**" with Certain Doors and Windows Covered by White Screens. Applicant Proposes for All New Doors and Windows to be "**Essex Green**".

ROOFING CHANGE: Applicant Proposes for All Existing and New Roofs to Have Fire-Retardant Red Cedar Shingles in Lieu of Previously Approved 3-Tab Asphalt Shingles.



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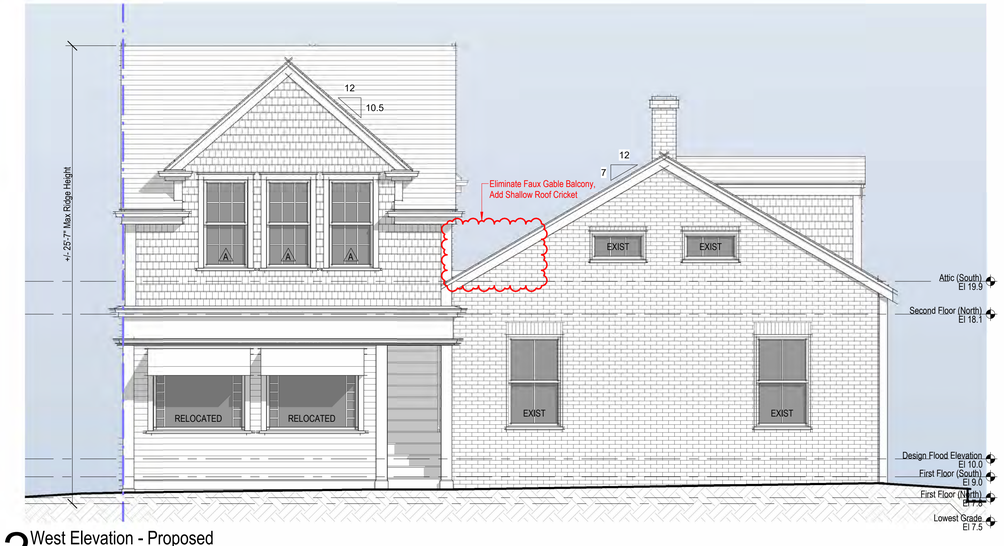
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



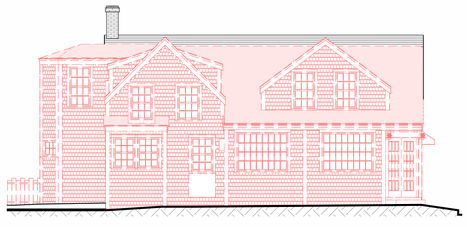
North Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



West Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
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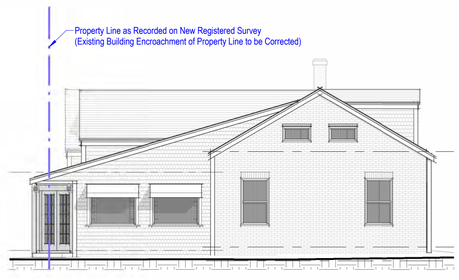
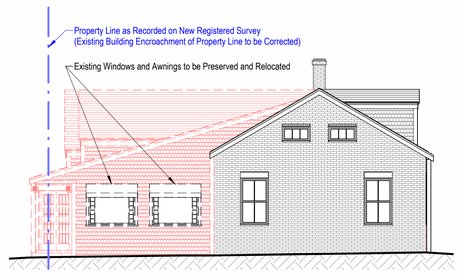


West Elevation - Existing
1/8" = 1'-0"



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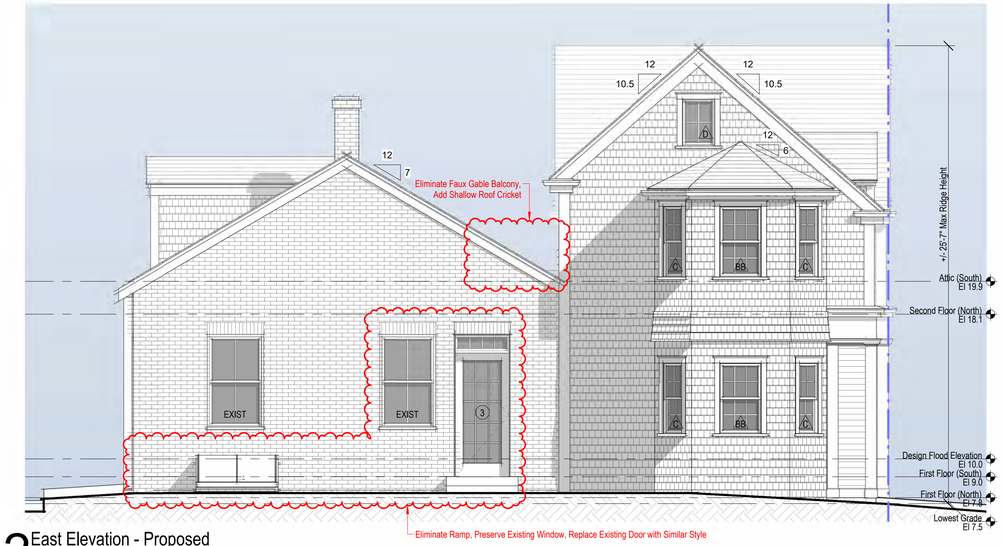


2 East Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



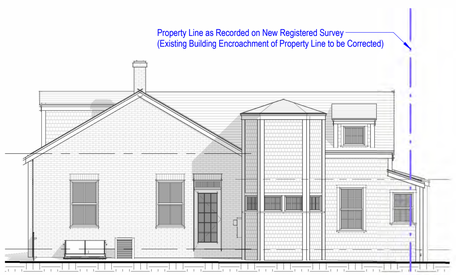
East Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"



East Elevation - Existing
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East Elevation - Demolition
1/8" = 1'-0"

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A.2.2
2053



Existing South Photo (Cambridge St.)



Existing East Photo (Behind 6 South Water St.)



Existing Northeast Photo (Behind 6 South Water St. @ India St.)



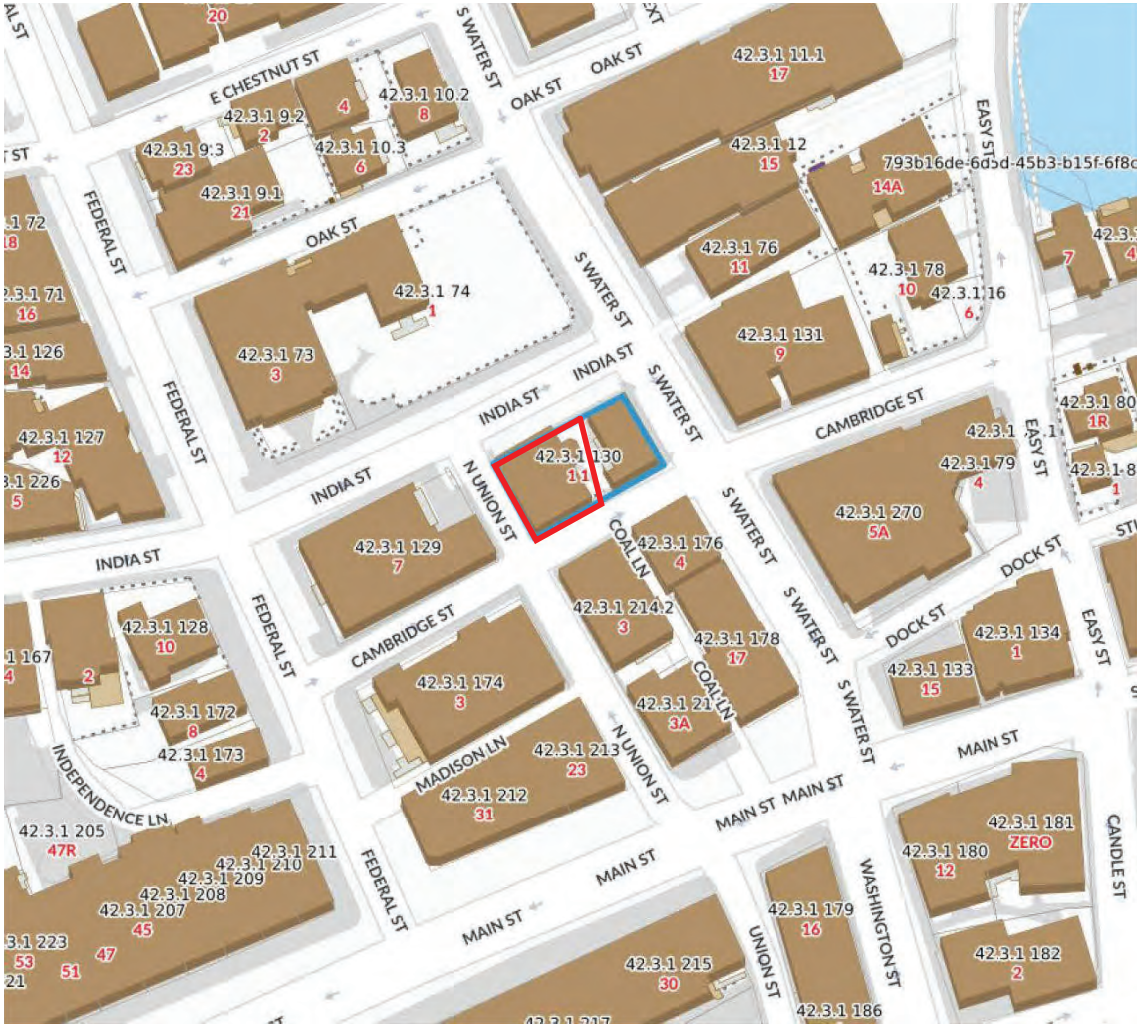
Existing North Photo (India St.)

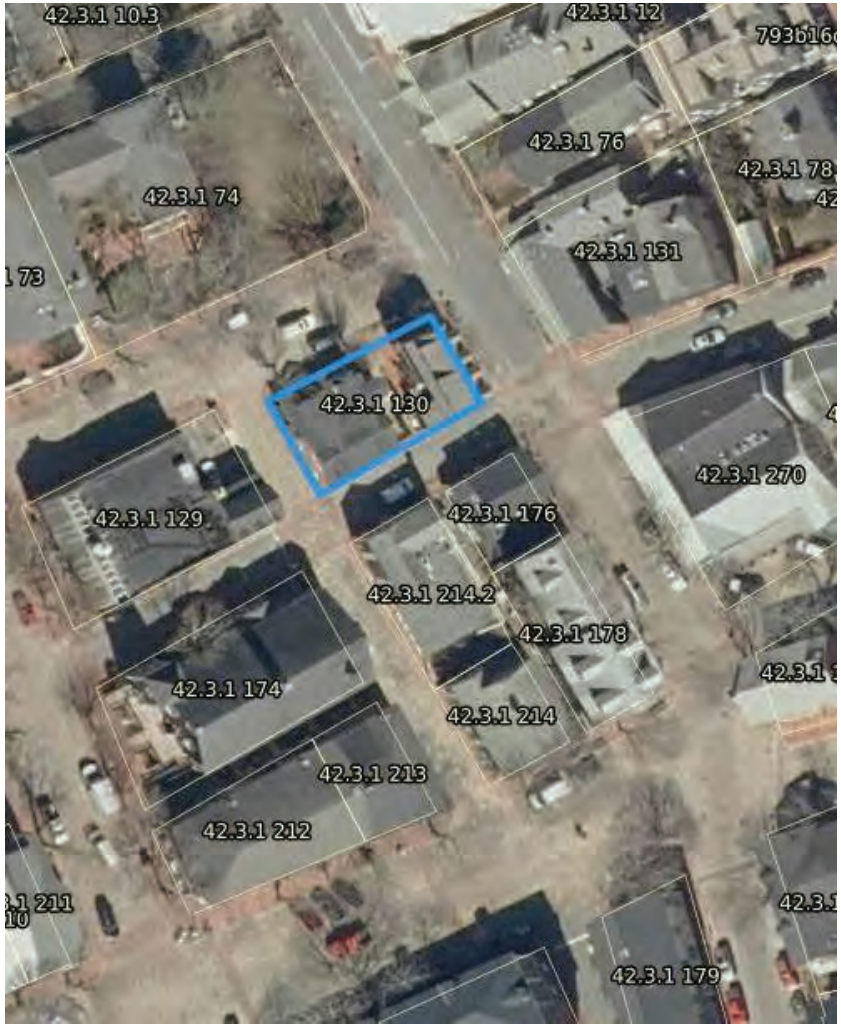


Existing Northwest Photo (India St. @ North Union St.)



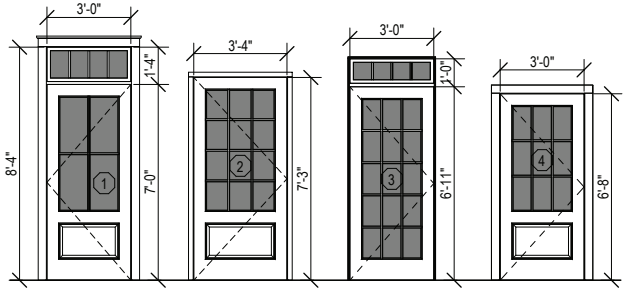
Existing West Photo (North Union St.)

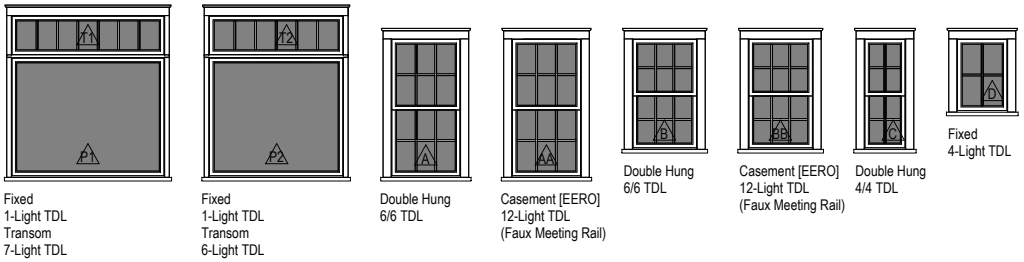




1 Locus & Aerial Map

Not to Scale





2 Exterior Door & Window Legend

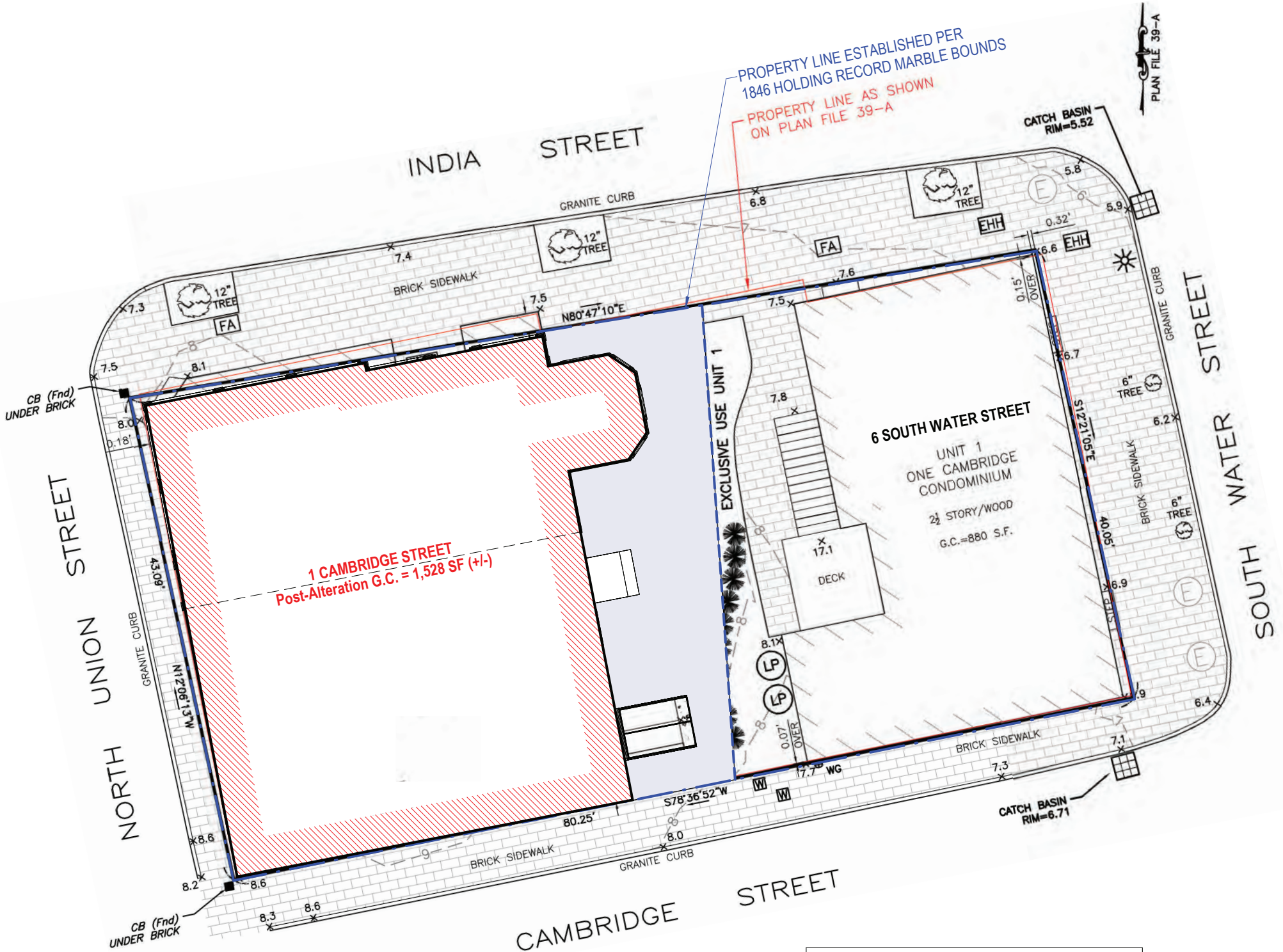
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	7'-0"	Upstate Door	Custom	Single Leaf Hinged Door (90-Deg) + Transom, Decay-Resistant Wood Material, Single Pane Glazing, True Divided Light, LH Inswing, Automatic Closing Device, No Panic Hardware
2	1	3'-4"	7'-3"	Upstate Door	Custom	Single Leaf Hinged Door (90-Deg), Decay-Resistant Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, Automatic Closing Device, No Panic Hardware
3	1	3'-0"	6'-11"	Upstate Door	Custom	Single Leaf Hinged Door (90-Deg) + Transom, Decay-Resistant Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, Automatic Closing Device, No Panic Hardware
4	1	3'-0"	6'-8"	Upstate Door	Custom	Single Leaf Hinged Door (180-Deg), Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, No Automatic Closing Device, No Panic Hardware

WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	7	2'-8"	5'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
AA	1	2'-8"	5'-0"	Boston Sash	Custom	Casement Window, Wood Material, Single Pane Glazing, True Divided Light, Faux Meeting Rail, Emergency Escape & Rescue Opening (Min. 20"x24" 5.7 SF Clear Opening)
B	3	2'-6"	4'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
BB	3	2'-6"	4'-0"	Boston Sash	Custom	Casement Window, Wood Material, Single Pane Glazing, True Divided Light, Faux Meeting Rail, Emergency Escape & Rescue Opening (Min. 20"x24" 5.7 SF Clear Opening)
C	4	1'-8"	4'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
D	5	2'-0"	2'-8"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light, 1 Tempered Unit
P1	3	5'-8"	4'-4"	Boston Sash	Custom	Fixed Window, Wood Material, Single Pane Glazing, Pair to Window Type T1
P2	2	5'-0"	4'-4"	Boston Sash	Custom	Fixed Window, Wood Material, Single Pane Glazing, Pair to Window Type T2
T1	3	5'-8"	1'-6"	Boston Sash	Custom	Transom Window, Wood Material, Single Pane Glazing, True Divided Light, Pair to Window Type P1
T2	2	5'-0"	1'-6"	Boston Sash	Custom	Transom Window, Wood Material, Single Pane Glazing, True Divided Light, Pair to Window Type P2

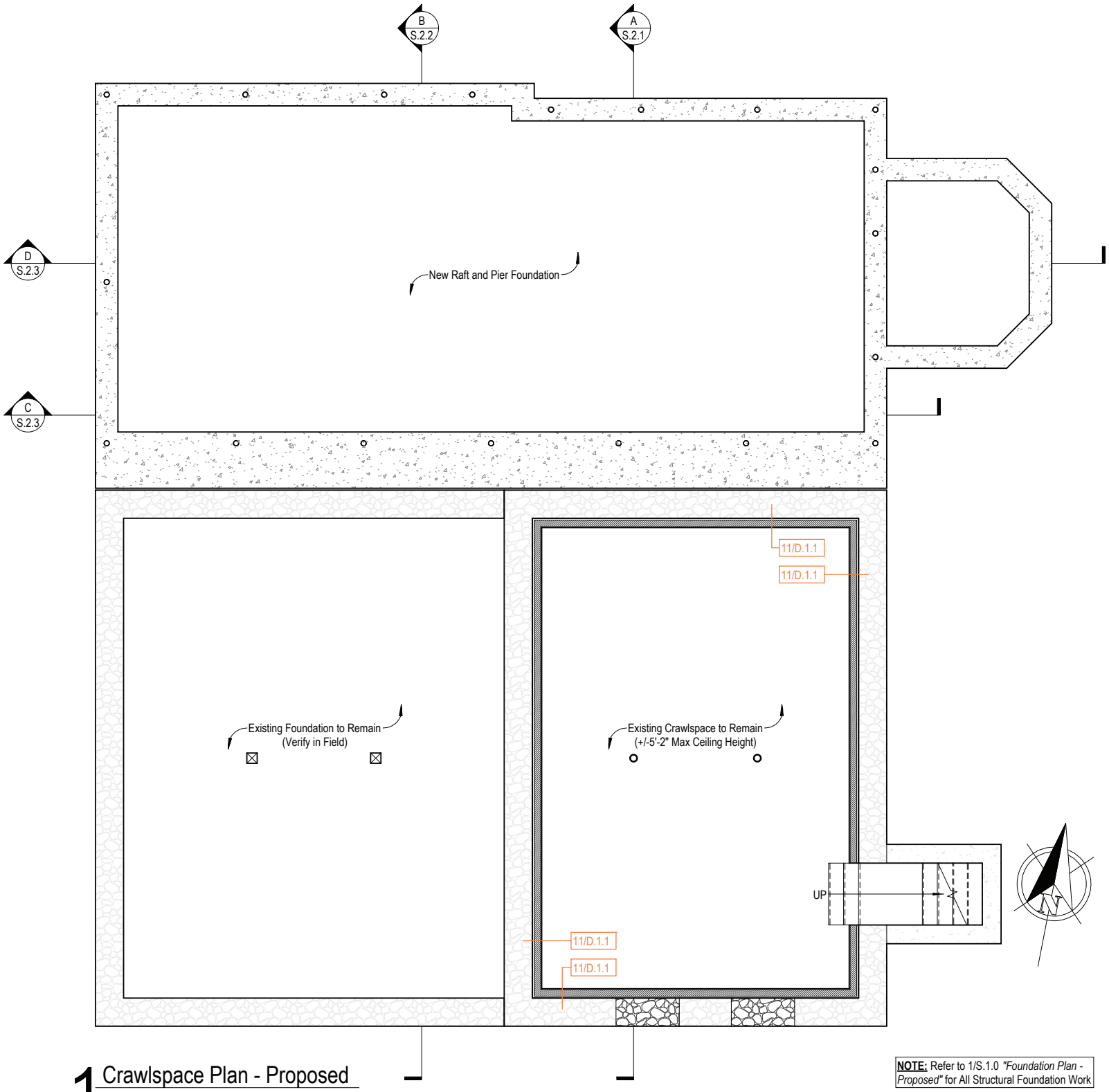
EXTERIOR DOOR & WINDOW NOTES

1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Provide Insulated Storm Panels for All New and Existing Windows to Maximize Storm and Energy Performance. Impact-Resistant Glazing and Full Compliance with Massachusetts Stretch Energy Code Not Required Per Variance Issued by Nantucket Building Department.
4) Contractor to Provide Removable Flood Shields for All New and Existing Exterior Doors Located on First Floor in Accordance with *ASCE 24 Section 6.2.3*. New Door Types 1, 2 and 3 to be Built Using Flood Damage-Resistant Materials in Accordance with *FEMA Technical Bulletin 2*.
5) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.



3 Site Plan - Proposed
1/8" = 1'-0"

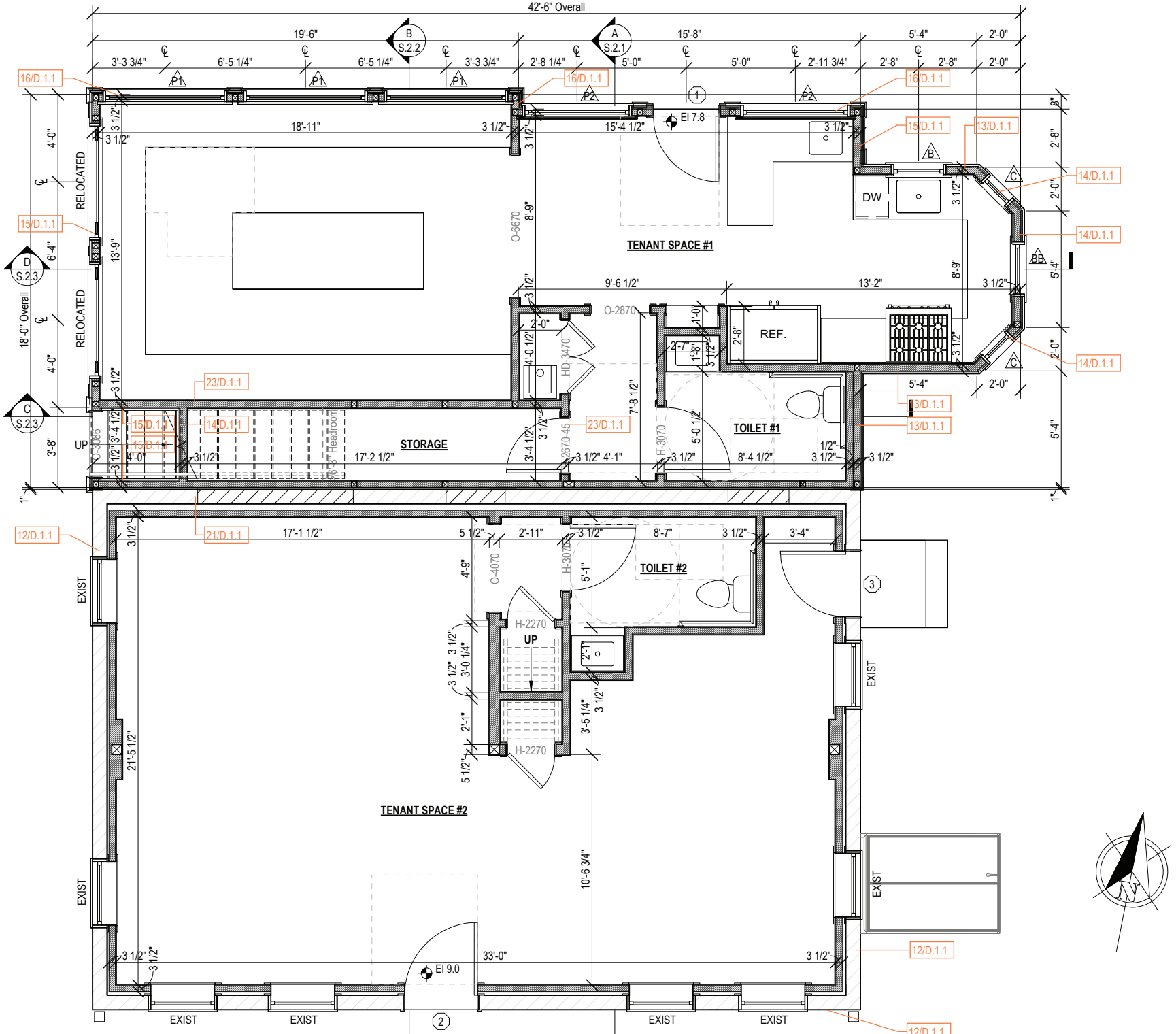
NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. Refer to Stamped Site Plan by *Site Design Engineering, LLC* for All Proposed Site Work and Zoning Information.



1 Crawlspace Plan - Proposed

1/4" = 1'-0"

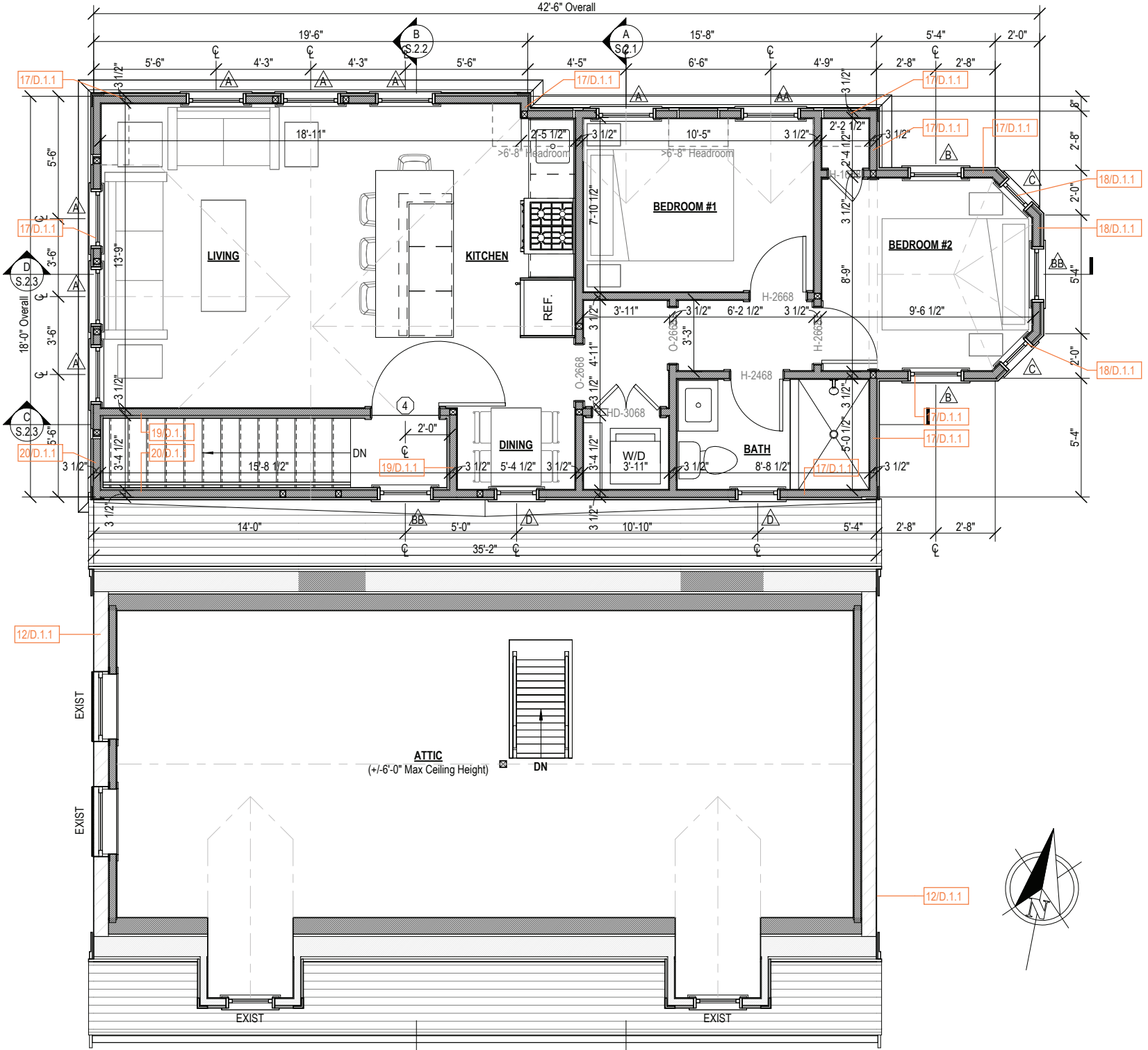
NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2 First Floor Plan - Proposed

1/4" = 1'-0"

NOTE: Refer to Wall Assemblies on D.1.1.
All Interior Partitions to be Type 22/D.1.1
Except Where Otherwise Specified.



1 Second Floor Plan - Proposed

1/4" = 1'-0"

NOTE: Refer to Wall Assemblies on D.1.1.
All Interior Partitions to be Type 22/D.1.1
Except Where Otherwise Specified.

COLOR CORRECTION: Existing Door and Window Sash Colors Were Incorrectly Listed as "**White**" in Previous H.D.C. Applications. Actual Existing Door and Window Sash Colors are "**Essex Green**" with Certain Doors and Windows Covered by White Screens. Applicant Proposes for All New Doors and Windows to be " **Essex Green**".

ROOFING CHANGE: Applicant Proposes for All Existing and New Roofs to Have Fire-Retardant Red Cedar Shingles in Lieu of Previously Approved 3-Tab Asphalt Shingles.



1 North Elevation - Proposed

1/4" = 1'-0"



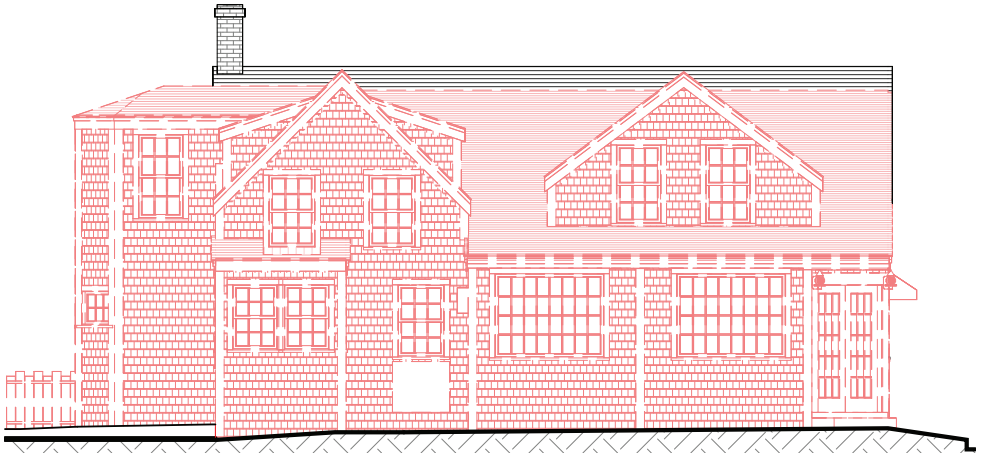
North Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



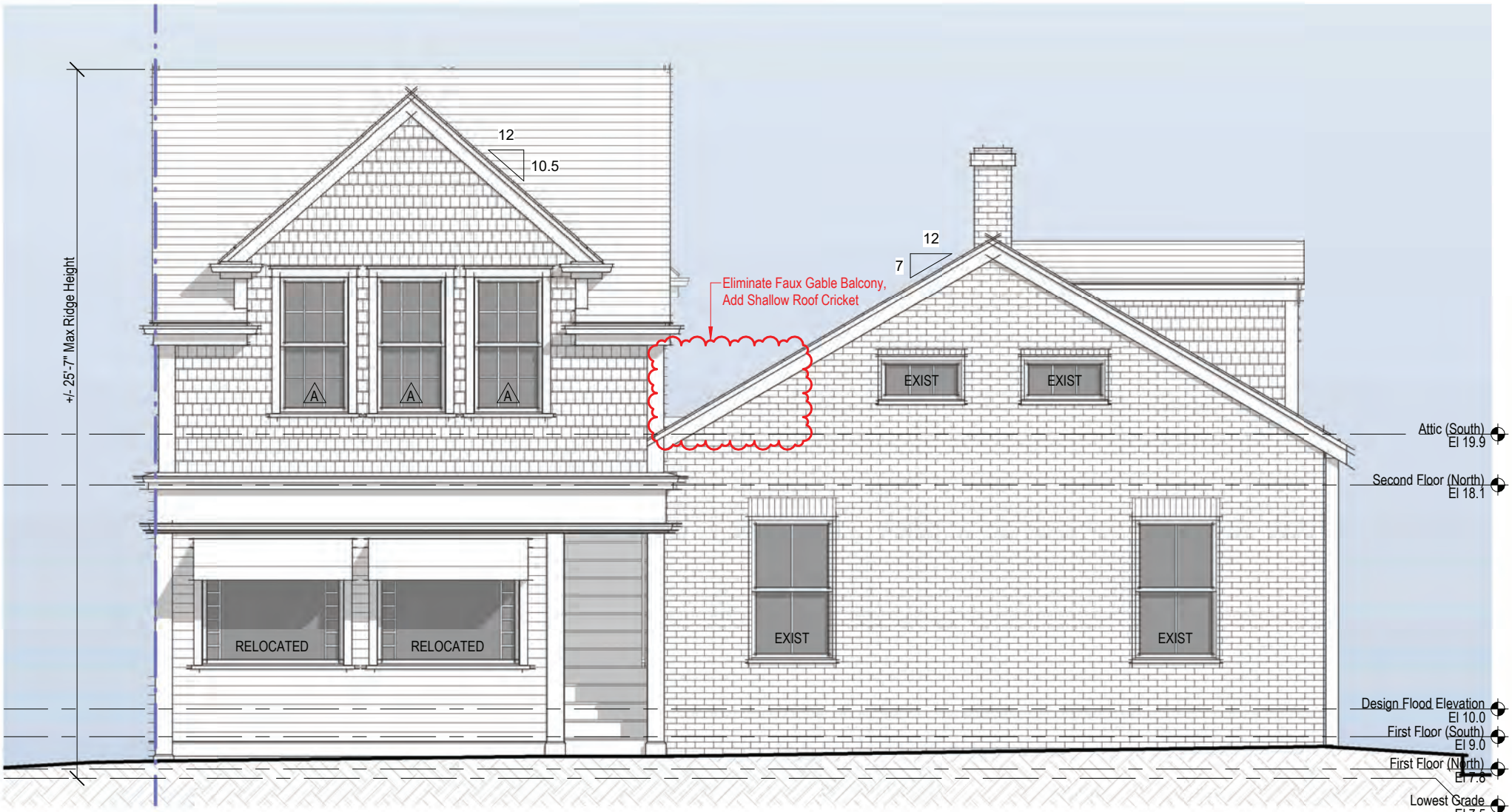
North Elevation - Existing

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



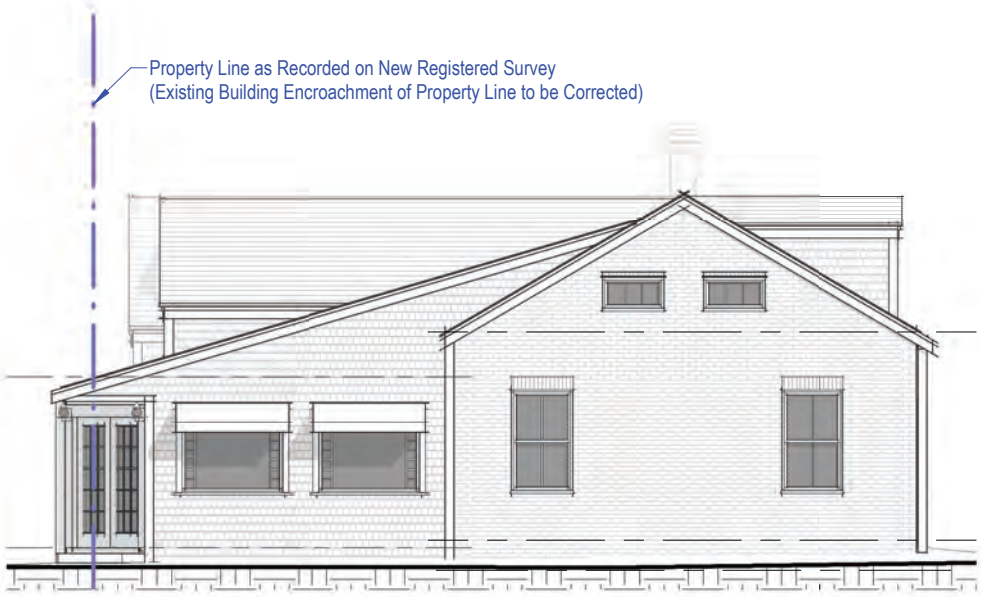
2 West Elevation - Proposed

1/4" = 1'-0"



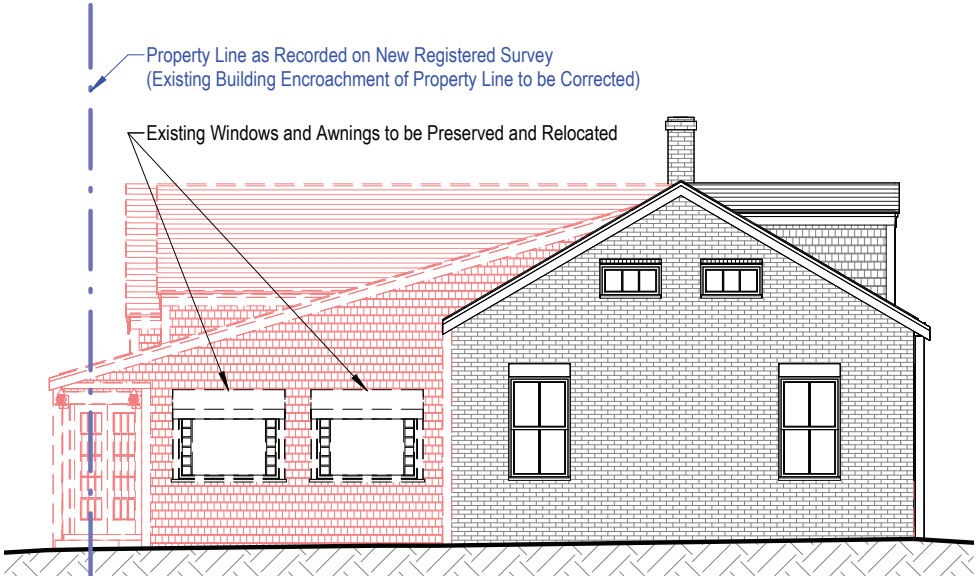
West Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



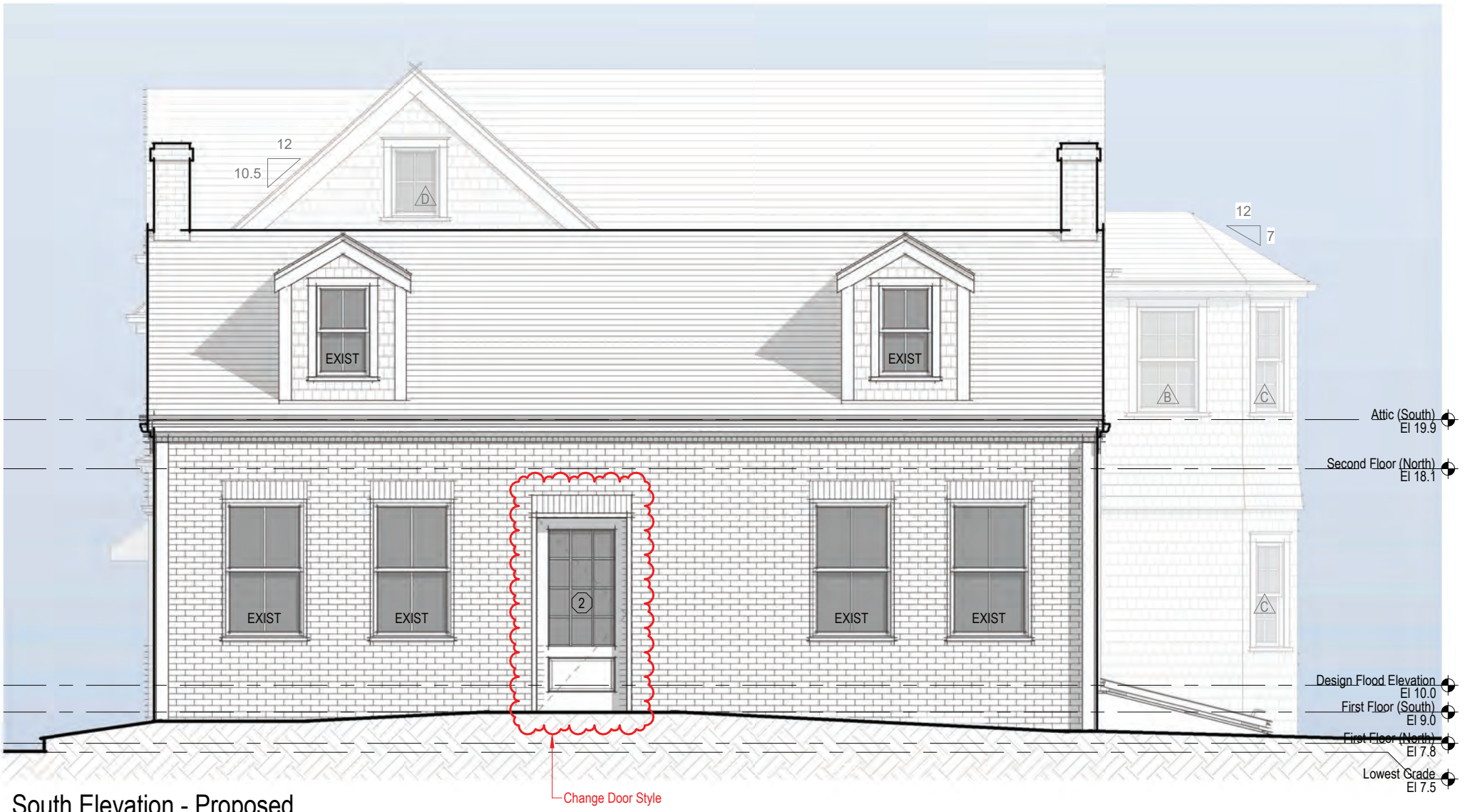
West Elevation - Existing

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



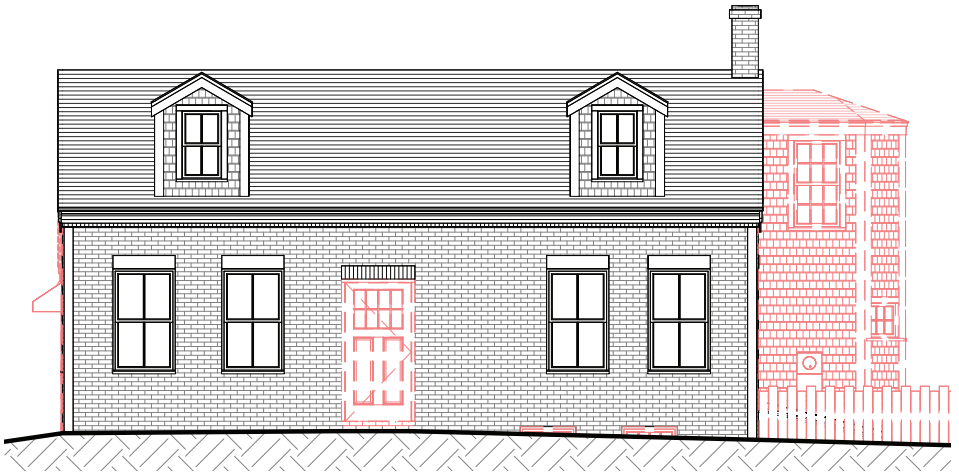
South Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



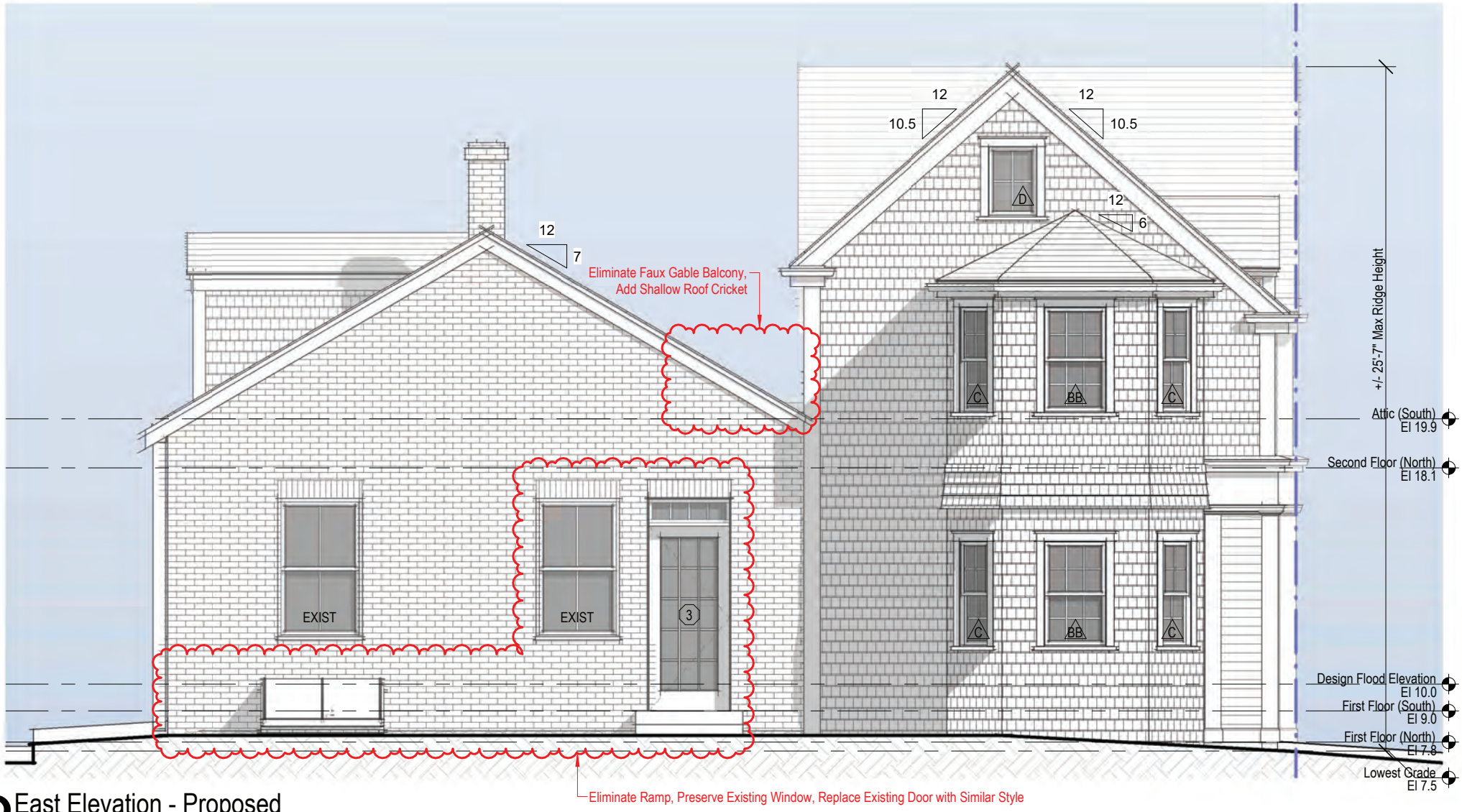
South Elevation - Existing

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



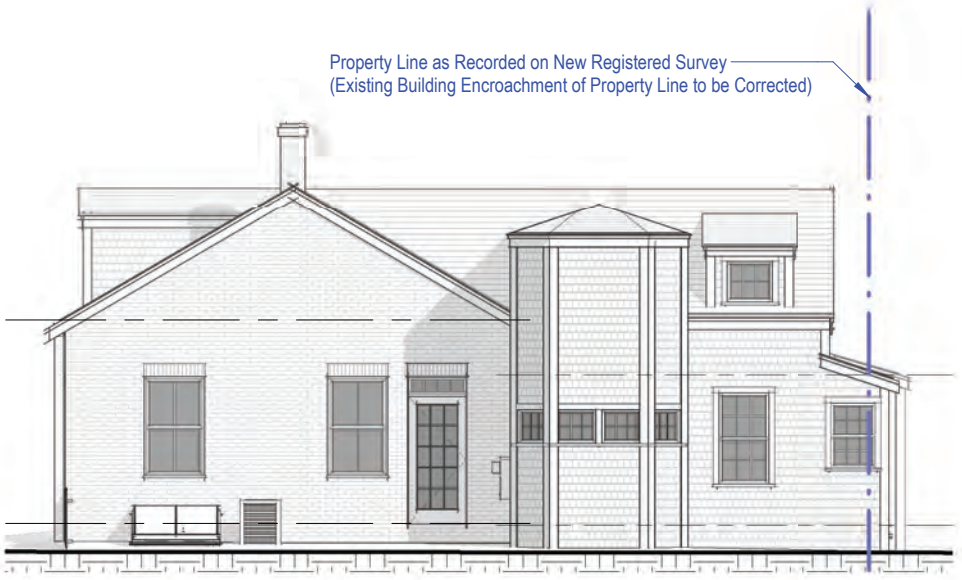
2 East Elevation - Proposed

1/4" = 1'-0"



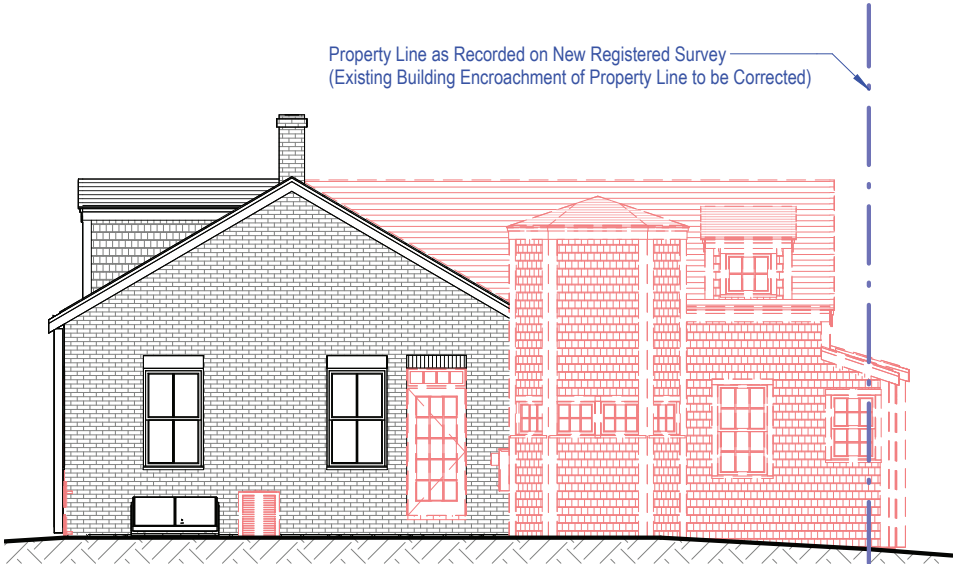
East Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



East Elevation - Existing

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 4/23/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-03-1019 Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42 3.1 PARCEL N°. 130.2

Street & Number of Proposed Work: 1 Cambridge St

Owner of record: Zero India St. LLC

Mailing Address: 121 Kercheval Ave
Grosse Pointe Farms, MI 48236

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: 3/27/24 Fee Paid: $ WAIVED

Must be acted on by: 5/24/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

WAIVED TO APPEAR TO SUBMITTED 4 ADD ALL PREVIOUS COA'S TO APP.

HISTORIC DETERMINATION (FOR BACKSIDE) ON FILE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-01-5514 HDC2021 03.3268

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Ramp

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 INDIVIDUALLY SIGNIFICANT REVISIONS*

Historic Name: After 1846 (Cambridge St side) (describe)

Original Date: 1923-1949 (India St Side)

Original Builder:

Is there an HDC survey form for this building attached? ☑ ON FILE Yes ☐ N/A

1. East Elevation Add Ramp, Eliminate Addition, Change Fenestration
2. South Elevation " " " " "
3. West Elevation Change Fenestration
4. North Elevation No Change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) White Roof Natural

Trim White Sash Essex Green (Addition) White (all other) 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 3/15/24 Signature of owner of record _____ Signed under penalties of perjury

Mixed Use Building

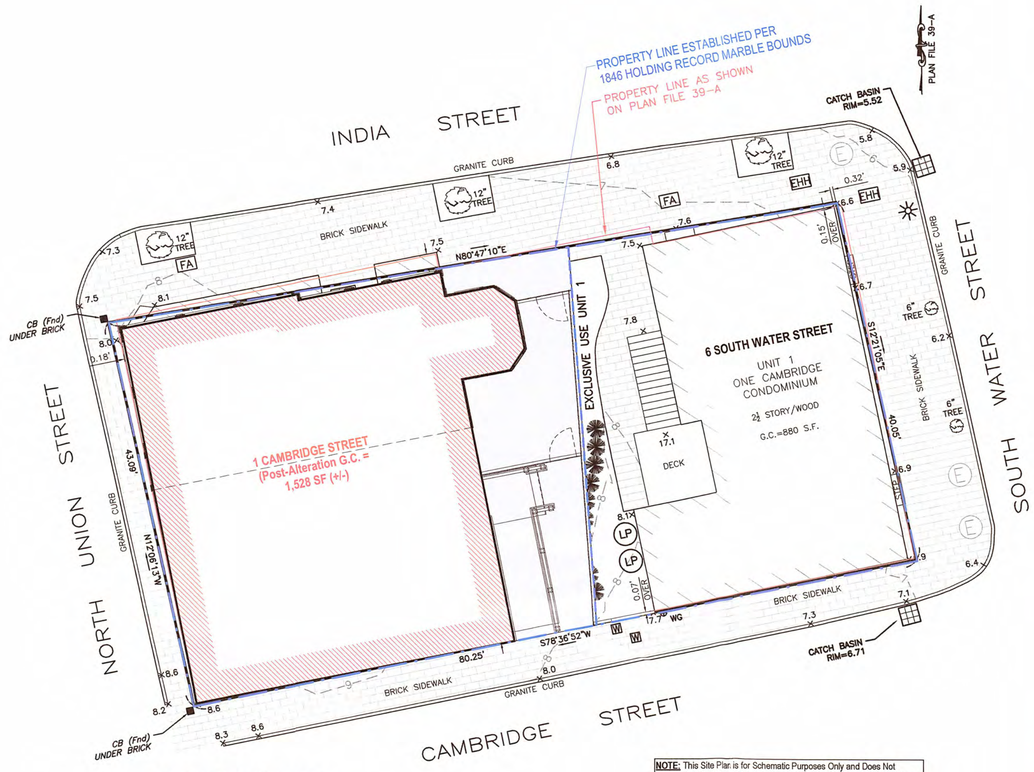
1 Cambridge Street
Nantucket, MA 02554

03.25.24



1 Locus & Aerial Map
Not to Scale

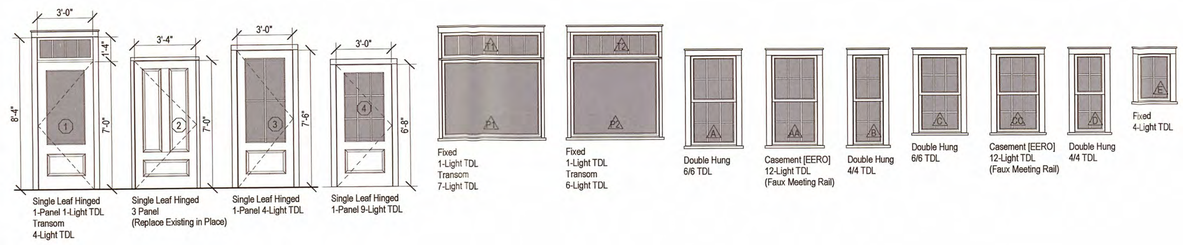




3 Site Plan - Proposed
1/8" = 1'-0"

NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. Refer to Stamped Site Plan by *Site Design Engineering, LLC* for All Proposed Site Work and Zoning Information.

H.D.C. Submission



2 Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	7'-0"	TBD	Custom	Single Leaf Hinged Door (90-Deg) + Transom, Metal/Fiberglass/Epoxy Material, Single Pane Glazing, True Divided Light, LH Inswing, Automatic Closing Device, No Panic Hardware
2	1	3'-4"	7'-0"	TBD	Custom	Single Leaf Hinged Door (90-Deg), Metal/Fiberglass/Epoxy/Wood Material, RH Inswing, Automatic Closing Device, No Panic Hardware
3	1	3'-0"	7'-6"	TBD	Custom	Single Leaf Hinged Door (90-Deg), Metal/Fiberglass/Epoxy/Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, Automatic Closing Device, No Panic Hardware
4	1	3'-0"	6'-8"	TBD	Custom	Single Leaf Hinged Door (180-Deg), Metal/Fiberglass/Epoxy/Wood Material, Single Pane Glazing, True Divided Light, RH Inswing, No Automatic Closing Device, No Panic Hardware

WINDOW SCHEDULE

WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	8	2'-8"	5'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
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B	2	1'-10"	5'-0"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
C	2	2'-6"	4'-4"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
CC	2	2'-6"	4'-4"	Boston Sash	Custom	Casement Window, Wood Material, Single Pane Glazing, True Divided Light, Faux Meeting Rail, Emergency Escape & Rescue Opening (Min. 20"X24" 5.7 SF Clear Opening)
D	2	1'-10"	4'-4"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light
E	5	2'-0"	2'-8"	Boston Sash	Custom	Double Hung Window, Wood Material, Single Pane Glazing, True Divided Light, 1 Tempered Unit
P1	3	5'-8"	4'-4"	Boston Sash	Custom	Fixed Window, Wood Material, Single Pane Glazing, Pair to Window Type T1
P2	2	5'-0"	4'-4"	Boston Sash	Custom	Fixed Window, Wood Material, Single Pane Glazing, Pair to Window Type T2
T1	3	5'-8"	1'-6"	Boston Sash	Custom	Transom Window, Wood Material, Single Pane Glazing, True Divided Light, Pair to Window Type P1
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EXTERIOR DOOR & WINDOW NOTES
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4) Contractor to Provide Removable Flood Shields for All New and Existing Exterior Doors Located on First Floor in Accordance with *ASCE 24 Section 6.2.3.* New Door Type 1 to be Built Using Flood Damage-Resistant Materials Including Hollow Metal, Metal with Wood Core, Metal with Foam-Filled Core, Fiberglass with Wood Core, or Formed-in-Place Epoxy in Accordance with *FEMA Technical Bulletin 2*
5) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.

2053

Mixed Use Building

1 Cambridge Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4595
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	42.3.1 / 130.2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 / 5 ft
Lot Size:	3,332 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75.0% | 2,499 s.f.
Existing G.C.:	73.0% | 2,431 s.f.
Proposed G.C.:	-0.7% | -23 s.f.
Total Proposed G.C.:	72.3% | 2,408 s.f.

