1. SIGNS

    Documents:

        11 WASHINGTON ST PROJECTING SIGN.PDF
        11 WASHINGTON ST WALL SIGN.PDF

2. OLD BUSINESS 1/14/2025

    Documents:

        OB 75 MAIN ST WALL.PDF

3. 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

4. NEW BUSINESS 1/07/2025 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

5. NEW BUSINESS 1/07/2025

    Documents:

        6B MARBLE WAY LOT 5 NEW DWELLING.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 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

6. NEW BUSINESS 1/21/2025

Documents:

26 GOSNOLD RD POOL.PDF
11 S SHORE NEW GUEST HOUSE.PDF
22 SESAPANA RD ROOF.PDF
13 KITTIWAKE FENESTRATION.PDF
51 MIACOMET MAIN HOUSE MODIFICATIONS.PDF
51 MIACOMET SHED.PDF
51 MIACOMET REV POOL.PDF
51 MIACOMET REV GAZEBO.PDF
137 OLD SOUTH RD SOLAR.PDF
16 FRIENDSHIP LN WINDOW DOORS.PDF

4 FIELD AVE FENCE.PDF
44 MILESTONE RD POOL.PDF
3 MANATOOK WAY NEW DWELLING.PDF
3 MANATOOK WAY GARAGE.PDF
3 MANATOOK WAY CABANA.PDF
3 MANATOOK WAY POOL.PDF
100 WAUWINET ROAD MH REV TO 08 10937.PDF
100 WAUWINET ROAD GARAGE REVS.PDF
44 MILESTONE RD BARN ROOF.PDF
44 MILESTONE RD WORKSHOP ROOF.PDF
8 MARBLE LOT 3 DWELLING.PDF
8 SANDWICH MAIN HOUSE.PDF
8 SANDWICH GARAGE.PDF
8 SANDWICH SHED.PDF
8 SANDWICH POOL.PDF
7 WRIGHTS LANDING EGRESS.PDF
16 FEDERAL ST WINDOW DOOR CHANGE.PDF
81 WASHINGTON ST SALT MARSH ALTERATIONS.PDF
67 FAIRGROUNDS RD REV TO SHED.PDF
67 FAIRGROUNDS RD REV TO 49588 HOUSE.PDF
6 WALSH ST ROOF.PDF
5 LUFF RD WINDOW CHANGE.PDF
12 POND RD GARAGE.PDF
1 BOYNTON LANE EGRESS WINDOWS.PDF
3 BOYNTON LANE EGRESS WINDOWS.PDF
10 DAVEKIM RD SOLAR ROOF.PDF
35 EEL POINT ROAD - SHED REVS 11478.PDF
43 FAIRGROUNDS REV TO PREVIOUS APPROVAL 9545.PDF
44 SKYLINE MOVE ON FROM 46 EASTON.PDF
24 INDIA DOOR AND WINDOW CHANGE.PDF
3 ROSEMARY WY DEMO MOVE GARAGE.PDF
3 ROSEMARY WY GARAGE.PDF
26 NAUSHON WAY SPA.PDF
156 MADAKET RD DRIVEWAY.PDF
17 PILGRIM RD POOL.PDF
20 N PASTURE RD POOL REV.PDF
75 POCOMO POOL.PDF
75 POCOMO TENNIS COURT.PDF
75 POCOMO GREENHOUSE.PDF
3 NOBADEER AVE DEMO MOVE SHED.PDF
3 NOBADEER EXISTING HOUSE DEMO MOVE.PDF
3 NOBADEER AVE NEW DWELLING.PDF
3 NOBADEER AVE POOL HARDSCAPE.PDF
28 SHIMMO POND ALTERATION STUDIO.PDF
23 SANKATY HEAD RD REV TO FOLLY 10848.PDF
1 CLIFF LN SHED.PDF
65 MIACOMET AV ADDITION.PDF
93 MAIN ST ALTERATION.PDF
14 GREEN MEADOWS FENESTRATION.PDF
38 CHUCK HOLLOW SHED.PDF
12 BALTIMORE MH.PDF
12A GREGLEN AVE DUPLEX STORAGE.PDF
88 POCOMO ROAD GH.PDF
2 HAMBLIN BOAT BARN.PDF
10 NEW WHALE DEMO.PDF
21 HIGH BRUSH PATH ADDITION.PDF
2 MAYFLOWER CIR ALTERATION.PDF
2 DUKES ROAD DEMO MAIN HOUSE.PDF
2 DUKES MINUTES.PDF

# Historic District Commission
# SIGN 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.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

| | |
|---|---|
| X | Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required.<br>If unable to obtain owners signature, consent via email will suffice.<br>• Please make a copy to be scanned with submission. |
| X | Sign up for a New Business Meeting at Front Desk |
| X | Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application |
| X | Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| X | Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road |
| X | Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale. |
| X | Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used. |
| X | Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable. |
| X | Paint Sample: of proposed colors. |

# Historic District Commission
# SIGN CHECKLIST

| | |
|---|---|
| X | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov |
| X | 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.

A completed application will be checked by staff, evaluated by the Sign Advisory Council, and acted upon by the HDC. The HDC has 60 days in which to act on an application once received and determined to be complete. Usually the process is shorter, but you are urged to keep this time frame in mind when planning your project. Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission.

Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission

No changes may be made from the approved COA. You may reapply for additional changes. Other signage, including temporary signs, may require further approval. Please review the Sign Book or check with staff. Violations may accrue up to $300. Each day that a violation to exist shall constitute a separate offense.

**Affidavit Certifying Completeness of Application**

I hereby acknowledge that I have reviewed The Sign Book: Regulations and Guidelines for Signs on Nantucket Island. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 1/6/25

Certificate No. _____ Date Issued _____

# APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for
# CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a
# SIGN

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 7 of Chapter 394, Acts and Resolves of Massachusetts 1970, for erection or display of an occupational or other sign as described below and on drawings and photographs accompanying this application.

TAX MAP #: 42.3.1 144 PARCEL #: _____
Street & Number of Proposed Sign: 11 Washington St.
Owner of Building: 11 Washington LLC
Mailing Address: 95 Forest Ave
Locust Valley, NY 11560
Telephone: _____ (on island) 516-656-3100 (off island)
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

*consent via email*
Signature of Owner of Record

**Agent/Owner of Business**
Name: Nina Liddle
Mailing Address: 11 Washington St
Nantucket, MA 02554
Telephone: 508-825-5736 (on island) _____ (off island)

**FOR OFFICE USE ONLY**
Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

A. TYPE OF SIGN
1. Wall Sign
(2.) Projecting Sign
3. Window Sign
4. Temporary Sign
5. Flag Sign
6. Fence Sign
7. Other (specify) _____

B. MATERIAL
(1.) Wood (not plywood)
2. Other (specify) _____

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) Double Beveled

D. LETTER TYPE
1. Applied
2. Painted
3. Incised
(4.) Carved

E. FINISH
1. Lettering
a. Gold Leaf
(b.) Paint
2. Ground
(a.) Paint
b. Sand Paint
3. Edgebanding
(a.) Paint
b. other (specify) _____
4. Moulding
a. Paint
b. other (specify) _____

F. COLOR(S)
1. Lettering Farrow & Ball - Clunch #2009
2. Ground Farrow & Ball - Yeabridge Green #287
3. Edgebanding Benjamin Moore - Twilight #2058-10
4. Moulding _____

G. WORDING ON SIGN
Birdie by Nina Liddle Design

H. SIZE OF SIGN
36" W x 18" H

I. SHAPE OF SIGN
Elongated octagon

J. LOCATION OF SIGN ON BUILDING
Replacing Existing Sign (top left corner over window)

K. TYPE OF SUPPORT BRACKETS
Double sided hanging - using existing bracket

L. TYPE OF LIGHTING AND LOCATION (if any)
NA

Date: 1/6/25 Signature of Applicant _____ Signed under penalties of perjury

Outlook

## Re: Sign Consent

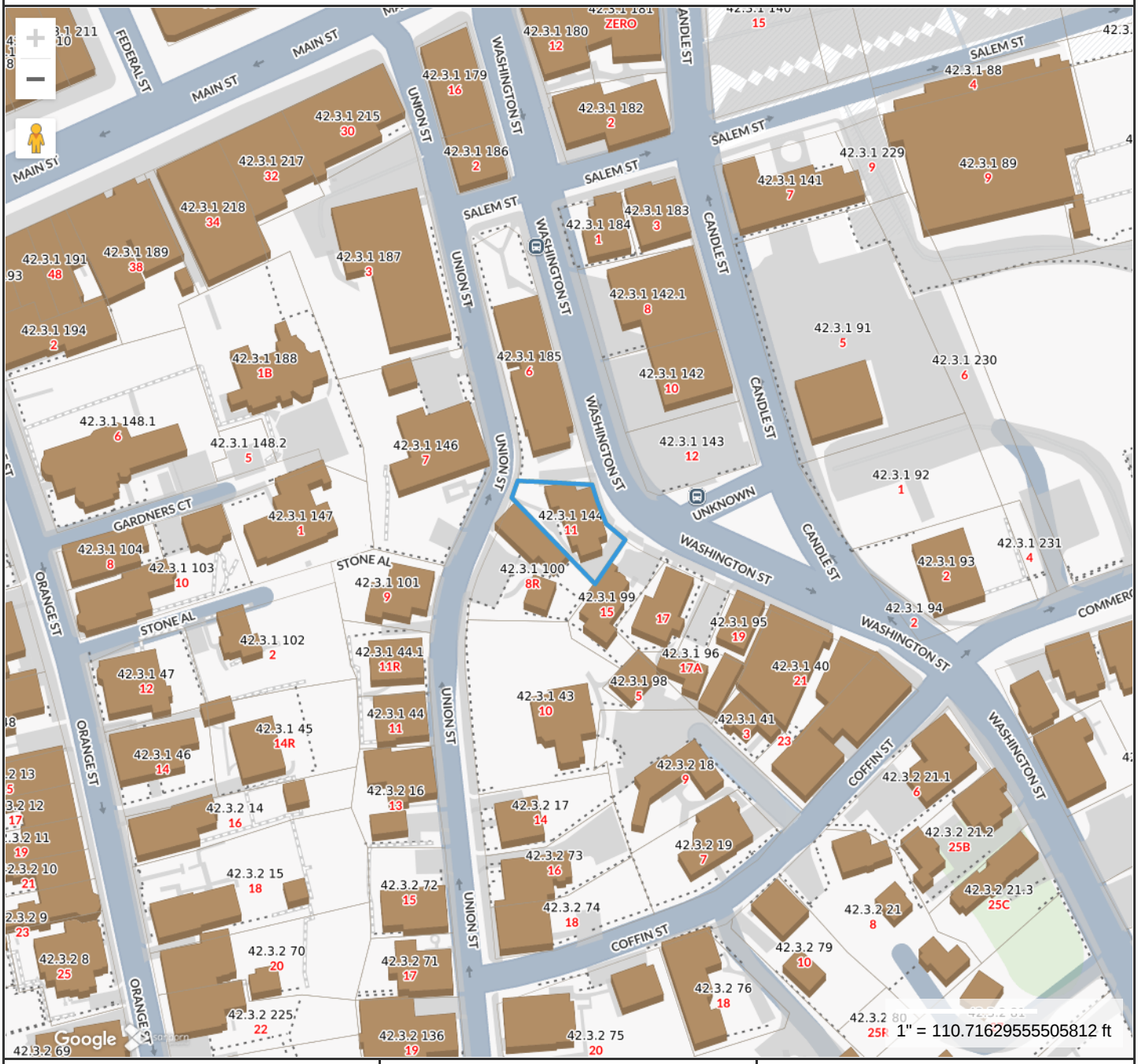
**From** Terri Keogh <terri.keogh@castroproperties.com>
**Date** Mon 1/6/2025 1:01 PM
**To** Ava Blankman <ava@ninaliddledesign.com>
**Cc** Jamie Montera <jamie.montera@castroproperties.com>; Nina Liddle Design <nina@ninaliddledesign.com>

External (terri.keogh@castroproperties.com)

Report This Email FAQ GoDaddy Advanced Email Security, Powered by INKY

We approve. Looks great! Thank you!
Sent from my iPhone

> On Jan 6, 2025, at 1:00 PM, Ava Blankman <ava@ninaliddledesign.com> wrote:
>
> Hi Terri,
>
> I hope you are doing well and enjoying the New Year. We are currently in the process of getting sign approval from the Town. The sign application requires consent from the building owner. Do you approve of the attached signs for the building at 11 Washington St? If so, please state your consent for sign #1 and sign #2 to be used on the building.
>
> Please let me know if you have any questions.
>
> Thank you!
> Ava
> <Outlook-lprtxyky.png>
>
> Ava Blankman
> Nina Liddle Design
> Office Manager
> 98 Madaket Road
> Nantucket, MA 02554
> 508-825-5736
> ava@ninaliddledesign.com
> <Screenshot 2025-01-06 at 12.55.42 PM.png>
> <Screenshot 2025-01-06 at 12.56.34 PM.png>
> <Screenshot 2025-01-06 at 12.56.49 PM.png>
> <Screenshot 2025-01-06 at 12.57.13 PM.png>




**Property Information**

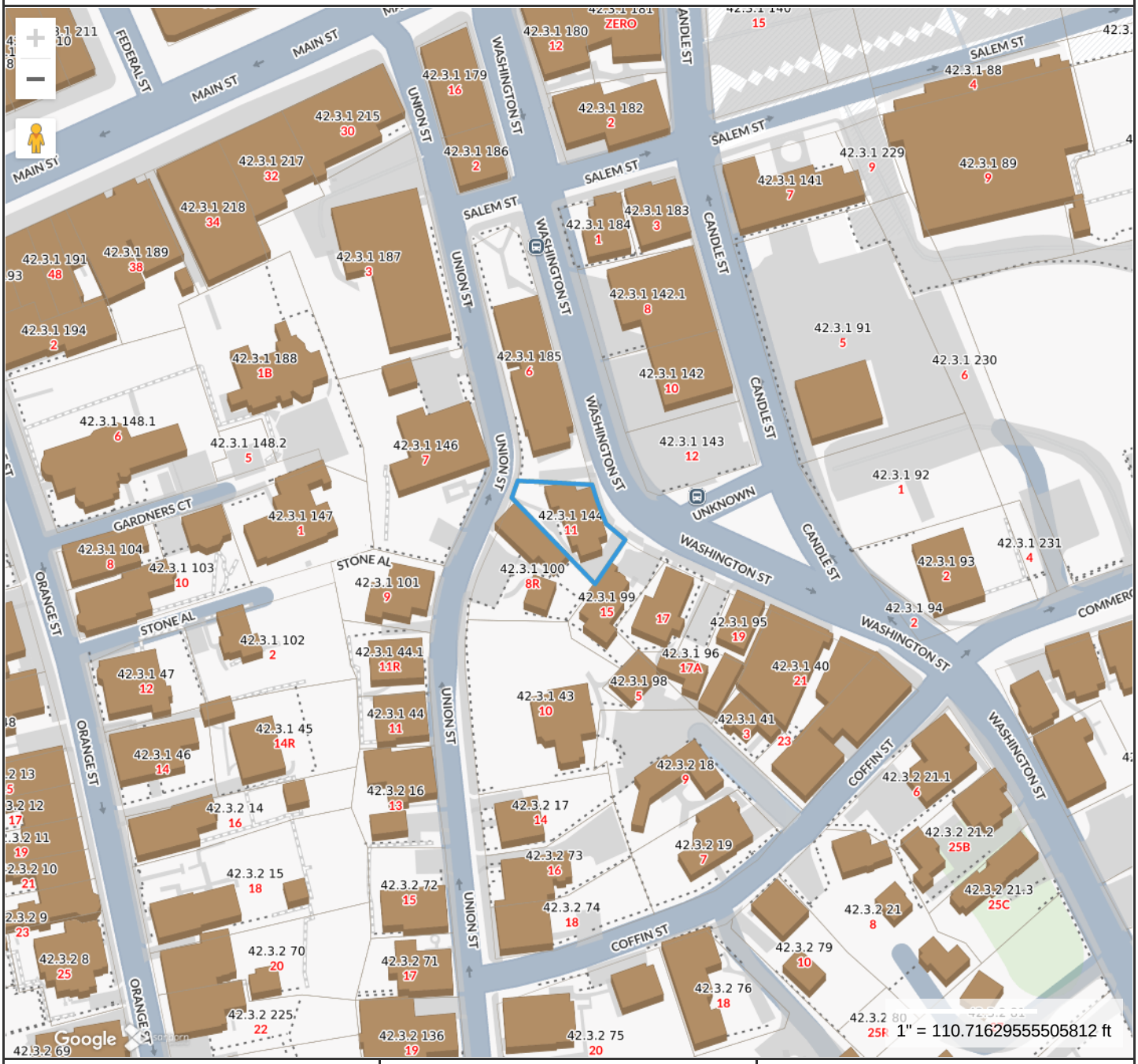
| | |
|---|---|
| **Property ID** | 9602 |
| **Location** | 11 WASHINGTON ST |
| **Owner** | 11 WASHINGTON LLC |

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.




**Property Information**

| | |
|---|---|
| **Property ID** | 9602 |
| **Location** | 11 WASHINGTON ST |
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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.

# 11 WASHINGTON ST

| | | | |
|---|---|---|---|
| **Location** | 11 WASHINGTON ST | **Mblu** | 4231/ / 144/ / |
| **Acct#** | 00009602 | **Owner** | 11 WASHINGTON LLC |
| **Assessment** | $3,586,900 | **PID** | 9602 |
| **Building Count** | 1 | | |

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2023 | $989,500 | $2,597,400 | $3,586,900 |

## Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | 11 WASHINGTON LLC | **Sale Price** | $3,400,000 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 95 FOREST AVE<br>LOCUST VALLEY, NY 11560 | **Book & Page** | 1829/210 |
| | | **Sale Date** | 06/03/2021 |
| | | **Instrument** | 00 |

## Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| 11 WASHINGTON LLC | $3,400,000 | | 1829/210 | 00 | 06/03/2021 |
| SWEET PEA ACK LLC | $3,200,000 | | 01607/0040 | 00 | 09/01/2017 |
| HB LLC | $2,150,000 | | 01512/0213 | 00 | 11/20/2015 |
| GEASE ROBERT I TR | $10 | | 01091/0216 | 99 | 07/26/2007 |
| ECHELE ROBERT C TRST | $0 | | 01049/0155 | 99 | 11/09/2006 |

## Building Information

### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1955 |
| **Living Area:** | 2,662 |
| **Replacement Cost:** | $1,150,554 |
| **Building Percent Good:** | 86 |
| **Replacement Cost Less Depreciation:** | $989,500 |

| Building Attributes |
|---|

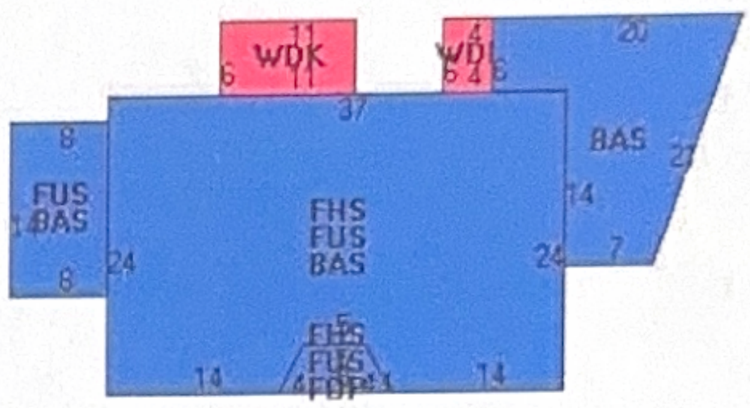
| Field | Description |
|---|---|
| Style: | AptovrRet/Off |
| Model | Commercial |
| Grade | Excellent +10 |
| Stories: | 2.5 |
| Occupancy | 3.00 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior Floor 1 | Pine/Soft Wood |
| Interior Floor 2 | Carpet |
| Heating Fuel | Gas |
| Heating Type | Forced Air-Duc |
| AC Type | Central |
| Struct Class | |
| Use: | STORE/SHP M94 |
| Total Rooms | |
| Total Bedrms | 01 |
| Total Baths | 1.5 |
| 1st Floor Use: | 0322 |
| Heat/AC | HEAT/AC PKGS |
| Frame Type | WOOD FRAME |
| Baths/Plumbing | ABOVE AVERAGE |
| Ceiling/Wall | CEIL & WALLS |
| Rooms/Prtns | AVERAGE |
| Wall Height | 8.00 |
| % Comn Wall | 0.00 |

## Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\80\03.jpg)

## Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9602_10

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,218 | 1,218 |
| FUS | Upper Story, Finished | 1,000 | 1,000 |
| FHS | Half Story, Finished | 888 | 444 |
| FOP | Porch, Open, Finished | 28 | 0 |
| WDK | Deck, Wood | 90 | 0 |
| | | 3,224 | 2,662 |

## Extra Features

| Extra Features | Legend |
|---|---|
| No Data for Extra Features | |

## Land

### Land Use

Use Code 0322

### Land Line Valuation

Size (Acres) 0.07

| | | | |
|---|---|---|---|
| **Description** | STORE/SHP M94 | **Frontage** | 0 |
| **Zone** | CDT | **Depth** | 0 |
| **Neighborhood** | H47 | **Assessed Value** | $2,597,400 |
| **Alt Land Appr** | No | | |
| **Category** | | | |

## Outbuildings

| Outbuildings | Legend |
|---|---|
| No Data for Outbuildings | |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2024 | $989,500 | $2,597,400 | $3,586,900 |
| 2023 | $942,800 | $2,361,200 | $3,304,000 |
| 2022 | $900,300 | $2,146,500 | $3,046,800 |
| 2021 | $900,300 | $1,866,600 | $2,766,900 |
| 2020 | $819,600 | $1,866,600 | $2,686,200 |

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# 11 WASHINGTON ST

| | | | |
|---|---|---|---|
| **Location** | 11 WASHINGTON ST | **Mblu** | 4231/ / 144/ / |
| **Acct#** | 00009602 | **Owner** | 11 WASHINGTON LLC |
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| **Building Count** | 1 | | |

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2023 | $989,500 | $2,597,400 | $3,586,900 |

## Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | 11 WASHINGTON LLC | **Sale Price** | $3,400,000 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 95 FOREST AVE<br>LOCUST VALLEY, NY 11560 | **Book & Page** | 1829/210 |
| | | **Sale Date** | 06/03/2021 |
| | | **Instrument** | 00 |

## Ownership History

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| **Replacement Cost Less Depreciation:** | $989,500 |

| Building Attributes |
|---|

| Field | Description |
|---|---|
| Style: | AptovrRet/Off |
| Model | Commercial |
| Grade | Excellent +10 |
| Stories: | 2.5 |
| Occupancy | 3.00 |
| 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 Floor 1 | Pine/Soft Wood |
| Interior Floor 2 | Carpet |
| Heating Fuel | Gas |
| Heating Type | Forced Air-Duc |
| AC Type | Central |
| Struct Class | |
| Use: | STORE/SHP M94 |
| Total Rooms | |
| Total Bedrms | 01 |
| Total Baths | 1.5 |
| 1st Floor Use: | 0322 |
| Heat/AC | HEAT/AC PKGS |
| Frame Type | WOOD FRAME |
| Baths/Plumbing | ABOVE AVERAGE |
| Ceiling/Wall | CEIL & WALLS |
| Rooms/Prtns | AVERAGE |
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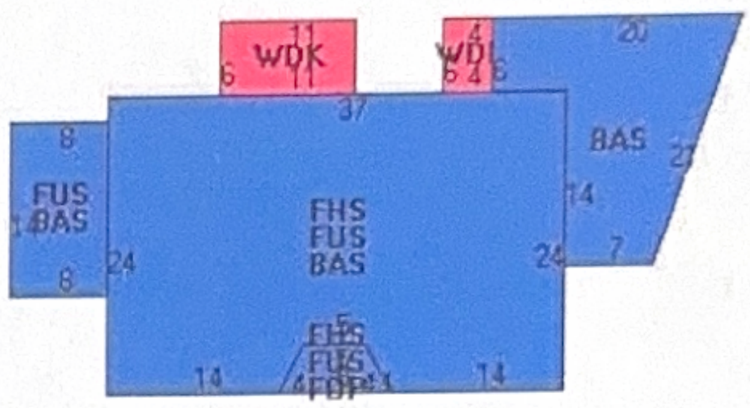
| % Comn Wall | 0.00 |

## Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\80\03.jpg)

## Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9602_10

| Building Sub-Areas (sq ft) | | | Legend |
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| FUS | Upper Story, Finished | 1,000 | 1,000 |
| FHS | Half Story, Finished | 888 | 444 |
| FOP | Porch, Open, Finished | 28 | 0 |
| WDK | Deck, Wood | 90 | 0 |
| | | 3,224 | 2,662 |

## Extra Features

| Extra Features | Legend |
|---|---|
| No Data for Extra Features | |

## Land

### Land Use

Use Code 0322

### Land Line Valuation

Size (Acres) 0.07

| | | | |
|---|---|---|---|
| **Description** | STORE/SHP M94 | **Frontage** | 0 |
| **Zone** | CDT | **Depth** | 0 |
| **Neighborhood** | H47 | **Assessed Value** | $2,597,400 |
| **Alt Land Appr** | No | | |
| **Category** | | | |

## Outbuildings

| Outbuildings | Legend |
|---|---|
| No Data for Outbuildings | |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2024 | $989,500 | $2,597,400 | $3,586,900 |
| 2023 | $942,800 | $2,361,200 | $3,304,000 |
| 2022 | $900,300 | $2,146,500 | $3,046,800 |
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| 2020 | $819,600 | $1,866,600 | $2,686,200 |

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NORTH ELEVATION

APPROVED
MAY 20 '03 41784
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL




NORTH ELEVATION

APPROVED
MAY 20 '03 41784
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL







*Same Location & Size as Existing*

## Sign #1




36″ W x 18″ H

*same size as existing*

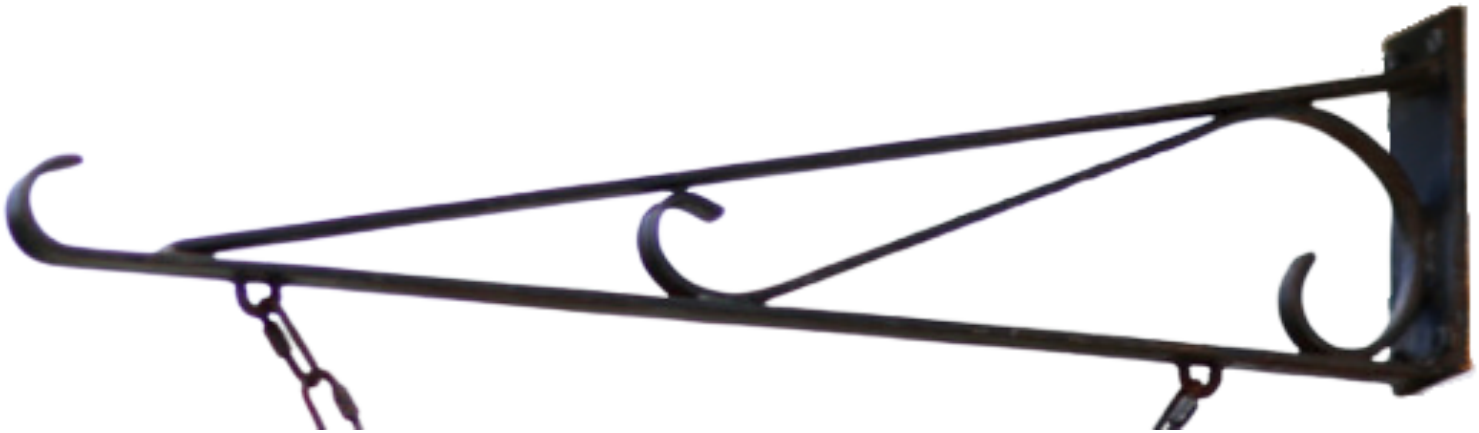
## Sign #1




36″ W x 18″ H

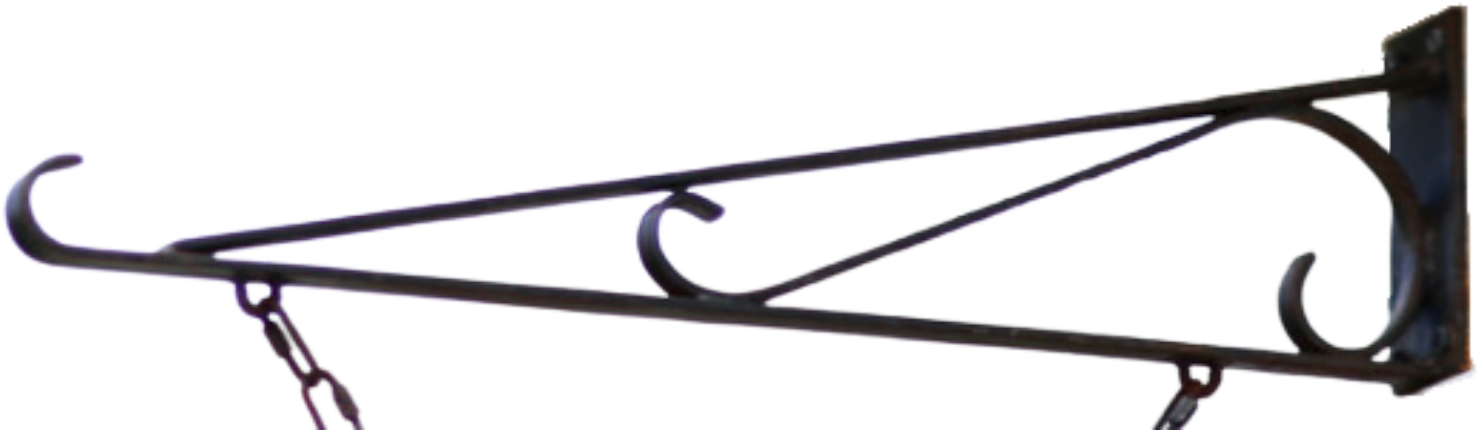
*same size as existing*

## Sign #1



*Using Existing Bracket*

## Sign #1

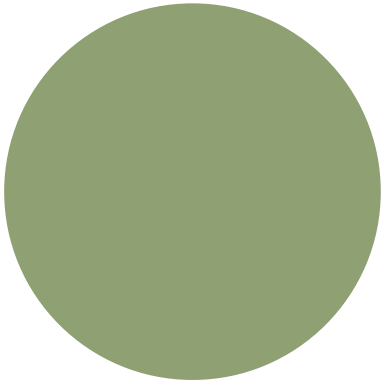


*Using Existing Bracket*

# Paint Colors



**Lettering:**
Farrow & Ball - Clunch #2009



**Ground:**
Farrow & Ball - Yeabridge Green #287



**Edgebanding:**
Benjamin Moore - Twilight #2058-10

# Historic District Commission
# SIGN 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.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

| | |
|---|---|
| X | Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required.<br>If unable to obtain owners signature, consent via email will suffice.<br>• Please make a copy to be scanned with submission. |
| X | Sign up for a New Business Meeting at Front Desk |
| X | Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application |
| X | Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| X | Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road |
| X | Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale. |
| X | Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used. |
| X | Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable. |
| X | Paint Sample: of proposed colors. |

# Historic District Commission
# SIGN CHECKLIST

| | |
|---|---|
| X | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov |
| X | 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.

A completed application will be checked by staff, evaluated by the Sign Advisory Council, and acted upon by the HDC. The HDC has 60 days in which to act on an application once received and determined to be complete. Usually the process is shorter, but you are urged to keep this time frame in mind when planning your project. Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission.

Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission

No changes may be made from the approved COA. You may reapply for additional changes. Other signage, including temporary signs, may require further approval. Please review the Sign Book or check with staff. Violations may accrue up to $300. Each day that a violation to exist shall constitute a separate offense.

**Affidavit Certifying Completeness of Application**

I hereby acknowledge that I have reviewed The Sign Book: Regulations and Guidelines for Signs on Nantucket Island. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 1/6/25

Certificate No. _____ Date Issued _____

# APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

# CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a

# SIGN

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 7 of Chapter 394, Acts and Resolves of Massachusetts 1970, for erection or display of an occupational or other sign as described below and on drawings and photographs accompanying this application.

TAX MAP #: 42.3.1 144 PARCEL #: _____
Street & Number of Proposed Sign: 11 Washington St.
Owner of Building: 11 Washington LLC
Mailing Address: 95 Forest Ave
Locust Valley, NY 11560
Telephone: _____ (on island) 516-656-3100 (off island)
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

*consent via email*
Signature of Owner of Record

**Agent/Owner of Business**
Name: Nina Liddle
Mailing Address: 11 Washington St
Nantucket, MA 02554
Telephone: 508-825-5736 (on island) _____ (off island)

**FOR OFFICE USE ONLY**
Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

A. TYPE OF SIGN
(1.) Wall Sign
2. Projecting Sign
3. Window Sign
4. Temporary Sign
5. Flag Sign
6. Fence Sign
7. Other (specify) _____

B. MATERIAL
(1.) Wood (not plywood)
2. Other (specify) _____

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) Double Beveled

D. LETTER TYPE
1. Applied
2. Painted
3. Incised
(4.) Carved

E. FINISH
1. Lettering — a. Gold Leaf; (b.) Paint
2. Ground — (a.) Paint; b. Sand Paint
3. Edgebanding — (a.) Paint; b. other (specify) _____
4. Moulding — a. Paint; b. other (specify) _____

F. COLOR(S)
1. Lettering Farrow & Ball - Clunch #2009
2. Ground Farrow & Ball - Yeabridge Green #287
3. Edgebanding Benjamin Moore - twilight #2058-10
4. Moulding _____

G. WORDING ON SIGN
Birdie

H. SIZE OF SIGN
72" W x 8" H

I. SHAPE OF SIGN
Elongated octagon

J. LOCATION OF SIGN ON BUILDING
Replacing Existing sign (above door)

K. TYPE OF SUPPORT BRACKETS
NA - single sided wall mounted

L. TYPE OF LIGHTING AND LOCATION (if any)
NA

Date: 1/6/25 Signature of Applicant Nina Liddle Signed under penalties of perjury

Outlook

## Re: Sign Consent

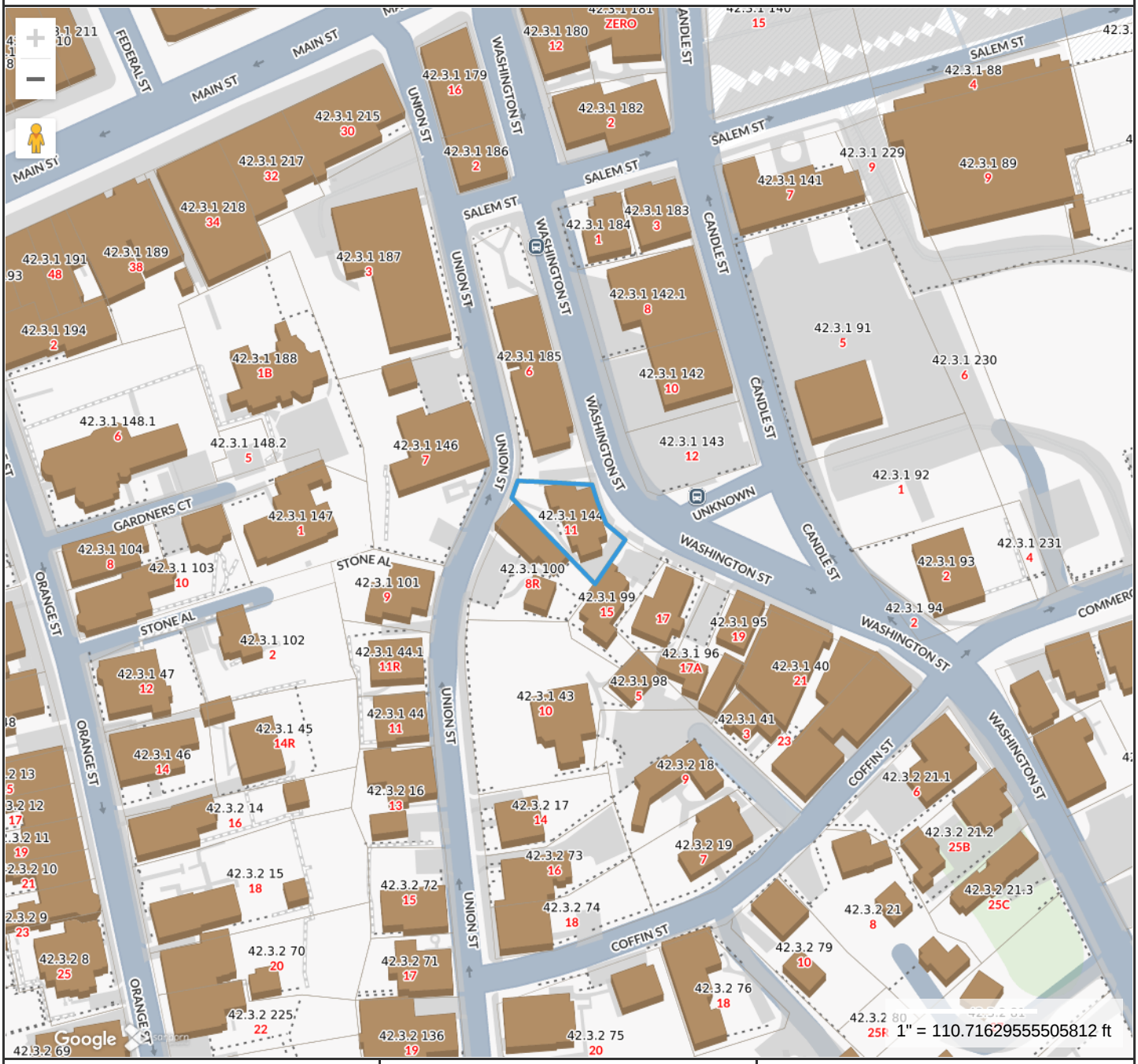
**From** Terri Keogh <terri.keogh@castroproperties.com>
**Date** Mon 1/6/2025 1:01 PM
**To** Ava Blankman <ava@ninaliddledesign.com>
**Cc** Jamie Montera <jamie.montera@castroproperties.com>; Nina Liddle Design <nina@ninaliddledesign.com>

External (terri.keogh@castroproperties.com)

Report This Email FAQ GoDaddy Advanced Email Security, Powered by INKY

We approve. Looks great! Thank you!
Sent from my iPhone

> On Jan 6, 2025, at 1:00 PM, Ava Blankman <ava@ninaliddledesign.com> wrote:
>
> Hi Terri,
>
> I hope you are doing well and enjoying the New Year. We are currently in the process of getting sign approval from the Town. The sign application requires consent from the building owner. Do you approve of the attached signs for the building at 11 Washington St? If so, please state your consent for sign #1 and sign #2 to be used on the building.
>
> Please let me know if you have any questions.
>
> Thank you!
> Ava
> <Outlook-lprtxyky.png>
>
> Ava Blankman
> Nina Liddle Design
> Office Manager
> 98 Madaket Road
> Nantucket, MA 02554
> 508-825-5736
> ava@ninaliddledesign.com
> <Screenshot 2025-01-06 at 12.55.42 PM.png>
> <Screenshot 2025-01-06 at 12.56.34 PM.png>
> <Screenshot 2025-01-06 at 12.56.49 PM.png>
> <Screenshot 2025-01-06 at 12.57.13 PM.png>




**Property Information**

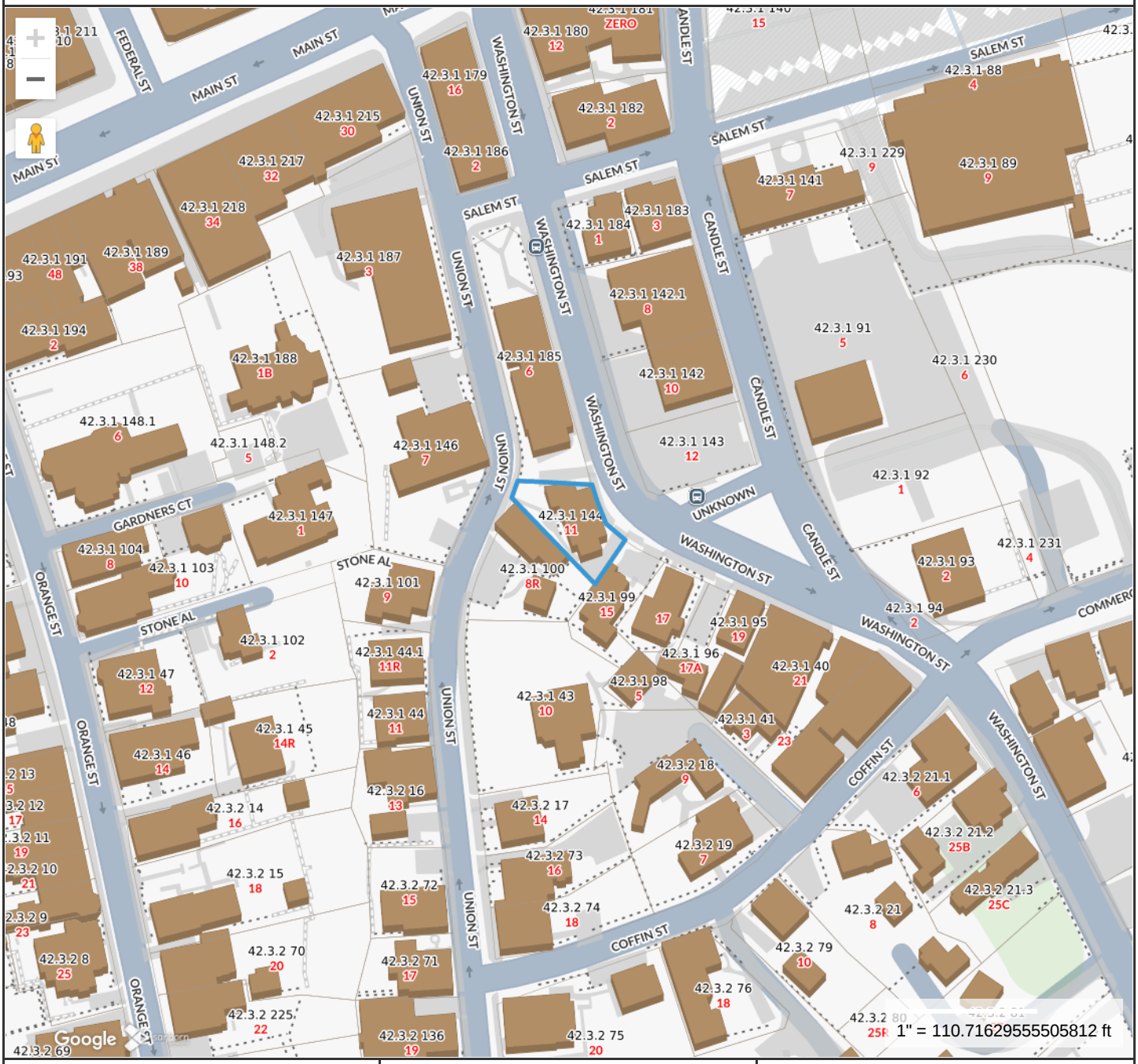
| | |
|---|---|
| **Property ID** | 9602 |
| **Location** | 11 WASHINGTON ST |
| **Owner** | 11 WASHINGTON LLC |

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.




**Property Information**

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| **Property ID** | 9602 |
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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.