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
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A.0.3	Code Analysis
A.0.4	Code Plans
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A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
S.1.0	Foundation Plan
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plans
S.1.3	Roof & Loft Framing Plans
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
S.2.4	Building Sections
D.1.1	Roof, Floor & Wall Assemblies

APPROVED
HDC2024-03-10199
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

MAR 15 2024

Cover Sheet

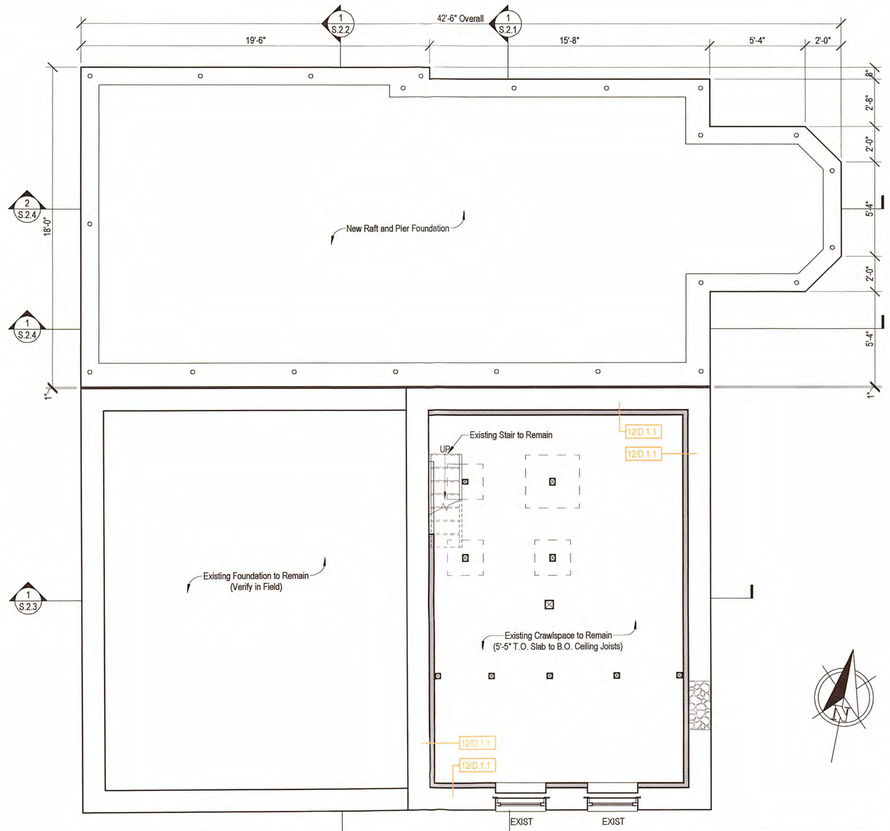
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "DO CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1
2053

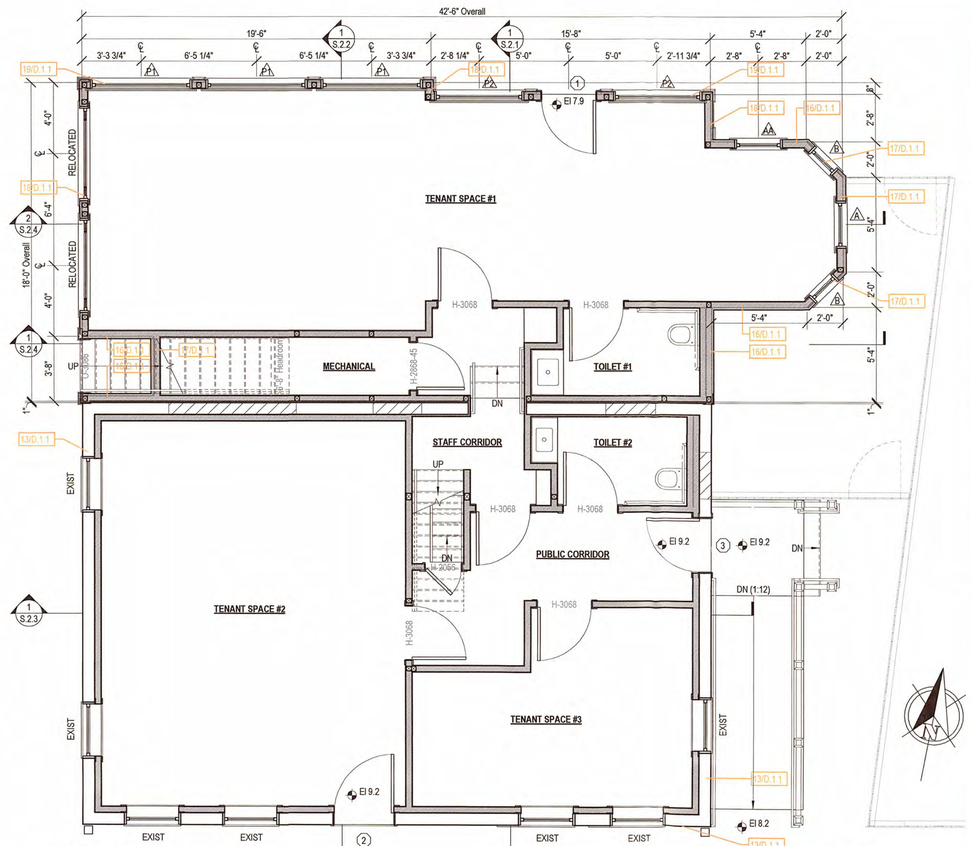
03.25.24

H.D.C. Submission



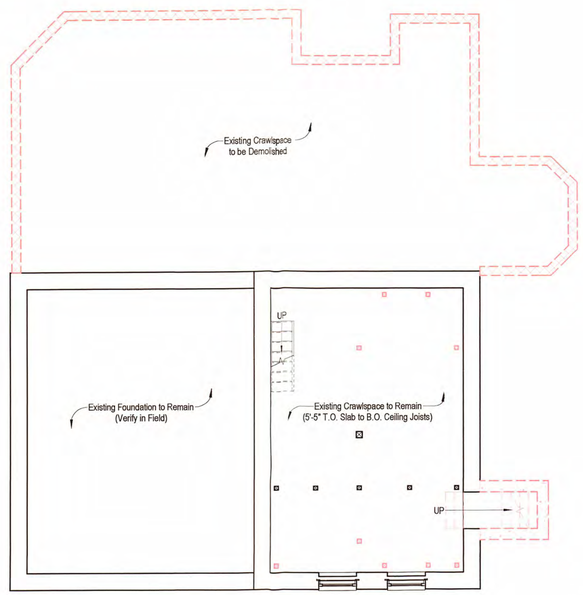
1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2 First Floor Plan - Proposed
1/4" = 1'-0"

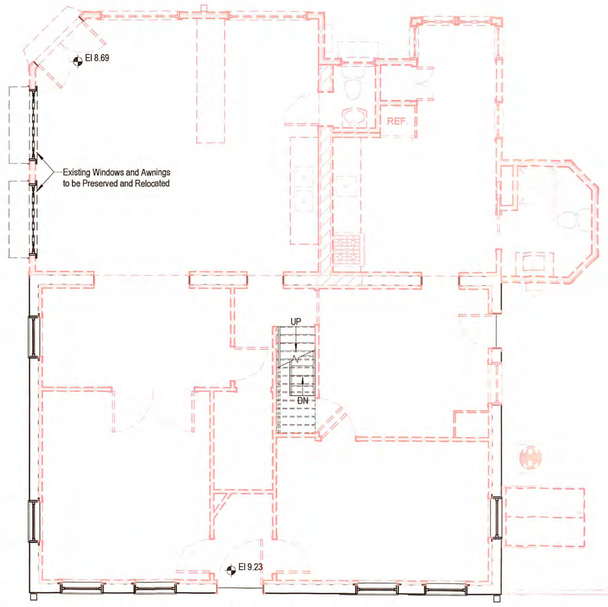
NOTE: Refer to Wall Assemblies on D.1.1. All Interior Partitions This Level to be Type 23/D.1.1 Except Where Otherwise Specified.



1X Crawlspace Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed



2X First Floor Plan - Existing/Demolition
3/16" = 1'-0"

2053

Mixed Use Building

1 Cambridge Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4595
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@eol.com

Site Information

Map & Parcel:	42.3.1 / 130.2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 / 5 ft
Lot Size:	3,332 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75.0% | 2,499 s.f.
Existing G.C.:	73.0% | 2,431 s.f.
Proposed G.C.:	-0.7% | -23 s.f.
Total Proposed G.C.:	72.3% | 2,408 s.f.

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A.0.3 Code Analysis
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A.2.2 Exterior Elevations
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S.1.2 Second Floor Framing Plan
S.1.3 Roof & Loft Framing Plans
S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Building Sections
S.2.4 Building Sections
D.1.1 Roof, Floor & Wall Assemblies

Revisions

Floor Plans

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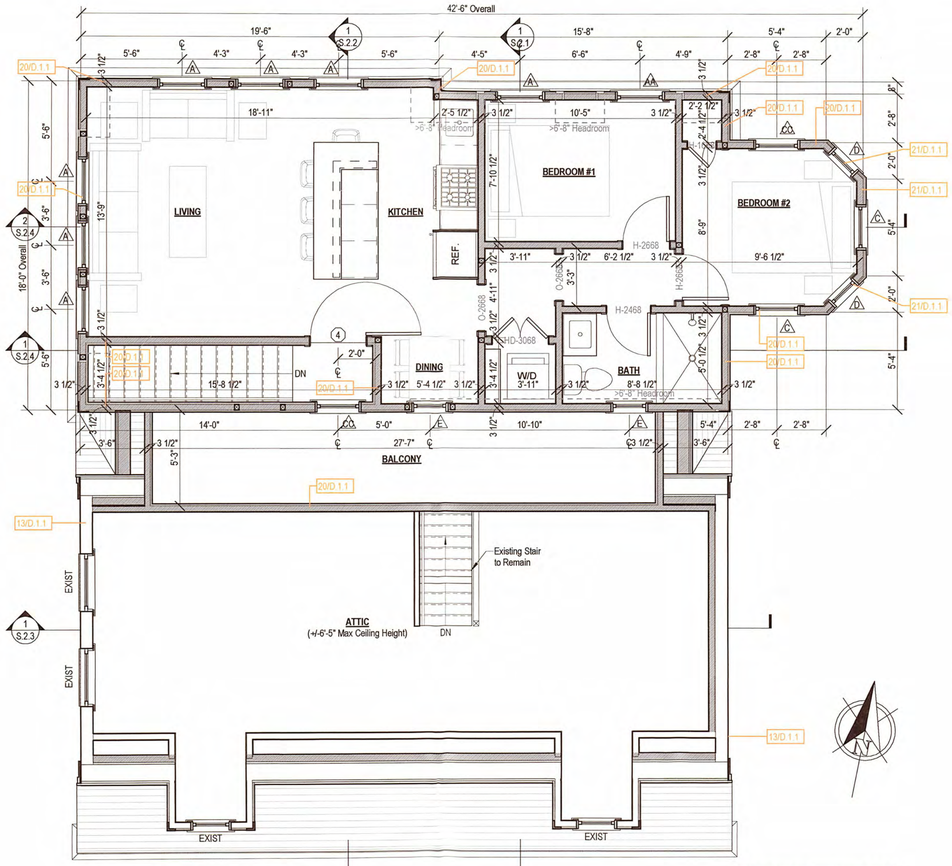
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2053

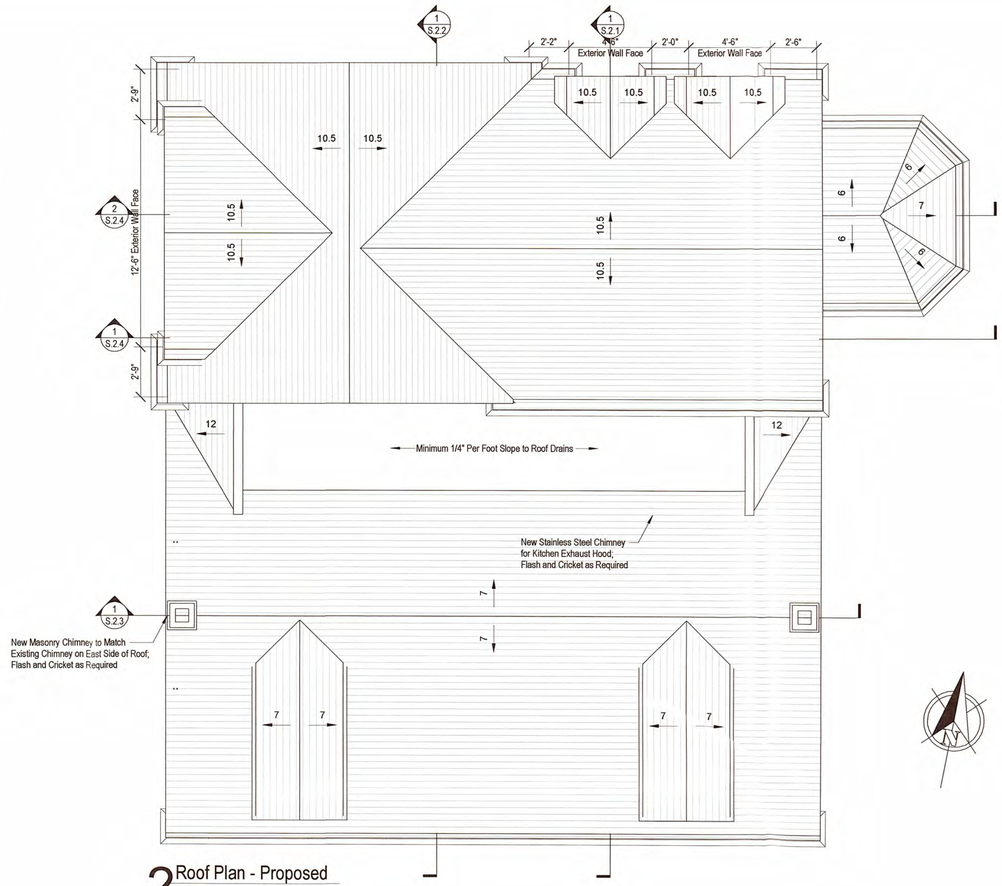
03.25.24

H.D.C. Submission

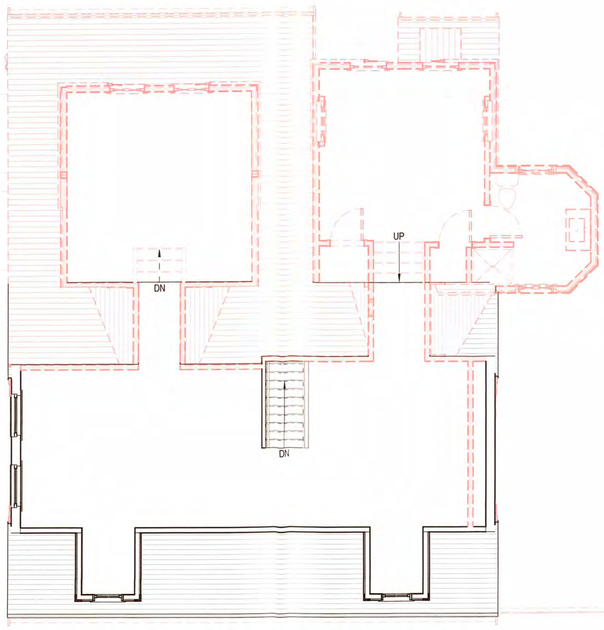


1 Second Floor Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to Wall Assemblies on D.1.1.
All Interior Partitions This Level to be Type
25/D.1.1 Except Where Otherwise Specified.



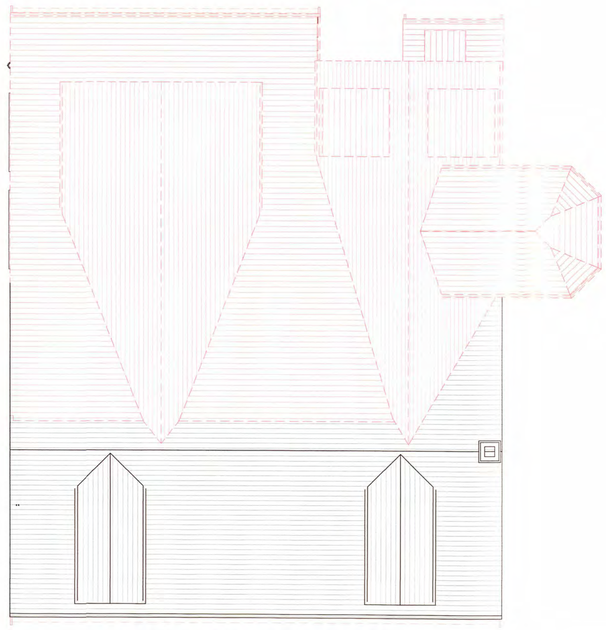
2 Roof Plan - Proposed
1/4" = 1'-0"



1X Second Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed



2X Roof Plan - Existing/Demolition
3/16" = 1'-0"

2053

Mixed Use Building

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(508) 378-9602
domdwd@aol.com

Site Information

Map & Parcel:	42.3.1 / 130.2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 / 5 ft
Lot Size:	3,332 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75.0% | 2,499 s.f.
Existing G.C.:	73.0% | 2,431 s.f.
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Total Proposed G.C.:	72.3% | 2,408 s.f.

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S.2.3	Building Sections
S.2.4	Building Sections
D.1.1	Roof, Floor & Wall Assemblies

Revisions

Floor Plans

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A.1.2
2053

03.25.24



1 North Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY APPROVED NORTH ELEVATION



2 West Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



North Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



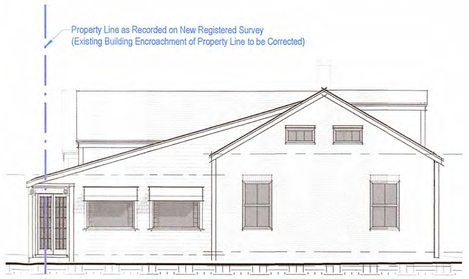
West Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



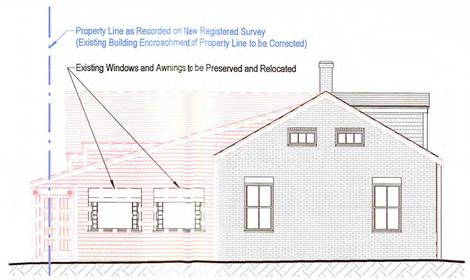
North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"

2053

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5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9102
dondean@aol.com

Site Information

Map & Parcel:	42.3.1 / 130.2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 / 5 ft
Lot Size:	3,332 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75.0% | 2,499 s.f.
Existing G.C.:	73.0% | 2,431 s.f.
Proposed G.C.:	-0.7% | -23 s.f.
Total Proposed G.C.:	72.3% | 2,408 s.f.

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S.1.3 Roof & Loft Framing Plans
S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Building Sections
S.2.4 Building Sections
D.1.1 Roof, Floor & Wall Assemblies

APPROVED
HDC2024.03.10199
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

RECEIVED
MAR 15 2024

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.

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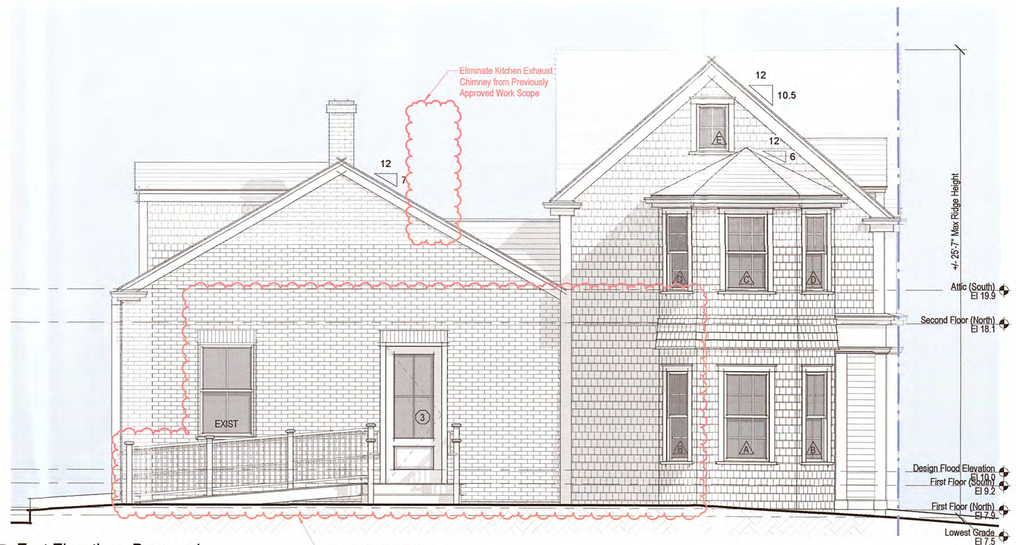
A.2.1
2053

03.25.24

H.D.C. Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"



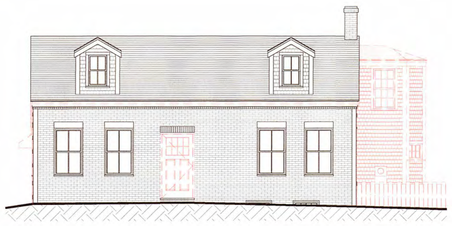
South Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



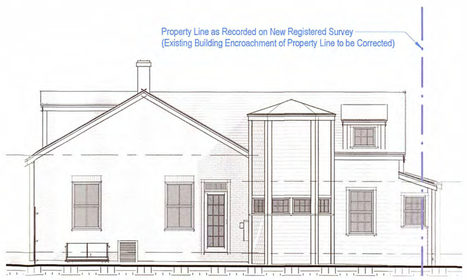
East Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



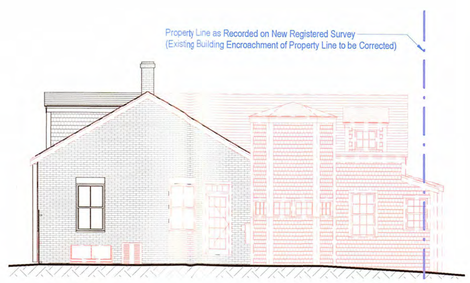
South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

2053

Mixed Use Building

1 Cambridge Street
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emeritus
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508.325.4995
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9601
domdean@aol.com

Site Information

Map & Parcel	42.3.1 / 130.2
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 / 5 ft
Lot Size:	3,332 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75.0% | 2,499 s.f.
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S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Building Sections
S.2.4 Building Sections
D.1.1 Roof, Floor & Wall Assemblies

APPROVED
HDC2024.03.10149
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

RECEIVED
MAR 15 2024

Exterior Elevations

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A.2.2
2053

CERTIFICATE NO: HDC2021-03-3216 8 DATE ISSUED: 07/29/2021

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°: 42.3.1 PARCEL N°. 130.2

Street & Number of Proposed Work: 1 Cambridge Ste.

Owner of record: Zero India Eight LLC

Mailing Address: 1 Cambridge Ste.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Epoch Architecture

Mailing Address: 8 Williams Ln.
Nantucket, MA 02554

Contact Phone #: 508 225 4995 E-mail: matt@epocharchitecture.com

FOR OFFICE USE ONLY

Date application received: 03/16/2021 Fee Paid: $ _____

Must be acted on by: ~~04/25/2021~~ 7/31/2021

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

FIRST FLOOR WHITE WINDOWS/DOORS; SECOND FLOOR ESSEX CEDAR WINDOWS; ELIMINATE BALCONY; THIRD FLOOR DORMER - LOWER RIDGE HT.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'6" Sq. Footage 1st floor: 742 s.f.
Width: 19'6" Sq. footage 2nd floor: 625 s.f.
Sq. footage 3rd floor: 528 s.f.

Decks/Patio: Size: 72 s.f. ☐ 1st floor ☑ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North +3" South +3" East +3" West +3"

Height of ridge above final finish grade: North +29'10" South +29'10" East +29'10" West +29'10"

Additional Remarks

Historic Name: N/A

Original Date: c-1875

Original Builder:

REVISIONS (describe)
1. East Elevation PARTIAL DEMOLITION/REBUILD; ADDITION
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 0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass 7/12 Dormer 11/12 Other _____

Roofing material: ☑ 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 7.25" Rake 9.25" Soffit (Overhang) 9.25" Corner boards 7.25" Frieze 11.25"
Window Casing 3.5" Door Frame 3.5" Columns/Posts: Round _____ Square 9.25"

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 WOOD SWINGING Rear _____ Side WOOD SWINGING
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 / MATCH EXISTING Sash BLACK (MATCH EXISTING) Doors BLACK (MATCH EXISTING)
Deck NATURAL Foundation NATURAL Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03.16.21 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 4/26/22

HDC2022-01-3514

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 130.2

Street & Number of Proposed Work: 1 CAMBRIDGE STREET

Owner of record: ZERO INDIA STREET LLC

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LANE

NANTUCKET, MA 02554

Contact Phone #: 508-325-4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 4/12/22 Fee Paid: $ ND

Must be acted on by: 7/25/22

Extended to: _____

Approved: ✓ 4/26/22 Disapproved _____

Chairman: _____

Member: _____

Member: Caroline Thullen

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

West elevation - add cheek walls to dormer - 3 ft. from eave.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2021-05-3366

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: ~63

Width: _____ Sq. footage 2nd floor: ~63

Sq. footage 3rd floor: +17

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

REVISIONS* 1. East Elevation REDUCE FOOTPRINT, CHANGE ROOF & FENESTRATION

2. South Elevation "

3. West Elevation "

4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

Historic Name: N/A

Original Date: ~~1675~~ FROM INDIA (C.1923-1949) FROM CAMBRIDGE (AFTER 1846 FIRE) (describe)

Original Builder:

BOTH HDC SURVEYS

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 (NO CHANGES TO PREVIOUSLY APPROVED COLORS)

Sidewall NATURAL Clapboard (if applicable) WHITE Roof NATURAL

Trim WHITE Sash ESSEX GREEN (ADDITION 2F+3F) WHITE (ALL OTHERS) Doors WHITE

Deck N/A 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 01.10.22 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Diane Coombs

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Vice-Chairman

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Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
Land Use Specialist
emartinez@nantucket-ma.gov

STAFF LIAISON

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

August 25, 2022

Address: 1 Cambridge Street, Nantucket, MA 02554
Map/Parcel: 12 / 542.3.1 / 130.2
Zero India Street LLC

Dear Nantucket Building Commissioner,

At its August 23, 2022 meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the located at 1 Cambridge Street (c.1846 brick structure), Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- 1887-1923 Sanborn Insurance Maps;
- 1938 through 2009 Town of Nantucket Aerial photographs;
- Historic photographs of 1880s to 1930s;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as an individually significant historic resource in the Nantucket Island Architectural and Cultural Resources Survey.

Based on this evidence, the HDC finds that 1 Cambridge Street (c.1846 brick building only) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ✓ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 124
- ○ 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: 2,880 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ✓ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ✓ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ✓ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(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-10-12
MAP/PARCEL#: 42-31-136

Recorded By: AEG Date: 10/3 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 1 Cambridge St 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Miller, Carrie

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1846 fire, before 1881 = plan

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: _____

8. MAP – 3 X 2"





Revised 5/99

emeritus

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA

Historic Survey

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: [illegible]

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 ○ 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)

4.

Revision 5/89 RAF/MF

Historic Survey

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-10-13
MAP/PARCEL#: _____

Recorded By: AFG Date: 9/26 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: part of 1 Cambridge St (Zero India St [illegible]) 2. BUILDING NAME: Sweet Inspiration

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: [illegible]

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1923 + before 1949 - Sanborn Maps

6. USE: Original: store Present: store
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: yes - store

8. MAP -- 3 X 2"



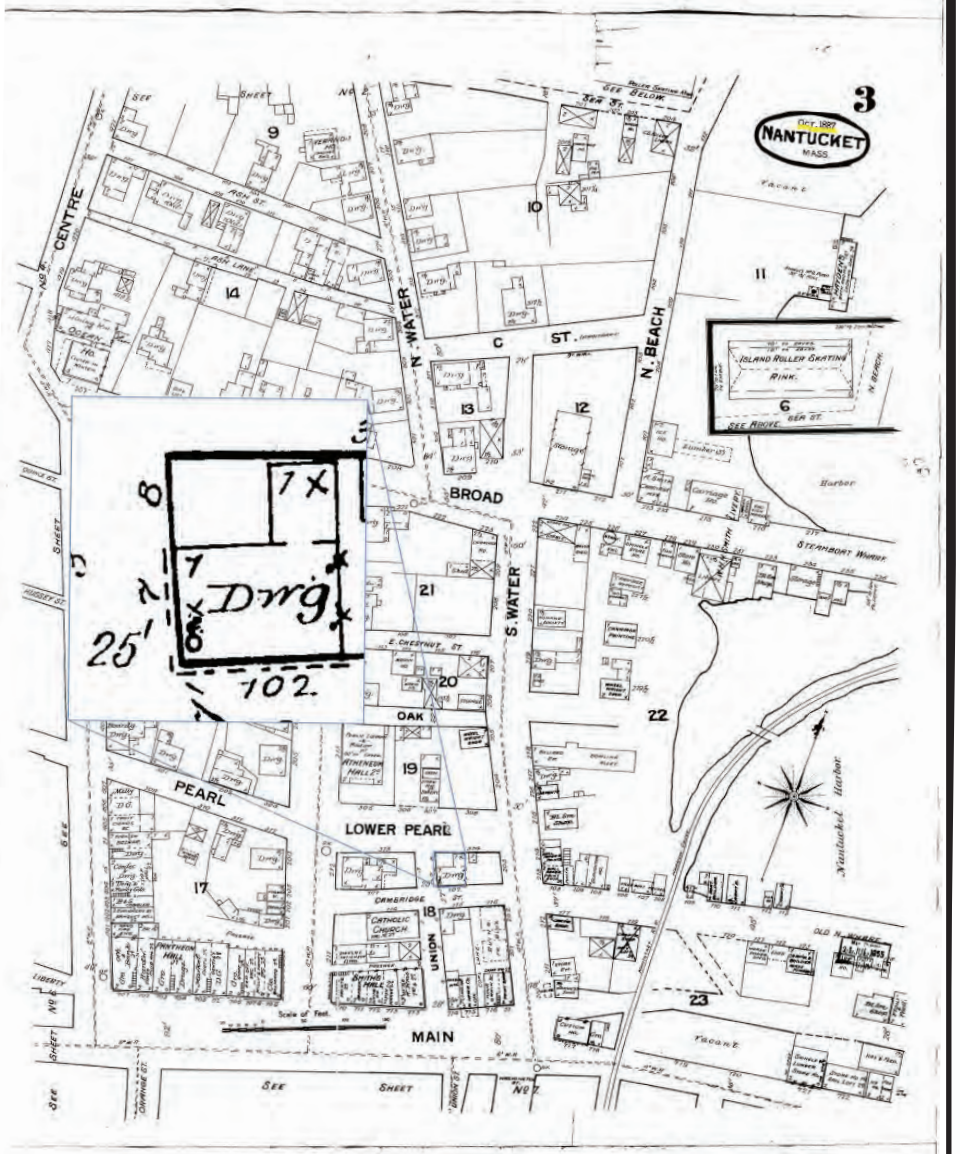


Revised 5/89

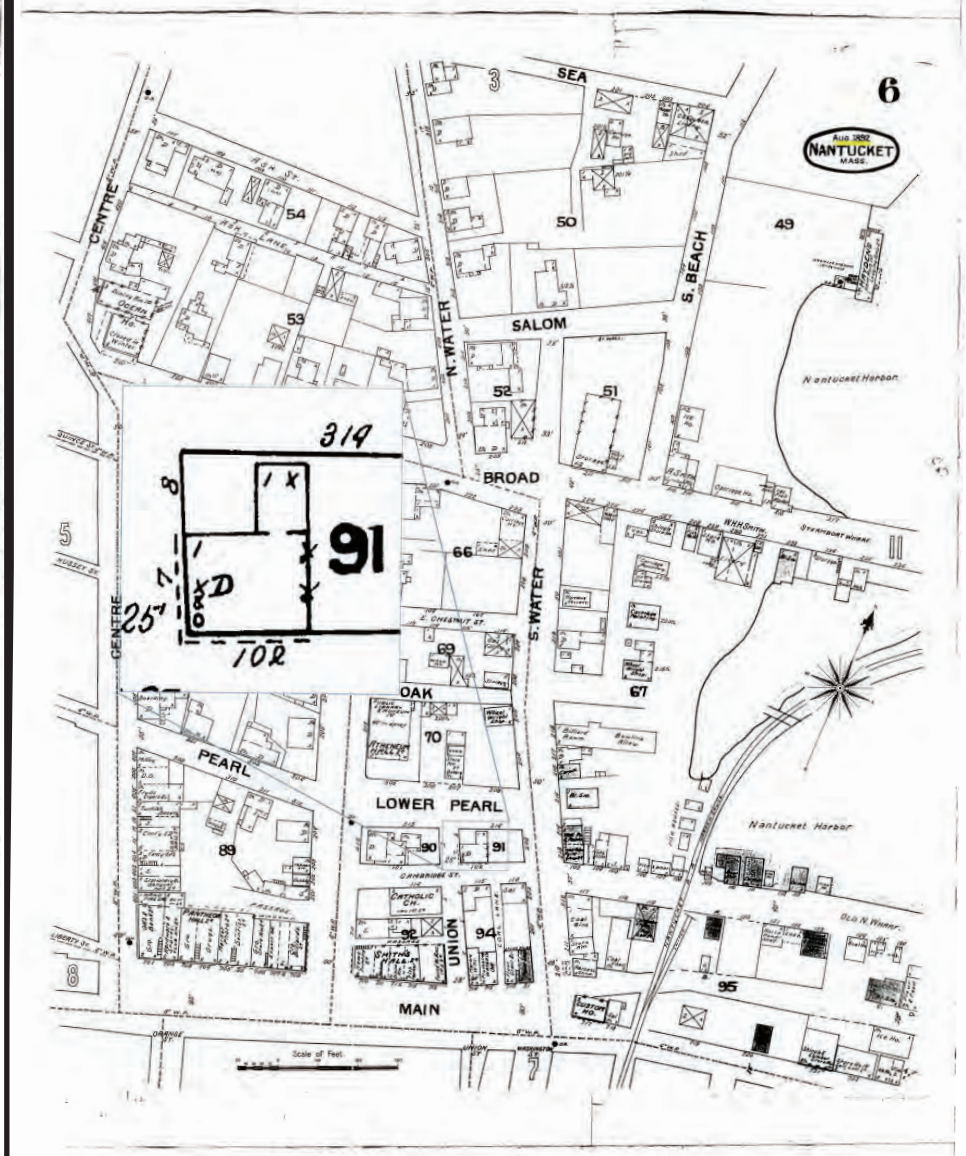
emeritus

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA

Sanborn Map 1887



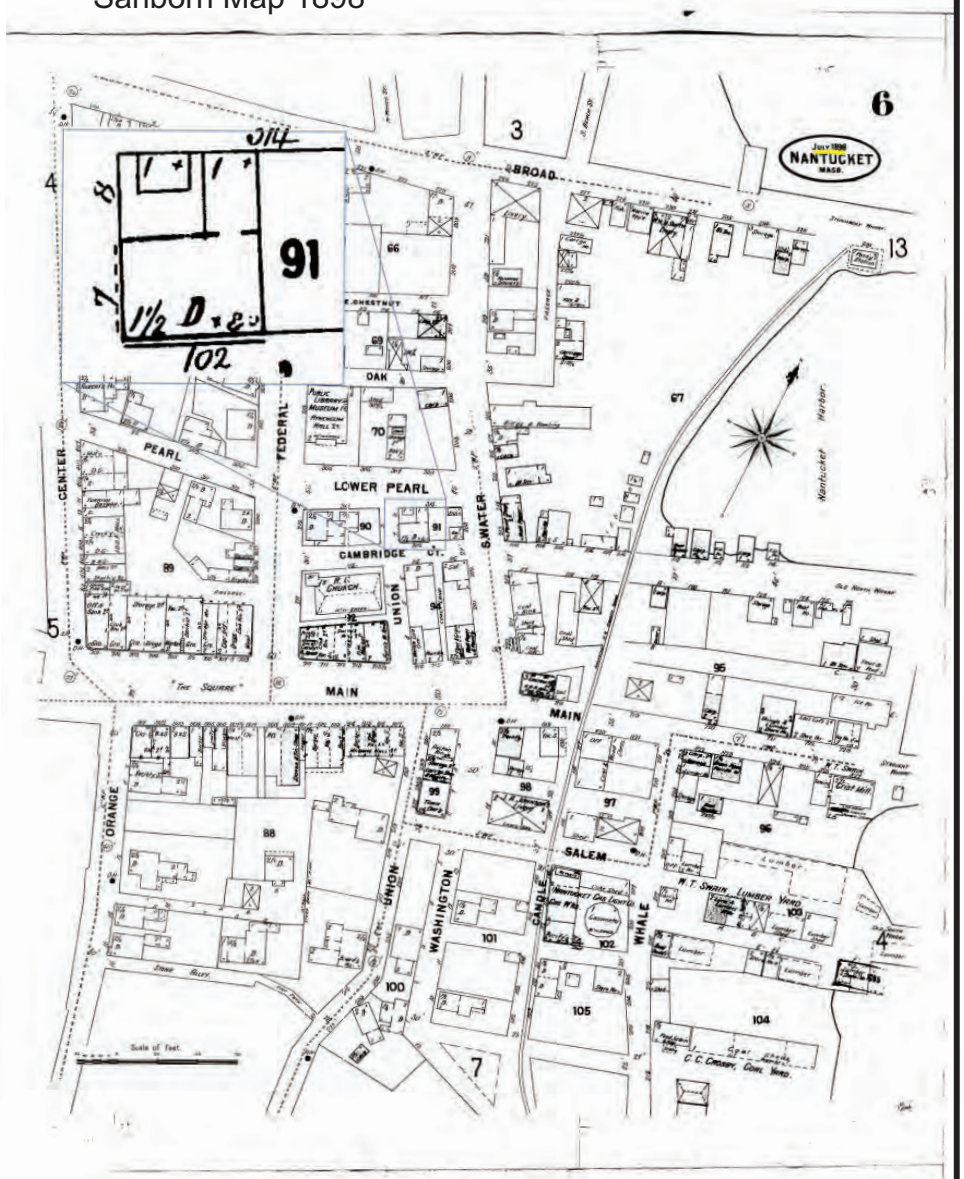
Sanborn Map 1892



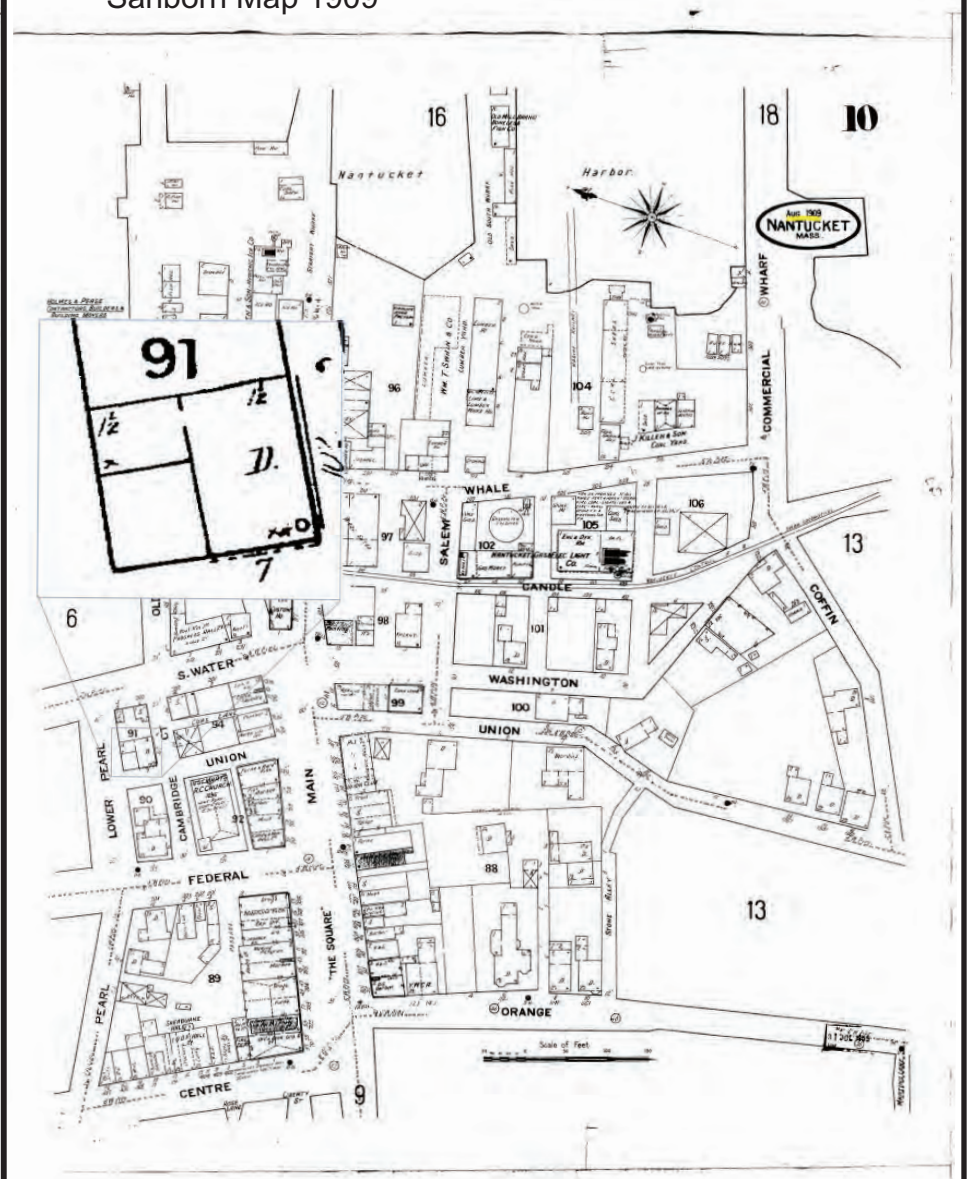
Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA

emeritus

Sanborn Map 1898



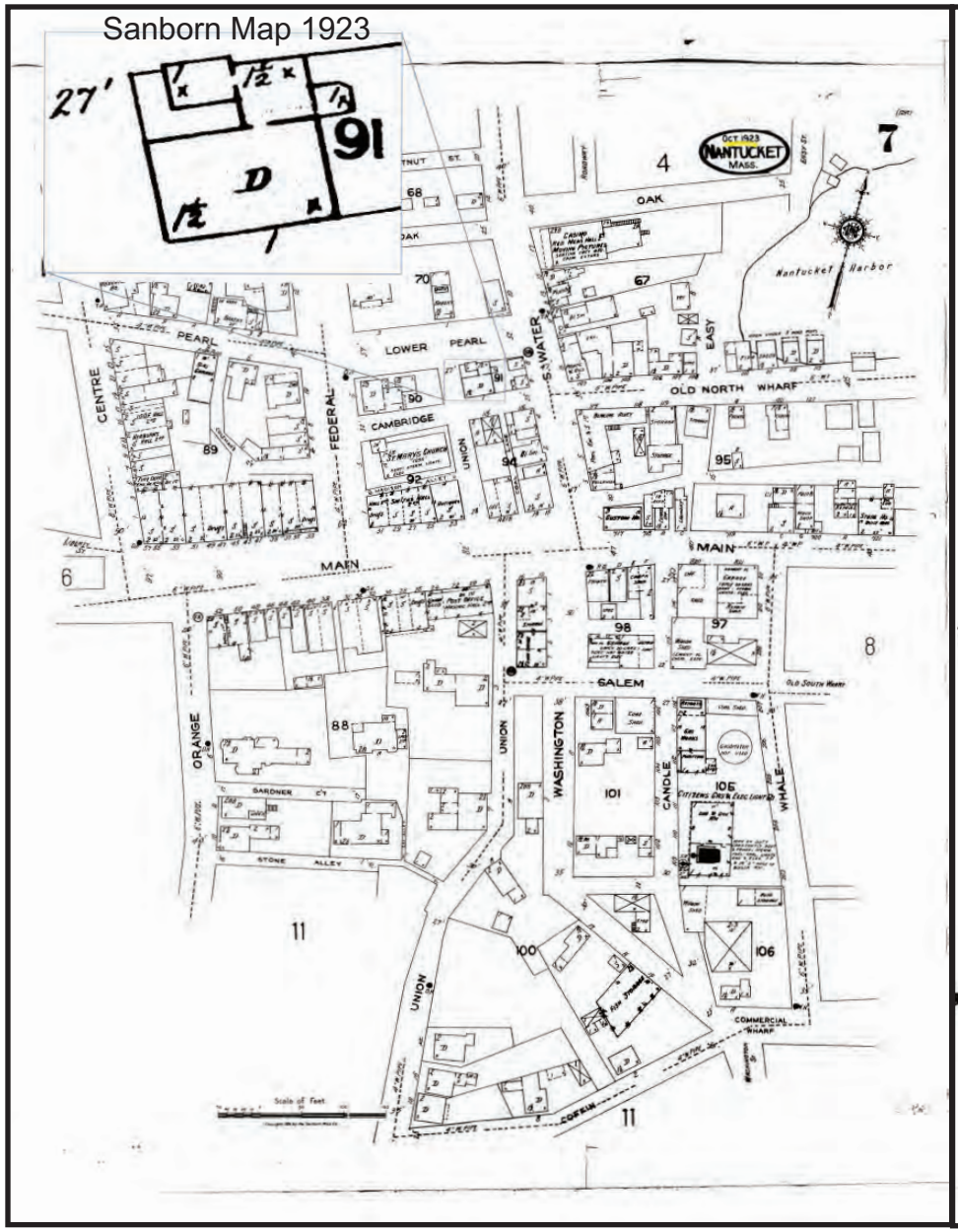
Sanborn Map 1909



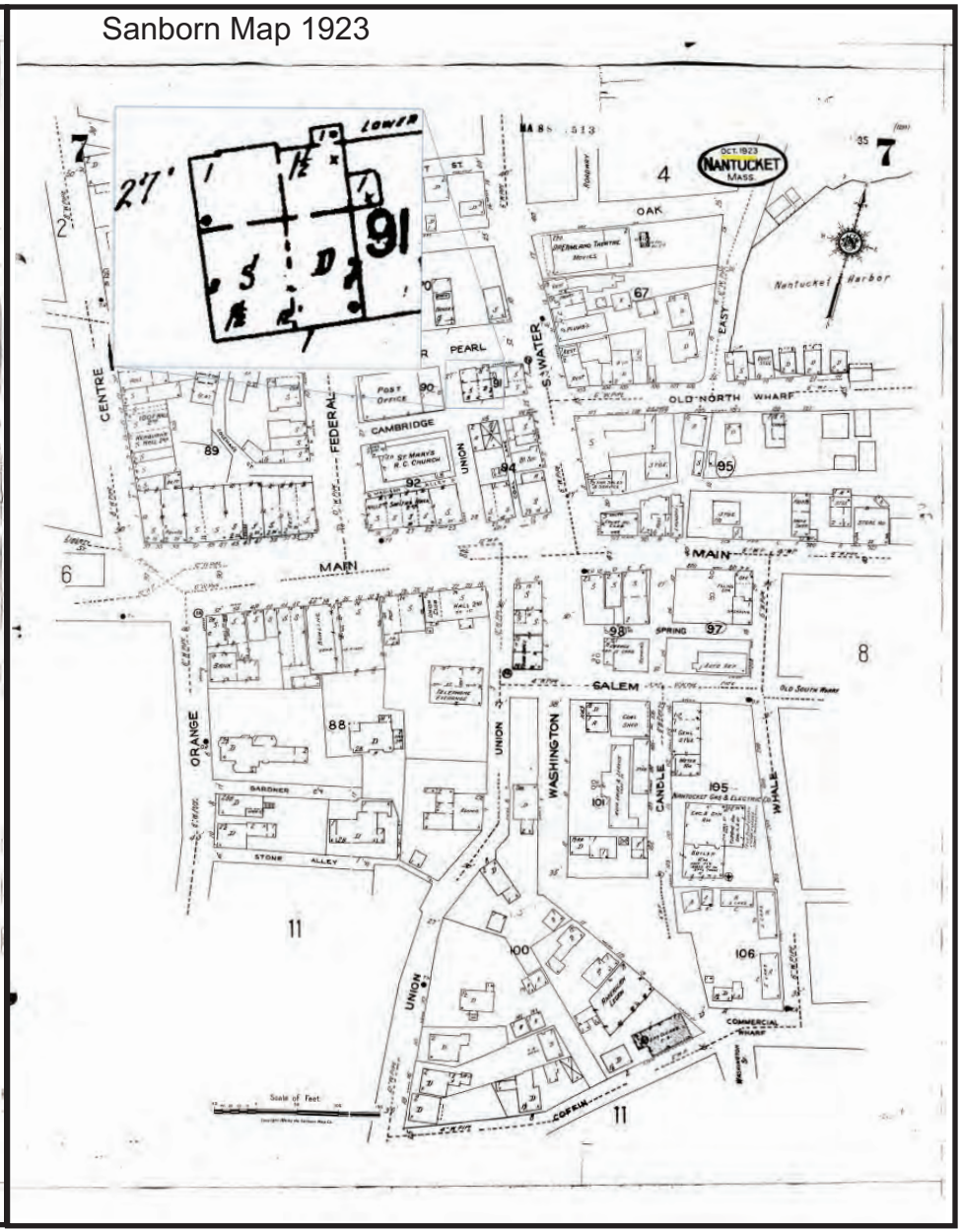
emeritus

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA

Sanborn Map 1923



Sanborn Map 1923



emeritus

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA



1938



1969



1971



1994



2005



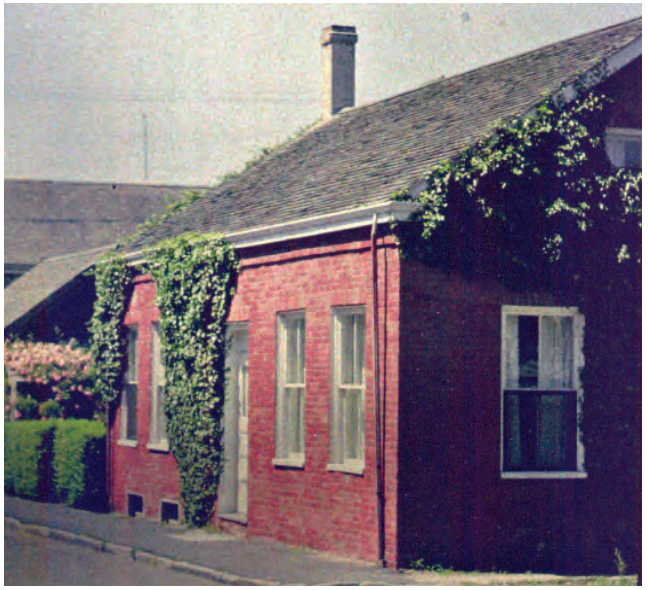
2009

emeritus

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA



Excavation for Post Office, 1930s



1920s



Photographic image of a brick house on Cambridge Street with the Miller family
1880s , 1890s



Cambridge Street, 1890s

Nantucket Historic District Commission
Supplemental Materials

1 Cambridge Street, Nantucket, MA

emeritus

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing

AS AGENT FOR Michelle Kalman

STREET ADDRESS 103 Hinsdale Drive

MAP/PARCEL 108 / 963.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/15/24

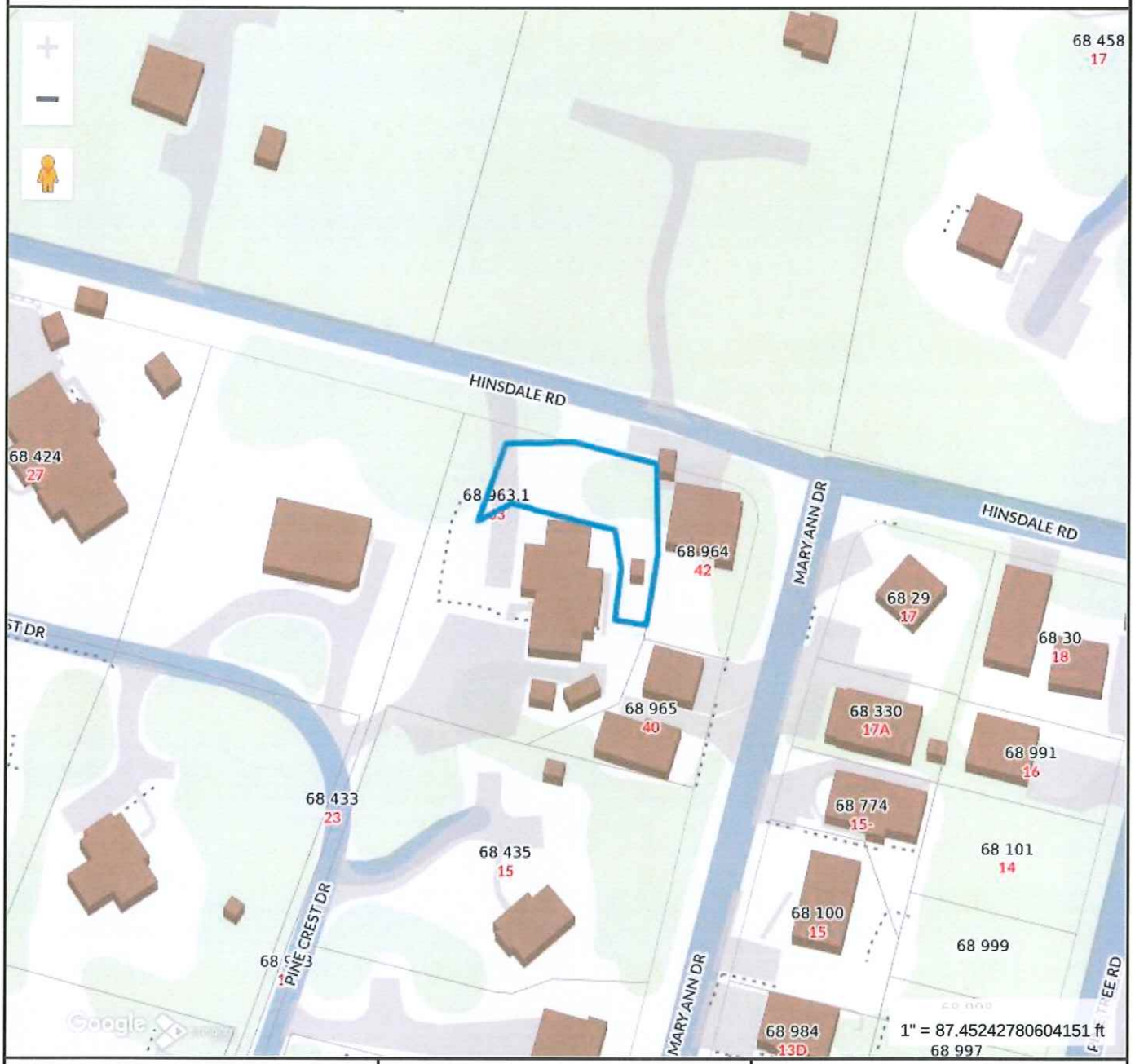
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 12/15/24

Signature Date



Property Information

Property ID	191492
Location	63 HINSDALE RD
Owner	KALMAN MICHELLE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 963.1

Street & Number of Proposed Work: 63 HINSDALE DR

Owner of record: MICHELLE KAUMAN

Mailing Address: 19 PINECREST DR
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ 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

NEW SINGLEX

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9½ /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 _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 9LT 2 PANEL Rear 8LT SLIDER Side 9LT 2 PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NCS NTW Clapboard (if applicable) _____ Roof DNAL BLACK
Trim NTW CEDAR Sash WHITE Doors WHITE
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/20/2024 Signature of owner of record _____ Signed under penalties of perjury

RECEIVED
BOARD OF ASSESSORS
OCT 02 2024
TOWN OF NANTUCKET

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Michelle KALMAN .....

MAILING ADDRESS..... 19 Pine CREST DRIVE .....

PROPERTY LOCATION..... 63 HINSDALE Rd .....

ASSESSORS MAP/PARCEL..... 68-963.1 .....

SUBMITTED BY:..... Michelle L Kalman .....

508-221-0071

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.

10-3-2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City
68	432		WILLETT DEBORAH M ETAL		18 PINE CREST DR	NANTUCKE
68	433		SUMMER STREET CHURCH		4 TROTTERS LANE	NANTUCKE
68	435		EGAN JAMES ALLEN		PO BOX 2682	NANTUCKE
68	457		WIGHT DANIEL TRST		505 LENDALL LANE	FREDERICKSBUR(
68	964		PETKOV NIKOLAY		42 MARY ANN DR	NANTUCKE
68	965		PAS BOAT HOUSE LLC		110 LANES END	CONCORI
Count:	**6**					

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 63 HINSDALE RD.

Tax Map Number: 0068- Parcel Number: 9631

Owner of Record: Michelle L Kalman. MICHELLE KALMAN

Description of Proposal: New Construction of Residential Build
(Duplex) with parking 6 spaces. 3BD 3 BATH each sid

Anticipated HDC Submission Date: October 7th 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1006 2079 26

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 08

Postmark Here

OCT 03 2024

10/03/2024

PETKOV NIKOLAY
42 MARY ANN DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2079 57

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Nantucket, MA 02554

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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 08

Postmark Here

OCT 03 2024

10/03/2024

Sent To

WILLETT DEBORAH M ETAL
18 PINE CREST DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees	$5.58

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Nantucket, MA 02554

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Postage	$0.73
Total Postage and Fees	$5.58

0056 08

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OCT 03 2024

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SUMMER STREET CHURCH
4 TROTTERS LANE
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2079 19

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For delivery information, visit our website at *www.usps.com®*.

Concord, MA 01742

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 08

Postmark Here

OCT 03 2024

10/03/2024

PAS BOAT HOUSE LLC
110 LANES END
CONCORD, MA 01742

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2079 02

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For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 08

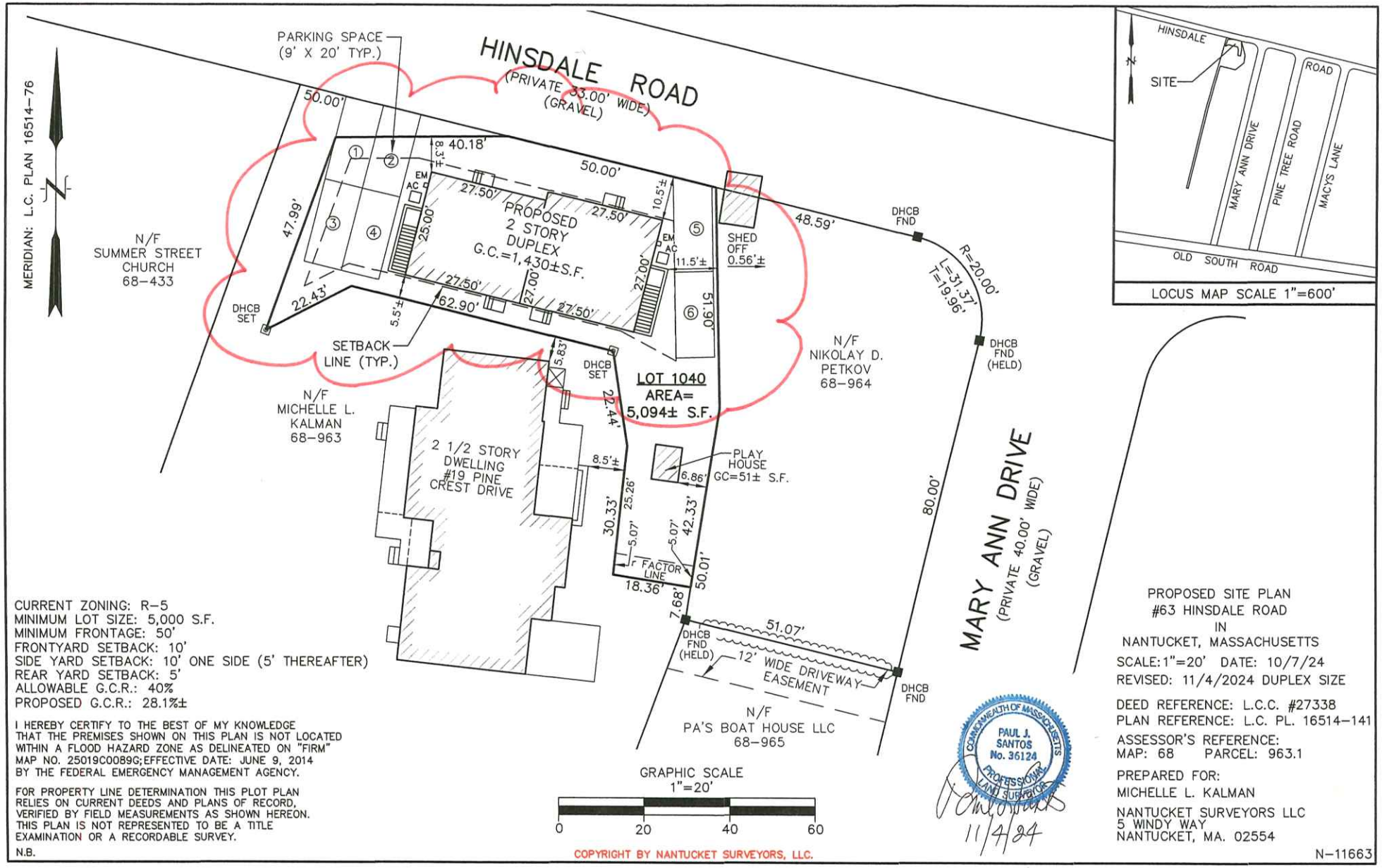
Postmark Here

OCT 03 2024

10/03/2024

EGAN JAMES ALLEN
PO BOX 2682
NANTUCKET, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CURRENT ZONING: R-5
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE YARD SETBACK: 10' ONE SIDE (5' THEREAFTER)
REAR YARD SETBACK: 5'
ALLOWABLE G.C.R.: 40%
PROPOSED G.C.R.: 28.1%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0089G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

11/4/24

PROPOSED SITE PLAN
#63 HINSDALE ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 10/7/24
REVISED: 11/4/2024 DUPLEX SIZE

DEED REFERENCE: L.C.C. #27338
PLAN REFERENCE: L.C. PL. 16514-141

ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 963.1

PREPARED FOR:
MICHELLE L. KALMAN

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-11663

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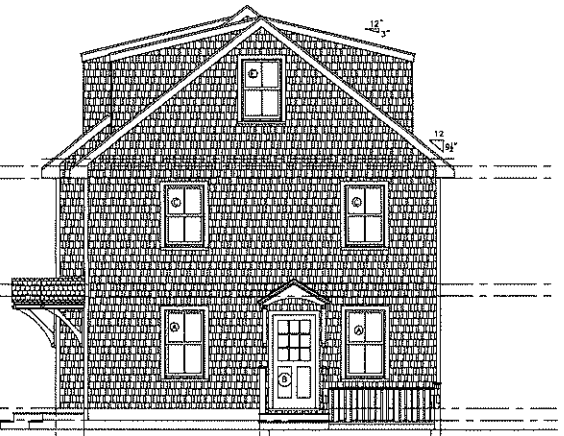
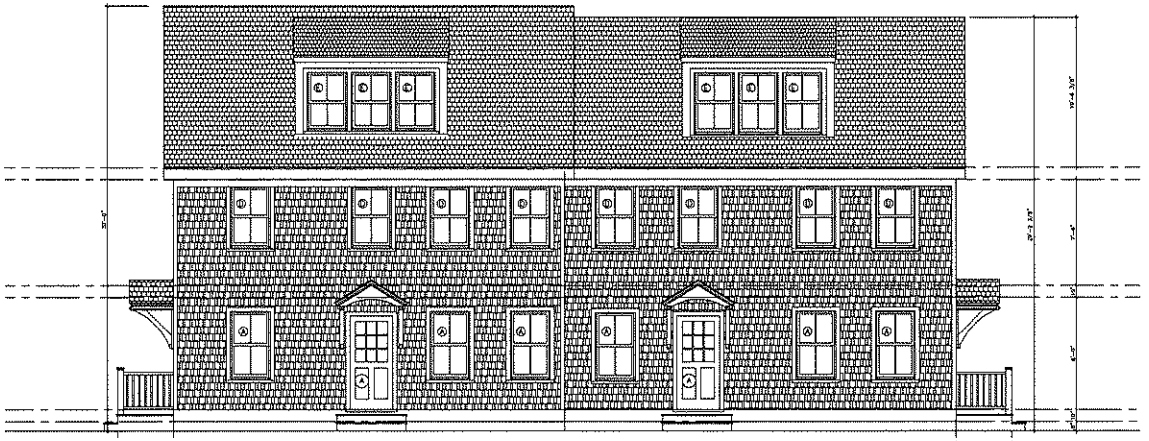
I:\JOBS 11000-11999\11600-11699\11650-11699\11663\AUTOCAD\11663 PROPOSED DUPLEX SITE PLAN 11-1-24.dwg, 1:1



1 A2 EAST ELEVATION
1/4"=1'-0"



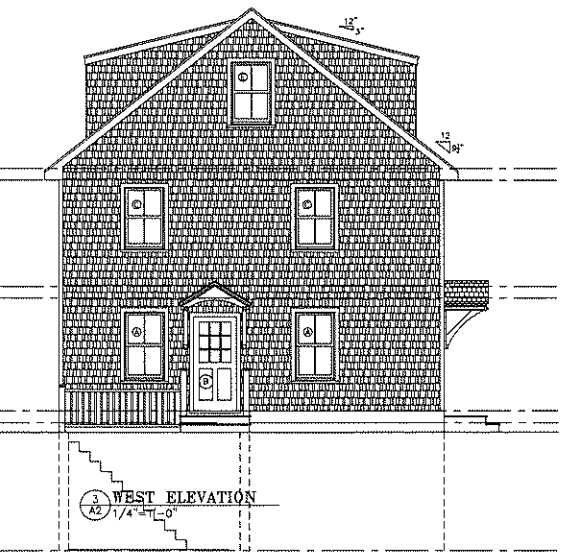
2 A2 NORTH ELEVATION
1/4"=1'-0"

DOOR SCHEDULE: EXTERIOR

NO.	LOCATION	TYPE	MATERIAL	STYLE	MANUFACTURER, MODEL NO.	UNIT SIZE W	UNIT SIZE H	UNIT SIZE TH	REMARKS/HARDWARE
A	FRONT DOOR	EXTERIOR	WOOD	3x3 LITE/2 PANEL	SIMPSON 7944	3'-0"	6'-8"	1-3/4"	TBD
B	SIDE DOOR	EXTERIOR	WOOD	3x3 LITE/2 PANEL	SIMPSON 7944	2'-8"	6'-8"	1-3/4"	TBD
C	DINING AREA	EXTERIOR	VINYL	2x4 LITE SLIDING	ANDERSEN FRENCHWOOD FWD5061E	5'-0"	6'-11"	1-3/4"	TBD

WINDOW SCHEDULE

NO.	LOCATION	TYPE	MATERIAL	STYLE	MANUFACTURER - MODEL NO	UNIT SIZE W	UNIT SIZE H	REMARKS/HARDWARE
⑧	FIRST FLOOR	EXTERIOR	VINYL	2x2 LITE DOUBLE HUNG	ANDERSEN WDH28410	2'-10"	5'-1"	TBD
⑧	KITCHEN	EXTERIOR	VINYL	2x2 LITE DOUBLE HUNG	ANDERSEN WDH2432	2'-6"	3'-5"	TBD
⑧	SECOND FLOOR	EXTERIOR	VINYL	2x2 LITE DOUBLE HUNG	ANDERSEN WDH2842	2'-10"	4'-5"	TBD
⑩	SECOND FLOOR EGRESS	EXTERIOR	VINYL	2x2 LITE CASEMENT w/ SIMULATED MEETING RAIL	ANDERSEN CX145	2'-8"	4'-5"	
⑥	THIRD FLOOR EGRESS	EXTERIOR	VINYL	2x2 LITE CASEMENT w/ SIMULATED MEETING RAIL	ANDERSEN CX14	2'-6"	4'-0"	



3 A2 WEST ELEVATION
1/4"=1'-0"



4 A2 SOUTH ELEVATION
1/4"=1'-0"

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MAXIMILLIAN HAYDEN
ARCHITECT, INC.
These drawings are the property of the architect.

PROJECT TITLE:
NEW RESIDENCES AT
63 HINSDALE ROAD
NANTUCKET, MASSACHUSETTS
02554

ZONE: R-5
MAP: 68
PARCEL: 963.1

MAXIMILLIAN HAYDEN
Architect, Inc.
238 Manor Street
Trenton, New Jersey 08611
Cell 609-577-2046
max@maxhaydenarchitect.com

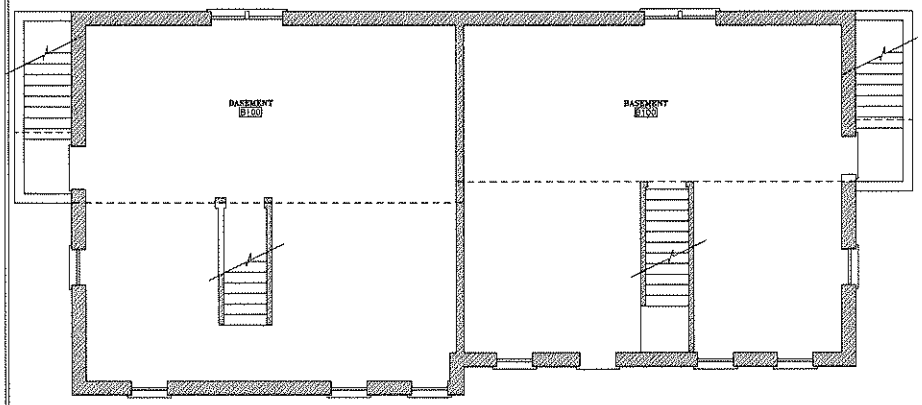
NJ LIC. NO. 21AI00964600
PA LIC. NO. RA-013733-R
MA LIC. NO. 953597-A&R

PROJECT NO.	63 Hinsdale
DATE	12.20.24
SCALE	AS NOTED
DRAWN BY	MHH

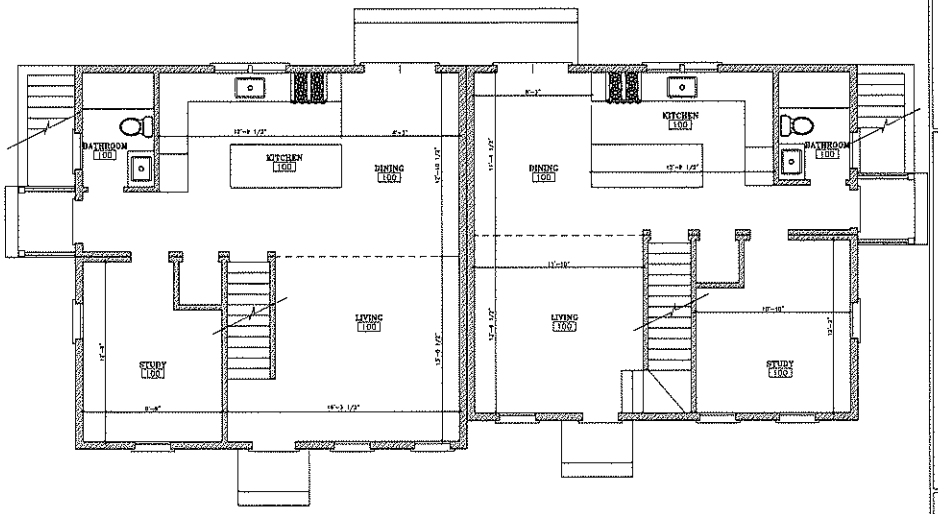
REVISIONS:

EXTERIOR ELEVATIONS

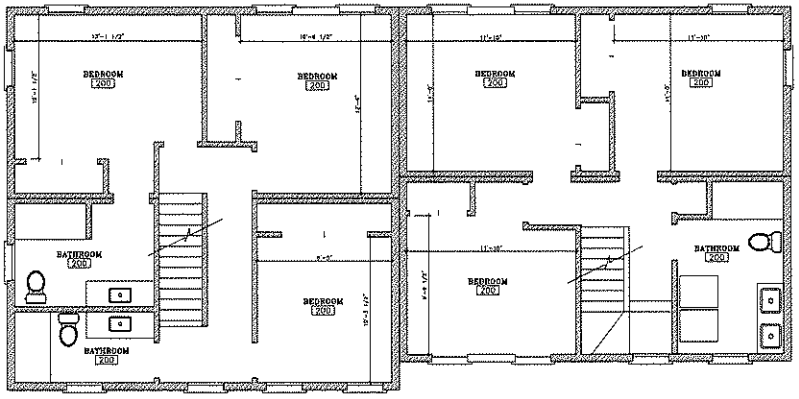
SHEET NO.
A2



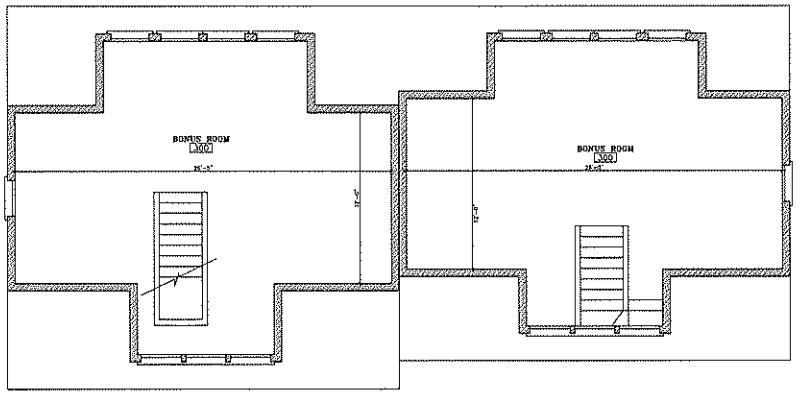
1 A1 BASEMENT PLAN
1/4"=1'-0"



2 A1 FIRST FLOOR PLAN
1/4"=1'-0"



3 A1 SECOND FLOOR PLAN
1/4"=1'-0"



4 A1 THIRD FLOOR PLAN
1/4"=1'

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PROJECT TITLE
NEW RESIDENCES AT
63 HINSDALE ROAD
NANTUCKET, MASSACHUSETTS
02554

ZONE: R-5
MAP: 68
PAR/EL: 963.1

MAXIMILLIAN HAYDEN
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max@maxhaydenarchitect.com

NJ LIC. NO. 21AI00960600
PA LIC. NO. RA-017733-B
MA LIC. NO. 933397-AR-R

	63 Hinsdale
	12.2.24
	AS NOTED
	MH

REVISIONS:

BASEMENT, FIRST, SECOND & THIRD FLOOR PLANS

A1



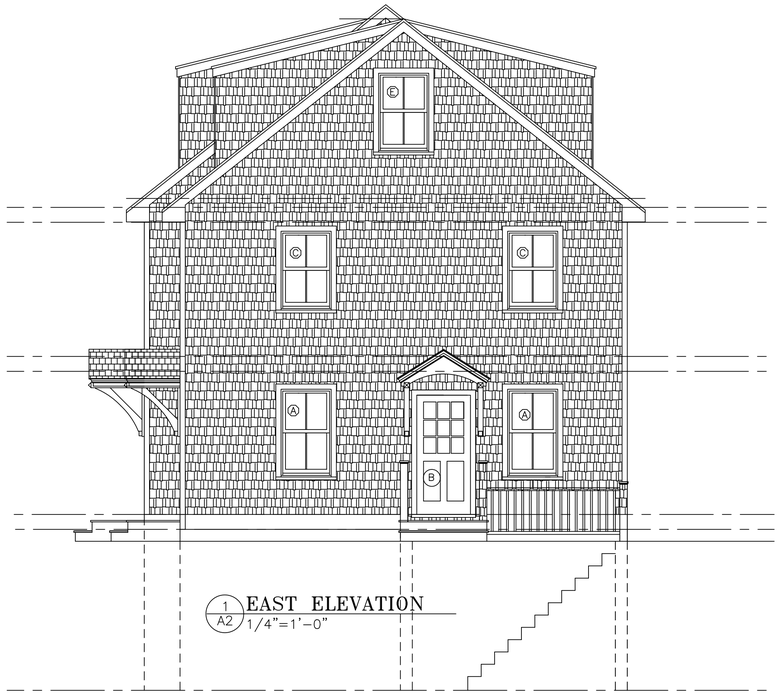









HIDEOUT
19



1 A2 EAST ELEVATION
1/4"=1'-0"



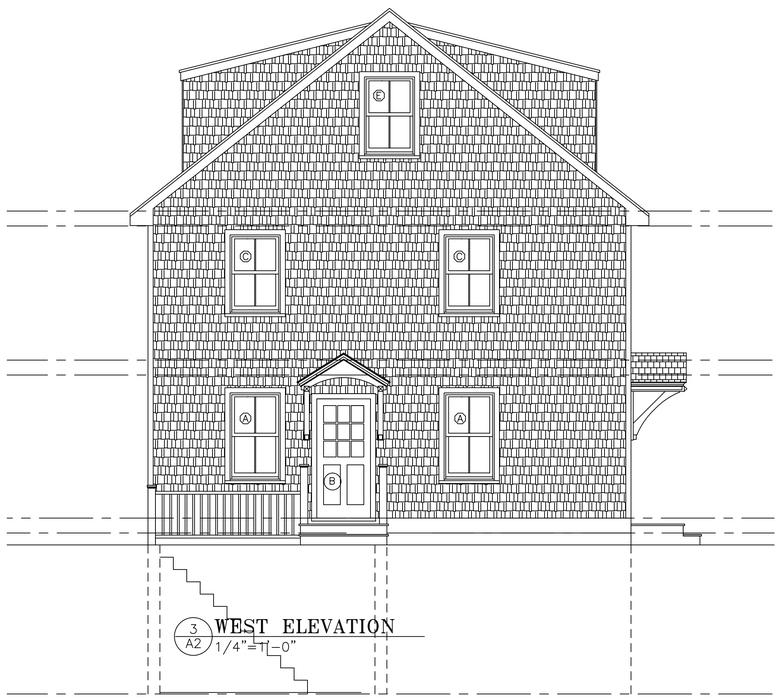
2 A2 NORTH ELEVATION
1/4"=1'-0"

DOOR SCHEDULE: EXTERIOR

NO.	LOCATION	TYPE	MATERIAL	STYLE	MANUFACTURER - MODEL NO.	UNIT SIZE W	UNIT SIZE H	UNIT SIZE TH.	HARDWARE/FINISH
(A)	FRONT DOOR	EXTERIOR	WOOD	3x3 LITE/2 PANEL	SIMPSON 7944	3'-0"	6'-8"	1-3/4"	TBD
(B)	SIDE DOOR	EXTERIOR	WOOD	3x3 LITE/2 PANEL	SIMPSON 7944	2'-8"	6'-8"	1-3/4"	TBD
(C)	DINING AREA	EXTERIOR	VINYL	2x4 LITE SLIDING	ANDERSEN FRENCHWOOD FWG50611	5'-0"	6'-11"	1-3/4"	TBD

WINDOW SCHEDULE

NO.	LOCATION	TYPE	MATERIAL	STYLE	MANUFACTURER - MODEL NO.	UNIT SIZE W	UNIT SIZE H	REMARKS/HARDWARE
(A)	FIRST FLOOR	EXTERIOR	VINYL	2x2 LITE DOUBLE HUNG	ANDERSEN WDH28410	2'-10"	5'-1"	TBD
(B)	KITCHEN	EXTERIOR	VINYL	2x2 LITE DOUBLE HUNG	ANDERSEN WDH2432	2'-6"	3'-5"	TBD
(C)	SECOND FLOOR	EXTERIOR	VINYL	2x2 LITE DOUBLE HUNG	ANDERSEN WDH2842	2'-10"	4'-5"	TBD
(D)	SECOND FLOOR EGRESS	EXTERIOR	VINYL	2x2 LITE CASEMENT w/ SIMULATED MEETING RAIL	ANDERSEN CX145	2'-8"	4'-5"	
(E)	THIRD FLOOR EGRESS	EXTERIOR	VINYL	2x2 LITE CASEMENT w/ SIMULATED MEETING RAIL	ANDERSEN CX14	2'-8"	4'-0"	



3 A2 WEST ELEVATION
1/4"=1'-0"



4 A2 SOUTH ELEVATION
1/4"=1'-0"

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PROJECT TITLE:
NEW RESIDENCES AT
63 HINSDALE ROAD
NANTUCKET, MASSACHUSETTS
02554

ZONE: R-5
MAP: 68
PARCEL: 963.1

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Architect, Inc.
238 Mercer Street
Trenton, New Jersey 08611
Cell 609-577-2046
max@maxhaydenarchitect.com

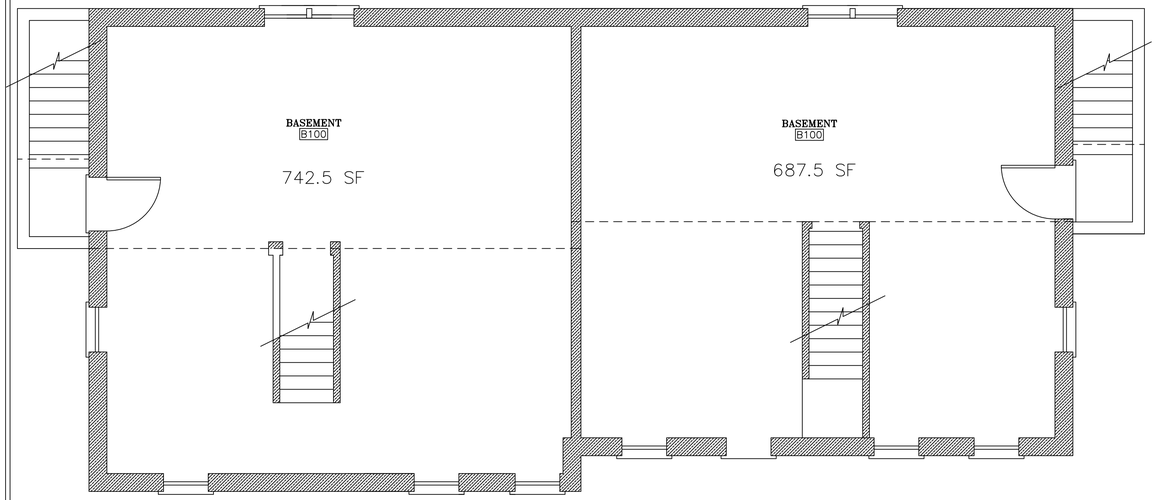
NJ LIC. NO. 21A100960600
PA LIC. NO. RA-013733-B
MA LIC. NO. 953397-AR-R

PROJECT NAME :	63 Hinsdale
DATE:	12.20.24
SCALE :	AS NOTED
DRAWN BY :	MJH

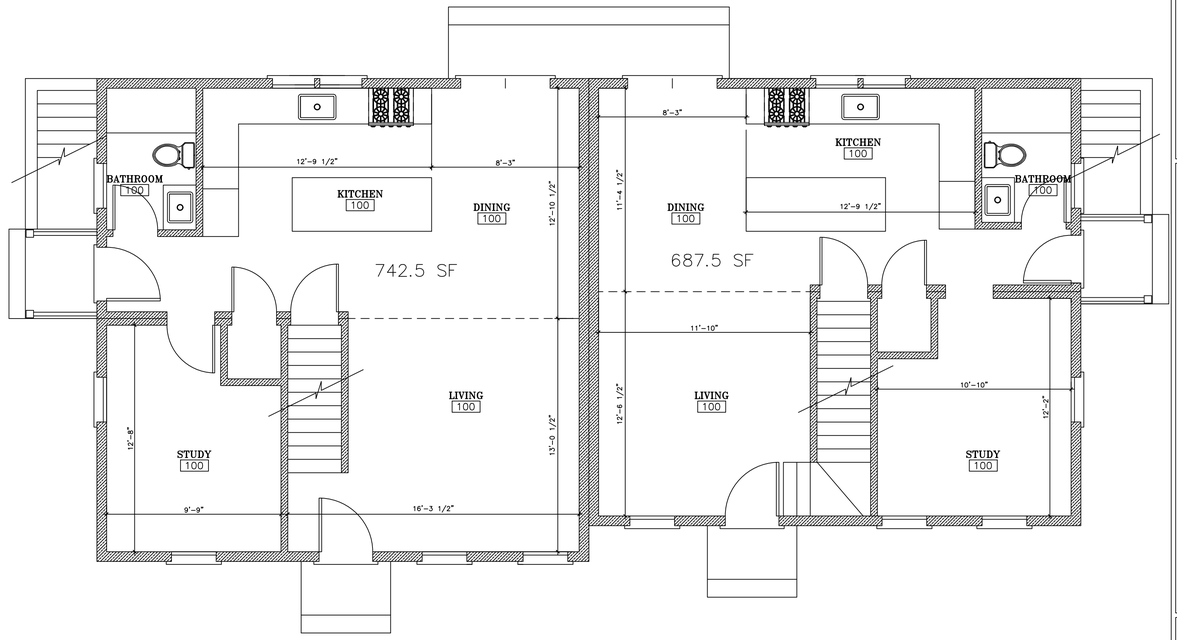
REVISIONS:

EXTERIOR ELEVATIONS
DWG TITLE :

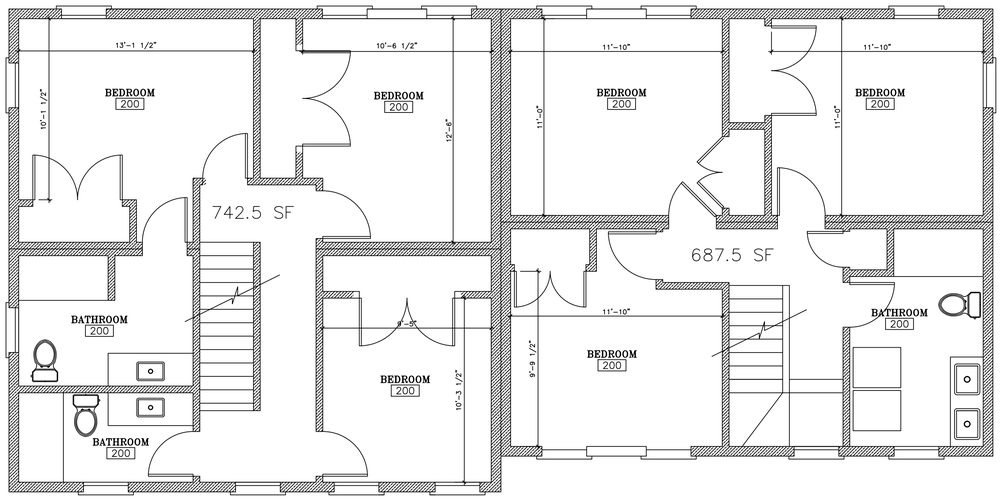
A2
DWG # :



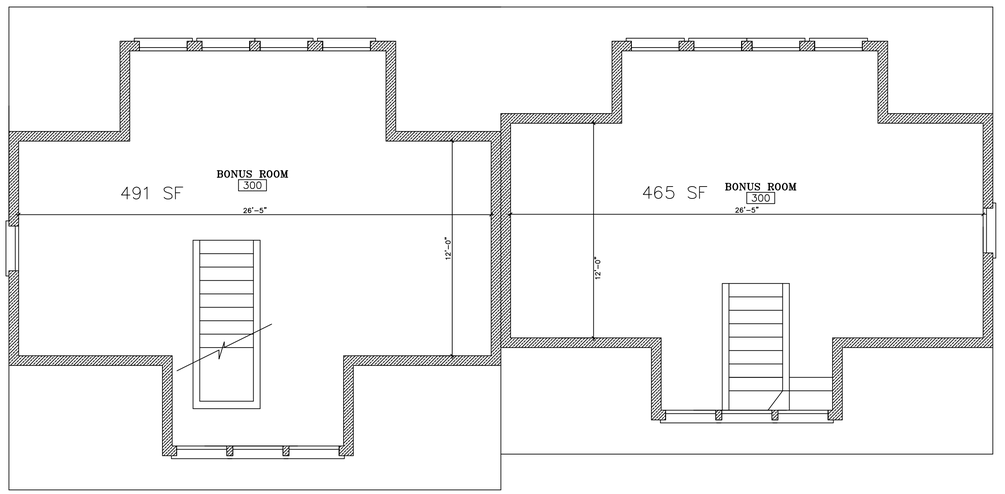
1 / A1 BASEMENT PLAN
1/4"=1'-0"



2 / A1 FIRST FLOOR PLAN
1/4"=1'-0"



3 / A1 SECOND FLOOR PLAN
1/4"=1'-0"



4 / A1 THIRD FLOOR PLAN
1/4"=1'

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ARCHITECT, INC.
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PROJECT TITLE:
NEW RESIDENCES AT
63 HINSDALE ROAD
NANTUCKET, MASSACHUSETTS
02554

ZONE: R-5
MAP: 68
PARCEL: 963.1

MAXIMILLIAN HAYDEN
Architect, Inc.
238 Mercer Street
Trenton, New Jersey 08611
Cell 609-577-2046
max@maxhaydenarchitect.com

NJ LIC. NO. 21A100960600
PA LIC. NO. RA-013733-B
MA LIC. NO. 953397-AR-R

PROJECT NAME :	63 Hinsdale
DATE:	12.20.24
SCALE :	AS NOTED
DRAWN BY :	MJH

REVISIONS:

BASEMENT, FIRST, SECOND & THIRD FLOOR PLANS
DWG TITLE :

A1
DWG # :

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

11P - RENOVATION OF EXISTING COTTAGE

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
~~BOSTON, MA 02111~~

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other RENOVATION - NON-HISTORIC

Size of Structure or Addition: Length: 34'-1" Sq. Footage 1st floor: 1,134 SF Decks/Patio: Size 16'-0" x 17'-0"" ☒ 1st floor ☐ 2nd floor
Width: 46'-10" 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 24'-8" South 24'-8" East 24'-8" West 24'-8"

Additional Remarks

Historic Name:

Original Date: Built in 1987

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 9 3/4"/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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 5 Rake 1 x 5 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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 CUSTOM (PAINT) Rear SLIDING Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck 1X4 MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/23/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD 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:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2 **Exterior Elevations and Floor Plans (4 copies):** Must be 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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 11 Pine Street Realty Trust

MAILING ADDRESS 2 Avery Street #PH2C Boston, MA 02111

PROPERTY LOCATION 11 Pine Street

ASSESSORS MAP/PARCEL 42.3.3 / 24.1

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:46:57 -05'00'
Adobe Acrobat version: 2024.005.20320

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: 11 Pine Street

Tax Map Number: 42.3.3 Parcel Number: 24.1

Owner of Record: 11 Pine Street Realty Trust

Description of Proposal: Exterior Renovation of existing home and construction of new Garage and Shed. Demolish existing garage.

Anticipated HDC Submission Date: 12/23/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

NESTER JOHN ROBERT II ETAL
400 OLD LOCKE LANE
RICHMOND, VA 23226

TOLL BRUCE E & ROBBI S
1000 MEETINGHOUSE RD
RYDAL, PA 19046

SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

GILCHRIST RICHARD I
32 SHORERIDGE
NEWPORT COAST, CA 92657

KS BLAKE REVOCABLE TRUST
29 LINCOLN STREET
LEXINGTON, MA 02421

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

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C/O LORING WOLCOTT &
COOLIDGE
230 CONGRESS STREET

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SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

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C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

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11P RENOVATION TO EXISTING HOUSE

HDC SUBMISSION

11 PINE STREET
NANTUCKET, MA 02554
12/23/2024

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY



PHOTOGRAPH FROM PINE STREET

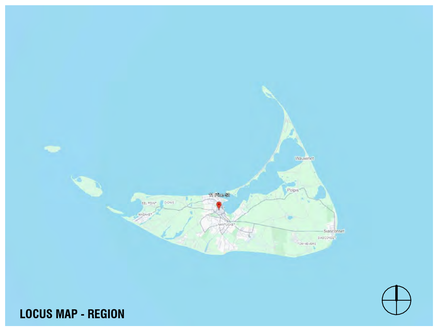


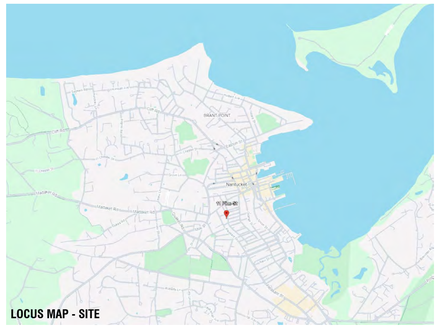
DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION
HDC-00	COVER SHEET	•
HDC-00	COVER SHEET	•
HDC-01	GENERAL NOTES	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORICAL INFORMATION	•
HDC-02	SITE PLAN	•
HDC-03	HISTORICAL INFORMATION	•
HDC-03	BLDG. ELEVS. & FL. PLANS	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	EXISTING CONDITIONS	•
HDC-06	EXTERIOR VIEWS	•
HDC-07	EXISTING SURVEY	•
HDC-08	SITE PLAN	•
HDC-09	EXIST. WINDOW - ELEVS.	•
HDC-10	EXIST. WINDOW - PLANS	•
HDC-11	EXIST. WINDOW - SCHEDULE	•
HDC-12	BUILDING ELEVATIONS	•
HDC-13	BUILDING ELEVATIONS	•
HDC-14	FIRST FLOOR PLAN	•
HDC-15	SECOND FLOOR PLAN	•
HDC-16	ROOF PLAN	•
HDC-00	COVER SHEET	•
HDC-00	COVER SHEET	•
HDC-01	GENERAL NOTES	•
HDC-01	HISTORICAL INFORMATION	•
HDC-02	EXISTING CONDITIONS	•
HDC-02	HISTORICAL INFORMATION	•
HDC-03	SITE PLAN	•
HDC-03	EXISTING SURVEY	•
HDC-04	BLDG. ELEVS. & FL. PLANS	•
HDC-04	EXISTING PHOTOS	•

ZONING INFORMATION

Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

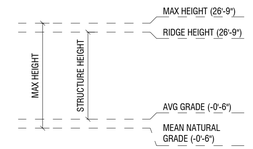
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	WHITE	WHITE
PRPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



11P
RENOVATION TO EXISTING HOUSE
11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

COVER SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE RENOVATION OF AN EXISTING 2 STORY 2,192 SF SINGLE FAMILY RESIDENCE WITH A DETACHED GARAGE ON A SLAB ON GRADE FOUNDATION AND A SHED ON A SLAB ON GRADE FOUNDATION.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE: HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE. SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS. AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL,50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE. NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
4. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
5. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. WHEN REQUESTED, SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
6. ANY REQUIRED PLUMBING OR GAS LINE DIAGRAM DRAWINGS ARE TO BE PREPARED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICATION.
7. PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, RISER DIAGRAMS AND CALCULATIONS AS REQUIRED BY THE BUILDING DEPARTMENT
8. PLUMBING CONTRACTOR SHALL CONNECT NEW FIXTURES TO EXISTING SANITARY LINE IN BASEMENT

GYPSUM WALLBOARD NOTES

1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE ON METAL STUDS SET 16" O.C. TYPICALLY, EXCEPT WHERE NOTED. ALL OTHER MATERIALS SHALL BE RECOMMENDED BY THE WALLBOARD MANUFACTURER.
2. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY LOCAL AND NATIONAL CODES TO SUPPORT DRYWALL AT OPENINGS AND CUTOUTS AND TO SUPPORT BUILT-IN ANCHORAGE AND ATTACHMENT DEVICES FOR OTHER WORK. PROVIDE BLOCKING FOR ALL TRIM WORK AS REQUIRED.
3. INSTALL GYPSUM WALLBOARD AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. IN ANY LOCATION WHERE METAL "J" BEAD IS NECESSARY AS AN ENDING TO DRYWALL (I.E. G.W.B.) REQUIRED BY COMMON PRACTICE, OR SPECIFIED BY DETAIL THE "J" BEAD SHALL BE A U.S. GYPSUM #200-A METAL TRIM "J" BEAD FOR 5/8" THICK G.W.B., UNLESS OTHERWISE SPECIFIED.
5. HOLD JOINTS BACK AT LEAST 8" FROM CORNERS OF DOORFRAMES. SPACE SCREWS NOT MORE THAN 16" O.C.
6. REINFORCE ALL JOINTS AT TAPERED EDGES AND INTERIOR CORNERS WITH JOINT REINFORCING TAPE SET IN JOINT COMPOUND.
7. ALL TRIMMED OPENINGS AND OTHER OPENINGS SHALL BE FRAME REINFORCED WITH A PAIR OF WOODEN 2 X 4'S, UNLESS OTHERWISE INDICATED.
8. FILL ALL JOINTS, FASTENER HEADS, TRIM RECESSES, CRACKS AND OTHER DEPRESSIONS WITH 3 COATS OR MORE OF JOINT COMPOUND. FINISH SMOOTH AND FLUSH AS RECOMMENDED BY MANUFACTURER SO THAT LOCATION OF JOINTS, SCREWS AND OTHER ITEMS WILL NOT BE VISIBLE AFTER PAINTING.
9. WORK TO INCLUDE PLASTER PATCHING OR GWB PATCHING OF ANY HOLES OR OPENINGS MADE IN THE COURSE OF THE PROGRESS OF THE WORK. HOLES CUT FOR ELECTRICAL WIRING, OR ANY OTHER ASPECTS OF THE WORK SHALL BE PATCHED TO MATCH ADJACENT SURFACES.
10. AS APPLICABLE, THE GYPSUM WALLBOARD USED IN THE KITCHEN AND BATHS SHALL BE MOISTURE RETARDANT TYPE (WR). USE CEMENTITIOUS WALL BOARDS IN SHOWERS, TUBS AND SPA AREAS AND CERAMIC BOARDS UNDER TILED FLOORS.
11. ALL NEW GYPSUM WALLS, CEILINGS, AND SOFFITS TO HAVE COMPLETE LEVEL 4-5 SKIM COAT COVERAGE IN ORDER TO ELIMINATE TAPE JOINTS AND WAVINESS.
12. ALL GYPSUM WALLS IN AFFECTED FLOORS, BOTH NEW AND EXISTING, TO RECEIVE TRIMS AROUND BASES AND OPENINGS AS PER TYPICAL DETAILS.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

DEFINITIONS

NOTE: ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE: REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT: REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR: REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

PAINTING NOTES

1. PAINT TO BE LATEX BASE BY BENJAMIN MOORE OR EQUAL. PAINTED TRIM, MILLWORK, DOOR PANELS TO BE SATIN FINISH. WALL SURFACES TO BE MATTE WASHABLE (LOW LUSTER). CEILINGS TO BE FLAT.
2. ALL SURFACES SHALL BE PROPERLY AND THOROUGHLY PRIMED. PRIMER FOR GWB SURFACES TO BE BENJAMIN MOORE ACRYLIC PRIMER OR EQUAL. PRIMER FOR WOOD SURFACES TO BE BENJAMIN MOORE ALKYD ENAMEL UNDERBODY OR EQUAL.
3. ALL INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 150 G/L. FLAT FINISH INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 50 G/L.
4. ALL SURFACES TO BE PAINTED ARE TO BE CLEANED OF ALL DIRT, OIL OR OTHER FOREIGN SUBSTANCE PRIOR TO PAINTING.
5. ALL COLORS TO BE APPLIED TO COVER FULLY AND COMPLETELY TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR AND APPEARANCE. ANY SUBSTRATE WHICH IS STILL VISIBLE AT THE COMPLETION OF PAINTING SHALL BE CONSIDERED UNACCEPTABLE. ALL NEW SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO FINISH COATS.
6. ALL CANS OF INDIVIDUAL COLOR TO BE INTERMIXED TO ASSURE UNIFORM COLOR THROUGHOUT.
7

PROPERTY INFORMATION

NANTUCKET ACCESSORS OFFICE - PROPERTY RECORD CARD

11 PINE ST

Location 11 PINE ST
Mblu 4233/ / 24/1 /
Acct# 00009969
Owner ACK 11 PINE LLC
Assessment $3,215,600
PID 9969
Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$888,200	$2,327,400	$3,215,600

Owner of Record

Owner ACK 11 PINE LLC
Co-Owner
Address 12 POND VIEW DR
NANTUCKET, MA 02554

Sale Price $3,000,000
Certificate
Book & Page 1962/270
Sale Date 12/21/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ACK 11 PINE LLC	$3,000,000		1962/270	00	12/21/2023
SUMMER PINE LLC	$0		1381/305	99	04/24/2013
GREENEBAUM JOHN S & MARY	$0		0522/319	1F	12/18/1996
GREENEBAUM JOHN S & MARY	$0		0139/139		10/24/1972

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,192
Replacement Cost: $1,003,844
Building Percent Good: 86
Replacement Cost Less Depreciation: $863,300

Building Attributes

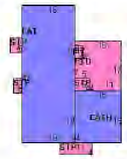
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 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/\00\02\13\01.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9969_114.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,134	1,134
FUS	Upper Story, Finished	846	846
FAT	Attic, Finished	846	212
PTO	Patio	240	0
STP	Stoop	111	0
		3,177	2,192

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$10,500	1

Land

Land Use

Use Code 1010
Description Single Fam M01
Zone ROH
Neighborhood 950
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.13
Frontage 0
Depth 0
Assessed Value $2,327,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			400.00 S.F.	$14,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$888,200	$2,327,400	$3,215,600
2023	$646,600	$2,216,400	$2,863,000
2022	$484,000	$2,014,900	$2,498,900
2021	$484,000	$1,611,900	$2,095,900
2020	$509,000	$1,746,300	$2,255,300

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11P

RENOVATION TO EXISTING HOUSE
11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
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MEP ENGINEER
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SURVEYOR
BRACKEN
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LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: DAJ
CHECKED BY: SCS/TDW/ARK/MLW
DATE: 11/06/23
SCALE:
PROJ. NO. PROJECT NUMBER

HISTORICAL INFORMATION

HDC-02

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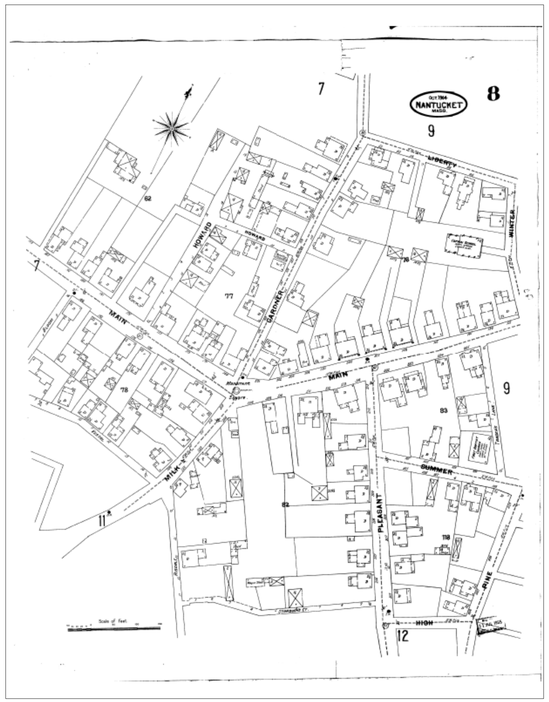
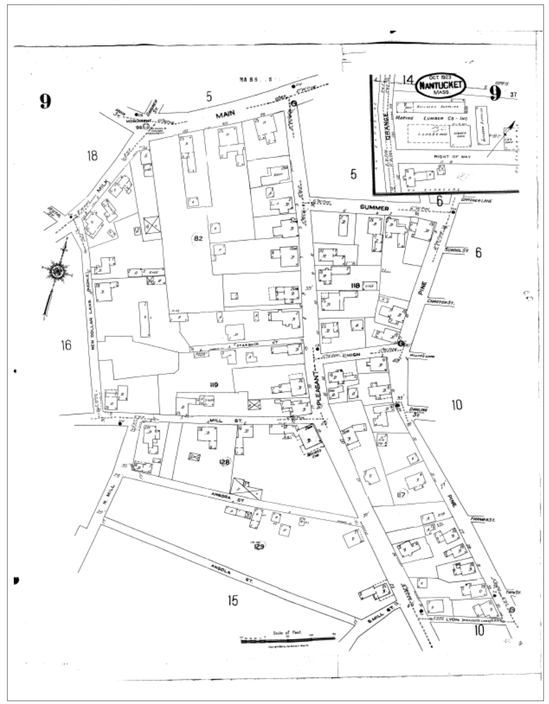
SANBORN MAPS

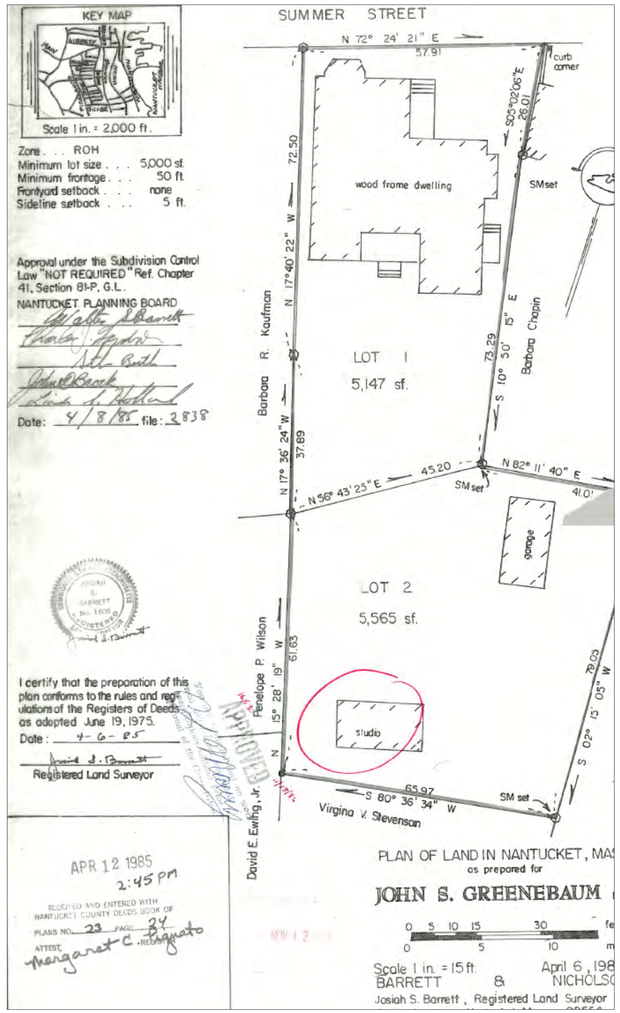
1904 NHA SANBORN MAP



1949 NHA SANBORN MAP



DOB SCAN - 1985

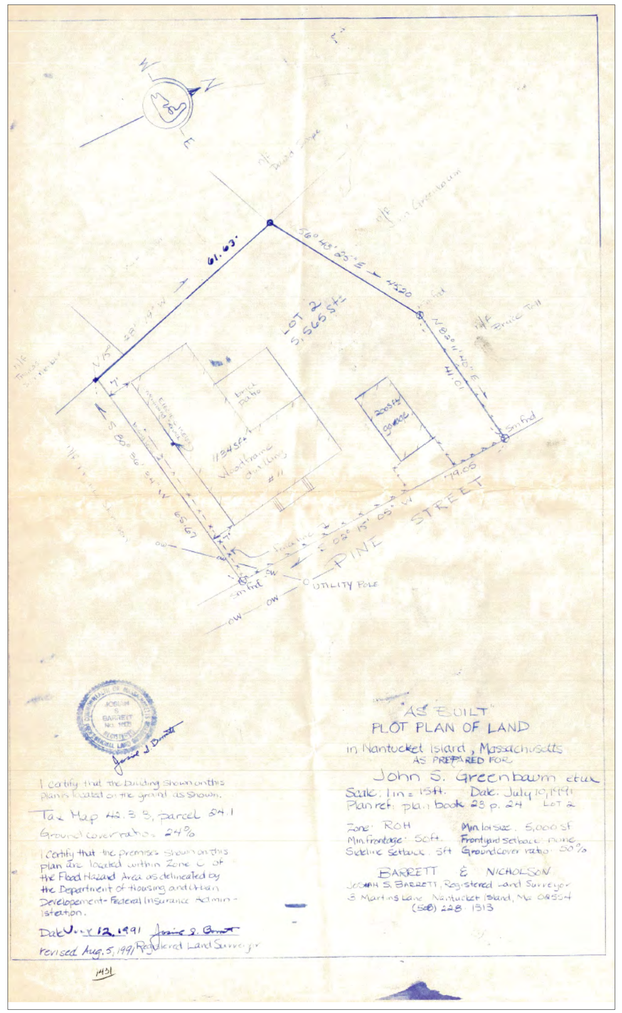


AERIAL PHOTOS

1998



DOB SCAN - 1991



11P

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NANTUCKET, MA 02554

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ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	12" = 1'-0"
PROJ. NO.	PROJECT NUMBER

HISTORICAL INFORMATION

HDC-03

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AERIAL VIEW - 11 PINE STREET



A. FRONT VIEW FROM PINE STREET



D. VIEW TOWARDS WEST ELEVATION



B. SIDE APPROACH FROM PINE STREET



E. VIEW FROM WEST ELEVATION LOOKING TOWARDS BACKYARD



C. VIEW TOWARDS NORTH ELEVATION FROM BACKYARD



F. VIEW FROM GARAGE LOOKING WEST

11P

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PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-04

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AERIAL VIEW - 11 PINE STREET



A.15 PINE STREET



B. 9 PINE STREET



C.17 PINE STREET



COMPOSITE ELEVATION - EXISTING



COMPOSITE ELEVATION - PROPOSED

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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MEP ENGINEER

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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DATE:	11/06/23
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-05

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1 FRONT PERSPECTIVE - EXISTING

1/2" = 1'-0"



2 FRONT PERSPECTIVE - PROPOSED

1/2" = 1'-0"



3 SIDE PERSPECTIVE - EXISTING

1/2" = 1'-0"



4 SIDE PERSPECTIVE - PROPOSED

1/2" = 1'-0"

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

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PROJ. NO.	PROJECT NUMBER

EXTERIOR VIEWS

HDC-06

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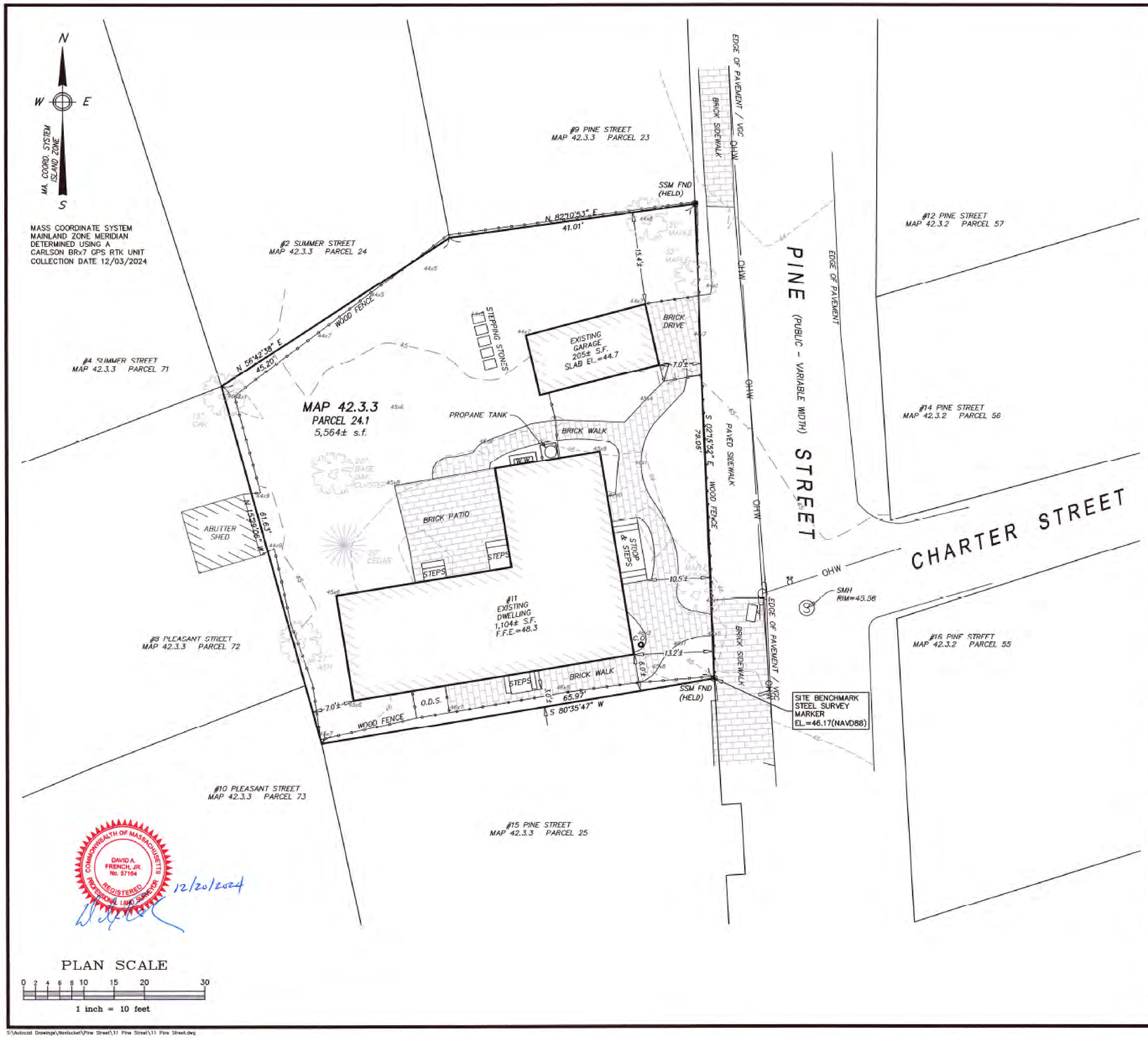
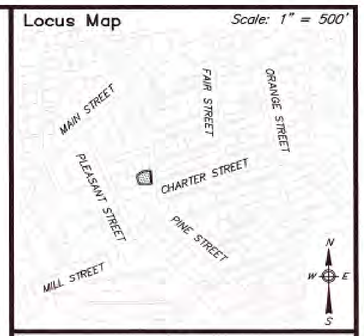


S:\Autocad Drawings\Nantucket\Pine Street\11 Pine Street\11 Pine Street.dwg

1 EXISTING SURVEY

1/2" = 1'-0"

Locus Map Scale: 1" = 500'



Notes

1. LOCUS: #11 PINE STREET
   MAP 42.3.3 PARCEL 24.1
2. OWNER: RACHEL LYNN KALIN, Trustee of
   11 PINE STREET REALTY TRUST
   c/o BASS, DOHERTY & FINKS, P.C.
   1380 SOLDIERS FIELD ROAD
   BOSTON, MA. 02135-1023
3. DEED REF: BK: 1989 PG: 278
4. PLAN REF: Bk; 23 PG: 24 (LOT 2)
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 and PRIORITY HABITATS OF RARE SPECIES.

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,564± s.f.
FRONTAGE:	50'	79.05'
FRONT YARD:	0'	10.5'±
SIDE YARD:	5'	3.0'±
REAR YARD:	5'	7.0'±
GROUND COVER:	40% (MAX)	23.5% (1,309± s.f.)

Prepared By:
BRACKEN ENGINEERING, INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS
Prepared For:
11 PINE STREET REALTY TRUST
#11 PINE STREET
MAP 42.3.3 PARCEL 24.1

No.	Date	Revision Description	By
1	12/20/24	NOTES REVISED	DF

Date:	Drawn:	Checked:	Sheet:
DECEMBER 17, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

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11 PINE REALTY TRUST
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STRUCTURAL ENGINEER
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MEP ENGINEER
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T: (508) 333-5138

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REVISIONS

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING SURVEY

HDC-07

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1 **SITE PLAN**
3/16" = 1'-0"

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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ISSUES

1	12/23/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS

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CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-08

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NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

11P
RENOVATION TO EXISTING HOUSE

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NANTUCKET, MA 02554

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ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	08/17/22
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXIST. WINDOW - ELEVS.

HDC-09

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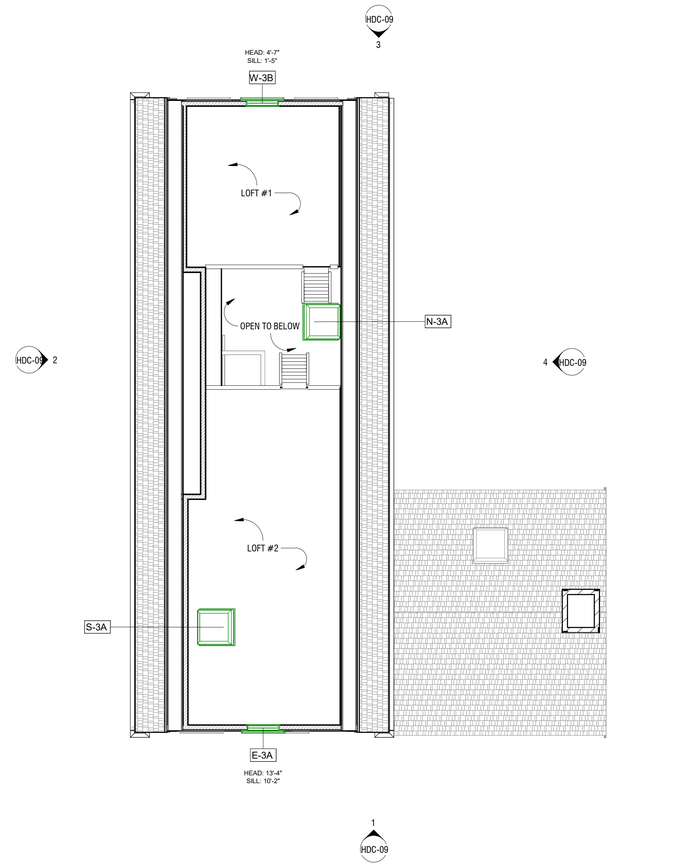
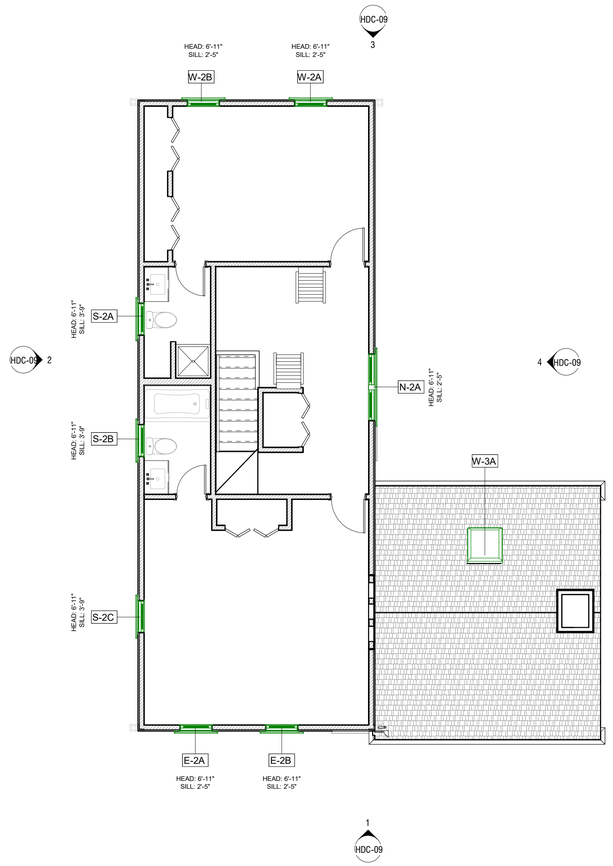
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



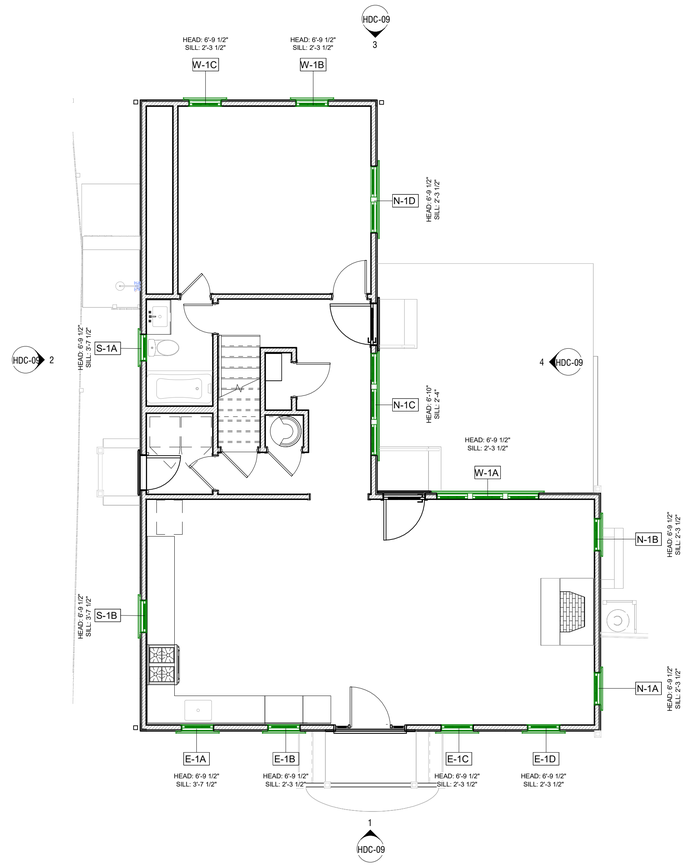
3 THIRD FLOOR - EXISTING

3/16" = 1'-0"



2 SECOND FLOOR - EXISTING

3/16" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING

3/16" = 1'-0"

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

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CONSTRUCTION DOCUMENTS	
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PROJ. NO.	PROJECT NUMBER

EXIST. WINDOW - PLANS

HDC-10

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EXISTING WINDOW PHOTOS


E-1A


E-1B


E-1C


E-1D


E-2B


E-3A


N-1A


N-1B


N-1C


N-1D

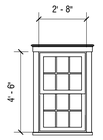

N-2A


W-1A

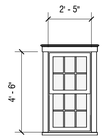
EXISTING WINDOW SURVEY

KEY	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	TREATMENT	MATERIAL	OPERATION	CONFIGURATION	PHOTOS (Y/N)
E-1A	2' - 5"	3' - 2"	3' - 7 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
E-1B	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
E-1C	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
E-1D	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	REPLACE	WOOD	DOUBLE HUNG	6/6	Y
E-2A	2' - 5"	4' - 6"	2' - 5"	6' - 11"	REPLACE	WOOD	DOUBLE HUNG	6/6	N
E-2B	2' - 5"	4' - 6"	2' - 5"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
E-3A	2' - 5"	3' - 2"	10' - 1 197/256"	13' - 3 197/256"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-1A	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	REPLACE	WOOD	DOUBLE HUNG	6/6	Y
N-1B	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	REPLACE	WOOD	DOUBLE HUNG	6/6	Y
N-1C	7' - 7 1/2"	4' - 6"	2' - 3 3/4"	6' - 9 3/4"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-1D	5' - 0"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-2A	5' - 0"	4' - 6"	2' - 5"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-3A	2' - 6"	3' - 2 3/8"			DEMO	WOOD	SKYLIGHT	6/6	N
S-1A	2' - 0"	3' - 2"	3' - 7 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
S-1B	2' - 5"	3' - 2"	3' - 7 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
S-2A	2' - 5"	3' - 2"	3' - 9"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	N
S-2B	2' - 5"	3' - 2"	3' - 9"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	N
S-2C	2' - 5"	3' - 2"	3' - 9"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	N
S-3A	2' - 6"	3' - 2 3/8"			DEMO	WOOD	SKYLIGHT	6/6	N
W-1A	7' - 7 1/2"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-1B	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	REPLACE	WOOD	DOUBLE HUNG	6/6	N
W-1C	2' - 5"	4' - 6"	2' - 3 1/2"	6' - 9 1/2"	REPLACE	WOOD	DOUBLE HUNG	6/6	N
W-2A	2' - 5"	4' - 6"	2' - 5"	6' - 11"	REPLACE	WOOD	DOUBLE HUNG	6/6	N
W-2B	2' - 5"	4' - 6"	2' - 5"	6' - 11"	REPLACE	WOOD	DOUBLE HUNG	6/6	N
W-3A	2' - 6"	3' - 2 3/8"			REPLACE	WOOD	SKYLIGHT	6/6	N
W-3B	2' - 5"	3' - 2"	1' - 4 61/64"	4' - 6 61/64"	DEMO	WOOD	DOUBLE HUNG	6/6	N

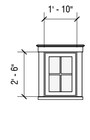
WINDOW LEGEND - PROPOSED



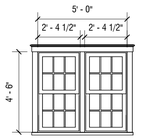
A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

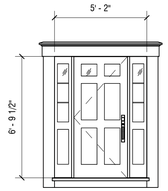


C
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

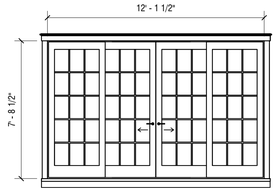


D
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

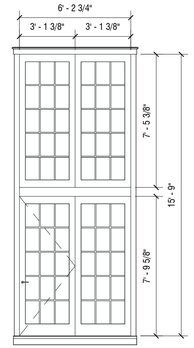
DOOR LEGEND - EXISTING



01
TYPE: ENTRY DOOR W/ SIDE LITES
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



02
TYPE: 4 PANEL SLIDING DOUBLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD



03
TYPE: CURTAIN WALL W/ DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
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T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

EXIST. WINDOW - SCHEDULE

HDC-11

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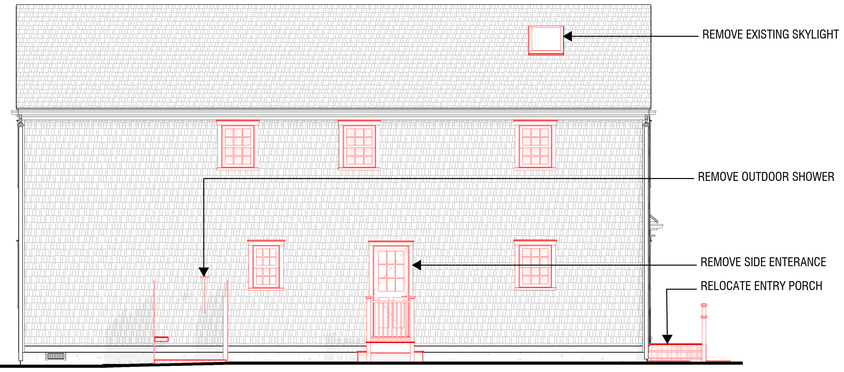
4 EXISTING ELEVATION - EAST