# 11 WASHINGTON ST

| | | | |
|---|---|---|---|
| **Location** | 11 WASHINGTON ST | **Mblu** | 4231/ / 144/ / |
| **Acct#** | 00009602 | **Owner** | 11 WASHINGTON LLC |
| **Assessment** | $3,586,900 | **PID** | 9602 |
| **Building Count** | 1 | | |

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2023 | $989,500 | $2,597,400 | $3,586,900 |

## Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | 11 WASHINGTON LLC | **Sale Price** | $3,400,000 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 95 FOREST AVE<br>LOCUST VALLEY, NY 11560 | **Book & Page** | 1829/210 |
| | | **Sale Date** | 06/03/2021 |
| | | **Instrument** | 00 |

## Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| 11 WASHINGTON LLC | $3,400,000 | | 1829/210 | 00 | 06/03/2021 |
| SWEET PEA ACK LLC | $3,200,000 | | 01607/0040 | 00 | 09/01/2017 |
| HB LLC | $2,150,000 | | 01512/0213 | 00 | 11/20/2015 |
| GEASE ROBERT I TR | $10 | | 01091/0216 | 99 | 07/26/2007 |
| ECHELE ROBERT C TRST | $0 | | 01049/0155 | 99 | 11/09/2006 |

## Building Information

### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1955 |
| **Living Area:** | 2,662 |
| **Replacement Cost:** | $1,150,554 |
| **Building Percent Good:** | 86 |
| **Replacement Cost Less Depreciation:** | $989,500 |

| Building Attributes |
|---|

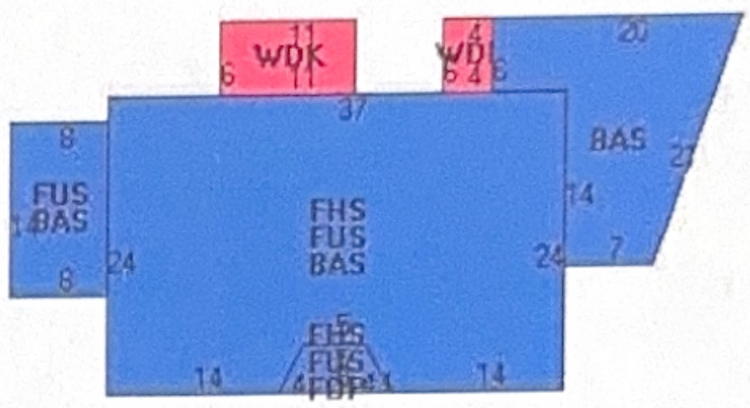
| Field | Description |
|---|---|
| Style: | AptovrRet/Off |
| Model | Commercial |
| Grade | Excellent +10 |
| Stories: | 2.5 |
| Occupancy | 3.00 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior Floor 1 | Pine/Soft Wood |
| Interior Floor 2 | Carpet |
| Heating Fuel | Gas |
| Heating Type | Forced Air-Duc |
| AC Type | Central |
| Struct Class | |
| Use: | STORE/SHP M94 |
| Total Rooms | |
| Total Bedrms | 01 |
| Total Baths | 1.5 |
| 1st Floor Use: | 0322 |
| Heat/AC | HEAT/AC PKGS |
| Frame Type | WOOD FRAME |
| Baths/Plumbing | ABOVE AVERAGE |
| Ceiling/Wall | CEIL & WALLS |
| Rooms/Prtns | AVERAGE |
| Wall Height | 8.00 |
| % Comn Wall | 0.00 |

## Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\80\03.jpg)

## Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9602_10

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,218 | 1,218 |
| FUS | Upper Story, Finished | 1,000 | 1,000 |
| FHS | Half Story, Finished | 888 | 444 |
| FOP | Porch, Open, Finished | 28 | 0 |
| WDK | Deck, Wood | 90 | 0 |
| | | 3,224 | 2,662 |

## Extra Features

| Extra Features | Legend |
|---|---|
| No Data for Extra Features | |

## Land

### Land Use

Use Code 0322

### Land Line Valuation

Size (Acres) 0.07

| | | | |
|---|---|---|---|
| **Description** | STORE/SHP M94 | **Frontage** | 0 |
| **Zone** | CDT | **Depth** | 0 |
| **Neighborhood** | H47 | **Assessed Value** | $2,597,400 |
| **Alt Land Appr** | No | | |
| **Category** | | | |

## Outbuildings

| Outbuildings | Legend |
|---|---|
| No Data for Outbuildings | |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2024 | $989,500 | $2,597,400 | $3,586,900 |
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| Interior Wall 2 | |
| Interior Floor 1 | Pine/Soft Wood |
| Interior Floor 2 | Carpet |
| Heating Fuel | Gas |
| Heating Type | Forced Air-Duc |
| AC Type | Central |
| Struct Class | |
| Use: | STORE/SHP M94 |
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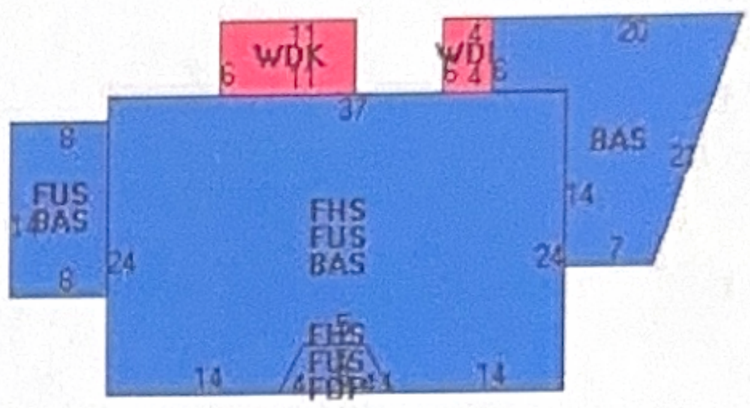


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WASHINGTON STREET ELEVATION (EAST)




WASHINGTON STREET ELEVATION (EAST)




*Same Location & Size as Existing*

**Sign #2**




72″ W x 8″ H

*same size as existing*

**Sign #2**



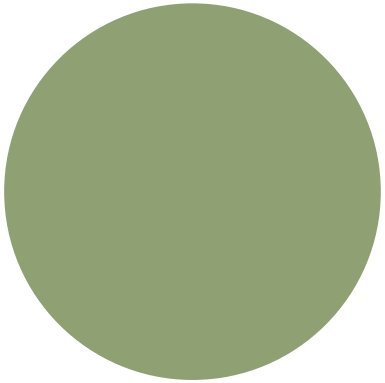

72″ W x 8″ H

*same size as existing*

# Paint Colors



**Lettering:**
Farrow & Ball - Clunch #2009



**Ground:**
Farrow & Ball - Yeabridge Green #287



**Edgebanding:**
Benjamin Moore - Twilight #2058-10

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)<br>✓ a. Site Plan<br>✓ b. North Elevation<br>✓ c. South Elevation<br>✓ d. East Elevation<br>e. West Elevation<br>✓ f. Window/Door Schedule<br>Anton Scan color sets<br>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<br><br>FOR<br>A<br><br>VIEW | IF YOUR APPLICATION WAS "HOLD FOR A VIEW"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |
| HOLD<br><br>TO<br><br>TRACK | **IF YOUR APPLICATION WAS "HOLD TO TRACK"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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.

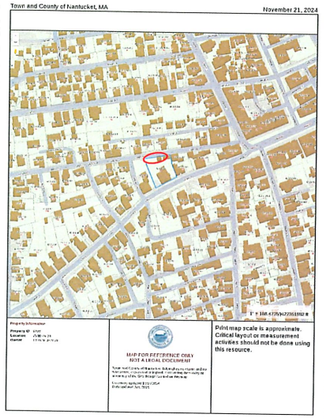
6. Repair of bedding joints along stone footings as needed.

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

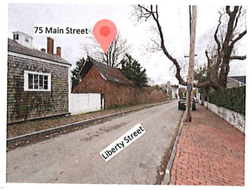
12" = 1'-0"




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.

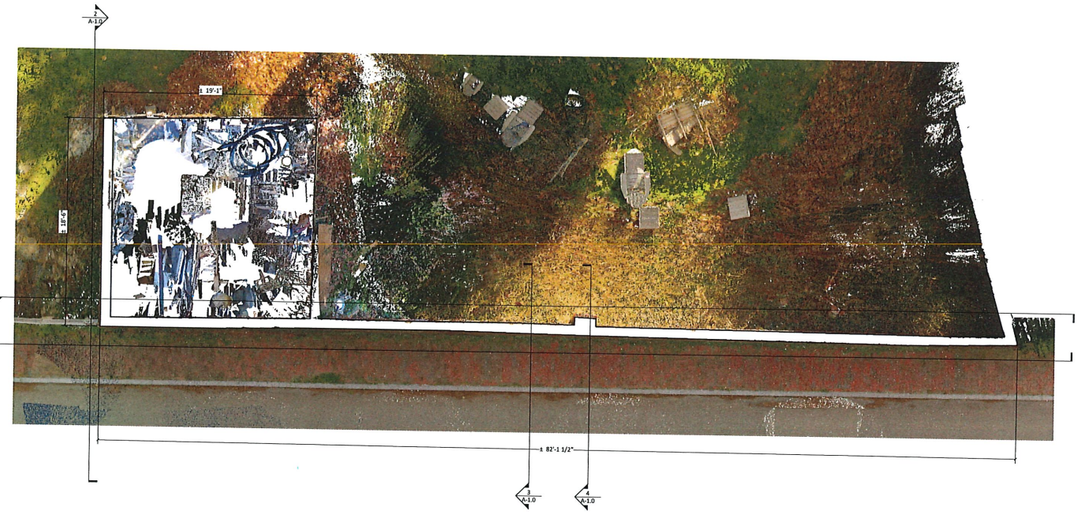
***Note:*** *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

*Revisions*

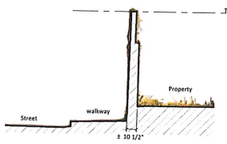
*HDC - 3D Laser Scan Survey 11.22.2024*

*C-1.0*

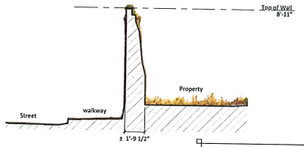
# 75 Main Street - 3D Laser Scan Survey




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**

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Side & Rear Setback - 5 ft. & 5 ft.

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*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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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.
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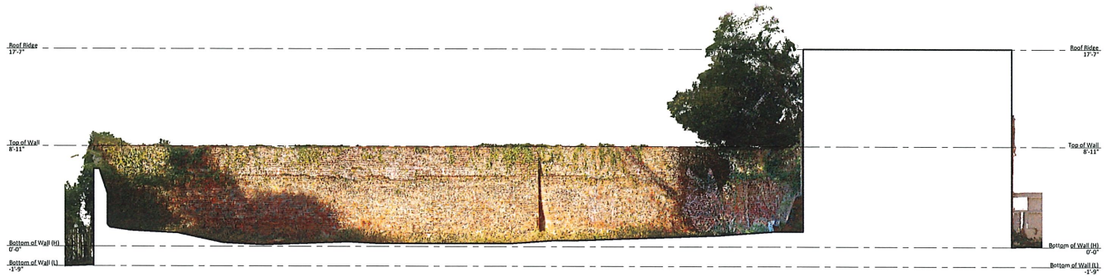
*Revisions*

*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**

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*Revisions*

*L-1.1*



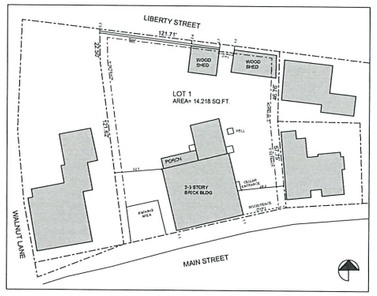
Southwest Perspective



Southeast Perspective

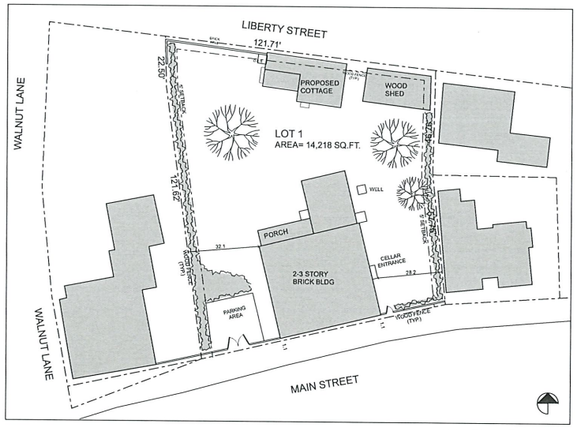
# The Proposed Cottage at

## 75 Main Street
## Nantucket , Massachusetts




Site Plan- Existing

SCALE: 1" = 30'




Site Plan- Proposed

SCALE: 1" = 20'



Locus

| ZONING INFORMATION<br>MAP 42.3.1 PARCEL 56<br>ZONE: RCH | |
|---|---|
| | EXISTING<br>14,218 SF<br>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<br>REMOVE- EXISTING SHED FRAME G.C. - 380 SF<br>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

USE OF DRAWING

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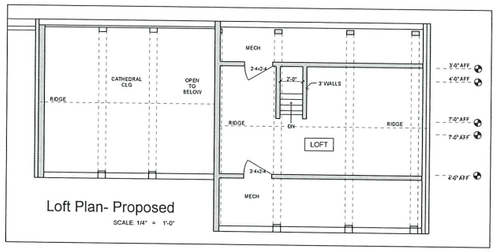
Thorsen Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

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

**Sheet No:**

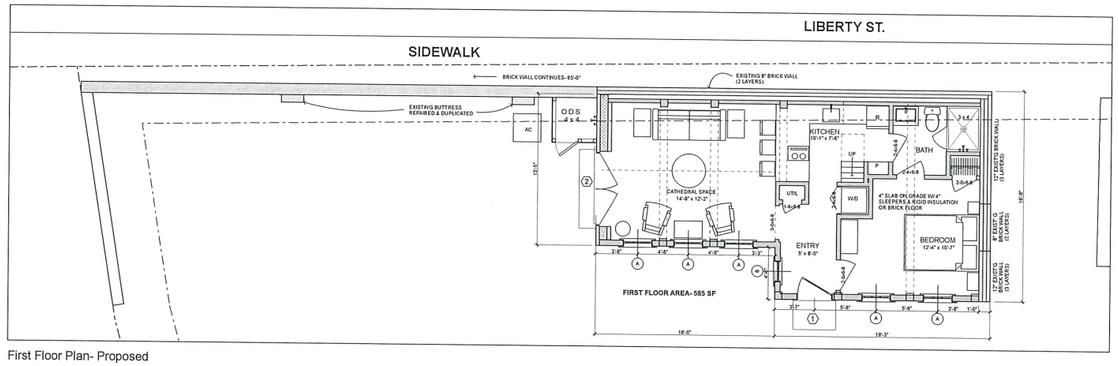
A0.0

Century
Cover Price College



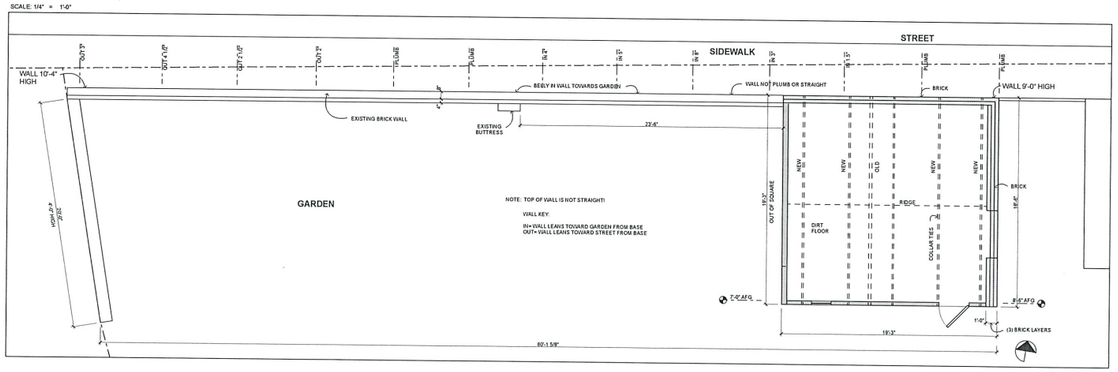

Loft Plan- Proposed

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

USE OF DRAWING

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

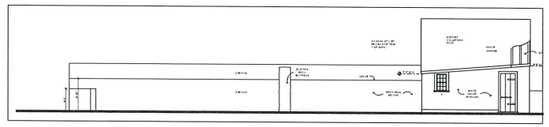
Project No:
Designed by: JT
Drawn by: JT
Checked by: JT

Sheet No:
A1.1

Exterior Architectural Plans

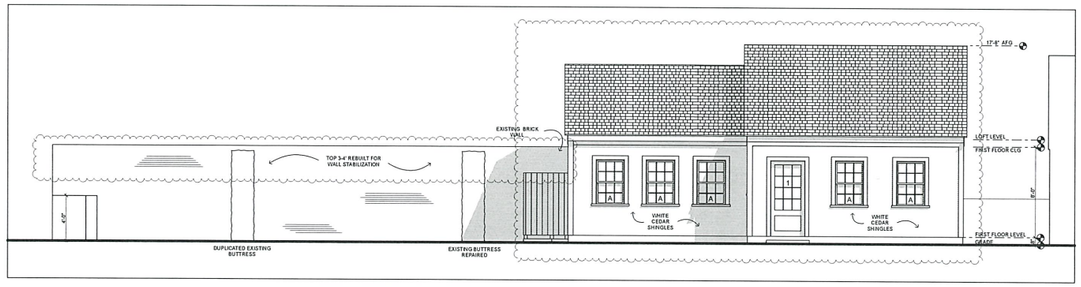


Existing South Side of Shed



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

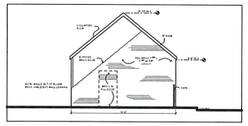
**DOOR SCHEDULE- PROPOSED**

| 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**

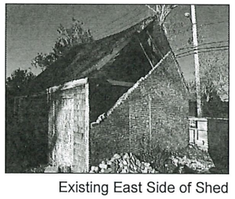
| ID | # | MANUFACTURER | UNIT DIMENSION | MIN ROUGH OPNG | REMARKS | DP | U VALUE |
|---|---|---|---|---|---|---|---|
| A | 5 | BOSTON SASH | 2'-6 5/8" x 4'-1" | 2'-9" x 4'-5" | 6/6 DOUBLE HUNG, ADL, WOOD, 9 x 12 GLASS | | |
| B | 1 | BOSTON SASH | 1'-9 5/8" x 3'-1" | 2'-0" x 3'-5" | 6/6 DOUBLE HUNG,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

WD, THERMAL PANE, TRIPLE TRACK STORM

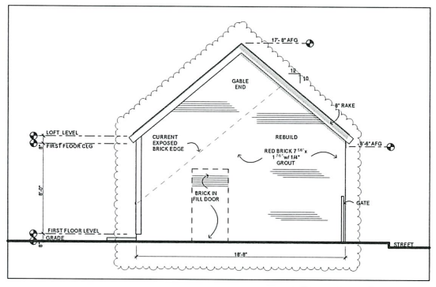



East Elevation- Existing

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

USE OF DRAWING

This drawing is the sole property of the Thornewill Design LLC and may not be used in any way without the written consent of the Thornewill Design LLC. Drawings may not be altered in any way. All drawings are instruments of service and shall remain the property of the Thornewill Design LLC whether the project for which they are made is executed or not. The drawings are not to be assigned to any third parties without the written permission of the Thornewill Design LLC.
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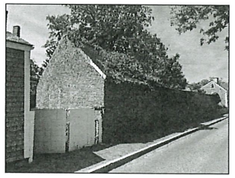
Thornewill Design LLC
48 Nussbaum Rd
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

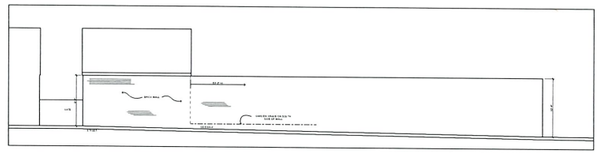
Project No: 17
Designed by: TH
Drawn by: TH
Checked by: LT

Sheet No:
A2.1

Contents:
Elevations

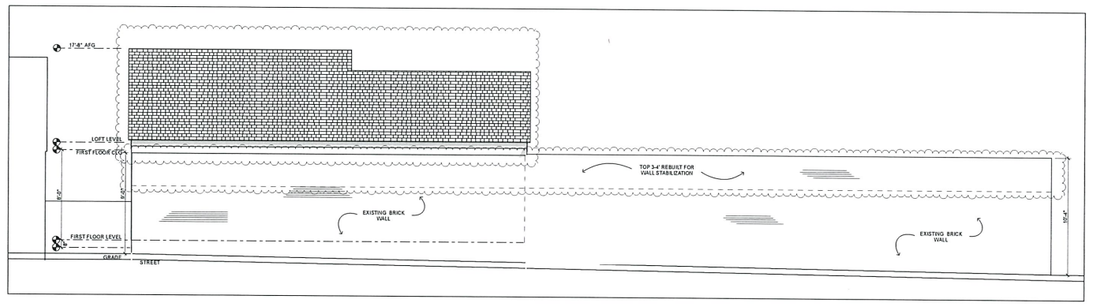


Existing North Side of Shed



North Elevation- Existing

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

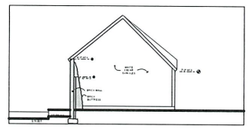



North Elevation- Proposed

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

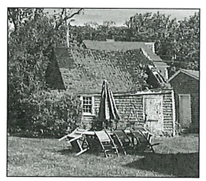
GENERAL NOTES:

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

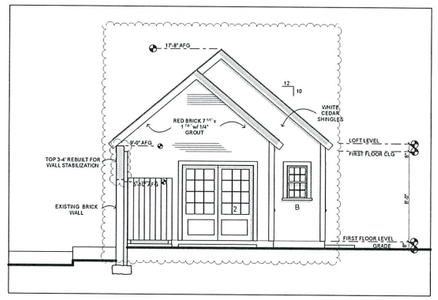


West Elevation- Existing

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

USE OF DRAWING

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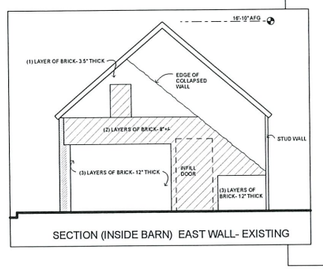
Thirteen Design LLC
48 Jones Road
Nantucket, Ma. 02554
Tele. 508 228 9141 Fax 508 228 3165


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

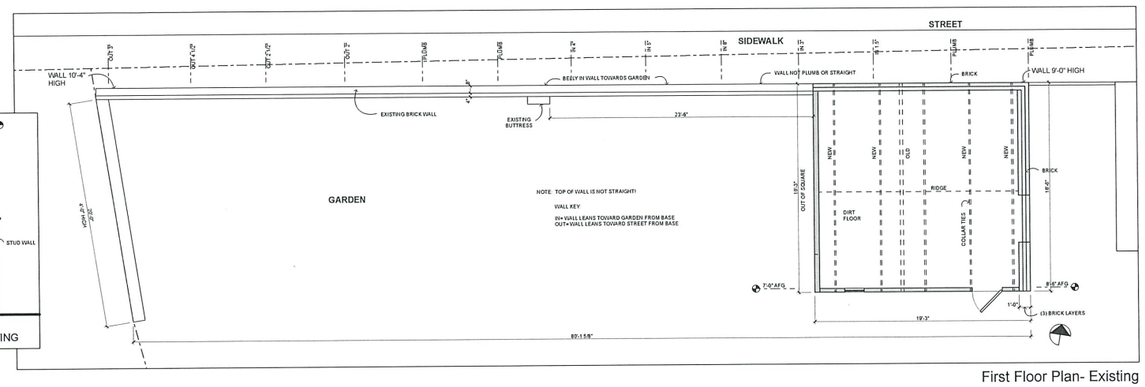
**Sheet No:**

A2.2

Contents: Elevations

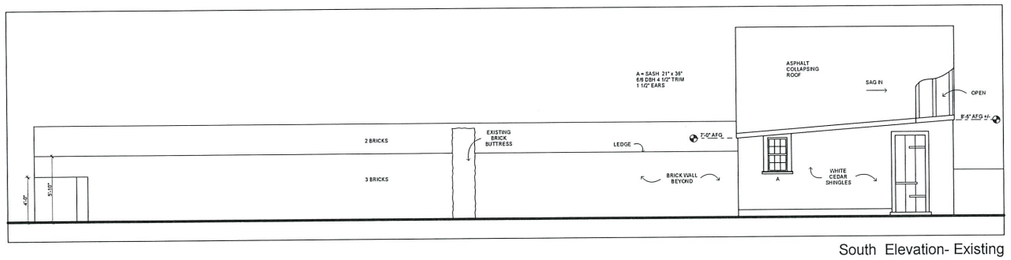



SECTION (INSIDE BARN) EAST WALL- EXISTING



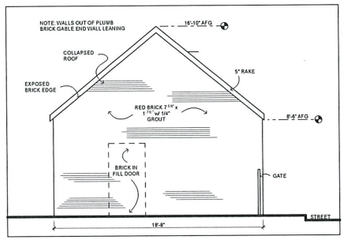

First Floor Plan- Existing

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



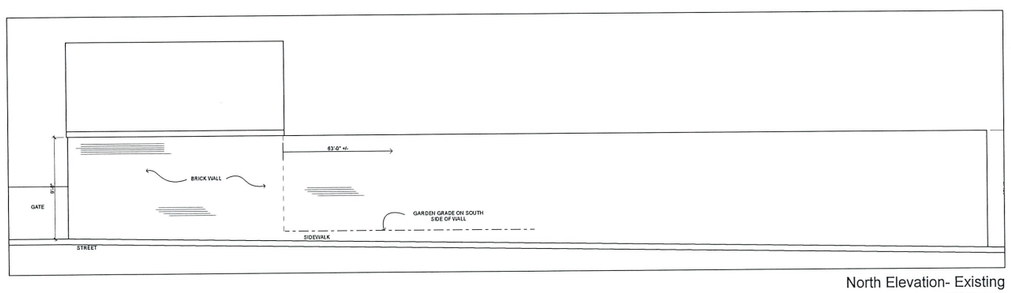

South Elevation- Existing

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



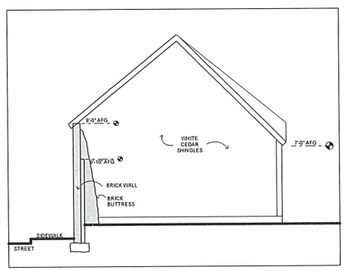

East Elevation- Existing

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

USE OF DRAWING

These drawings are the property of the Architect and may not be used for any purpose without the written consent of the Architect. Unauthorized use of these drawings, in whole or in part, shall be considered a violation of the Architect's rights and will be prosecuted to the fullest extent of the law. Drawings are not to be scaled. Dimensions are to be confirmed at the Shop/job upon request.

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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

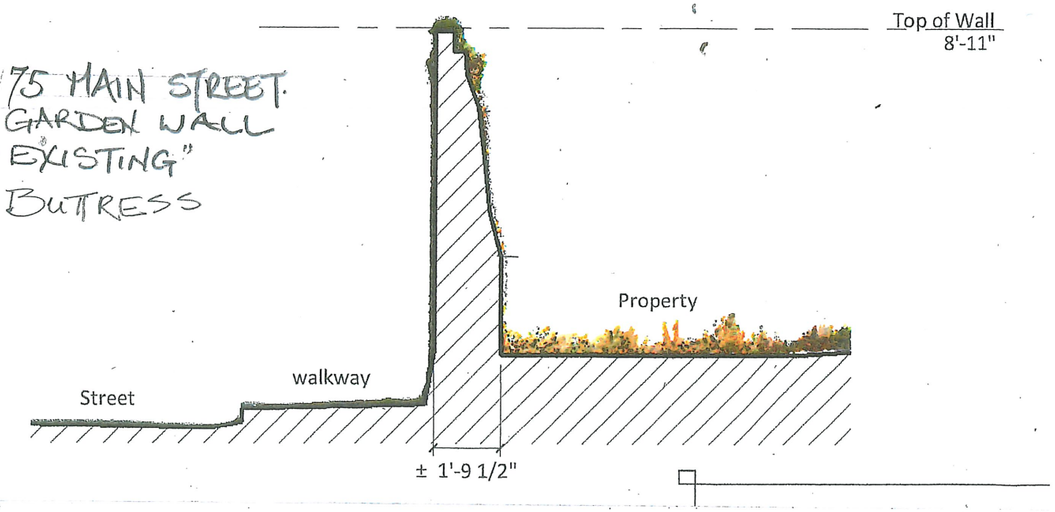
7” - 7 1/2” by 1 3/4” - 1 7/8”









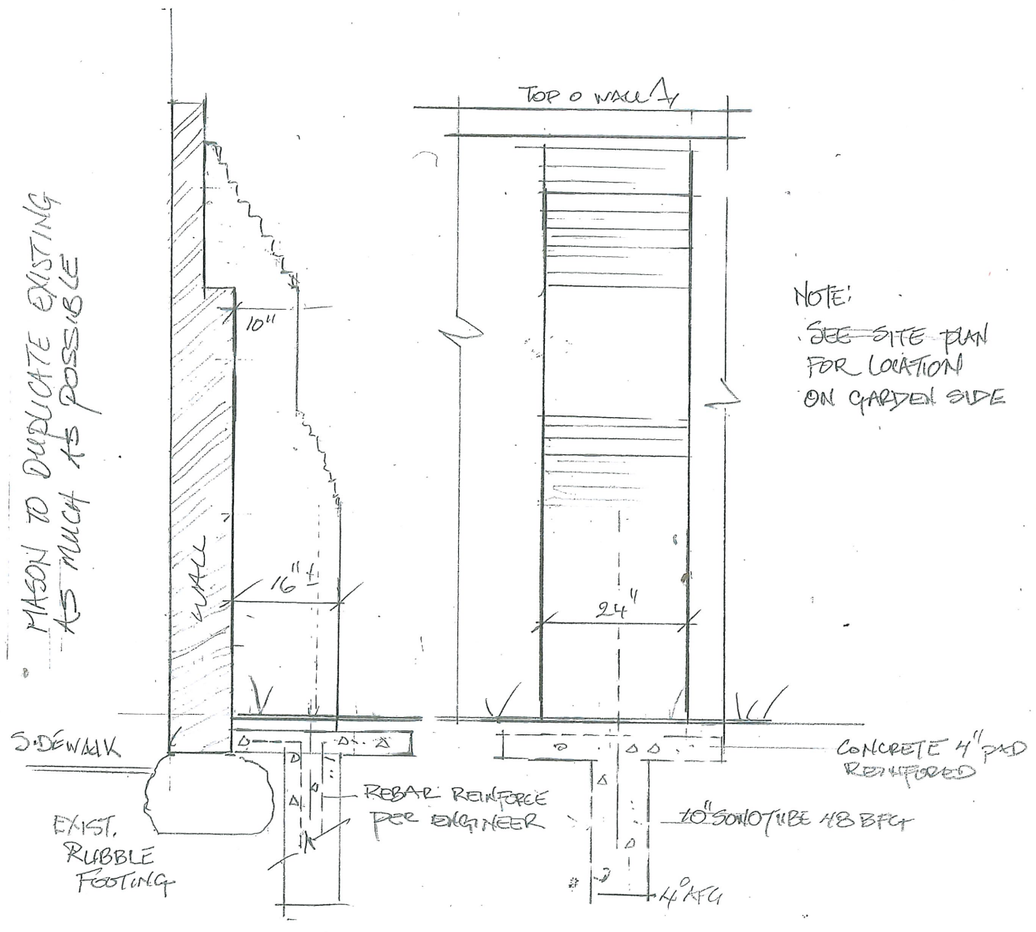

75 MAIN STREET
GARDEN WALL
"EXISTING"
BUTRESS

EXISTING
PROFILE

SECTION

ELEVATION

SCALE ½"=1'-0

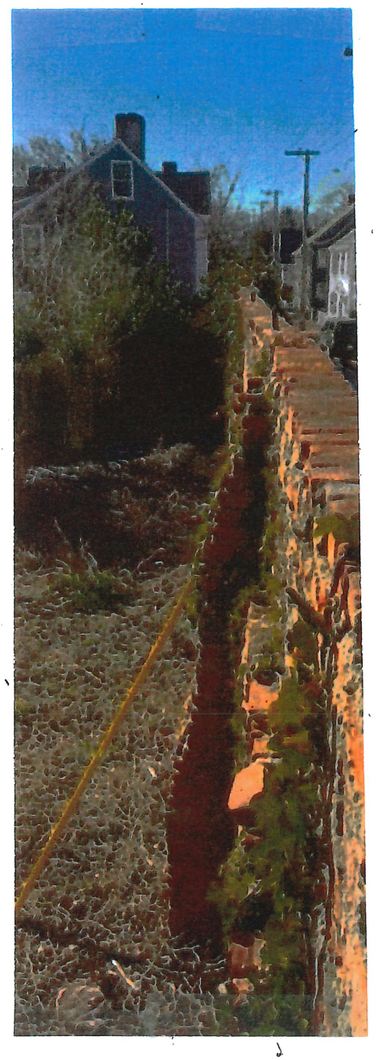



PROPOSED BUTTRESS SCHEMATIC

- MIGHT VARY SLIGHTLY AT MASTER MASON DISCRETION

NOTE:

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



EXISTING BUTTRESS

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 _____

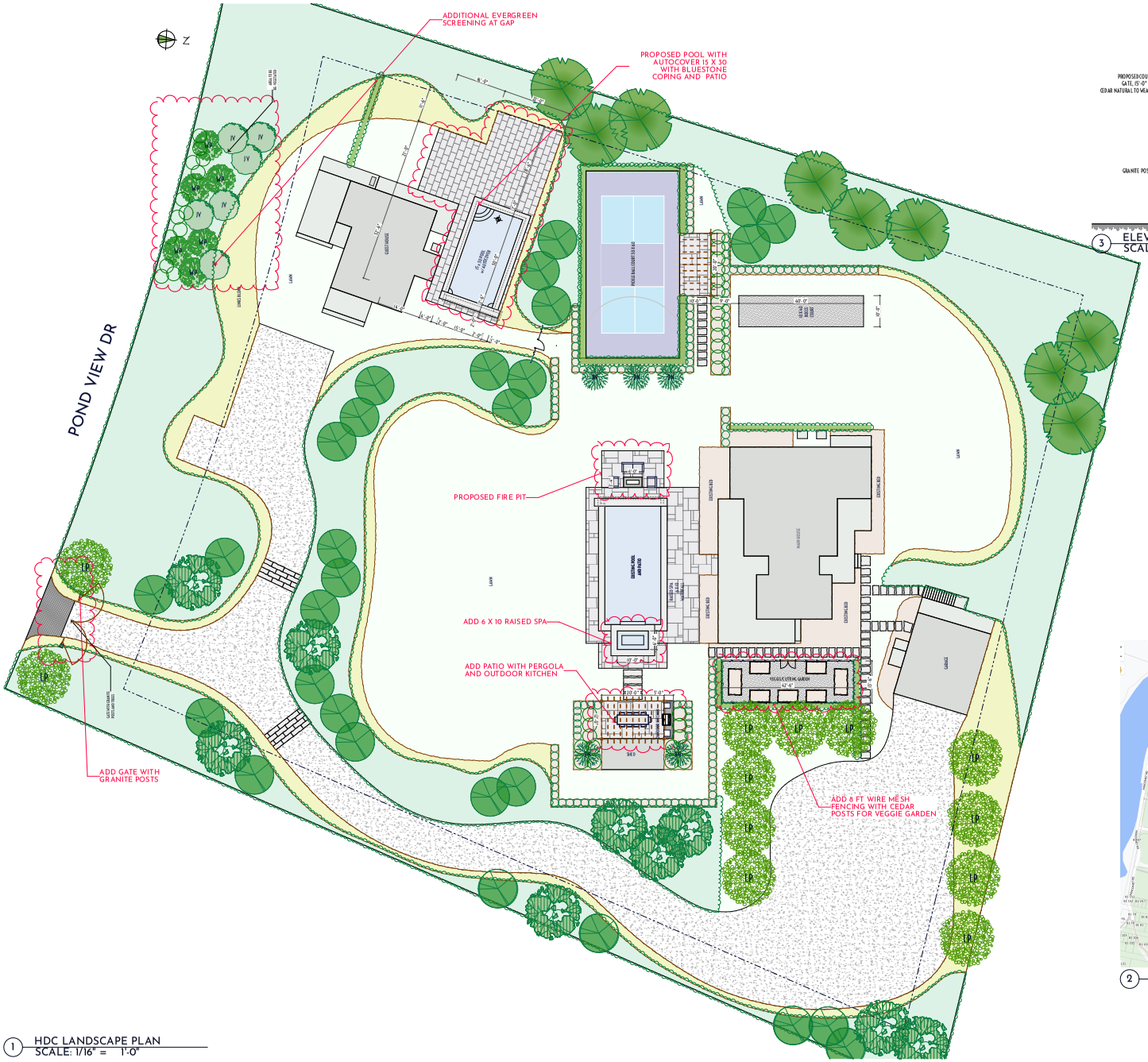
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ ~~Fence~~ NTW. GATE Shutters _____

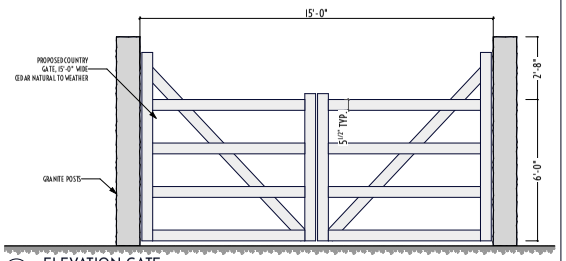
* Attach manufacturer's color samples if color is not from HDC approval list.

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 |
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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 |
|---|---|
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HDC Locus

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-A

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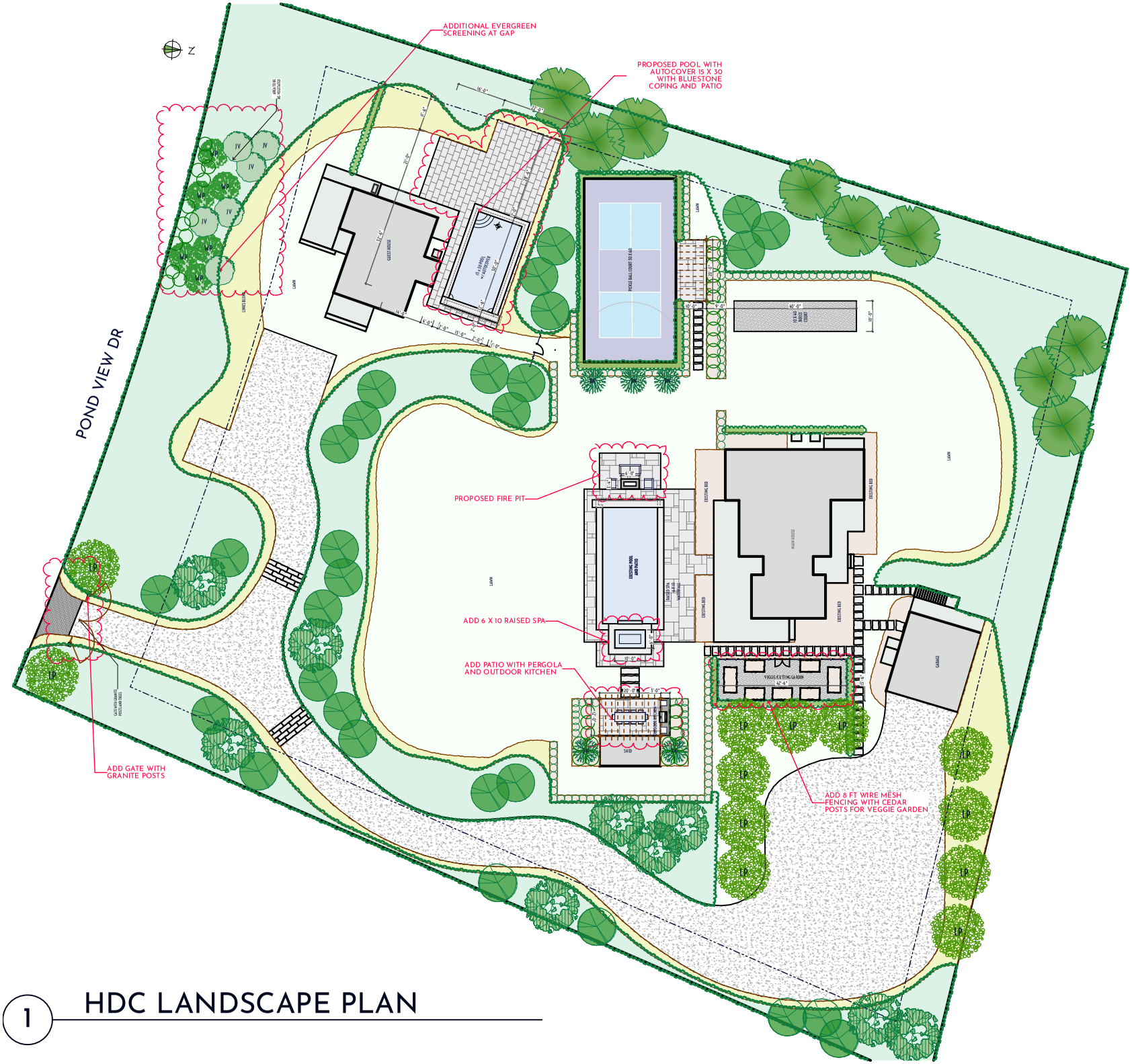


# 1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
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HDC Site 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-B

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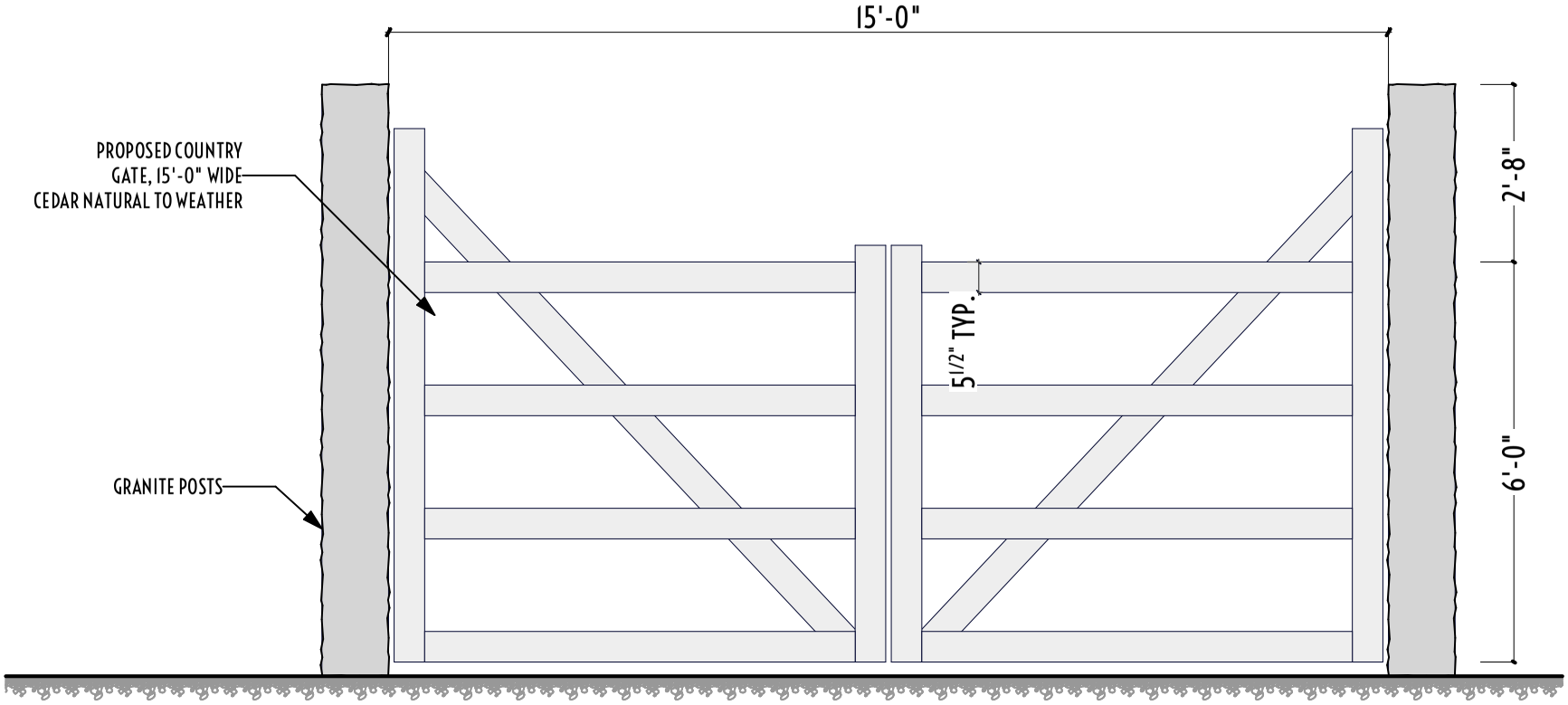


1 ELEVATION GATE
SCALE: 3/8" = 1'-0"

| MARK | DATE |
|---|---|
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HDC Gate Elevation

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-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 |
|---|---|
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HDC Site Photos

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
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Scale: As Noted
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Drawing No.:
HDC-D

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1 POOL w: BLUESTONE COPING



2 COLONIAL STONE OUTDOOR KITCHEN



3 COLONIAL STONE FIRE PIT

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Materials Photos

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:
HDC-E

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

12 Pond View Dr
Bocce Court
2024.12.02

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

_____COPY:
_____BUSINESS:
EMAIL ☐

***REQUIRED WITH ALL APPLICATIONS:***

| | | |
|---|---|---|
| ☑ | 1. | **Completed Application Form**: Description of ALL work must be indicated on application form. |
| ☑ | 2. | **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided. |
| 200 ck16187 | 3. | **Application Fee:** See back of application for fee schedule or call the office. |
| ☑ | 4. | **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps |
| ☑ | 5. | **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..* |
| ☑ | 6. | **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled. |
| ☑ | 7. | **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address. |
| ☑ | 8. | **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov. |
| ☑ | | Covid 10 Day Waiver |
| ☑ | | Owners Authorization Letter |

***REQUIRED WHERE APPLICABLE:***

| | | |
|---|---|---|
| N/A | 1. | **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| N/A | 2. | **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12. |
| N/A | 3. | **As-Built Plans (1copy):** of existing elevations |
| ☑ | 4. | **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled. |
| ☑ | 5. | **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan). |
| N/A | 6. | **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number. |
| N/A (initial to indicate read and understand) | 7. | ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*** |
| N/A | 8. | **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet. |
| N/A | 9. | **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.** |

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

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

## Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR ACK 12 Pond View LLC

STREET ADDRESS 12 Pond View Dr

MAP/PARCEL 81/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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

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

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

Signature 11.25.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....ACK 12 Pond View LLC.....

MAILING ADDRESS.....49 Union Park Unit 3, Boston Ma 02129.....

PROPERTY LOCATION.....12 Pond View Dr.....

ASSESSORS MAP/PARCEL.....81/9.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:41:26 -05'00'

November 25, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 81 | 8 | | FRUIT SHARON TRST | SNF DECLARATION OF TRUST | 12 EAGLE COURT | EDWARDSVILLE | IL | 62025 | 14 POND VIEW DR |
| 81 | 10 | | MACDONALD SANDRA A | | 10 POND VIEW DRIVE | NANTUCKET | MA | 02554 | 10 POND VIEW DR |
| 81 | 23 | | WELLS NANTUCKET INVEST LLC | C/O DAVID WALLACE-WELLS | 477 FDR DRIVE APT M 1407 | NEW YORK | NY | 10002 | 13 POND VIEW DR |
| 81 | 24 | | WORK LEILANI D TRST ETAL | | PO BOX 2462 | NANTUCKET | MA | 02584 | 15 POND VIEW DR |
| 81 | 179 | | RIPSAW INVESTMENTS LLC | | 166 BLACK ROCK DR | HINGHAM | MA | 02043 | 22 ELLENS WY |
| **Count:** | **5** | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 12 Pond View Dr

Tax Map Number: 81 Parcel Number: 9

Owner of Record: ACK 12 Pond View LLC

Description of Proposal:

Pool 15 x 30 with Bluestone Patio, Spa 6 x 10, Fire Pit, Patio with Outdoor Kitchen, Pickleball Court, Bocce Court, Entrance Gate

Anticipated HDC Submission Date: 12.02.2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 9

Street & Number of Proposed Work: 12 POND VIEW DR.

Owner of record: ACK 12 POND VIEW LLC.

Mailing Address: 49 UNION PARK UNIT 3
BOSTON MA 02129

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING.
6 MARBLEWAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscaping.inc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size):** _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials:** ~~Driveways~~ BOCCE COURT - STONE DUST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

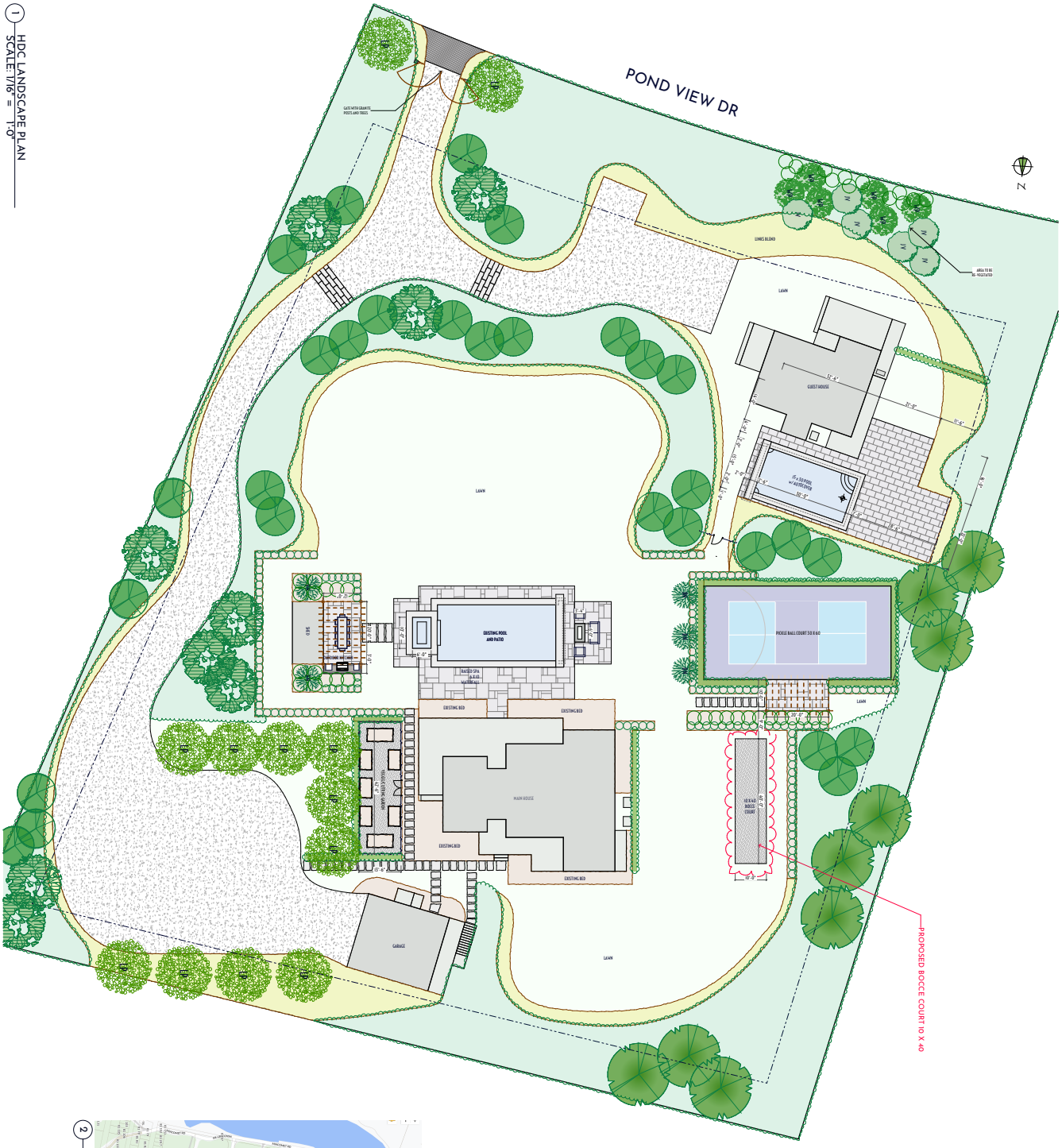
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/27/2024 Signature of owner of record [signature] Signed under penalties of perjury

1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"




2 LOCUS M-81 P-9



Landscape at
12 Pond View
Nantucket, Ma.
02554

M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Platted: 11/27/24
Drawing No.:

HDC-1

Surveyor Contact
Santos Contact

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HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

| MARK | DATE |
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atlantic LANDSCAPING, INC.




1 LOCUS M-81 P-9

| MARK | DATE |
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HDC Locus

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HDC-A

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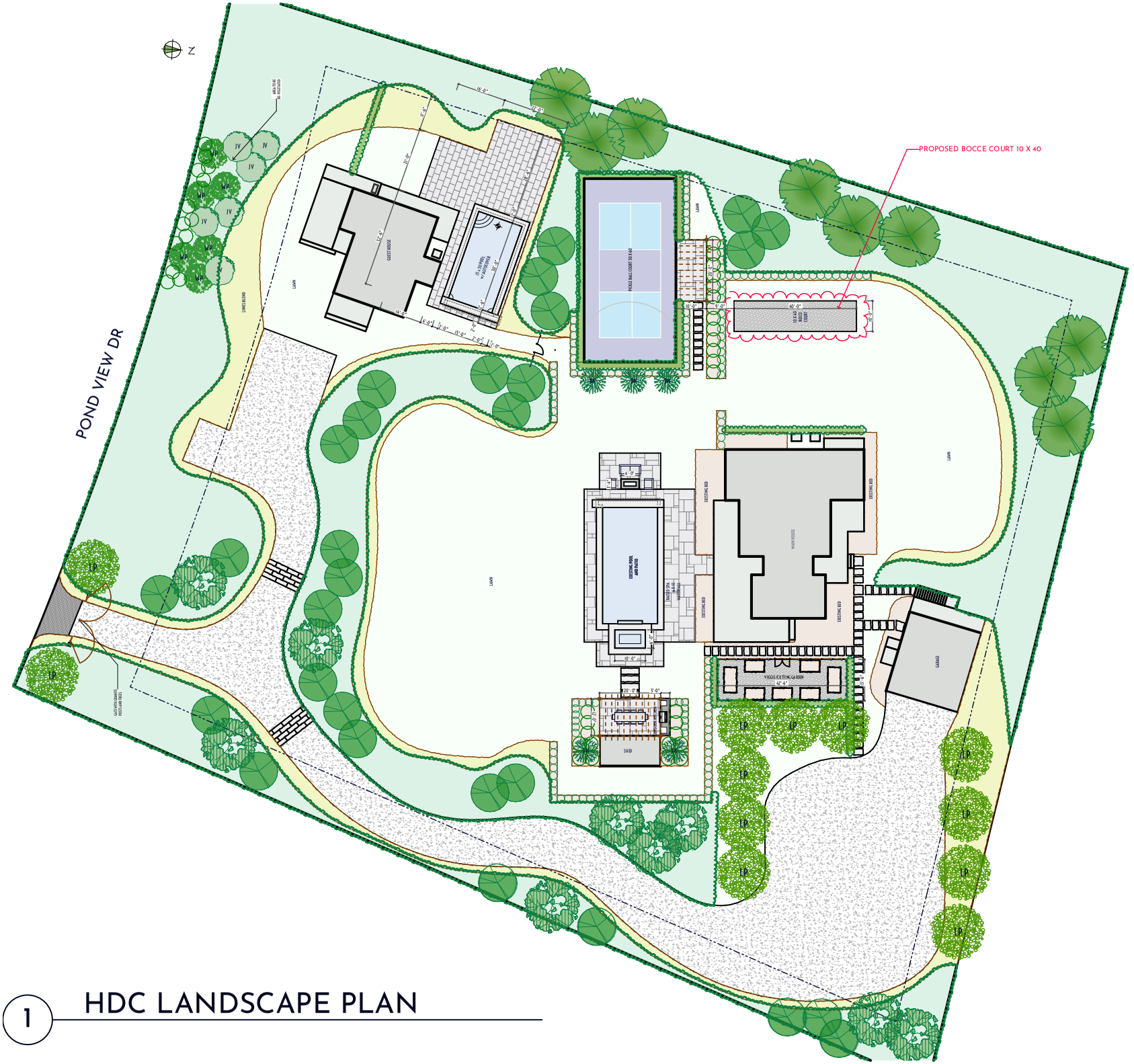


# 1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
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HDC Site Plan

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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 |
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HDC Site Photos

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HDC-D

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1 BOCCE COURT

| MARK | DATE |
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M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:
HDC-E

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

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

12 Pond View Dr
Pickleball Court
12.02.2024 Rev Jan 2020

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

_____COPY:
_____BUSINESS:
EMAIL ☐

***REQUIRED WITH ALL APPLICATIONS:***

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

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

200 ck 16188 3. **Application Fee:** See back of application for fee schedule or call the office.

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

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

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

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

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

☑ Covid 10 Day Waiver

☑

***REQUIRED WHERE APPLICABLE:***

Owners Authorization Letter

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

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

N/A 3. **As-Built Plans (1copy):** of existing elevations

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

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

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

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

**(initial to indicate read and understand)**

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

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

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

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

## Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR ACK 12 Pond View LLC

STREET ADDRESS 12 Pond View Dr

MAP/PARCEL 81/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.02.2024

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

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

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

Signature 11.25.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....ACK 12 Pond View LLC.....

MAILING ADDRESS.....49 Union Park Unit 3, Boston Ma 02129.....

PROPERTY LOCATION.....12 Pond View Dr.....

ASSESSORS MAP/PARCEL.....81/9.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 13:41:26 -05'00'

November 25, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 81 | 8 | | FRUIT SHARON TRST | SNF DECLARATION OF TRUST | 12 EAGLE COURT | EDWARDSVILLE | IL | 62025 | 14 POND VIEW DR |
| 81 | 10 | | MACDONALD SANDRA A | | 10 POND VIEW DRIVE | NANTUCKET | MA | 02554 | 10 POND VIEW DR |
| 81 | 23 | | WELLS NANTUCKET INVEST LLC | C/O DAVID WALLACE-WELLS | 477 FDR DRIVE APT M 1407 | NEW YORK | NY | 10002 | 13 POND VIEW DR |
| 81 | 24 | | WORK LEILANI D TRST ETAL | | PO BOX 2462 | NANTUCKET | MA | 02584 | 15 POND VIEW DR |
| 81 | 179 | | RIPSAW INVESTMENTS LLC | | 166 BLACK ROCK DR | HINGHAM | MA | 02043 | 22 ELLENS WY |
| **Count:** | **5** | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 12 Pond View Dr

Tax Map Number: 81 Parcel Number: 9

Owner of Record: ACK 12 Pond View LLC

Description of Proposal:

Pool 15 x 30 with Bluestone Patio, Spa 6 x 10, Fire Pit, Patio with Outdoor Kitchen, Pickleball Court, Bocce Court, Entrance Gate

Anticipated HDC Submission Date: 12.02.2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 9

Street & Number of Proposed Work: 12 POND VIEW DR

Owner of record: ACK 12 POND VIEW LLC.

Mailing Address: 14 UNION PARK UNIT 3
BOSTON MA 02129

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 60-0 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

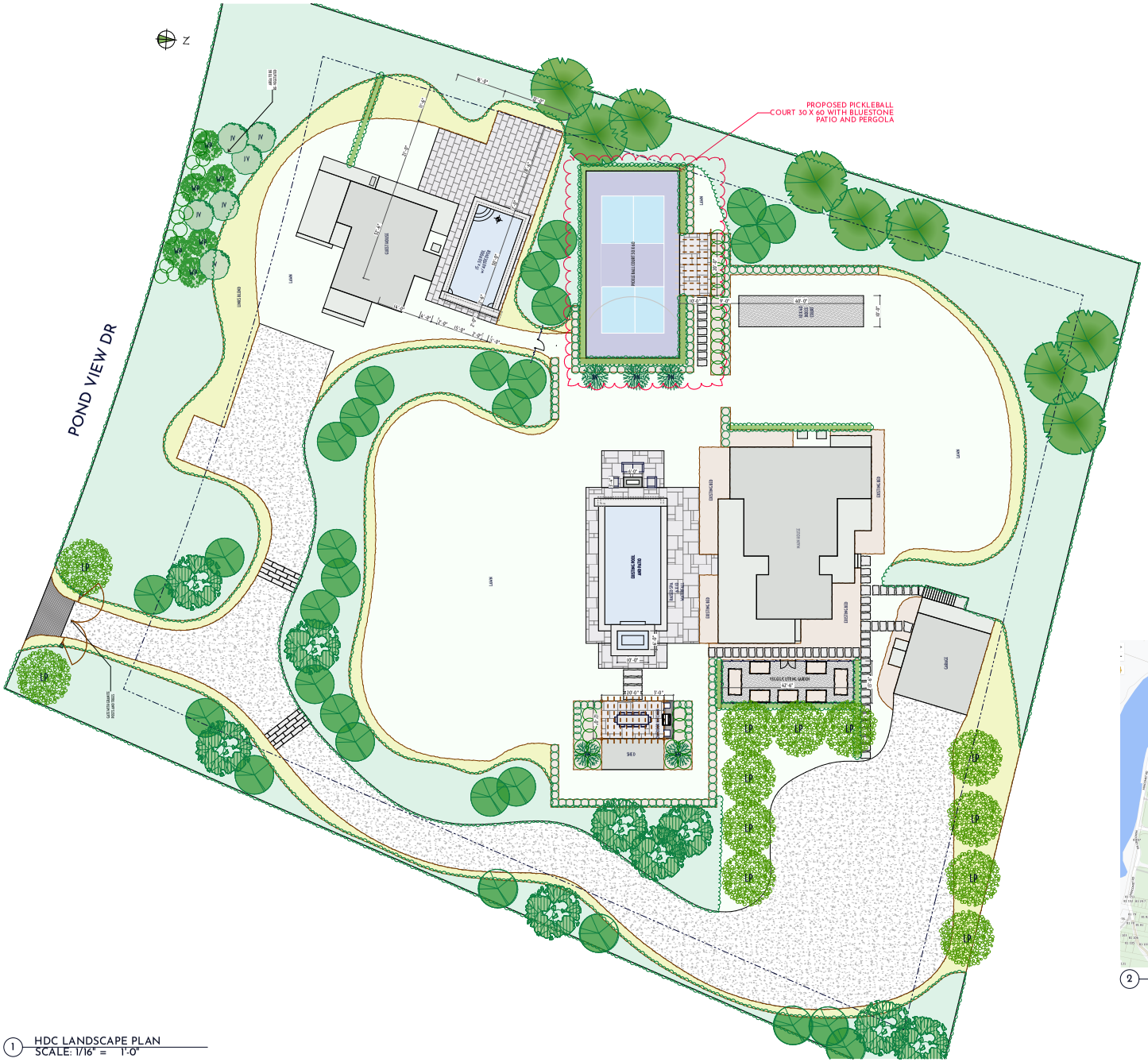
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/21/2024 Signature of owner of record _____ Signed under penalties of perjury




1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS M-81 P-9

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

# HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
12 Pond View
Nantucket, Ma.
02554

M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

## HDC-1

| Surveyor | Contact |
|---|---|
| Santos | Contact |

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




1 LOCUS M-81 P-9

| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

HDC Locus

Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-A

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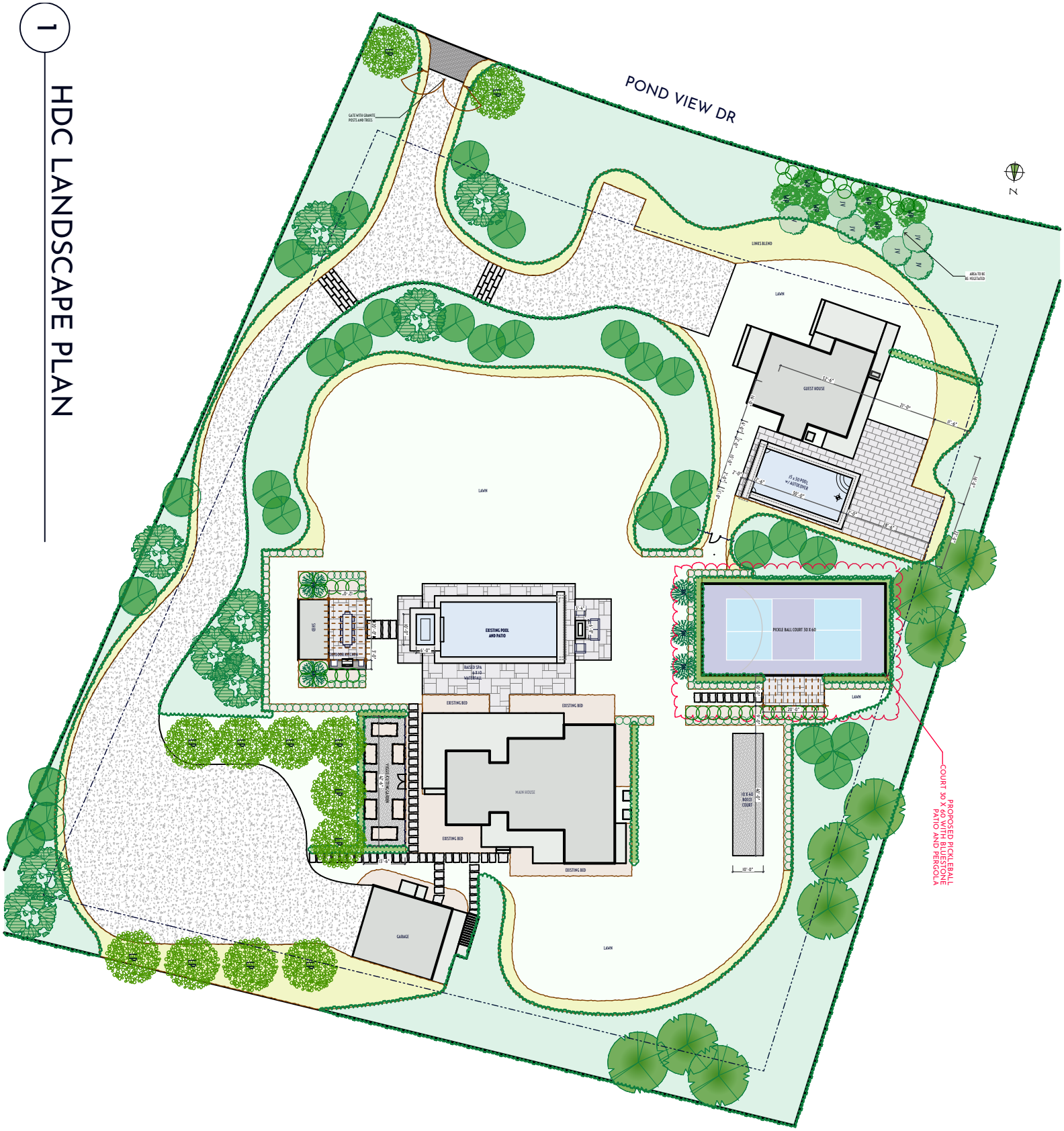
1

# HDC LANDSCAPE PLAN




Landscape at
12 Pond View
Nantucket, Ma.
02554
M: 81
P: 9
Zoning: LUG 2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 11/27/24
Drawing No.:

HDC-B

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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 _____

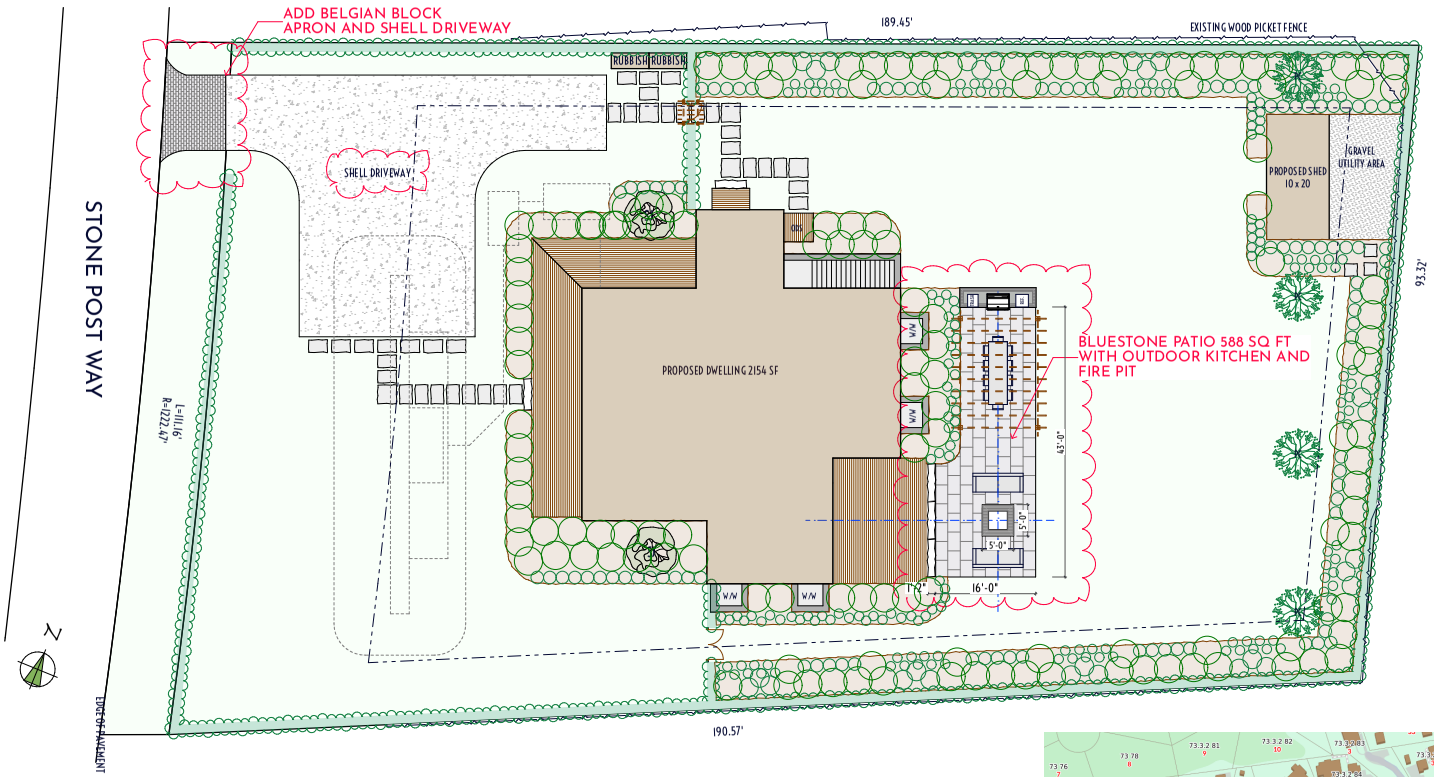
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

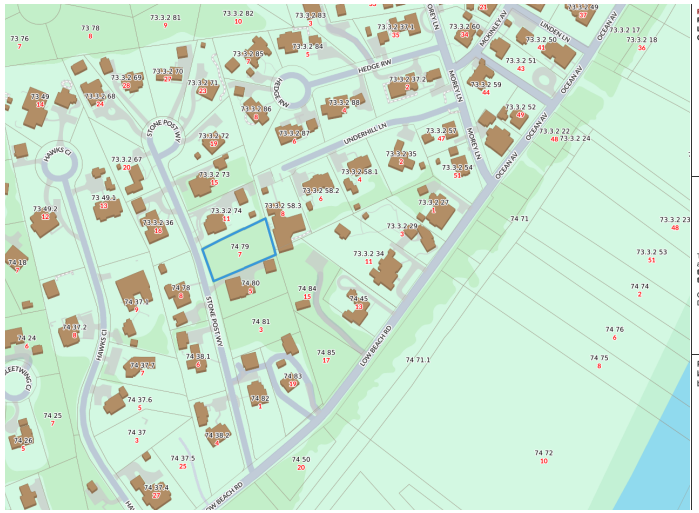
* Attach manufacturer's color samples if color is not from HDC approval list.

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 |
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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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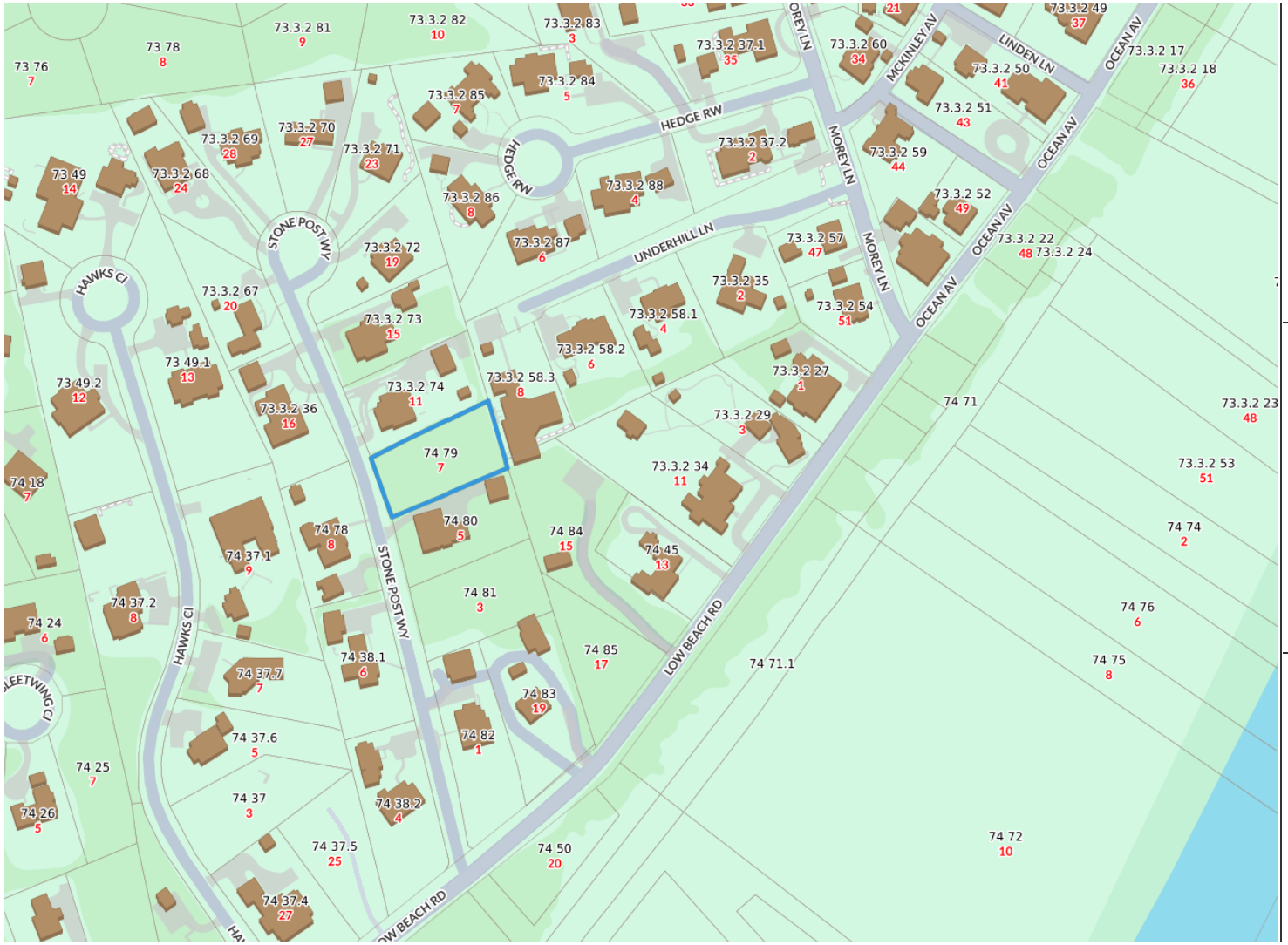


**Property Information**

| | |
|---|---|
| **Property ID** | 7005 |
| **Location** | 7 STONE POST WY |
| **Owner** | 7 STONE POST WAY LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

# 1 LOCUS M-74 P-79

atlantic LANDSCAPING, INC

| MARK | DATE |
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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 |
|---|---|
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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 |
|---|---|
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HDC Materials Photos

Landscape at
7 Stone Post Way
Nantucket, Ma.
02554
M: 74
P: 79
Zoning: SR20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 11/26/24
Drawing No.:
HDC-D

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December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

**Request for Certificate of Appropriateness**
**Town of Nantucket, Our Island Home – New Facility**

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed new Our Island Home skilled nursing facility, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on the overall design of the new facility and how it fits into the existing vernacular of the Sherburne Commons campus. The proposed facility includes a partial basement level of approximately 14,423 SF (including 2,668 SF of unprogrammed shell space) and a main level of approximately 47,395 SF. The 45 private resident bedrooms include a person of size room, available adjoining rooms, and a hospice suite that provides support space for family members. Each bedroom is provided with an adjoining private bathroom in the "European" style, with toilet, sink, and shower fixtures in a single wet room area.

The building is laid out with a central core area and four wings. Each of the three resident wings contains 15 resident bedrooms, a nursing station, and a nutrition area. A continuous circulation path connects near the ends of each wing and through the core of the building to provide a continuous path of travel that can be used by residents and staff. Patient support spaces, such as dining room, living room areas, and activity spaces are located primarily in the building core and amenity wing. The basement of the building houses crucial building systems spaces, maintenance workshops, central storage areas, and a staff training room.

In keeping with the design guidelines for the Town of Nantucket, the building will be designed as a series of simple gabled structures with roof lines that are broken up by intersecting gabled projections and shed dormers.

The overall intent of the project is to deliver a high-performance building providing long term skilled nursing care for the residents of Nantucket. The building is proposed to be constructed on 4-acres of developable land on the eastern side of the property

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

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

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

***REQUIRED WITH ALL APPLICATIONS:***

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

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

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

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

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

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

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

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

***REQUIRED WHERE APPLICABLE:***

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

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

N/A 3. **As-Built Plans (1copy):** of existing elevations

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

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

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

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

**(initial to indicate read and understand)**

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 01810

Contact Phone #: 978-857-2914 E-mail: MROGERS@SMRTINC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 375'-0" Sq. Footage 1st floor: 47,749 Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 172'-5" Sq. footage 2nd floor: 47,749 (UNOCCUPIED MECH ATTIC) Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A REFER TO HARDSCAPE APPLICATION.

Difference between existing grade and proposed finish grade: North 0' South 2' East 1' West 1'

Height of ridge above final finish grade: North 37' / 33' (SEE ELEVS) South 33' (SEE ELEVS) East 33'/37' (SEE ELEV.) West 33'/36'/37' (SEE ELEVS.

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation N/A
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 6" ☐ Block ☐ Block Parged ~~☒ Brick (type) NATURAL RED BRICK~~ ☒ Poured Concrete - FACED INSULATED ☐ Piers

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

**Roof Pitch**: Main Mass 8 /12 Secondary Mass 12 /12 Dormer 4 /12 Other SEE ELEVATIONS / ROOF PLAN

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

Fence: Height: VARIES 4' - 8'
Type: CEDAR
Length: VARIES

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

**Gutters**: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) COPPER

**Leaders (material and size)**: RECTANGULAR COPPER APPROX. 3" x 4"

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other FIBER CEMENT SHINGLE PANEL - JAMES HARDIE (BASIS OF DESIGN) - PAINTED

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other FIBER CEMENT TRIM - PAINTED.
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 9 1/4" Rake 9 1/4" Soffit (Overhang) 1'-0" Corner boards 7 1/4 Frieze 11 1/4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 8 x 8

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other SIMULATED DOUBLE HUNG - TILT / TURN STYLE.
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer INTUS

**Doors*** (type and material): ☐ TDL ☐ SDL Front ALUMINUM - SINGLE LITE Rear _____ Side HM - FLUSH (SERVICE / EGRESS)
Garage Door(s): Type N/A Material N/A

**Hardscape materials**: Driveways ASPHALT Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

## COLORS

Sidewall PAINT - TBD BY HDC REVIEW Clapboard (if applicable) N/A Roof CHARCOAL ASPHALT SHINGLES
Trim PAINT - TBD BY HDC REVIEW Sash WHITE Doors WHITE
Deck N/A Foundation EXPOSED CONCRETE - GRAY Fence _____ Shutters N/A.

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

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

Date 11/26/24 Signature of owner of record C-Eng/Sabina Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

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

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 67 | 336 | 6 | BERMAN SUSAN J | | 28 MIACOMET RD | NANTUCKET | MA | 02554 | 28 MIACOMET RD |
| 80 | 1 | 1 | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15 S SHORE RD |
| 80 | 1 | 2 | HOWARD WALLACE C TR | WALLACE C HOWARD TRUST 2017 | 44 MIACOMET RD | NANTUCKET | MA | 02554 | 48 MIACOMET RD |
| 80 | 1 | 3 | HOWARD WALLACE C TR | WALLACE C HOWARD TRUST 2017 | 44 MIACOMET RD | NANTUCKET | MA | 02554 | 44 MIACOMET RD |
| 80 | 49 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15A MIACOMET RD |
| 80 | 66 | | IVANOV STOYAN | | 18 S SHORE RD | NANTUCKET | MA | 02554 | 18 S SHORE RD |
| 80 | 116 | | TOPHAM LEIGH M TR | RAMOS FAMILY REALTY TRUST | PO BOX 1270 | NANTUCKET | MA | 02554 | 24 S SHORE RD |
| 80 | 218 | | TOPHAM LEIGH M TR | RAMOS FAMILY REALTY TRUST | PO BOX 1270 | NANTUCKET | MA | O2554 | 20 S SHORE RD |
| 80 | 297 | 2 | 2SP LLC | | 2 SOUTH PASTURE LN | NANTUCKET | MA | 02554 | 2 S PASTURE LN |
| 80 | 297 | 3 | KILLEN LISA W TRUSTEE | SANDY WATER REALTY TRUST | PO BOX 977 | HYANNIS | MA | 02601 | 4 S PASTURE LN |
| 80 | 297 | 4 | WILLIAMS LINDA F | | PO BOX 1446 | NANTUCKET | MA | 02554 | 6 S PASTURE LN |
| 80 | 297 | 5 | CAROL A WALSH IRRV TRUST | | 8 1/2 SOUTH PASTURE LN | NANTUCKET | MA | O2554 | 8 S PASTURE LN |
| 80 | 297 | 6 | GIRD ALBERT & CAROL ANN | | 10 SOUTH PASTURE LN | NANTUCKET | MA | 02554 | 10 S PASTURE LN |
| 80 | 297 | 7 | BISON INVESTMENTS LLC | | 7 ST PAUL STREET STE 820 | BALTIMORE | MD | 21202 | 14 S PASTURE LN |
| 80 | 297 | 9 | STEELE LAURA ZAGAYKO ETAL | | 21 S SHORE RD | NANTUCKET | MA | 02554 | 21 S SHORE RD |
| 80 | 429 | | GOODWIN ROBERT H TRST | SANDY WATER II REALTY TR` | PO BOX 977 | HYANNIS | MA | 02601 | 6- S PASTURE LN |
| 80 | 430 | | BROOKS MALCOLM S ETAL | | 12 S PASTURE LANE | NANTUCKET | MA | 02554 | 12 S PASTURE LN |
| **Count:** | **17** | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

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


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

7019 2280 0000 8614 7502

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Nantucket, MA 02554

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| Certified Mail Fee | $4.85 |
| $ | $4.10 |
| Extra Services & Fees *(check box, add fee as appropriate)* | |
| ☐ Return Receipt (hardcopy) | $ $0.00 |
| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.72 |
| $ | |
| Total Postage and Fees | $9.68 |
| $ | |

0810
27

ANDOVER POST OFFICE
ANDOVER MA
NOV 21 2024
11/21/2024
01810-3572

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*Sent To* NANTUCKET ISLANDS LAND BANK
*Street and Apt. No., or PO Box No.* 22 BROAD ST
*City, State, ZIP+4®* NANTUCKET, MA 02554

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

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Nantucket, MA 02554

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| Certified Mail Fee | $4.85 |
| $ | $4.10 |
| Extra Services & Fees *(check box, add fee as appropriate)* | |
| ☐ Return Receipt (hardcopy) | $ $0.00 |
| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.72 |
| $ | |
| Total Postage and Fees | $9.68 |
| $ | |

0810
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| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.72 |
| $ | |
| Total Postage and Fees | $9.68 |
| $ | |

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*Sent To* BISON INVESTMENTS LLC
*Street and Apt. No., or PO Box No.* 7 ST PAUL STREET STE 820
*City, State, ZIP+4®* BALTIMORE, MD 21202

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| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.72 |
| $ | |
| Total Postage and Fees | $9.68 |
| $ | |

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| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.72 |
| $ | |
| Total Postage and Fees | $9.68 |
| $ | |

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*Sent To* HOWARD WALLACE C TR
*Street and Apt. No., or PO Box No.* WALLACE C HOWARD TRUST 2017
*City, State, ZIP+4®* 44 MIACOMET RD
NANTUCKET, MA 02554

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

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| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.72 |
| $ | |
| Total Postage and Fees | $9.68 |
| $ | |

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| ☐ Certified Mail Restricted Delivery | $0.00 |
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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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

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Sent To: BERMAN SUSAN J
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| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
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| ☐ Certified Mail Restricted Delivery | $0.00 |
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| Postage | $0.73 |
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| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Sent To: TOPHAM LEIGH M TR
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| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Street and Apt. No., or PO Box No.: SANDY WATER REALTY TRUST
City, State, ZIP+4®: PO BOX 977 HYANNIS, MA 02601

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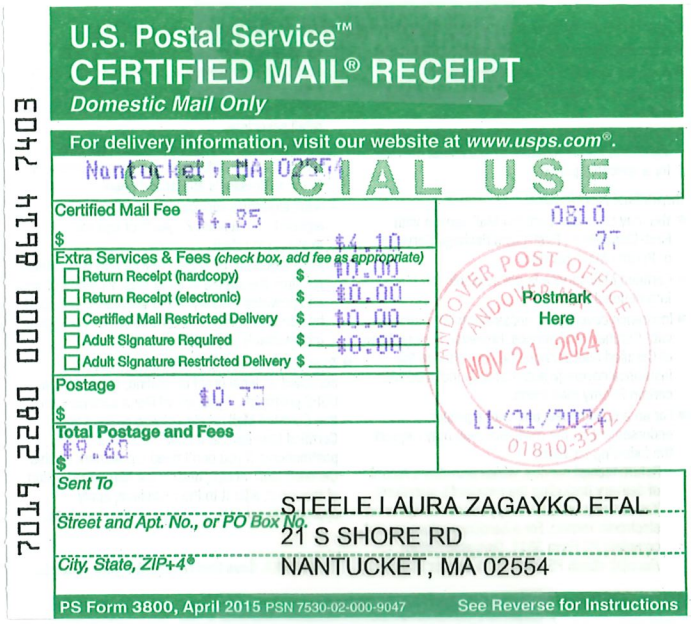

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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Sent To: STEELE LAURA ZAGAYKO ETAL
Street and Apt. No., or PO Box No.: 21 S SHORE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

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

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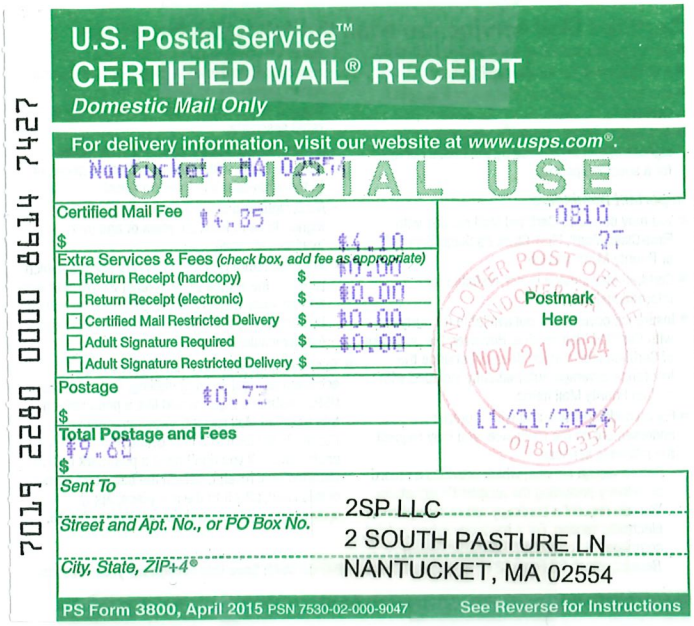

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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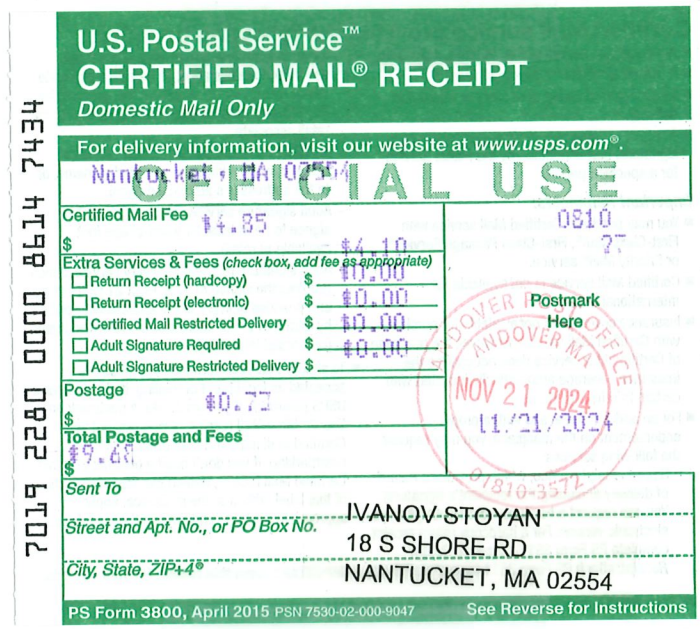
01810-3571

Sent To: 2SP LLC
Street and Apt. No., or PO Box No.: 2 SOUTH PASTURE LN
City, State, ZIP+4®: NANTUCKET, MA 02554

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

7019 2280 0000 8614 7427



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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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Sent To: IVANOV-STOYAN
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

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Total Postage and Fees $9.62

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City, State, ZIP+4®: PO BOX 977
HYANNIS, MA 02601

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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Street and Apt. No., or PO Box No.: WALLACE C HOWARD TRUST 2017
City, State, ZIP+4®: 44 MIACOMET RD
NANTUCKET, MA 02554

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# Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

| | | | |
|---|---|---|---|
| **To** | Historic District Commission | **Date** | 12.02.24 |
| **From** | SMRT Architects & Engineers | **Project No.** | 23121 |
| **Subject** | Site Fencing | **Project Name** | Our Island Home |

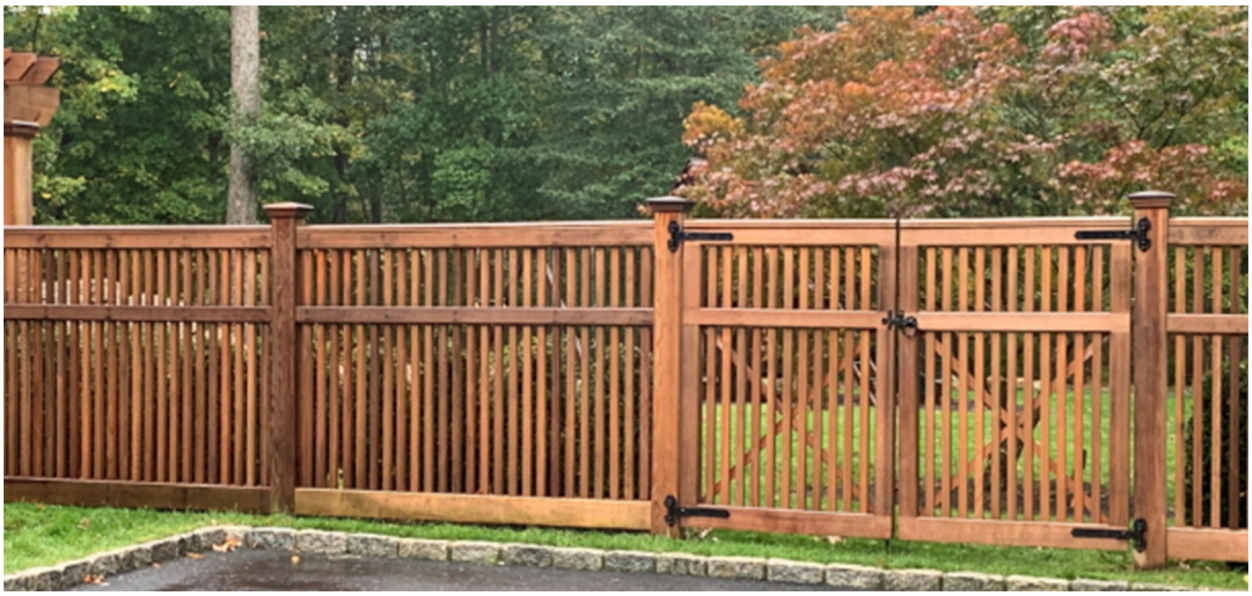
## Our Island Home – Wood Fencing & Gate Options

Screen fence options around proposed emergency generator:





## Enclosure fence and gate options at exterior patios:





# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Connie Patten

**STAFF**

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

## Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

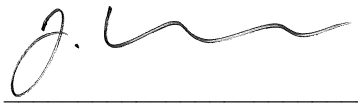
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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

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

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



Signature

December 2, 2024
Date



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## TOWN OF NANTUCKET

# OUR ISLAND HOME SKILLED NURSING FACILITY

## COVER SHEET

**ISSUED FOR HDC APPROVAL**

**12/02/24**

**A-000**

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

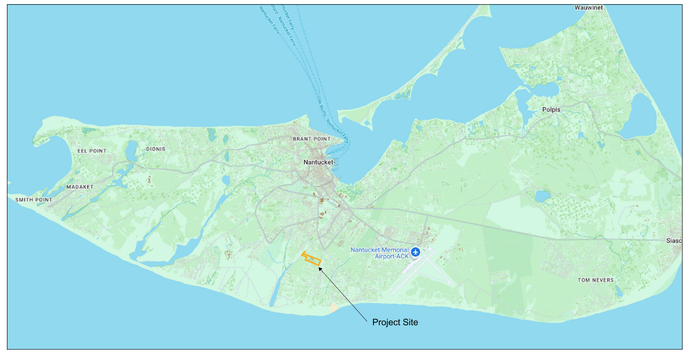
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

***NOT FOR CONSTRUCTION***




Sherburne Commons Base Data - Town of Nantucket G.I.S.