3/16" = 1'-0"



3 EXISTING ELEVATION - SOUTH

3/16" = 1'-0"



2 PROPOSED ELEVATION - EAST

1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

TRIM REFERENCE

EXISTING TRIM



PROPOSED TRIM



PROPOSED ENTRY



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BUILDING ELEVATIONS

HDC-12

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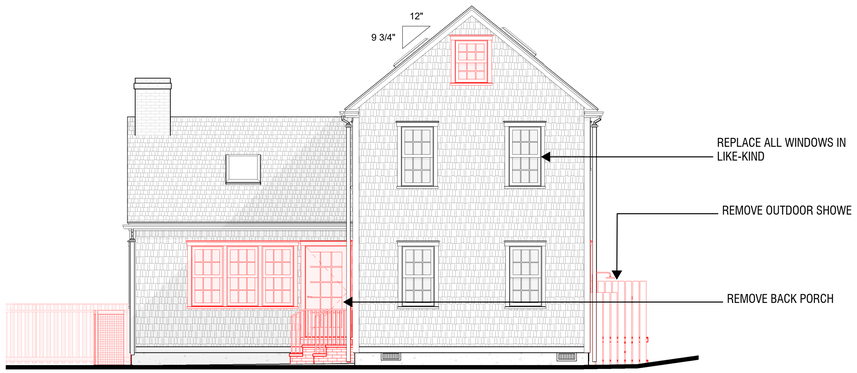
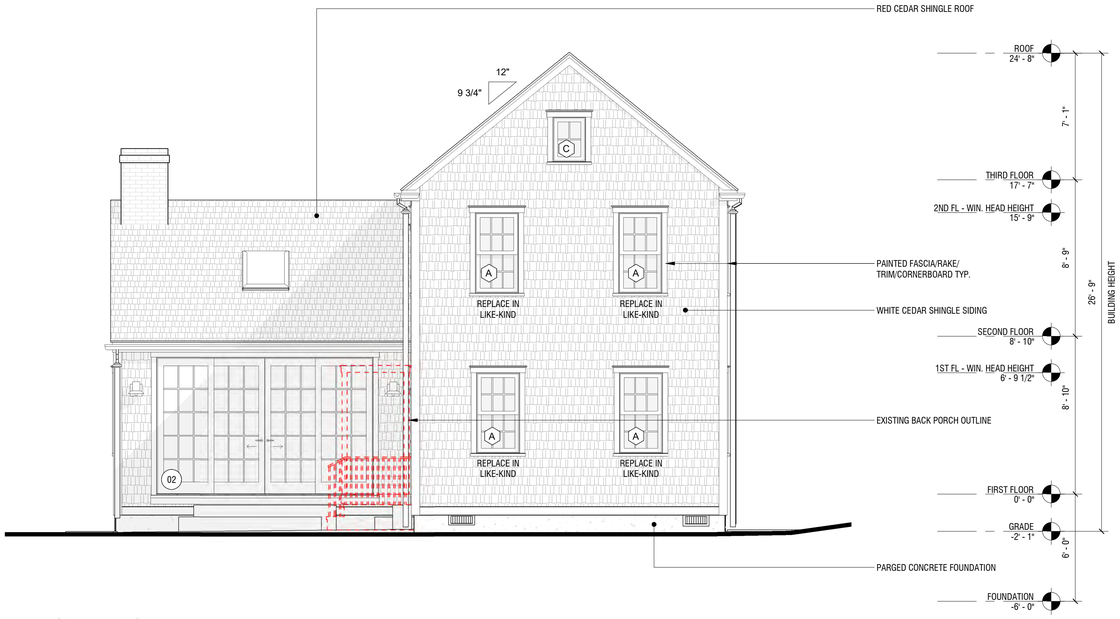


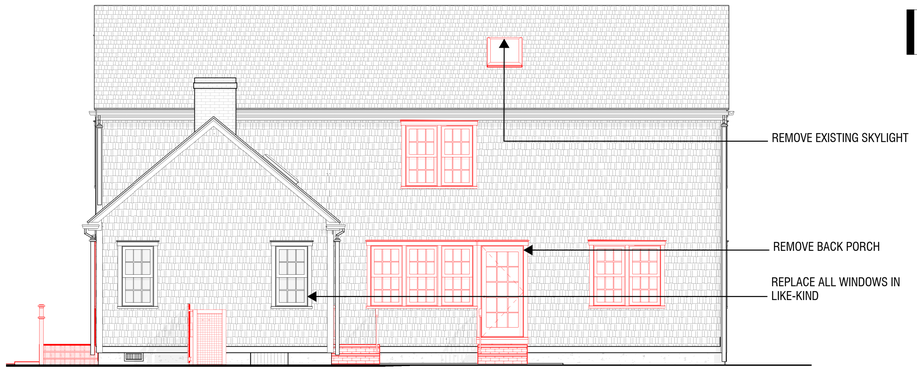
4 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"



3 PROPOSED ELEVATION - WEST

1/4" = 1'-0"



2 EXISTING ELEVATION - NORTH

3/16" = 1'-0"



1 PROPOSED ELEVATION - NORTH

1/4" = 1'-0"

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STRUCTURAL ENGINEER

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MEP ENGINEER

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SIGN & SEAL

ISSUES

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PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS

HDC-13

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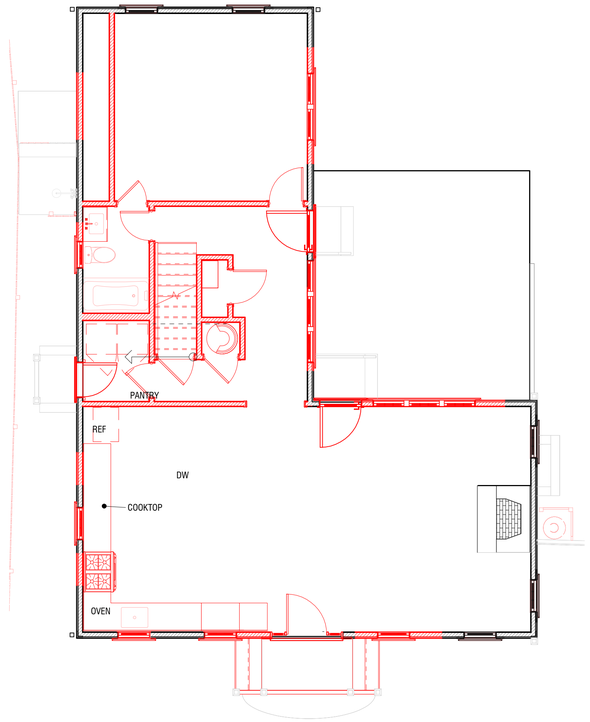
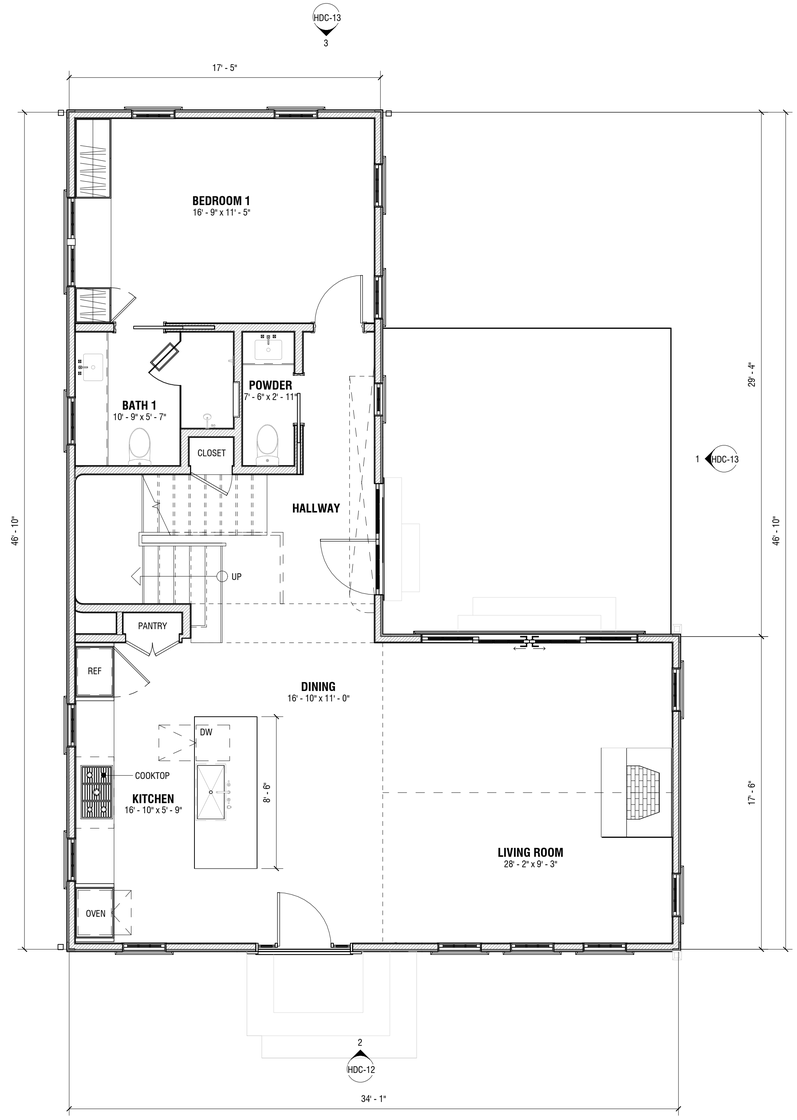


3 EXISTING PLAN - FIRST FLOOR

3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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2 Avery Street, #PH 2C Boston, MA 02111

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DATE:	11/06/23
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

FIRST FLOOR PLAN

HDC-14

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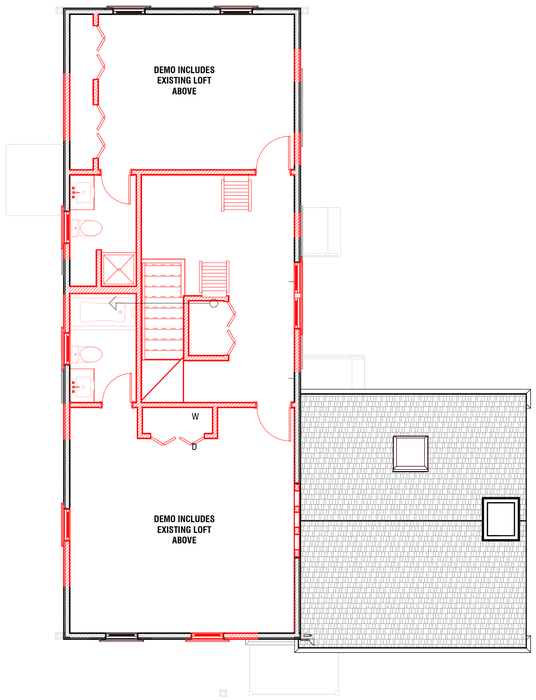
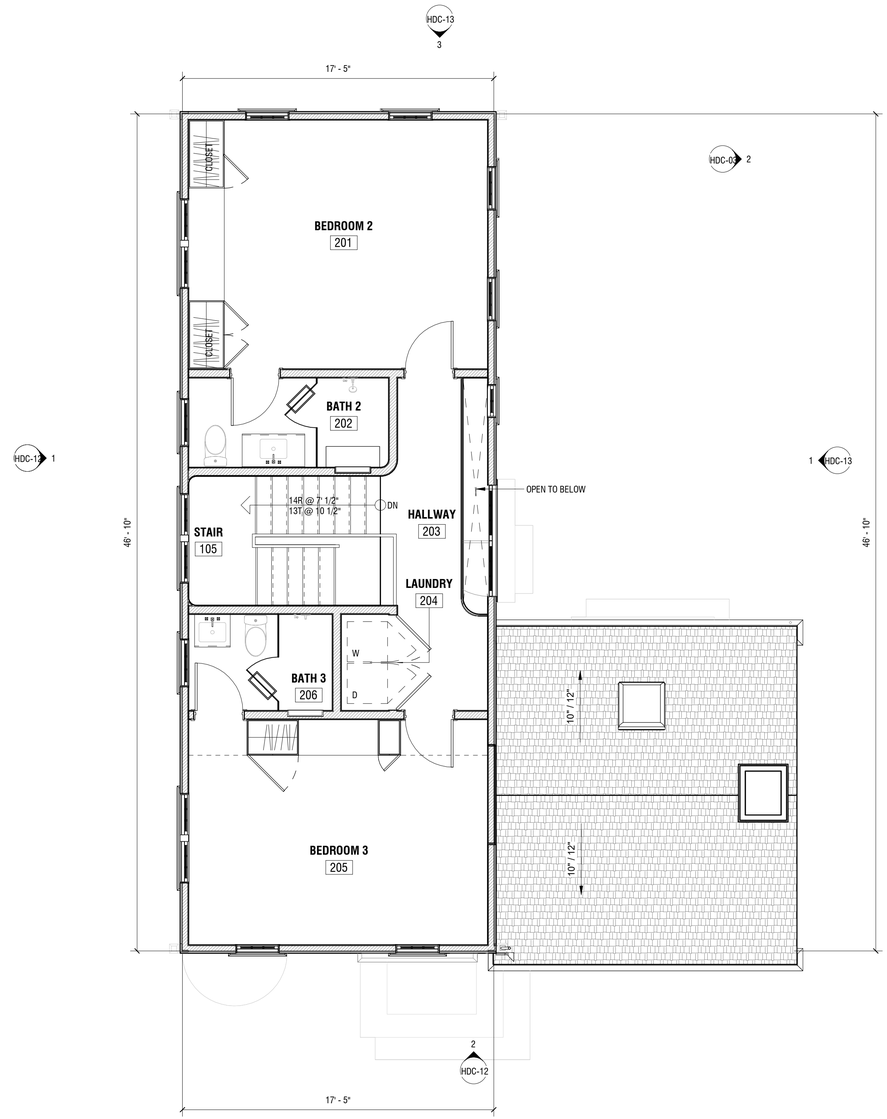


2 EXISTING PLAN - SECOND FLOOR

3/16" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

11P

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11 PINE STREET
NANTUCKET, MA 02554

OWNER

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ARCHITECT

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STRUCTURAL ENGINEER

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MEP ENGINEER

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Nantucket, MA 0225
T: (508) 333-5138

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REVISIONS

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
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DATE:	11/06/23
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

SECOND FLOOR PLAN

HDC-15

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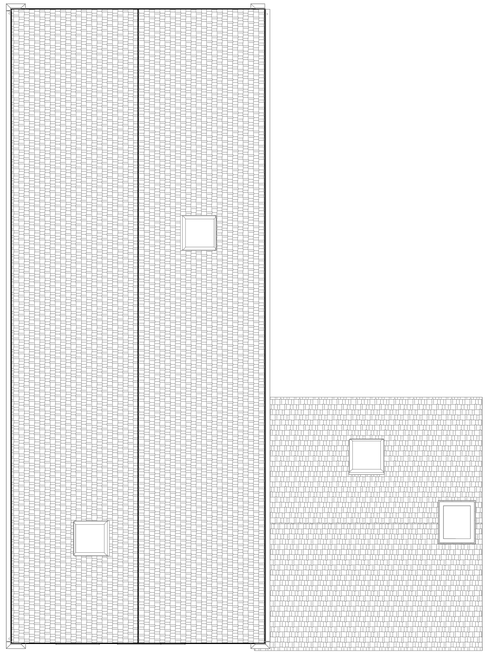
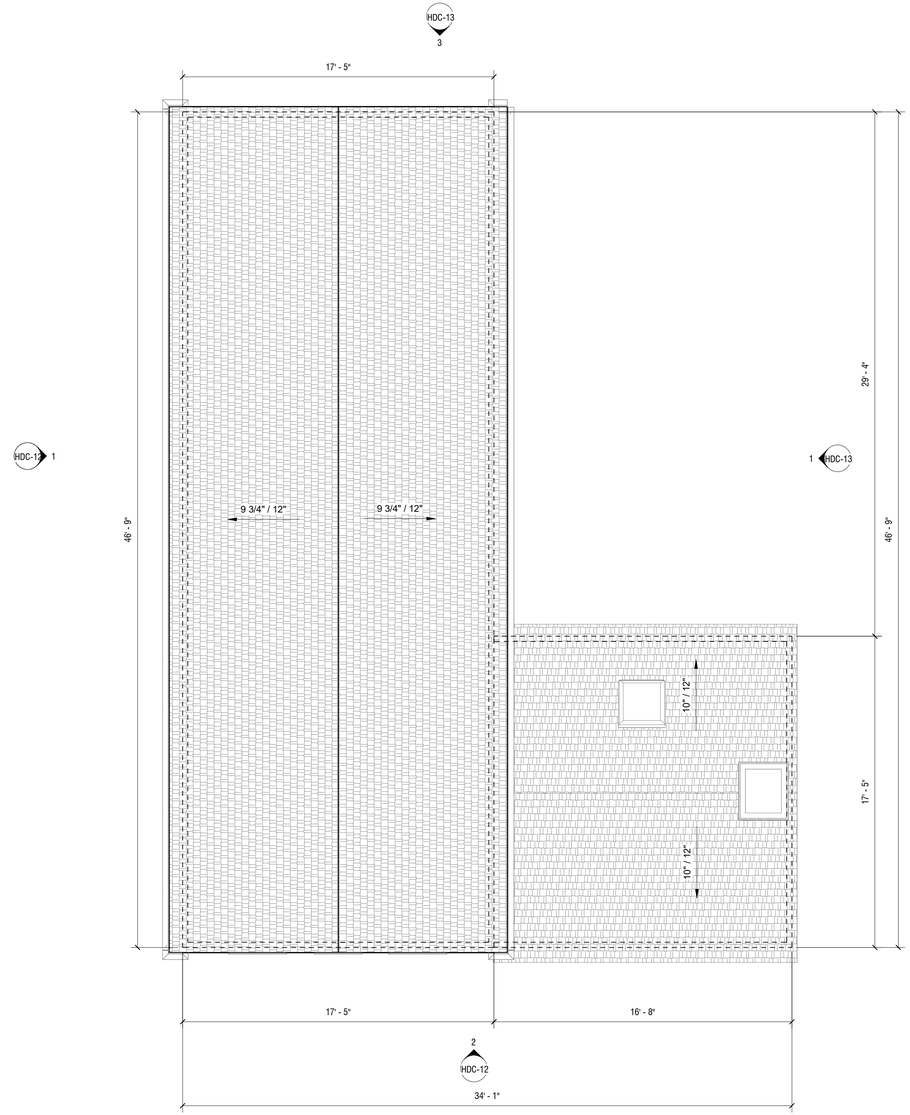


2 EXISTING PLAN - ROOF

3/16" = 1'-0"



1 PROPOSED ROOF PLAN

1/4" = 1'-0"

11P

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11 PINE STREET
NANTUCKET, MA 02554

OWNER

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REVISIONS

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

ROOF PLAN

HDC-16

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

11P - DEMO
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°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
BOSTON, MA 02111

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

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:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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.

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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 11 Pine Street Realty Trust

MAILING ADDRESS 2 Avery Street #PH2C Boston, MA 02111

PROPERTY LOCATION 11 Pine Street

ASSESSORS MAP/PARCEL 42.3.3 / 24.1

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:46:57 -05'00'
Adobe Acrobat version: 2024.005.20320

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: 11 Pine Street

Tax Map Number: 42.3.3 Parcel Number: 24.1

Owner of Record: 11 Pine Street Realty Trust

Description of Proposal: Exterior Renovation of existing home and construction of new Garage and Shed. Demolish existing garage.

Anticipated HDC Submission Date: 12/23/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

NESTER JOHN ROBERT II ETAL
400 OLD LOCKE LANE
RICHMOND, VA 23226

TOLL BRUCE E & ROBBI S
1000 MEETINGHOUSE RD
RYDAL, PA 19046

SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

GILCHRIST RICHARD I
32 SHORERIDGE
NEWPORT COAST, CA 92657

KS BLAKE REVOCABLE TRUST
29 LINCOLN STREET
LEXINGTON, MA 02421

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

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NEWPORT COAST, CA 92657

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C/O GREENEBAUM JOHN S
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LOUISVILLE, KY 40205-1903

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PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

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11P DEMOLITION OF EXISTING GARAGE

HDC SUBMISSION

11 PINE STREET
NANTUCKET, MA 02554
12/23/2024

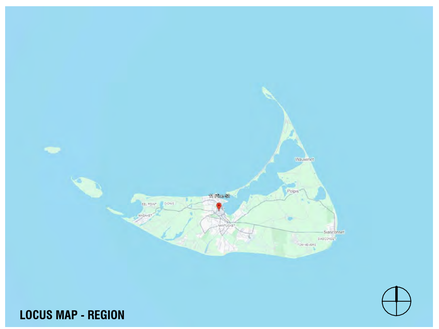
DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION
HDC-00	COVER SHEET	•
HDC-01	HISTORICAL INFORMATION	•
HDC-02	HISTORICAL INFORMATION	•
HDC-03	EXISTING SURVEY	•
HDC-04	EXISTING PHOTOS	•

EXISTING PHOTOGRAPHS OF GARAGE







LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

ZONING INFORMATION

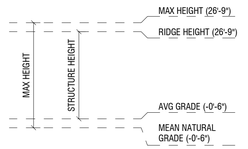
Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF

EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	NATURAL	NATURAL
PROPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



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DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

COVER SHEET

HDC-00

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PROPERTY INFORMATION

NANTUCKET ACCESSORS OFFICE - PROPERTY RECORD CARD

11 PINE ST

Location 11 PINE ST
Mblu 4233/ / 24/1 /
Acct# 00009969
Owner ACK 11 PINE LLC
Assessment $3,215,600
PID 9969
Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$888,200	$2,327,400	$3,215,600

Owner of Record

Owner ACK 11 PINE LLC
Co-Owner
Address 12 POND VIEW DR
NANTUCKET, MA 02554

Sale Price $3,000,000
Certificate
Book & Page 1962/270
Sale Date 12/21/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ACK 11 PINE LLC	$3,000,000		1962/270	00	12/21/2023
SUMMER PINE LLC	$0		1381/305	99	04/24/2013
GREENEBAUM JOHN S & MARY	$0		0522/319	1F	12/18/1996
GREENEBAUM JOHN S & MARY	$0		0139/139		10/24/1972

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,192
Replacement Cost: $1,003,844
Building Percent Good: 86
Replacement Cost Less Depreciation: $863,300

Building Attributes

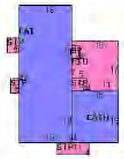
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 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/\00\02\13\01.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9969_114

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,134	1,134
FUS	Upper Story, Finished	846	846
FAT	Attic, Finished	846	212
PTO	Patio	240	0
STP	Stoop	111	0
		3,177	2,192

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$10,500	1

Land

Land Use

Use Code 1010
Description Single Fam M01
Zone ROH
Neighborhood 950
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.13
Frontage 0
Depth 0
Assessed Value $2,327,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			400.00 S.F.	$14,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$888,200	$2,327,400	$3,215,600
2023	$646,600	$2,216,400	$2,863,000
2022	$484,000	$2,014,900	$2,498,900
2021	$484,000	$1,611,900	$2,095,900
2020	$509,000	$1,746,300	$2,255,300

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11P

DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
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39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
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REVISIONS

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	
PROJ. NO.	PROJECT NUMBER

HISTORICAL INFORMATION

HDC-01

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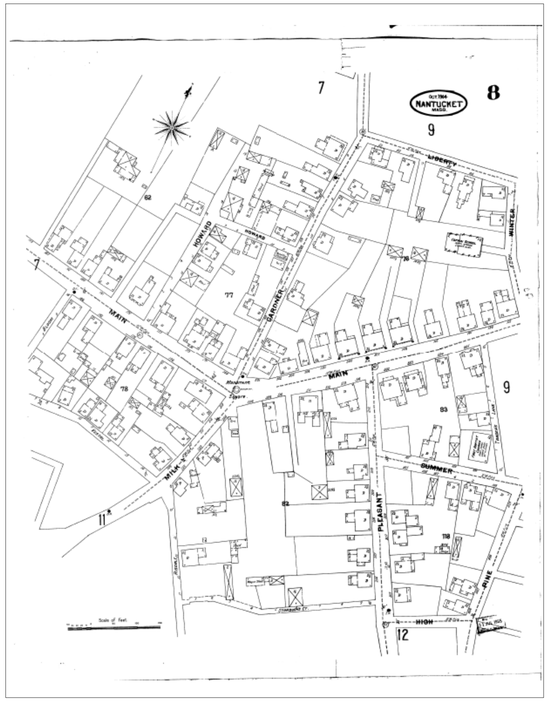
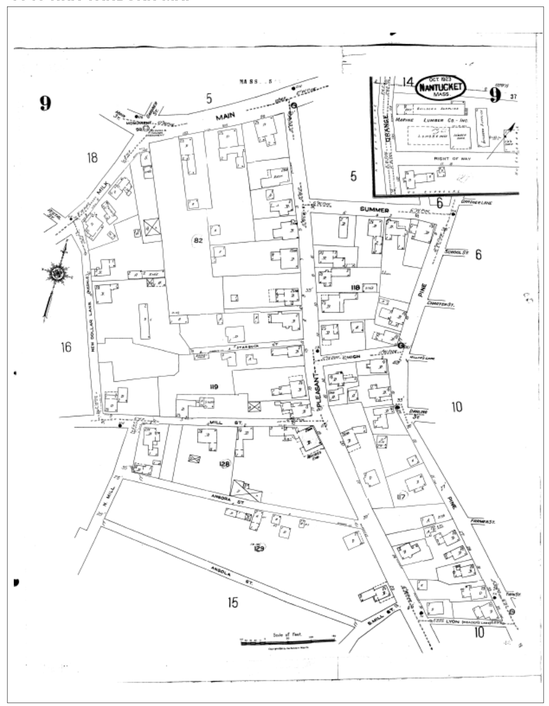
SANBORN MAPS

1904 NHA SANBORN MAP



1949 NHA SANBORN MAP

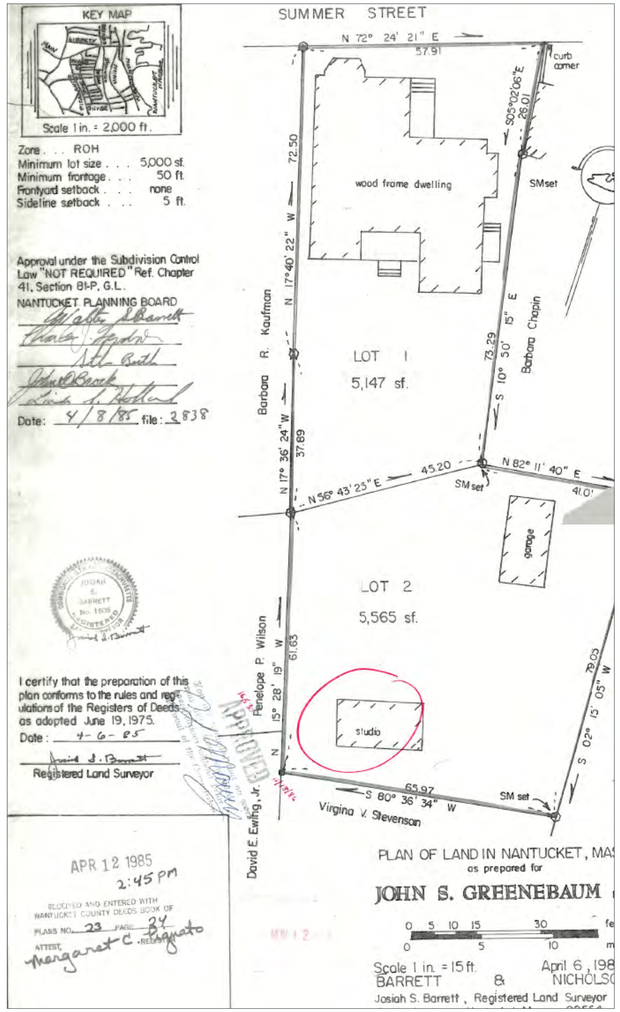


AERIAL PHOTOS

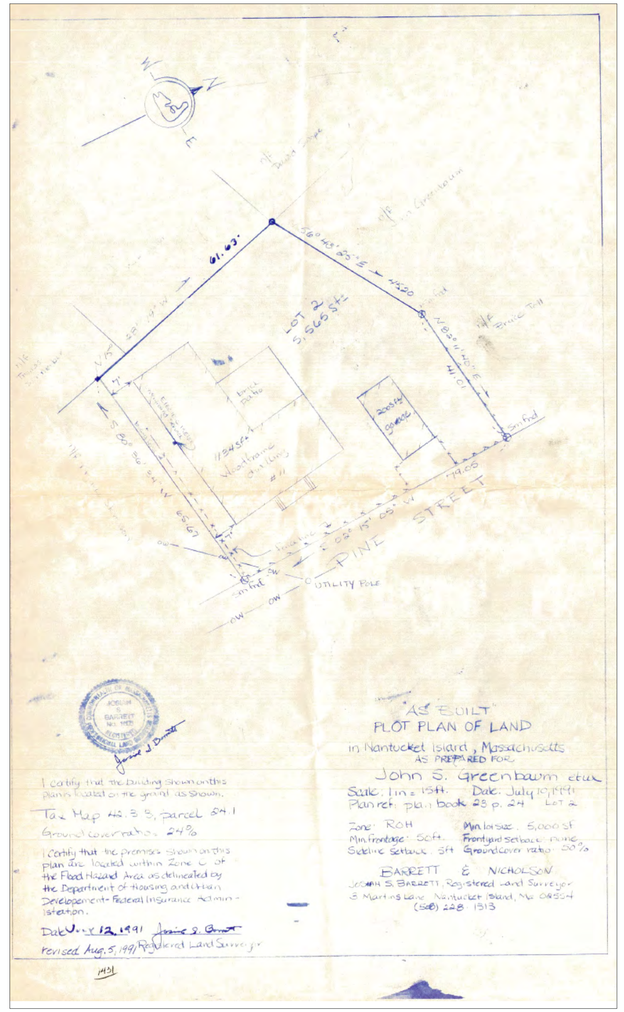
1998



DOB SCAN - 1985



DOB SCAN - 1991



11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	12" = 1'-0"
PROJ. NO.	PROJECT NUMBER

HISTORICAL INFORMATION

HDC-02

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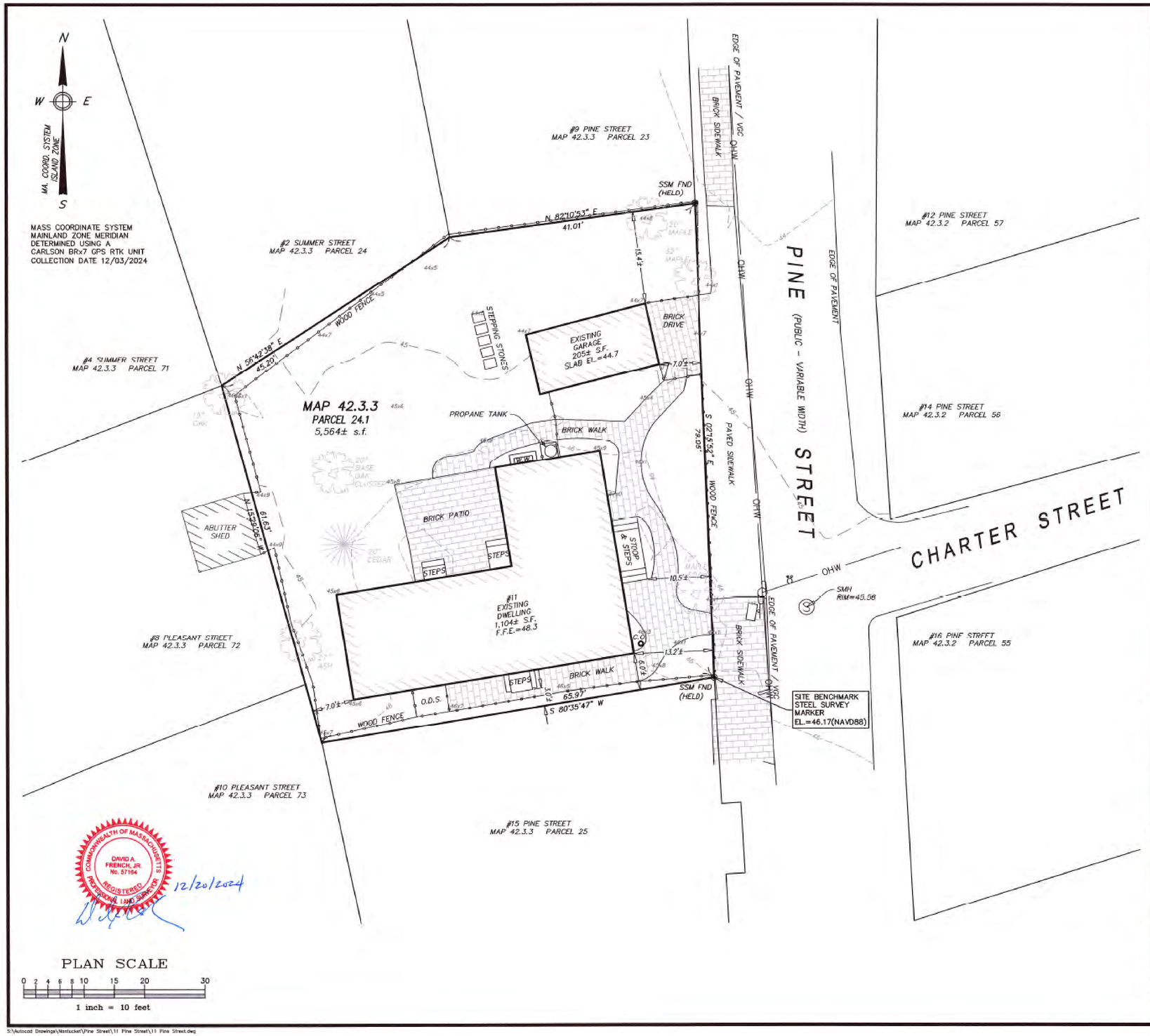


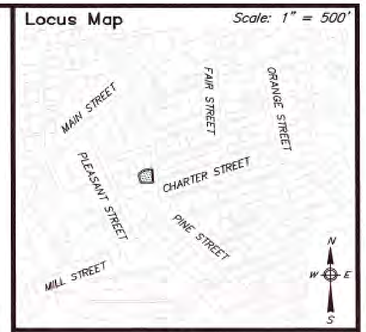
S:\Autocad Drawings\Nantucket\Pine Street\11 Pine Street\11 Pine Street.dwg

1 EXISTING SURVEY (GARAGE DEMO)

1/2" = 1'-0"

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #11 PINE STREET
   MAP 42.3.3 PARCEL 24.1
2. OWNER: RACHEL LYNN KALIN, Trustee of
   11 PINE STREET REALTY TRUST
   c/o BASS, DOHERTY & FINKS, P.C.
   1380 SOLDIERS FIELD ROAD
   BOSTON, MA. 02135-1023
3. DEED REF: BK: 1989 PG: 278
4. PLAN REF: BK; 23 PG: 24 (LOT 2)
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 and PRIORITY HABITATS OF RARE SPECIES.

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,564± s.f.
FRONTAGE:	50'	79.05'
FRONT YARD:	0'	10.5'±
SIDE YARD:	5'	3.0'±
REAR YARD:	5'	7.0'±
GROUND COVER:	40% (MAX)	23.5% (1,309± s.f.)

Prepared By:
BRACKEN ENGINEERING, INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS
Prepared For:
11 PINE STREET REALTY TRUST
#11 PINE STREET
MAP 42.3.3 PARCEL 24.1

No.	Date	Revision Description	By
1	12/20/24	NOTES REVISED	DF

Date:	Drawn:	Checked:	Sheet:
DECEMBER 17, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

11P
DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
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(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
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19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING SURVEY

HDC-03

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EXISTING CONDITION - PHOTOS



AERIAL VIEW LOOKING NORTHWEST



A. VIEW LOOKING WEST FROM PINE STREET



B. VIEW LOOKING NORTHWEST FROM PINE STREET



C. VIEW LOOKING NORTHEAST FROM BACKYARD



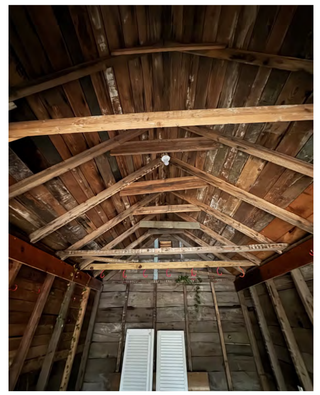
1. INTERIOR VIEW, SOUTH



2. INTERIOR VIEW, WEST



3. INTERIOR VIEW, EAST



4. INTERIOR VIEW, CEILING

11P

DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

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ISSUES

1	12/23/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	12" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING PHOTOS

HDC-04

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

11P - NEW 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°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
BOSTON, MA 02111

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12'-3" Sq. Footage 1st floor: 245 SF Decks/Patio: Size 9'-7" X 6'-0" ☒ 1st floor ☐ 2nd floor
Width: 20'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 13'-9" South 13'-9" East 13'-9" West 13'-9"

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 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers PARGED

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 7 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 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 CARRIAGE Rear _____ Side CUSTOM (PAINTED)
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck 1X4 MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/23/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD 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:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2 **Exterior Elevations and Floor Plans (4 copies):** Must be 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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 11 Pine Street Realty Trust

MAILING ADDRESS..... 2 Avery Street #PH2C Boston, MA 02111

PROPERTY LOCATION..... 11 Pine Street

ASSESSORS MAP/PARCEL..... 42.3.3 / 24.1

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:46:57 -05'00'
Adobe Acrobat version: 2024.005.20320

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: 11 Pine Street

Tax Map Number: 42.3.3 Parcel Number: 24.1

Owner of Record: 11 Pine Street Realty Trust

Description of Proposal: Exterior Renovation of existing home and construction of new Garage and Shed. Demolish existing garage.

Anticipated HDC Submission Date: 12/23/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

NESTER JOHN ROBERT II ETAL
400 OLD LOCKE LANE
RICHMOND, VA 23226

TOLL BRUCE E & ROBBI S
1000 MEETINGHOUSE RD
RYDAL, PA 19046

SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

GILCHRIST RICHARD I
32 SHORERIDGE
NEWPORT COAST, CA 92657

KS BLAKE REVOCABLE TRUST
29 LINCOLN STREET
LEXINGTON, MA 02421

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

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CHARLESTON, SC 29401-2566

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C/O LORING WOLCOTT &
COOLIDGE
230 CONGRESS STREET

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LEXINGTON, MA 02421

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Total Postage and Fees
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RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

11P GARAGE

HDC SUBMISSION

11 PINE STREET
NANTUCKET, MA 02554
12/23/2024

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY



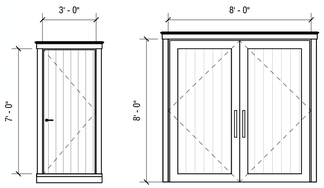
PHOTOGRAPH FROM PINE STREET



DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION
HDC-00	COVER SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	EXISTING CONDITIONS	•
HDC-03	SITE PLAN	•
HDC-04	BLDG. ELEVS. & FL. PLANS	•

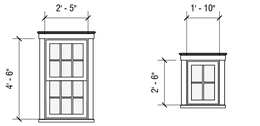
DOOR LEGEND



01
TYPE: SINGLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

02
TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND

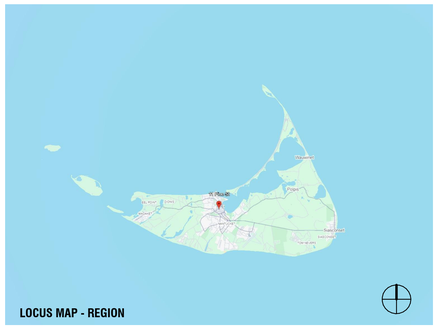


A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

B
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

ZONING INFORMATION

Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

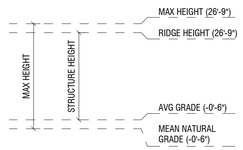
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	NATURAL	NATURAL
PRPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



11P
GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: DAJ
CHECKED BY: SCS/TDW/ARK/MLW
DATE: 12/23/2024
SCALE: As indicated
PROJ. NO. PROJECT NUMBER

COVER SHEET

HDC-00

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GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE RENOVATION OF AN EXISTING 2 STORY 2,192 SF SINGLE FAMILY RESIDENCE WITH A DETACHED GARAGE ON A SLAB ON GRADE FOUNDATION AND A SHED ON A SLAB ON GRADE FOUNDATION.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32"-0 C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE. SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL,50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE. NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
4. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
5. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. WHEN REQUESTED, SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
6. ANY REQUIRED PLUMBING OR GAS LINE DIAGRAM DRAWINGS ARE TO BE PREPARED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICATION.
7. PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, RISER DIAGRAMS AND CALCULATIONS AS REQUIRED BY THE BUILDING DEPARTMENT
8. PLUMBING CONTRACTOR SHALL CONNECT NEW FIXTURES TO EXISTING SANITARY LINE IN BASEMENT

GYPSUM WALLBOARD NOTES

1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE ON METAL STUDS SET 16" O.C. TYPICALLY, EXCEPT WHERE NOTED. ALL OTHER MATERIALS SHALL BE RECOMMENDED BY THE WALLBOARD MANUFACTURER.
2. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY LOCAL AND NATIONAL CODES TO SUPPORT DRYWALL AT OPENINGS AND CUTOUTS AND TO SUPPORT BUILT-IN ANCHORAGE AND ATTACHMENT DEVICES FOR OTHER WORK. PROVIDE BLOCKING FOR ALL TRIM WORK AS REQUIRED.
3. INSTALL GYPSUM WALLBOARD AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. IN ANY LOCATION WHERE METAL "J" BEAD IS NECESSARY AS AN ENDING TO DRYWALL (I.E. G.W.B.) REQUIRED BY COMMON PRACTICE, OR SPECIFIED BY DETAIL THE "J" BEAD SHALL BE A U.S. GYPSUM #200-A METAL TRIM "J" BEAD FOR 5/8" THICK G.W.B., UNLESS OTHERWISE SPECIFIED.
5. HOLD JOINTS BACK AT LEAST 8" FROM CORNERS OF DOORFRAMES. SPACE SCREWS NOT MORE THAN 16" O.C.
6. REINFORCE ALL JOINTS AT TAPERED EDGES AND INTERIOR CORNERS WITH JOINT REINFORCING TAPE SET IN JOINT COMPOUND.
7. ALL TRIMMED OPENINGS AND OTHER OPENINGS SHALL BE FRAME REINFORCED WITH A PAIR OF WOODEN 2 X 4'S, UNLESS OTHERWISE INDICATED.
8. FILL ALL JOINTS, FASTENER HEADS, TRIM RECESSES, CRACKS AND OTHER DEPRESSIONS WITH 3 COATS OR MORE OF JOINT COMPOUND. FINISH SMOOTH AND FLUSH AS RECOMMENDED BY MANUFACTURER SO THAT LOCATION OF JOINTS, SCREWS AND OTHER ITEMS WILL NOT BE VISIBLE AFTER PAINTING.
9. WORK TO INCLUDE PLASTER PATCHING OR GWB PATCHING OF ANY HOLES OR OPENINGS MADE IN THE COURSE OF THE PROGRESS OF THE WORK. HOLES CUT FOR ELECTRICAL WIRING, OR ANY OTHER ASPECTS OF THE WORK SHALL BE PATCHED TO MATCH ADJACENT SURFACES.
10. AS APPLICABLE, THE GYPSUM WALLBOARD USED IN THE KITCHEN AND BATHS SHALL BE MOISTURE RETARDANT TYPE (WR). USE CEMENTITIOUS WALL BOARDS IN SHOWERS, TUBS AND SPA AREAS AND CERAMIC BOARDS UNDER TILED FLOORS.
11. ALL NEW GYPSUM WALLS, CEILINGS, AND SOFFITS TO HAVE COMPLETE LEVEL 4-5 SKIM COAT COVERAGE IN ORDER TO ELIMINATE TAPE JOINTS AND WAVINESS.
12. ALL GYPSUM WALLS IN AFFECTED FLOORS, BOTH NEW AND EXISTING, TO RECEIVE TRIMS AROUND BASES AND OPENINGS AS PER TYPICAL DETAILS.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

PAINTING NOTES

1. PAINT TO BE LATEX BASE BY BENJAMIN MOORE OR EQUAL. PAINTED TRIM, MILLWORK, DOOR PANELS TO BE SATIN FINISH. WALL SURFACES TO BE MATTE WASHABLE (LOW LUSTER). CEILINGS TO BE FLAT.
2. ALL SURFACES SHALL BE PROPERLY AND THOROUGHLY PRIMED. PRIMER FOR GWB SURFACES TO BE BENJAMIN MOORE ACRYLIC PRIMER OR EQUAL. PRIMER FOR WOOD SURFACES TO BE BENJAMIN MOORE ALKYD ENAMEL UNDERBODY OR EQUAL.
3. ALL INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 150 G/L. FLAT FINISH INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 50 G/L.
4. ALL SURFACES TO BE PAINTED ARE TO BE CLEANED OF ALL DIRT, OIL OR OTHER FOREIGN SUBSTANCE PRIOR TO PAINTING.
5. ALL COLORS TO BE APPLIED TO COVER FULLY AND COMPLETELY TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR AND APPEARANCE. ANY SUBSTRATE WHICH IS STILL VISIBLE AT THE COMPLETION OF PAINTING SHALL BE CONSIDERED UNACCEPTABLE. ALL NEW SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO FINISH COATS.
6. ALL CANS OF INDIVIDUAL COLOR TO BE INTERMIXED TO ASSUR



AERIAL VIEW - 11 PINE STREET



A.15 PINE STREET



B. 9 PINE STREET



C.17 PINE STREET



COMPOSITE ELEVATION - EXISTING



COMPOSITE ELEVATION - PROPOSED

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-02

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1 SITE PLAN
3/16" = 1'-0"

11P
GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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1	12/23/2024	HDC SUBMISSION

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DATE:	11/06/23
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-03

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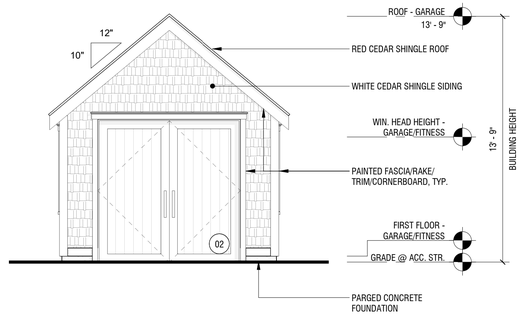
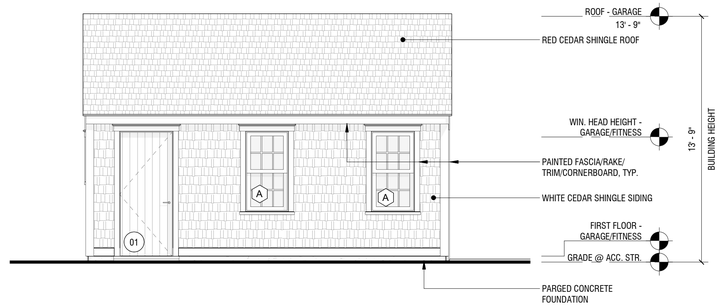


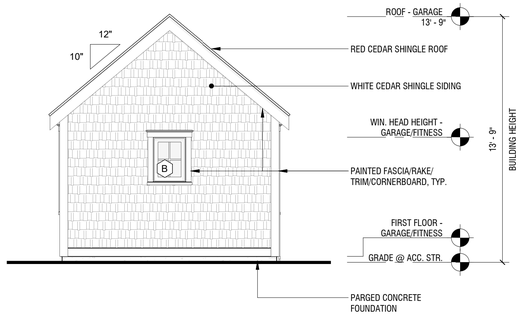
1 EAST ELEVATION - GARAGE

1/4" = 1'-0"



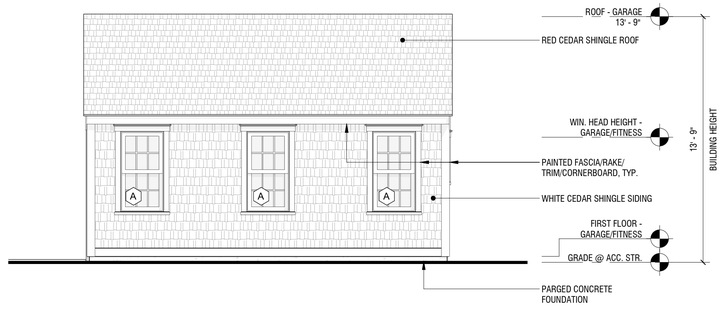
2 SOUTH ELEVATION - GARAGE

1/4" = 1'-0"



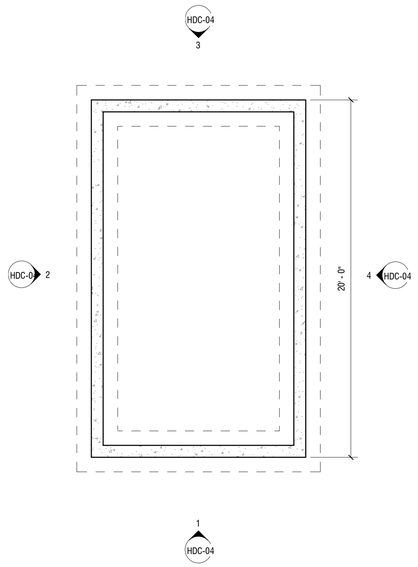
3 WEST ELEVATION - GARAGE

1/4" = 1'-0"



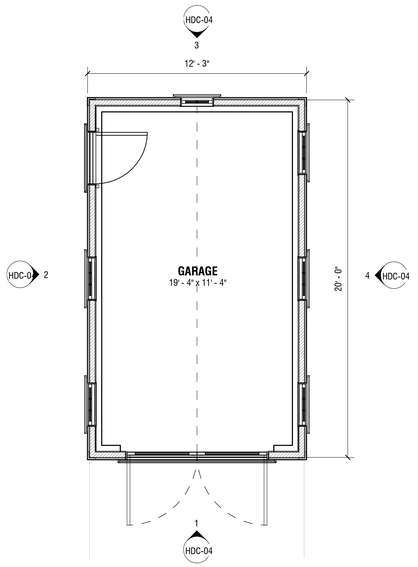
4 NORTH ELEVATION - GARAGE

1/4" = 1'-0"



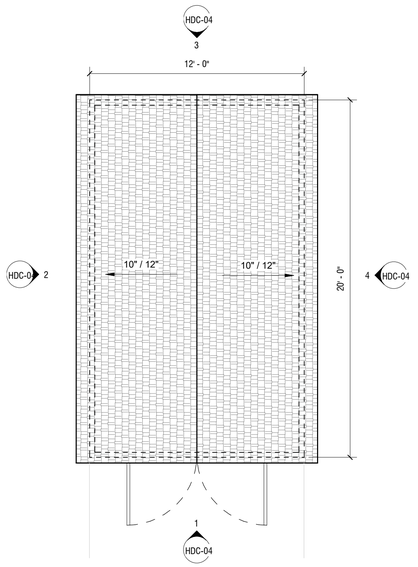
5 FOUNDATION PLAN - GARAGE

1/4" = 1'-0"



6 FIRST FLOOR PLAN - GARAGE

1/4" = 1'-0"



7 ROOF PLAN - GARAGE

1/4" = 1'-0"

11P

GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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STRUCTURAL ENGINEER

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
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PROJ. NO.	PROJECT NUMBER

BLDG. ELEVS. & FL. PLANS

HDC-04

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

11P - NEW SHED

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
~~BOSTON, MA 02111~~

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 120 SF
Width: 12'-0" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size 9'-7" X 6'-0" ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 13'-2" South 13'-2" East 13'-2" West 13'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers
PARGED

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 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 CUSTOM (PAINT) Rear SLIDING Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck 1X4 MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

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:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2 **Exterior Elevations and Floor Plans (4 copies):** Must be 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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 11 Pine Street Realty Trust

MAILING ADDRESS..... 2 Avery Street #PH2C Boston, MA 02111

PROPERTY LOCATION..... 11 Pine Street

ASSESSORS MAP/PARCEL..... 42.3.3 / 24.1

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:46:57 -05'00'
Adobe Acrobat version: 2024.005.20320

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: 11 Pine Street

Tax Map Number: 42.3.3 Parcel Number: 24.1

Owner of Record: 11 Pine Street Realty Trust

Description of Proposal: Exterior Renovation of existing home and construction of new Garage and Shed. Demolish existing garage.

Anticipated HDC Submission Date: 12/23/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

NESTER JOHN ROBERT II ETAL
400 OLD LOCKE LANE
RICHMOND, VA 23226

TOLL BRUCE E & ROBBI S
1000 MEETINGHOUSE RD
RYDAL, PA 19046

SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

GILCHRIST RICHARD I
32 SHORERIDGE
NEWPORT COAST, CA 92657

KS BLAKE REVOCABLE TRUST
29 LINCOLN STREET
LEXINGTON, MA 02421

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

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C/O LORING WOLCOTT &
COOLIDGE
230 CONGRESS STREET

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SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

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PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

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PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

11P WELLNESS SHED

HDC SUBMISSION

11 PINE STREET
NANTUCKET, MA 02554
12/23/2024

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY



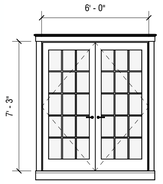
PHOTOGRAPH FROM PINE STREET



DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION
HDC-00	COVER SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE PLAN	•
HDC-03	BLDG. ELEVS. & FL. PLANS	•

DOOR LEGEND

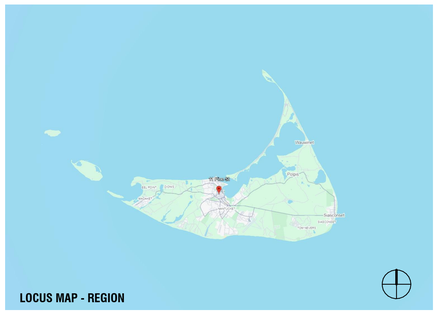


01

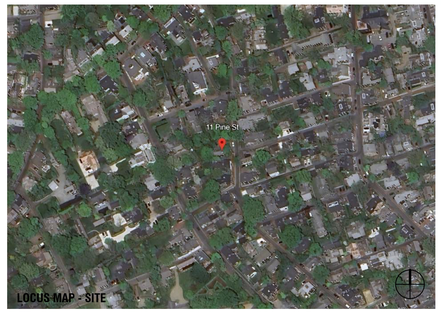
TYPE: DOUBLE FRENCH DOORS
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

ZONING INFORMATION

Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

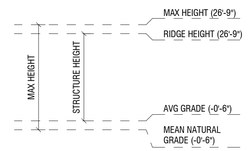
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

EXTERIOR COLORS

	SASH	TRIM
PROPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



11P
WELLNESS SHED

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

COVER SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE RENOVATION OF AN EXISTING 2 STORY 2,192 SF SINGLE FAMILY RESIDENCE WITH A DETACHED GARAGE ON A SLAB ON GRADE FOUNDATION AND A SHED ON A SLAB ON GRADE FOUNDATION.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32"-0 C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE. SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL,50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE. NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
4. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
5. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. WHEN REQUESTED, SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
6. ANY REQUIRED PLUMBING OR GAS LINE DIAGRAM DRAWINGS ARE TO BE PREPARED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICTION.
7. PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, RISER DIAGRAMS AND CALCULATIONS AS REQUIRED BY THE BUILDING DEPARTMENT
8. PLUMBING CONTRACTOR SHALL CONNECT NEW FIXTURES TO EXISTING SANITARY LINE IN BASEMENT

GYPSUM WALLBOARD NOTES

1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE ON METAL STUDS SET 16" O.C. TYPICALLY, EXCEPT WHERE NOTED. ALL OTHER MATERIALS SHALL BE RECOMMENDED BY THE WALLBOARD MANUFACTURER.
2. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY LOCAL AND NATIONAL CODES TO SUPPORT DRYWALL AT OPENINGS AND CUTOUTS AND TO SUPPORT BUILT-IN ANCHORAGE AND ATTACHMENT DEVICES FOR OTHER WORK. PROVIDE BLOCKING FOR ALL TRIM WORK AS REQUIRED.
3. INSTALL GYPSUM WALLBOARD AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. IN ANY LOCATION WHERE METAL "J" BEAD IS NECESSARY AS AN ENDING TO DRYWALL (I.E. G.W.B.) REQUIRED BY COMMON PRACTICE, OR SPECIFIED BY DETAIL THE "J" BEAD SHALL BE A U.S. GYPSUM #200-A METAL TRIM "J" BEAD FOR 5/8" THICK G.W.B., UNLESS OTHERWISE SPECIFIED.
5. HOLD JOINTS BACK AT LEAST 8" FROM CORNERS OF DOORFRAMES. SPACE SCREWS NOT MORE THAN 16" O.C.
6. REINFORCE ALL JOINTS AT TAPERED EDGES AND INTERIOR CORNERS WITH JOINT REINFORCING TAPE SET IN JOINT COMPOUND.
7. ALL TRIMMED OPENINGS AND OTHER OPENINGS SHALL BE FRAME REINFORCED WITH A PAIR OF WOODEN 2 X 4'S, UNLESS OTHERWISE INDICATED.
8. FILL ALL JOINTS, FASTENER HEADS, TRIM RECESSES, CRACKS AND OTHER DEPRESSIONS WITH 3 COATS OR MORE OF JOINT COMPOUND. FINISH SMOOTH AND FLUSH AS RECOMMENDED BY MANUFACTURER SO THAT LOCATION OF JOINTS, SCREWS AND OTHER ITEMS WILL NOT BE VISIBLE AFTER PAINTING.
9. WORK TO INCLUDE PLASTER PATCHING OR GWB PATCHING OF ANY HOLES OR OPENINGS MADE IN THE COURSE OF THE PROGRESS OF THE WORK. HOLES CUT FOR ELECTRICAL WIRING, OR ANY OTHER ASPECTS OF THE WORK SHALL BE PATCHED TO MATCH ADJACENT SURFACES.
10. AS APPLICABLE, THE GYPSUM WALLBOARD USED IN THE KITCHEN AND BATHS SHALL BE MOISTURE RETARDANT TYPE (WR). USE CEMENTITIOUS WALL BOARDS IN SHOWERS, TUBS AND SPA AREAS AND CERAMIC BOARDS UNDER TILED FLOORS.
11. ALL NEW GYPSUM WALLS, CEILINGS, AND SOFFITS TO HAVE COMPLETE LEVEL 4-5 SKIM COAT COVERAGE IN ORDER TO ELIMINATE TAPE JOINTS AND WAVINESS.
12. ALL GYPSUM WALLS IN AFFECTED FLOORS, BOTH NEW AND EXISTING, TO RECEIVE TRIMS AROUND BASES AND OPENINGS AS PER TYPICAL DETAILS.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

DEFINITIONS

NOTE: ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE: REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT: REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR: REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

PAINTING NOTES

1. PAINT TO BE LATEX BASE BY BENJAMIN MOORE OR EQUAL. PAINTED TRIM, MILLWORK, DOOR PANELS TO BE SATIN FINISH. WALL SURFACES TO BE MATTE WASHABLE (LOW LUSTER). CEILINGS TO BE FLAT.
2. ALL SURFACES SHALL BE PROPERLY AND THOROUGHLY PRIMED. PRIMER FOR GWB SURFACES TO BE BENJAMIN MOORE ACRYLIC PRIMER OR EQUAL. PRIMER FOR WOOD SURFACES TO BE BENJAMIN MOORE ALKYD ENAMEL UNDERBODY OR EQUAL.
3. ALL INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 150 G/L. FLAT FINISH INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 50 G/L.
4. ALL SURFACES TO BE PAINTED ARE TO BE CLEANED OF ALL DIRT, OIL OR OTHER FOREIGN SUBSTANCE PRIOR TO PAINTING.
5. ALL COLORS TO BE APPLIED TO COVER FULLY AND COMPLETELY TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR AND APPEARANCE. ANY SUBSTRATE WHICH IS STILL VISIBLE AT THE COMPLETION OF PAINTING SHALL BE CONSIDERED UNACCEPTABLE. ALL NEW SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO FINISH COATS.
6. ALL CANS OF INDIVIDUAL COLOR TO BE INTERMIXED TO ASSURE UNIFORM COLOR THROUGHOUT.
7



1 SITE PLAN
3/16" = 1'-0"

11P
WELLNESS SHED

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
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MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-02

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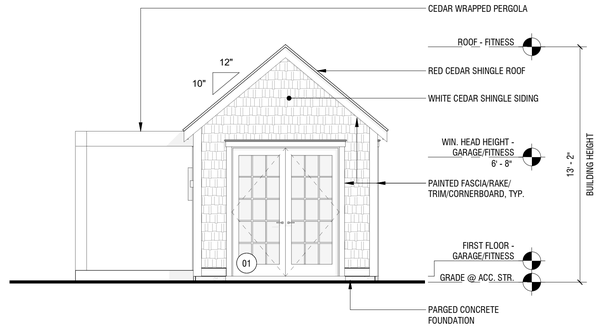
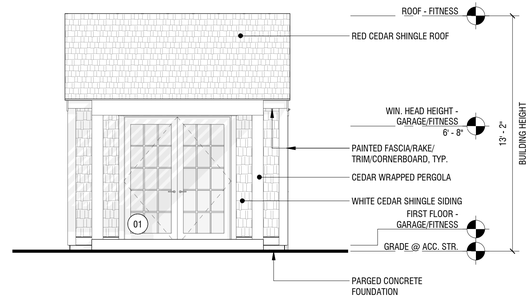


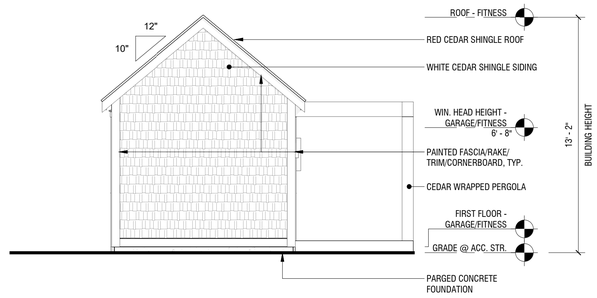
1 EAST ELEVATION - WELLNESS SHED

1/4" = 1'-0"



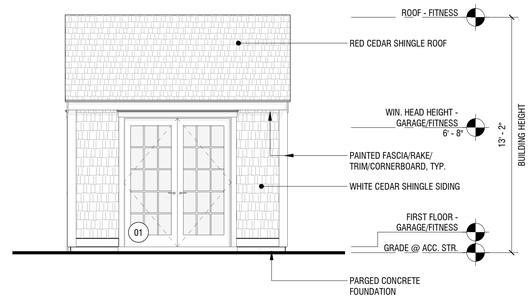
2 SOUTH ELEVATION - WELLNESS SHED

1/4" = 1'-0"



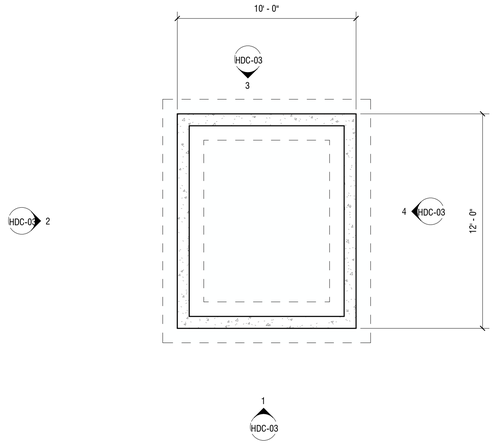
3 WEST ELEVATION - WELLNESS SHED

1/4" = 1'-0"



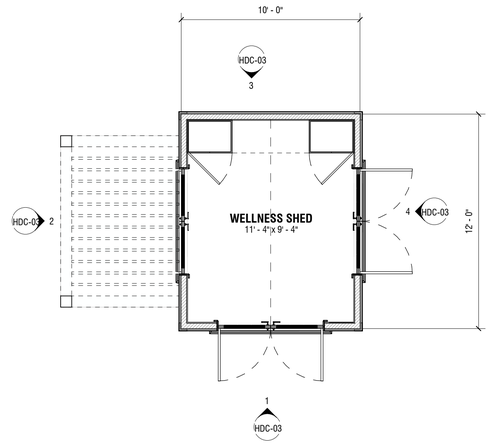
4 NORTH ELEVATION - WELLNESS SHED

1/4" = 1'-0"



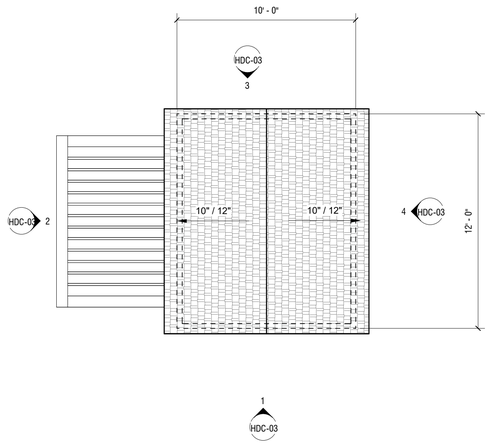
5 FOUNDATION PLAN - WELLNESS SHED

1/4" = 1'-0"



6 FIRST FLOOR PLAN - WELLNESS SHED

1/4" = 1'-0"



7 ROOF PLAN - WELLNESS SHED

1/4" = 1'-0"

11P

WELLNESS SHED

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BLDG. ELEVS. & FL. PLANS

HDC-03

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

Street & Number of Proposed Work: 15 N. Water St.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 800 Boylston St. 30th flr.
Boston MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

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 HDC 2024-04-10399

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: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)

1. East Elevation • Roof material change
2. South Elevation • Trim color change
3. West Elevation • Window shutters
4. North Elevation • New skylight

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 2' x 3' Size _____ Location North
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 - existing Clapboard (if applicable) _____ Roof Natural
Trim White Sash White - existing Doors White
Deck Natural - existing Foundation Grey - existing Fence _____ Shutters Hussey Green

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/23/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-10
MAP/PARCEL#: 4242-050

P1

Recorded By: AEG Date: 10/2 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 15 N. Water St. 2. BUILDING NAME: Hussey House

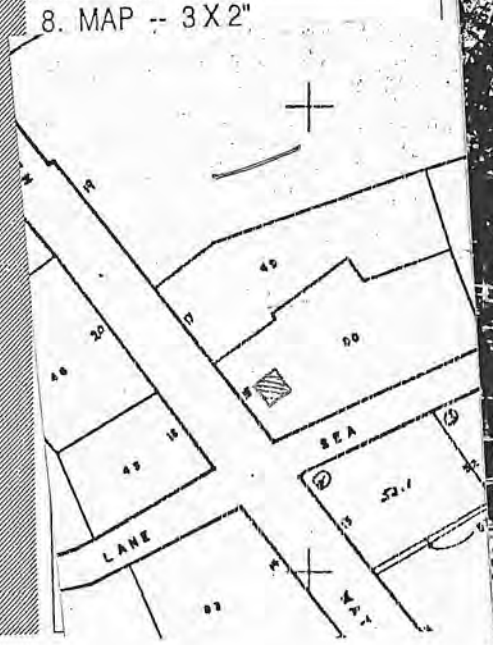
3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

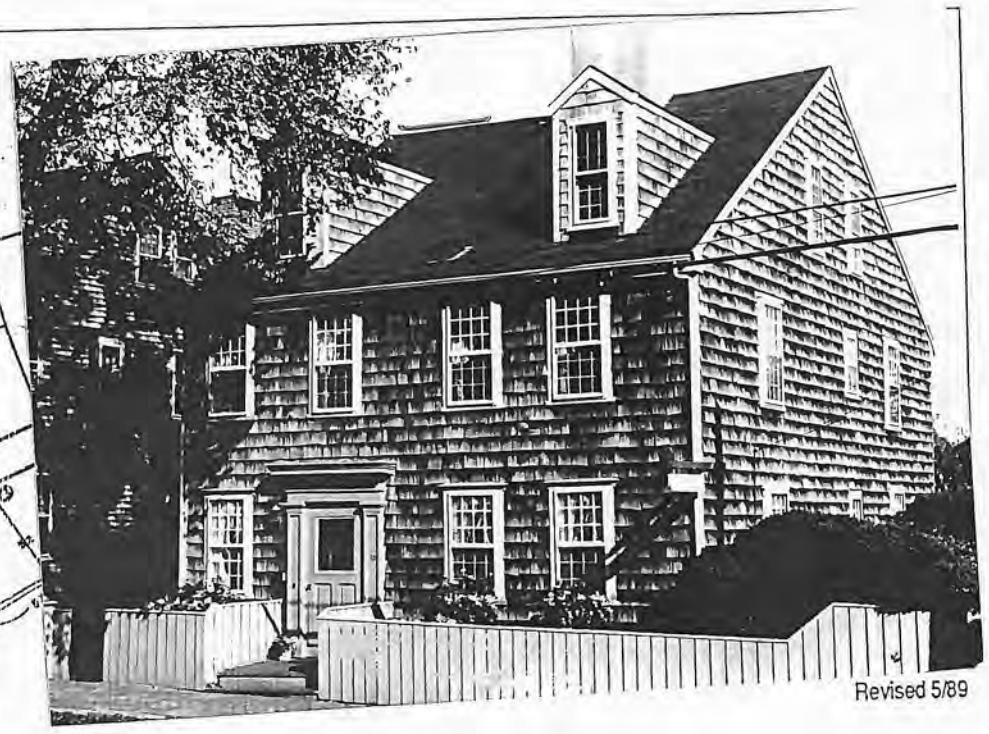
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805 probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2550. 1820 - Brayton to Samuel Mitchell for $2,200. 1824 - Mitchell to Wm. Watson. 1879 - to Watson heirs. - NHA files.