Project Site - Island Context - Town of Nantucket G.I.S.

| | |
|---|---|
| Owner: | Town of Nantucket |
| Zone: | ALC (Assisted Living Community) |
| Parcel ID: | Map 80; Lot 1 |
| Parcel Size: | 19.94 Acres |
| PL Setbacks: | 50.0' Lot Line; 75.0' Street Line (Vegetated) |
| Wetlands: | None |
| Easements: | 30.0' Sanitary Sewer Force Main (North-South Axis) |
| Parking Req's: | Planning Board Determination |
| Proposed Development Area: | 4- acres |

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

**OUR ISLAND HOME SKILLED NURSING FACILITY**

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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**12-02-24**

SHEET TITLE:

**LOCUS MAPS & SITE INFORMATION**

*Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.*
*Sheet is intended to be PRINTED IN COLOR.*

| | | | |
|---|---|---|---|
| SCALE: | N.T.S. | DESIGNED BY: | JSM |
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**12-02-24**

SHEET TITLE:

**EXISTING SITE PHOTOS**

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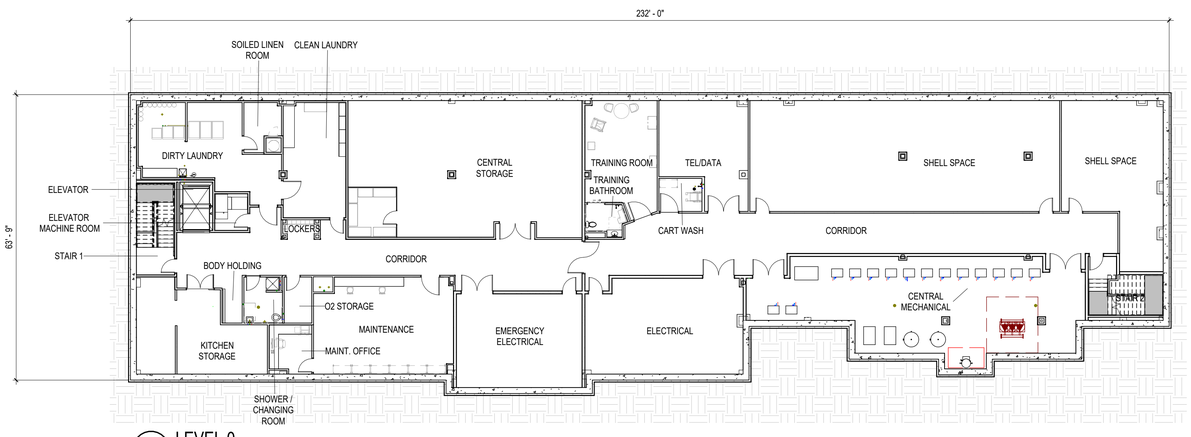
|---|---|---|---|
| SCALE: | N.T.S. | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |




1 LEVEL 1
1/16" = 1'-0"

1
A-202




0 LEVEL 0
1/16" = 1'-0"

TOWN OF NANTUCKET

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Andover, Massachusetts 01810

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**12/02/24**

SHEET TITLE:

## FLOOR PLANS

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*Sheet is intended to be PRINTED IN COLOR.*

SCALE: **1/16" = 1'-0"** | DESIGNED BY: **Designer**
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# A-101

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1 ROOF LEVEL
1/16" = 1'-0"


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**12/02/24**

SHEET TITLE:

**ROOF PLAN**

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# A-102

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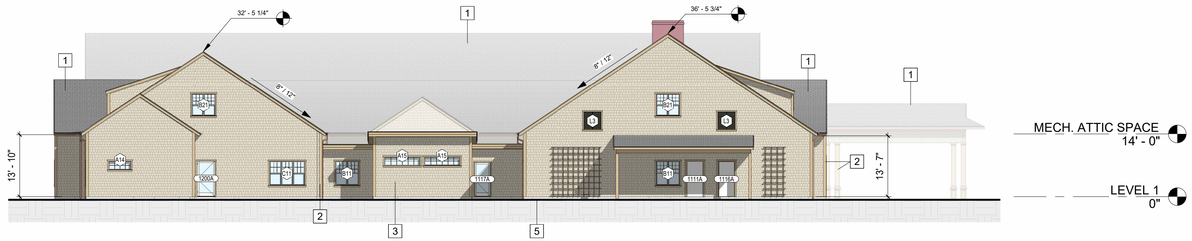
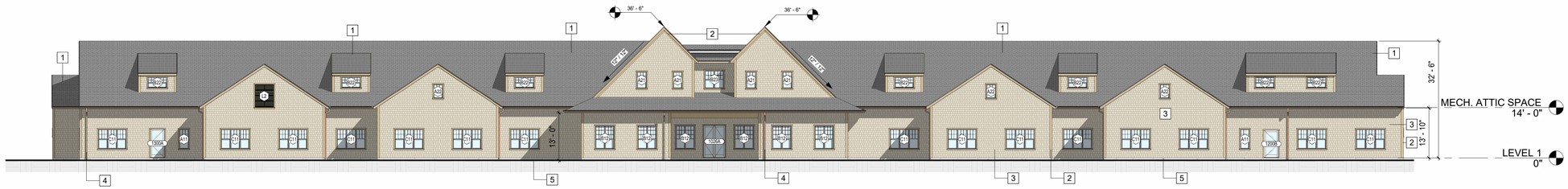
| HDC - EXTERIOR MATERIAL LEGEND | |
|---|---|
| Keynote Value | Keynote Description |
| 1 | ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL |
| 2 | FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED |
| 3 | FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED |
| 4 | COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH |
| 5 | CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR |



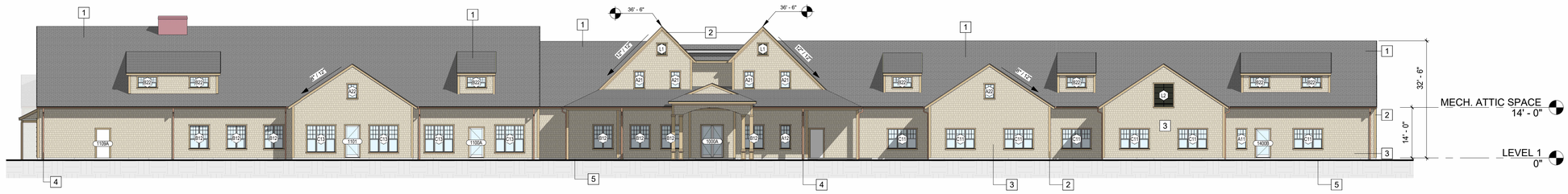

1 SOUTH ELEVATION
1/16" = 1'-0"




2 NORTH ELEVATION
1/16" = 1'-0"




3 EAST ELEVATION
1/16" = 1'-0"




4 WEST ELEVATION
1/16" = 1'-0"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**12/02/24**

SHEET TITLE:

**EXTERIOR ELEVATIONS**

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# A-201

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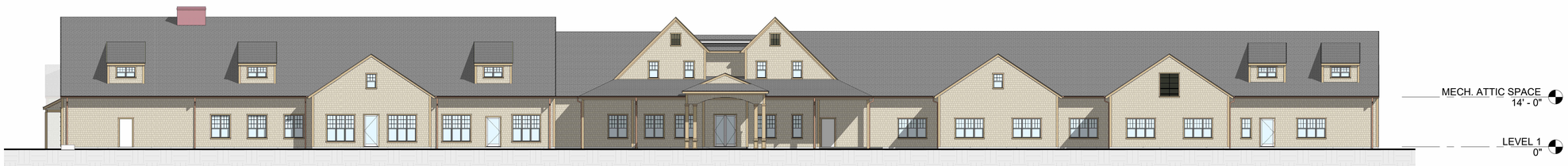
6 DORMER OPTION 3 - EAST ELEVATION
1/16" = 1'-0"




5 DORMER OPTION 3 - WEST ELEVATION
1/16" = 1'-0"




4 DORMER OPTION 2 - EAST ELEVATION
1/16" = 1'-0"




3 DORMER OPTION 2 - WEST ELEVATION
1/16" = 1'-0"




2 DORMER OPTION 1 - EAST ELEVATION
1/16" = 1'-0"




1 DORMER OPTION 1 - WEST ELEVATION
1/16" = 1'-0"

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SHEET TITLE:

**EXTERIOR ELEVATIONS - DORMER OPTIONS**

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# A-202

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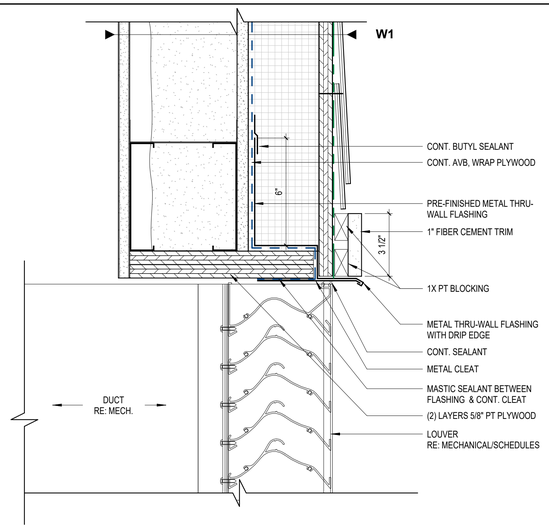
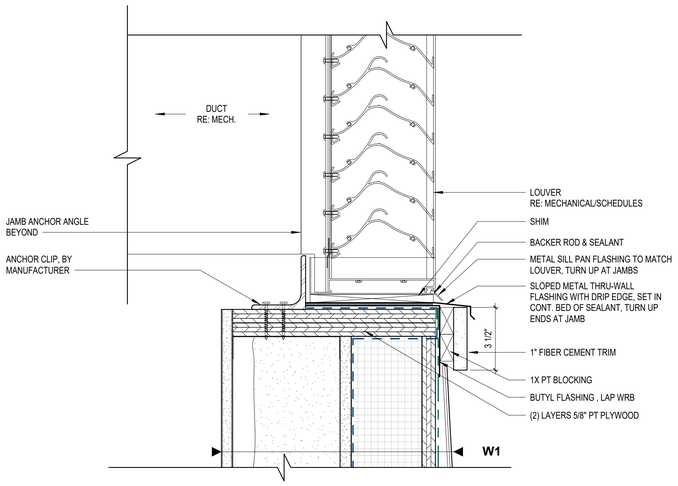
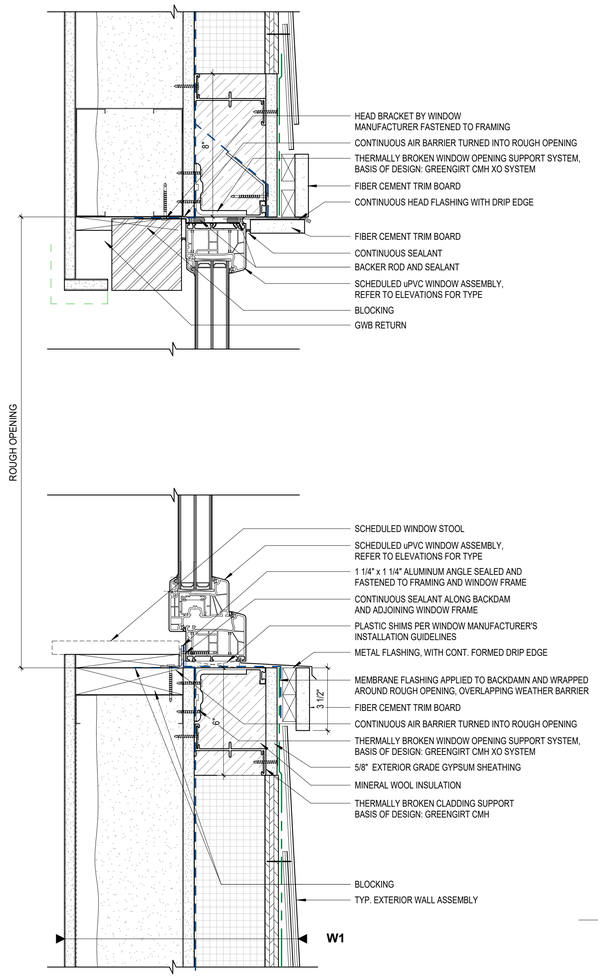



1 TYP. LOUVER HEAD/SILL DETAIL HDC
3" = 1'-0"




2 TYP. WINDOW HEAD/SILL DETAIL HDC
3" = 1'-0"

## WINDOW SCHEDULE HDC

| TYPE | DESCRIPTION | ROUGH OPENING WIDTH | ROUGH OPENING HEIGHT | GLASS TYPE | COMMENTS |
|---|---|---|---|---|---|
| LEVEL 1 | | | | | |
| A11 | SINGLE OPERABLE SIMULATED DOUBLE HUNG | 2' - 8" | 5' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| A12 | SINGLE OPERABLE SIMULATED DOUBLE HUNG | 2' - 8" | 6' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| A14 | SINGLE FIXED WINDOW | 5' - 0" | 2' - 0" | GL1 | |
| A15 | SINGLE FIXED TRANSOM | 8' - 0" | 2' - 0" | GL1 | |
| B11 | TWIN OPERABLE SIMULATED DOUBLE HUNG | 5' - 4" | 5' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| B12 | TWIN OPERABLE SIMULATED DOUBLE HUNG | 5' - 4" | 6' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| B26 | TWIN OPERABLE SIMULATED DOUBLE HUNG | 5' - 4" | 4' - 0" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| C11 | TRIPLE OPERABLE SIMULATED DOUBLE HUNG | 8' - 0" | 5' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| C12 | TRIPLE OPERABLE SIMULATED DOUBLE HUNG | 8' - 0" | 6' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| C13 | TRIPLE OPERABLE SIMULATED DOUBLE HUNG | 8' - 0" | 7' - 6" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| C22 | TWIN OPERABLE SIMULATED DOUBLE HUNG | 5' - 4" | 5' - 10" | GL1 | SEE LEGEND FOR OPERABLE TILT/TURN SASH CONFIGURATION |
| MECH. ATTIC SPACE | | | | | |
| A21 | SINGLE FIXED SIMULATED DOUBLE HUNG | 2' - 8" | 4' - 8" | GL2 | |
| A22 | SINGLE FIXED SIMULATED DOUBLE HUNG | 2' - 8" | 4' - 0" | GL2 | |
| B21 | TWIN FIXED SIMULATED DOUBLE HUNG | 5' - 4" | 5' - 0" | <varies> | |
| B22 | TWIN FIXED SIMULATED DOUBLE HUNG | 5' - 4" | 3' - 0" | GL3 | |
| B23 | TWIN FIXED SIMULATED DOUBLE HUNG | 5' - 4" | 5' - 0" | GL1 | |

**WINDOW NOTES:**

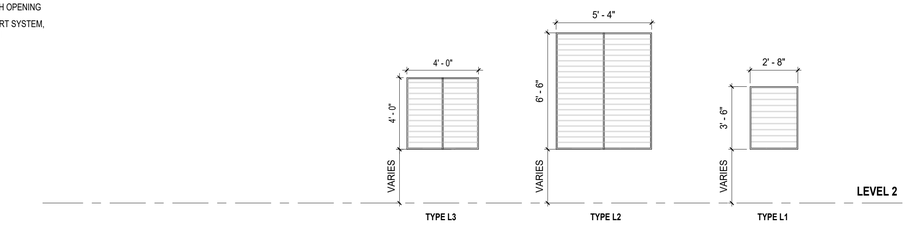
1. ALL WINDOWS TO BE FACTORY MULLED AND PAINTED

**GLAZING TYPES**

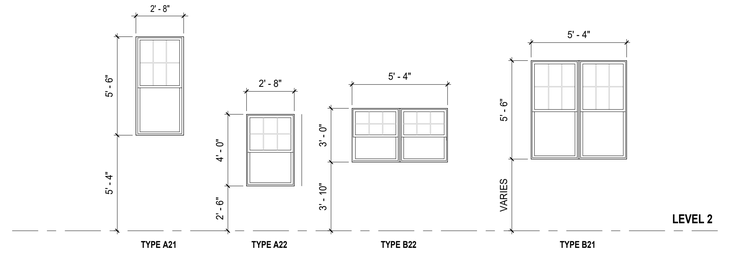
GL-1: TRIPLE-GLAZED INSULATED GLASS
GL-2: TRIPLE-GLAZED INSULATED GLASS W/ TRANSLUCENT FILM
GL-3: SINGLE-GLAZED MONOLITHIC GLAZING W/ TRANSLUCENT FILM
GL-4: SINGLE-GLAZED MONOLITHIC GLAZING

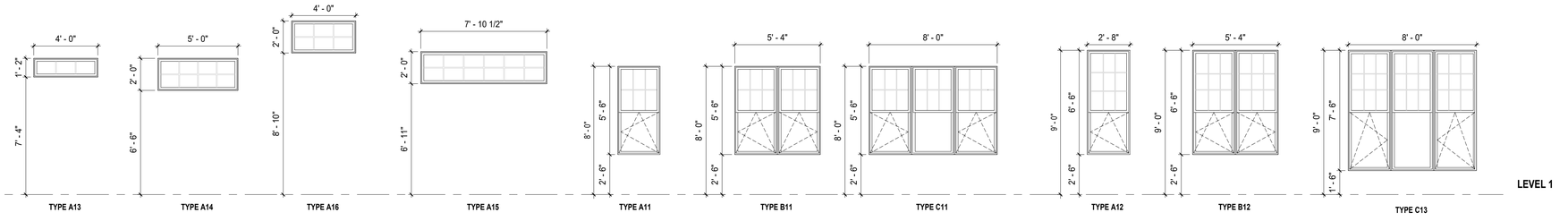
## LOUVER SCHEDULE HDC

| wt | Description | ROUGH OPENING WIDTH | ROUGH OPENING HEIGHT | COMMENTS |
|---|---|---|---|---|
| MECH. ATTIC SPACE | | | | |
| L1 | ANODIZED ALUMINUM LOUVER | 2' - 8" | 3' - 6" | |
| L2 | ANODIZED ALUMINUM LOUVER | 5' - 4" | 6' - 6" | |
| L3 | ANODIZED ALUMINUM LOUVER | 4' - 0" | 4' - 0" | |




LOUVER TYPE LEGEND HDC
1/4" = 1'-0"




WINDOW TYPE LEGEND HDC
1/4" = 1'-0"

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| # | Description | Date |
|---|---|---|

ISSUED FOR HDC APPROVAL

12/02/24

SHEET TITLE:

WINDOW SCHEDULE, LEGEND, AND DETAILS

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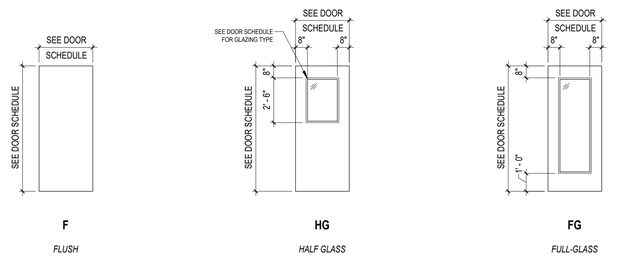
A-203

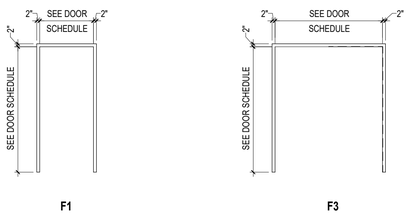
NOT FOR CONSTRUCTION

## 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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**12/02/24**

SHEET TITLE:

**DOOR SCHEDULE AND TYPES**

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| | | |
|---|---|---|
| | | |

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**12/02/24**

SHEET TITLE:

**EXTERIOR RENDERINGS**

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SMRT PROJECT #: **23121**
DRAWN BY: **Author**

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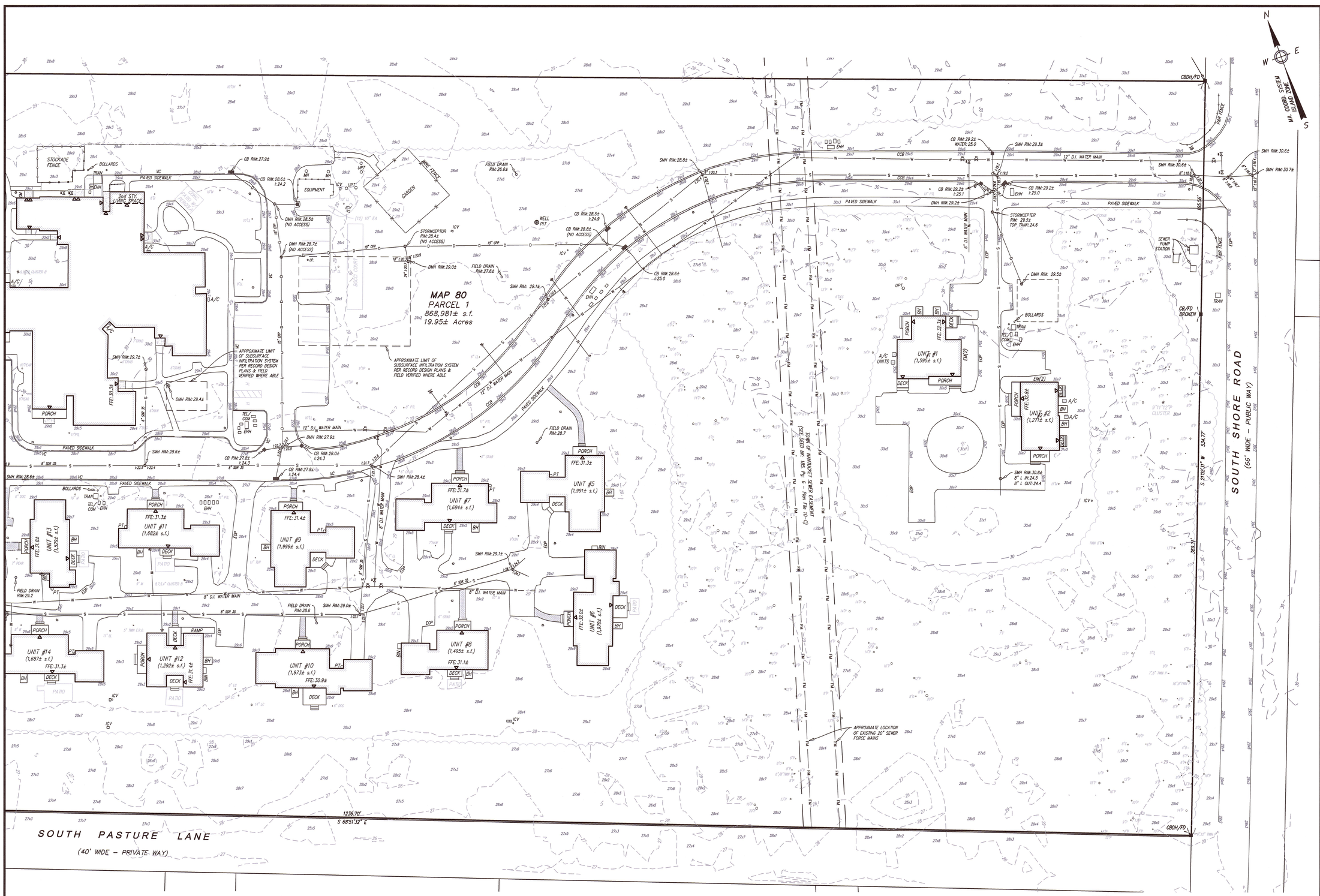


## NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0088–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

## TREE LEGEND

| | |
|---|---|
| P–PINE | PTL–LONDON PLANTREE |
| CRAB–CRABAPPLE | LC–LEYLAND CYPRESS |
| ZJ–JAPANESE ZELKOVA | C–CEDAR |
| HAW–HAWTHORN | O–OAK |
| CH–CHERRY | E–ELM |
| M–MAPLE | HT–THORNLESS HONEYLOCUST |
| B–BIRCH | LL–LINDEN LITTLELEAF |
| DOG–DOGWOOD KOUSA | EA–EASTERN ARBORVITAE |
| SP–SPRUCE | ERO–ELAEAGNUS RUSSIAN OLIVE |
| TUP–TUPELO | DEC–DECIDUOUS TREE |

## EXISTING LEGEND

| | |
|---|---|
| ——100—— | MAJOR CONTOUR |
| ——99—— | MINOR CONTOUR |
| 100x1 | SPOT ELEVATION |
| | EDGE OF CLEARING |
| ——W—— | WATER LINE/SERVICE |
| | WATER SHUT–OFF |
| | WATER HYDRANT |
| | WATER GATE |
| ——S—— | SEWER LINE (GRAVITY) |
| ——FM—— | SEWER LINE (FORCE MAIN) |
| | SEWER MANHOLE |
| ——D—— | DRAIN LINE |
| | DRAIN MANHOLE |
| | CATCH BASIN (SINGLE/DBL) |
| O.I.P. | INSPECTION PORT |
| TRAN. | TRANSFORMER |
| EHH | ELECTRIC HAND HOLE |
| TEL/COM | TELEPHONE/COMMUNICATION |
| EM | ELECTRIC METER |
| GM | GAS METER |
| UPT | UNDERGROUND PROPANE TANK |
| PT | PROPANE TANK |
| ICV | IRRIGATION CONTROL VALVE BOX |
| | LIGHT POLE |
| VC | VERTICAL CURB |
| CCB | CAPE COD BERM |
| EOP | EDGE OF PAVEMENT |
| | BUILDING EGRESS |
| O XTREE | TREE SIZE/SPECIES |


Prepared By:
BRACKEN ENGINEERING, INC.
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NANTUCKET, MA 02554
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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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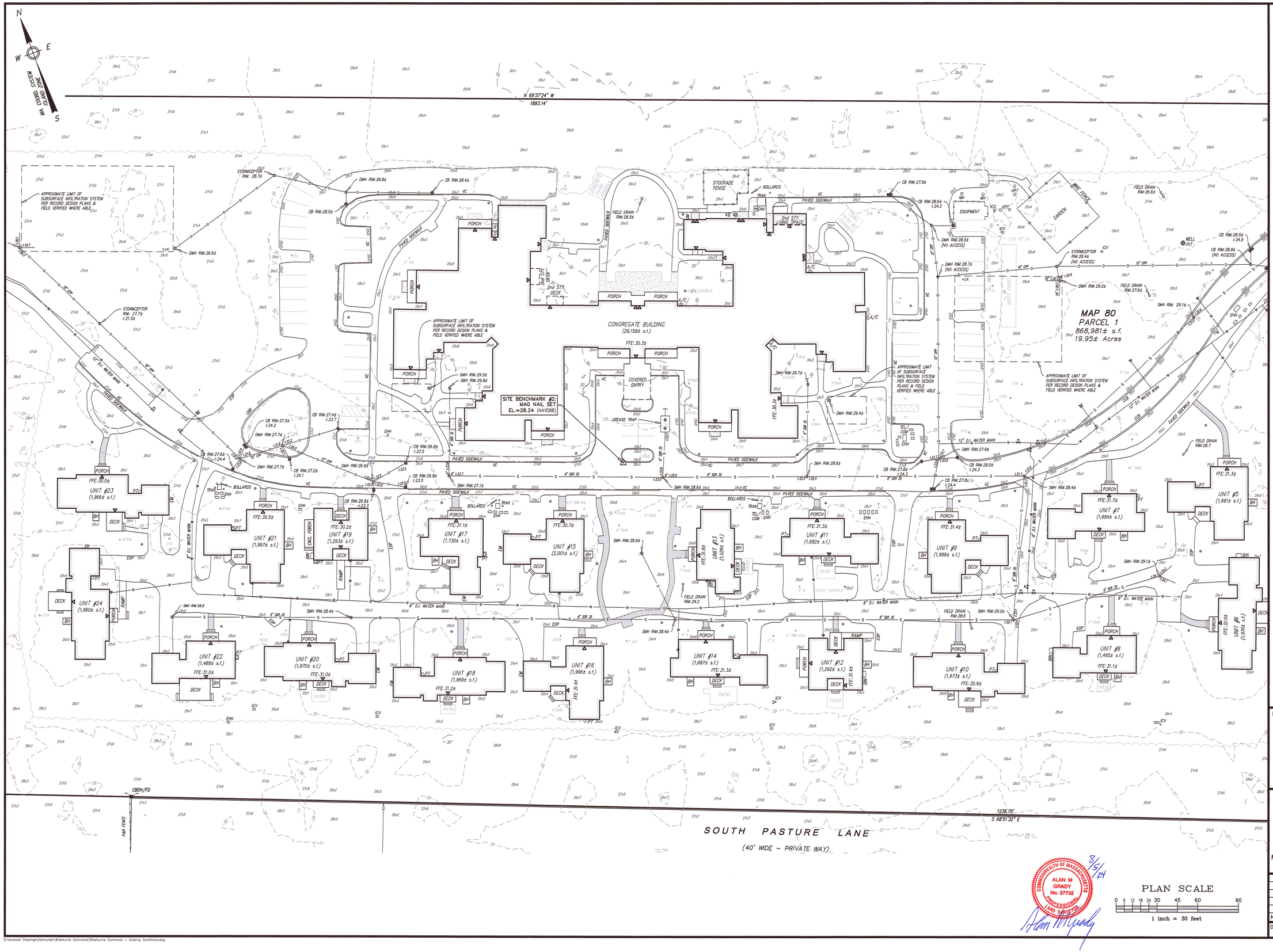


## NOTES:

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)
   BK: 1477 PG: 151 (SUB-LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001-30
   PLAN# 2017-95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

## TREE LEGEND

| | |
|---|---|
| P–PINE | PTL–LONDON PLANTREE |
| CRAB–CRABAPPLE | LC–LEYLAND CYPRESS |
| ZJ–JAPANESE ZELKOVA | C–CEDAR |
| HAW–HAWTHORN | O–OAK |
| CH–CHERRY | E–ELM |
| M–MAPLE | HT–THORNLESS HONEYLOCUST |
| B–BIRCH | LL–LINDEN LITTLELEAF |
| DOG–DOGWOOD KOUSA | EA–EASTERN ARBORVITAE |
| SP–SPRUCE | ERO–ELAEAGNUS RUSSIAN OLIVE |
| TUP–TUPELO | DEC–DECIDUOUS TREE |

## EXISTING LEGEND

| | |
|---|---|
| 100 | MAJOR CONTOUR |
| 99 | MINOR CONTOUR |
| 100x1 | SPOT ELEVATION |
| | EDGE OF CLEARING |
| W | WATER LINE/SERVICE |
| | WATER SHUT-OFF |
| | WATER HYDRANT |
| | WATER GATE |
| S | SEWER LINE (GRAVITY) |
| FM | SEWER LINE (FORCE MAIN) |
| | SEWER MANHOLE |
| D | DRAIN LINE |
| | DRAIN MANHOLE |
| | CATCH BASIN (SINGLE/DBL) |
| O.I.P. | INSPECTION PORT |
| TRAN. | TRANSFORMER |
| EHH | ELECTRIC HAND HOLE |
| TEL/COM | TELEPHONE/COMMUNICATION |
| EM | ELECTRIC METER |
| GM | GAS METER |
| UPT | UNDERGROUND PROPANE TANK |
| PT | PROPANE TANK |
| ICV | IRRIGATION CONTROL VALVE BOX |
| | LIGHT POLE |
| VC | VERTICAL CURB |
| CCB | CAPE COD BERM |
| EOP | EDGE OF PAVEMENT |
| | BUILDING EGRESS |
| O.X"TREE | TREE SIZE/SPECIES |


Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com


# EXISTING CONDITIONS PLAN
## IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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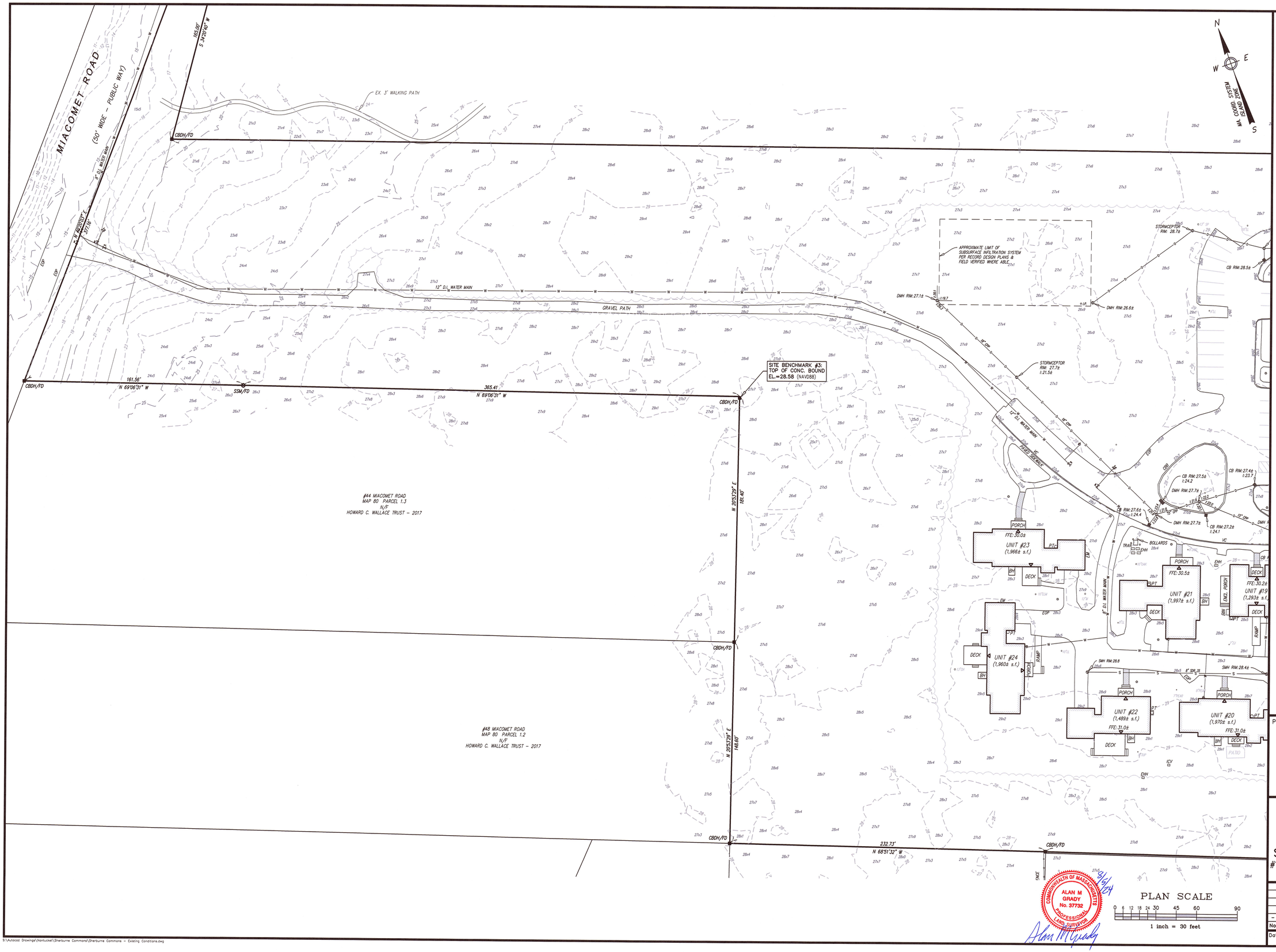


## NOTES:

1. LOCUS: #1-#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
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## EXISTING LEGEND

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| X"TREE | TREE SIZE/SPECIES |

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
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PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet


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# EXISTING CONDITIONS PLAN
## IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 - 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
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| AUGUST 5, 2024 | RMM/JMC/BEI | DFB/AMG | 3 of 3 |

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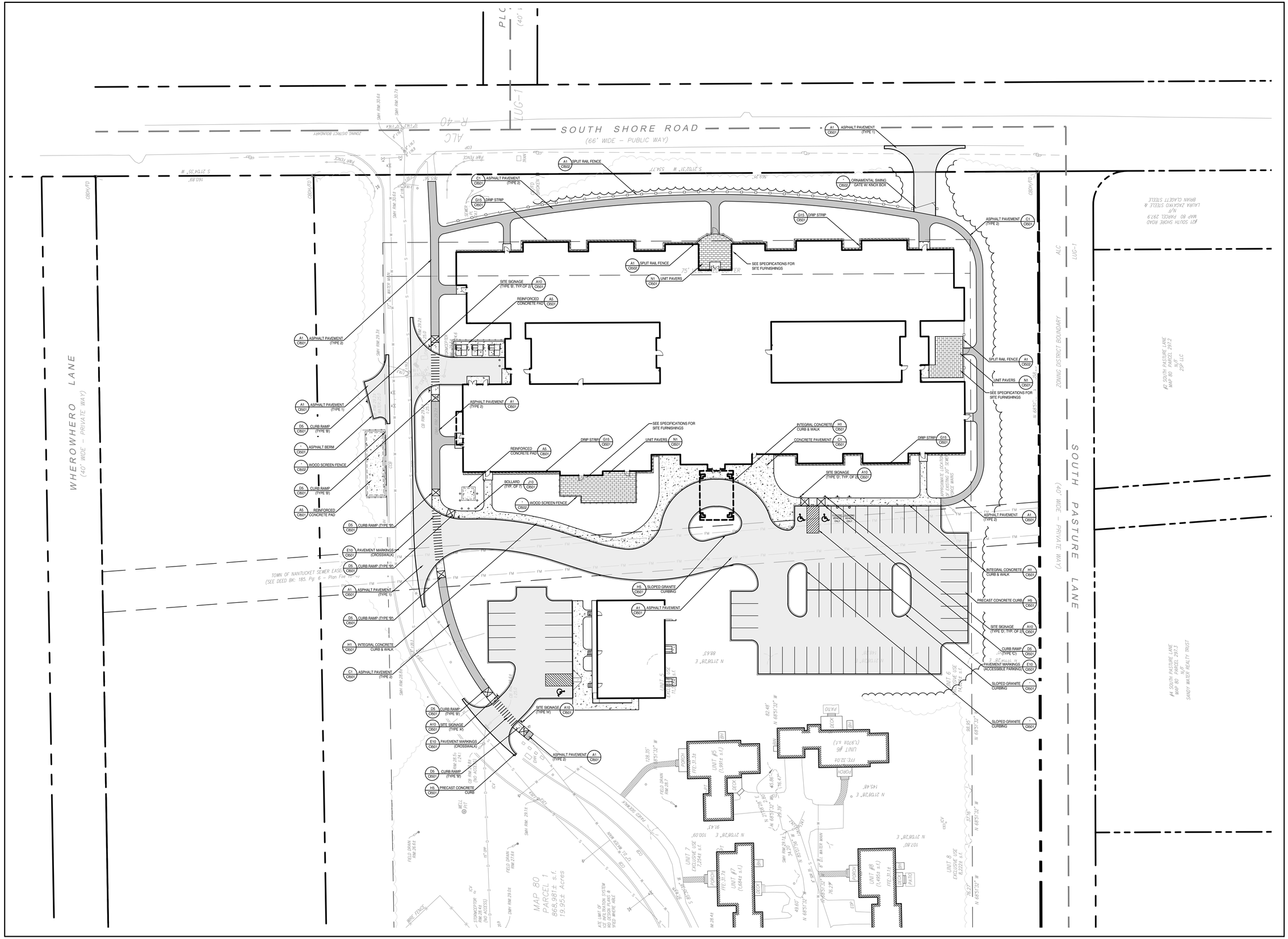
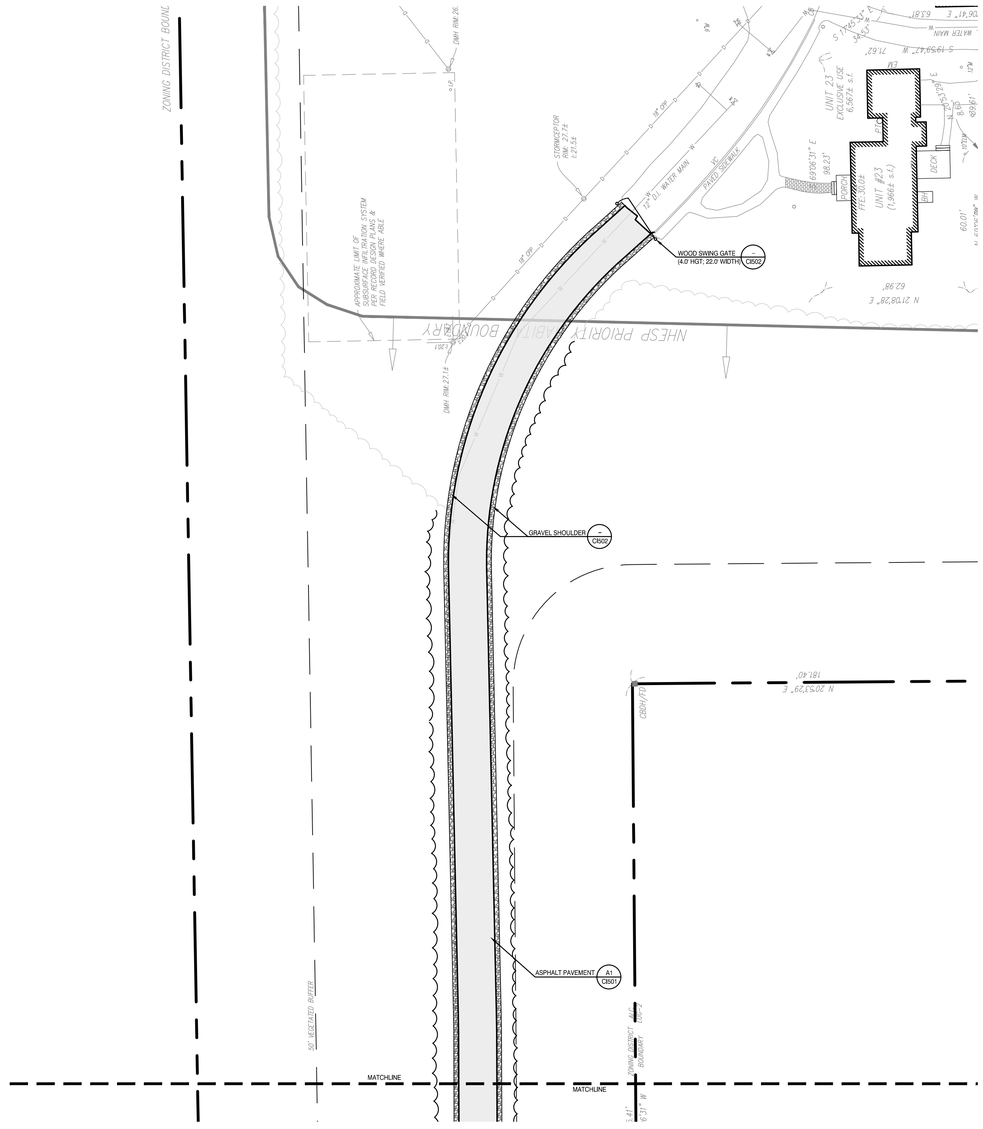

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
LUG-1
ALC
ZONING DISTRICT BOUNDARY
MAP 80 PARCEL 1
868,981± s.f.
19.95± Acres
TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
LAURA ZACHOWSKI STEELE &
BRIAN CLACETT STEELE
#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
SANDY WATER REALTY TRUST
#3 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
25P LLC
A1 C501 ASPHALT PAVEMENT (TYPE 1)
A1 C501 ASPHALT PAVEMENT (TYPE 2)
C1 C501 ASPHALT PAVEMENT (TYPE 2)
G15 C501 DRIP STRIP
A1 C502 SPLIT RAIL FENCE
N1 C501 UNIT PAVERS
SEE SPECIFICATIONS FOR SITE FURNISHINGS
A10 C501 SITE SIGNAGE (TYPE 'B', TYP. OF 2)
A5 C501 REINFORCED CONCRETE PAD
D5 C501 CURB RAMP (TYPE 'B')
- C501 ASPHALT BERM
- C502 WOOD SCREEN FENCE
J10 C501 BOLLARD (TYP. OF 7)
H1 C501 INTEGRAL CONCRETE CURB & WALK
C1 C501 CONCRETE PAVEMENT
A10 C501 SITE SIGNAGE (TYPE 'D', TYP. OF 2)
- C502 ORNAMENTAL SWING GATE W/ KNOX BOX
H5 C501 PRECAST CONCRETE CURB
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
H5 C501 SLOPED GRANITE CURBING
A10 C501 SITE SIGNAGE (TYPE 'H')
A10 C501 SITE SIGNAGE (TYPE 'A')
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
UNIT #1 (1,484± s.f.)
UNIT #3 (1,991± s.f.)
UNIT #5 (1,991± s.f.)
UNIT #8 (1,495± s.f.)
UNIT 6 EXCLUSIVE USE 4,222± s.f.
UNIT 7 EXCLUSIVE USE 7,294± s.f.
UNIT 8 EXCLUSIVE USE 4,222± s.f.
PORCH
DECK
PATIO
FFE 31.34
FFE 31.01
FFE 31.11
FFE 31.04
FFE 30.5
FFE 30.7
FFE 30.8
FFE 30.9
FFE 31.0
FFE 31.1
FFE 31.2
FFE 31.3
FFE 31.4
FFE 31.5
FFE 31.6
FFE 31.7
FFE 31.8
FFE 31.9
FFE 32.0
FFE 32.1
FFE 32.2
FFE 32.3
FFE 32.4
FFE 32.5
FFE 32.6
FFE




MIACOMET ROAD ACCESS DRIVE 1

MIACOMET ROAD ACCESS DRIVE 2


TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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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.*

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|---|---|---|---|
| SCALE: | 1" = 30' | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