6. USE: Original: dwelling 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: _____

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 had-NHA photo ○ e. balustrade
✓ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch 2.
○ 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)

- O a. sidelights
- O b. transom
- O c. plank frame
- O d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- ⊘ h. Greek Revival
- O i. recessed
- O j. other: pilasters

26. NUMBER OF BAYS:

- O a. three
- ⊘ b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- O a. flush
- ⊘ b. plank frame
- O c. bull-nose
- O d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ⊘ a. 12/12
- ⊘ b. 9/9 in dormers
- O c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

- O a. front
- ⊘ b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- ⊘ c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- ⊘ b. good
- O c. fair
- O d. deteriorated

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?: _____

Major alterations or additions: Later pilastered Greek Revival doorway.
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- O a. individually significant
- ⊘ b. contributing
- O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1795 - 1805 SOURCE: NHA files
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ⊘ a. box
- ⊘ b. additive
- O c. gable front
- O d. gable ell
- ⊘ e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ⊘ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ⊘ c. Lancaster, The Architecture of Historic Nantucket, page: 207
- ○ 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: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .19A ○ 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: hedge

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF






1FW 297
APPORTIONED


NO
PARKING
EITHER
SIDE

CERTIFICATE NO: _____ DATE ISSUED: 7/26/24

Staff

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-04-0399

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

Street & Number of Proposed Work: 15 N. Water St.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 800 Boylston St. 30th flr.

Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375 Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY 1513

Date application received: 4/29/24 Fee Paid: $ 600

Must be acted on by: 4/24/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Change 12/12 windows in sunroom to 6/6

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 104 s.f. Decks/Patio: Size: 420 s.f. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Infill existing 1st floor porch - 104 s.f.
- New deck: 420 s.f.
- fenestration changes

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear 12 light 1 panel Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TME Clapboard (if applicable) _____ Roof no change

Trim TME Sash TME Doors White

Deck Natural Foundation Gray Fence _____ Shutters _____

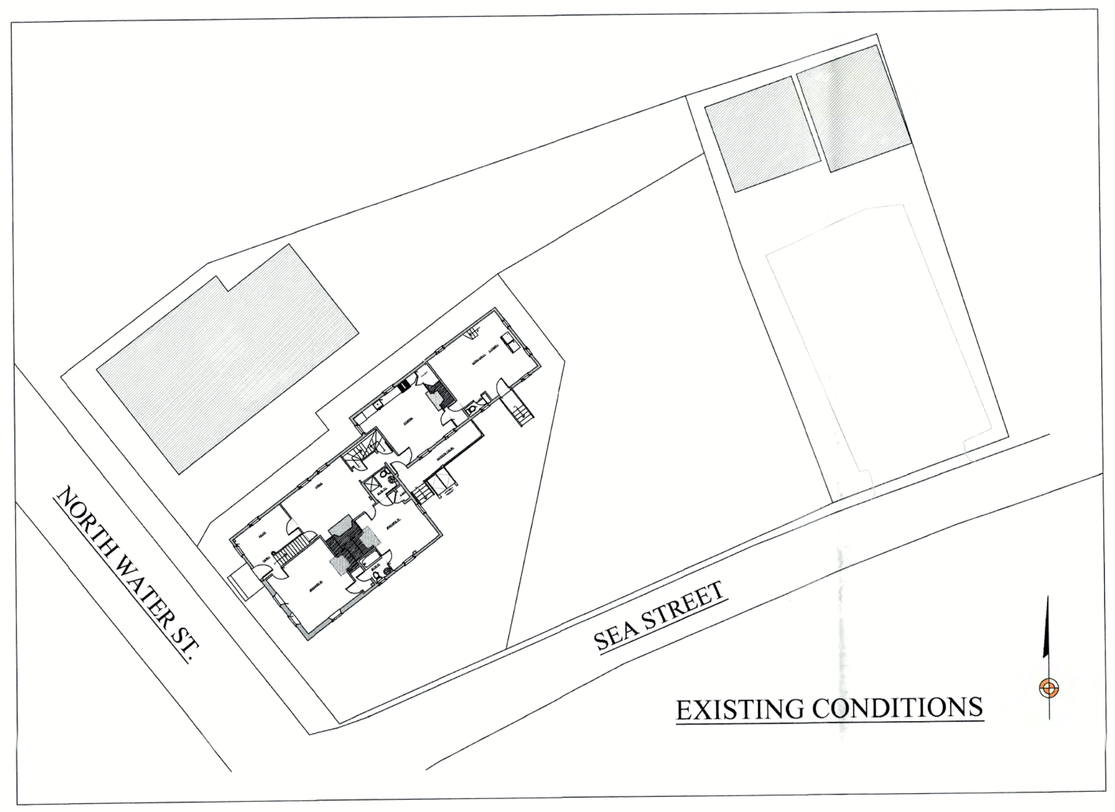
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

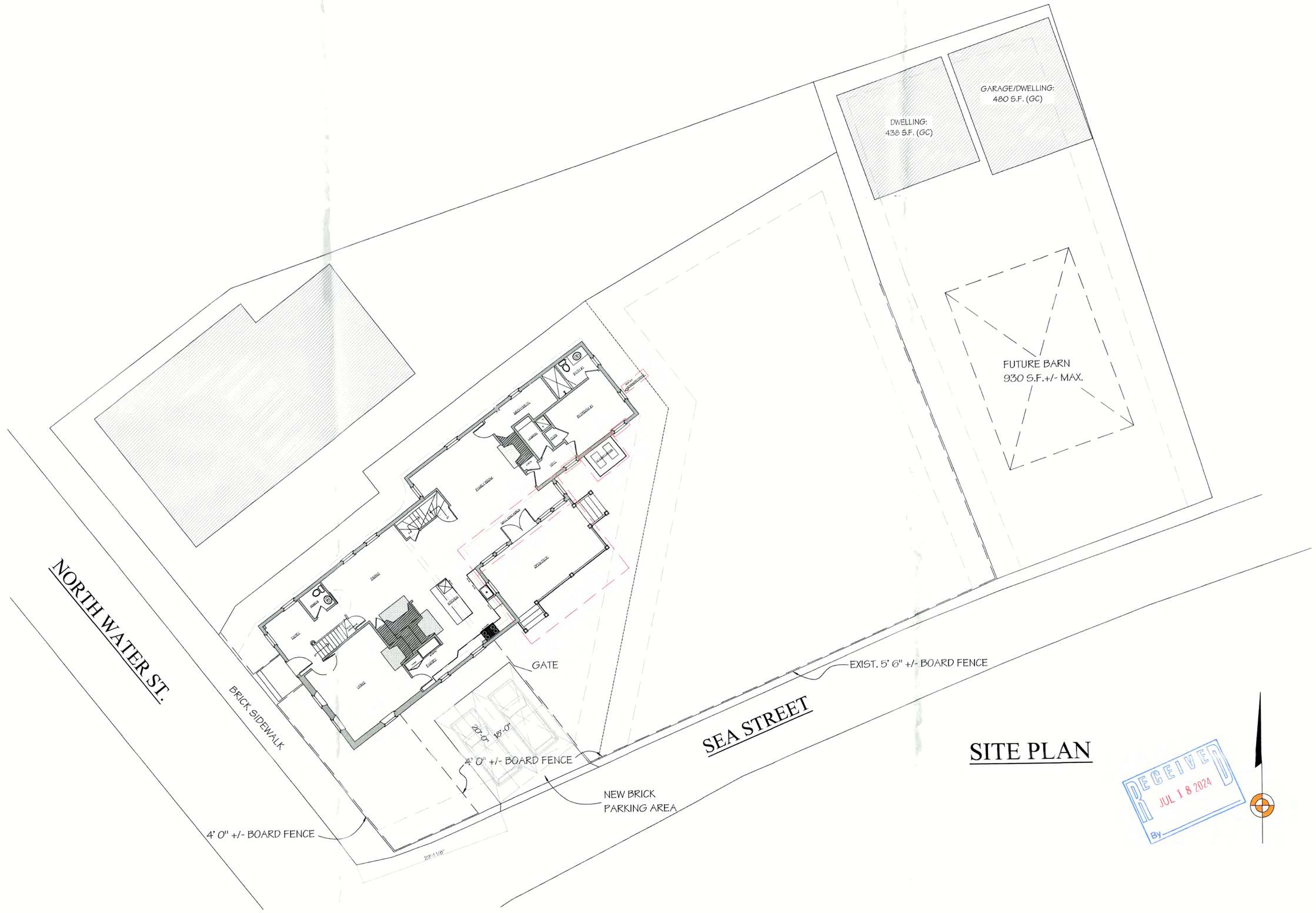
Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury

15 N. BEACH ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

RECEIVED
JUL 18 2024
By

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 5,129 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 1,888 S.F.
PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

APPROVED
HDC2024.04.10399
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1175 - NANTUCKET, MA 02554
(508) 228-2644 NORMANDRESIDENTIAL.COM

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COVER SHEET
DATE: 07/17/2024
SCALE: AS NOTED

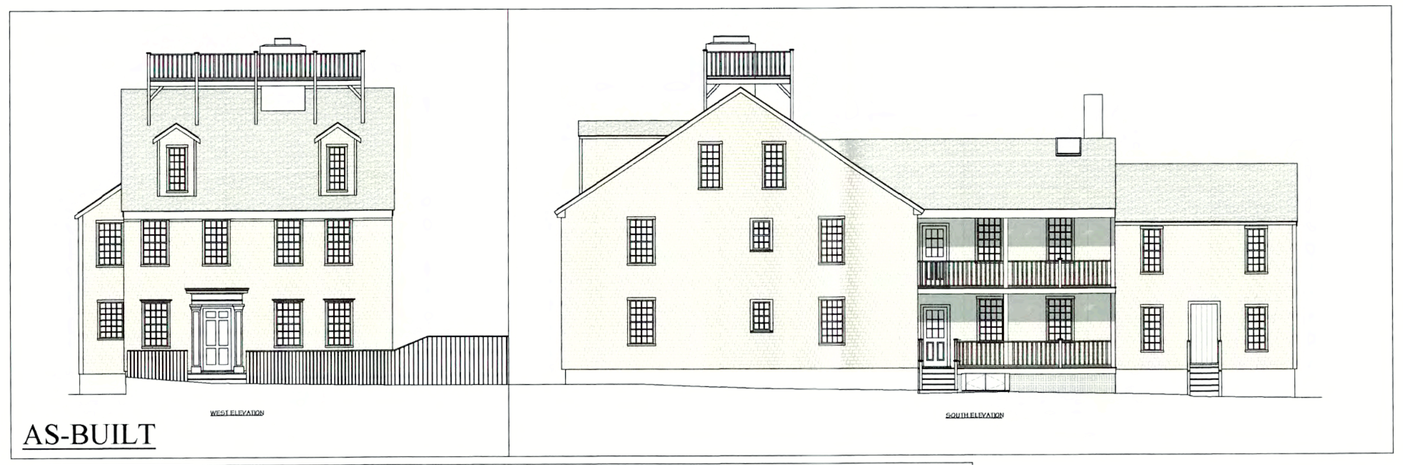
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



WEST ELEVATION



AS-BUILT



PREVIOUSLY SUBMITTED



SOUTH ELEVATION

RECEIVED
JUL 18 2024
By

APPROVED
HDC2024. 04. 10399
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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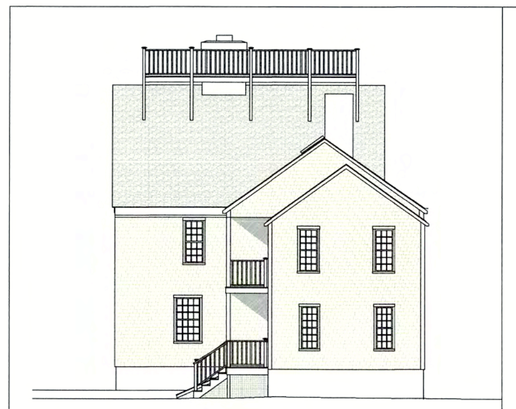
ELEVATIONS
DATE: 07/17/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

4



EAST ELEVATION



NORTH ELEVATION

AS-BUILT

15 N. Water

7/17/2024

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 0" x 4' 1"	TBD	Boston Sash	9/6 Double hung	Single		6
2	2' 10" x 5' 1"	TBD	Boston Sash	6/6 dbl hung	Single		5
A	(2) 3' 0" x 7' 0"	TBD	TBD	12 light 1 panel	double		1
B	2' 8" x 6' 8"	TBD	TBD	12 light 1 panel	Single		1

EX Existing window/door
RE Relocated window/door

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket

Note:
Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies



EAST ELEVATION



NORTH ELEVATION

RECEIVED
JUL 18 2024
By

APPROVED
HDC2024.04-10399
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
BENFRA, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Design and drawings herein are property of Benjamin Normand Residential, Benfra, Inc. and shall not be used in whole or in part without written consent. All rights reserved. Copyright laws are fully enforced.

ELEVATIONS
DATE: 07/17/2024
SCALE: 1/4" = 1'0"

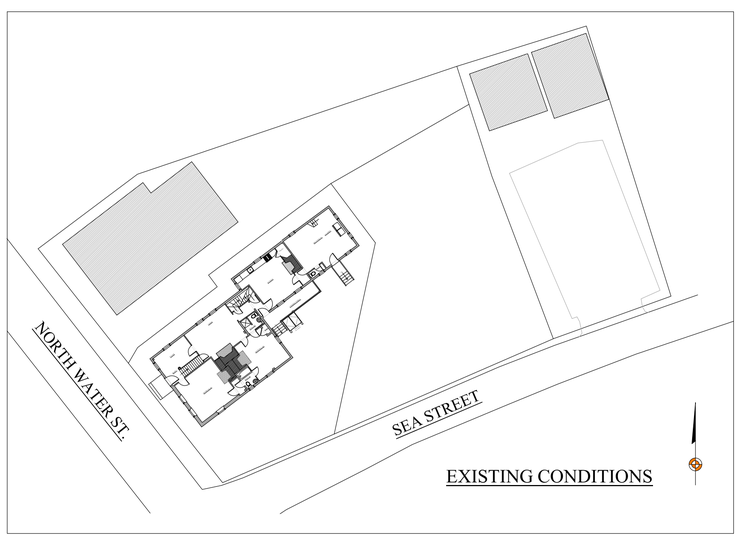
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

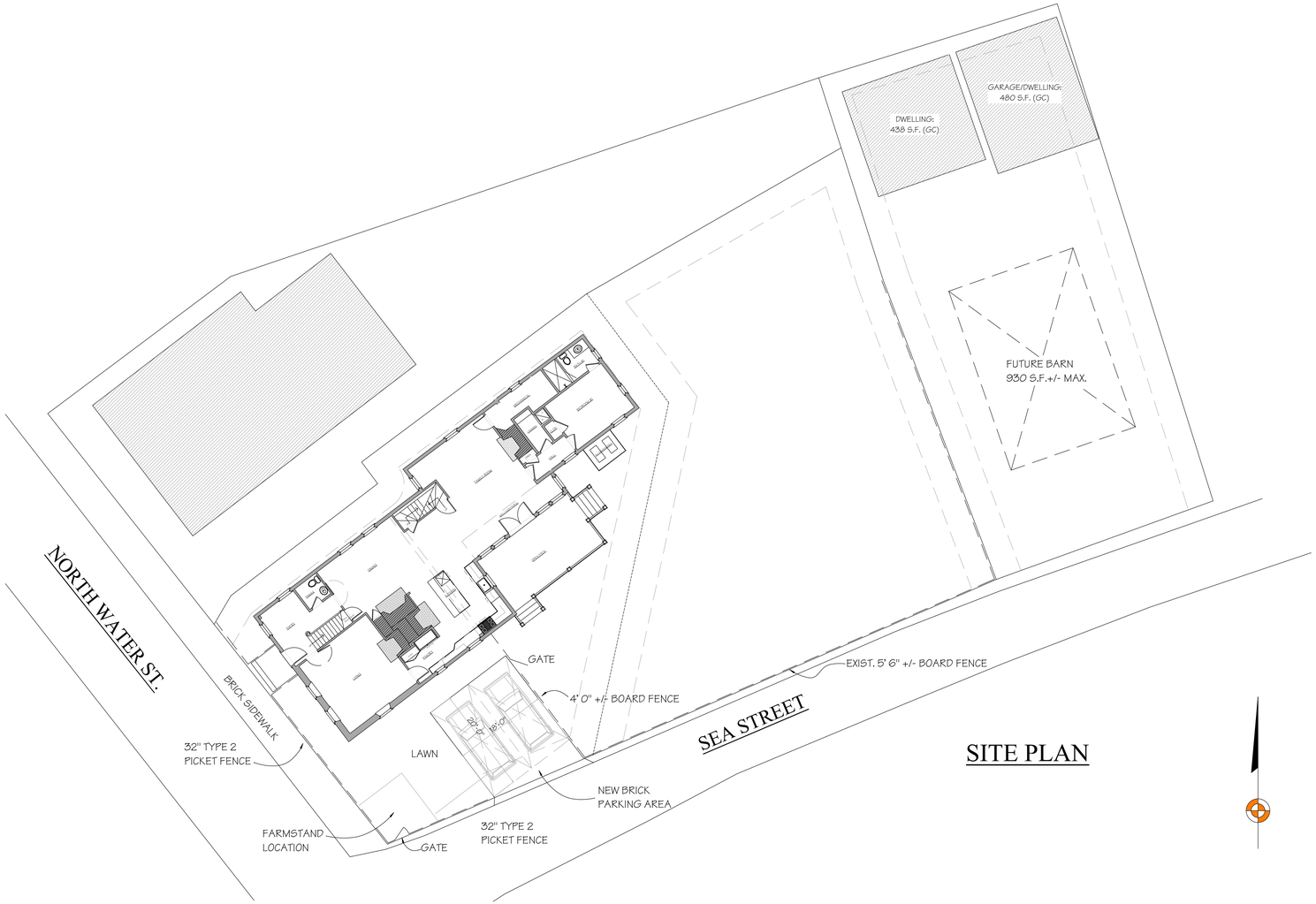
5

15 N. WATER ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 5,129 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 1,888 S.F.
PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

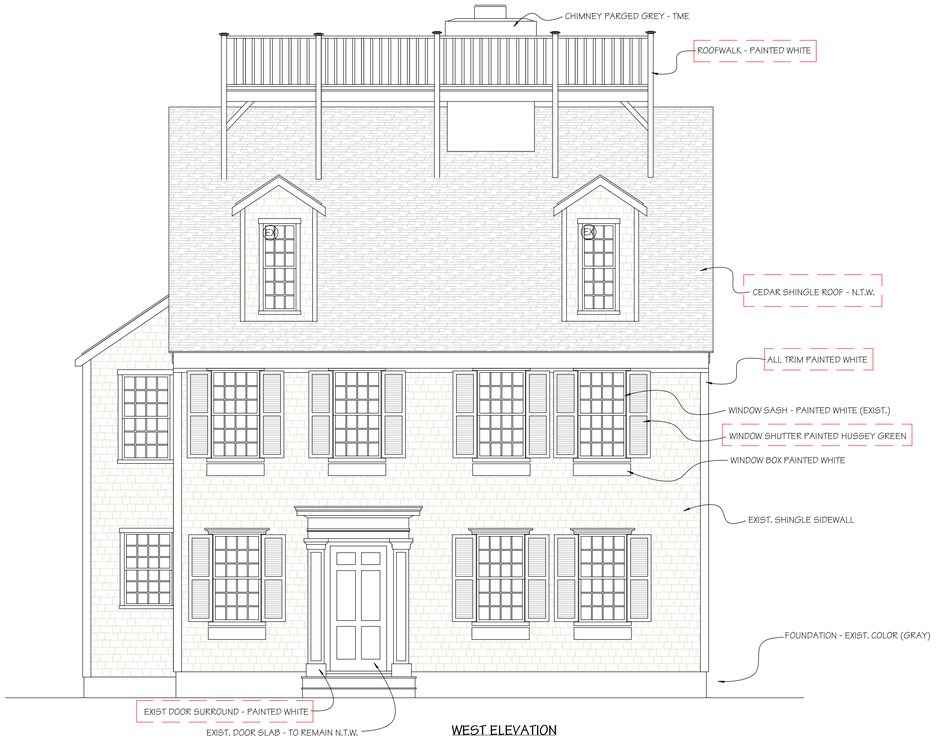
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 12/23/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



WEST ELEVATION



CURRENT APPROVAL



CURRENT APPROVAL



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: 12/23/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

4



CURRENT APPROVAL



CURRENT APPROVAL



EAST ELEVATION



NORTH 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: 12/23/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

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 Smiley 15 North Water LLC

STREET ADDRESS 15 N. Water St.

MAP/PARCEL 42.4.2/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/9/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 12/5/24

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 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

From: Amy Orenstein
To: Elisabeth O"Rourke
Subject: HDC
Date: Monday, December 23, 2024 4:55:34 PM

I grant Elisabeth O'Rourke permission to sign HDC form on our behalf.

Thank you
Amy Orenstein

Sent from my iPhone

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 Crows Nest Way

Owner of record: Mark P. Chioffi

Mailing Address: 20 Beachside Common, Westport CT 06880

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: eo@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. HDC 2023-04-8325

☒ Pool (Zoning District _____) ☐ Roof ☐ Other 40'x16' Pool & 8'x8' inset Spa w/autocover

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Gray Granite Walls Parged w/ Stone Cap

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. N.T.S. Gate

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3 Signature of owner of record Elizabeth O'Rourke Legent 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 Mark P Chioffi

STREET ADDRESS 5 Crows Nest Way

MAP/PARCEL 12/22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.23.24

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 12.23.24

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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✓ 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

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(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

VII. NEW BUSINESS 07/09/2024

1.	Off Shore Development	6 Tautemo Way	New Dwelling	85/19	Concept Design
2.	Off Shore Development	6 Tautemo Way	Cabana	85/19	Concept Design
3.	Off Shore Development	6 Tautemo Way	Pool	85/19	Concept Design
4.	Giles Gregory	48 York St	addition	55.4.1/55	Link
5.	Orenstein/ Amy Ted	5 Crows Nest Way	Pool	12/22.2	Robert Newman
6.	Blaney, Bernard	6 Marion Ave	Pool hardscape	82/137	Ryan Blaney
7.	NHA Properties Inc	7C Surfside	Solar Rooftop	55/254	Ack Smart
8.	NHA Properties Inc	7D Surfside	Solar Rooftop	55/254	Ack Smart
9.	102 Wauwinet Road Trust	102 Wauwinet Rd	Historic Determination	11/24.2	Botticelli & Pohl
10.	14 Hussey St LLC	14 Hussey St	Front door color change	42.3.4/132	Olson Twombly
11.	Family Ties Ack LLC	11 Alliance Ln	Rev 8521 cottage	39/24.1	Studio Park
12.	Carl Jelleme	29 Quaise Rd	Add Roof inset deck	26/8	MCA
13.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	self
14.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent
15.	450 Green Park LLC	2 Stone Alley	Deck change	43.3.1/102	Ahern LLC
16.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov
17.	Holding Christopher & Megan	25A Clifton St	New Dwelling	73.4.1/3.1	Emeritus LTD
18.	Holding Christopher & Megan	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD
19.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD
20.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD
21.	Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand
22.	29 Jefferson LLC	29 Jefferson Ave	Driveway, hardscape, gate	30/125	LINK
23.	Katie Holohan Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD
24.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW
25.	Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers
26.	NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD
27.	NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD
28.	FP 4 N water	4 N Water	Addition	42.4.2/90	Emeritus LTD
29.	Sam & Craig Cordts Pearce	76 Pleasant St	Front Dwelling addition	55/367	Sanne Payne
30.	Sam & Craig Cordts Pearce	76 Pleasant St	New Dwelling in rear	55/367	Sanne Payne
31.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK
32.	FAE A Perlman LLC	17 SherburneTpk	Cottage Shutters Color	30/172.1	LINK
33.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
34.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
35.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Graham

VIII. OLD BUSINESS 07/16/2024 - VIEW

1.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart

- *Commissioners: Pohl, Oliver, Welch, Macleod and Camp-* ***Last heard June 11, 2024***

VIIII. OLD BUSINESS 07/16/2024

1.	Barnes C Joan Trust	12 Sunset Hill	Lowered Roof & Setback addition	41/450	NAG

- *Commissioners: Welch, Pohl, Oliver, MacLeod and Patten-* ***Last heard June 4, 2024***

2.	Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin

- *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp-* ***Last heard June 25, 2024***

3.	Killen, Patience	1 Old N Wharf	Addition	42.3.1/80	Val Oliver

- *Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill-* ***Last heard June 11, 2024***

4.	1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus

- *Commissioners: Pohl, Oliver, Coombs and Thornewill- Alt: Paul* ***Last heard April 30, 2024***
- **WITHDRAWN PER APPLICANT 7/29/24**

5.	Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart

- *Commissioners: Pohl, MacLeod, Camp, Paul and Patten-* ***Last heard June 25, 2024***

6.	Candle House 2 LLC	2 Candle House	Rev Hardscape	55.4.1/1.1	LFW

- *Commissioners: Welch, Paul, and Thornewill Alt: Patten-* ***Last heard July 2, 2024***

X. NEW BUSINESS 07/23/2024

1.	Joe Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen Solar

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 CROWS NEST WAY

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON
WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEIDMANN SCT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEIDMANN@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 LUG) ☐ Roof ☐ Other FIRE PIT / SPA / AUTO COVER

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 720 Decks/Patio: Size: 16 x 40 ☑ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: 8 X 10 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1' +/- South 1' +/- East 1' +/- West 1' +/-

Height of ridge above final finish grade: North NA South _____ East _____ West _____

Additional Remarks

Historic Name: NA

Original Date: 1978

Original Builder: UNKNOWN

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 NA ☐ Block ☐ Block 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-COVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural NA
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): /

Sidewall: ☐ White cedar shingles / ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other /
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia / Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing / Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung / ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 NA

* Note: Complete door and window schedules are required.

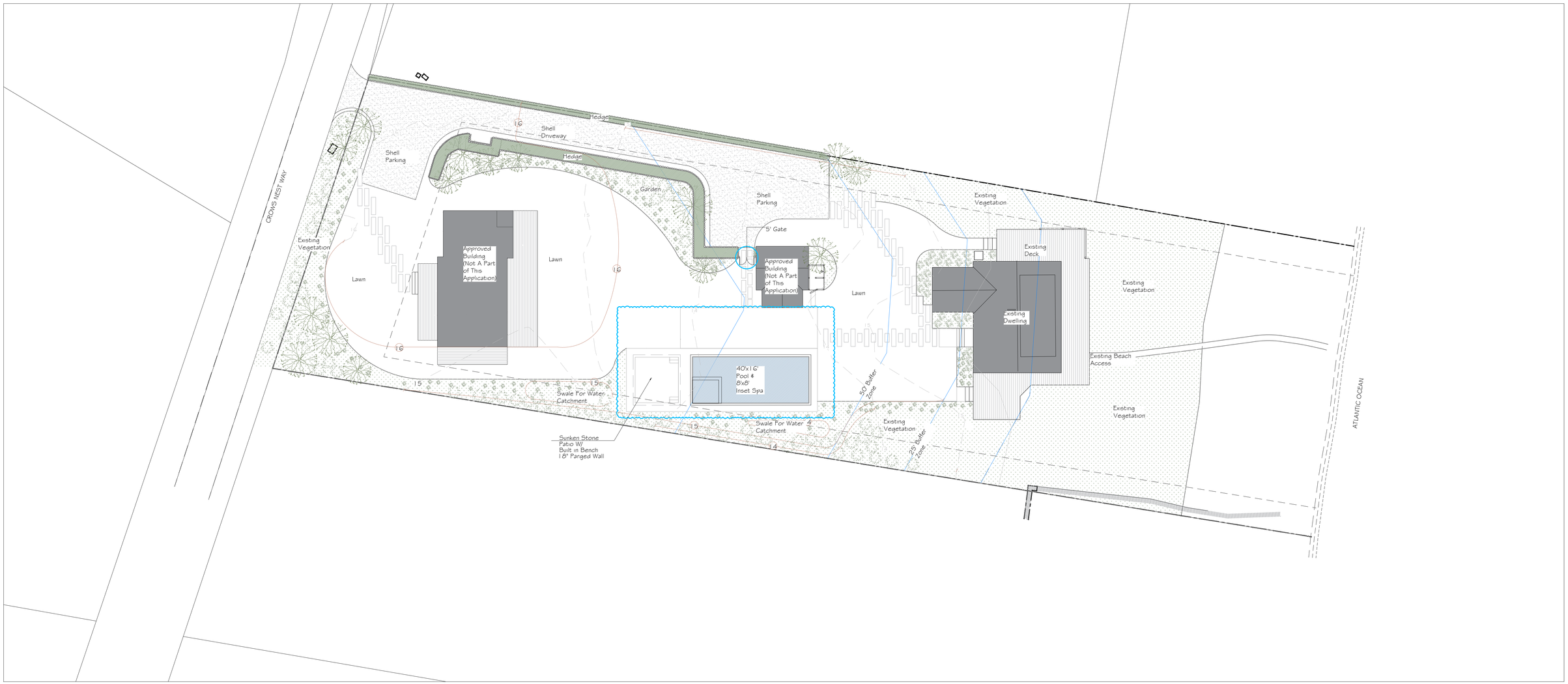
COLORS

Sidewall NA Clapboard (if applicable) / Roof /
Trim NA Sash / Doors /
Deck MAHOGANY NEW Foundation / Fence / Shutters /

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-17-2024 Signature of owner of record [signature] FOR A.T.O. Signed under penalties of perjury




Street View 1


Street View 2


Street View 3


Parged Wall W/ Grey Granite Stone Cap Example Image


5' Pool Gate Example Image

CHIOFFI RESIDENCE
5 CROWS NEST WAY
NANTUCKET
MA

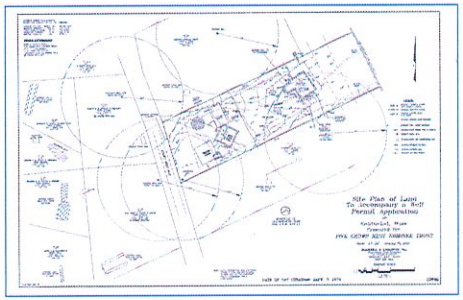
HDC Plan
Scale: 1/16"=1'-0"
12.23.2024
Page L.1

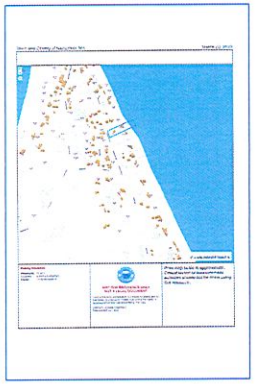
North

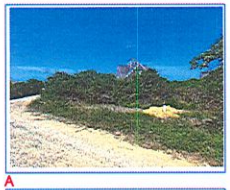
JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

DRAWING INDEX
1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION







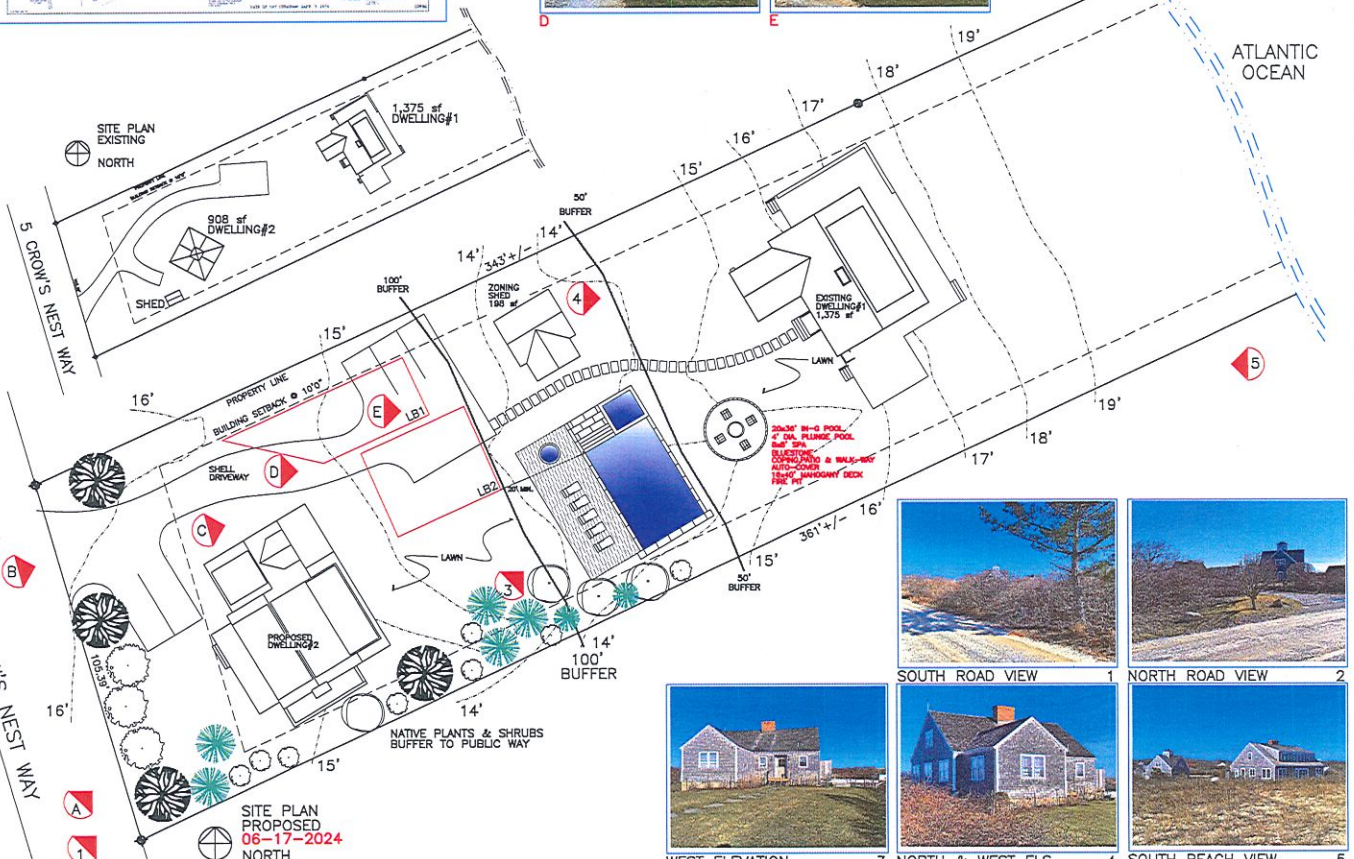

A


B


C


D


E



LOCUS MAP
5 CROW'S NEST WAY

YEAR BUILT	1978
MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C. PROPOSED G.C.	2,500 sf

SOUTH ROAD VIEW 1

NORTH ROAD VIEW 2

WEST ELEVATION 3

NORTH & WEST ELS 4

SOUTH BEACH VIEW 5

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
HARDSCAPE
INCLUDING
SWIMMING POOL & SPA

NOTES
HDC
CERT.

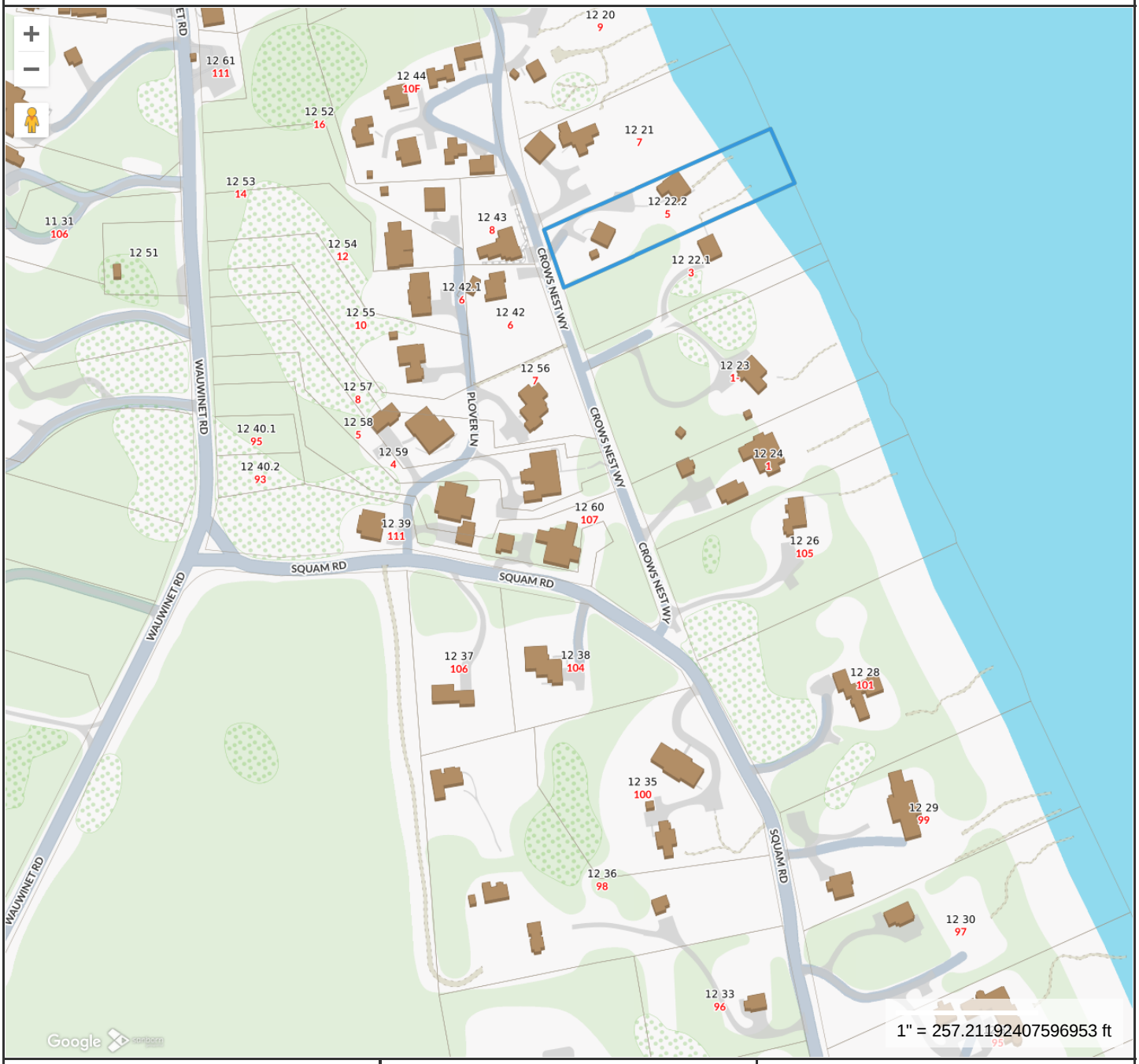
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
06-17-2024

SCALE
1/16"=1'0"

1



Property Information

Property ID	72
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK 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.

27 Willard St.
New Dwelling

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$368.20 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.

X ✓ 3. **As-Built Plans (1 copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Rear Lot Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 53'-6½" Sq. Footage 1st floor: 1468 Decks/Patio: Size: 569sf ☒ 1st floor ☐ 2nd floor
Width: 34'-6" Sq. footage 2nd floor: 1373 Size: 130 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 29'-11" South 29'-11" East 29'-11" West 29'-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 16" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete w/ V-Groove Facing ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 6 /12 Other 4½ | 12 Porch Roof

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): Copper 3" diameter

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x4 Rake 1x4 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze 1x4
Window Casing 5/4 x 6 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front 1 Lite | 2 Panel Rear 6 Lite, French Side 6 Lite, French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Nantucket Gray V-Groove Facing Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/24/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2432 8101 48

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Postage
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Total Postage and Fees
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Postmark Here

Sent To: Wynterwade Property LLC
Street and Apt. No., or PO Box No.: 16 Chestnut Street
City, State, ZIP+4®: Rhinebeck, NY 12572

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Sent To: MVL 25 LLC
Street and Apt. No., or PO Box No.: 1413 Rugby Road
City, State, ZIP+4®: Charlottesville, VA 22903

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- Return Receipt (electronic) $
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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Pappas Panagiota A. TR 3213 Hulbert Nom TRST
Street and Apt. No., or PO Box No.: % Allen Hinckley LLP 28 State St.
City, State, ZIP+4®: Boston, MA 02109

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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Total Postage and Fees
$

Postmark Here

Sent To: Steven L. Cohen TR 32 Hulbert Middle Lot
Street and Apt. No., or PO Box No.: PO Box 786
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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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Karen Webb AKA Karen W. Wathins
Street and Apt. No., or PO Box No.: 3309 Avondale Avenue
City, State, ZIP+4®: Fort Worth, TX 76109

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2432 8101 55

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
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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: Karen Wathins TR Easton St. Nom TR
Street and Apt. No., or PO Box No.: 3309 Avondale Avenue
City, State, ZIP+4®: Fort Worth, TX 76109

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: 27 Willard Street

Tax Map Number: 29 Parcel Number: 72.2

Owner of Record: 32 Hulbert Rear Lot Trust; Steven Cohen Trustee

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: December 30, 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 32 Hulbert Rear Lot Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street, Nantucket, MA 02554

PROPERTY LOCATION 27 Willard Street

ASSESSORS MAP/PARCEL 29 | 72.2

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: 2024.12.19 09:39:05 -05'00'

December 19, 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	33		MUL 25 LLC		1413 RUGBY RD	CHARLOTTESVILLE	VA	22903	25 WILLARD ST
29	71		WYNTERWADE PROPERTY LLC		16 CHESTNUT STREET	RHINEBECK	NY	12572	30 WILLARD ST
29	72	3	COHEN STEVEN L TR	32 HULBERT MIDDLE LOT TRUST	PO BOX 786	NANTUCKET	MA	02554	29 WILLARD ST
29	72	1	PAPPAS PANAGIOTA A TR	32B HULBERT NOMINEE TRUST	C/O ALLEN HINCKLEY LLP	BOSTON	MA	02109	32B HULBERT AV
29	112	1	WATKINS KAREN W TR	EASTON STREET NOM TR	3309 AVONDALE AV	FORT WORTH	TX	76109	26 WILLARD ST
29	112	2	WEBB KAREN AKA WATKINS KAREN W TR		3309 AVONDALE AV	FORT WORTH	TX	76109	28 WILLARD ST
Count:	**6**								

MUL 25 LLC
1413 RUGBY RD
CHARLOTTESVILLE, VA 22903

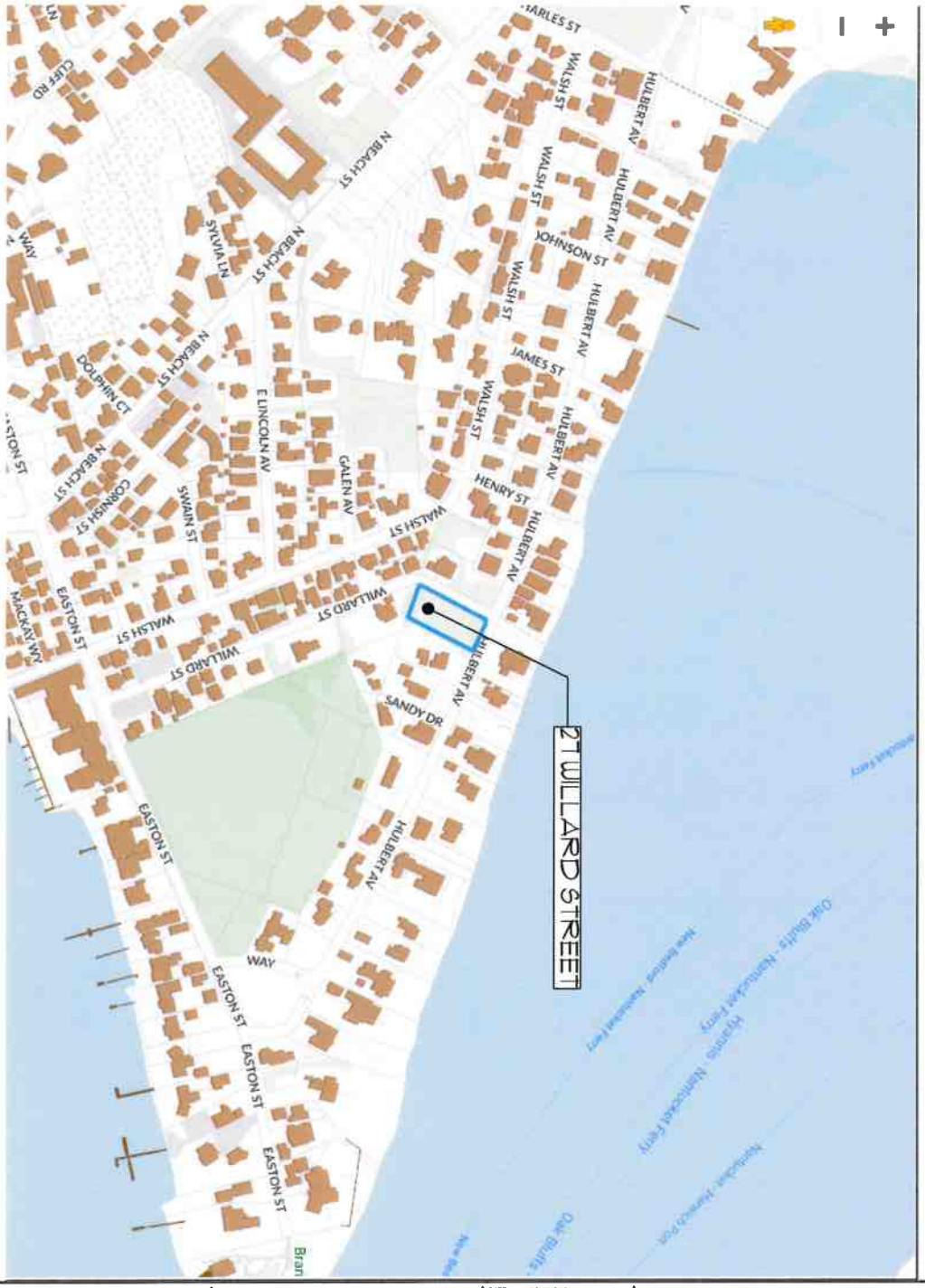
WYNTERWADE PROPERTY LLC
16 CHESTNUT STREET
RHINEBECK, NY 12572

COHEN STEVEN L TR
32 HULBERT MIDDLE LOT TRUST
PO BOX 786
NANTUCKET, MA 02554

PAPPAS PANAGIOTA A TR
32B HULBERT NOMINEE TRUST
C/O ALLEN HINCKLEY LLP
BOSTON, MA 02109

WATKINS KAREN W TR
EASTON STREET NOM TR
3309 AVONDALE AV
FORT WORTH, TX 76109

WEBB KAREN AKA WATKINS KAREN W
3309 AVONDALE AV
FORT WORTH, TX 76109



L - 1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

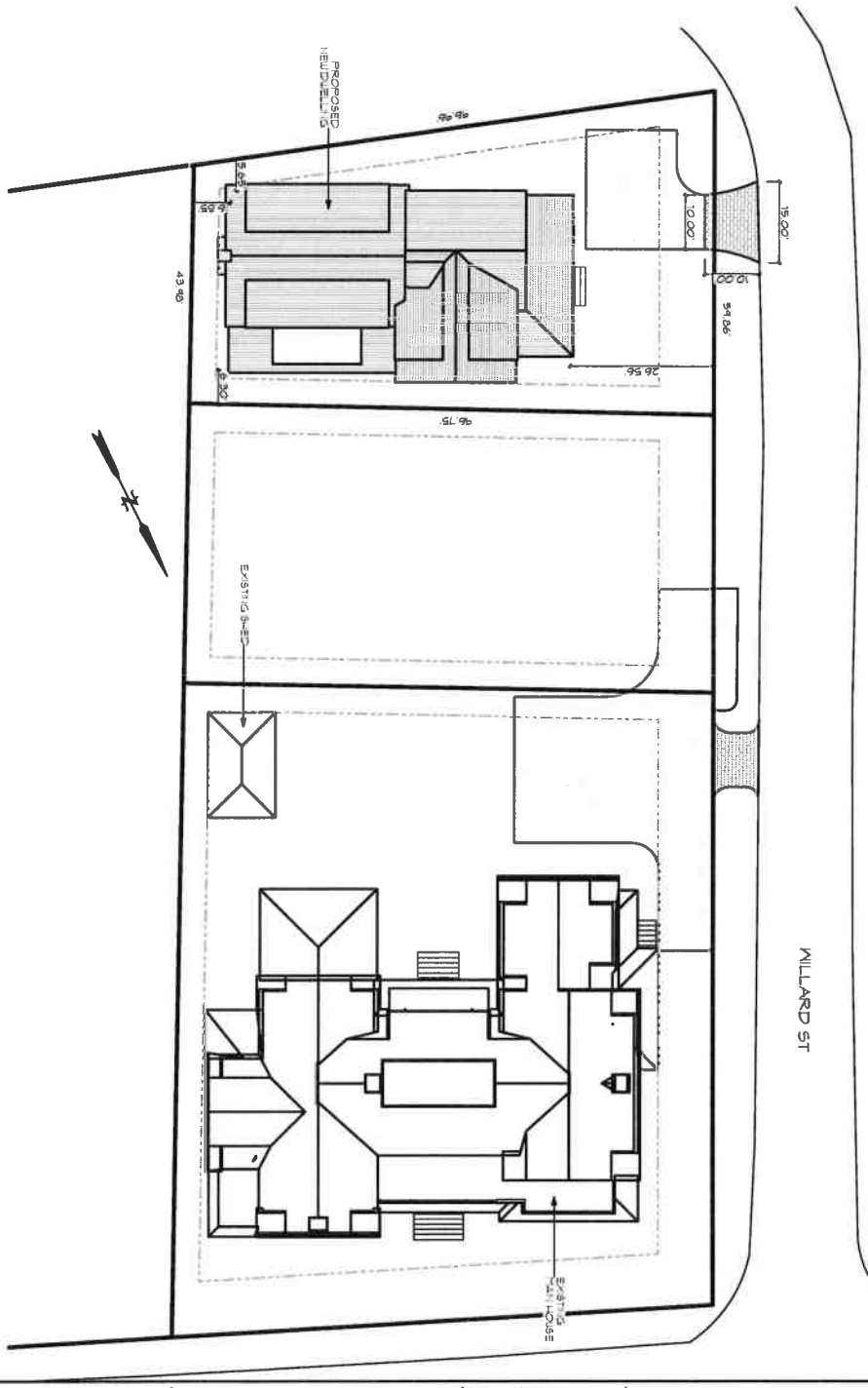
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72 2 PROJECT NO: 75 REVISED: 12/12/24

Locus Plan

DATE REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 21 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



ID# L-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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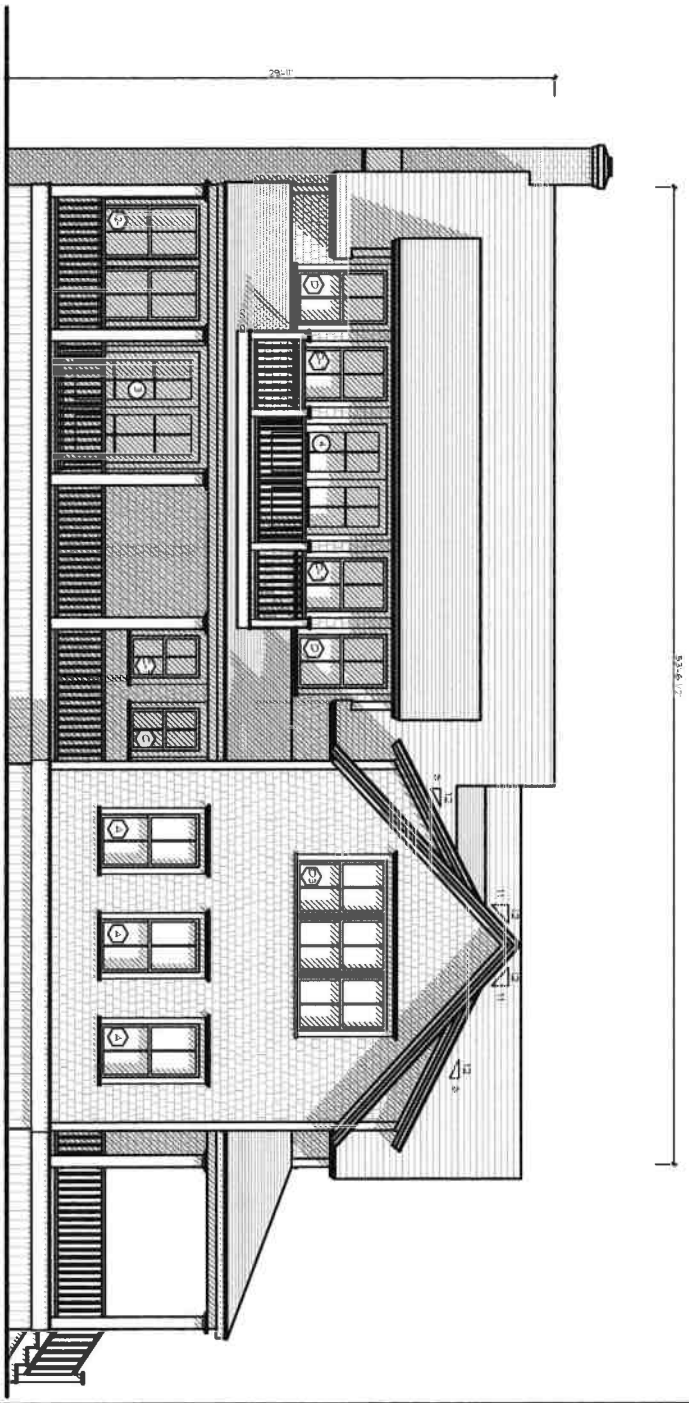
Site Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 21 STATE STREET, BOSTON, MA 02109 P 617 492 4343 | BOTTICELLIANDPOHL.COM



A-2.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

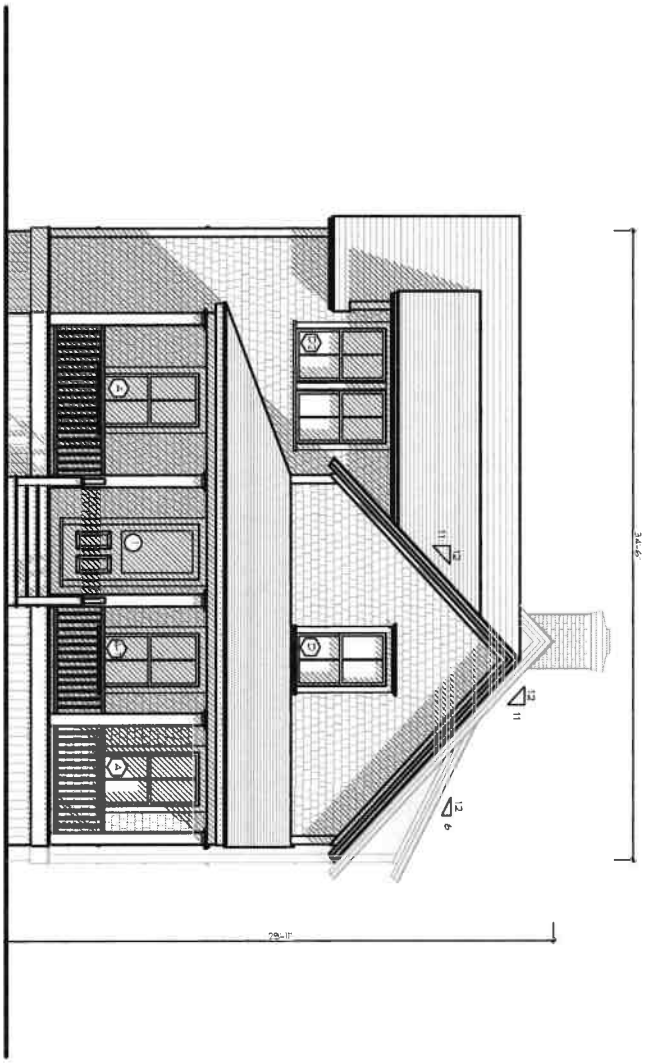
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

North Elevation

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



A-2.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

West Elevation

DATE REVISIONS

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



BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 728 5455 | P 617 482 4343

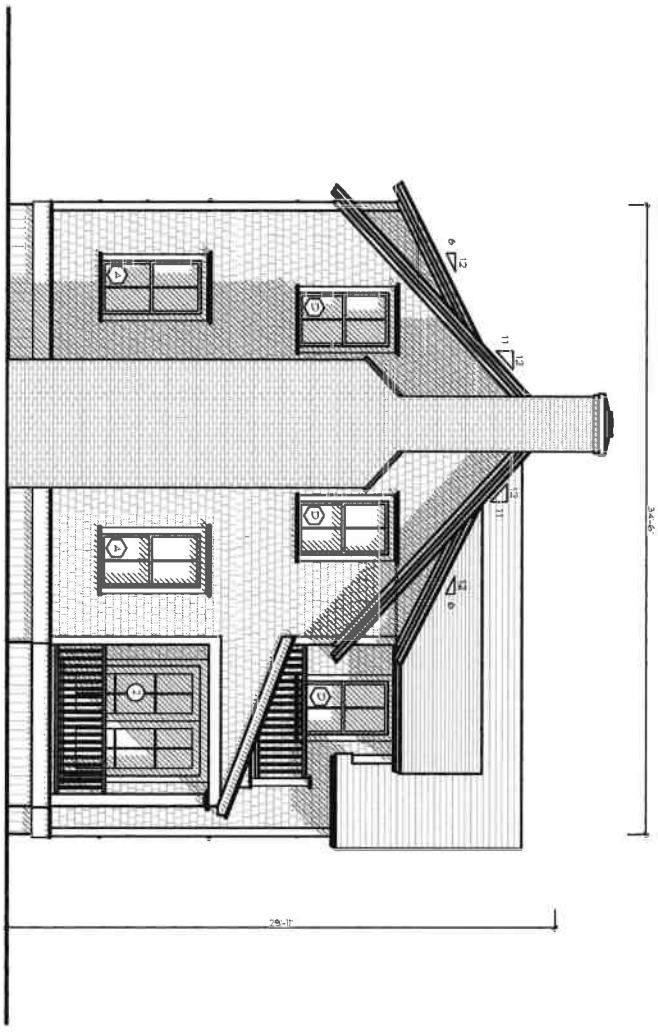
DATE	REVISIONS

South Elevation

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 73 REVISED: 12/12/24

ID#
A-2.3



A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

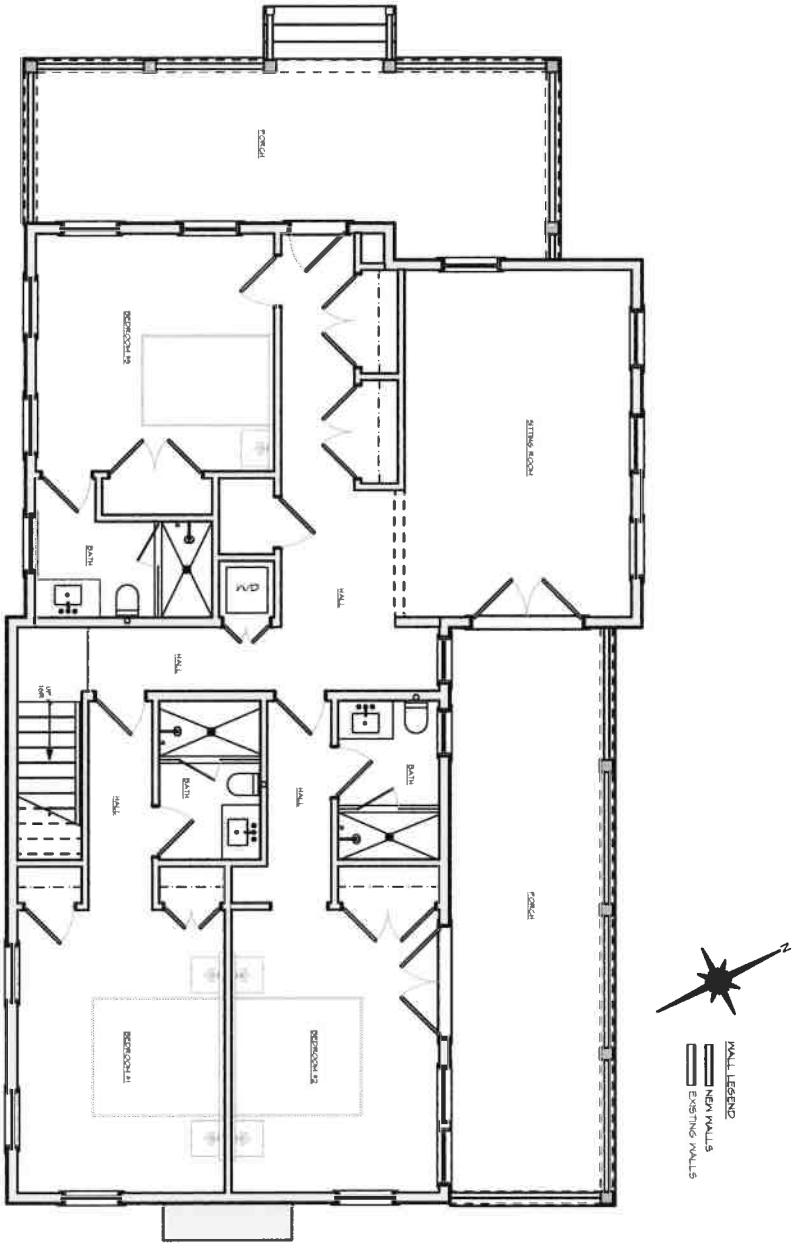
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

East Elevation

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#
A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

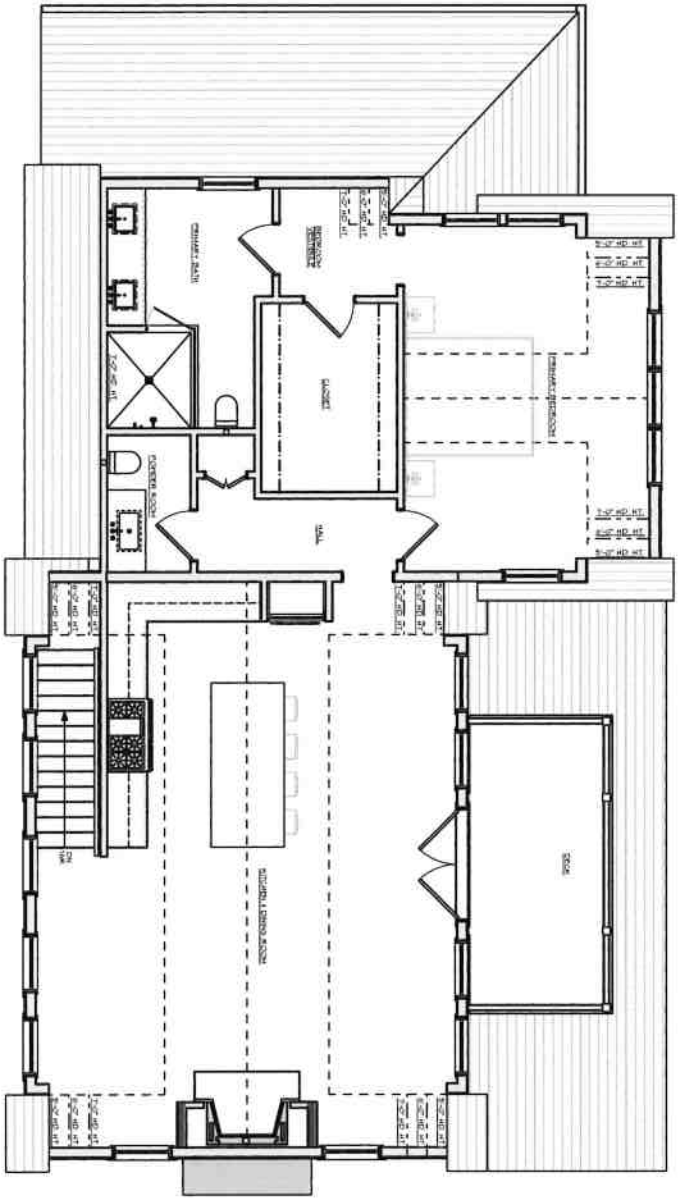
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor 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



A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Reproduction or use of these documents is prohibited without prior approval from Botticelli & Pohl, P.C.