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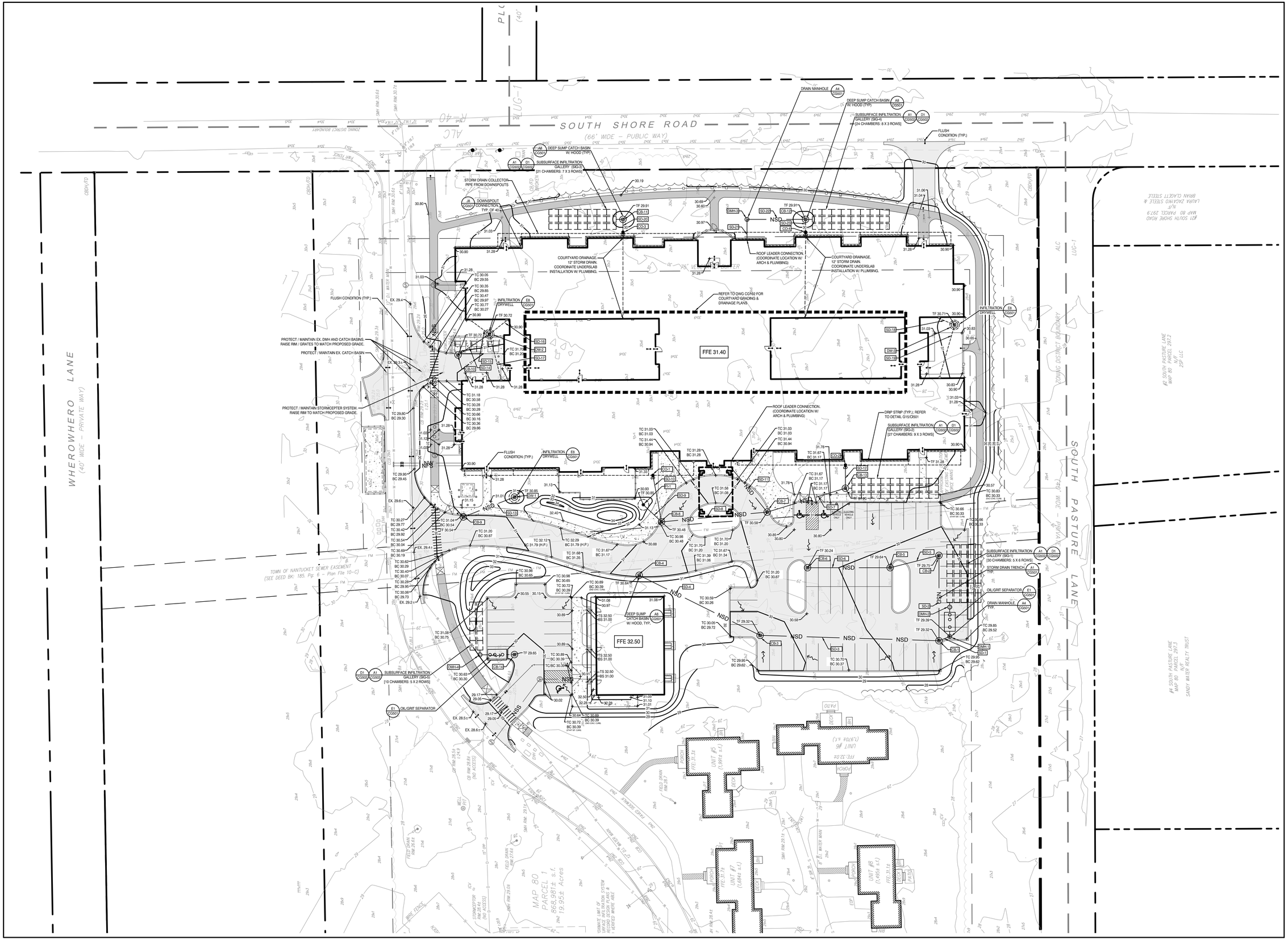
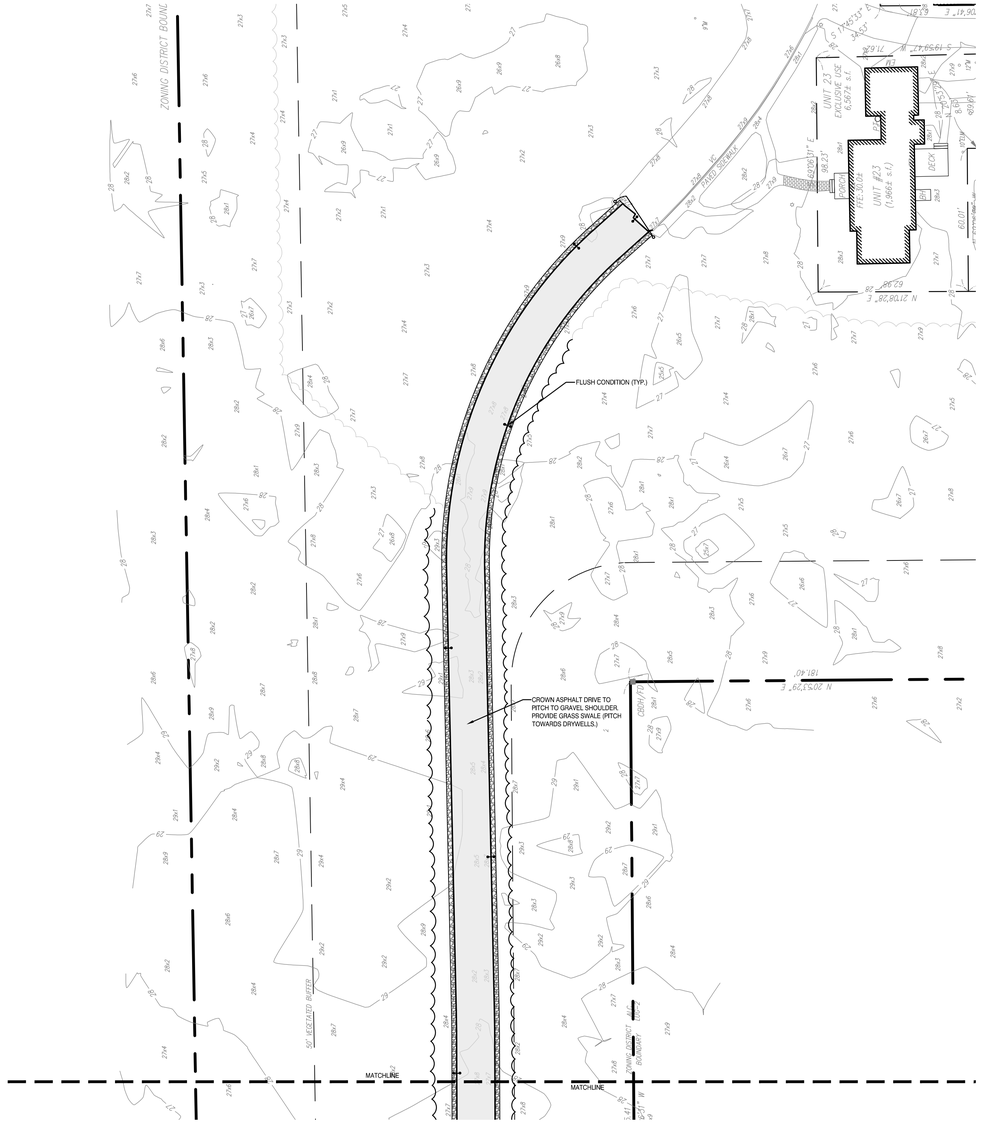
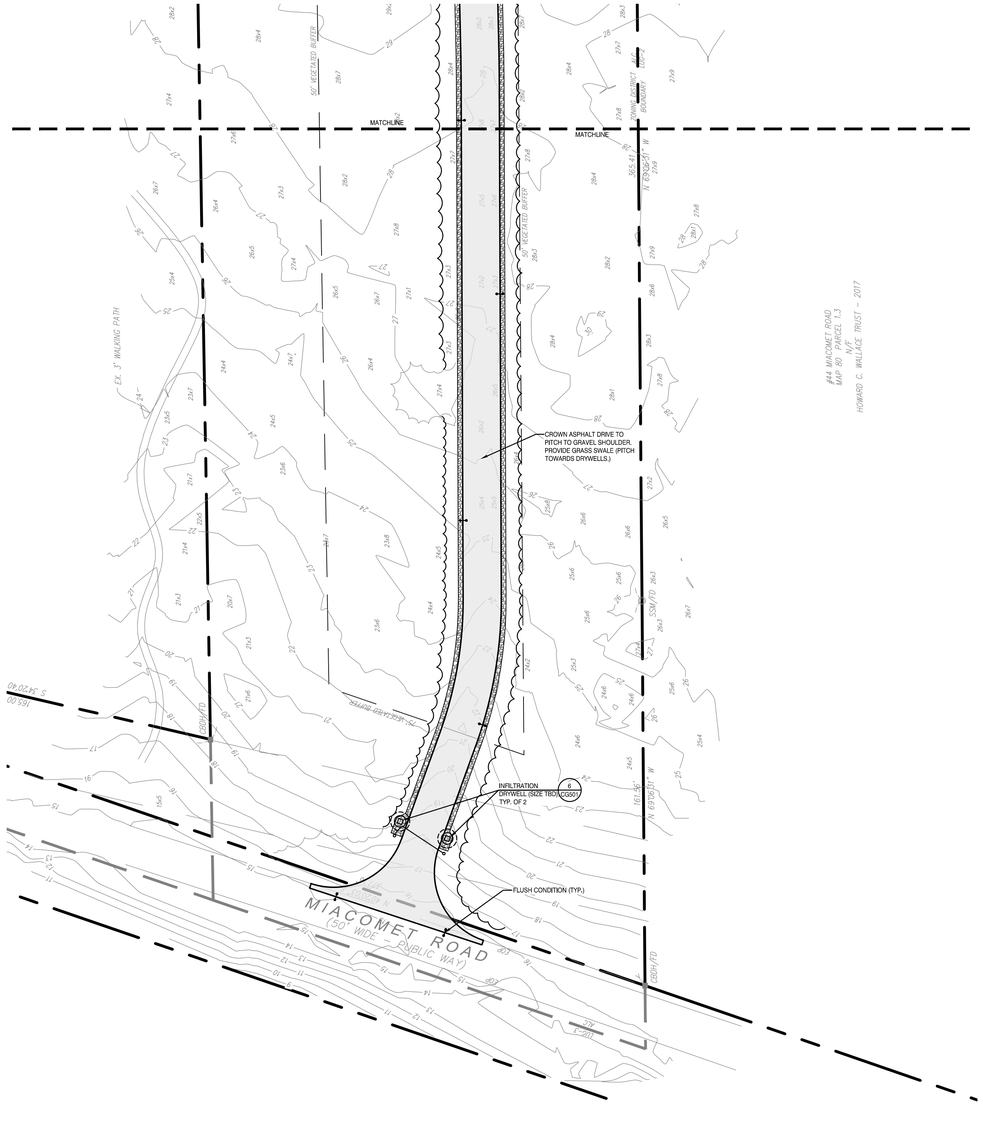

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
ZONING DISTRICT BOUNDARY
ALC
LUG-1
OBW-FD
FFE 31.40
FFE 32.50
NSD
NSS
DEEP SUMP CATCH BASIN W/ HOOD (TYP.)
SUBSURFACE INFILTRATION GALLERY (SIG-4) (24 CHAMBERS: 8 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-3) (21 CHAMBERS: 7 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-2) (27 CHAMBERS: 9 X 3 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-1) (30 CHAMBERS: 5 X 6 ROWS)
SUBSURFACE INFILTRATION GALLERY (SIG-5) (10 CHAMBERS: 5 X 2 ROWS)
DRAIN MANHOLE
DOWNSPOUT CONNECTION, TYP. OF 40
STORM DRAIN COLLECTOR PIPE FROM DOWNSPOUTS
FLUSH CONDITION (TYP.)
INFILTRATION DRYWELL
OIL/GRIT SEPARATOR
STORM DRAIN TRENCH, TYP.
COURTYARD DRAINAGE. 12" STORM DRAIN. COORDINATE UNDERSLAB INSTALLATION W/ PLUMBING.
ROOF LEADER CONNECTION. (COORDINATE LOCATION W/ ARCH & PLUMBING)
REFER TO DWG C0102 FOR COURTYARD GRADING & DRAINAGE PLANS.
DRIP STRIP (TYP.); REFER TO DETAIL G15/C0501
PROTECT / MAINTAIN EX. DMH AND CATCH BASINS. RAISE RIM / GRATES TO MATCH PROPOSED GRADE.
PROTECT / MAINTAIN EX. CATCH BASIN
PROTECT / MAINTAIN STORMCEPTER SYSTEM. RAISE RIM TO MATCH PROPOSED GRADE.
TOWN OF NANTUCKET SEWER EASEMENT (SEE DEED BK: 185, Pg: 6 – Plan File 10–C)
MAP 80 PARCEL 1 868,981± s.f. 19.95± Acres
#21 SOUTH SHORE ROAD MAP 80 PARCEL 297.9 N/F LAURA ZACAYKO STEELE & BRIAN CLACETT STEELE
#4 SOUTH PASTURE LANE MAP 80 PARCEL 297.3 N/F SANDY WATER REALTY TRUST
#2 SOUTH PASTURE LANE MAP 80 PARCEL 297.2 N/F 232 LLC
UNIT #5 (1,391± s.f.)
UNIT #6 (1,970± s.f.)
UNIT #7 (1,684± s.f.)
UNIT #8 (1,495± s.f.)
8" DI. WATER MAIN
12" DRAIN
RIM 29.14
RIM 28.84
RIM 28.14
RIM 27.63
RIM 29.16
RIM 29.14
RIM 30.63
RIM 30.72
RIM 30.64
RIM 29.34
RIM 29.19
RIM 30.54
RIM 30.64
RIM 30.72
RIM 30.74
RIM 30.63




MIACOMET ROAD ACCESS DRIVE 1




MIACOMET ROAD ACCESS DRIVE 2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1"=30'-0"

TRUE NORTH

| # | Description | Date |
|---|---|---|

**ISSUED FOR HDC APPROVAL**

**12-02-24**

SHEET TITLE:

**SITE GRADING & DRAINAGE PLAN**

*Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.*

| | | | |
|---|---|---|---|
| SCALE: | 1" = 30' | DESIGNED BY: | MAF |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

**CG102**




TOWN OF NANTUCKET

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**12-02-24**

SHEET TITLE:

**SITE RENDERING**

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| | | | |
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| SCALE: | N.T.S. | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |



TOWN OF NANTUCKET

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| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

**Request for Certificate of Appropriateness**
**Town of Nantucket, Our Island Home – New Staff Housing Building**

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed new Staff Housing building, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on the overall design of a new staff housing building for Sherburne Commons to offset the two existing staff housing duplex buildings that will be relocated to allow for the new OIH construction. The proposed Sherburne Commons staff housing building is comprised of three units, including two levels of living space in addition to a full basement for laundry, storage, and mechanical equipment. Each unit is approximately 3,450 SF totaling approximately 10,350 total SF for the entire building. Two units contain a total of five bedrooms, an eat-in kitchen, living room, and additional kitchenette. The third unit contains six bedrooms, an eat-in kitchen, and living room. All bedrooms are included with en-suite bathrooms. The building will be provided as a modular structure with materials and form to meet the design guidelines for the Town of Nantucket with simple gabled roof structures designed to break up the overall mass of the structure. The building is proposed to be constructed to the west of the proposed new OIH facility.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

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

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

***REQUIRED WITH ALL APPLICATIONS:***

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

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

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

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

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

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

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

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

***REQUIRED WHERE APPLICABLE:***

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

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

N/A 3. **As-Built Plans (1copy):** of existing elevations

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

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

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

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

**(initial to indicate read and understand)**

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MARK ROGERS / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE 303
ANDOVER, MA 01810

Contact Phone #: 978-857-2917 E-mail: mrogers@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 72'-3" Sq. Footage 1st floor: 3,612 Decks/Patio: Size: 335 ☑ 1st floor ☐ 2nd floor
Width: 54'-10" Sq. footage 2nd floor: 3,968 Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 1' South 1' East 1' West 1'

Height of ridge above final finish grade: North 29'-0" South 29'-0" East 29'-0" West 29'-0"

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe) N/A

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

**Roof Pitch**: Main Mass 8" /12 _____ Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other N/A

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

Fence: Height: N/A
Type: N/A
Length: N/A

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

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

**Leaders (material and size)**: _____

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

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards 1x8 Frieze 1x8
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round N/A Square 8"x8"

**Windows***: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN WINDOWS

**Doors*** (type and material): ☐ TDL ☑ SDL Front WOOD Rear N/A Side N/A
Garage Door(s): Type N/A Material N/A

**Hardscape materials**: Driveways ASPHALT Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

## COLORS

Sidewall WHITE Clapboard (if applicable) N/A Roof CHARCOAL
Trim WHITE Sash WHITE Doors WHITE
Deck LIGHT GREY Foundation LIGHT GREY Fence N/A Shutters N/A

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

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

Date 11/26/24 Signature of owner of record C-E-[illegible] Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

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

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 67 | 336 | 6 | BERMAN SUSAN J | | 28 MIACOMET RD | NANTUCKET | MA | 02554 | 28 MIACOMET RD |
| 80 | 1 | 1 | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15 S SHORE RD |
| 80 | 1 | 2 | HOWARD WALLACE C TR | WALLACE C HOWARD TRUST 2017 | 44 MIACOMET RD | NANTUCKET | MA | 02554 | 48 MIACOMET RD |
| 80 | 1 | 3 | HOWARD WALLACE C TR | WALLACE C HOWARD TRUST 2017 | 44 MIACOMET RD | NANTUCKET | MA | 02554 | 44 MIACOMET RD |
| 80 | 49 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15A MIACOMET RD |
| 80 | 66 | | IVANOV STOYAN | | 18 S SHORE RD | NANTUCKET | MA | 02554 | 18 S SHORE RD |
| 80 | 116 | | TOPHAM LEIGH M TR | RAMOS FAMILY REALTY TRUST | PO BOX 1270 | NANTUCKET | MA | 02554 | 24 S SHORE RD |
| 80 | 218 | | TOPHAM LEIGH M TR | RAMOS FAMILY REALTY TRUST | PO BOX 1270 | NANTUCKET | MA | O2554 | 20 S SHORE RD |
| 80 | 297 | 2 | 2SP LLC | | 2 SOUTH PASTURE LN | NANTUCKET | MA | 02554 | 2 S PASTURE LN |
| 80 | 297 | 3 | KILLEN LISA W TRUSTEE | SANDY WATER REALTY TRUST | PO BOX 977 | HYANNIS | MA | 02601 | 4 S PASTURE LN |
| 80 | 297 | 4 | WILLIAMS LINDA F | | PO BOX 1446 | NANTUCKET | MA | 02554 | 6 S PASTURE LN |
| 80 | 297 | 5 | CAROL A WALSH IRRV TRUST | | 8 1/2 SOUTH PASTURE LN | NANTUCKET | MA | O2554 | 8 S PASTURE LN |
| 80 | 297 | 6 | GIRD ALBERT & CAROL ANN | | 10 SOUTH PASTURE LN | NANTUCKET | MA | 02554 | 10 S PASTURE LN |
| 80 | 297 | 7 | BISON INVESTMENTS LLC | | 7 ST PAUL STREET STE 820 | BALTIMORE | MD | 21202 | 14 S PASTURE LN |
| 80 | 297 | 9 | STEELE LAURA ZAGAYKO ETAL | | 21 S SHORE RD | NANTUCKET | MA | 02554 | 21 S SHORE RD |
| 80 | 429 | | GOODWIN ROBERT H TRST | SANDY WATER II REALTY TR` | PO BOX 977 | HYANNIS | MA | 02601 | 6- S PASTURE LN |
| 80 | 430 | | BROOKS MALCOLM S ETAL | | 12 S PASTURE LANE | NANTUCKET | MA | 02554 | 12 S PASTURE LN |
| **Count:** | **17** | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

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


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

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| Postage | $0.73 |
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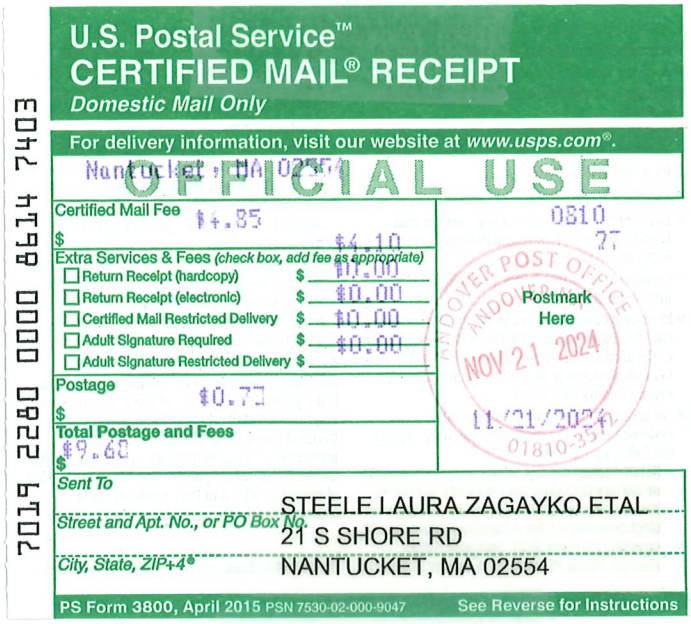

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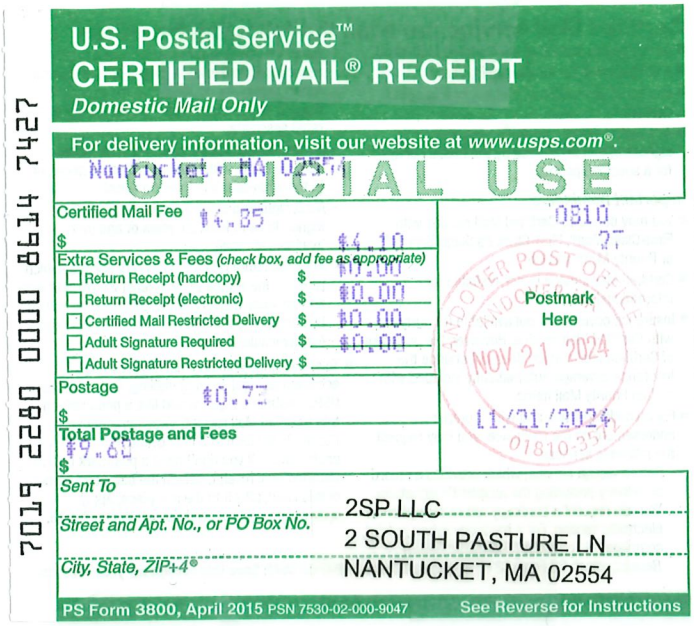

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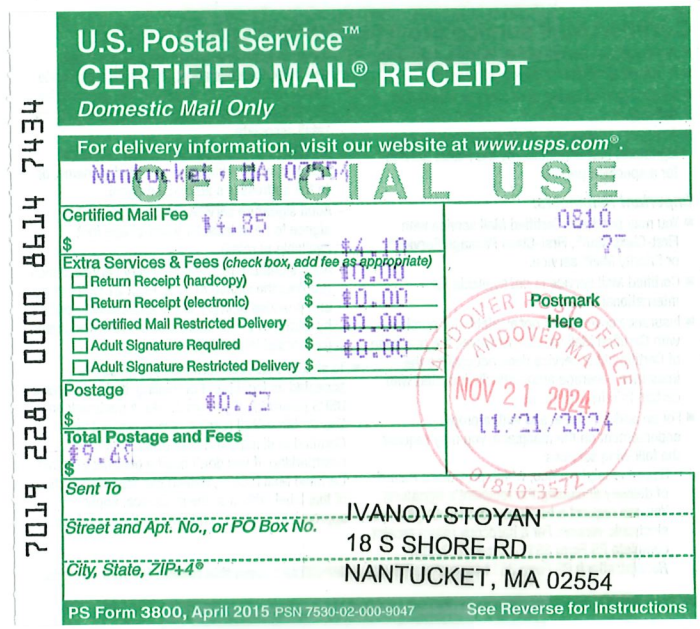

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $9.62

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- Adult Signature Restricted Delivery $

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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

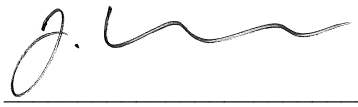
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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**

**A-000**

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SMRT PROJECT #: **23121**

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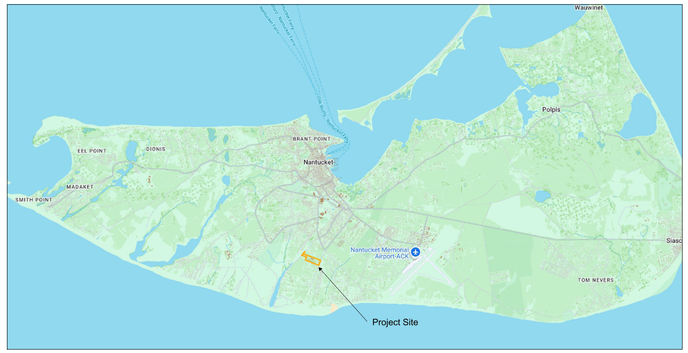
Sherburne Commons Base Data - Town of Nantucket G.I.S.




Project Site - Island Context - Town of Nantucket G.I.S.

| | |
|---|---|
| Owner: | Town of Nantucket |
| Zone: | ALC (Assisted Living Community) |
| Parcel ID: | Map 80; Lot 1 |
| Parcel Size: | 19.94 Acres |
| PL Setbacks: | 50.0' Lot Line; 75.0' Street Line (Vegetated) |
| Wetlands: | None |
| Easements: | 30.0' Sanitary Sewer Force Main (North-South Axis) |
| Parking Req's: | Planning Board Determination |
| Proposed Development Area: | 4- acres |

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

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**12-02-24**

SHEET TITLE:

**LOCUS MAPS & SITE INFORMATION**

*Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.*
*Sheet is intended to be PRINTED IN COLOR.*

| | | | |
|---|---|---|---|
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| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |





















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SHEET TITLE:

**EXISTING SITE PHOTOS**

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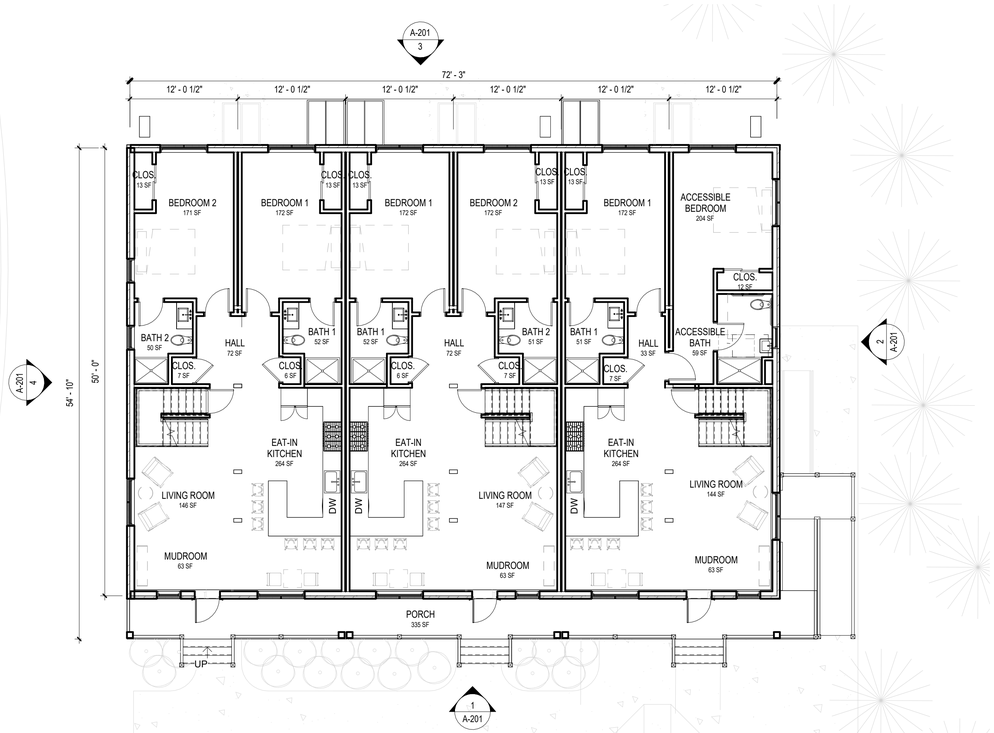
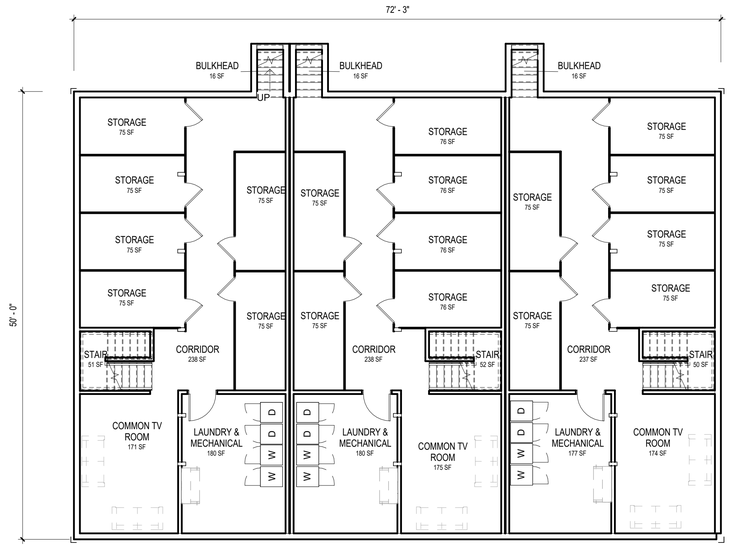


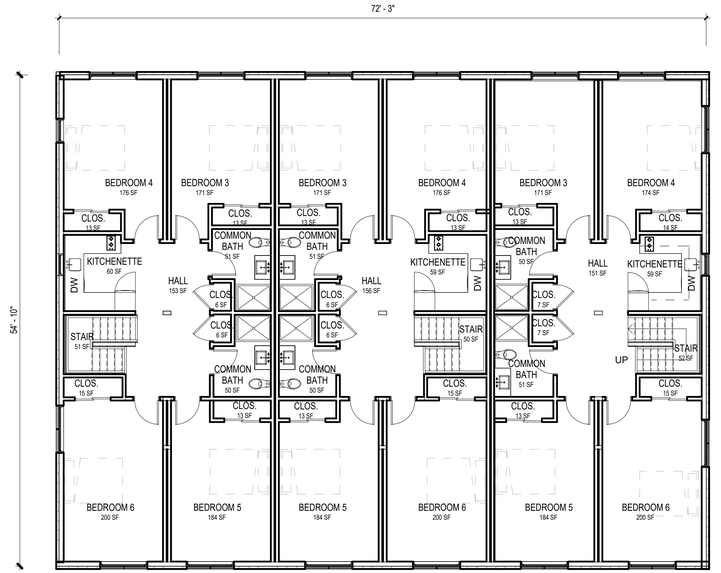

## FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



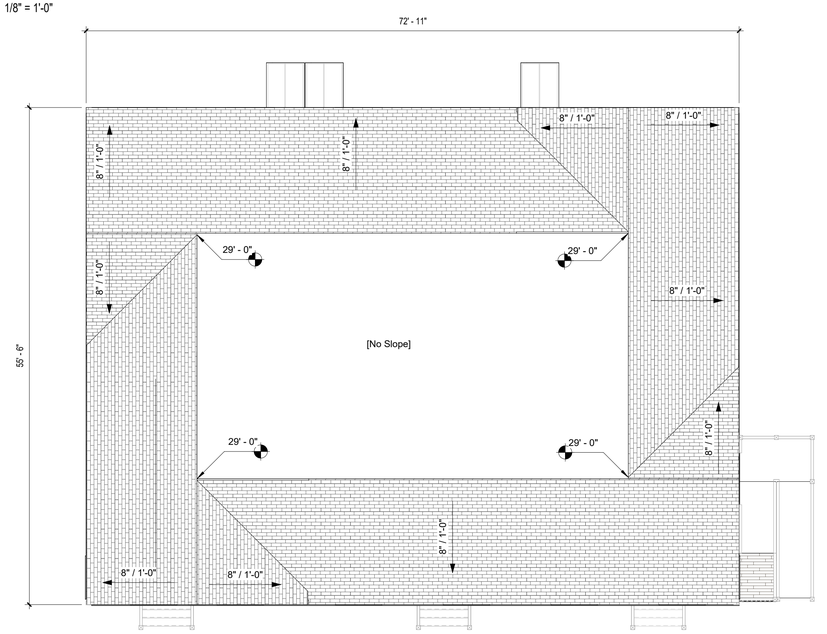

## FLOOR PLAN - BASEMENT

1/8" = 1'-0"




## FLOOR PLAN - LEVEL 2

1/8" = 1'-0"




## ROOF PLAN

1/8" = 1'-0"

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SHEET TITLE:

**FLOOR & ROOF PLANS**

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# A-101

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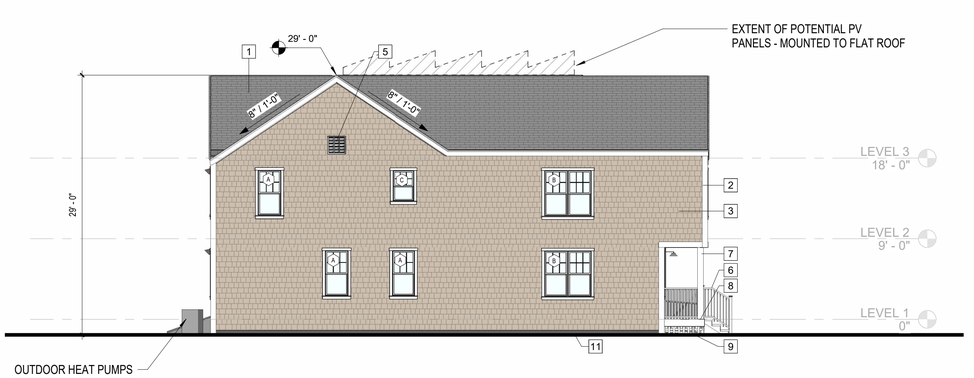
| HDC - EXTERIOR MATERIAL LEGEND | |
|---|---|
| Keynote Value | Keynote Description |
| 1 | ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL |
| 2 | CEDAR TRIM - PAINTED WHITE |
| 3 | NATURAL CEDAR SHINGLES SIDING |
| 5 | METAL, LOUVERED - WHITE |
| 6 | RAILING. 1" BALUSTER, 4" SQUARE NEWEL - 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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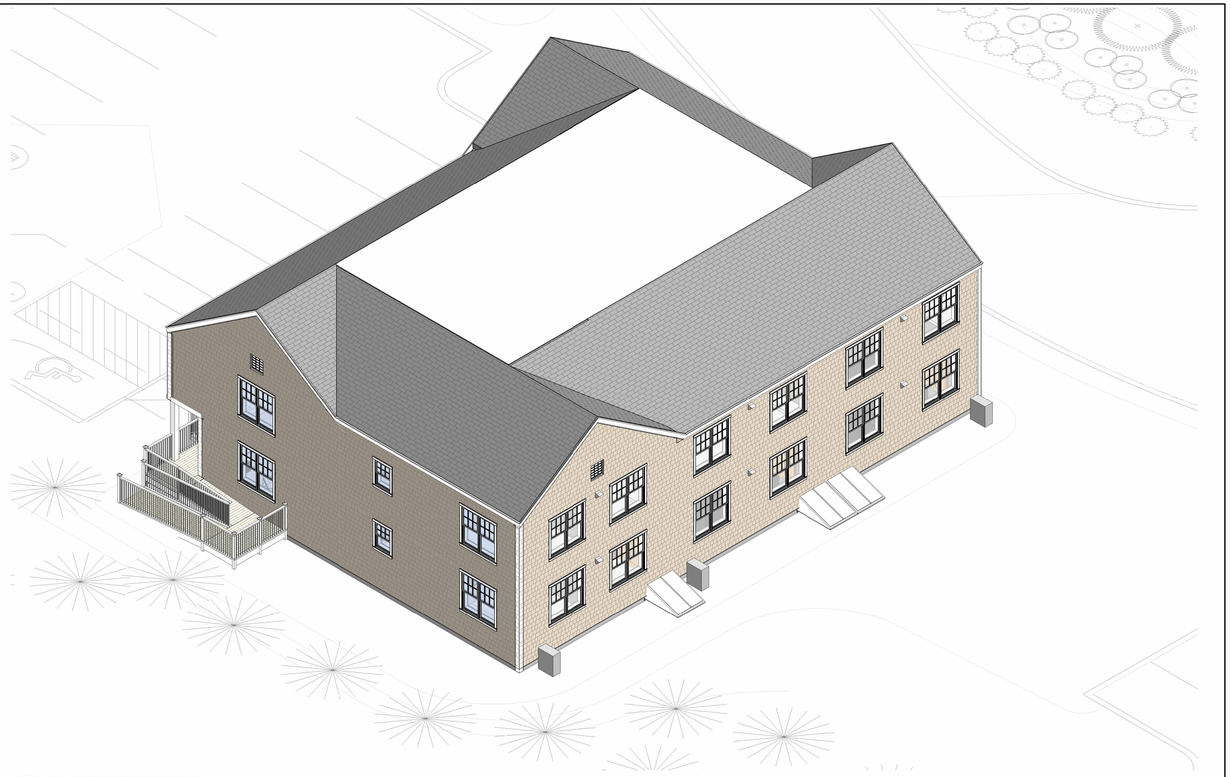

2 SOUTHWEST AXON



1 NORTHEAST AXON

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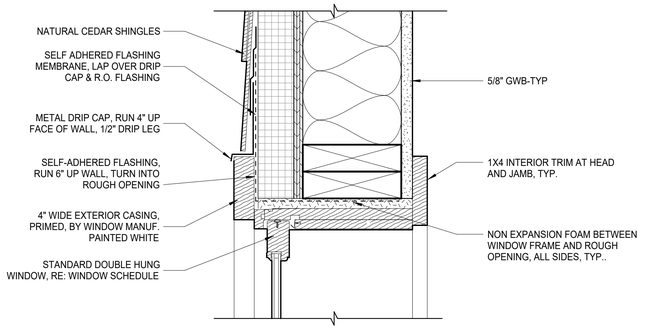
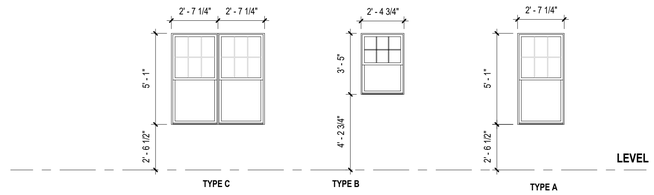



## DETAIL - WINDOW HEAD & SILL, TYP.

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

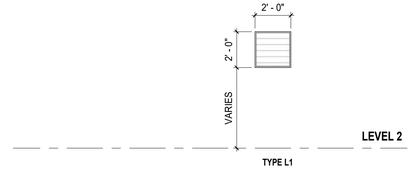
1/4" = 1'-0"

**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



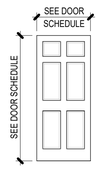

## LOUVER TYPE LEGEND HDC

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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**12/02/24**

SHEET TITLE:

**WINDOW & DOOR SCHEDULES, LEGEND, AND DETAILS**

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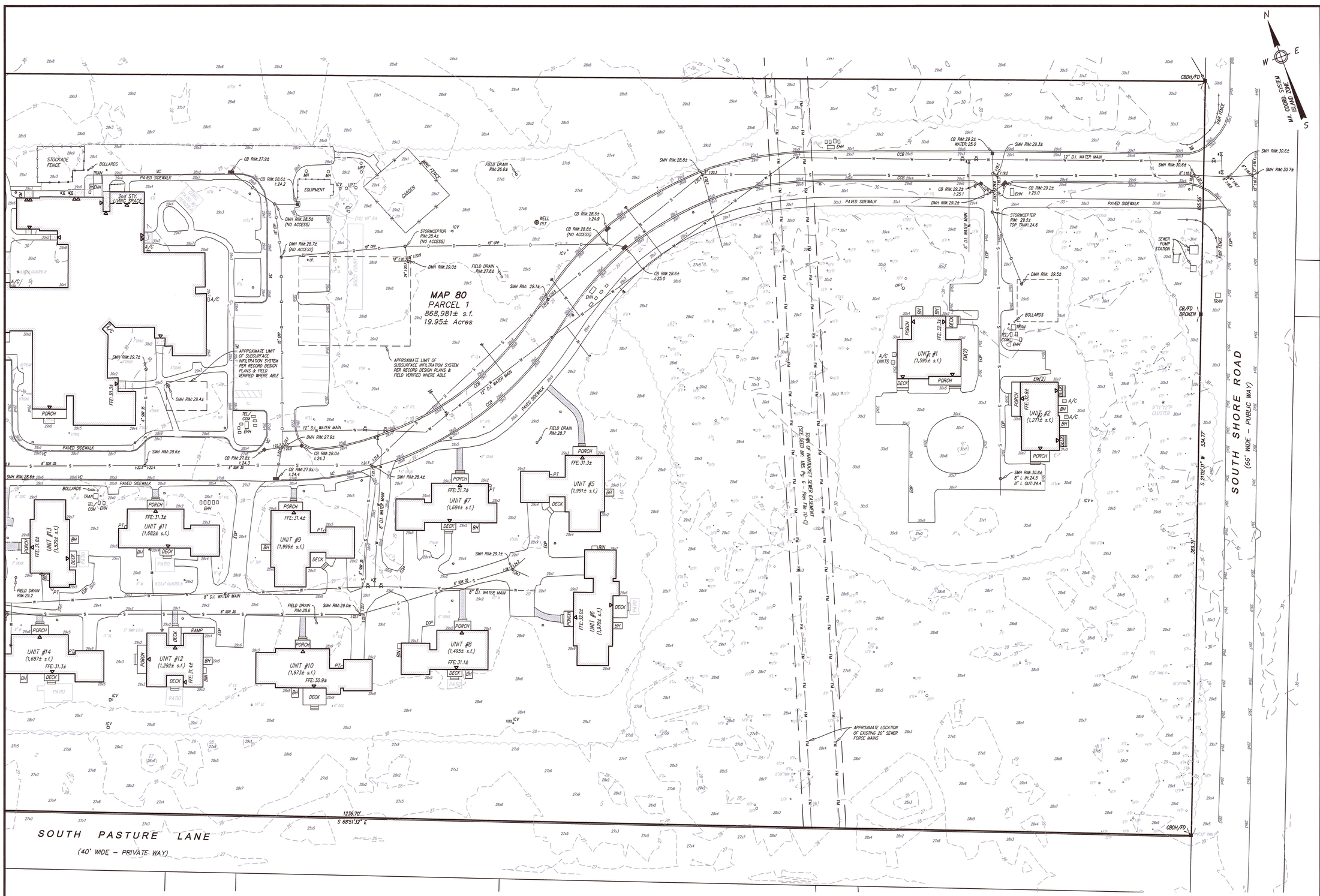
SMRT PROJECT #: 23121
DESIGNED BY: AK
DRAWN BY: NEC

A-204

*NOT FOR CONSTRUCTION*




## NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0088–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

## TREE LEGEND

| | |
|---|---|
| P–PINE | PTL–LONDON PLANTREE |
| CRAB–CRABAPPLE | LC–LEYLAND CYPRESS |
| ZJ–JAPANESE ZELKOVA | C–CEDAR |
| HAW–HAWTHORN | O–OAK |
| CH–CHERRY | E–ELM |
| M–MAPLE | HT–THORNLESS HONEYLOCUST |
| B–BIRCH | LL–LINDEN LITTLELEAF |
| DOG–DOGWOOD KOUSA | EA–EASTERN ARBORVITAE |
| SP–SPRUCE | ERO–ELAEAGNUS RUSSIAN OLIVE |
| TUP–TUPELO | DEC–DECIDUOUS TREE |

## EXISTING LEGEND

| | |
|---|---|
| ——100—— | MAJOR CONTOUR |
| ——99—— | MINOR CONTOUR |
| 100x1 | SPOT ELEVATION |
| | EDGE OF CLEARING |
| ——W—— | WATER LINE/SERVICE |
| | WATER SHUT–OFF |
| | WATER HYDRANT |
| | WATER GATE |
| ——S—— | SEWER LINE (GRAVITY) |
| ——FM—— | SEWER LINE (FORCE MAIN) |
| | SEWER MANHOLE |
| ——D—— | DRAIN LINE |
| | DRAIN MANHOLE |
| | CATCH BASIN (SINGLE/DBL) |
| O.I.P. | INSPECTION PORT |
| TRAN. | TRANSFORMER |
| EHH | ELECTRIC HAND HOLE |
| TEL/COM | TELEPHONE/COMMUNICATION |
| EM | ELECTRIC METER |
| GM | GAS METER |
| UPT | UNDERGROUND PROPANE TANK |
| PT | PROPANE TANK |
| ICV | IRRIGATION CONTROL VALVE BOX |
| | LIGHT POLE |
| VC | VERTICAL CURB |
| CCB | CAPE COD BERM |
| EOP | EDGE OF PAVEMENT |
| | BUILDING EGRESS |
| O XTREE | TREE SIZE/SPECIES |


Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com


# EXISTING CONDITIONS PLAN
## IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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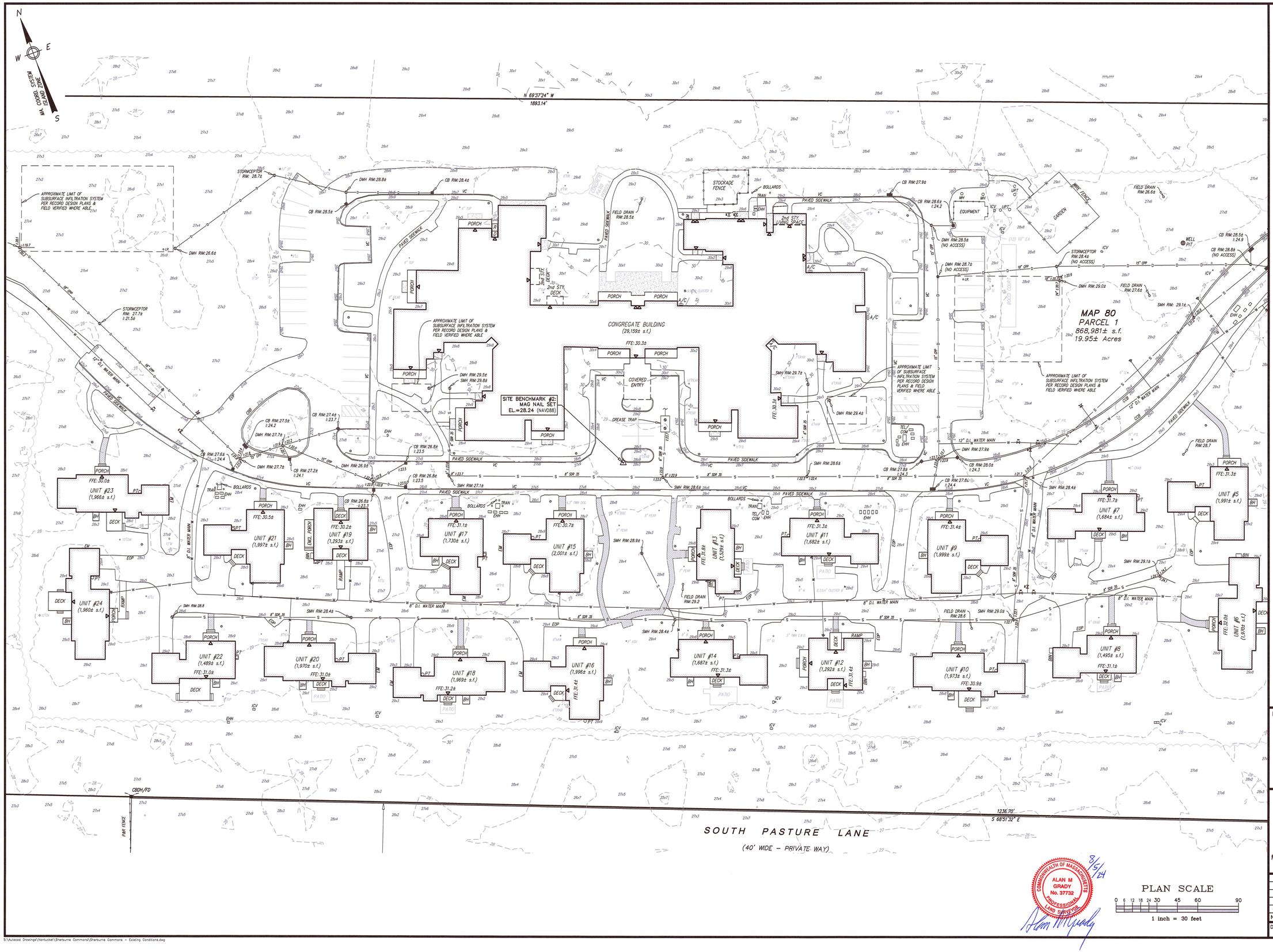


## NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
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   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
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| 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) |
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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

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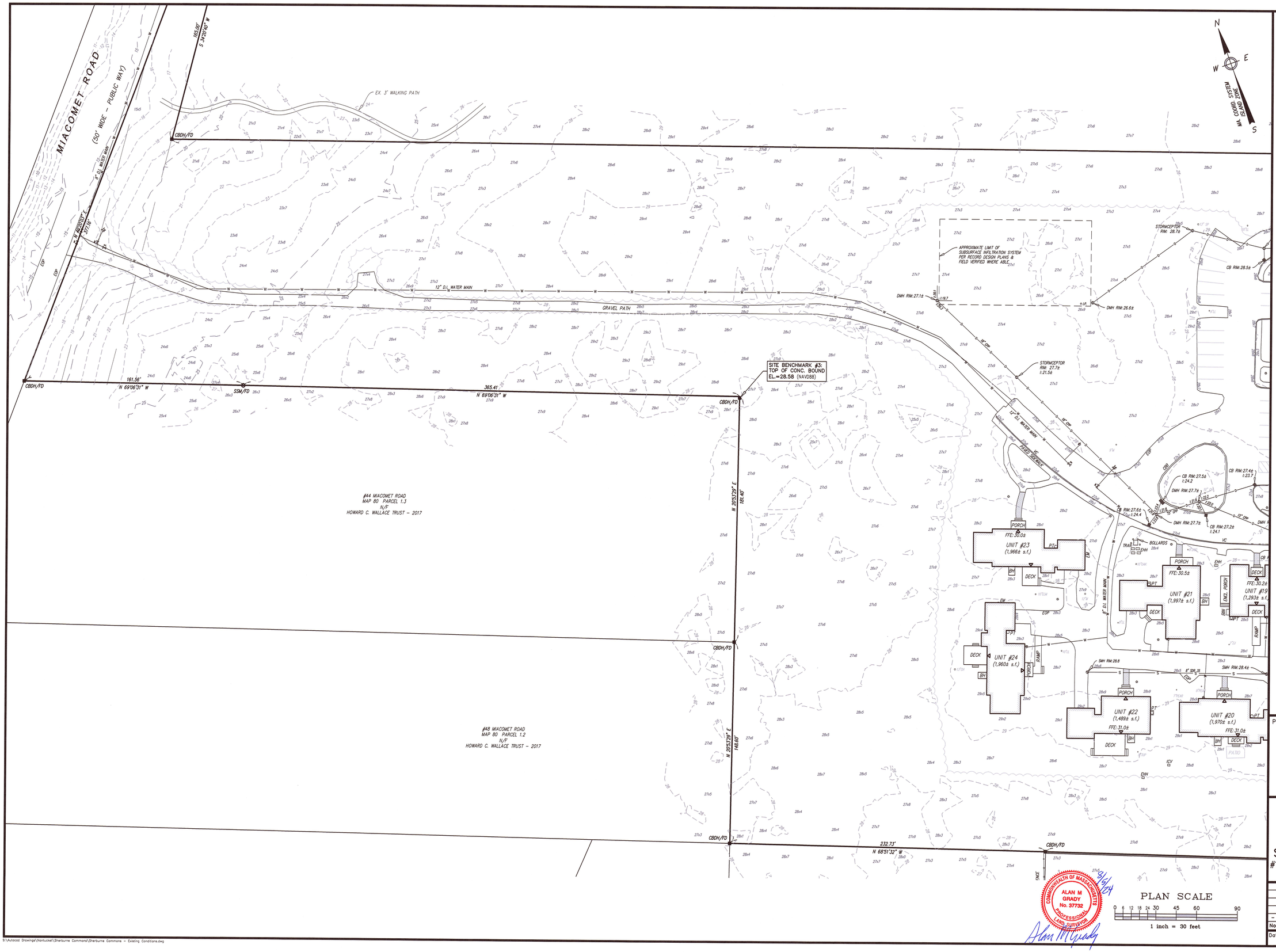


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#1 - 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

| No. | Date | Revision Description | By |
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| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| AUGUST 5, 2024 | RMM/JMC/BEI | DFB/AMG | 3 of 3 |

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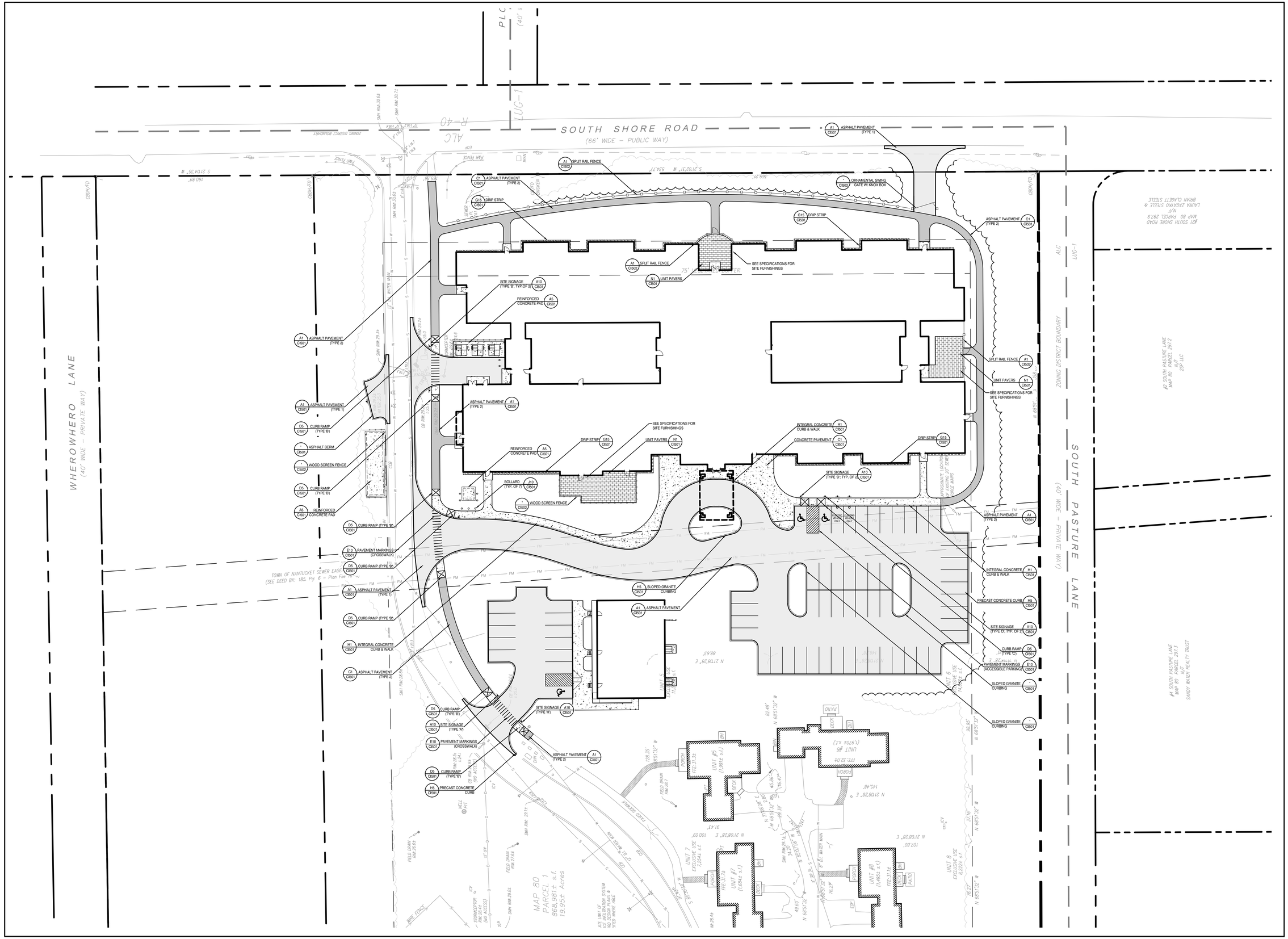


TOWN OF NANTUCKET

# 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**

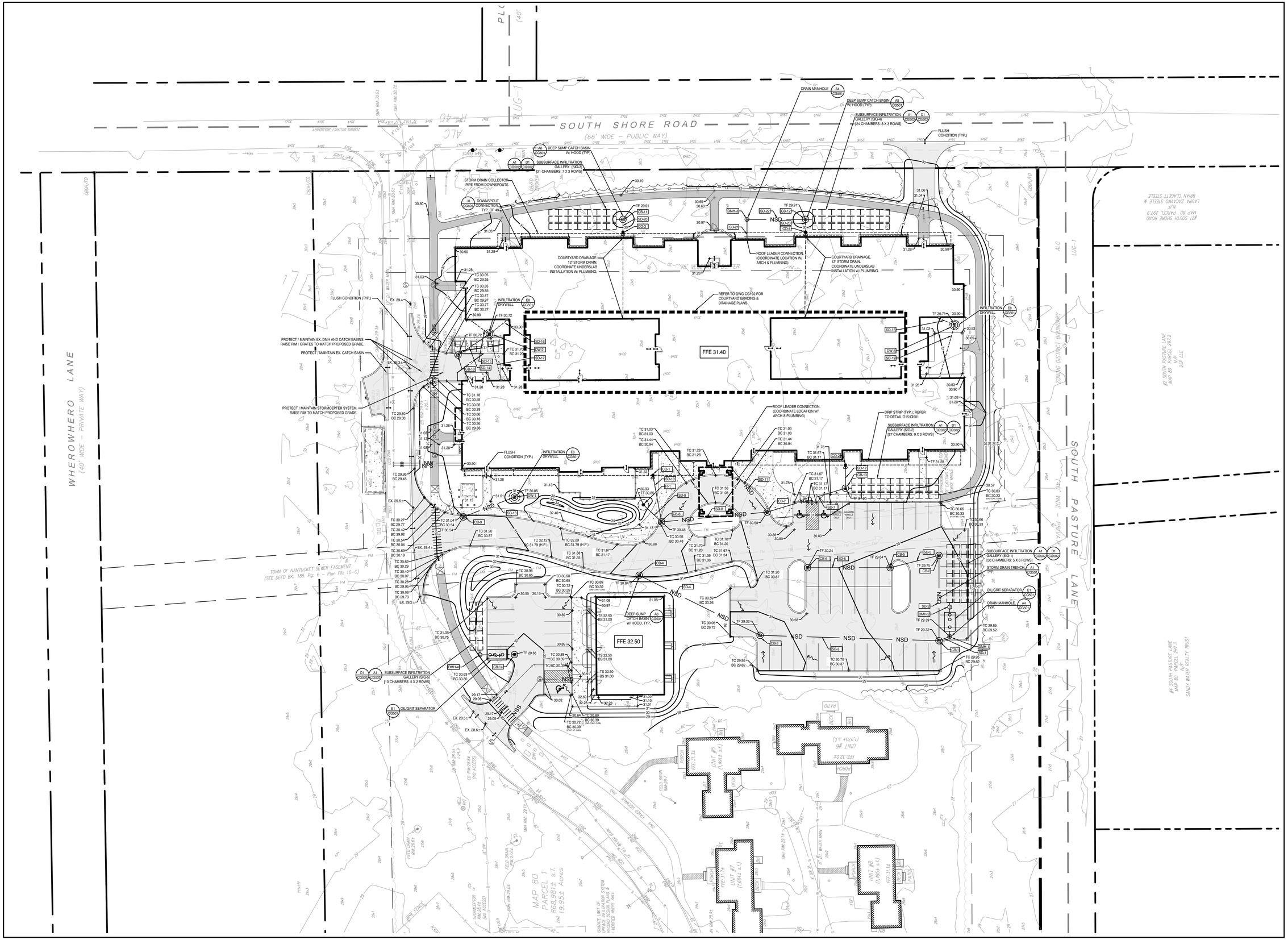
SHEET TITLE:

## 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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**ISSUED FOR HDC APPROVAL**

**12-02-24**

SHEET TITLE:

**SITE RENDERING**

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| | | | |
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| SCALE: | N.T.S. | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

December 2, 2024

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

**Request for Certificate of Appropriateness**
**Town of Nantucket, Our Island Home – Hardscape & Landscape**

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the proposed 'Hardscape & Landscape Design' for the new Our Island Home, located at Sherburne Commons Lane, Nantucket, MA.

This part of the project focuses on hardscape and landscape materials and how the overall design fits into the existing vernacular of the Sherburne Commons campus. Hardscape materials include asphalt pavement for vehicular access drives and parking areas; a combination of asphalt, concrete, and brick walkways and patios; wood fencing for screening service and utility equipment and for enclosing patio spaces, and a combination of native trees and shrubs to enhance the site and bring a sense of scale to the proposed improvements.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
p 877.700.7678 | d 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Piper, M. Rogers, E. Anderson, M. Flynn, R. Webb, L. Gibson, R. Sears, File

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

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

***REQUIRED WITH ALL APPLICATIONS:***

| | | |
|---|---|---|
| X | 1. | **Completed Application Form**: Description of ALL work must be indicated on application form. |
| X | 2. | **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided. |
| N/A | 3. | **Application Fee**: See back of application for fee schedule or call the office. |
| X | 4. | **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps |
| X | 5. | **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*. |
| X | 6. | **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled. |
| X | 7. | **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address. |
| X | 8. | **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov. |

***REQUIRED WHERE APPLICABLE:***

| | | |
|---|---|---|
| N/A | 1. | **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| N/A | 2. | **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12. |
| X | 3. | **As-Built Plans (1copy):** of existing elevations |
| X | 4. | **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled. |
| X | 5. | **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan). |
| N/A | 6. | **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number. |
| JSM (initial to indicate read and understand) | 7. | ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*** |
| X | 8. | **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet. |
| PENDING | 9. | **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.** |

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JOHN MCMEEKING / SMRT

Mailing Address: 200 BRICKSTONE SQ. STE 303
ANDOVER, MA 01810

Contact Phone #: 720 · 287 · 9162 E-mail: jmcmeeking@smrtinc.com

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Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Decks/Patio: Size: 1,115 SF ☐ 1st floor ☐ 2nd floor
Size: 560 SF ☐ 1st floor ☐ 2nd floor
675 SF

Difference between existing grade and proposed finish grade: North 0' South 2' East 6" West 6"

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

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation N/A
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

**Roof Pitch**: Main Mass _____/12_____ Secondary Mass N/A /12 N/A Dormer _____/12_____ Other N/A

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

Fence: Height: 8'-0", 4'-6'-0"
Type: CEDAR
Length: 81'-0" (TO ENCLOSE GENERATOR)

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

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

**Leaders (material and size)**: N/A

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

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

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

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

**Hardscape materials**: Driveways ASPHALT Walkways CONCRETE + ASPHALT Walls N/A

* Note: Complete door and window schedules are required.

## COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A
Trim N/A Sash N/A Doors N/A
Deck N/A Foundation N/A Fence CEDAR (NATURAL) Shutters N/A

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

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

Date 11/26/24 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..The Town of Nantucket, MA.....

MAILING ADDRESS..16 Broad Street, Nantucket, MA 02554.....

PROPERTY LOCATION..Sherburne Commons Lane, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..80 | 1.....

SUBMITTED BY: John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

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

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 67 | 336 | 6 | BERMAN SUSAN J | | 28 MIACOMET RD | NANTUCKET | MA | 02554 | 28 MIACOMET RD |
| 80 | 1 | 1 | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15 S SHORE RD |
| 80 | 1 | 2 | HOWARD WALLACE C TR | WALLACE C HOWARD TRUST 2017 | 44 MIACOMET RD | NANTUCKET | MA | 02554 | 48 MIACOMET RD |
| 80 | 1 | 3 | HOWARD WALLACE C TR | WALLACE C HOWARD TRUST 2017 | 44 MIACOMET RD | NANTUCKET | MA | 02554 | 44 MIACOMET RD |
| 80 | 49 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15A MIACOMET RD |
| 80 | 66 | | IVANOV STOYAN | | 18 S SHORE RD | NANTUCKET | MA | 02554 | 18 S SHORE RD |
| 80 | 116 | | TOPHAM LEIGH M TR | RAMOS FAMILY REALTY TRUST | PO BOX 1270 | NANTUCKET | MA | 02554 | 24 S SHORE RD |
| 80 | 218 | | TOPHAM LEIGH M TR | RAMOS FAMILY REALTY TRUST | PO BOX 1270 | NANTUCKET | MA | O2554 | 20 S SHORE RD |
| 80 | 297 | 2 | 2SP LLC | | 2 SOUTH PASTURE LN | NANTUCKET | MA | 02554 | 2 S PASTURE LN |
| 80 | 297 | 3 | KILLEN LISA W TRUSTEE | SANDY WATER REALTY TRUST | PO BOX 977 | HYANNIS | MA | 02601 | 4 S PASTURE LN |
| 80 | 297 | 4 | WILLIAMS LINDA F | | PO BOX 1446 | NANTUCKET | MA | 02554 | 6 S PASTURE LN |
| 80 | 297 | 5 | CAROL A WALSH IRRV TRUST | | 8 1/2 SOUTH PASTURE LN | NANTUCKET | MA | O2554 | 8 S PASTURE LN |
| 80 | 297 | 6 | GIRD ALBERT & CAROL ANN | | 10 SOUTH PASTURE LN | NANTUCKET | MA | 02554 | 10 S PASTURE LN |
| 80 | 297 | 7 | BISON INVESTMENTS LLC | | 7 ST PAUL STREET STE 820 | BALTIMORE | MD | 21202 | 14 S PASTURE LN |
| 80 | 297 | 9 | STEELE LAURA ZAGAYKO ETAL | | 21 S SHORE RD | NANTUCKET | MA | 02554 | 21 S SHORE RD |
| 80 | 429 | | GOODWIN ROBERT H TRST | SANDY WATER II REALTY TR` | PO BOX 977 | HYANNIS | MA | 02601 | 6- S PASTURE LN |
| 80 | 430 | | BROOKS MALCOLM S ETAL | | 12 S PASTURE LANE | NANTUCKET | MA | 02554 | 12 S PASTURE LN |
| **Count:** | **17** | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

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


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

Description of Proposal: The Town of Nantucket proposes to construct a new Our Island Home facility on the Town owned parcel of land currently occupied by Sherburne Commons. The development area is proposed to encompass 4-acres of land on the eastern side of the property, adjacent to South Shore Road. In addition to the new facility, the project proposes to construct a new staff/employee housing building to offset the two existing duplex buildings that will be relocated to allow for construction. The project also proposes to construct/install new parking areas for staff and visitors, walking paths, patios, and landscaping.

Anticipated HDC Submission Date: December 2, 2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

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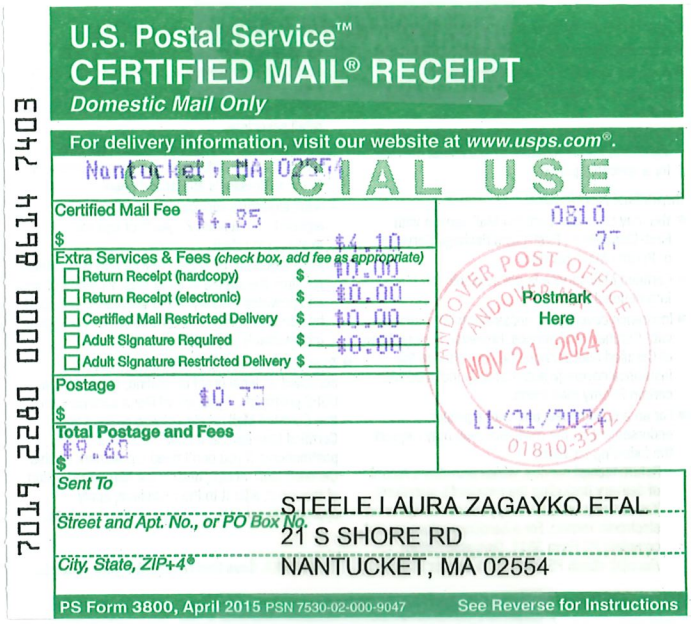

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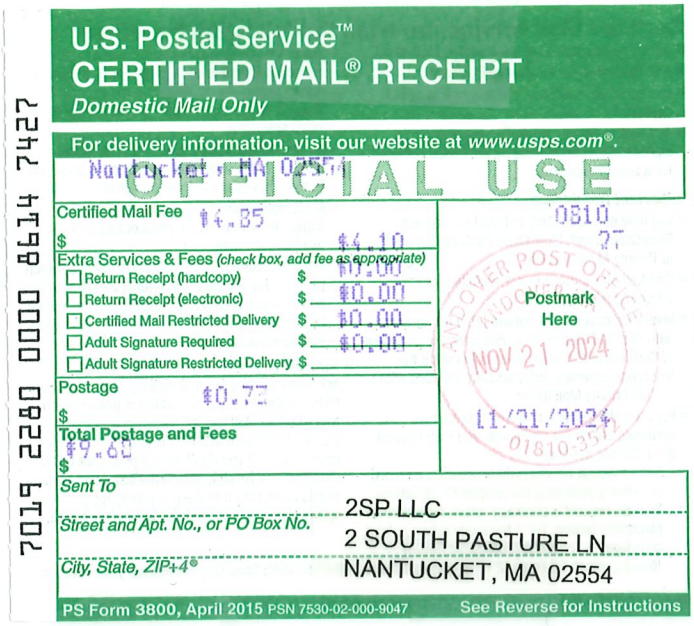
City, State, ZIP+4®: NANTUCKET, MA 02554

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

7019 2280 0000 8614 7403



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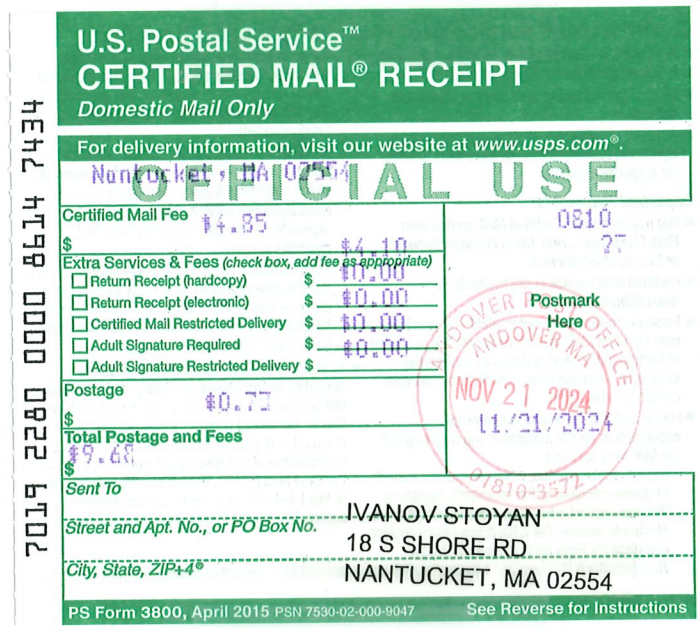

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11/21/2024
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Sent To: IVANOV-STOYAN
Street and Apt. No., or PO Box No.: 18 S SHORE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

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

7019 2280 0000 8614 7434



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Hyannis, MA 02601

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NOV 21 2024
11/21/2024
01810-3571

Sent To: GOODWIN ROBERT H TRST
Street and Apt. No., or PO Box No.: SANDY WATER II REALTY TR
City, State, ZIP+4®: PO BOX 977
HYANNIS, MA 02601

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

7015 0640 0002 3375 8078



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- Adult Signature Restricted Delivery $

Postage $0.72
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0810 27

Postmark Here
ANDOVER POST OFFICE ANDOVER MA
NOV 21 2024
11/21/2024
01810-3571

Sent To: HOWARD WALLACE C TR
Street and Apt. No., or PO Box No.: WALLACE C HOWARD TRUST 2017
City, State, ZIP+4®: 44 MIACOMET RD
NANTUCKET, MA 02554

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

7019 2280 0000 8614 7441

# Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

| | | | |
|---|---|---|---|
| **To** | Historic District Commission | **Date** | 12.02.24 |
| **From** | SMRT Architects & Engineers | **Project No.** | 23121 |
| **Subject** | Site Fencing | **Project Name** | Our Island Home |

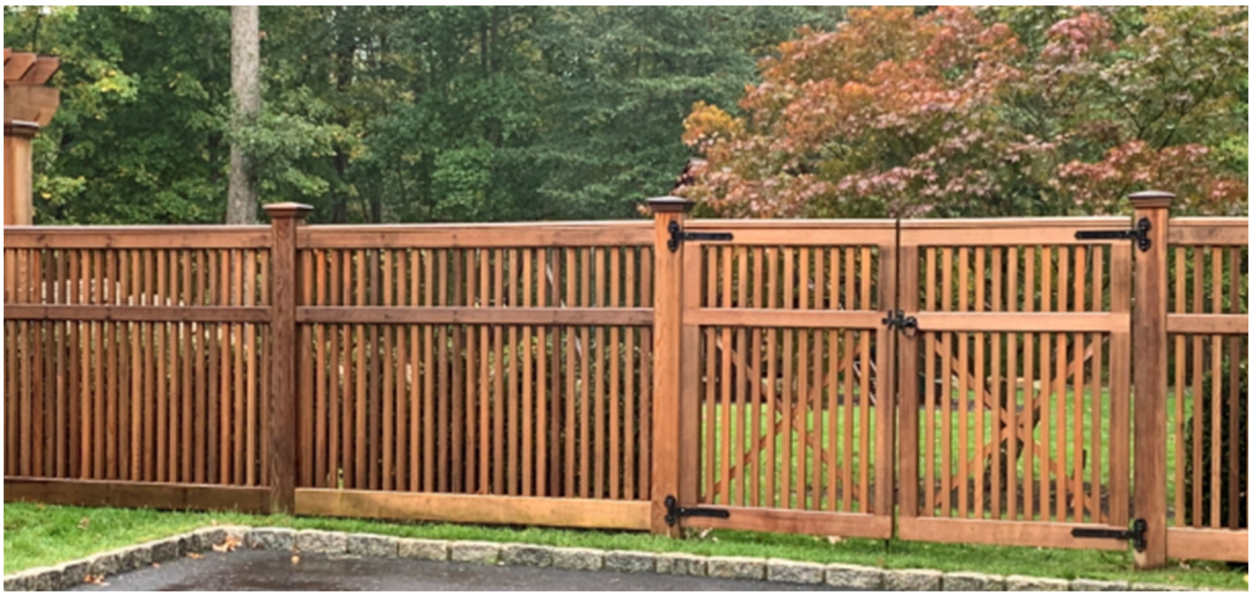
## Our Island Home – Wood Fencing & Gate Options

Screen fence options around proposed emergency generator:





## Enclosure fence and gate options at exterior patios:





# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Connie Patten

**STAFF**

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

## Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

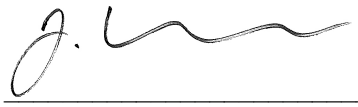
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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

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

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



Signature

December 2, 2024
Date



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## TOWN OF NANTUCKET

# OUR ISLAND HOME SKILLED NURSING FACILITY

## Hardscape & Landscape Submission

## COVER SHEET

**ISSUED FOR HDC APPROVAL**

**12/02/24**

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

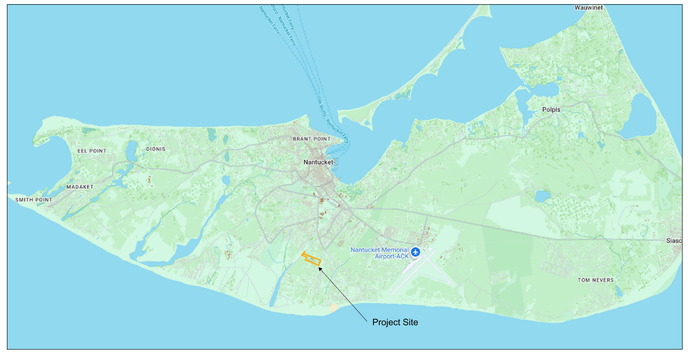
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

***NOT FOR CONSTRUCTION***




Sherburne Commons Base Data - Town of Nantucket G.I.S.




Project Site - Island Context - Town of Nantucket G.I.S.

| | |
|---|---|
| Owner: | Town of Nantucket |
| Zone: | ALC (Assisted Living Community) |
| Parcel ID: | Map 80; Lot 1 |
| Parcel Size: | 19.94 Acres |
| PL Setbacks: | 50.0' Lot Line; 75.0' Street Line (Vegetated) |
| Wetlands: | None |
| Easements: | 30.0' Sanitary Sewer Force Main (North-South Axis) |
| Parking Req's: | Planning Board Determination |
| Proposed Development Area: | 4- acres |

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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| # | Description | Date |
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**ISSUED FOR HDC APPROVAL**

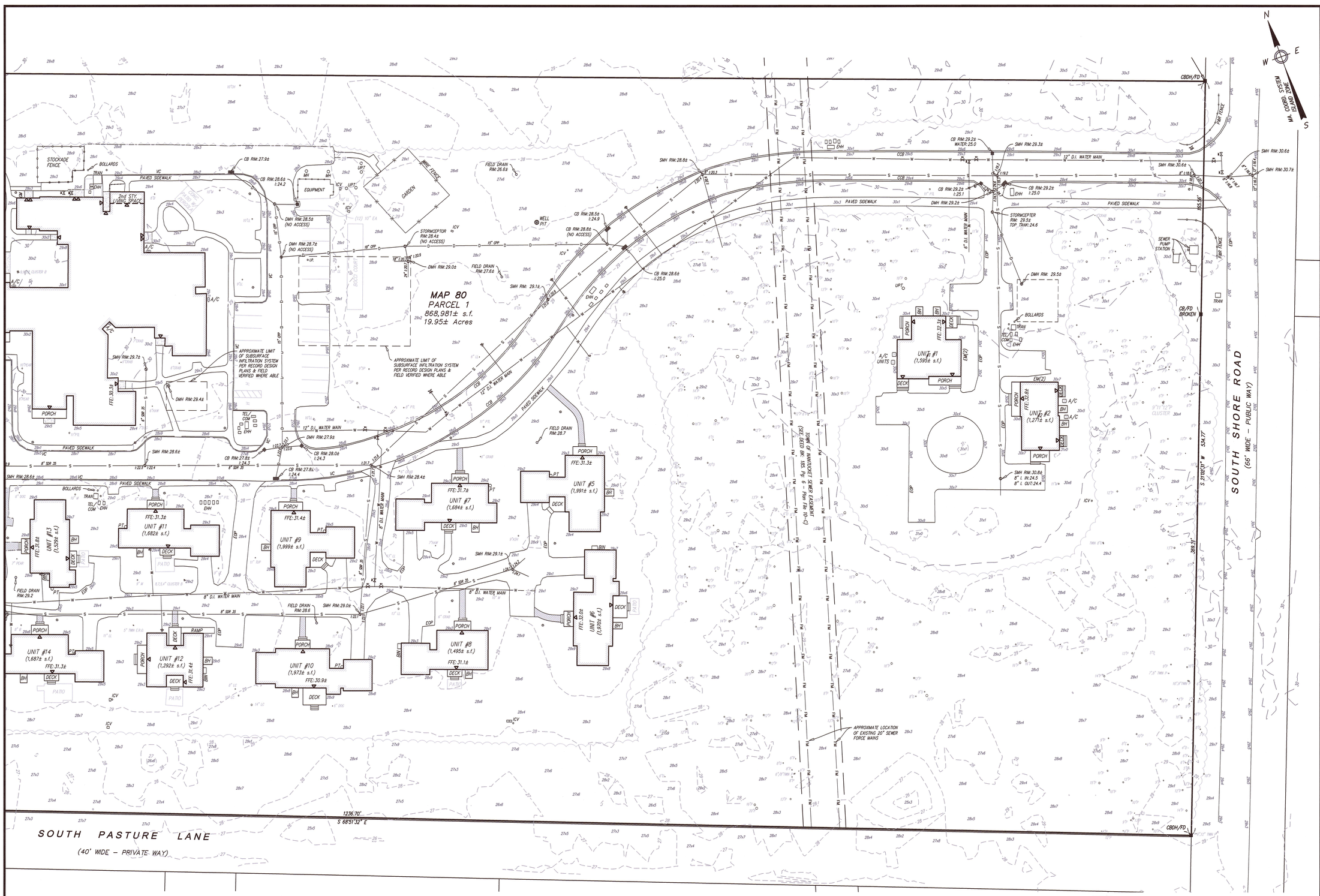
**12-02-24**

SHEET TITLE:

**LOCUS MAPS & SITE INFORMATION**

*Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.*
*Sheet is intended to be PRINTED IN COLOR.*

| | | | |
|---|---|---|---|
| SCALE: | N.T.S. | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |




## NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0088–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

## TREE LEGEND

| | |
|---|---|
| P–PINE | PTL–LONDON PLANTREE |
| CRAB–CRABAPPLE | LC–LEYLAND CYPRESS |
| ZJ–JAPANESE ZELKOVA | C–CEDAR |
| HAW–HAWTHORN | O–OAK |
| CH–CHERRY | E–ELM |
| M–MAPLE | HT–THORNLESS HONEYLOCUST |
| B–BIRCH | LL–LINDEN LITTLELEAF |
| DOG–DOGWOOD KOUSA | EA–EASTERN ARBORVITAE |
| SP–SPRUCE | ERO–ELAEAGNUS RUSSIAN OLIVE |
| TUP–TUPELO | DEC–DECIDUOUS TREE |

## EXISTING LEGEND

| | |
|---|---|
| ——100—— | MAJOR CONTOUR |
| ——99—— | MINOR CONTOUR |
| 100x1 | SPOT ELEVATION |
| | EDGE OF CLEARING |
| ——W—— | WATER LINE/SERVICE |
| | WATER SHUT–OFF |
| | WATER HYDRANT |
| | WATER GATE |
| ——S—— | SEWER LINE (GRAVITY) |
| ——FM—— | SEWER LINE (FORCE MAIN) |
| | SEWER MANHOLE |
| ——D—— | DRAIN LINE |
| | DRAIN MANHOLE |
| | CATCH BASIN (SINGLE/DBL) |
| O.I.P. | INSPECTION PORT |
| TRAN. | TRANSFORMER |
| EHH | ELECTRIC HAND HOLE |
| TEL/COM | TELEPHONE/COMMUNICATION |
| EM | ELECTRIC METER |
| GM | GAS METER |
| UPT | UNDERGROUND PROPANE TANK |
| PT | PROPANE TANK |
| ICV | IRRIGATION CONTROL VALVE BOX |
| | LIGHT POLE |
| VC | VERTICAL CURB |
| CCB | CAPE COD BERM |
| EOP | EDGE OF PAVEMENT |
| | BUILDING EGRESS |
| O XTREE | TREE SIZE/SPECIES |


Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com


# EXISTING CONDITIONS PLAN
## IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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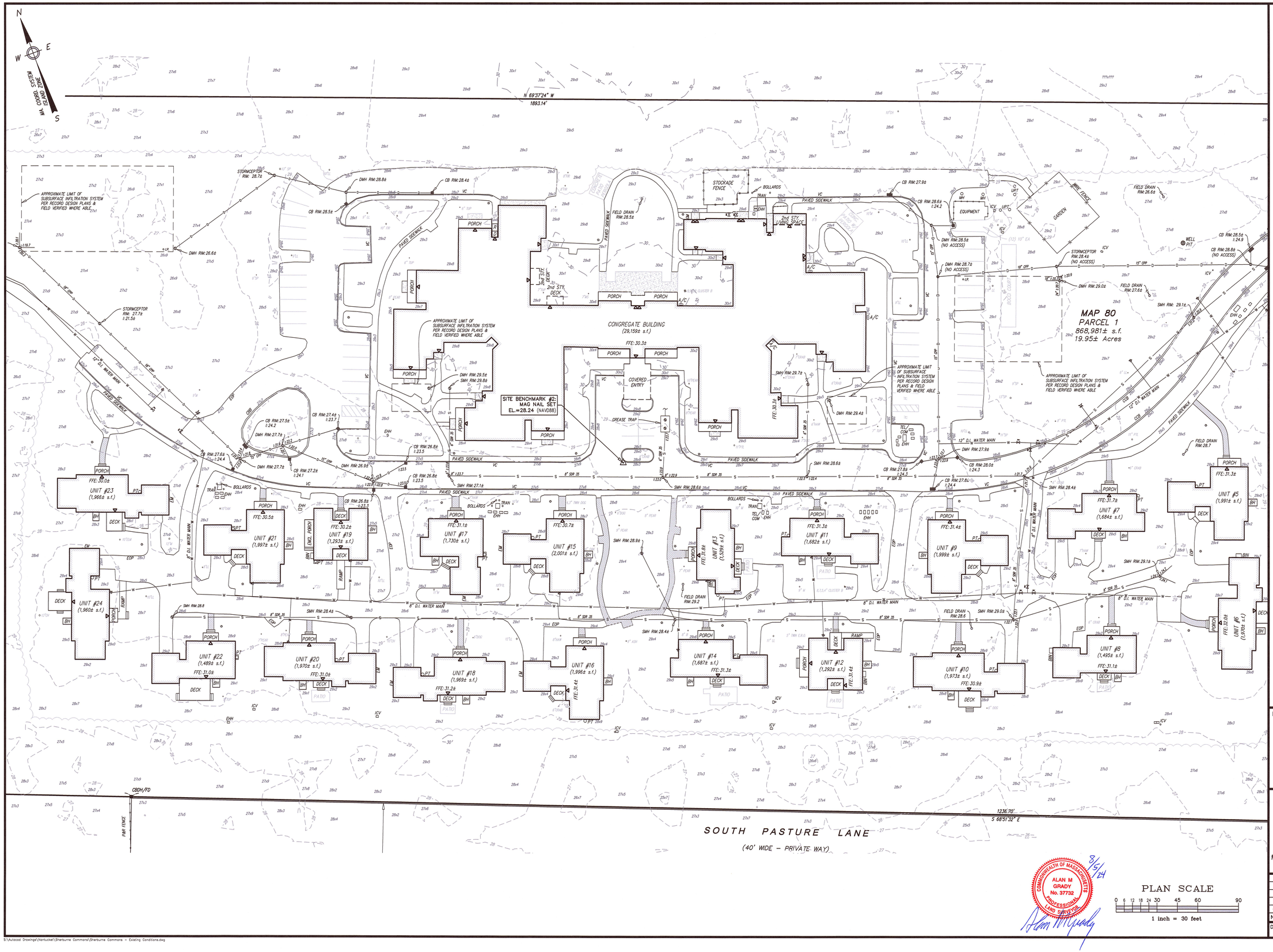


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| | |
|---|---|
| 100 | MAJOR CONTOUR |
| 99 | MINOR CONTOUR |
| 100x1 | SPOT ELEVATION |
| | EDGE OF CLEARING |
| W | WATER LINE/SERVICE |
| | WATER SHUT-OFF |
| | WATER HYDRANT |
| | WATER GATE |
| S | SEWER LINE (GRAVITY) |
| FM | SEWER LINE (FORCE MAIN) |
| | SEWER MANHOLE |
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| | 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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(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com


# EXISTING CONDITIONS PLAN
## IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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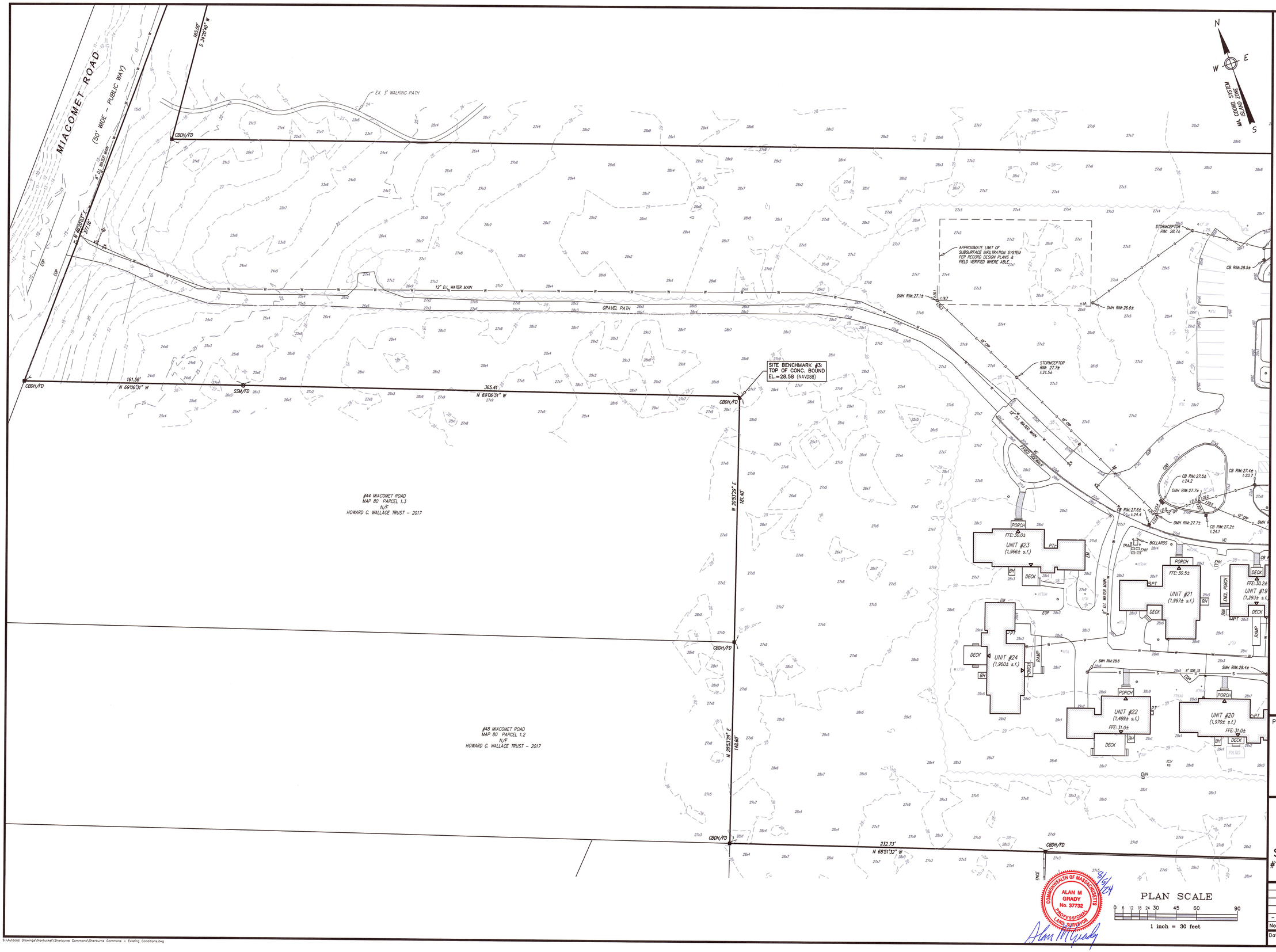


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| DOG-DOGWOOD KOUSA | EA-EASTERN ARBORVITAE |
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COMMONWEALTH OF MASSACHUSETTS
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PLAN SCALE
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1 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 |

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TOWN OF NANTUCKET

**OUR ISLAND HOME SKILLED NURSING FACILITY**

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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| # | Description | Date |
|---|---|---|

**ISSUED FOR HDC APPROVAL**

**12-02-24**

SHEET TITLE:

**EXISTING SITE PHOTOS**

*Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.*
*Sheet is intended to be PRINTED IN COLOR.*

| | | | |
|---|---|---|---|
| SCALE: | N.T.S. | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

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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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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0' 15' 30' 60' 90'
1"=30'-0"