Second Floor 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 4542
BOTTICELLIANDPOHL.COM

New Dwelling
27 Willard St
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12-23-2024

Building Dept. Sub:
Rev: 12-19-2024

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	13	Double Hung	Marvin	UWDH3230	3'-1 3/8" x 5'-9"	3'-2 3/8" x 5'-9 1/2"	2 over 2	
A2	1	(2) Double Hung	Marvin	(2) UWDH3230	(2) 3'-1 3/8" x 5'-9"	6'-6 1/4"" x 5'-9 1/2"	2 over 2 ea	single stud pocket
B	1	Casement	Marvin	UWCA2836	2'-4" x 3'-0 1/16"	2'-5" x 3'-0 9/16"	2 over 2	
C	2	Double Hung	Marvin	UWDH2420	2'-5 3/8" x 4'-1"	2'-6 3/8" x 4'-1 1/2"	4 LITE	
D	13	Double Hung	Marvin	UWDH3224	3'-1 3/8" x 4'-9"	3'-2 3/8" x 4'-9 1/2"	2 over 2	
D2	1	(2) Double Hung	Marvin	(2) UWDH3224	(2) 3'-1 3/8" x 4'-9"	6'-6 1/4" x 4'-9 1/2"	2 over 2 ea	single stud pocket
D3	1	(3) Double Hung	Marvin	(3) UWDH3224	(3) 3'-1 3/8" x 4'-9"	9'-8 1/8" x 4'-9 1/2"	2 over 2 ea	Mulled Unit (No Stud Pocket)

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	3'-0" x 7'-6"	3'-1" x 7'-8 1/4"	1 LITE	1 Lite over 2 Solid Panels
2	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-6"	5'-1" x 7'-8 1/4"	6 ea	
3	1	Inswing French Doors	Custom	N/A	(2) 3'-0" x 7'-6"	6'-1" x 7'-8 1/4"	6 ea	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	5'-10" x 7'-2 1/4"	6 ea	

Notes:

1. All windows will be Marvin, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E Argon glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shop drawings for all window and door units to architect for approval.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany storm/screen panels. Unless otherwise noted.
5. Provide all doors with custom mahogany storm/screen combo doors. Unless otherwise noted.
6. Provide tempered glass in all locations required by code.--NO ETCHED GLASS (TYP)

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

Bill Saad
LandUse Specialist

HDC Liaison
Holli Bodkin
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 32 Hulbert Rear lot TRST

STREET ADDRESS 27 Willard Street

MAP/PARCEL 29 | 72.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Dec 24, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

12/23/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

December 20, 2024

To the Commissioners,

I, Steven Cohen, Trustee of 32 Hulbert Rear Lot Trust, owner of record of property located at 27 Willard Street, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen



60-62

OLD SOUTH RD

Valero-Beta/Gamma LLC

Proposed Mixed Use Building-
Gym-Wellness Center

12-28-24



Existing Streetscape for both 60 and 62 Old South Road

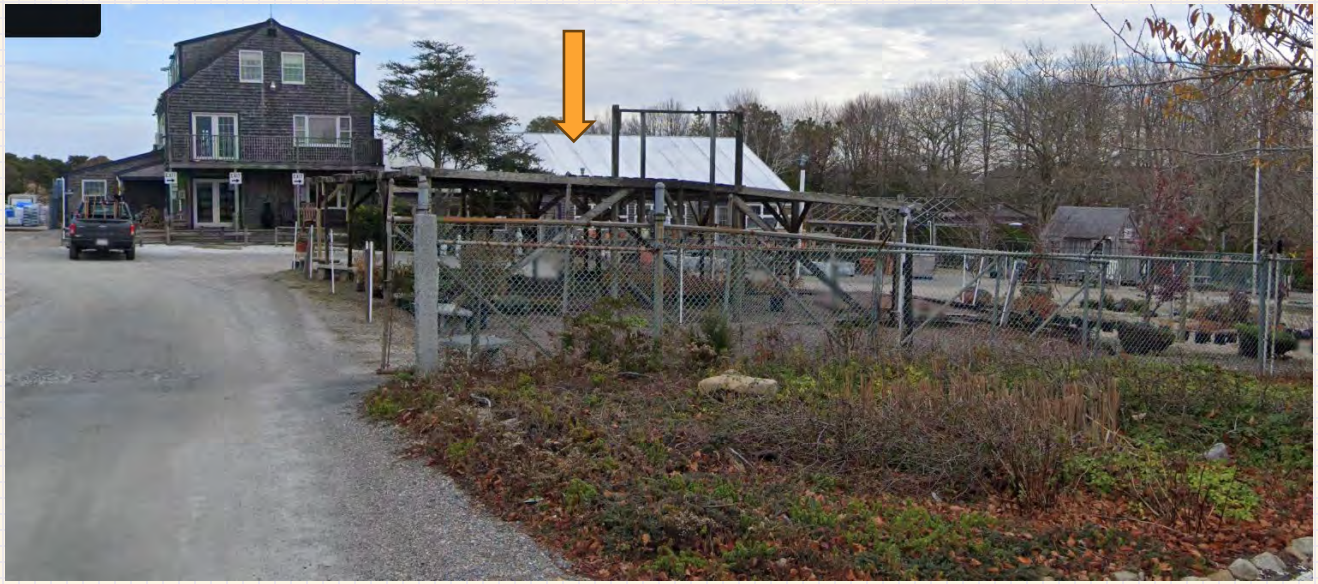








Retail building to remain as is ; greenhouses to be demolished









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 85.2 ; 85.3

Street & Number of Proposed Work: 60 ; 62 OLD SOUTH ROAD

Owner of record: R. VALERO AND PEGA-CAMMA LLC

Mailing Address: 60 OLD SOUTH ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325 4519 E-mail: acksvalle2@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 3310.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 100' Sq. Footage 1st floor: 9000SF
Width: 90' Sq. footage 2nd floor: 7552SF
Sq. footage 3rd floor: —

Decks/Patio: Size: 10X24 ☒ 1st floor ☒ 2nd floor
Size: 14X20 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North FOLLOW South EXISTING East SLOPED West GRADE

Height of ridge above final finish grade: North 21'-3" → 33' South 21'-3" - 33' East 33'± West 21'-3" ±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed VARIES ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 7:5 /12 ~~Dormer~~ BELVEDERE 6 /12 Other 12:2 - SHED

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
☒ METAL STANDING SEAM ROOF

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X10 Soffit (Overhang) 6'-8" Corner boards 1X6 Frieze 6"
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 1'

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 _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK Walkways BRICK Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof DARK GREY STANDING METAL
Trim WHITE GRAY 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 12/20/24 Signature of owner of record _____ Signed under penalties of perjury

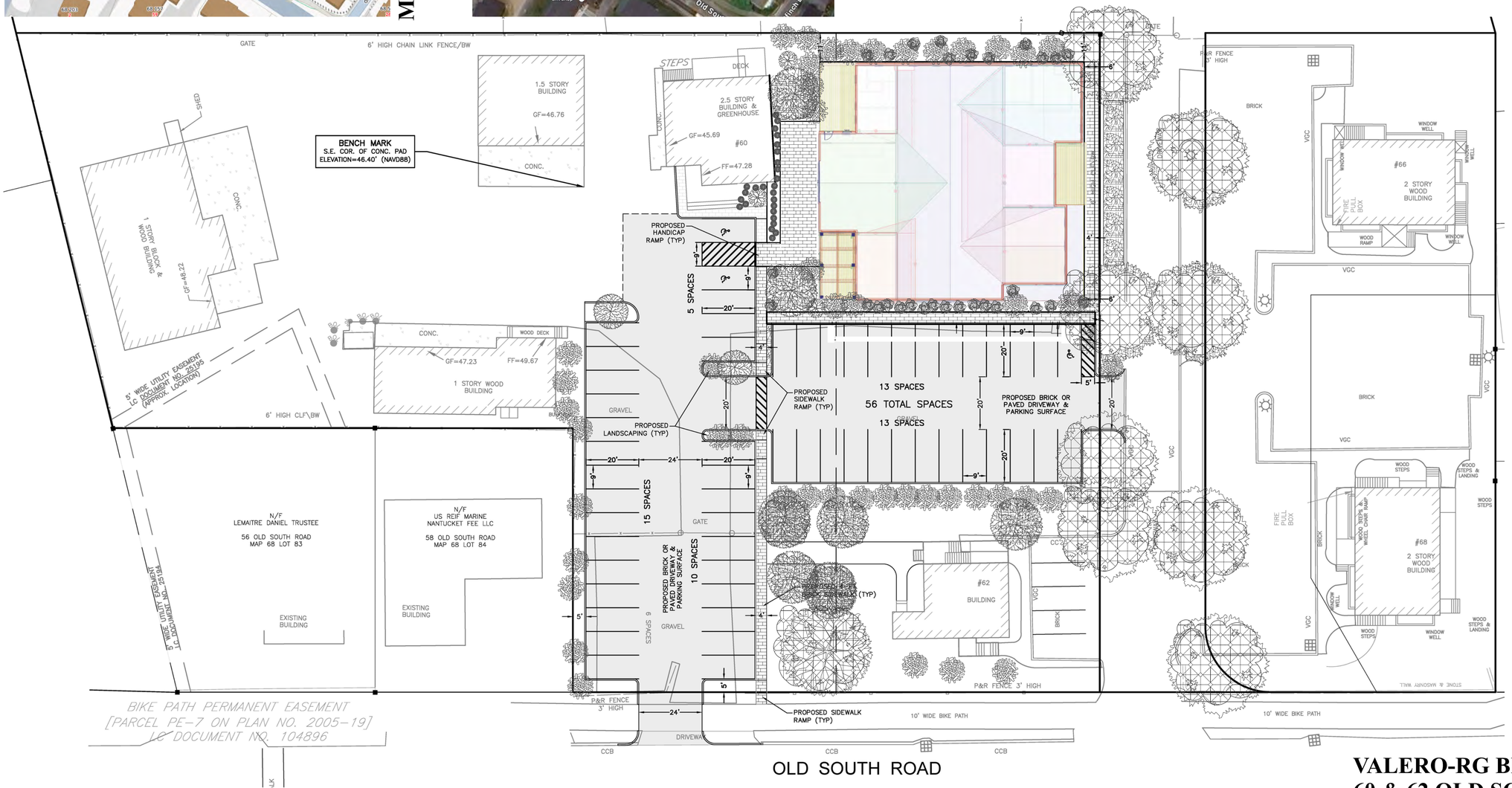
MAP 68 PARCELS 85.2 AND 85.3







EAST ELEVATION (REAR)



VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
12-28-24

Proposed New Building to be constructed in location of existing greenhouses











LEFT-NORTH ELEVATION

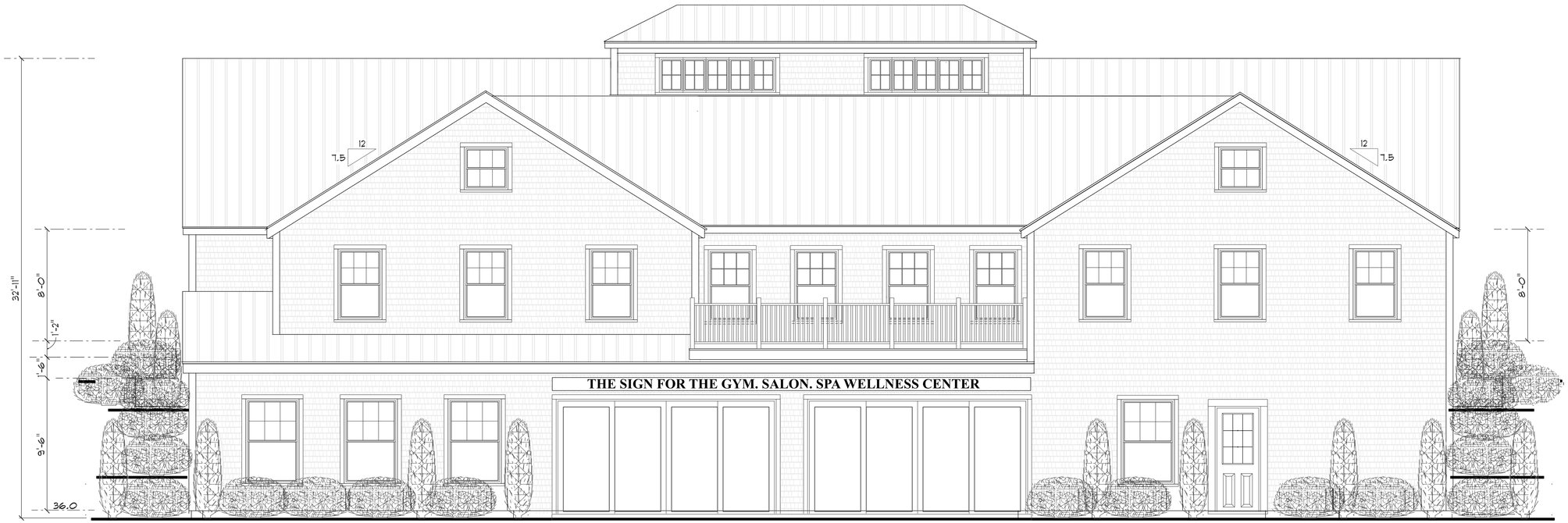


FRONT-WEST ELEVATION

VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
12-28-24



RIGHT- SOUTH ELEVATION

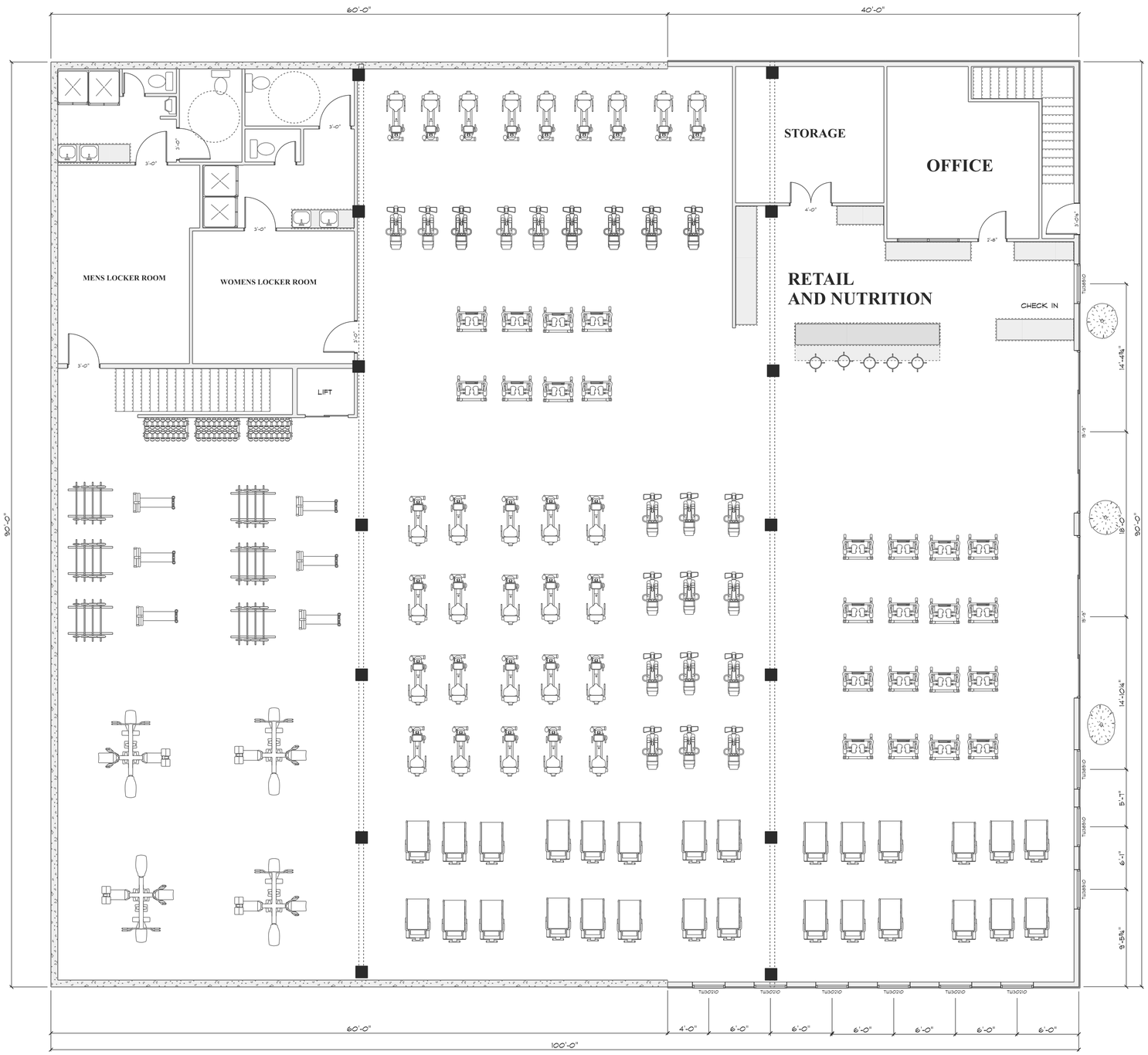


REAR- EAST ELEVATION

VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
12-28-24

FIRST LEVEL (BELOW GRADE) 9000 SF

ANDERSON 400 SERIES		
PRODUCT CODE	SIZE	COUNT
FWG16080-4 SAAS	15'-9"	2
FWH31611AL	3'-0⅝"	1
TW30210	3'-1⅝" x 3'-0⅝"	6
TW38510	3'-9⅝" x 6'-0⅝"	4



VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
12-28-24



ANDERSON 400 SERIES		
PRODUCT CODE	SIZE	COUNT
36X80 DOOR TO APTS	3'-0"	2
FW51636X4 SAS	5'-0"	1
FWH3168AL	3'-0¾"	1
FWH5068APLR	5'-3⅛"	1
EW26310	2'-7⅛" x 4'-0⅞"	2
TW30410	3'-1⅛" x 5'-0⅞"	29

SECOND LEVEL- 7552 SF =/-

VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
12-28-24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 182

Street & Number of Proposed Work: 14 Silver St.

Owner of record: Beach Bucket LLC

Mailing Address: 13 West Dover St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@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 New Foundation and Relocation of Existing Structure on Lot.

Size of Structure or Addition: Length: 21'-7" Sq. Footage 1st floor: 509 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-6" Sq. footage 2nd floor: 337 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" (+/-) South 8" (+/-) East 8" (+/-) West 8" (+/-)

Height of ridge above final finish grade: North 22'-9" (+/-) South 21'-2" (+/-) East 21'-0" (+/-) West 21'-2" (+/-)

Additional Remarks

Historic Name:

Original Date: Built before 1982 per Sanborn maps

Original Builder:

REVISIONS* (describe)

1. East Elevation Relocate Structure on new foundation/Addition
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 Varies ☐ Block ☐ Block Parged ☑ Brick (type) Red ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Red ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Metal Painted

Leaders (material and size): _____

Sidewall: ☑ White cedar 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) N/A Corner boards 6" Frieze n/a

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed/Awning

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel 9 Light Rear 1 Panel 4 Lite 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 Asphalt - Grey

Trim White Sash White Doors White

Deck Natural Foundation Brick 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 12/30/24 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**

14 Silver Street • M: 55.4.1 P: 182 • Submitted on December 30, 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:

X	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be 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.
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.
DJK (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Docusign Envelope ID: 7B492891-933C-4587-9306-4D8AFAD3AD4C

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 14 Silver St on the following statement:

I Chandra Miller, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

DocuSigned by:
Chandra Miller
9C07AC739A2B48A...

11/21/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR Beach Bucket LLC, Chandra Miller

STREET ADDRESS 14 Silver Street

MAP/PARCEL 55.4.1 / 182

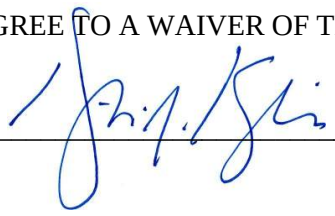
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 30, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

December 30, 2024
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 14 Silver St

Tax Map Number: 55.4.1 Parcel Number: 182

Owner of Record: Beach Bucket LLC

Description of Proposal: Alterations & Addition to Existing Dwelling

Anticipated HDC Submission Date: 12/30/2024

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..... BEACH BUCKET LLC

MAILING ADDRESS..... 13 W DOVER ST, NANTUCKET, MA 02554

PROPERTY LOCATION..... 14 SILVER ST

ASSESSORS MAP/PARCEL..... 55.4.1 / 182

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: 2024.12.06 14:34:42 -05'00'

December 6, 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
5541	181		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	40 PLEASANT ST
5541	183		PINEALLY OURS LLC		1 SWEET SKY ROAD	WEST LAKE HILLS	TX	78746	49 PINE ST
5541	187	2	ACK MWG LLC		100A MAIN STREET	TUCKAHOE	NY	10707	10 SILVER ST
5541	196		MILLER CHANDRA		BOX 233	NANTUCKET	MA	02554	13 W DOVER ST
Count:	**4**								

9589 0710 5270 0324 7586 91

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

PINEALLY OURS LLC
1 SWEET SKY ROAD
WEST LAKE HILLS, TX 78746

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 $
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Postage
$

Postmark Here

ACK MWG LLC
100A MAIN STREET
TUCKAHOE, NY 10707

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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NANTUCKET TOWN OF
16 BROAD 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
$

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MILLER CHANDRA
BOX 233
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Property Information

Property ID	11079
Location	14 SILVER ST
Owner	BEACH BUCKET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

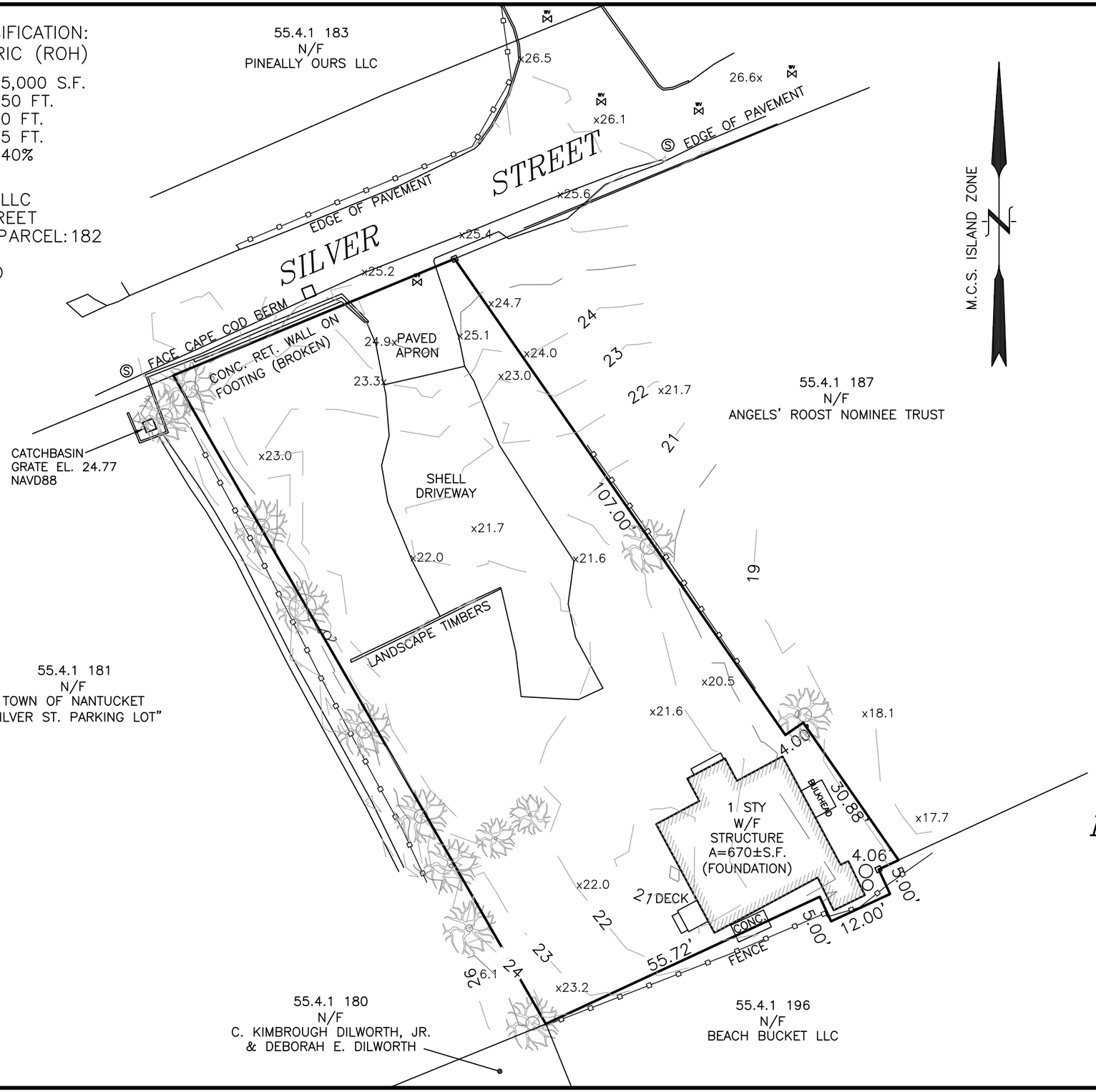
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

OWNER: BEACH BUCKET LLC
ADDRESS: 14 SILVER STREET
ASSESSOR MAP: 55.4.1 PARCEL: 182
BK: 1,952, PG: 275
NO RECORD PLAN FOUND



THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PLAN OF LAND IN NANTUCKET, MA

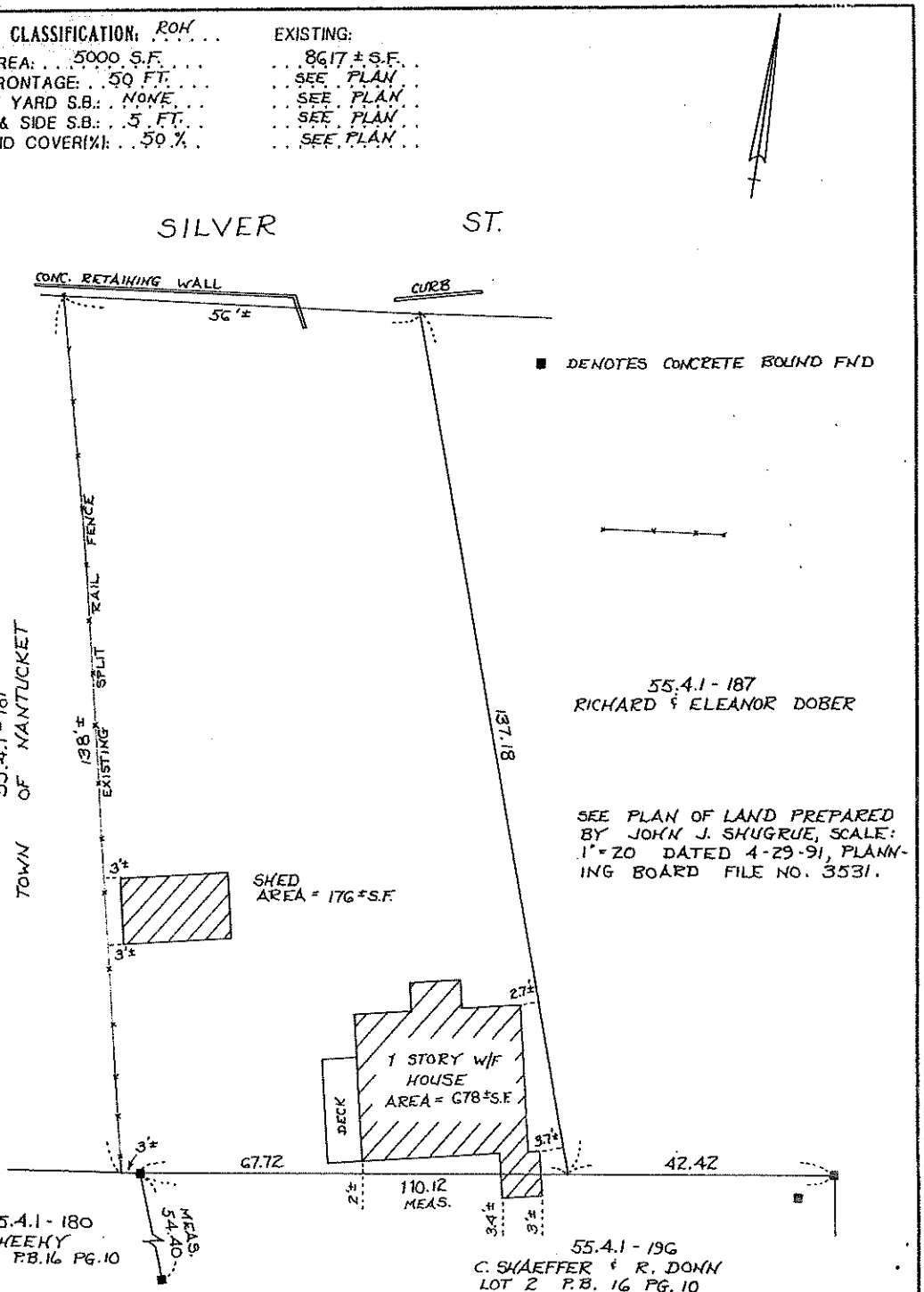
PREPARED FOR: BEACH BUCKET LLC

14 SILVER STREET
MAP 55.4.1 PARCEL 182

SEPTEMBER 10, 2024
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

ZONING CLASSIFICATION: ROH	EXISTING:
MIN. AREA: 5000 S.F.	8617 ± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	SEE PLAN
REAR & SIDE S.B.: 5 FT.	SEE PLAN
GROUND COVER(%): 50 %	SEE PLAN



TO: CITIBANK MORTGAGE, INC.

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: C, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 11 C, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986.

THIS PLOT 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 PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

FBK:

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1": 20' DATE: OCT. 10, 1991

Owner: MARIE C. BLASI ET AL

Deed: BK. 177 PG. 180 Plan: NONE FOUND

Tax Map: 55.4.1 - 182 Locus: 14 SILVER ST.

HART-BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-5292

HB- 3074

C:\JOBS\HB\MPP

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
O c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 225
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: ~50'

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	O f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking
O m. scallop shanty	n. landscape features: _____	o. other: _____	

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-30-3
MAP/PARCEL#: 5541-182

Recorded By: AEG Date: 11/88 Organization: HDC

IDENTIFICATION:

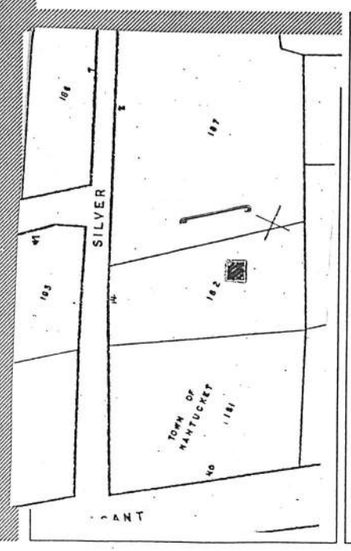
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Wheldon, Dianne T. + Blasi, Marie C.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1892 - Sanborn maps

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: no





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: not 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: lean-to
○ 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 headed ○ 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: in gent

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?: _____

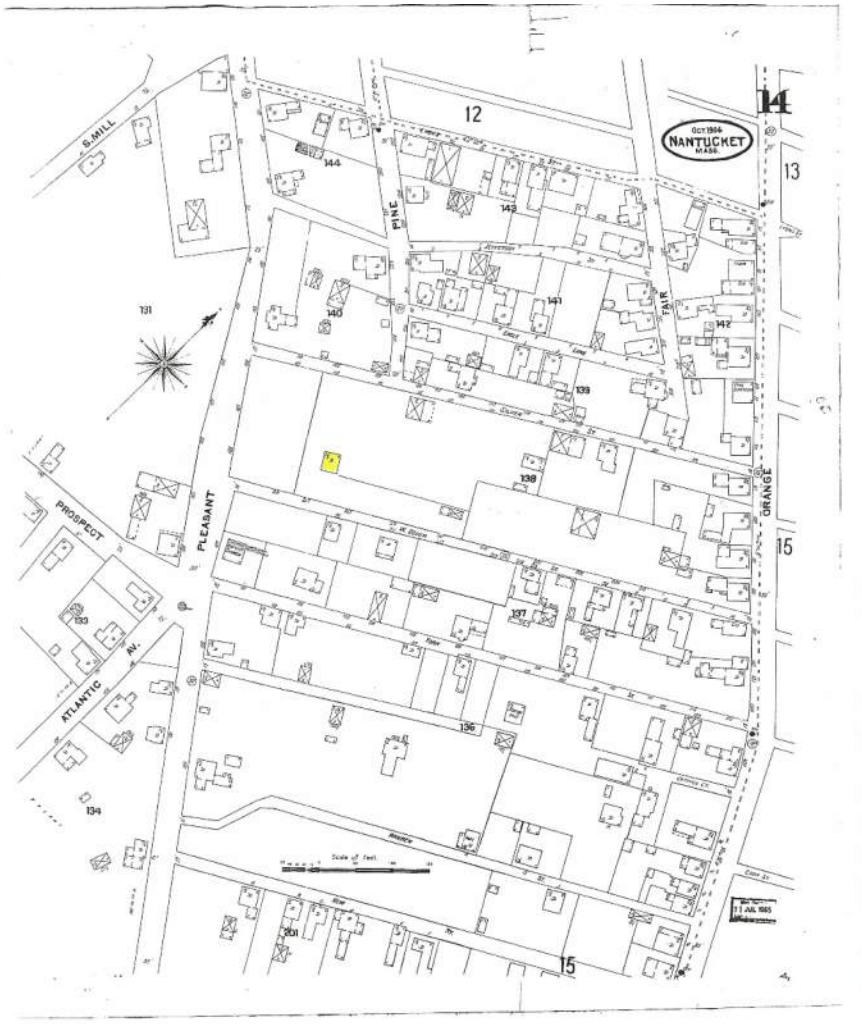
Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

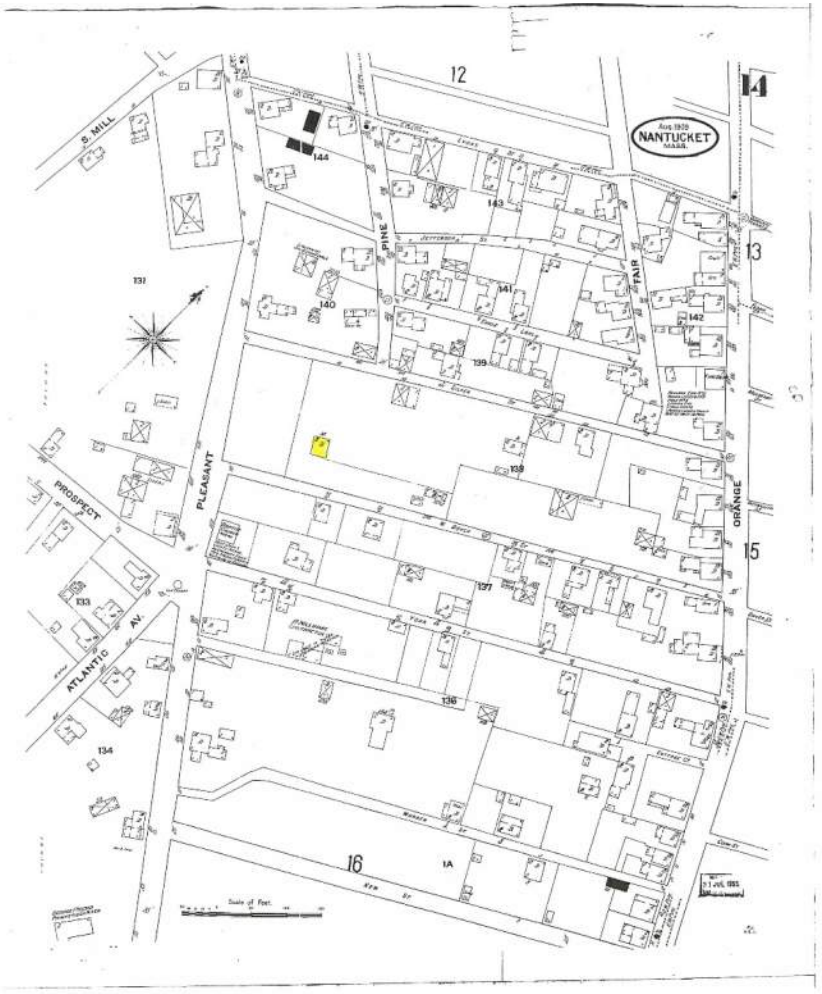
33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: before 1892 SOURCE: Sanborn maps.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____



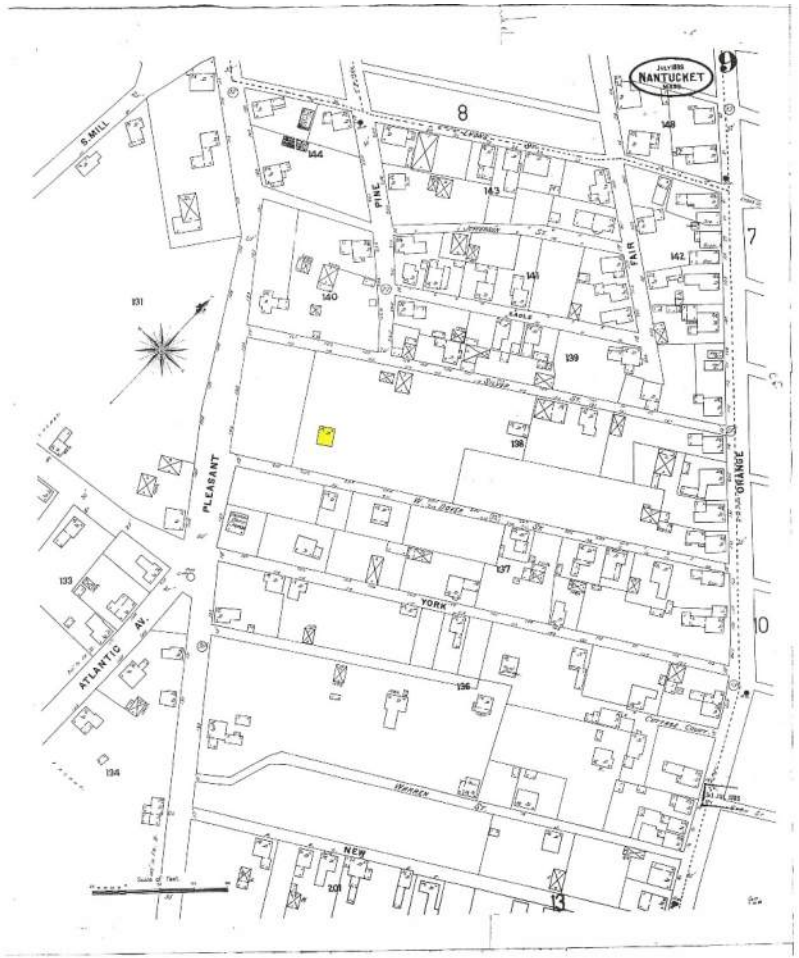
Sanborn Map 1904



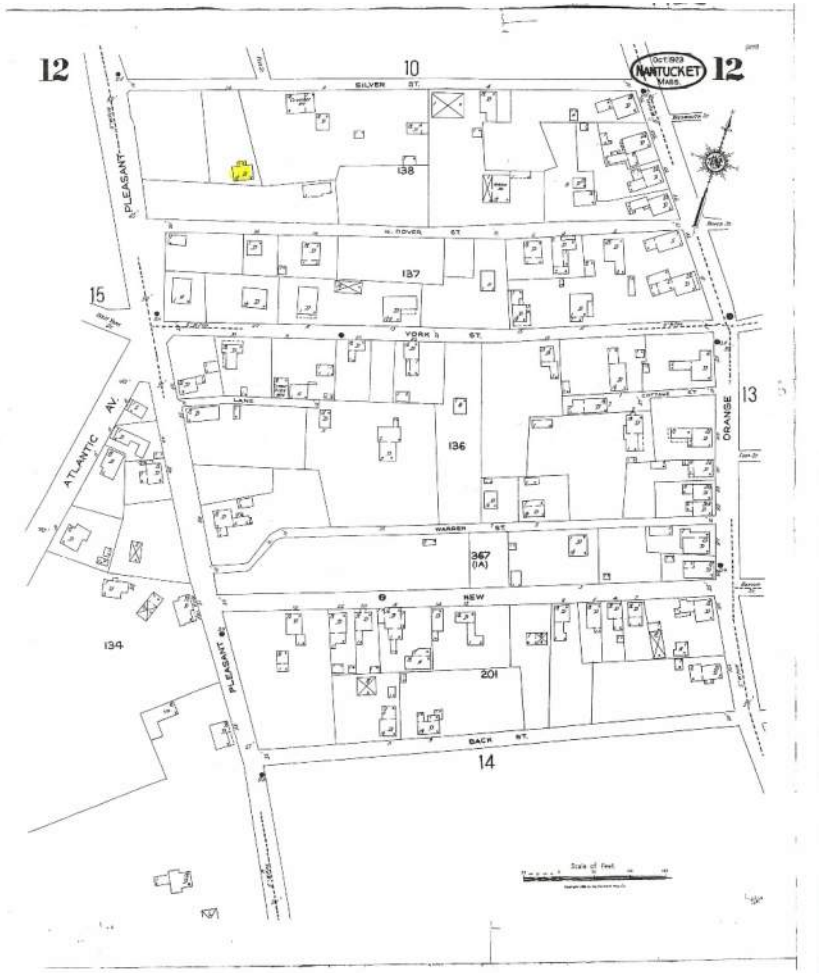
Sanborn Map 1909



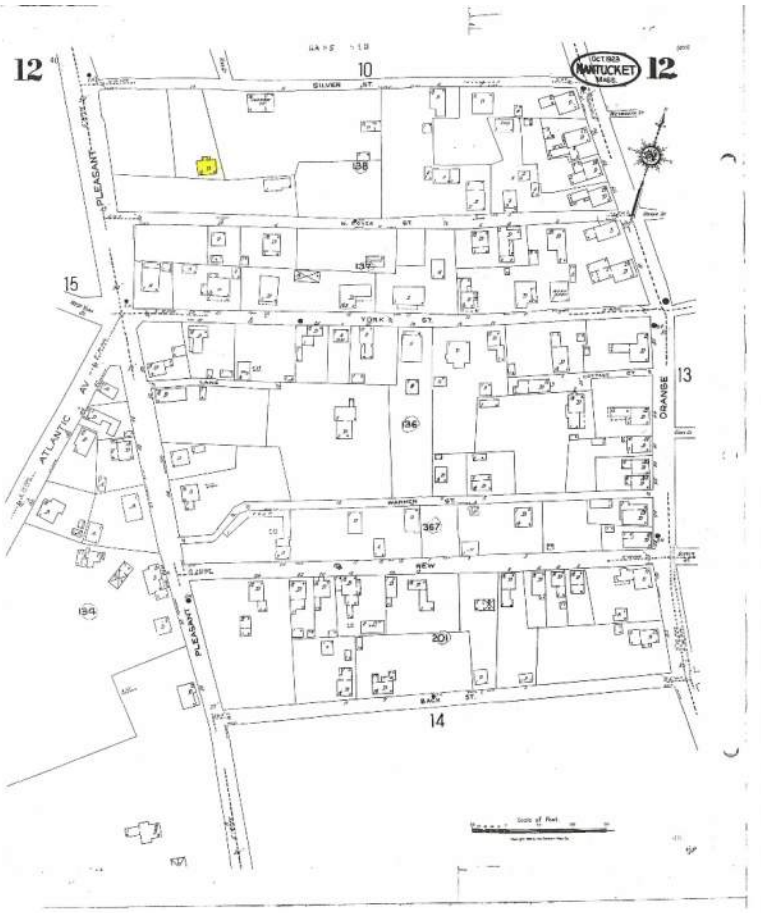
Sanborn Map 1892



Sanborn Map 1898



Sanborn Map 1923



Sanborn Map 1923-1949



View Facing North

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing East

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing South

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing West

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing Northwest

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus

14 Silver Street

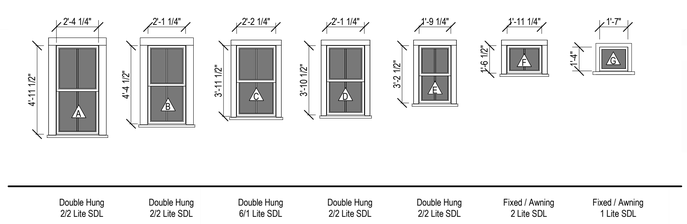
Nantucket, MA 02554

12.30.24

HDC Submission

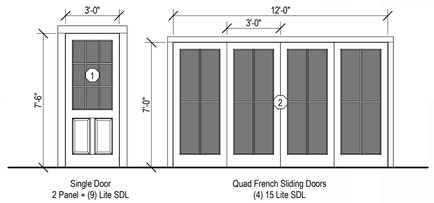


Locus Map



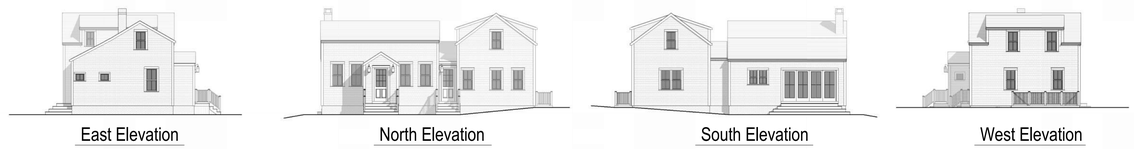
Window Legend

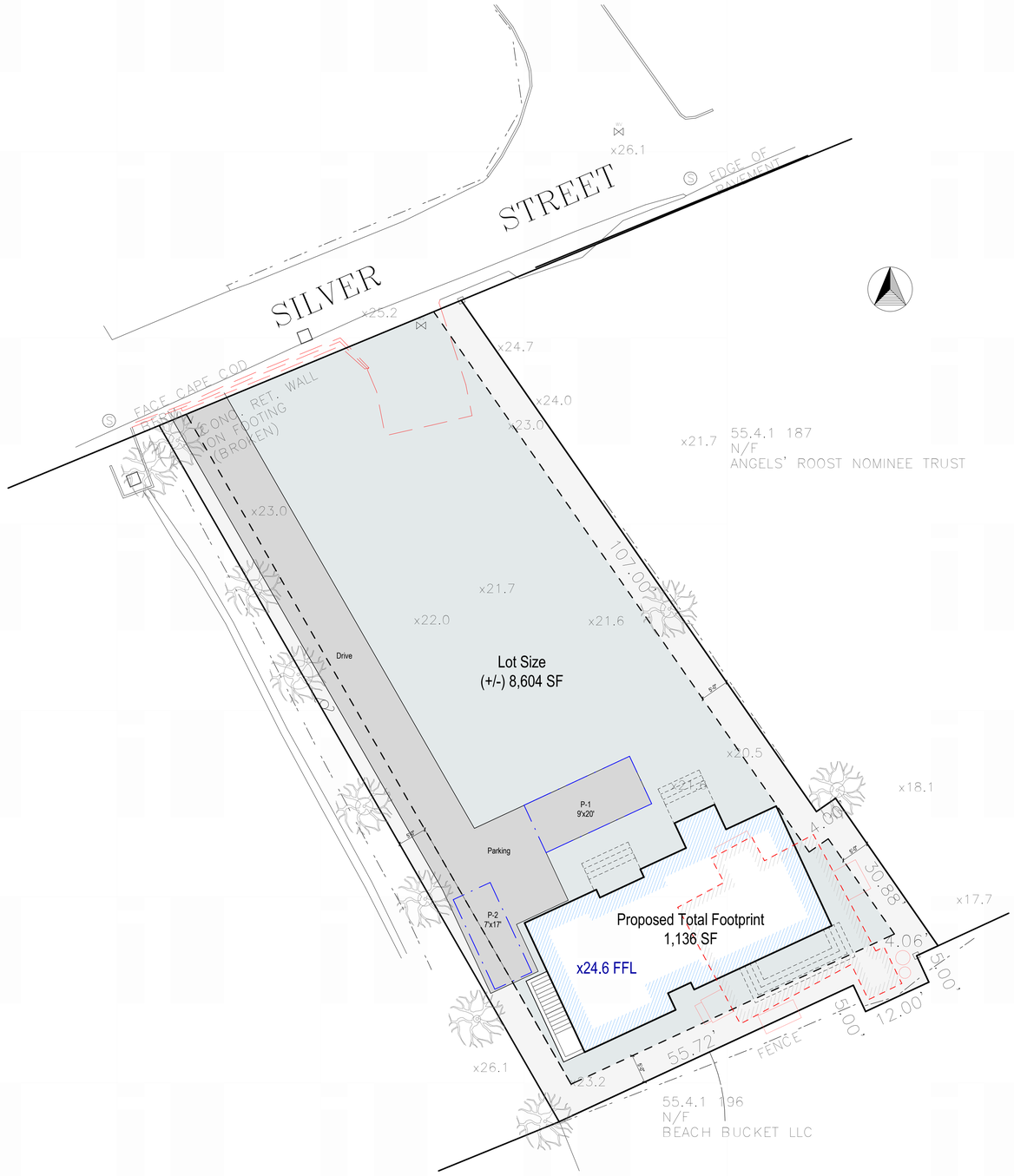
1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
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Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	670 SF / 43 SF Demo
Proposed G.C.:	509 SF
Total Proposed G.C.:	1,136 SF

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A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.4.1	Perspective Views

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Cover Sheet

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A.0.1

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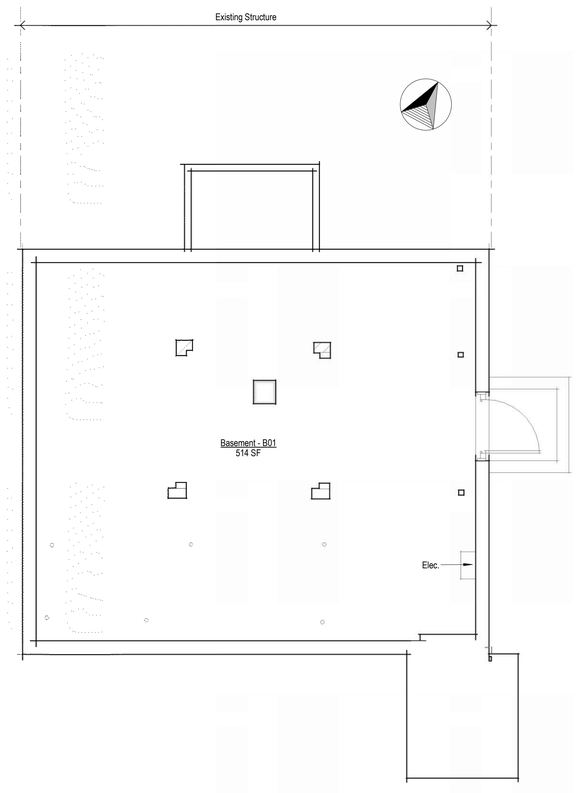
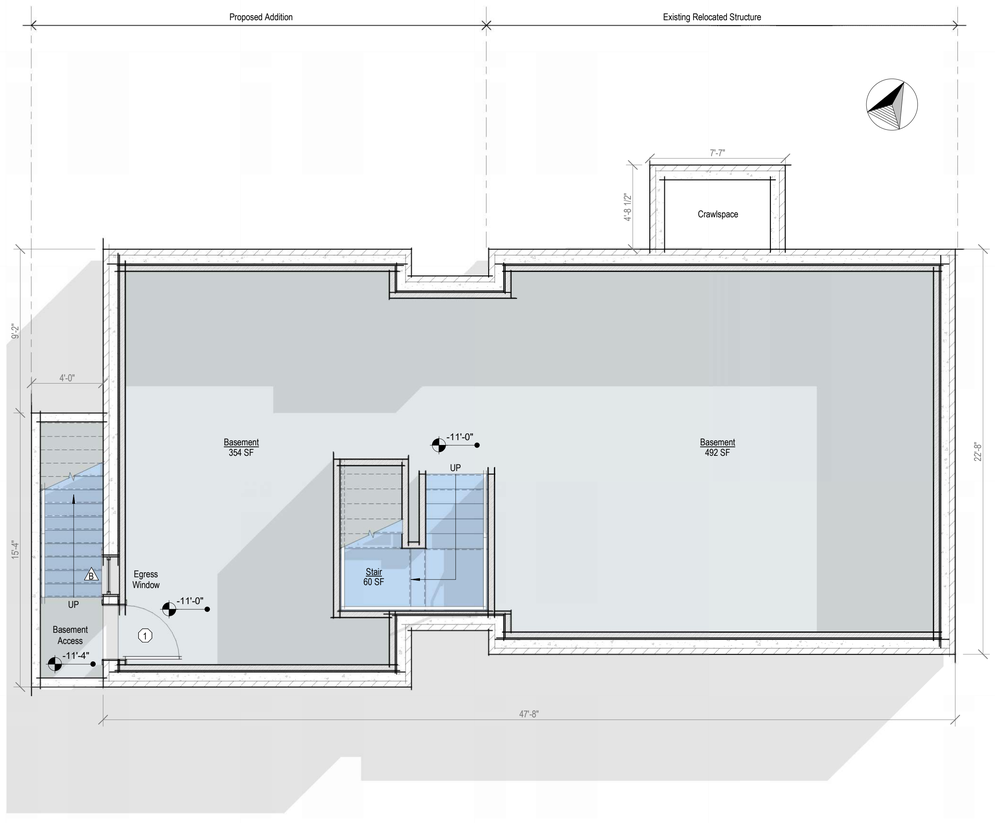
HDC Submission 12.30.24



Basement Plan - Existing

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"