TRUE NORTH

| # | Description | Date |
|---|---|---|

ISSUED FOR HDC APPROVAL

12-02-24

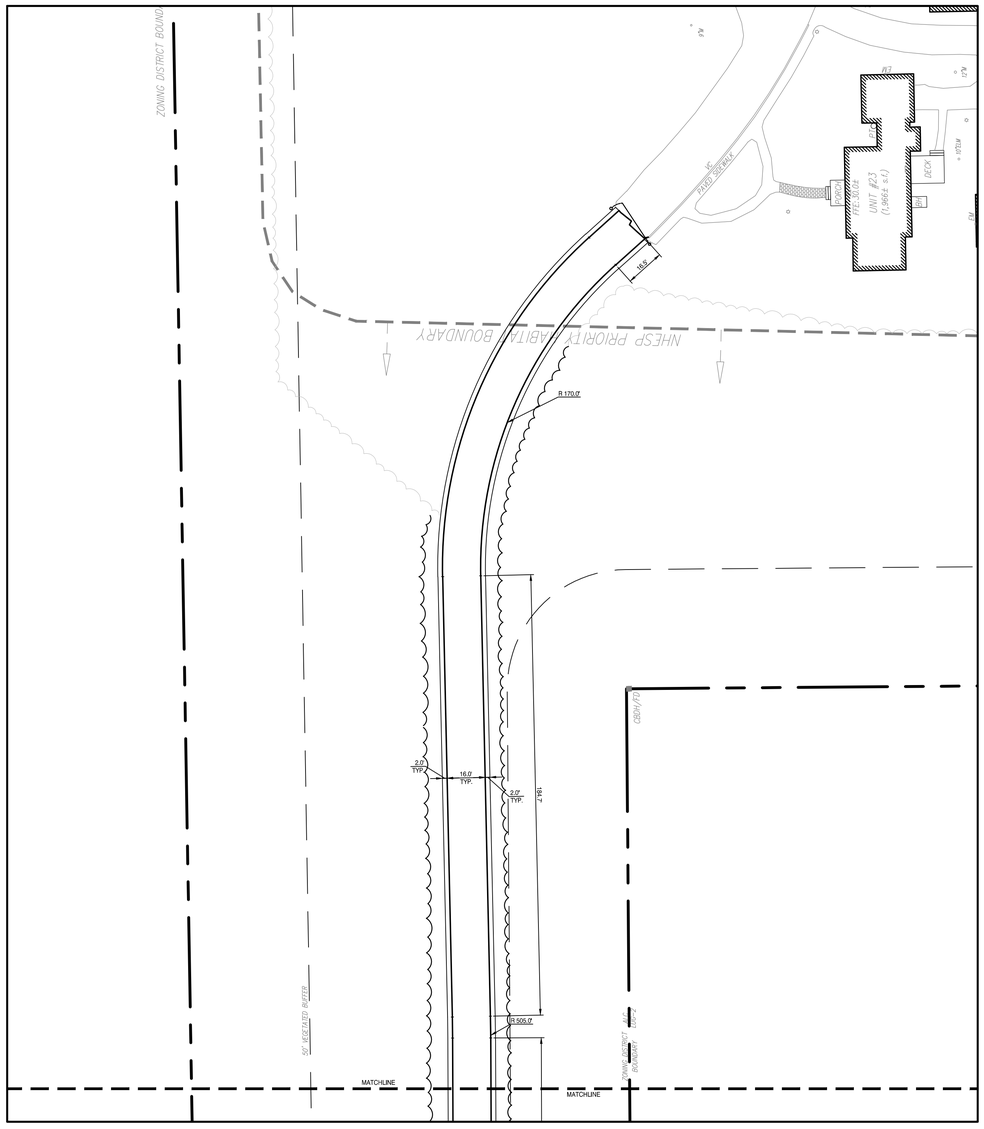
SHEET TITLE:

SITE LAYOUT PLAN

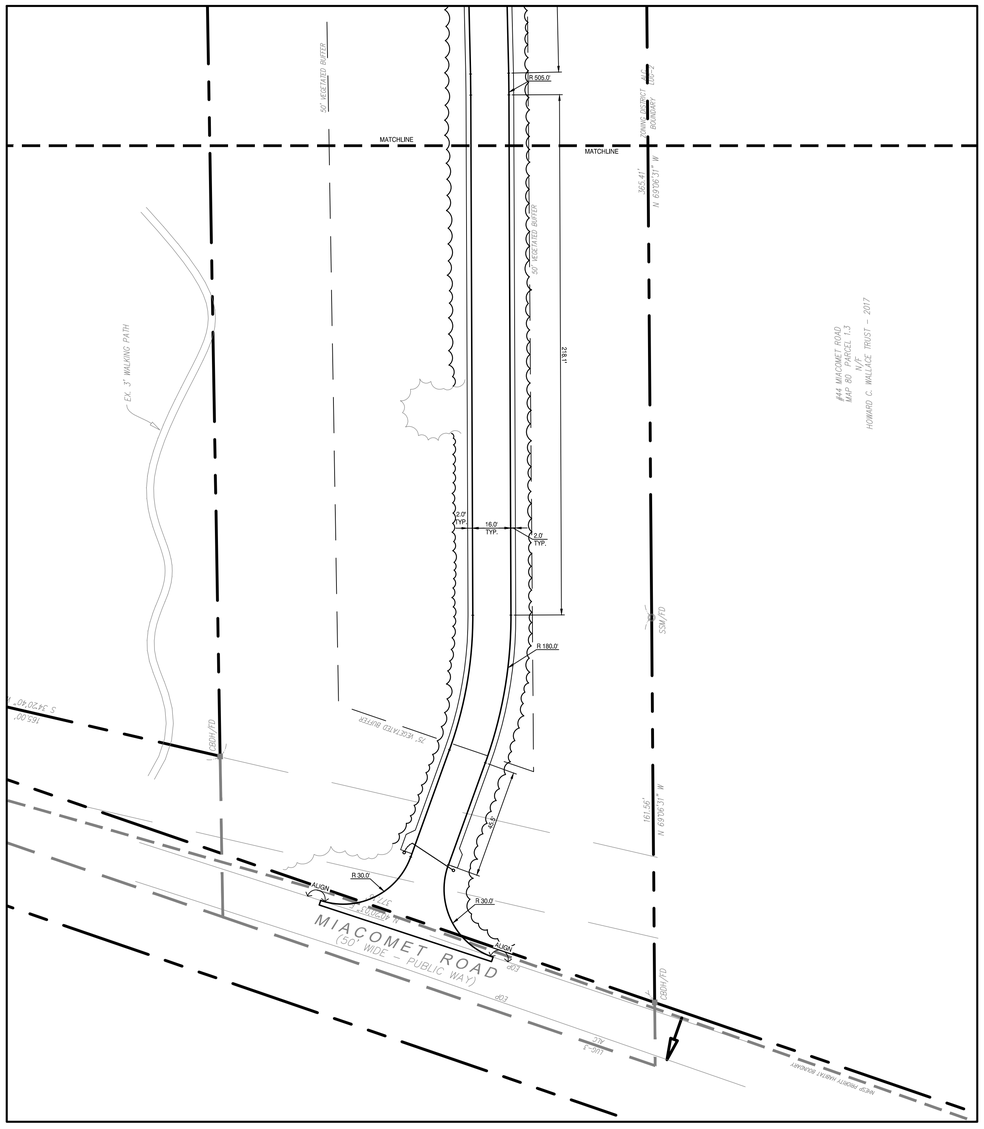
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

| | | | |
|---|---|---|---|
| SCALE: | 1" = 30' | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

CP101




MIACOMET ROAD ACCESS DRIVE 1




MIACOMET ROAD ACCESS DRIVE 2

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| # | Description | Date |
|---|---|---|

**ISSUED FOR HDC APPROVAL**

**12-02-24**

SHEET TITLE:

**SITE LAYOUT PLAN**

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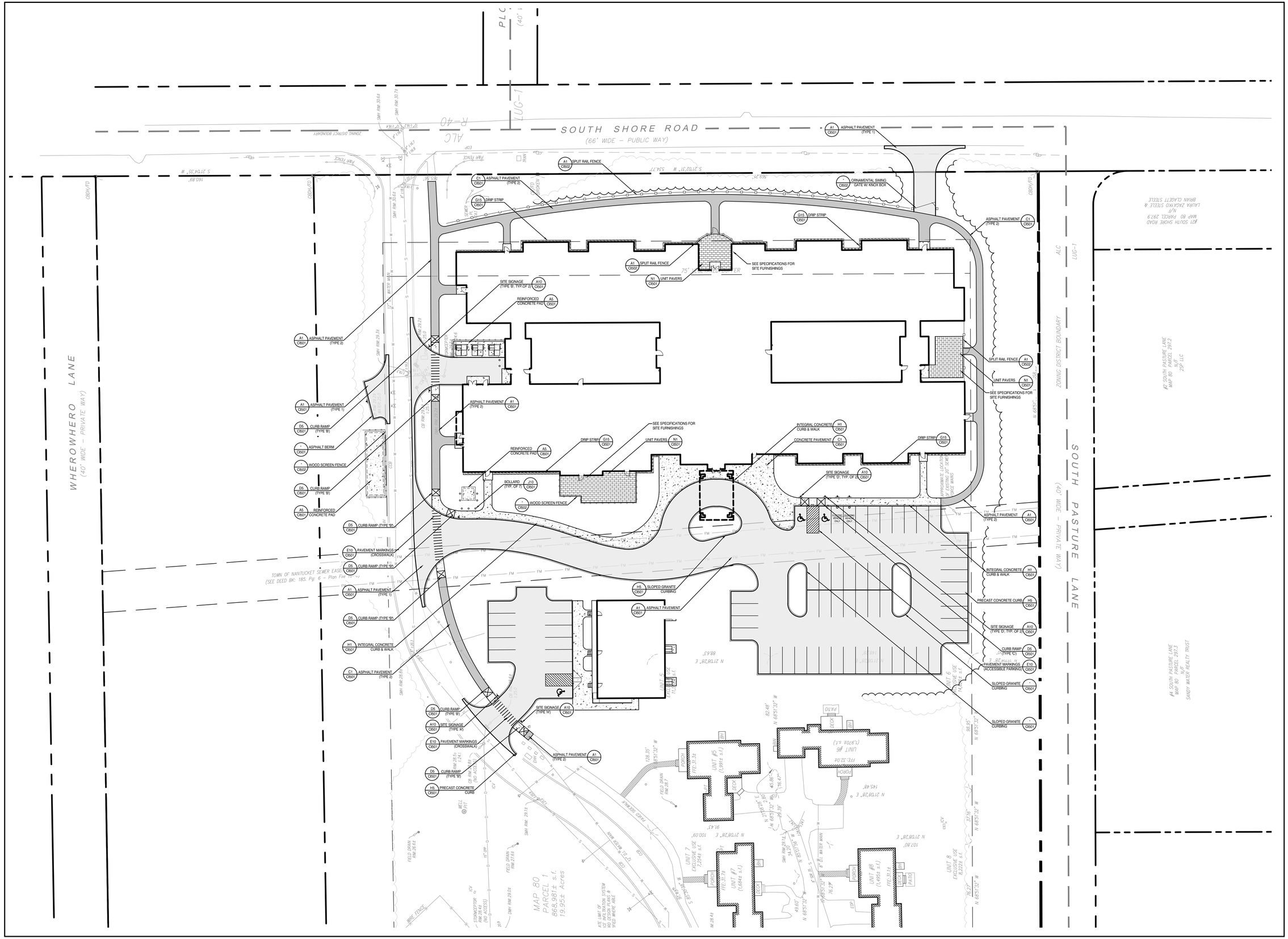
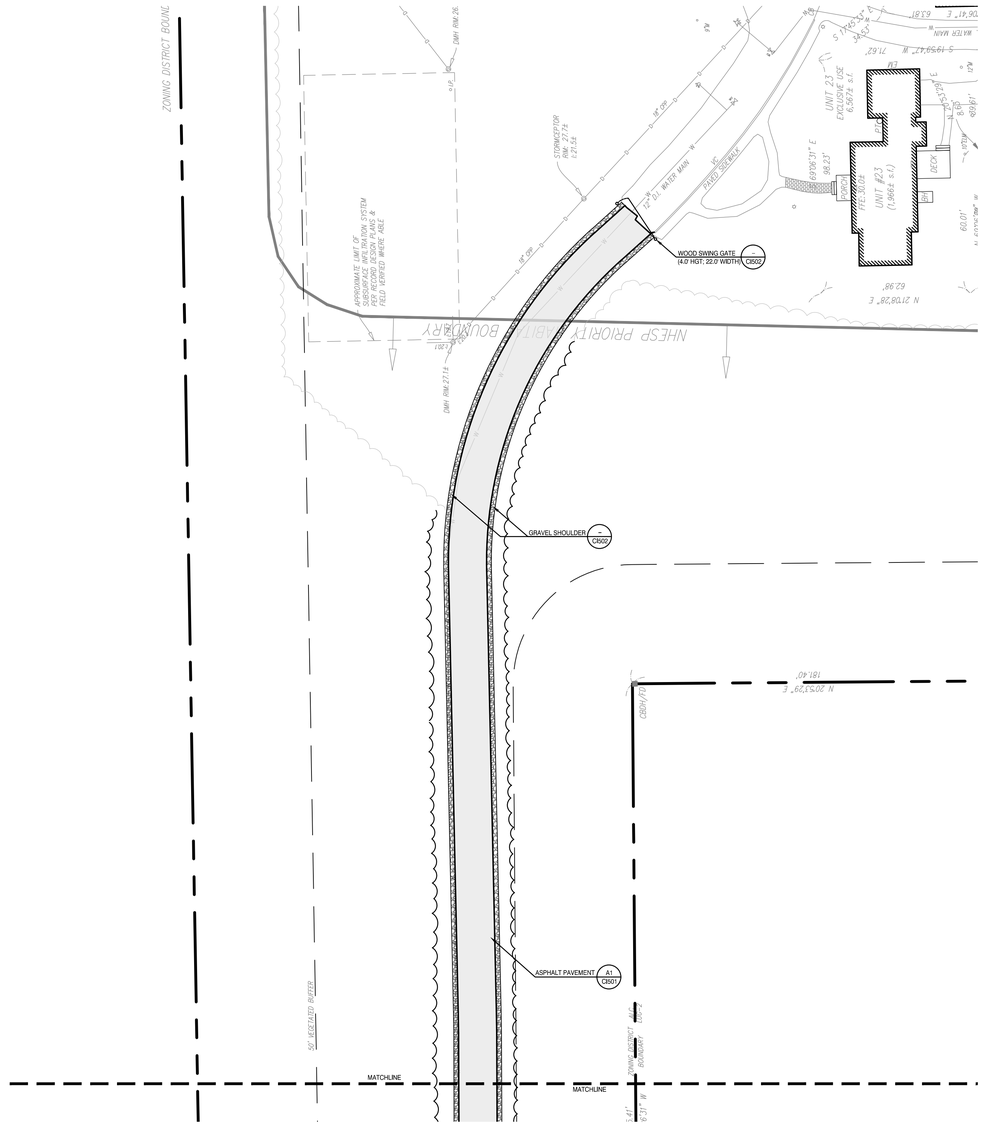
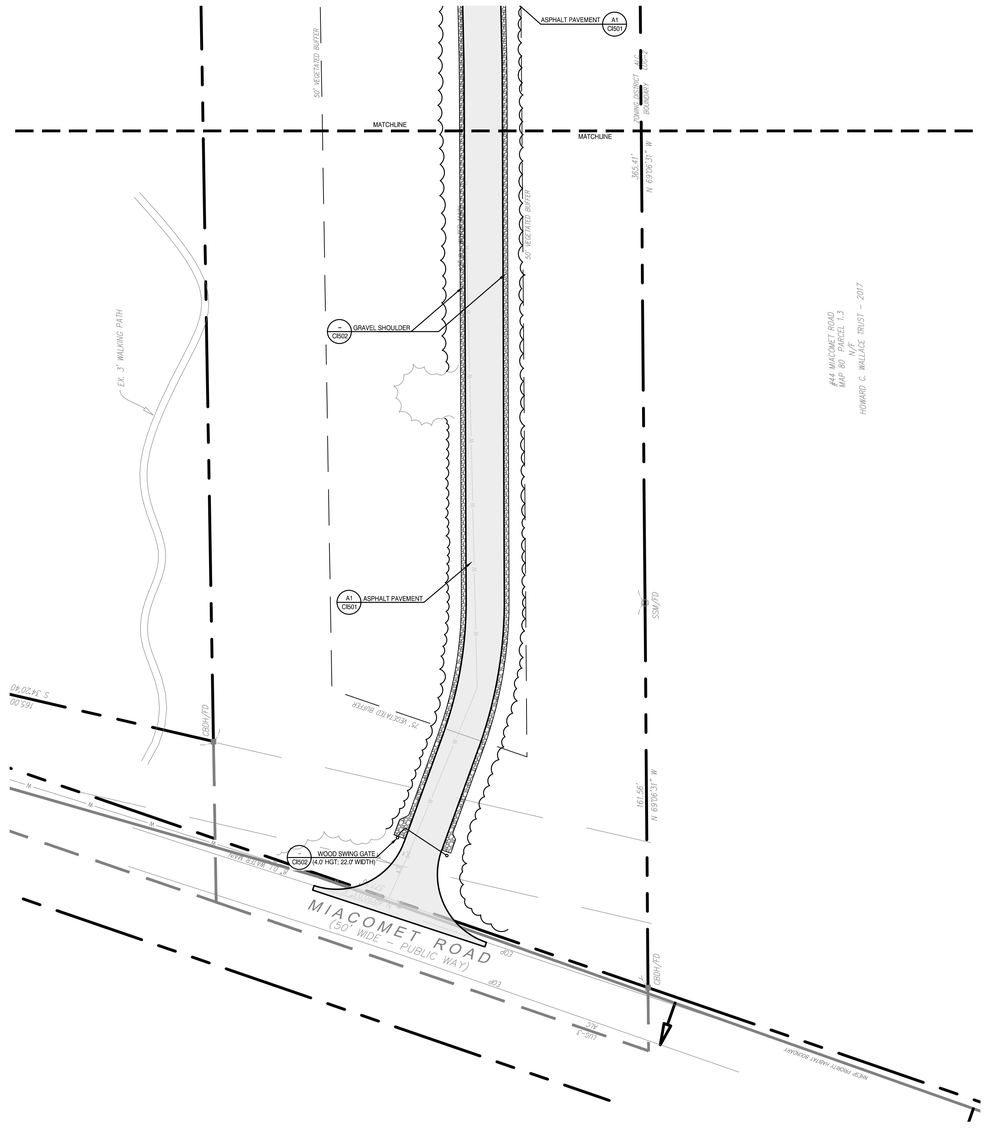
| | | | |
|---|---|---|---|
| SCALE: | 1" = 30' | DESIGNED BY: | JSM |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

**CP102**


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)
SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)
LUG-1
ALC
ZONING DISTRICT BOUNDARY
MAP 80 PARCEL 1
868,981± s.f.
19.95± Acres
TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 6 – 6)
#21 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
25P LLC
#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST
#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZACHOWSKI STEELE &
BRIAN CLACETT STEELE
A1 C501 ASPHALT PAVEMENT (TYPE 1)
A1 C502 SPLIT RAIL FENCE
C1 C501 ASPHALT PAVEMENT (TYPE 2)
G15 C501 DRIP STRIP
C502 ORNAMENTAL SWING GATE W/ KNOX BOX
N1 C501 UNIT PAVERS
SEE SPECIFICATIONS FOR SITE FURNISHINGS
A10 C501 SITE SIGNAGE (TYPE 'B', TYP. OF 2)
A5 C501 REINFORCED CONCRETE PAD
D5 C501 CURB RAMP (TYPE 'B')
C501 ASPHALT BERM
C502 WOOD SCREEN FENCE
E10 C501 PAVEMENT MARKINGS (CROSSWALK)
H1 C501 INTEGRAL CONCRETE CURB & WALK
H5 C501 SLOPED GRANITE CURBING
A10 C501 SITE SIGNAGE (TYPE 'A')
H5 C501 PRECAST CONCRETE CURB
C1 C501 CONCRETE PAVEMENT
J10 C501 BOLLARD (TYP. OF 7)
SITE SIGNAGE (TYPE 'D', TYP. OF 2)
PRECAST CONCRETE CURB
SITE SIGNAGE (TYPE 'C')
PAVEMENT MARKINGS (ACCESSIBLE PARKING)
SLOPED GRANITE CURBING
UNIT #1 (1,484± s.f.)
UNIT #5 (1,991± s.f.)
UNIT #6 (1,970± s.f.)
UNIT #7 EXCLUSIVE USE 1,294± s.f.
UNIT #8 (1,495± s.f.)
UNIT 6 EXCLUSIVE USE 1,422± s.f.
UNIT 8 EXCLUSIVE USE 1,422± s.f.
PORCH
DECK
PATIO
FFE 31.34
FFE 31.11
FFE 31.14
FFE 31.01
FFE 31.16
FFE 31.04
TOWN OF NANTUCKET WATER SYSTEM NO. DESIGN PLANS & SPECS WHERE ABLE
8" D.I. WATER MAIN
STORMCEPTOR RIM: 28.44 (NO ACCESS)
FIELD DRAIN RIM: 26.61
FIELD DRAIN RIM: 27.63
FIELD DRAIN RIM: 29.01
DMH RIM: 29.01
SMH RIM: 29.14
SMH RIM: 29.31
SMH RIM: 30.63
SMH RIM: 30.72
CB RIM: 29.52
CB RIM: 29.61
CB RIM: 29.74
CB RIM: 29.76
CB RIM: 29.80
CB RIM: 29.84
CB RIM: 29.87
CB RIM: 29.91
CB RIM: 29.94
CB RIM: 29.96
CB RIM: 29.98
CB RIM: 30.01
CB RIM: 30.04
CB RIM: 30.07
CB RIM: 30.10
CB RIM: 30.13
CB RIM: 30.16
CB RIM: 30.19
CB RIM: 30.22
CB RIM: 30.25
CB RIM: 30.28
CB RIM: 30.31
CB RIM: 30.34
CB RIM:




# MIACOMET ROAD ACCESS DRIVE 1




# MIACOMET ROAD ACCESS DRIVE 2

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| # | Description | Date |
|---|---|---|

**ISSUED FOR HDC APPROVAL**

**12-02-24**

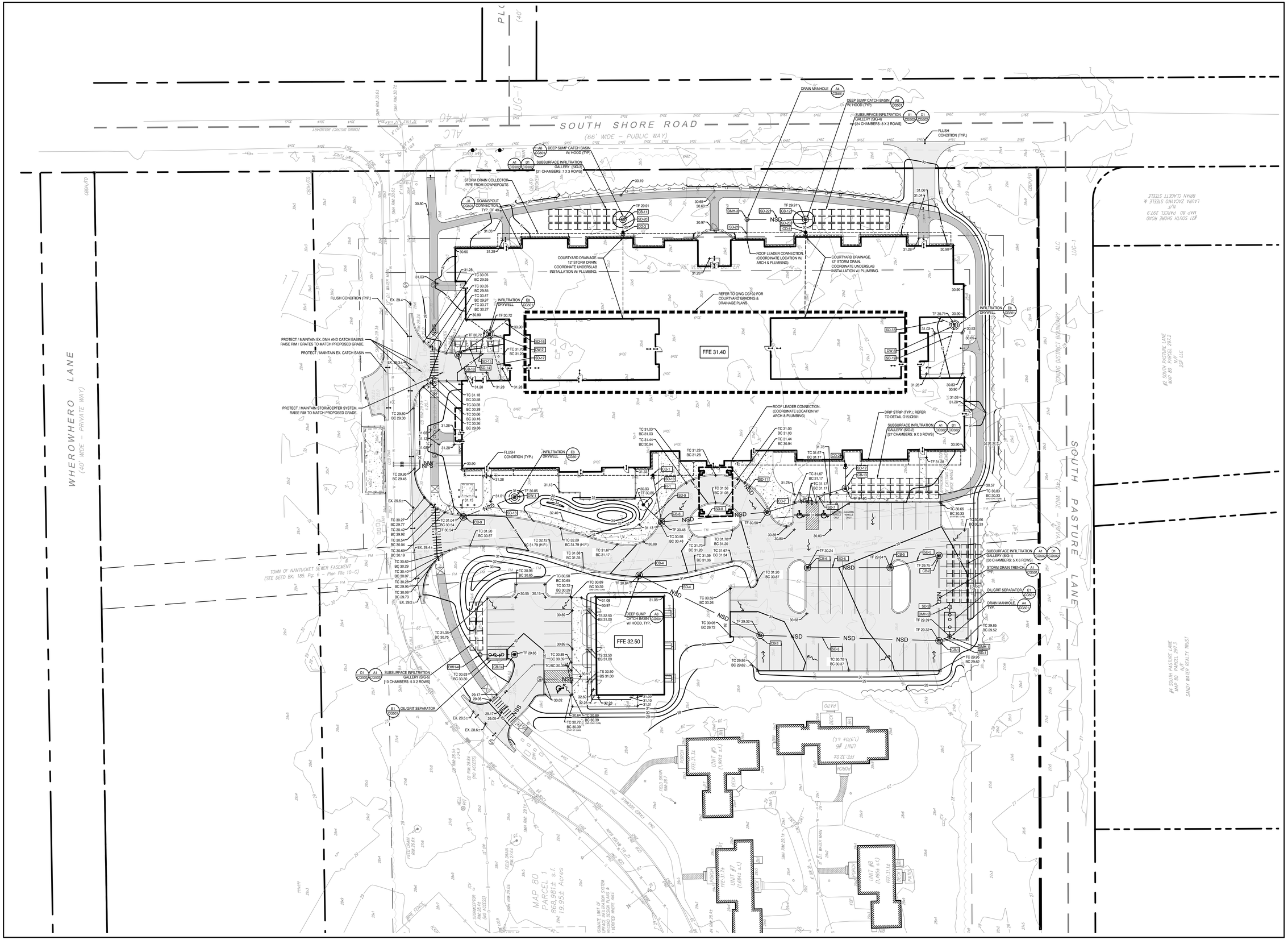
SHEET TITLE:

**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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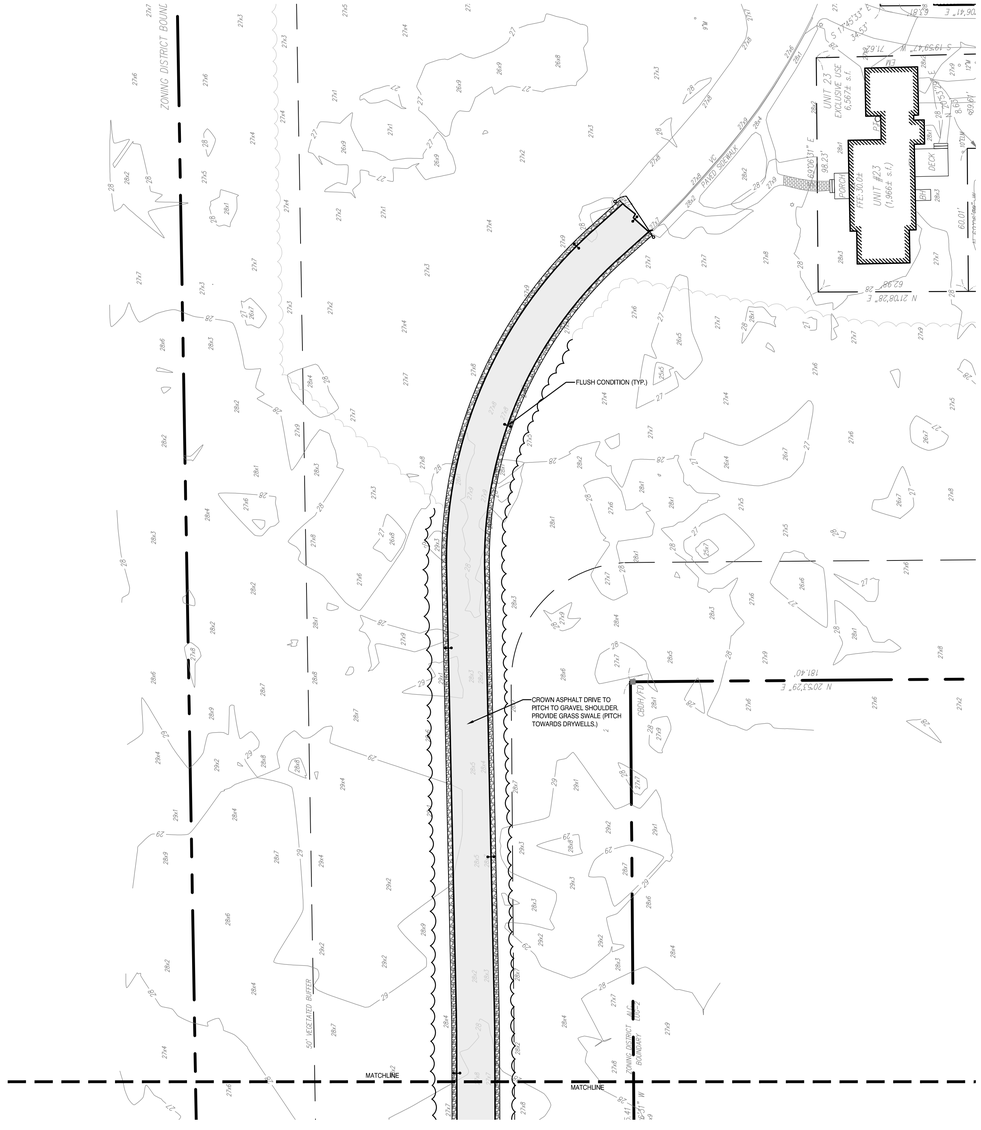
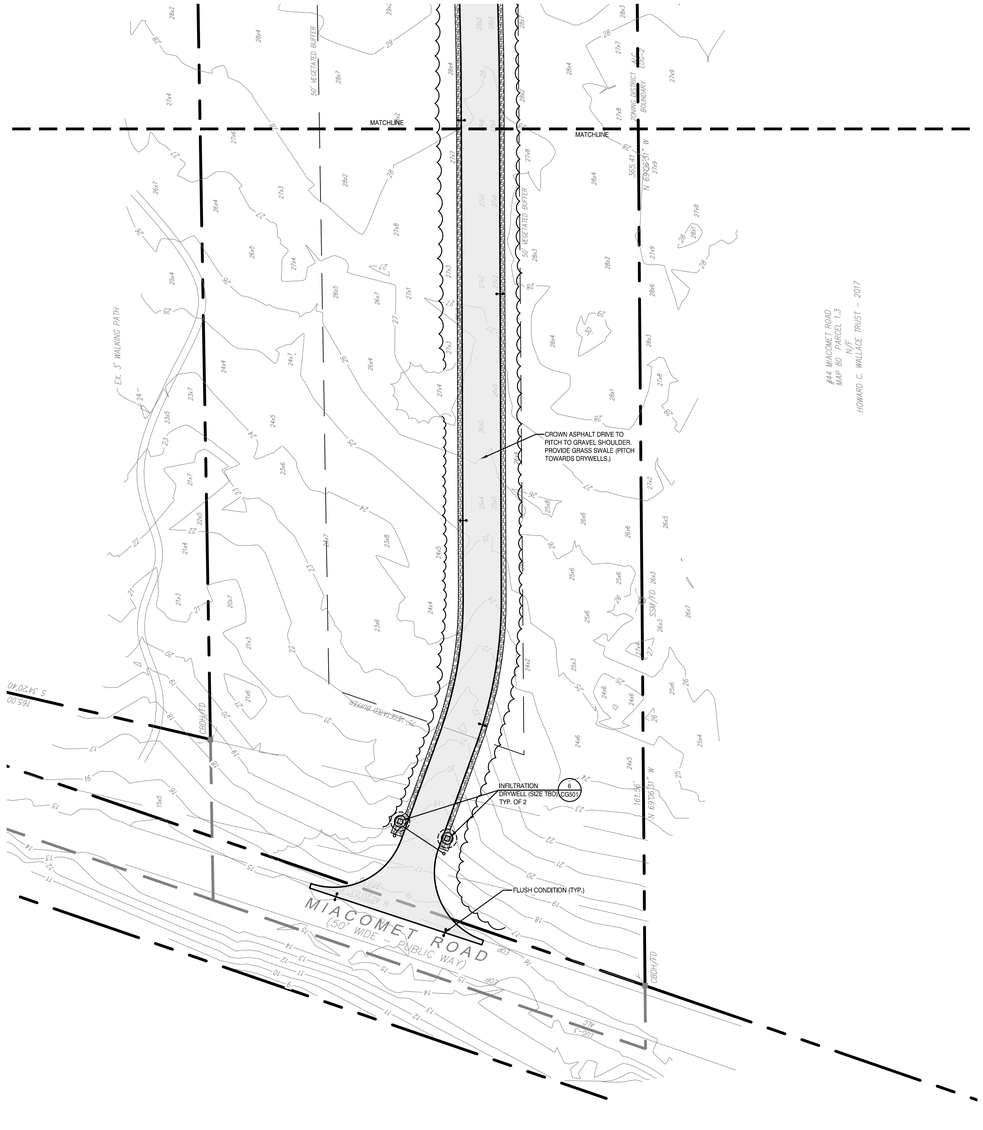
| | | | |
|---|---|---|---|
| SCALE: | 1" = 30' | DESIGNED BY: | MAF |
| SMRT PROJECT #: | 23121 | DRAWN BY: | MAF |

# CG101




MIACOMET ROAD ACCESS DRIVE 1




MIACOMET ROAD ACCESS DRIVE 2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| # | Description | Date |
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**12-02-24**

SHEET TITLE:

**SITE GRADING & DRAINAGE PLAN**

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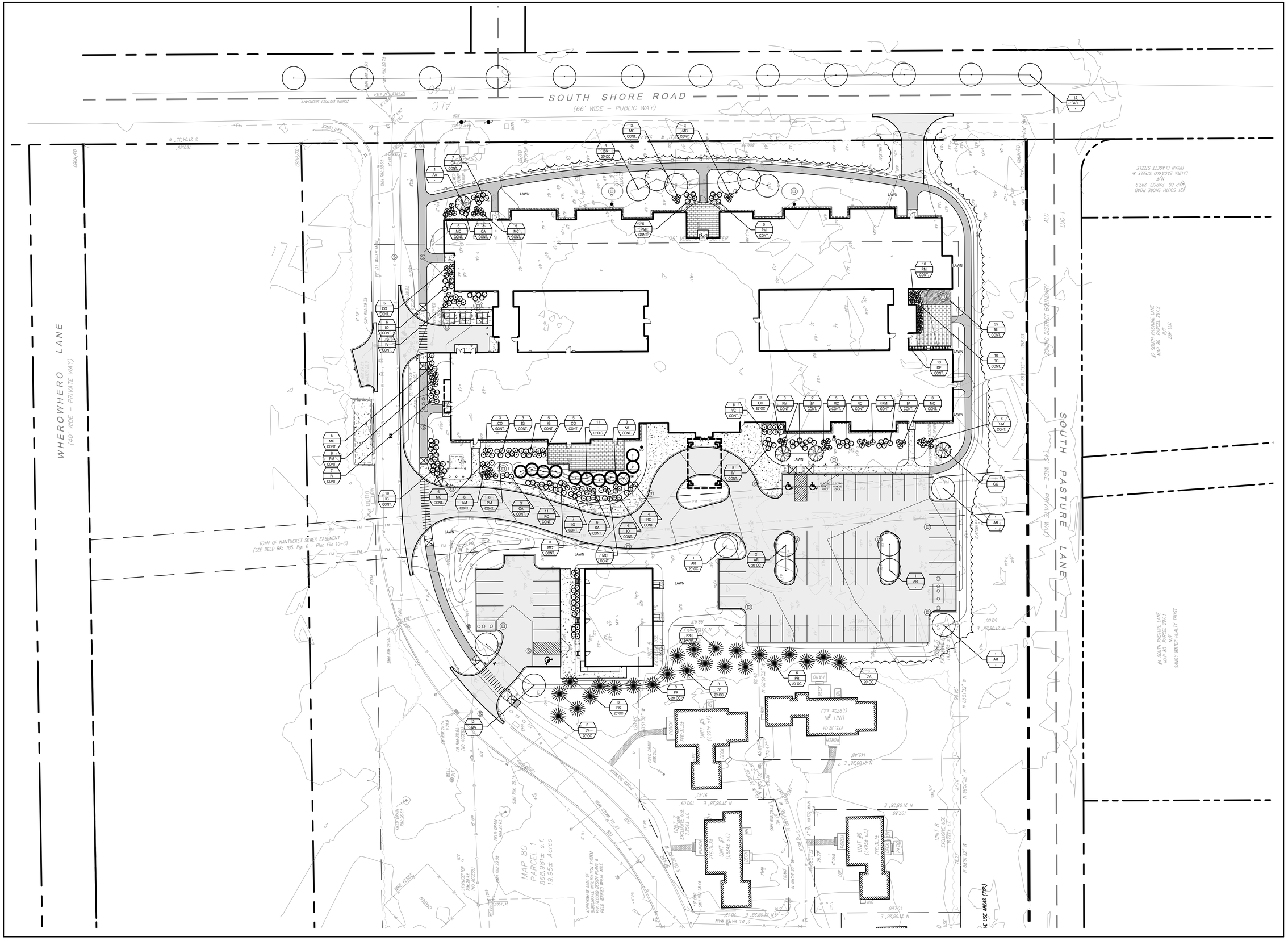
|---|---|---|---|
| SCALE: | 1" = 30' | DESIGNED BY: | MAF |
| SMRT PROJECT #: | 23121 | DRAWN BY: | JSM |

**CG102**

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SHEET TITLE:

SITE PLANTING PLAN

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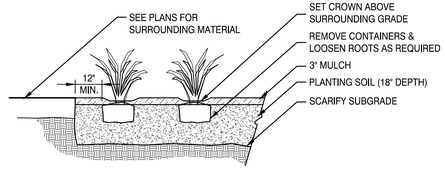
LP101

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).

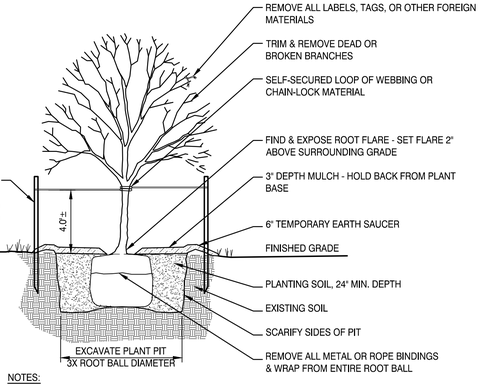
## PLANTING NOTES F6
N.T.S.




## 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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**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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SHEET TITLE:

**SITE RENDERING**

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Telephone: 508.325.7587, Fax: 508.228.7298
**www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index**

**CHECKLIST FOR HDC APPLICATIONS**

**REQUIRED WITH ALL APPLICATIONS:**

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

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

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

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

**REQUIRED WHERE APPLICABLE:**

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 79

Street & Number of Proposed Work: 36 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Emeritus LLD

Mailing Address: 8 Williams Ln

Nantucket, MA

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Partial Demo, move remaining 616 sqft structure to 34 Tennessee Ave

Size of Structure or Addition: Length: Varies Sq. Footage 1st floor: 1,557 sqft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: Varies Sq. footage 2nd floor: 616 sqft Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 21' 9" South 21' 9" East 21' 9" West 21' 9"

Additional Remarks

Historic Name:

Original Date: 1976

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 12/02/2024 Signature of owner of record _____ Signed under penalties of perjury

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

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

## Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

_____

Signature Date

e m e r i t u s

A u t h o r i z a t i o n  L e t t e r

**Nantucket Historic District Commission**

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 36 Tennessee Ave on the following statement:

I John Wise, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

11/21/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

# 36 Tennessee Avenue - Move Off

## Nantucket, MA

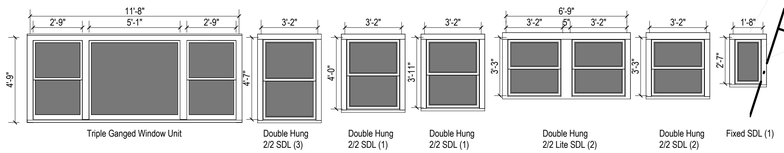
12.02.24

Move Off HDC Submission



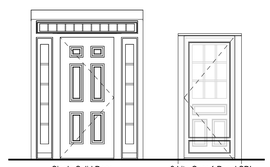

Locus Map

3/16" = 1'-0"



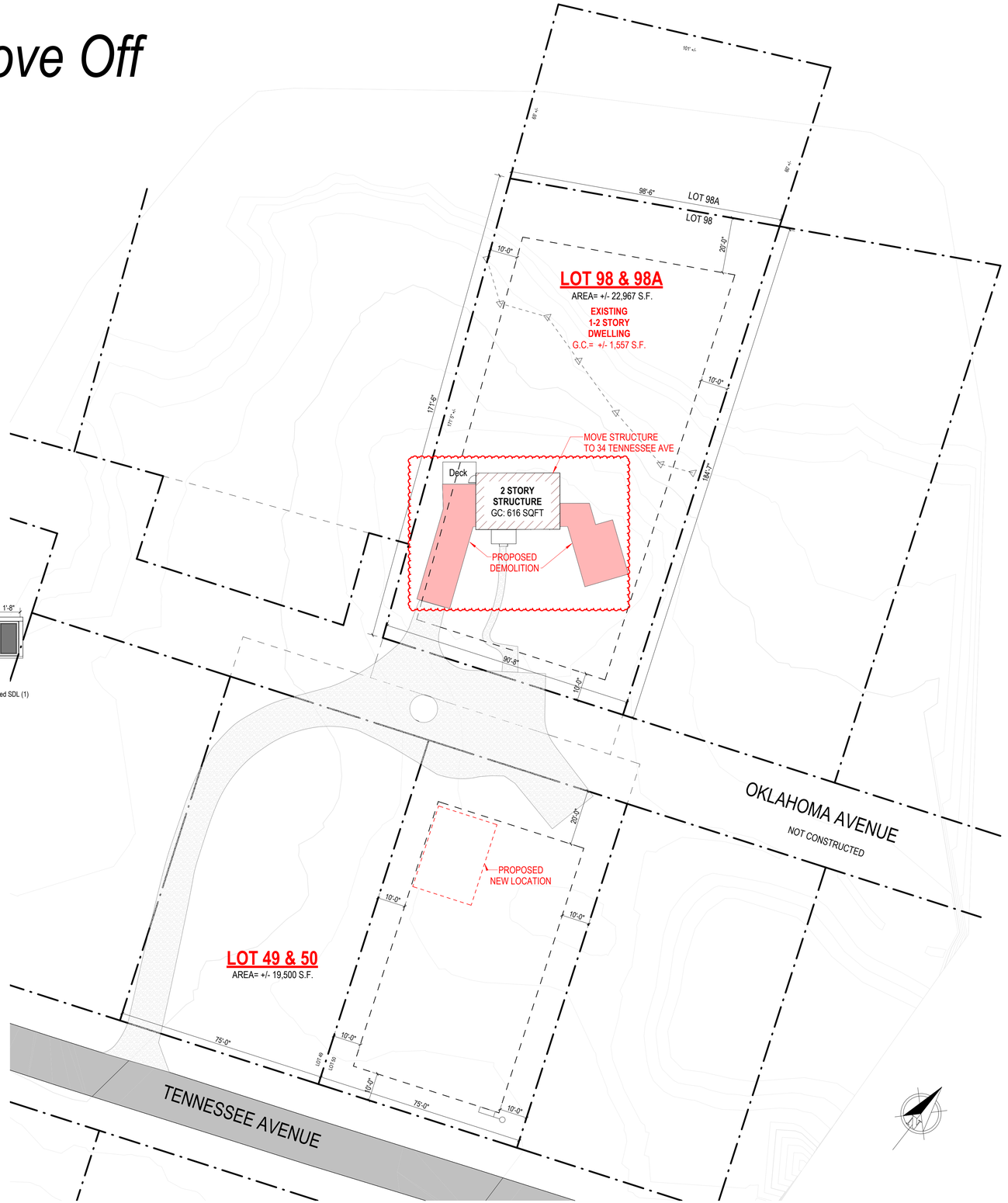

Window Legend

1/4" = 1'-0"




Exterior Door Legend

1/4" = 1'-0"




Site Plan -Proposed

1" = 20'-0"

# 2420

*36 Tennessee Avenue - Move Off*

Nantucket, MA


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


### Site Information

| | |
|---|---|
| Map & Parcel: | 594/79 |
| Current Zoning: | VR |
| Minimum Frontage: | 100 FT |
| Front Setback: | 20 FT |
| Side/Rear Setback: | 10 FT |
| Lot Size: | +/- 22,967 SQFT |
| Min. Lot Size: | 20,000 SQFT |
| Allowable G.C.: | 2,296 SQFT |
| Existing G.C.: | +/- 1,557 SQFT |
| Proposed G.C.: | 616 S.F. |
| Total Proposed G.C.: | 616 S.F. |

### Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

**Cover Sheet**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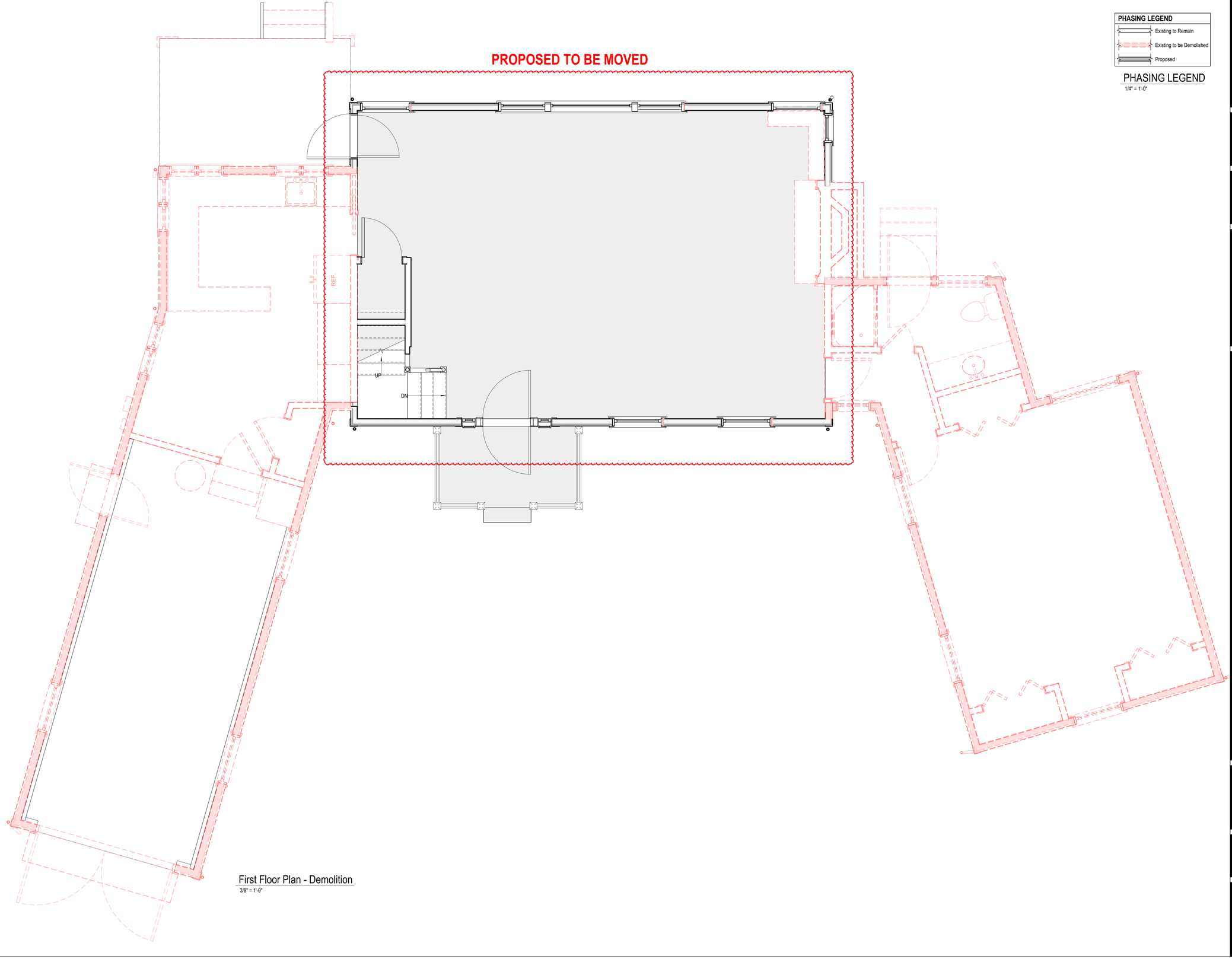
**A0.1**

**2420**

Move Off HDC Submission 12.02.24




First Floor Plan - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"