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Revisions

Basement Plans

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A.1.0

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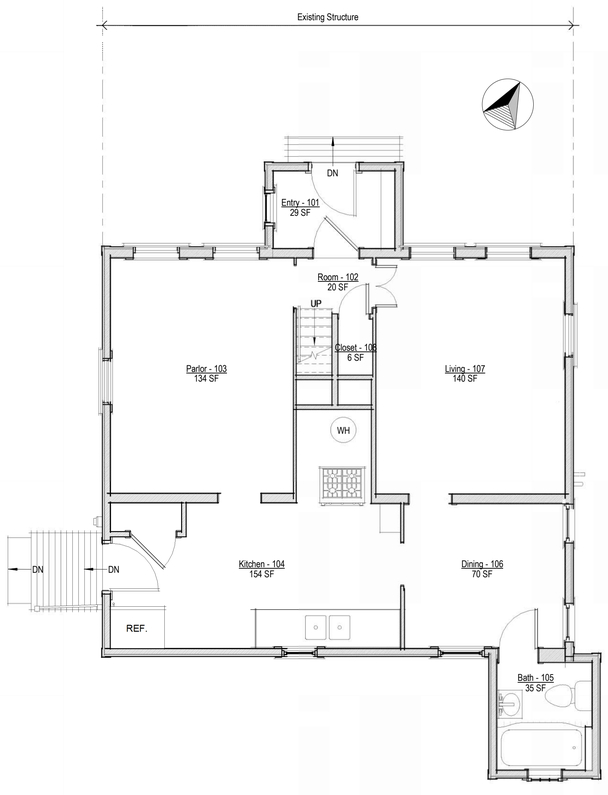
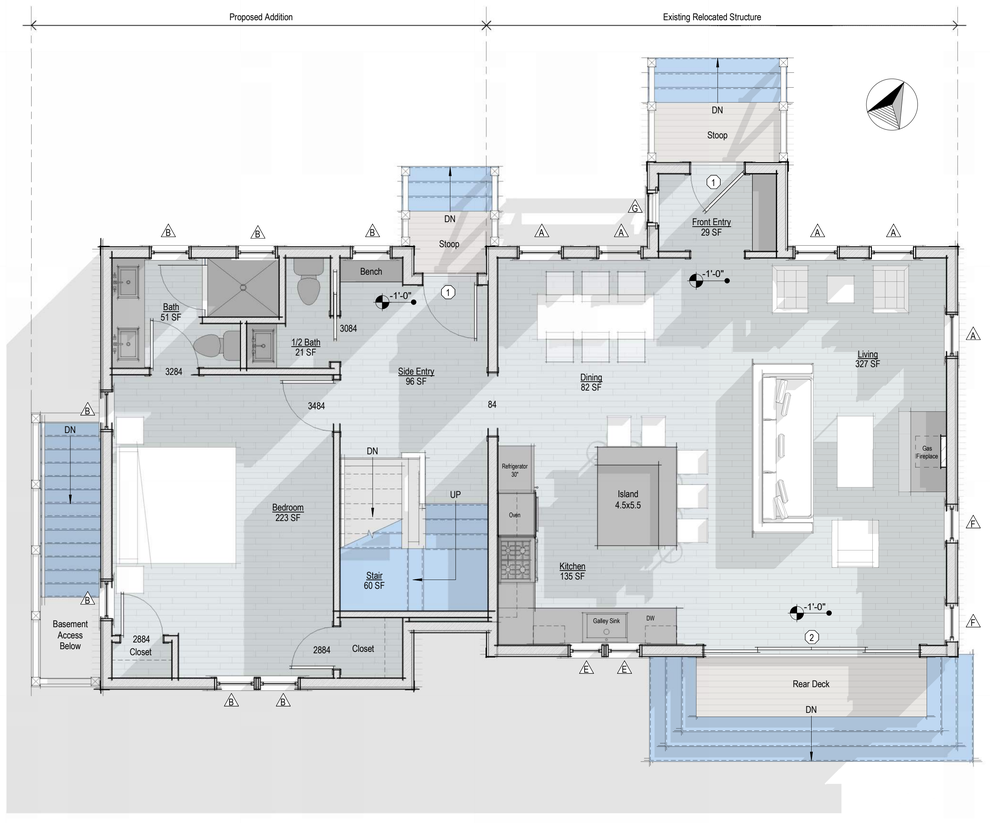
HDC Submission 12.30.24



First Floor Plan - Existing

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

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First Floor Plans

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2431

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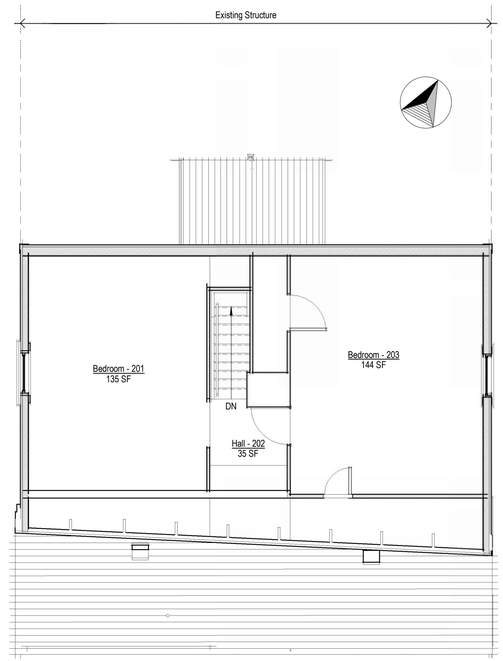
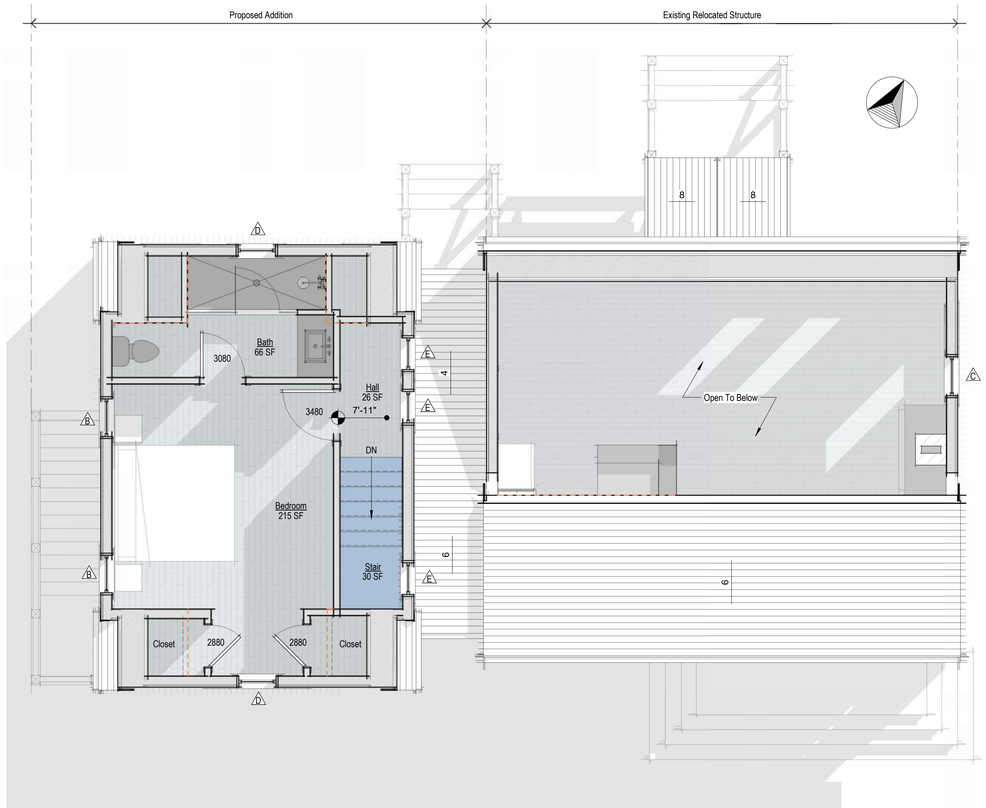


Second Floor Plan - Existing

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

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Second Floor Plans

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A.1.2

2431

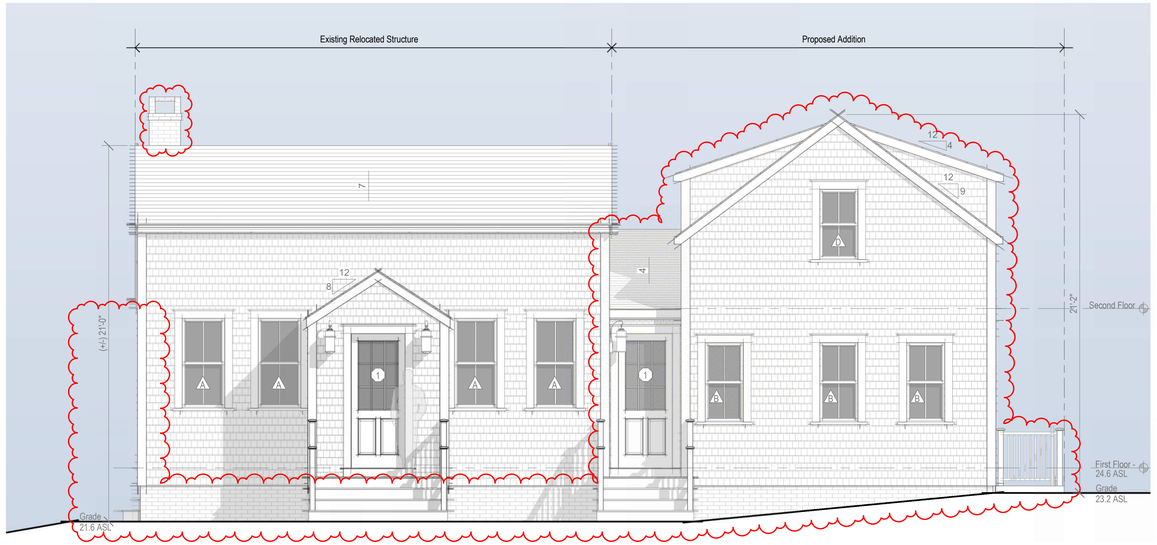
12.30.24

HDC Submission



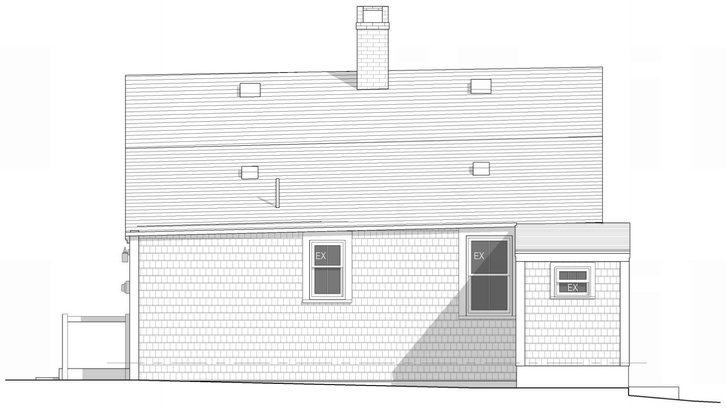
North Exterior Elevation - Existing

1/4" = 1'-0"



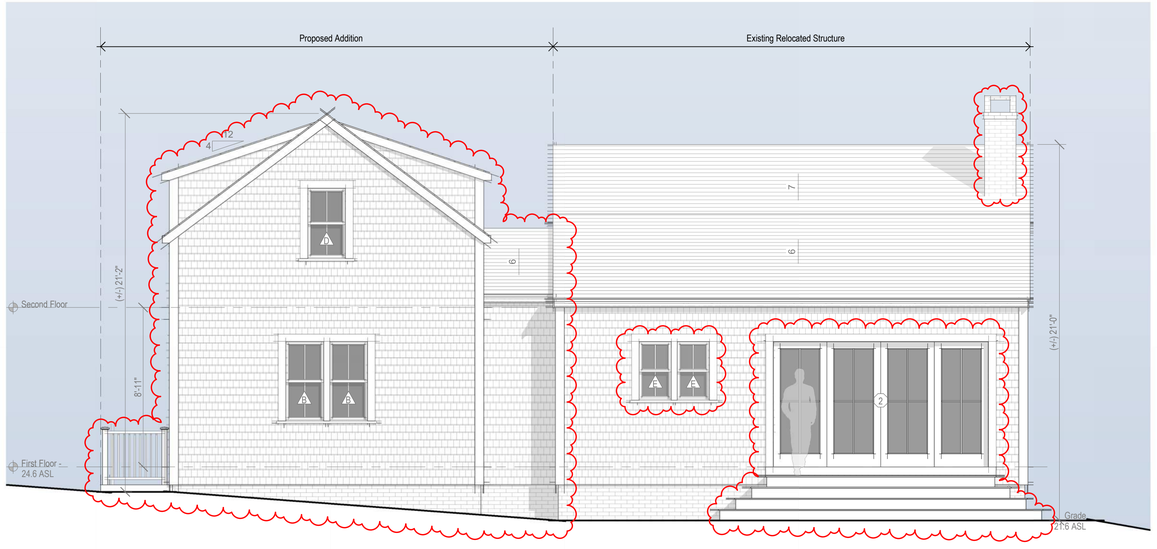
North Elevation - Proposed

1/4" = 1'-0"



South Exterior Elevation - Existing

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

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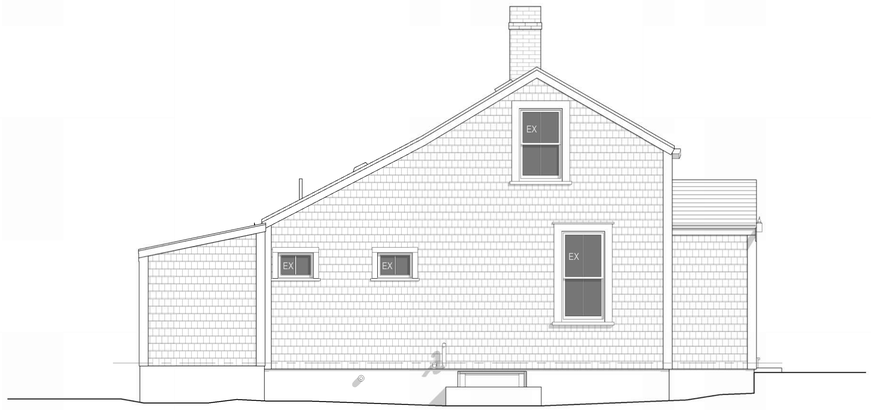
A.2.1

2431

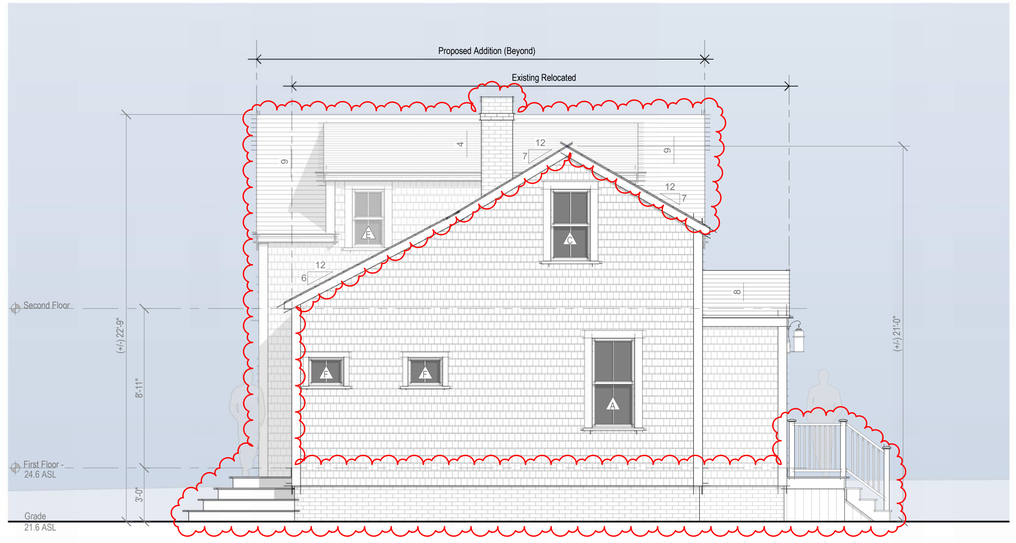
12.30.24

HDC Submission



East Exterior Elevation - Existing

1/4" = 1'-0"



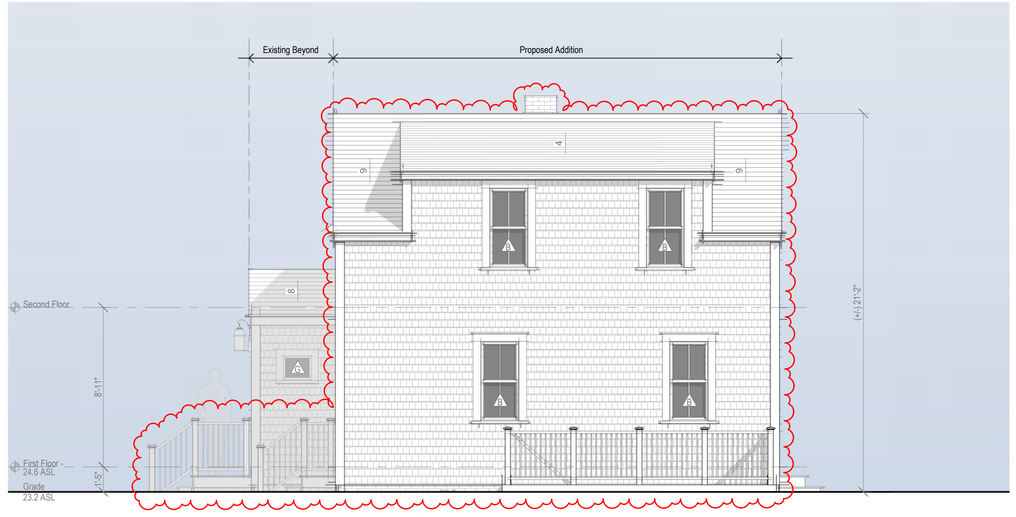
East Elevation - Proposed

1/4" = 1'-0"



West Exterior Elevation - Existing

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

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A.4.1 Perspective Views

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Exterior Elevations

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A.2.2

2431

12.30.24

HDC Submission



View Facing Southeast



View Facing Southwest



View Facing Northeast



View Facing Northwest

2431

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Perspective Views

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A.4.1

2431

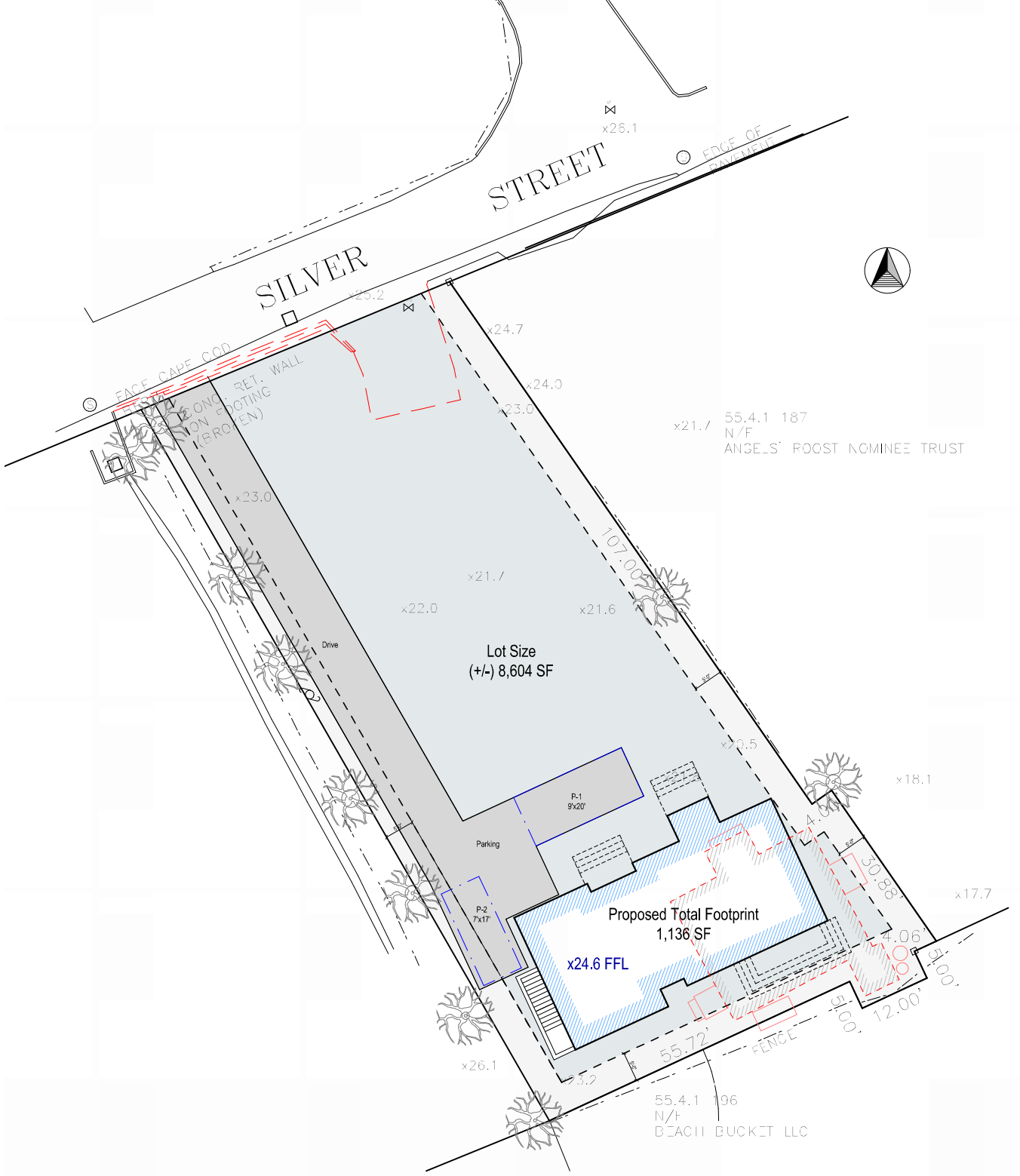
14 Silver Street

Nantucket, MA 02554

12.30.24



Locus Map



Site Plan

3/32" = 1'-0"



East Elevation



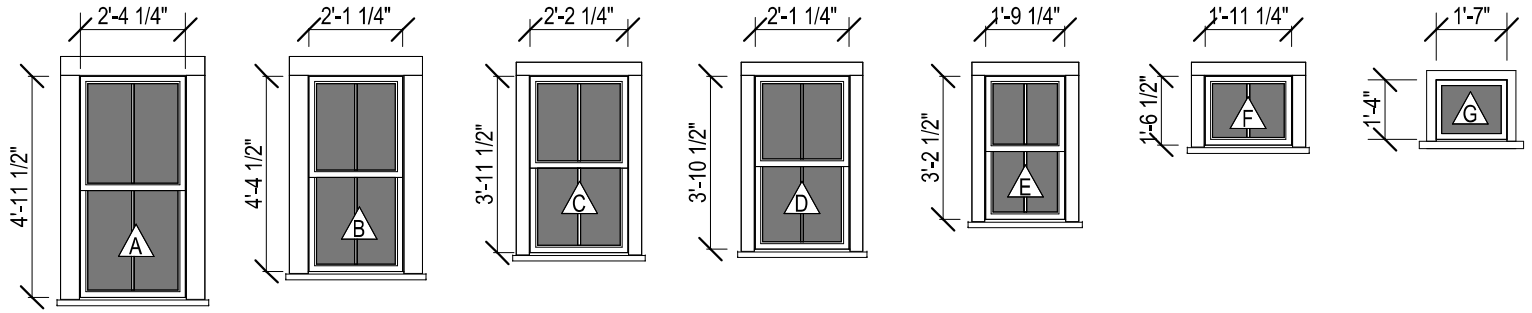
North Elevation



South Elevation



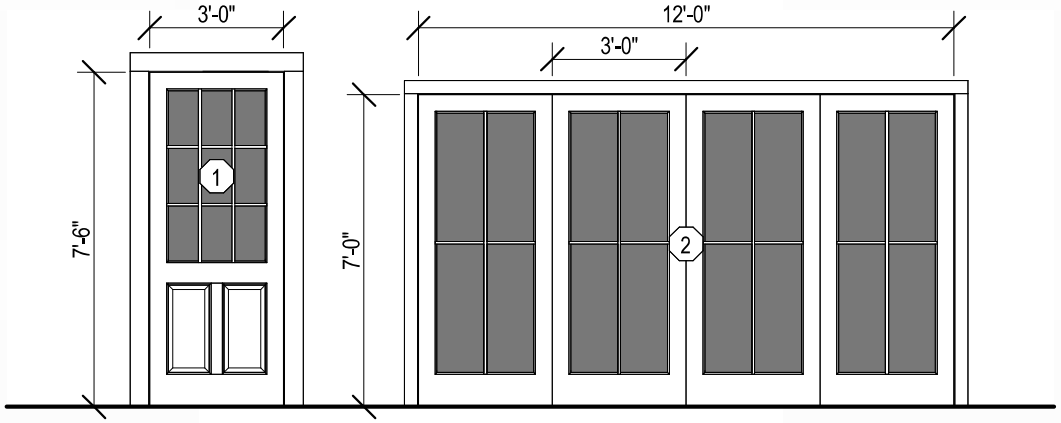
West Elevation



Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 6/1 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Fixed / Awning 2 Lite SDL	Fixed / Awning 1 Lite SDL

Window Legend

1/4" = 1'-0"

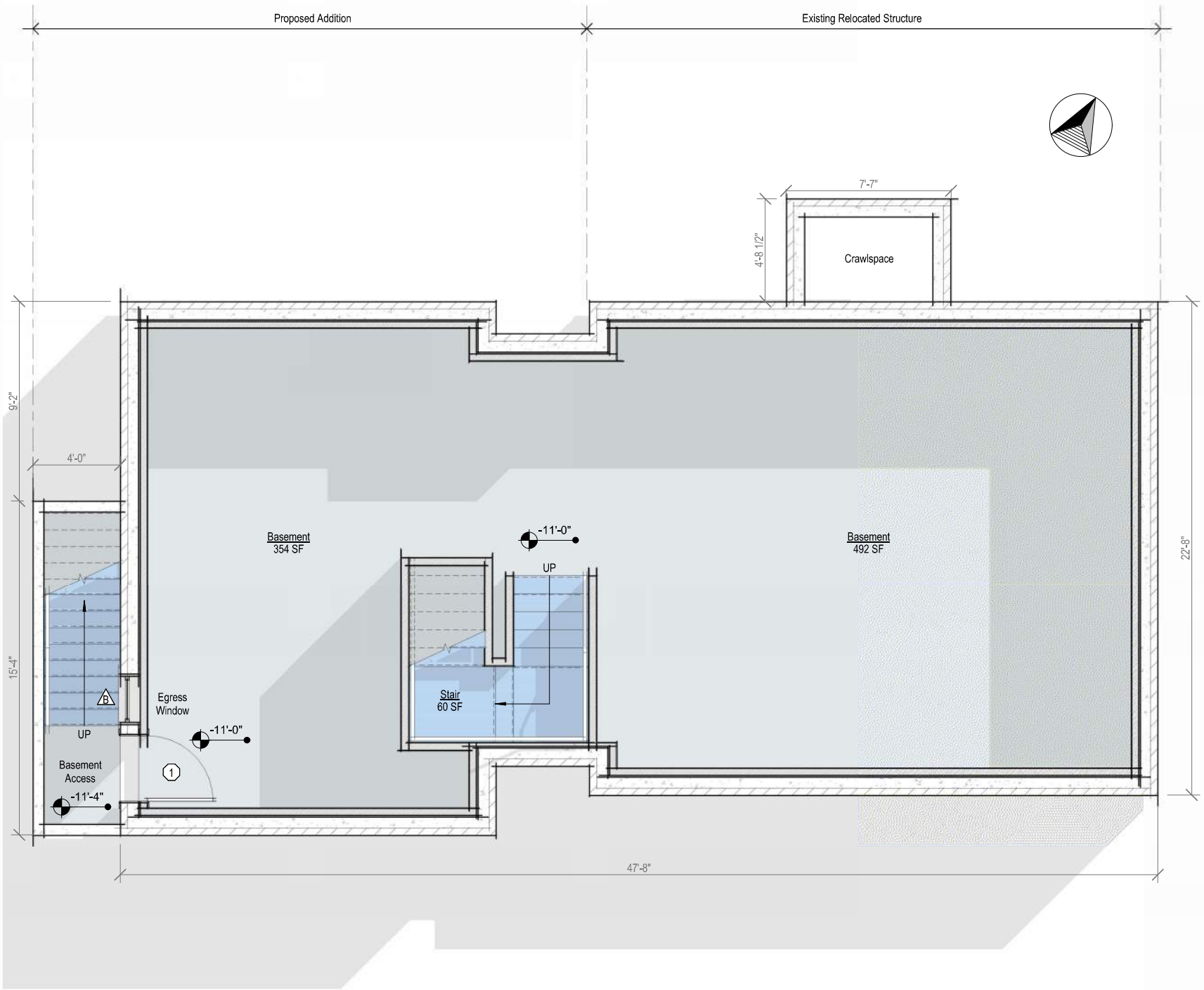


Single Door
2 Panel + (9) Lite SDL

Quad French Sliding Doors
(4) 15 Lite SDL

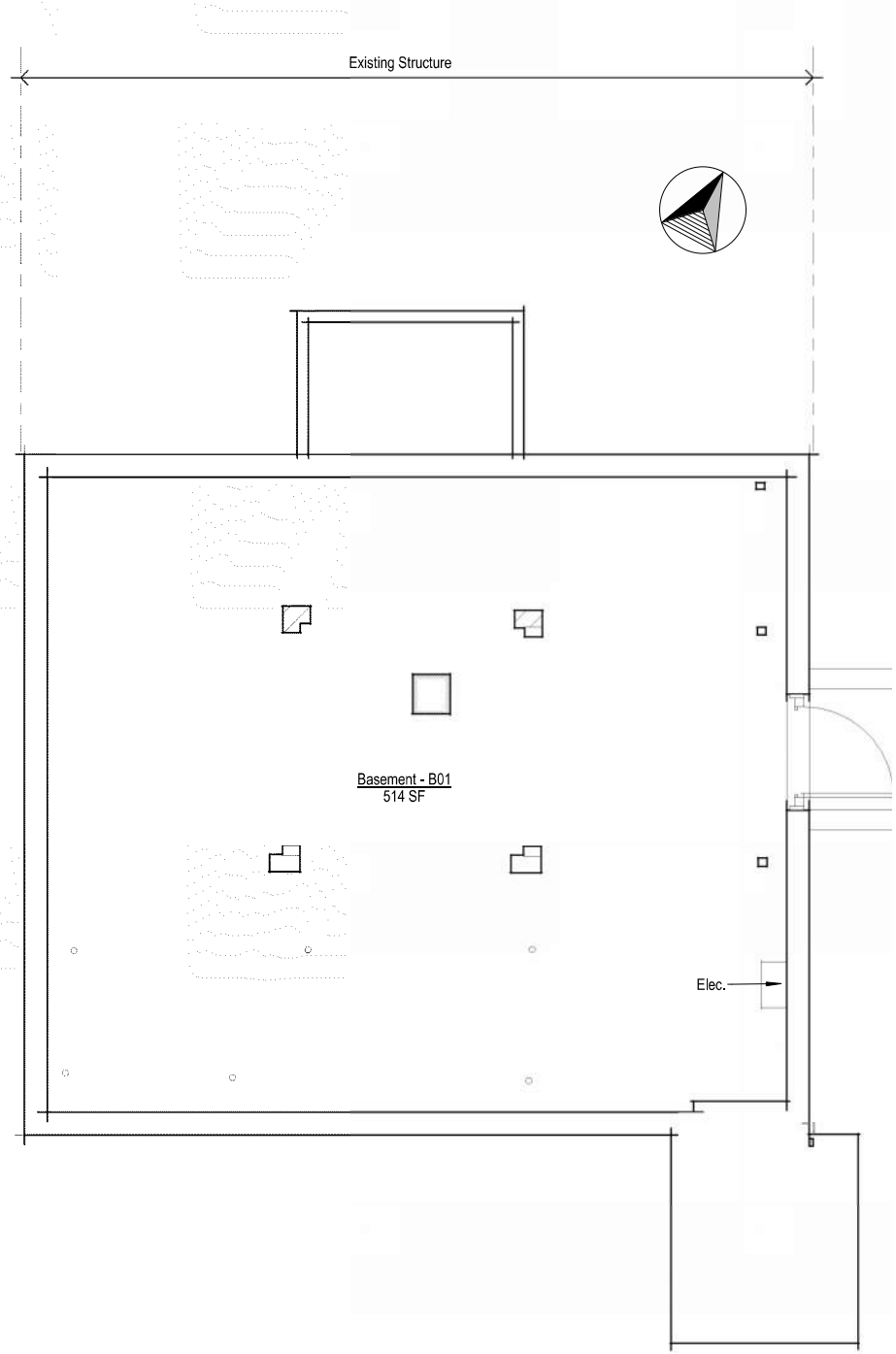
Exterior Door Legend

1/4" = 1'-0"



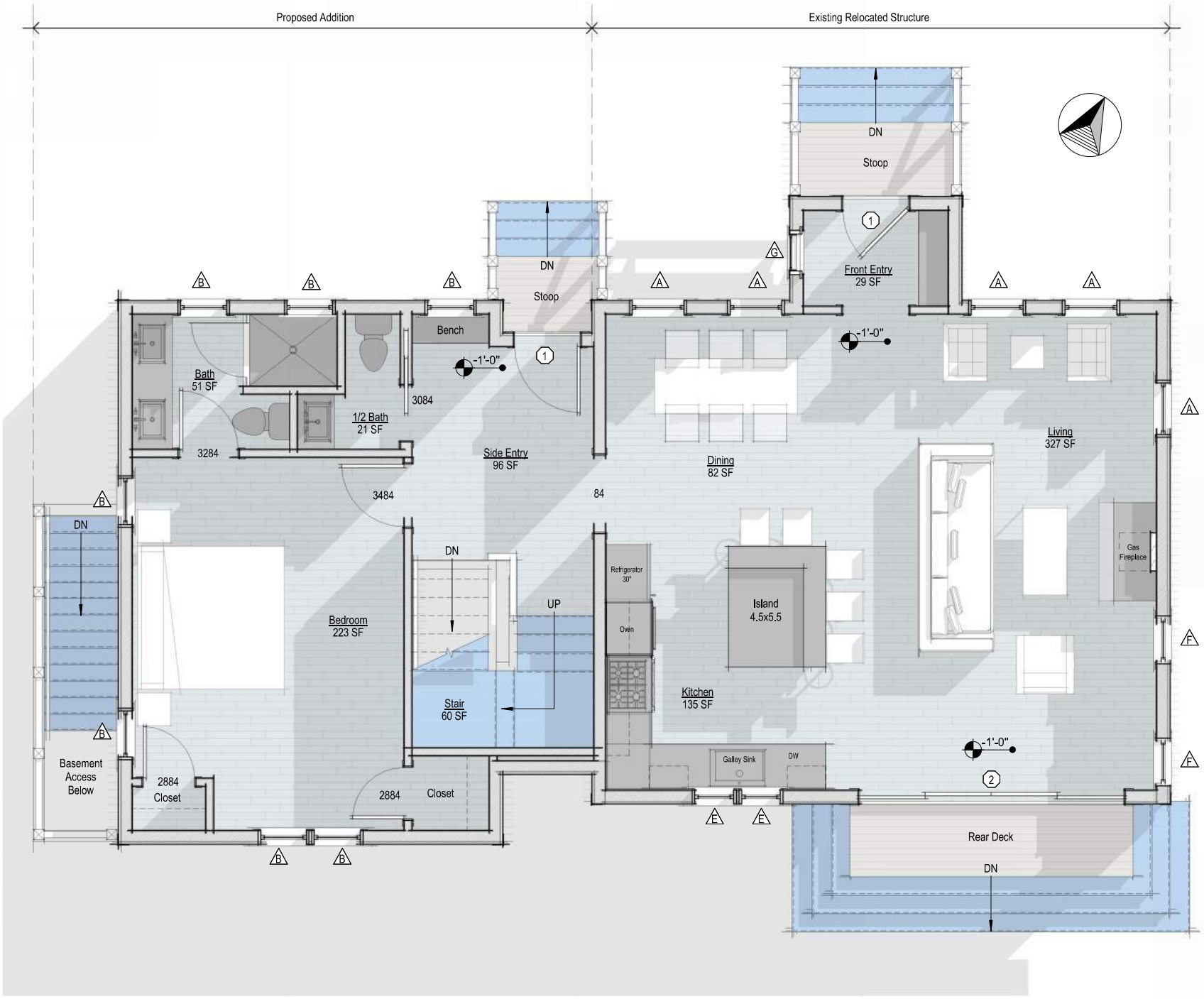
Basement Plan - Proposed

1/4" = 1'-0"



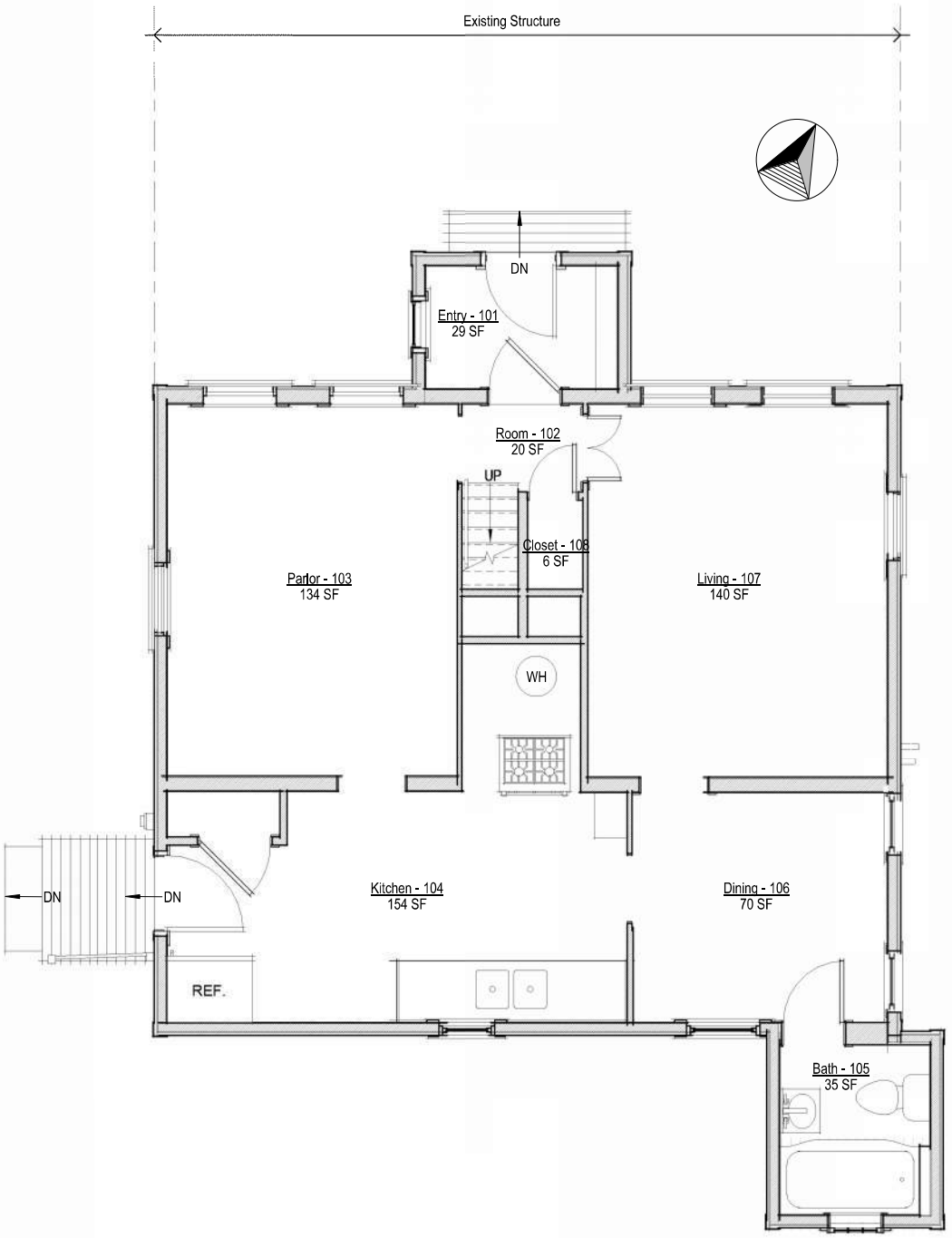
Basement Plan - Existing

1/4" = 1'-0"



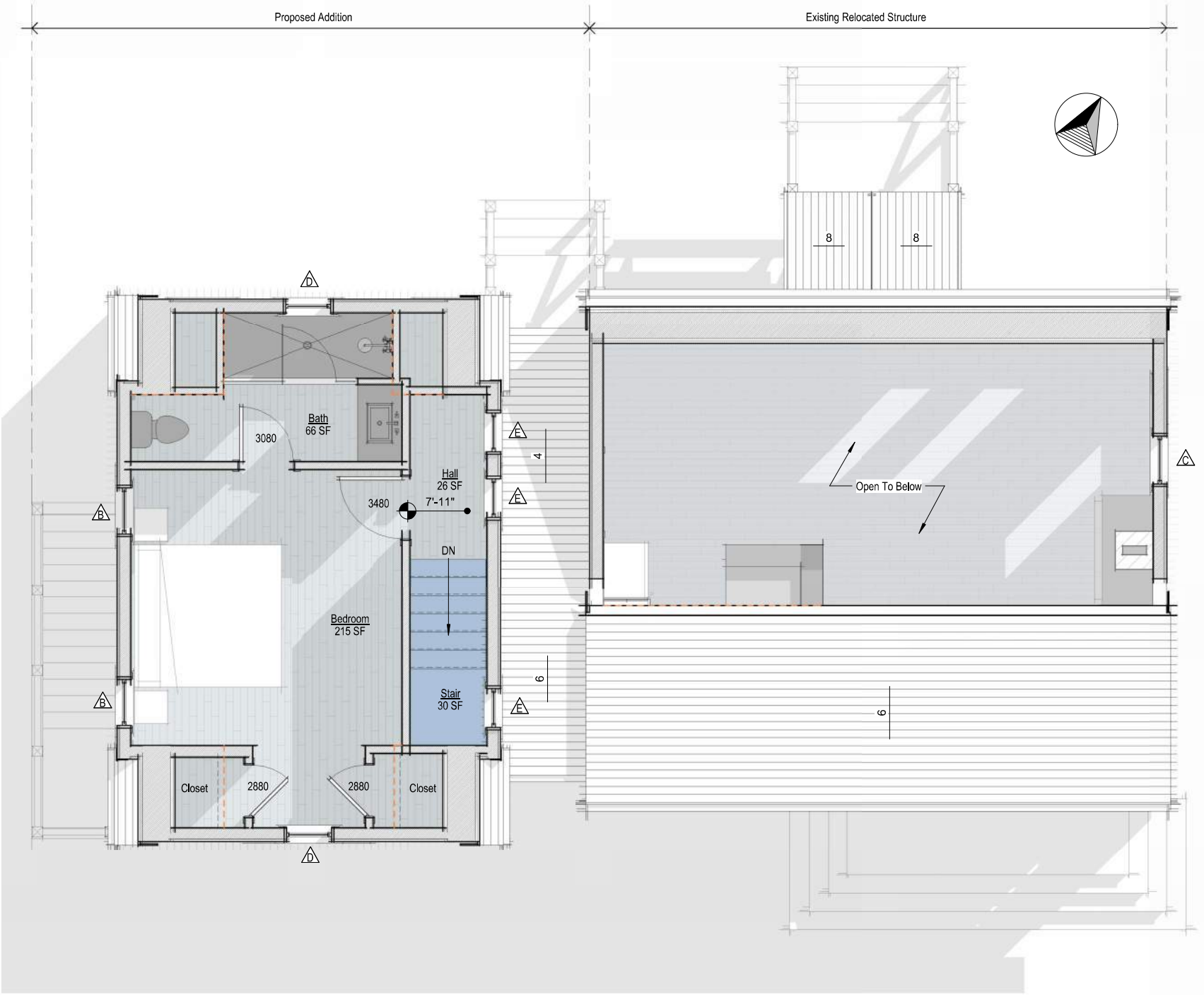
First Floor Plan - Proposed

1/4" = 1'-0"



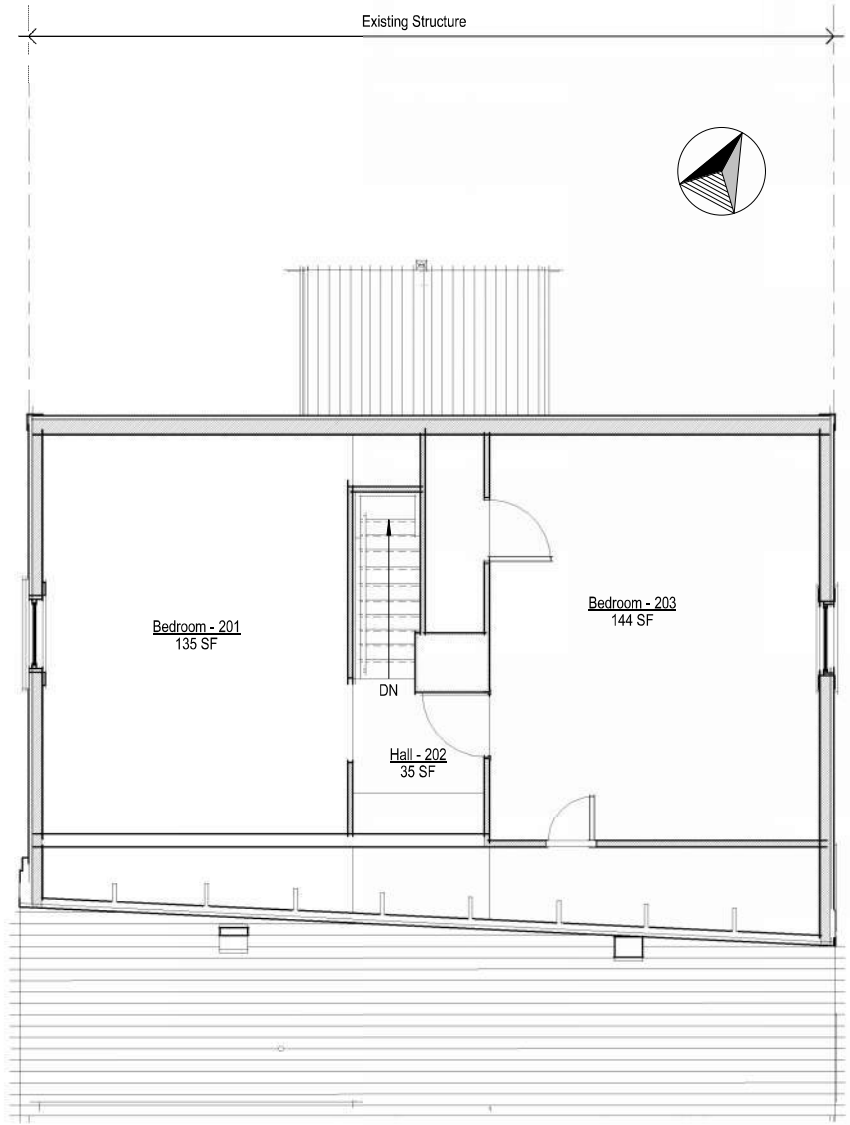
First Floor Plan - Existing

1/4" = 1'-0"



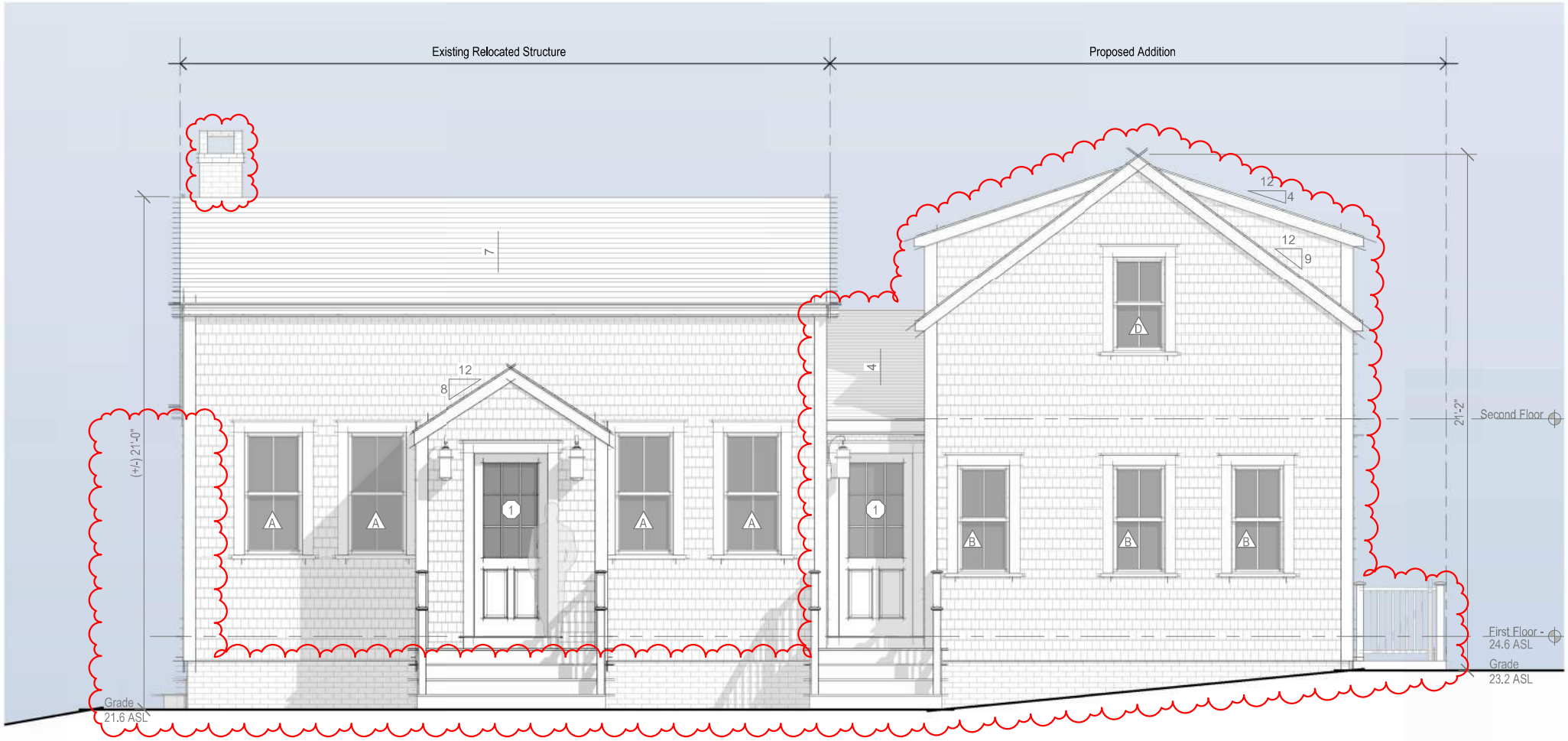
Second Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Existing

1/4" = 1'-0"



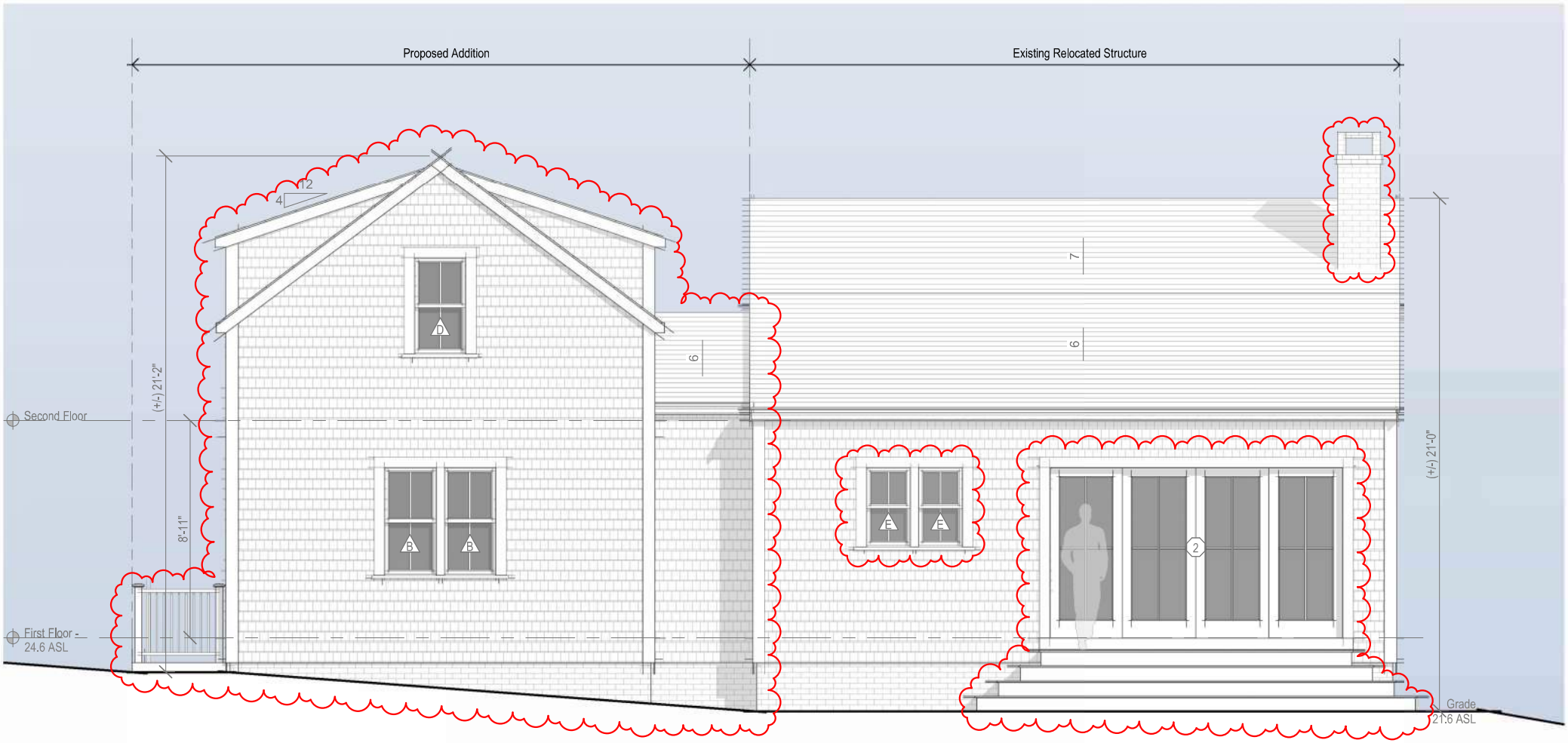
North Elevation - Proposed

1/4" = 1'-0"



North Exterior Elevation - Existing

1/4" = 1'-0"



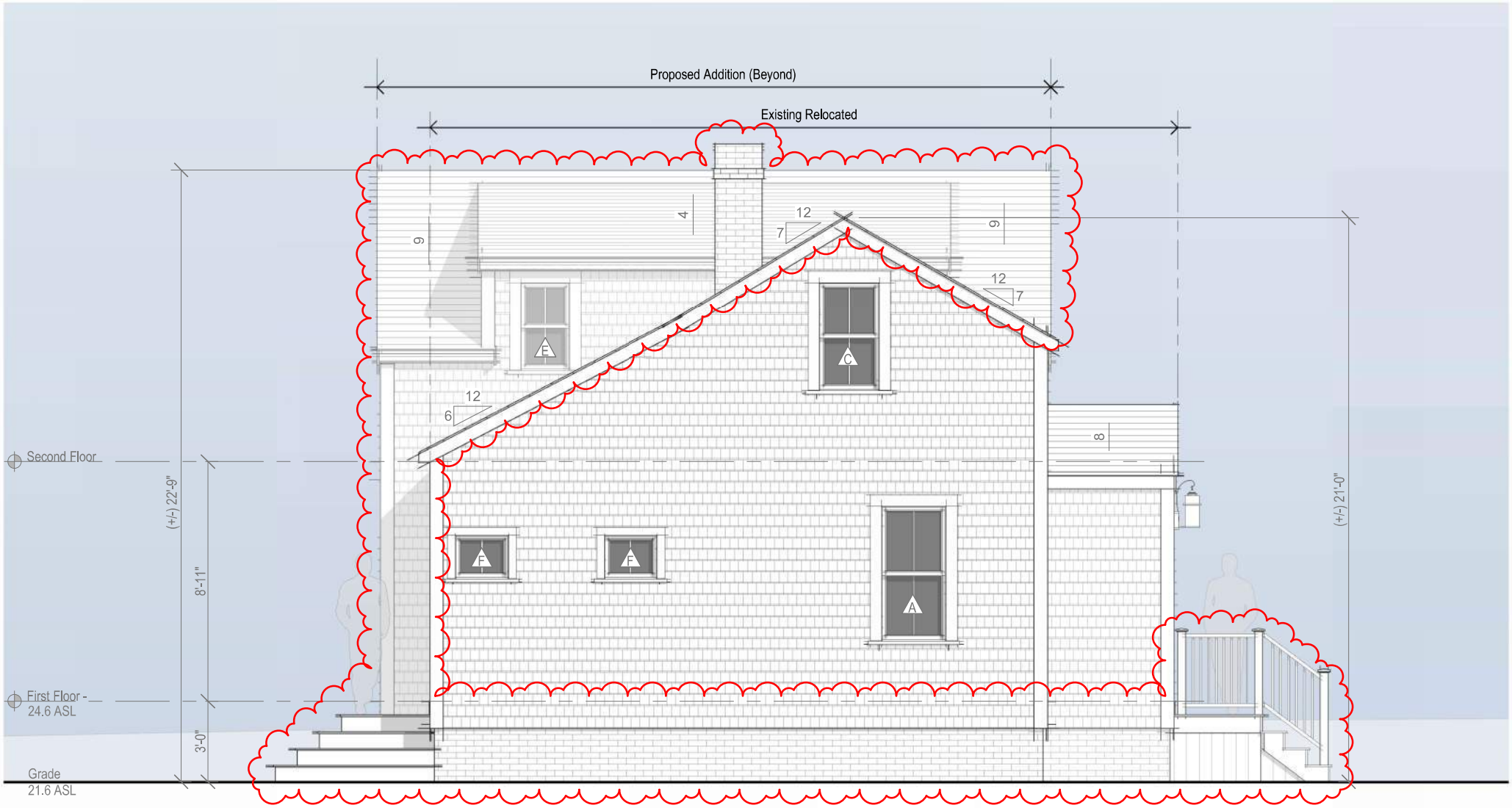
South Elevation - Proposed

1/4" = 1'-0"



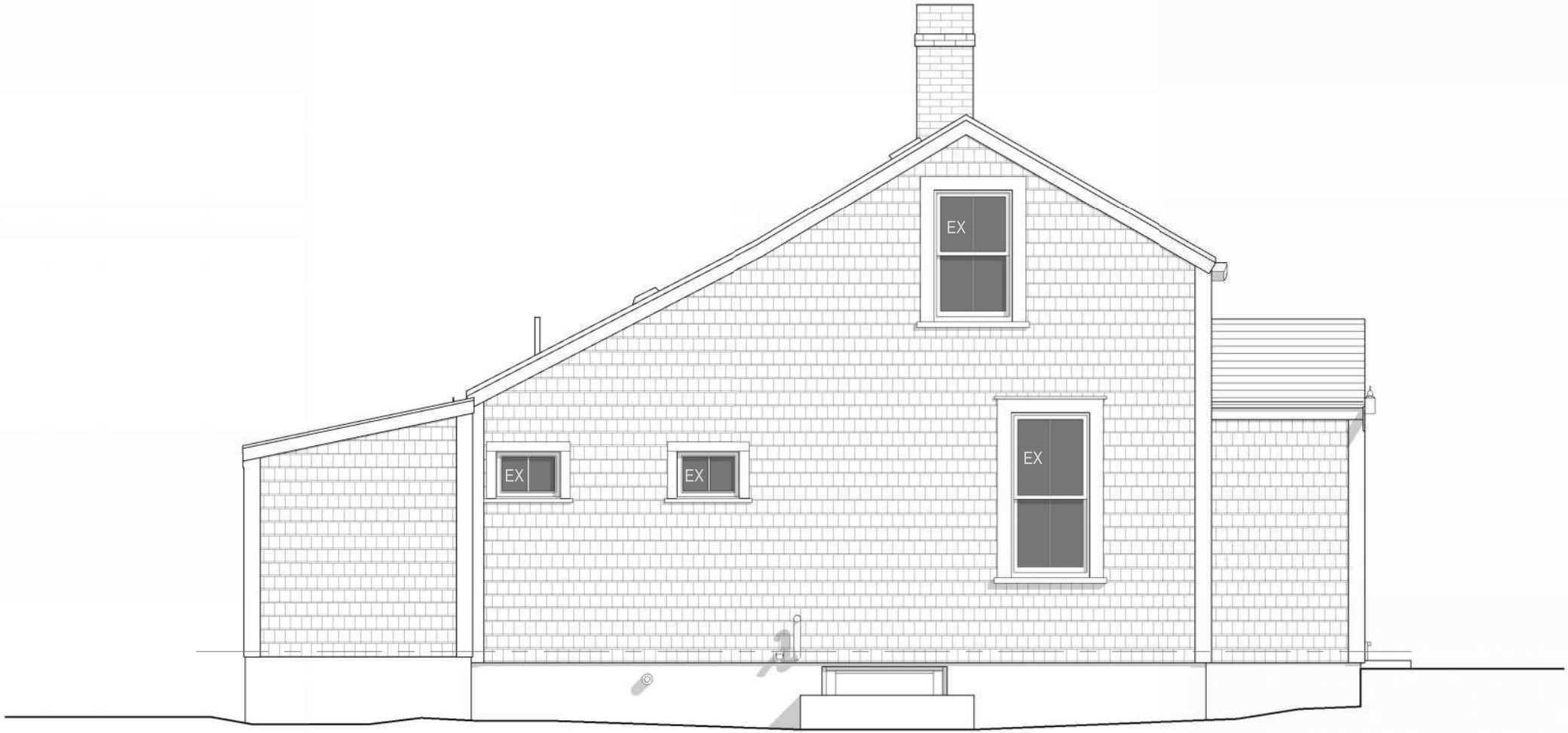
South Exterior Elevation - Existing

1/4" = 1'-0"



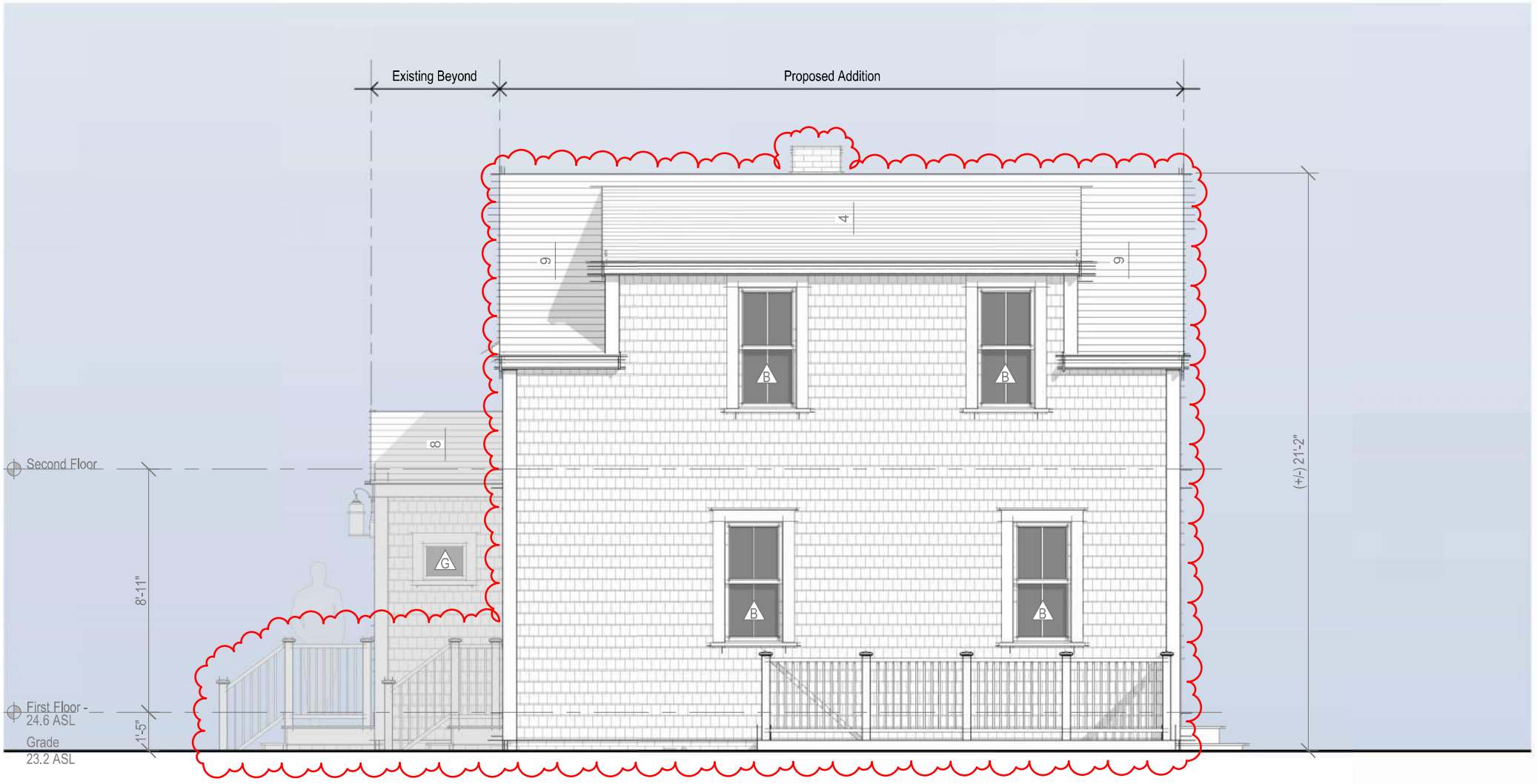
East Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Existing

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Exterior Elevation - Existing

1/4" = 1'-0"



View Facing Southwest



View Facing Southeast



View Facing Northeast



View Facing Northwest

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

RECEIVED DEC 30 2024 By

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 29

Street & Number of Proposed Work: 47 Center Street

Owner of record: Leslie Heiden

Mailing Address: 47 Center Street

Contact Phone #: (917) 319 5507 E-mail: leslieheiden@icloud.com

AGENT INFORMATION (if applicable)

Name: Hristo Savov

Mailing Address: 15 Wampanoag Way

Contact Phone #: (774) 485 9517 E-mail: hristo.savov60@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 Demo RoofWalk

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 12/30/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Hristo Stoyanov Savov

AS AGENT FOR Leslie Heidan

STREET ADDRESS 47 Center Street

MAP/PARCEL 42.4.3/29

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 12/30/2024
Date



Authorization for the HDC Nantucket/Building department

Inbox ×

Leslie Heidan <lesliehеiden@icloud.com>
to me

Sat 28 Dec, 11:19

Good morning Hristo,
I give you permission to deal with all
things regarding the demolition of the
widow`s walk and the change of the
roof shingles.
Thank you,
Gladly appreciated it.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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DEC 30 2024
By

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Property Information

Property ID	10519
Location	47 CENTER ST
Owner	CENTER STREE HOUSE 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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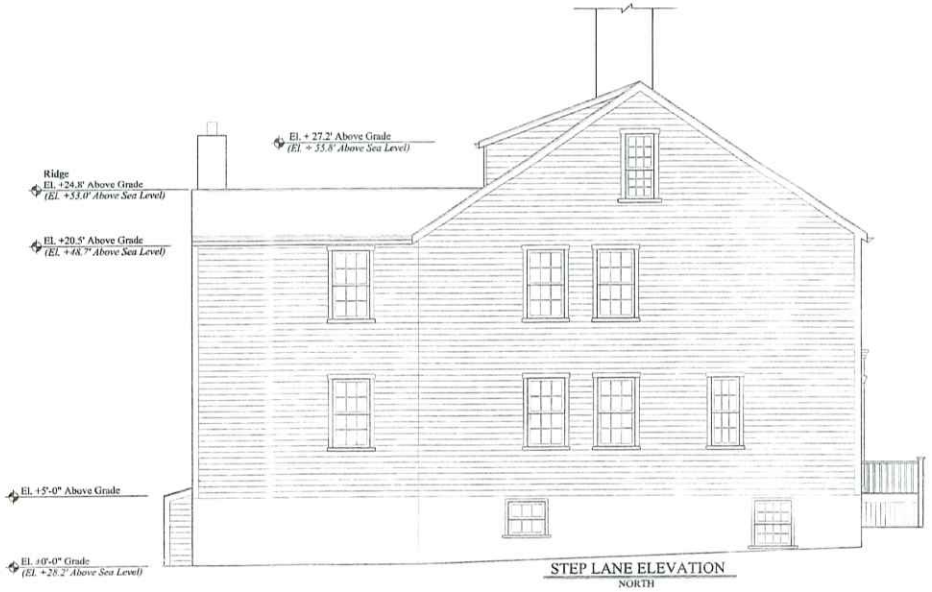
GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

Existing Elevations
TITLE

1/4"=1'-0"
SCALE

December 2024
DATE

HS Drafting
Drafter



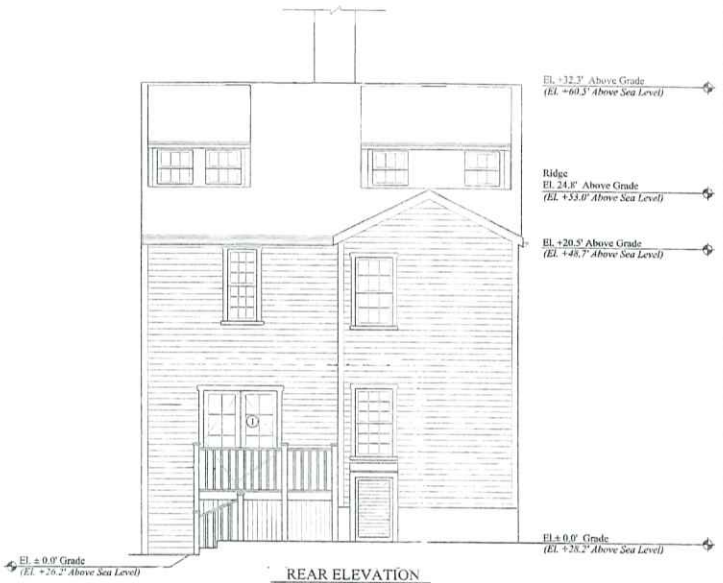
STEP LANE ELEVATION
NORTH



CENTRE STREET ELEVATION
WEST



SIDE YARD ELEVATION
SOUTH



REAR ELEVATION
EAST

RECEIVED
By
DEC 30 2024

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

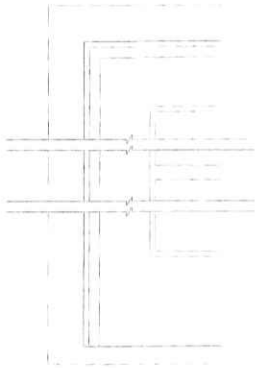
PROPOSED
WORK

PROPOSED ELEVATIONS
TITLE

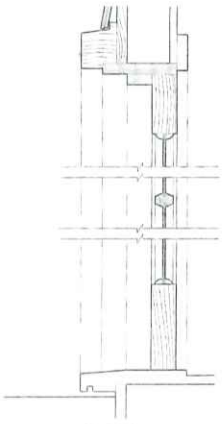
1/4"=1'-0"
SCALE

December 2024
DATE

HS Drafting
Drafter



ELEVATION

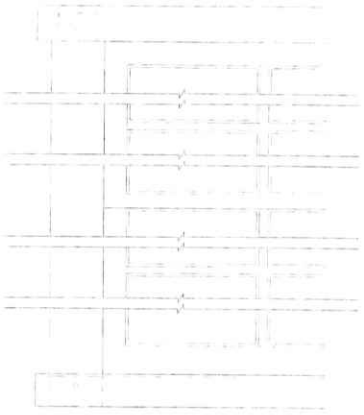


SILL / HEAD



JAMB

DOOR DETAILS
SCALE: 3" = 1'-0" (2)



ELEVATION



SILL / HEAD



JAMB

WINDOW DETAILS
SCALE: 3" = 1'-0" (1)

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DEC 30 2024
By

DOOR SCHEDULE

Number	*Size (Width x Height)*	*Type*	*Material/Construction*
1	2'-10" X 7'-0"	Pair With 8 true Divided Lites Per Door	Custom Solid Wood to Match Existing
2	2'-10" X 7'-0"	Single With 8 True Divided Lites	Custom Solid Wood to Match Existing
3	2'-10" X 7'-0"	Single With 8 True Divided Lites	Custom Solid Wood to Match Existing

WINDOW SCHEDULE

Number	*Size (Width x Height)*	*Type*	*Material/Construction*
1	2'-8" X 4'-10"	Double-Hung With 12 (6 over 6) True Divided Lites	Custom Solid Wood to Match Existing
2	2'-8" X 4'-10"	Double-Hung With 12 (6 over 6) True Divided Lites	Custom Solid Wood to Match Existing
3	2'-8" X 4'-10"	Double-Hung With 12 (6 over 6) True Divided Lites	Custom Solid Wood to Match Existing

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

PROPOSED
WORK

The office of
PLESKOW & RAEL, L.L.C
13432 Beach Avenue
Venice, CA. 90292
Telephone (310) 577-9300
Telefax (310) 577-9302

16 Peabody Terrace, No. 12
Cambridge, MA 02138
Telephone (310) 729-8010
Telefax (617) 547-3802

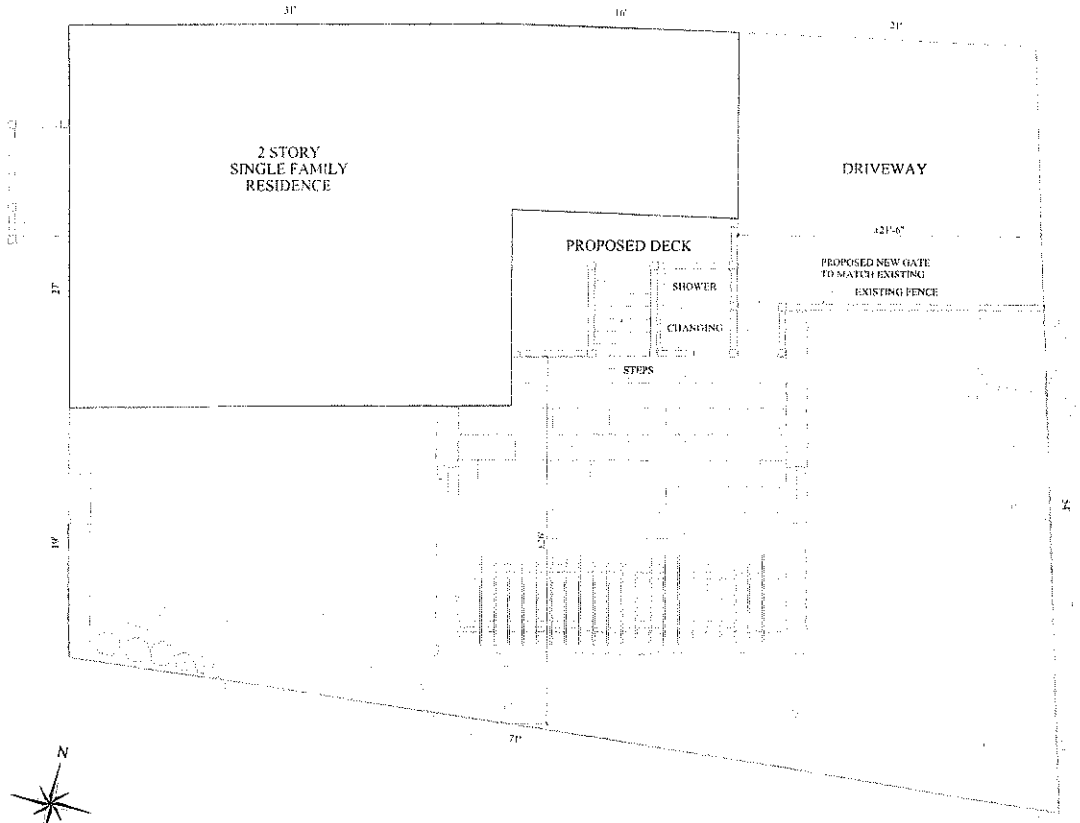
Revisions
Date No. Description

DOOR/WINDOW DETAILS
TITLE

3"=1'-0"
SCALE

APRIL 6, 2001
DATE

H6
DRAWING



PLOT PLAN (1)
SCALE: 1/4" = 1'-0"



LOCUS PLAN (2)
SCALE: 1" = 100'

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

PROPOSED
WORK

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13032 Beach Avenue
Venice, CA. 90292
Telephone (310) 577-9300
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16 Peabody Terrace, No. 12
Cambridge, MA. 02138
Telephone (310) 729-9019
Telefax (617) 547-3802

Revisions
Date No. Description

R-43 29

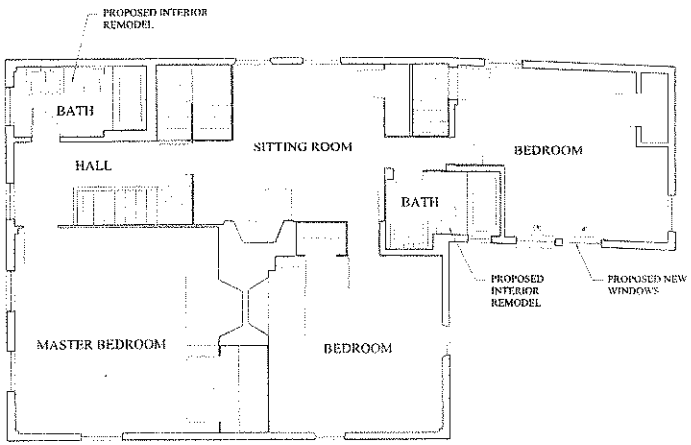
12/31/01

PLOT PLAN / LOCUS PLAN
TITLE

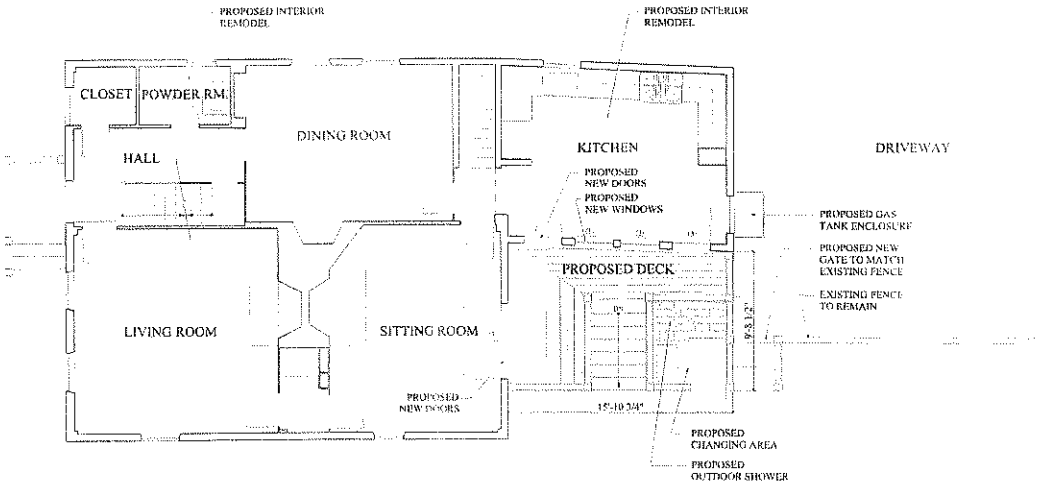
VARIES
SCALE

APRIL 6, 2001
DATE

H1
DRAWING



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" (2)



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (1)

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

PROPOSED WORK

The office of
PLESKOW & RAEL, L.L.C
13432 Beach Avenue
Venice, CA. 90292
Telephone (310) 577-9300
Telefax (310) 577-9302

16 Peabody Terrace, No. 12
Cambridge, MA 02138
Telephone (310) 729-8019
Telefax (617) 547-3602

Revisions
Date No. Description

PROPOSED FLOOR PLANS
TITLE

1/4"= 1'-0"
SCALE

APRIL 6, 2011
DATE

H3
DRAWING




47
RUBICON
WRANGLER
UNLIMITED

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 29

Street & Number of Proposed Work: 47 Center Street

Owner of record: Leslie Heidan

Mailing Address: 47 Center St

Contact Phone #: (917) 319 5507 E-mail: leslieheidan@icloud.com

AGENT INFORMATION (if applicable)

Name: Hristo Savov

Mailing Address: 15 Wampanoag Way

Contact Phone #: (774) 485 9517 E-mail: hristo.savov60@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED DEC 30 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 Roof material from wood shingles to dual Black (arch)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (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 Dual Black

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 12/30/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Hristo Stoyanov Savov

AS AGENT FOR Leslie Heidan

STREET ADDRESS 47 Center Street

MAP/PARCEL 42.4.3/29

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 12/30/2024
Date



Authorization for the HDC Nantucket/Building department

Inbox ×

Leslie Heidan <lesliehеiden@icloud.com>
to me

Sat 28 Dec, 11:19

Good morning Hristo,
I give you permission to deal with all
things regarding the demolition of the
widow`s walk and the change of the
roof shingles.
Thank you,
Gladly appreciated it.

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
✓	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 3 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
?	Signed Affidavit: See reverse side

RECEIVED
DEC 30 2024
By

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

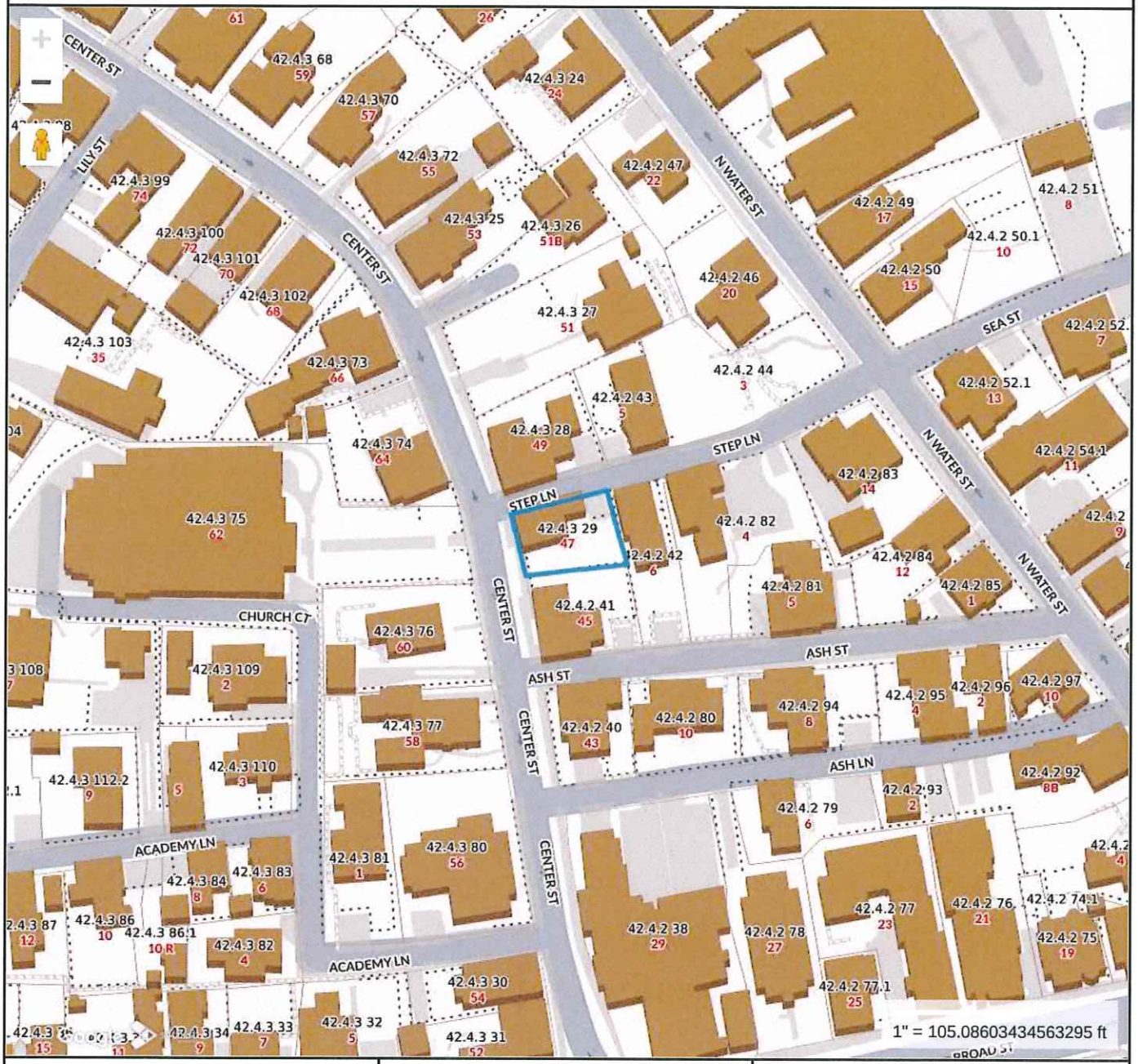
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021



Property Information

Property ID	10519
Location	47 CENTER ST
Owner	CENTER STREE HOUSE 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.




47
RUBICON
WRANGLER
UNLIMITED



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 191

Street & Number of Proposed Work: 6 WEST DOVER STREET

Owner of record: CBR ACK HOLDINGS LLC

Mailing Address: 6 WEST DOVER STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other 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: 1890 PER GIS DATA

Original Builder:

REVISIONS* (describe)

1. East Elevation WINDOW REPLACEMENT
2. South Elevation WINDOW REPLACEMENT
3. West Elevation WINDOW REPLACEMENT - NEW SIDE DOOR
4. North Elevation REPLACE FRONT DOOR / WINDOW REPLACEMENT

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 6/6 BOSTON SASH

Doors* (type and material): ☐ TDL ☒ SDL Front CUT TOP LIGHT/PANEL Rear _____ Side 12 LT W/1 CK PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim WHITE TONE
Deck _____
Clapboard (if applicable) _____
Sash WHITE TONE
Foundation _____
Roof _____
Doors NEWPORT BLUE - FRONT - NEW SIDE DOOR - WHITE TONE
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/29/2024 Signature of owner of record _____ Signed under penalties of perjury

6 WEST DOVER STREET – FENESTRATION CHANGES

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Building 1 : Section 1

Year Built: 1890
Living Area: 2,321
Replacement Cost: $927,711
Building Percent Good: 55
Replacement Cost Less Depreciation: $510,200

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1

Building Photo



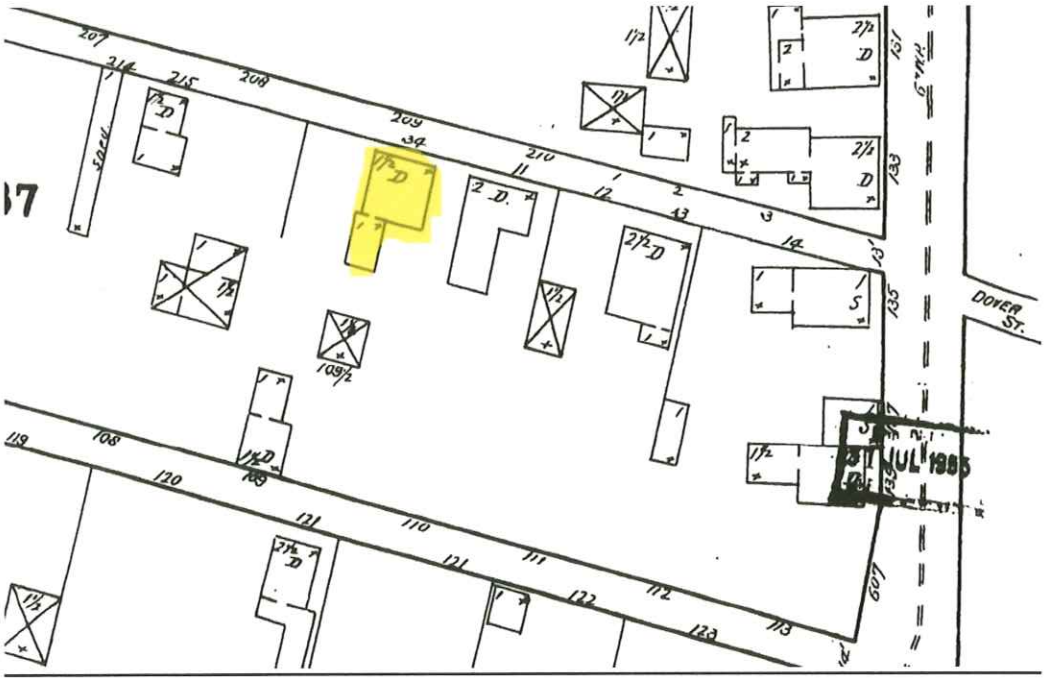
NHA 1880s PHOTOGRAPH SHOWING 6/6 WINDOWS AND NO REAR ADDITION



NHA 1880s PHOTOGRAPH



NHA 1892 SANBORN MAP



NHA 1898 SANBORN MAP



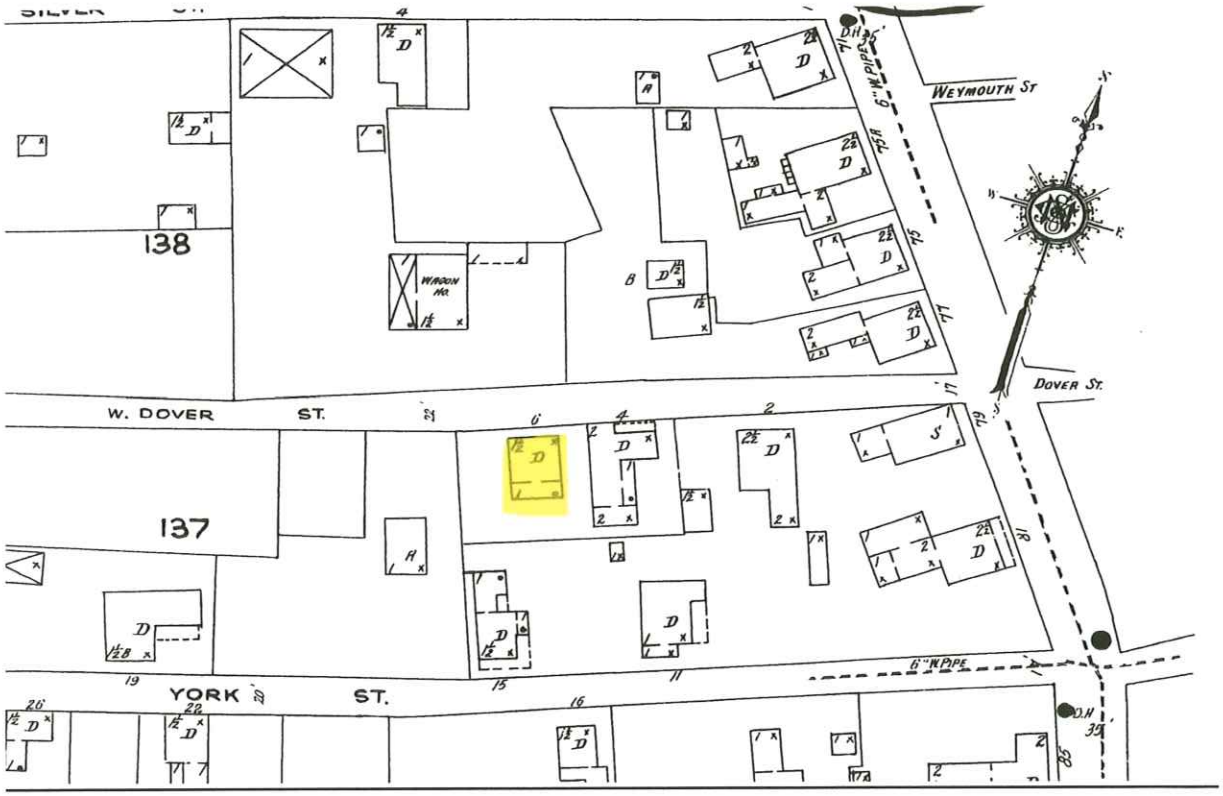
NHA 1904 SANBORN MAP



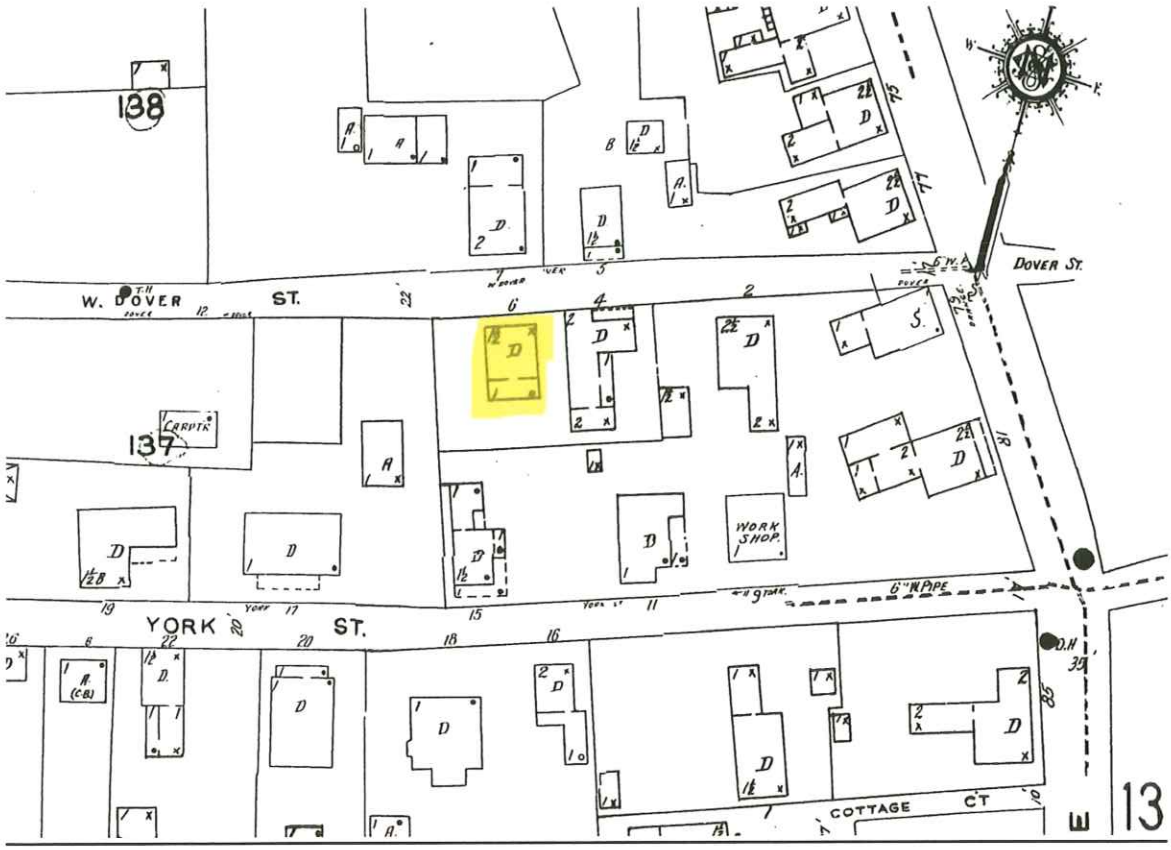
NHA 1909 SANBORN MAP



NHA 1923 SANBORN MAP



NHA 1949 SANBORN MAP – 4 WEST DOVER STREET WAS DEMOLISHED AND BECAME PART OF 6 WEST DOVER ST.



6 W Dover – Scope of Work

1. **Replace the front door.**
2. **Replace 11 windows. The location of these windows will not change.** Half of the windows are 6 over 6 (mostly on the 2nd floor) and half are 2 over 1 (mostly on the first floor). We would like to replace 11 of the 2 over 1 windows to 6 over 6 so the house is uniform.
3. **Replace 4 windows & change the location.** The second floor dormer facing the street has 2 sets of double 6 over 6 windows. We would like to change these double windows to 4 single windows and mirror the 1st floor window spacing.
4. **Add a single 32 inch exterior door that opens into the side yard + 2 brick steps.** This door would provide access to the side yard from the living room

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Item #1: Replace the front door



Current Front Door



Replace Front Door (continued)

QUOTE #: 5812954-100-1
QUOTE VALID THROUGH: 12/19/2024

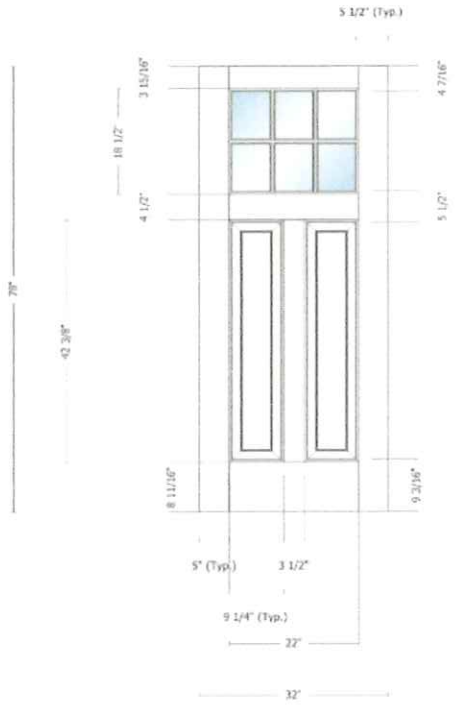
37662 Thermal Sash (SDL)

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 37662
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 2-8"
HEIGHT: 6-6"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Clear
GRILLE: 7/8" Ovolo SDL
PANEL: 1-7/16" Innerbond DHRP
ADDITIONAL OPTIONS:
UltraBlock® Technology
WaterBarrier® Technology
Solid Bottom Rail
Cartoned

Simpson Door Spec



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Item #2: Replace 11 windows. The location of these windows will not change.

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Replace 11 Windows with new 6 over 6 windows.

The location of these windows will not move.



Context Photo:



Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.





Context Photos:



Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.



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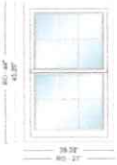
Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.

Anderson Window Spec for the 2 windows flanking the bay window:



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	2	AA	1ST FLOOR FLANKING BAY WINDOW	$1,406.07	$2,812.14

RO Size: 27" x 44" **Unit Size: 26 1/4" x 43 1/4"**

ADH 2' 2 1/4"X3' 7 1/4", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH 26.25 x 43.25 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	22.1940	16.9790	2.61690

Anderson Window Spec for everywhere else:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	4	AA	1ST FLOOR STREET SIDE	$1,383.60	$5,534.40

RO Size: 30" x 56" **Unit Size: 29 1/4" x 55 1/4"**

ADH2648, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2648 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	25.1875	23.0000	4.02000

Item #3: Replace 4 windows & change the location.

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Replace 4 windows & change the location.

Current Windows

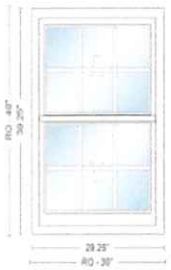


Proposed Layout – Window size with match the size of the existing 2nd floor windows. Window spacing will mirror the first floor windows.



Replace 4 windows & change the location (continued)

Anderson Window Spec



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	4	AA	2ND FLOOR STREET SIDE	$1,232.84	$4,931.36

RO Size: 30" x 40" **Unit Size: 29 1/4" x 39 1/4"**

ADH2634, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2634 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	25.1875	15.0000	2.62000

Item #4: Add a single 32 inch exterior door that opens into the side yard + 2 brick steps.

Add a single 32 inch exterior door that opens into the side yard + 2 brick steps

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View from the street





Current House

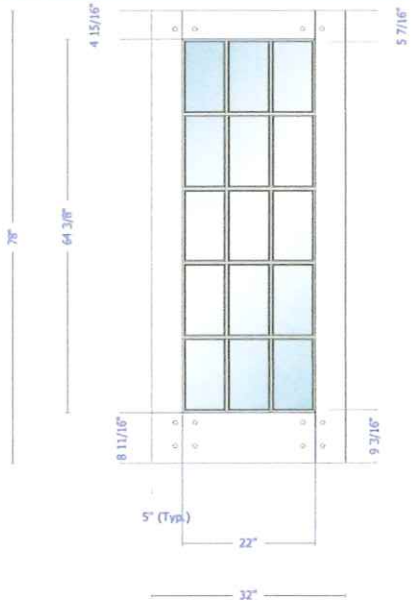


Add a single 32 inch exterior door that opens into the side yard + 2 brick steps (continued)

Proposed



Simpson "Nantucket Collection" wood spec



6 W DOVER ST

Location 6 W DOVER ST

Mblu 5541/ / 191/ /

Acct# 00011089

Owner CBR ACK HOLDINGS LLC

Assessment $1,799,900

PID 11089

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	$646,100	$1,153,800	$1,799,900

Owner of Record

Owner CBR ACK HOLDINGS LLC
Co-Owner
Address 6 W DOVER ST
NANTUCKET, MA 02554

Sale Price $2,130,000
Certificate
Book & Page 1981/226
Sale Date 07/18/2024
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CBR ACK HOLDINGS LLC	$2,130,000		1981/226	00	07/18/2024
IRELAND LORENE TR	$0		1926/183	99	12/30/2022
IRELAND LORENE	$750,000		1460/071	1U	11/13/2014
VIERA GERTRUDE V	$0		1313/262	99	02/15/2012
VIERA GERTRUDE V	$0		0111/479		08/28/1947

Future Owners

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CBR ACK HOLDINGS LLC	$2,130,000		1981/226	00	07/18/2024

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 2,321
Replacement Cost: $927,711
Building Percent Good: 55
Replacement Cost Less Depreciation: $510,200

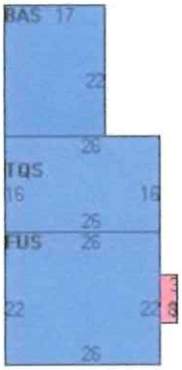
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\87\72.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11089_127

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,386	1,386
FUS	Upper Story, Finished	572	572
TQS	Three Quarter Story	416	312
FHS	Half Story, Finished	102	51
PTO	Patio	168	0
UBM	Basement, Unfinished	726	0
WDK	Deck, Wood	24	0
		3,394	2,321

Building 2 : Section 1

Year Built:	1993
Living Area:	369
Replacement Cost:	$165,370
Building Percent Good:	82
Replacement Cost Less Depreciation:	$135,600

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	Minimum
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Old Style
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/2ND%20BUIL

Building Layout

Building Layout

(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11089_11

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	369	369
FOP	Porch, Open, Finished	87	0
		456	369

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	109R
Description	MULTI NO 2ND DWG
Zone	ROH
Neighborhood	650
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.14
Frontage	0
Depth	0
Assessed Value	$1,153,800

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			21.00 S.F.	$300	2

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$646,100	$1,153,800	$1,799,900
2024	$491,000	$1,109,500	$1,600,500
2023	$368,200	$972,100	$1,340,300
2022	$306,900	$739,600	$1,046,500
2021	$341,000	$704,400	$1,045,400

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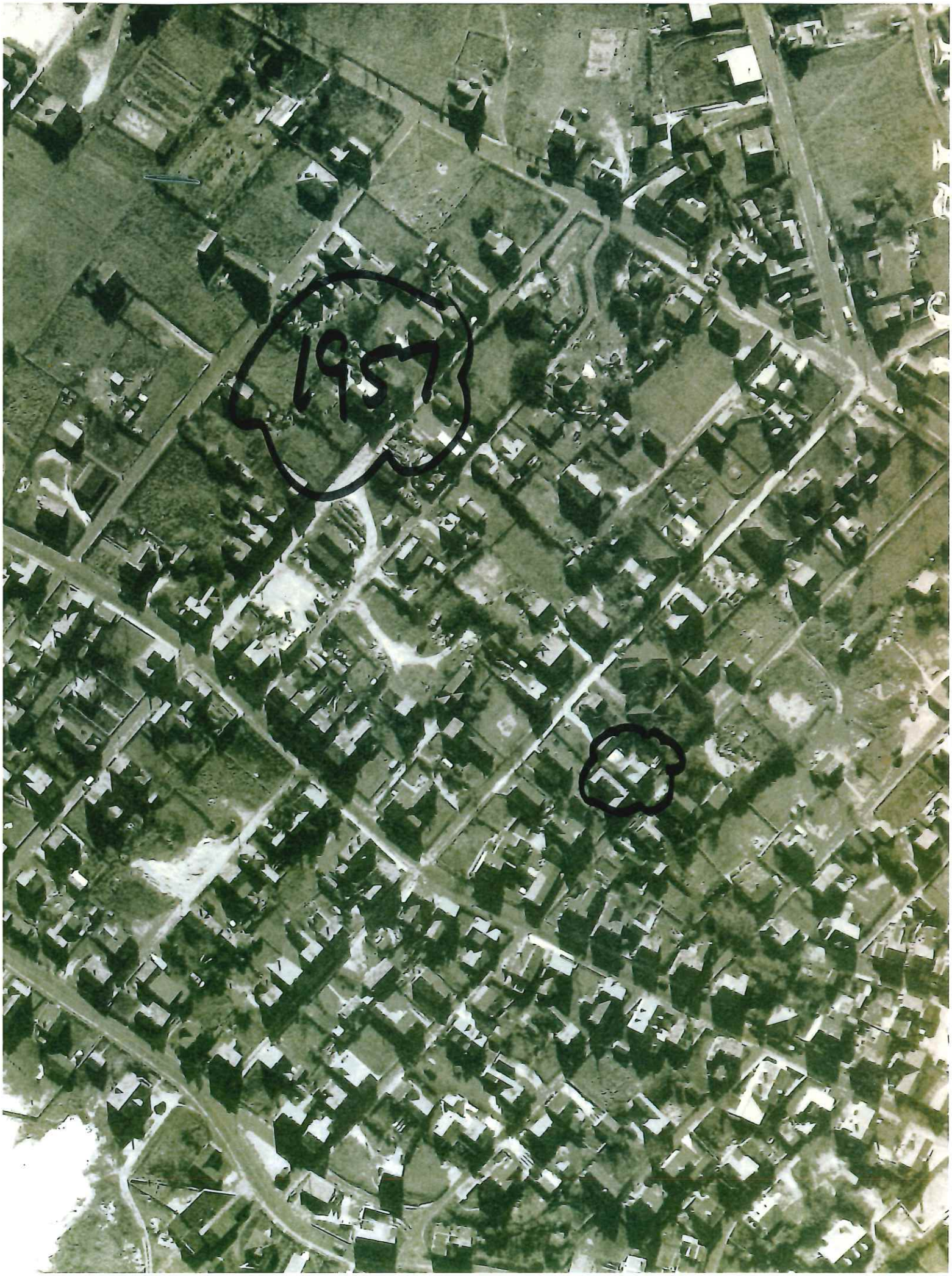
1938


1957

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NHD-30-22
MAP/PARCEL#: 50141-171

Recorded By: AEG Date: 11/28 Organization: NHDC

IDENTIFICATION:

1. STREET NAME & NO.: ~~X~~ 6 West Dover St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Viera, Gertrude V.

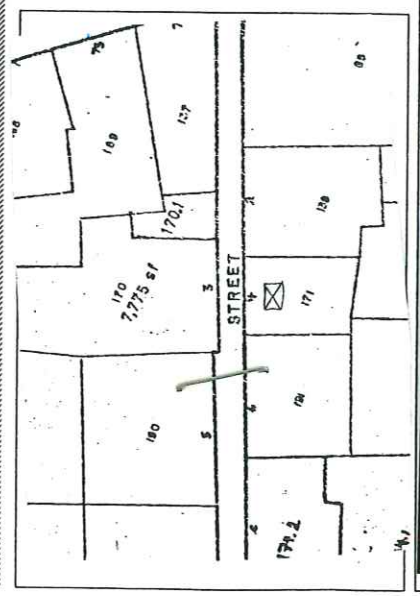
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

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: cap

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: cap

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 2/1

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: 2,450 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: stone wall		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Roberta Brown

STREET ADDRESS 9 Beach St

MAP/PARCEL 73B / 24

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/15/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 12/15/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 13 PARCEL N°. 24

Street & Number of Proposed Work: 9 Beach St

Owner of record: Brown, Roberta

Mailing Address: 7 Thomas Place
Rowayton, CT 06853

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victory Ewing @ Link + Permitting Design

Mailing Address: P.O. Box 1001
Nantucket MA, 02554

Contact Phone #: 508-221-8274 E-mail: Link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ 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

NEW PERGOLA ATTACHED TO EXISTING CABANA / STUDIO

Is there an HDC survey form for 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.

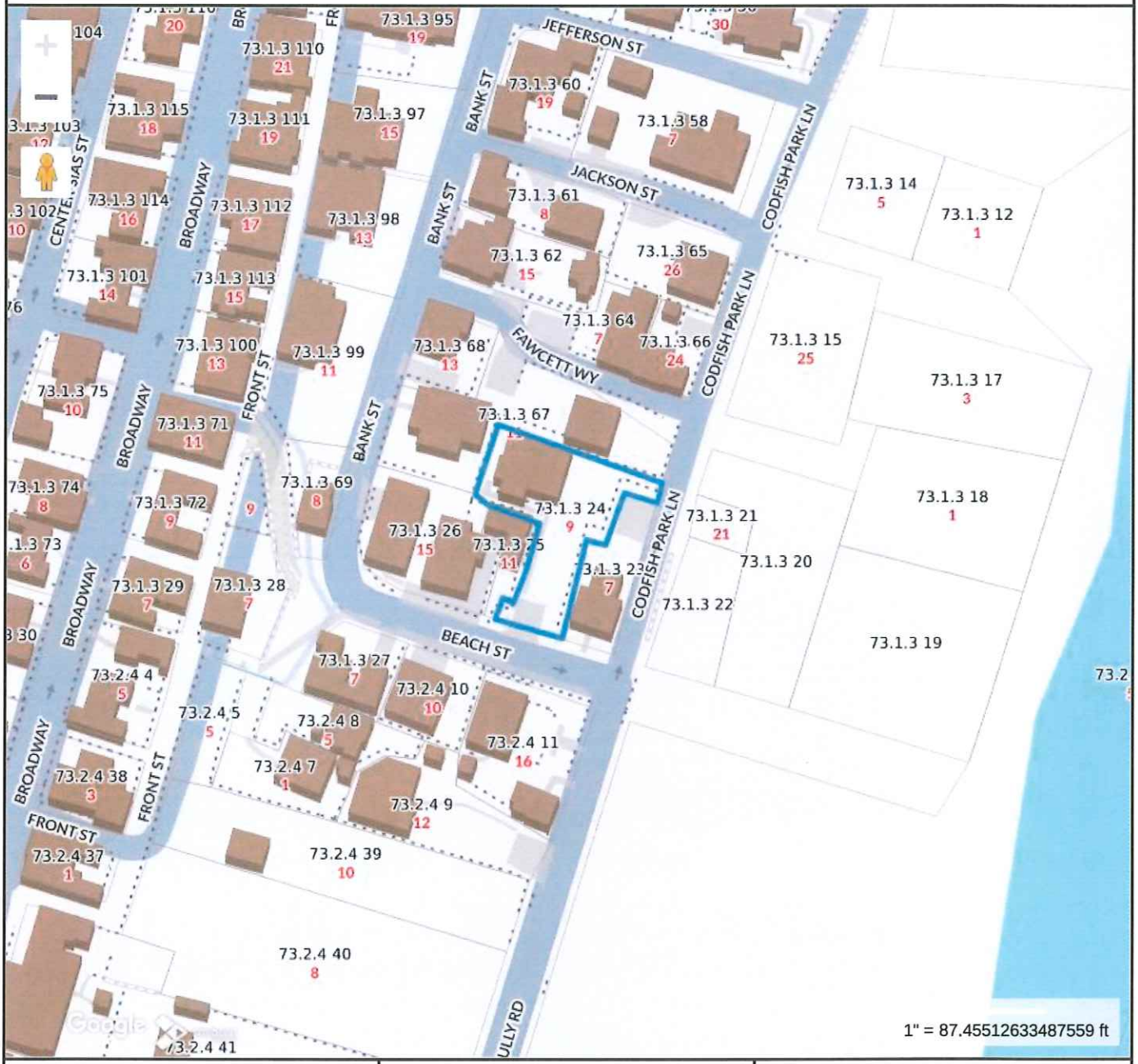
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim NEW CEDAR Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

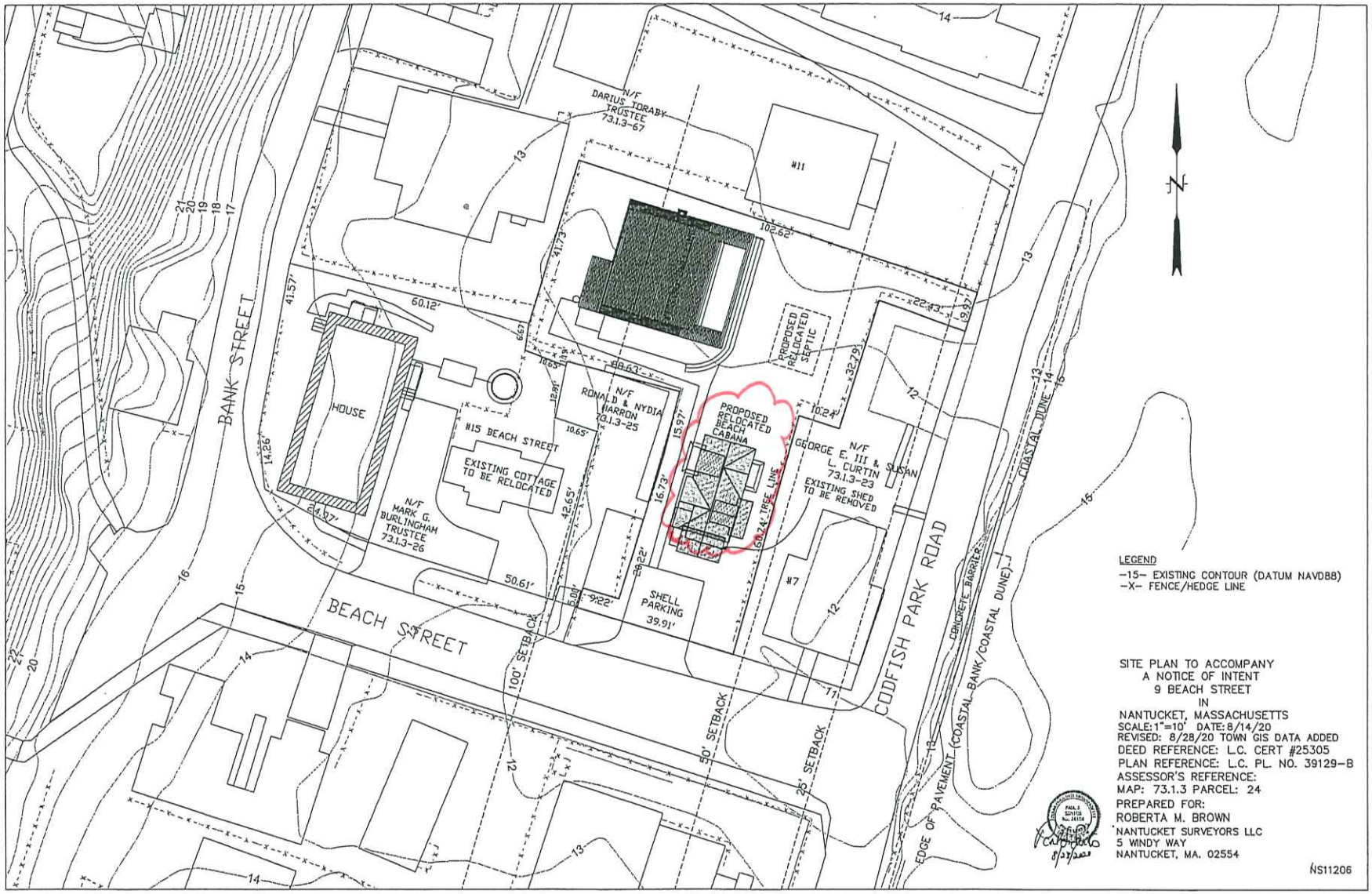
Property ID	11818
Location	9 BEACH ST
Owner	BROWN ROBERTA & DISSTON STUART TRS

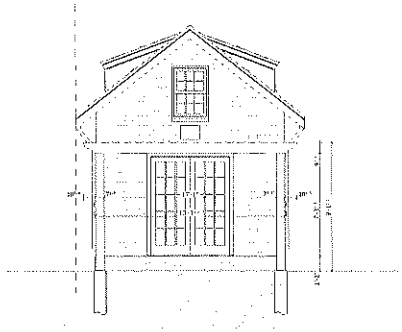
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

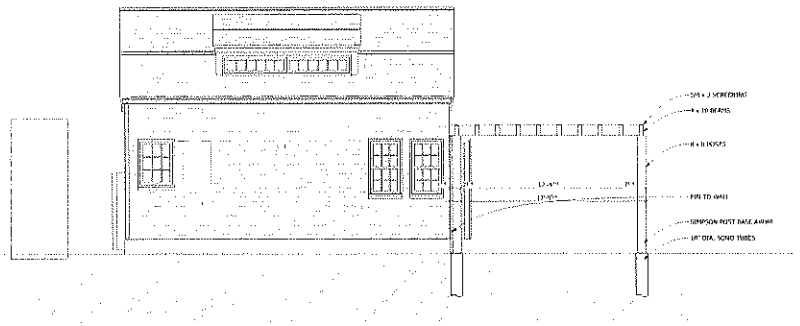
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

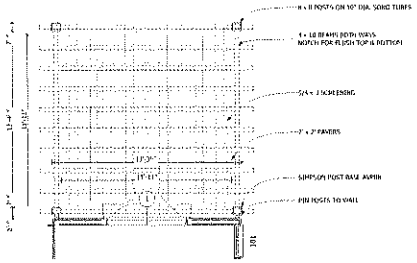

BANK STREET
BEACH STREET
CODFISH PARK ROAD
HOUSE
#15 BEACH STREET
EXISTING COTTAGE TO BE RELOCATED
PROPOSED RELOCATED BEACH CABANA
PROPOSED RELOCATED SEPTIC
EXISTING SHED TO BE REMOVED
SHELL PARKING
39.91'
#11
#7
N/F DARIUS TORABY TRUSTEE 73.1.3-67
N/F RONALD & NYDIA HARRON 73.1.3-25
N/F MARK G. BURLINGHAM TRUSTEE 73.1.3-26
GEORGE E. III & SUSAN L. CURTIN 73.1.3-23
100' SETBACK
50' SETBACK
25' SETBACK
68.24' TIDE LINE
EDGE OF PAVEMENT (COASTAL BANK/COASTAL DUNE)
CONCRETE BARRIER
COASTAL DUNE
LEGEND
-15- EXISTING CONTOUR (DATUM NAVD88)
-X- FENCE/HEDGE LINE
SITE PLAN TO ACCOMPANY
A NOTICE OF INTENT
9 BEACH STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 8/14/20
REVISED: 8/28/20 TOWN GIS DATA ADDED
DEED REFERENCE: L.C. CERT #25305
PLAN REFERENCE: L.C. PL. NO. 39129-B
ASSESSOR'S REFERENCE:
MAP: 73.1.3 PARCEL: 24
PREPARED FOR:
ROBERTA M. BROWN
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554
NS11206



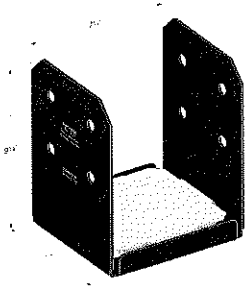
B1 NORTH ELEVATION (2)
SCALE: 1/4" = 1'-0"



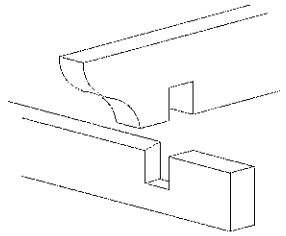
B3 EAST ELEVATION (2)
SCALE: 1/4" = 1'-0"



D1 1ST FLOOR (2)
SCALE: 1/4" = 1'-0"



D3 SIMPSON POST BASE AVP88
NOT TO SCALE



D4 BEAM INTERSECTION
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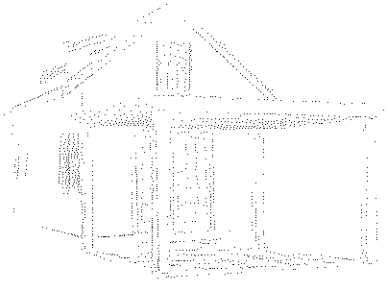

F1 PERSPECTIVE VIEW
NOT TO SCALE

DATE	ISSUED FOR

apd Austin Patterson Disston

ADDITIONS AND ALTERATIONS TO
9 BEACH STREET
9 BEACH STREET, SCONSET, NANTUCKET, MA 02554

Drawing Title:
TRELLIS

Project No.:	Project Manager: CK	Drawing No:
00000	Team:	SK-3

Issued on: 10/15/2024 for
BUILDING DEPARTMENT

NOTE: DO NOT SCALE DRAWINGS

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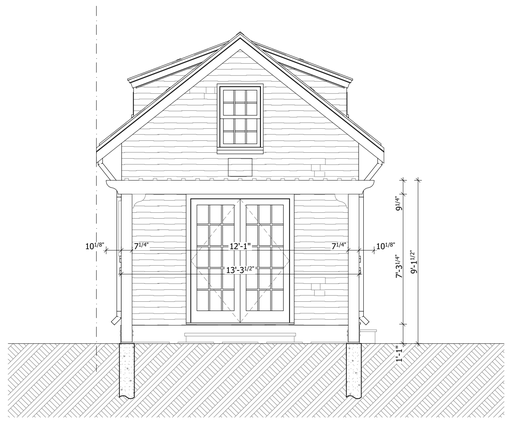

B1 NORTH ELEVATION (2)
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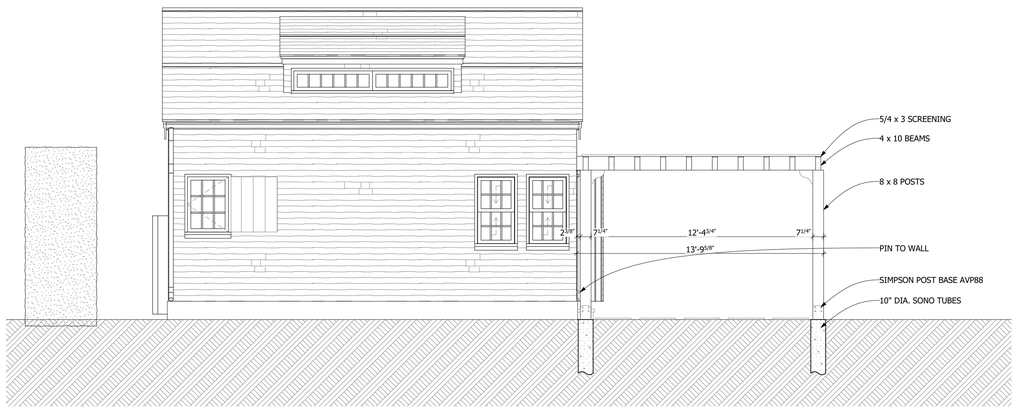
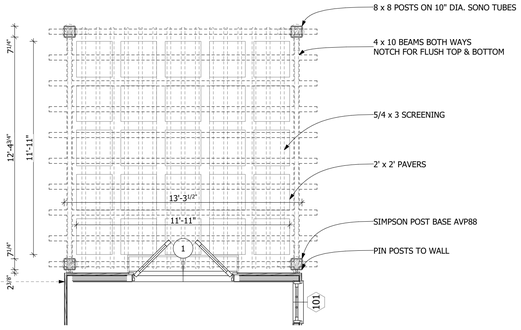


B3 EAST ELEVATION (2)
SCALE: 1/4" = 1'-0"



D1 1ST FLOOR (2)
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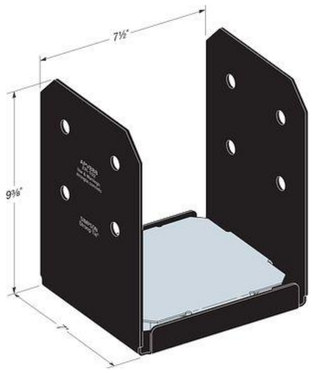
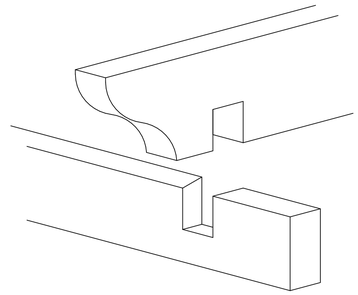
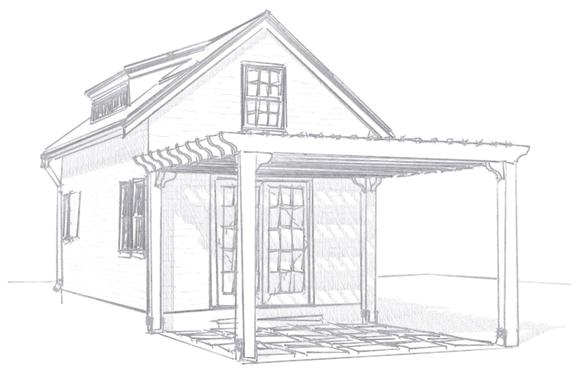


D3 SIMPSON POST BASE AVP88
NOT TO SCALE



D4 BEAM INTERSECTION
SCALE: 1 1/2"= 1'-0"



F1 PERSPECTIVE VIEW
NOT TO SCALE

	DATE	ISSUED FOR

Austin Patterson Disston Architects
376 Pequot Avenue, PO Box 61, Southport, CT 06890 (203) 255-4031, *fax* (203) 254-1390
44 Quogue Street, PO Box 1707, Quogue, NY 11959 (631) 653-1481, *fax* (631) 653-6605
apdarchitects.com

ADDITIONS AND ALTERATIONS TO
9 BEACH STREET
9 BEACH STREET, SCONSET, NANTUCKET, MA 02554

Drawing Title:
TRELLIS

Project No.:	Project Manager: CK	Drawing No:
00000	Team:	SK-3

Issued on: 10/15/2024 for
BUILDING DEPARTMENT

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