# 2420

*36 Tennessee Avenue - Move Off*

Nantucket, MA


emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com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## Floor Plans


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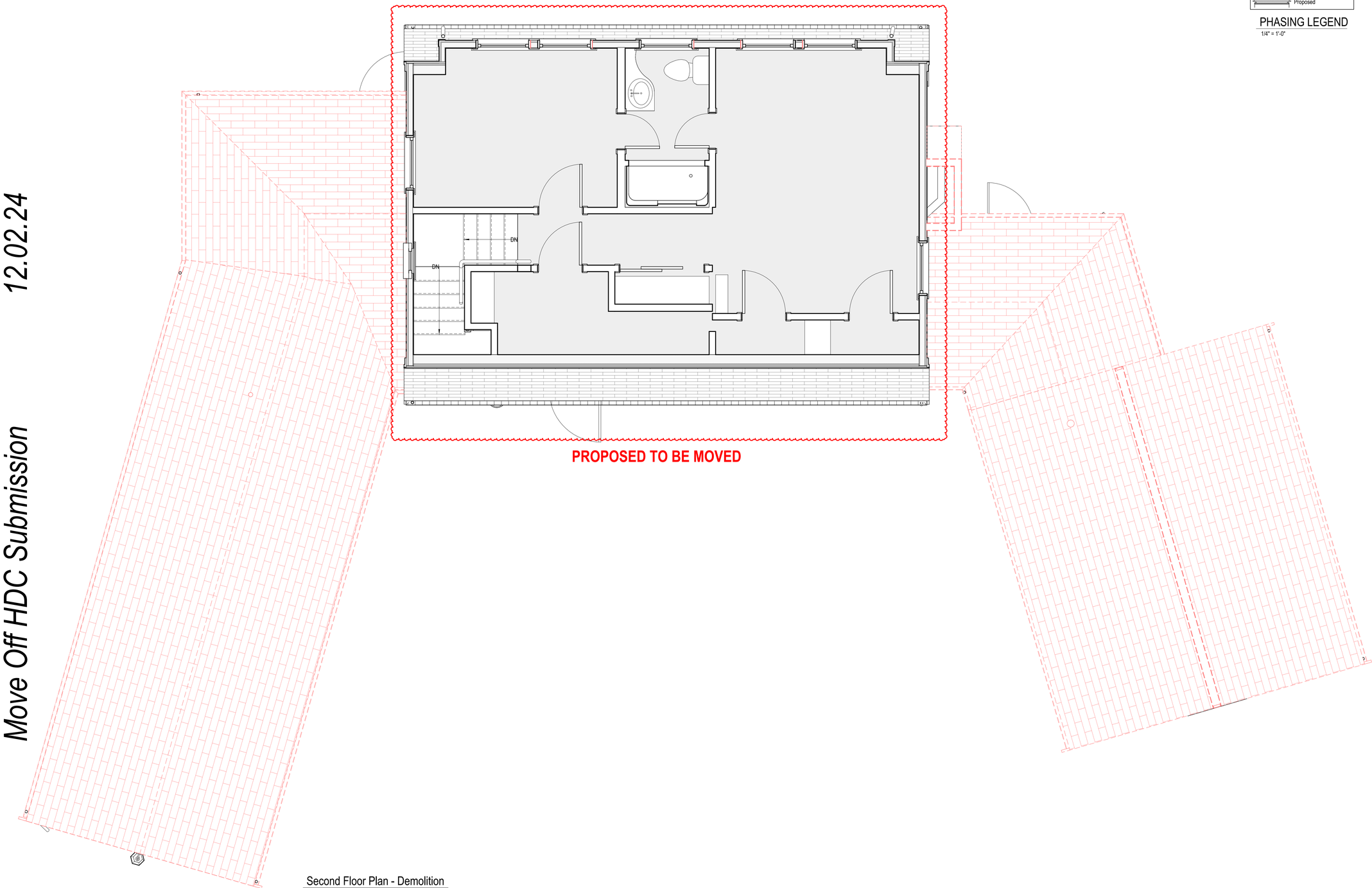
**2420**

12.02.24

Move Off HDC Submission




Second Floor Plan - Demolition
3/8" = 1'-0"

**PHASING LEGEND**

- Existing to Remain
- Existing to be Demolished
- Proposed

PHASING LEGEND
1/4" = 1'-0"

# 2420

*36 Tennessee Avenue - Move Off*

Nantucket, MA


emeritus

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**A.1.2**

**2420**

12.02.24

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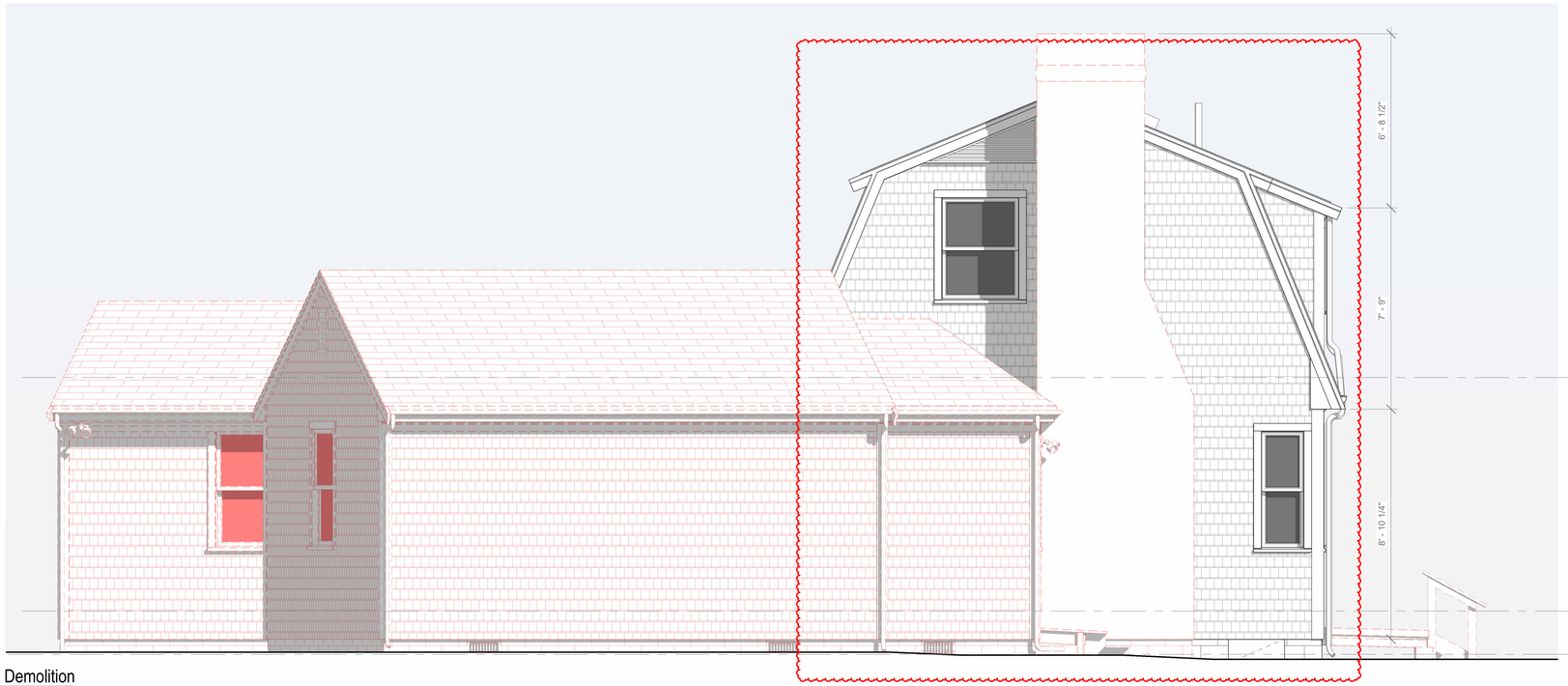


1 Northeast Elevation - Demolition
3/8" = 1'-0"




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*

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## Sheet Index - Architectural & Structural

**Revisions**

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## Exterior Elevations


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A.2.1

2420

12.02.24

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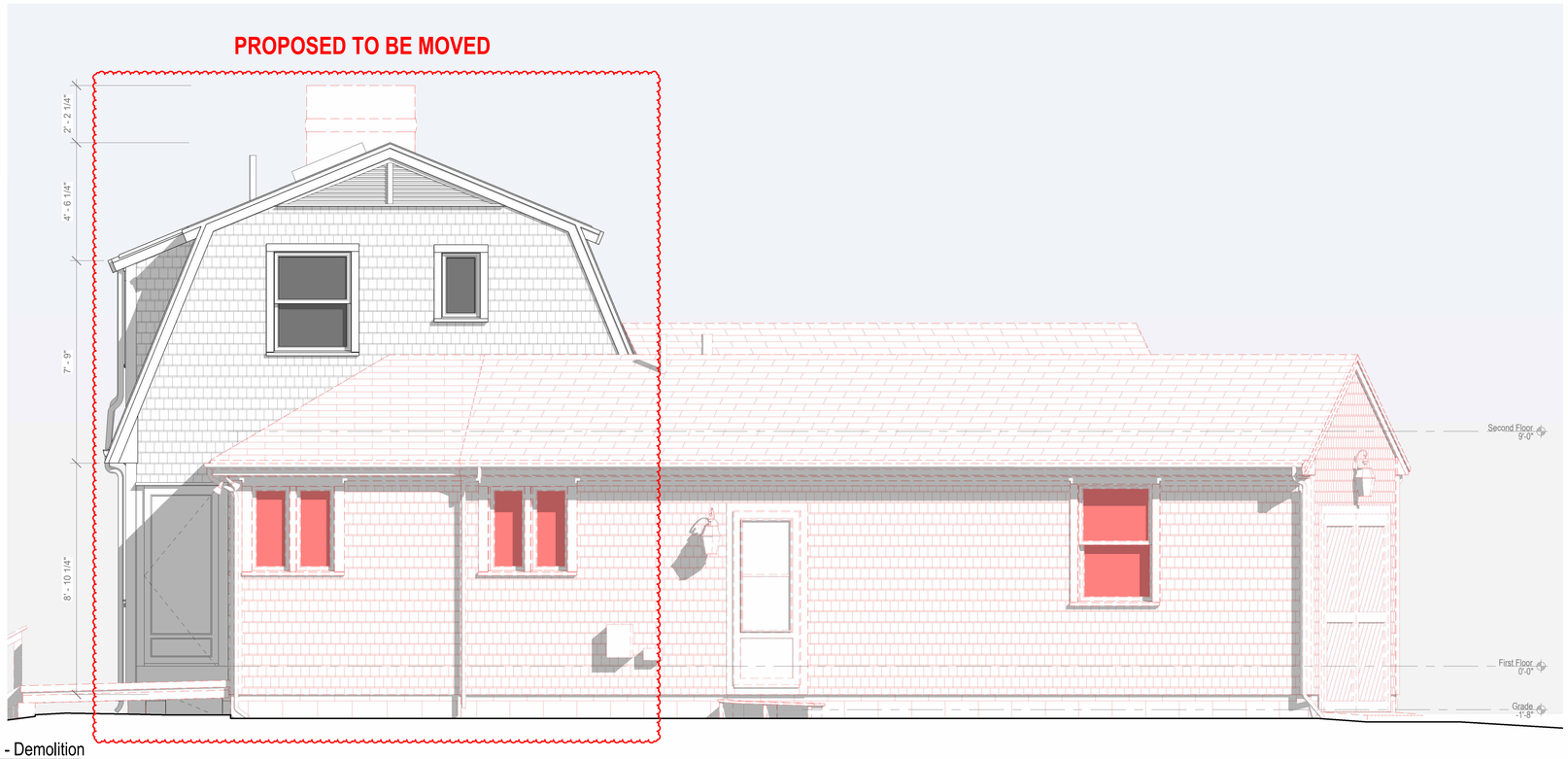


3 Southwest Elevation - Demolition
3/8" = 1'-0"




4 Northwest Elevation - Demolition
3/8" = 1'-0"

**PHASING LEGEND**

- Existing to Remain
- Existing to be Demolished
- Proposed

PHASING LEGEND
1/4" = 1'-0"

# 2420

*36 Tennessee Avenue - Move Off*

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**Revisions**

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## Exterior Elevations


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A.2.2

2420

*Move Off HDC Submission 12.02.24*



Tennessee Avenue Street View



36 Tennessee Ave. Entrance View (From Street)




Aerial View (Marked Proposed Demolition)




Existing Structure (Back View)

# 2420

*36 Tennessee Avenue - Move Off*

Nantucket, MA

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## Sheet Index - Architectural & Structural

**Revisions**

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| Revision 1 | Date 1 |

## Photos

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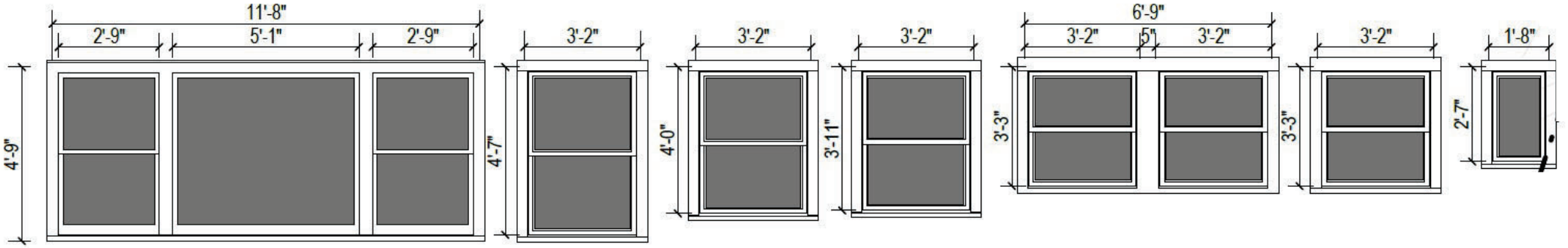
# 36 Tennessee Avenue

## Nantucket, MA




Locus Map

3/16" = 1'-0"




# Window Legend

1/4" = 1'-0"

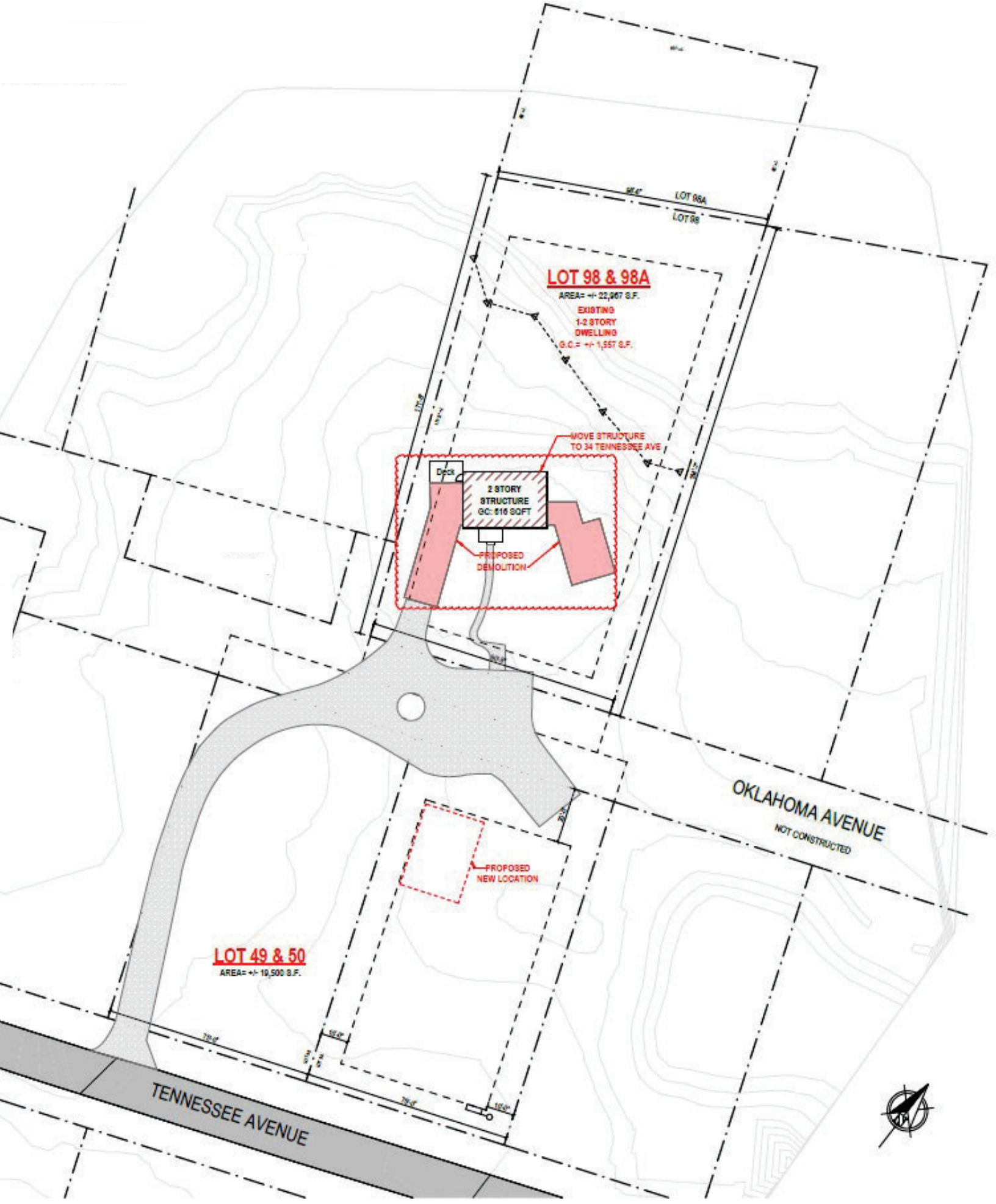


Single Solid Door +
Sidelites
2 Panel + (2) 4 Lite SDL

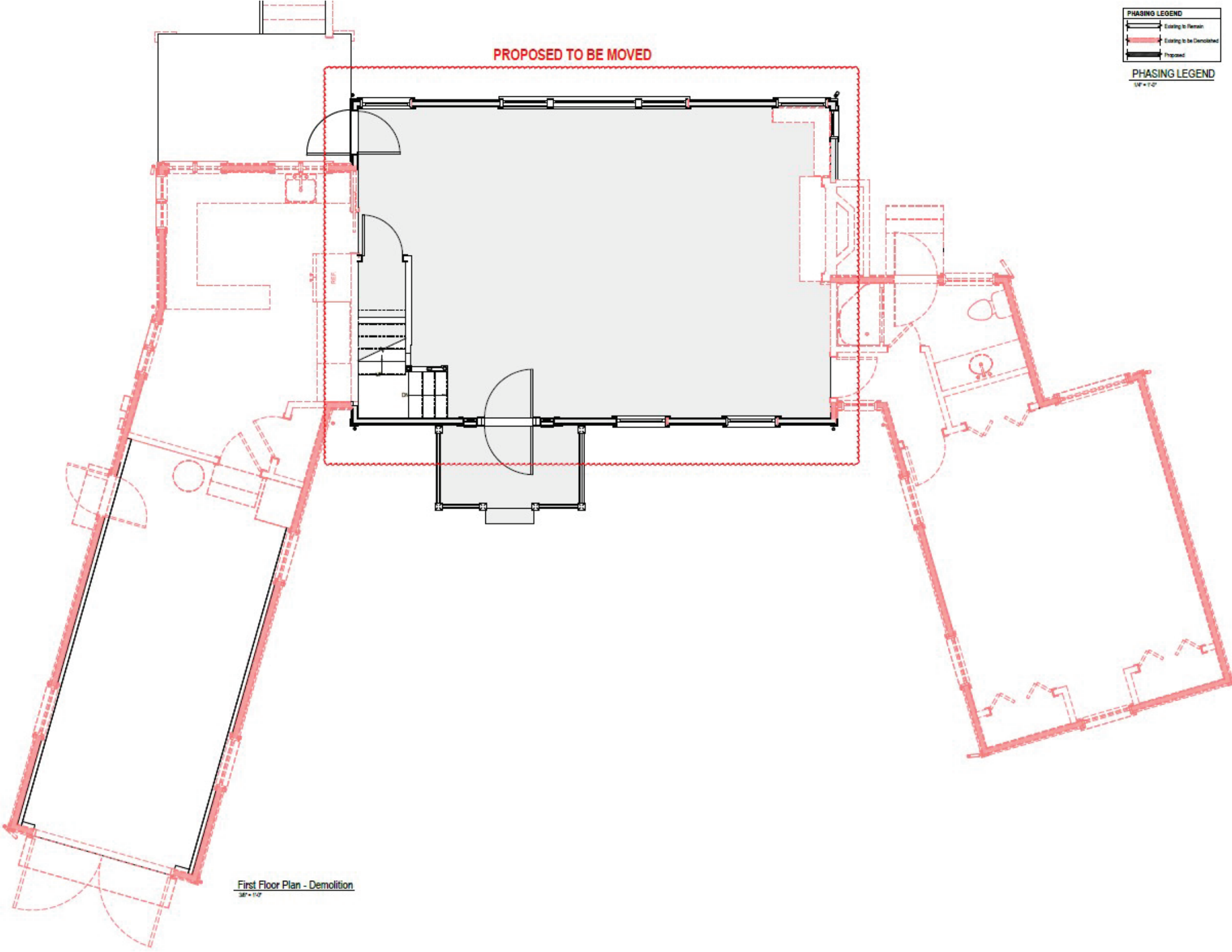
9 Lite Over 1 Panel SDL

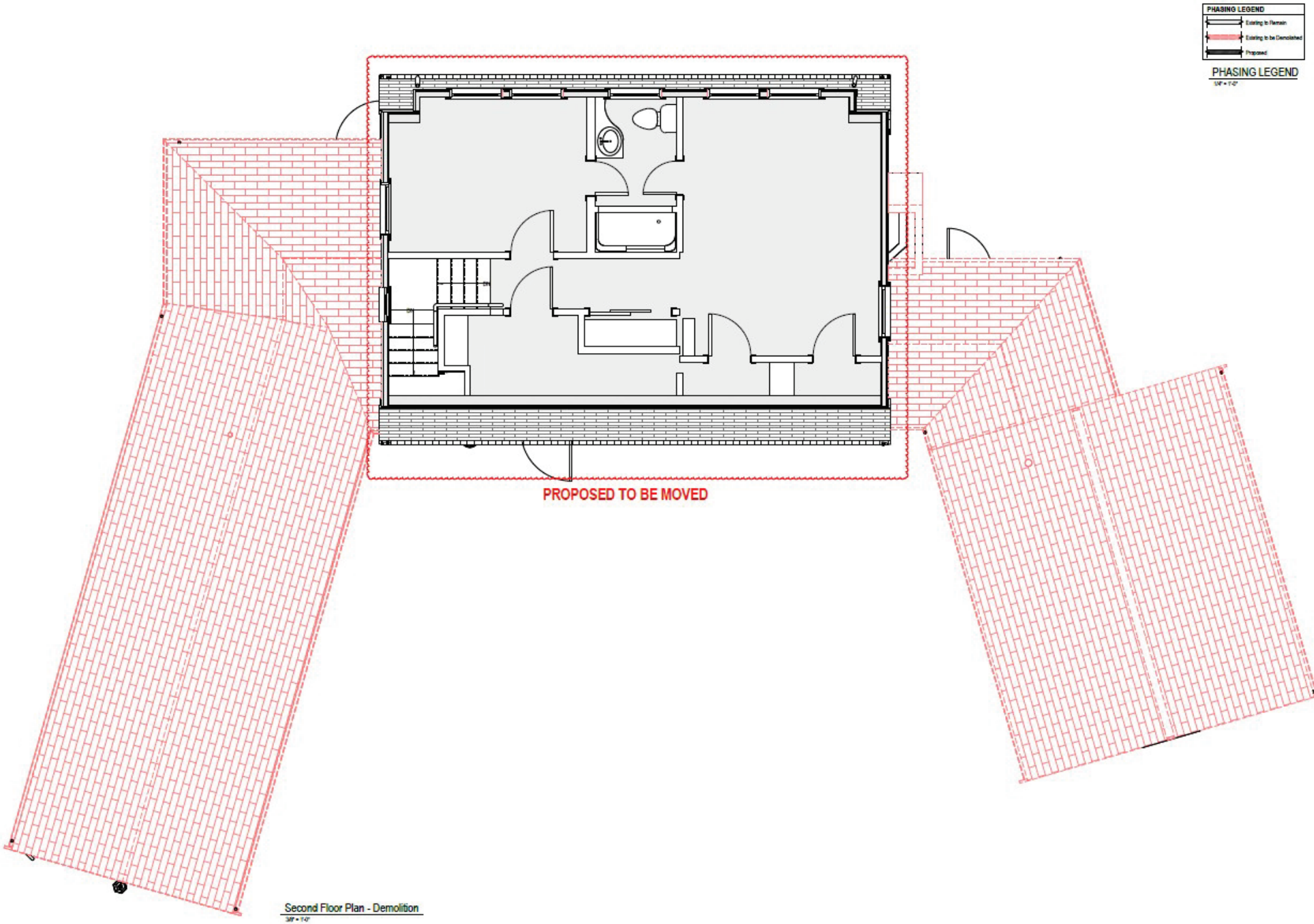
# Exterior Door Legend

1/4" = 1'-0"



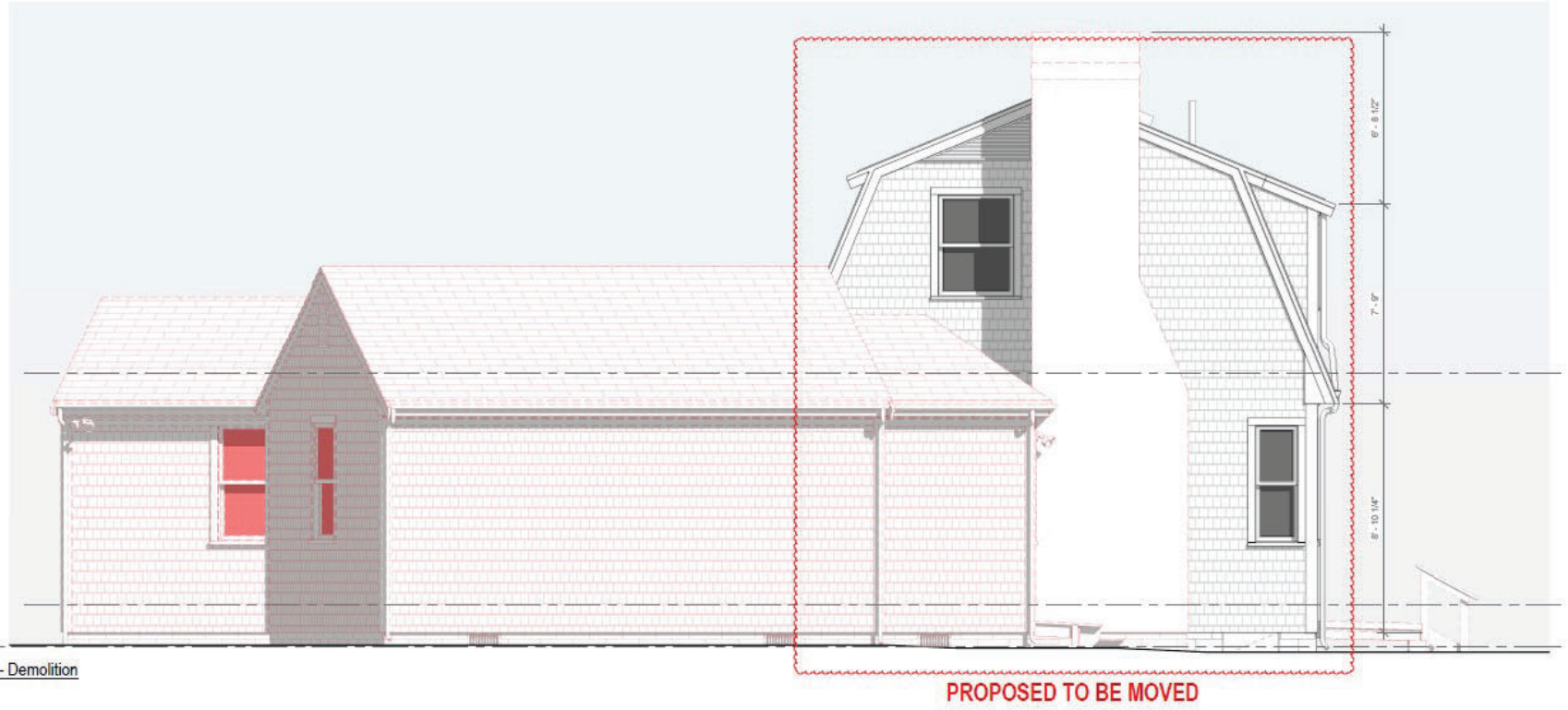

Site Plan -Proposed


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



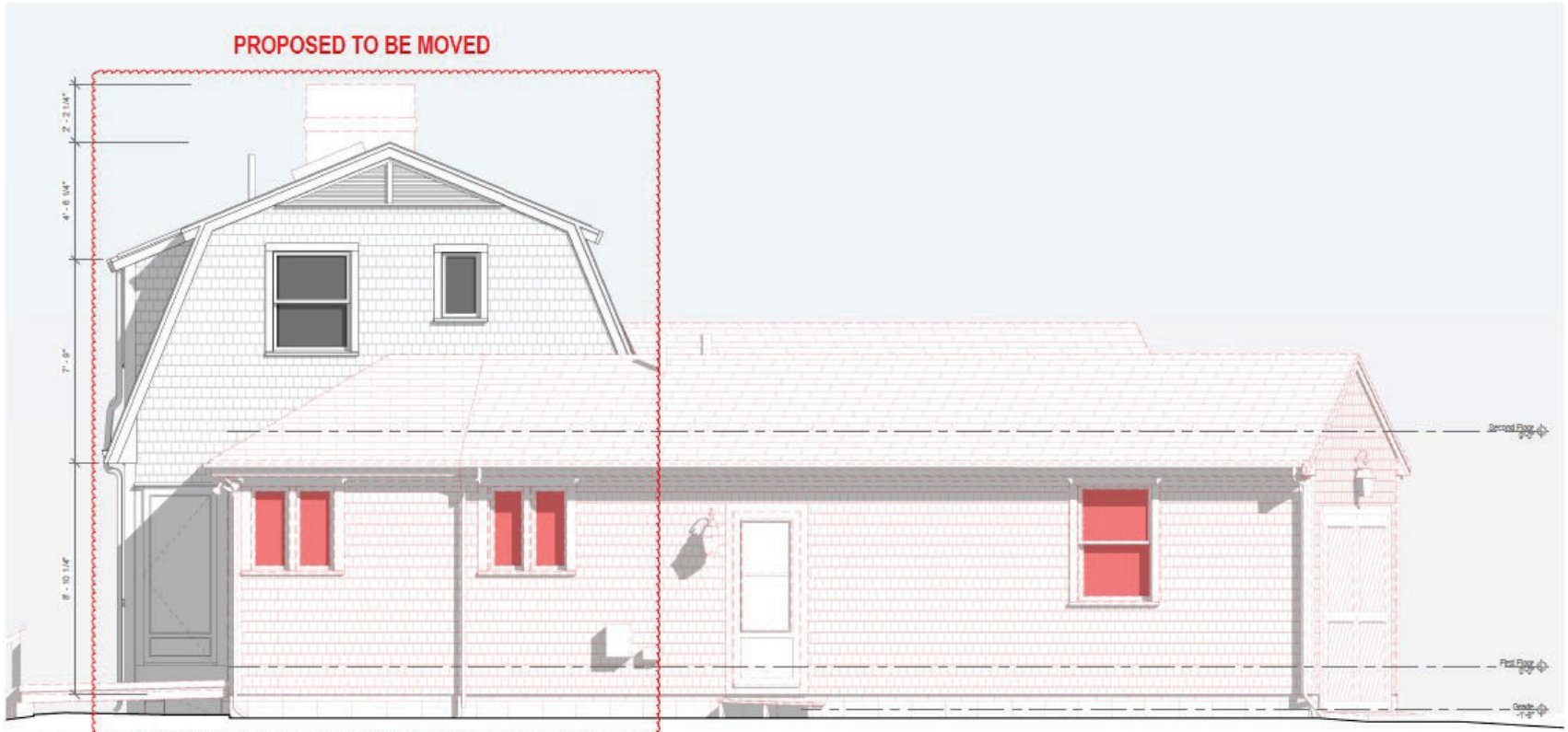

1 Northeast Elevation - Demolition
3/8" = 1'-0"

PHASING LEGEND
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



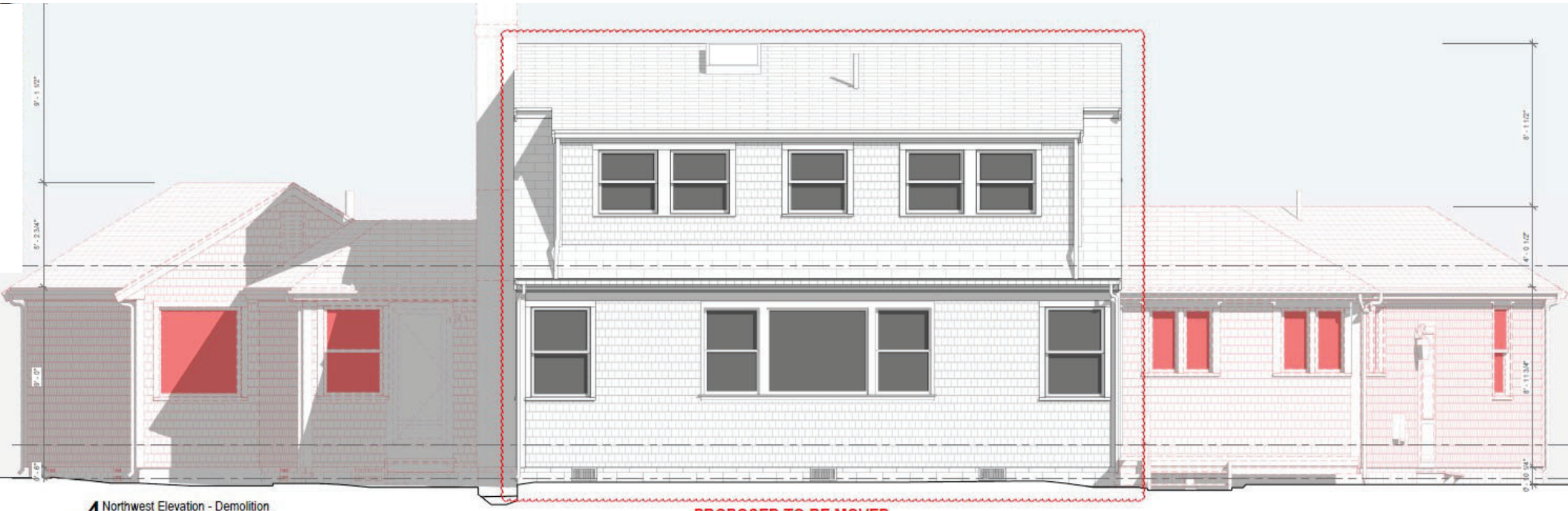

2 Southeast Elevation - Demolition
3/8" = 1'-0"




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** | | | | | | | | |

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STILL DOCK NANTUCKET LLC
C/O PETER BORDES
58 W 9TH ST
NEW YORK, NY 10011

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

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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

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Postage

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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<br>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 |

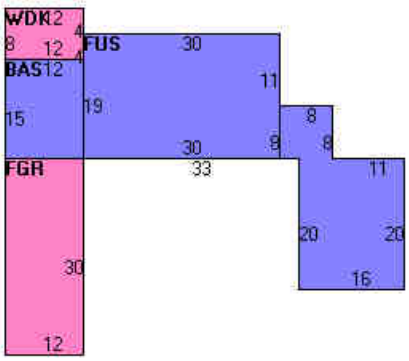
| | |
|---|---|
| Model | Residential |
| Grade: | Above Average |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gambrel |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 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

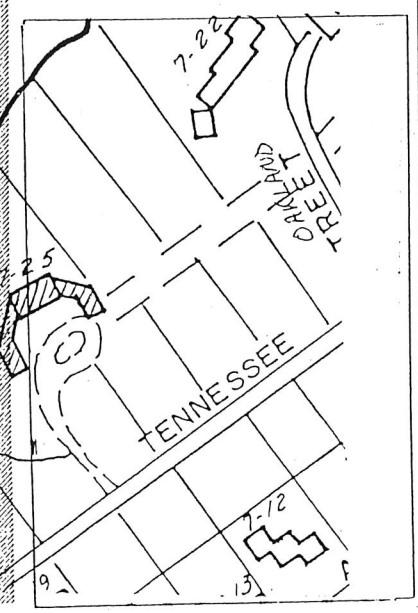
Recorded by: WS Date: 09/14/89 Organization: AGS

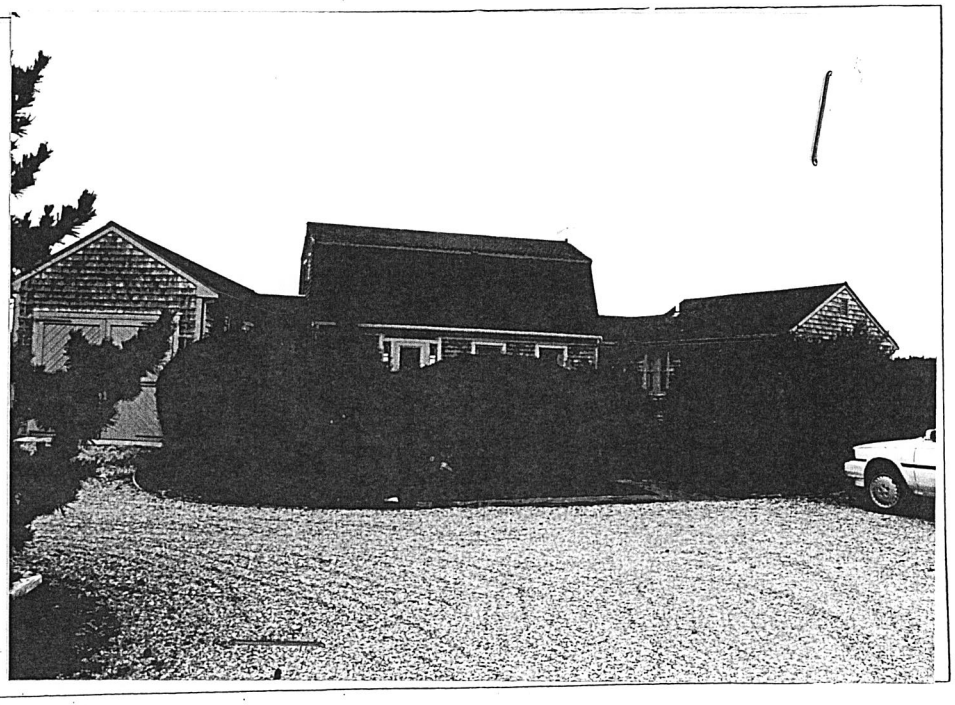
IDENTIFICATION

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

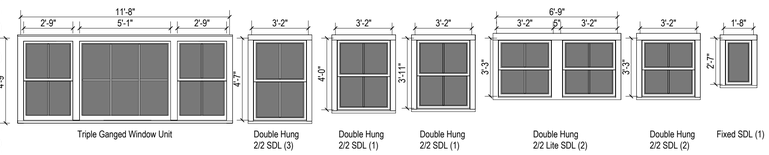
## Nantucket, MA

12.02.24

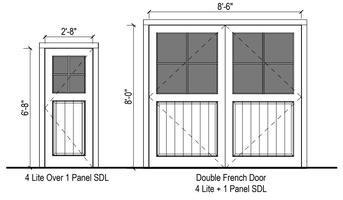
Move On HDC Submission




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**


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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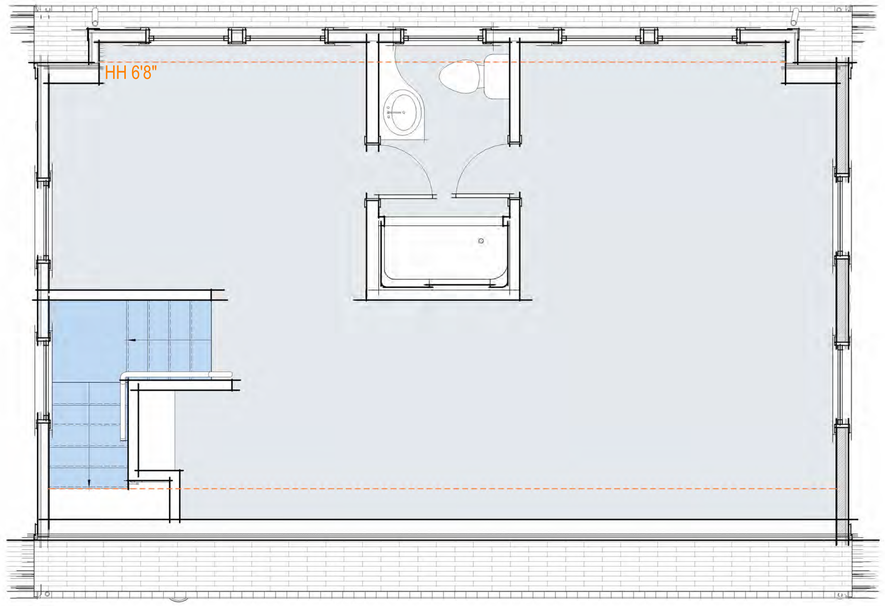
**A.0.1**

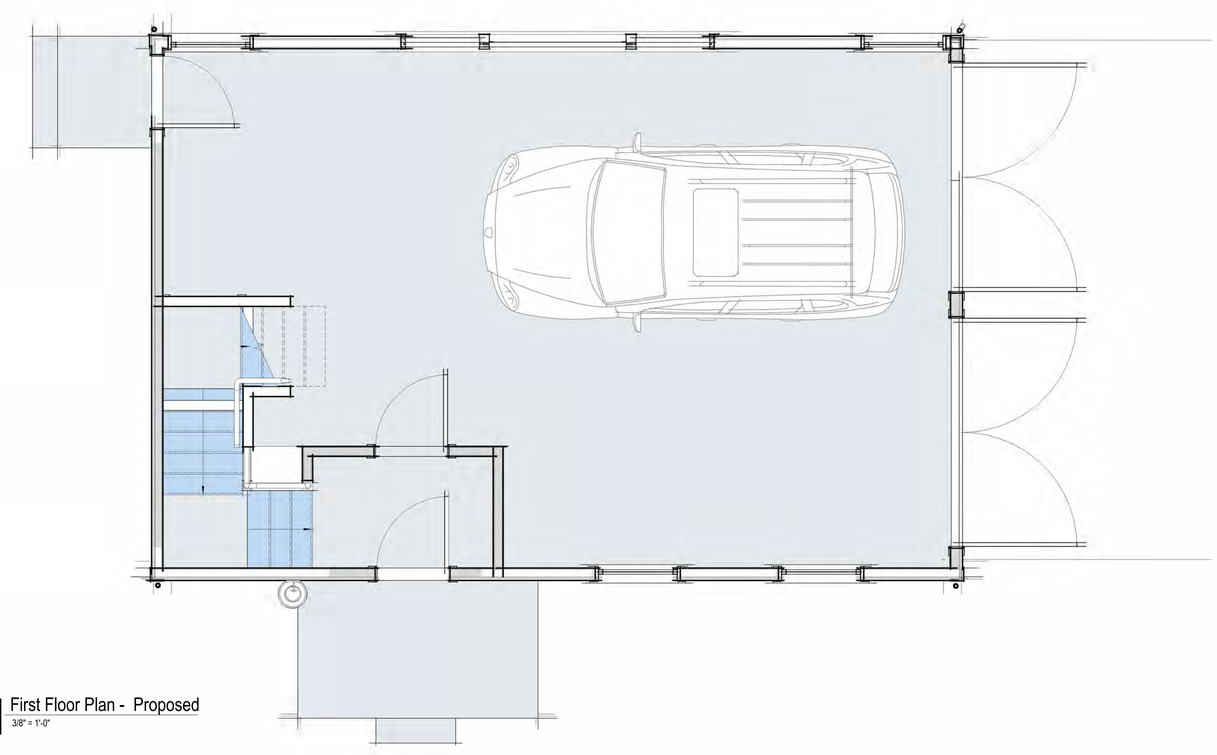
**2420**

12.02.24

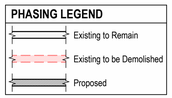
Move On HDC Submission



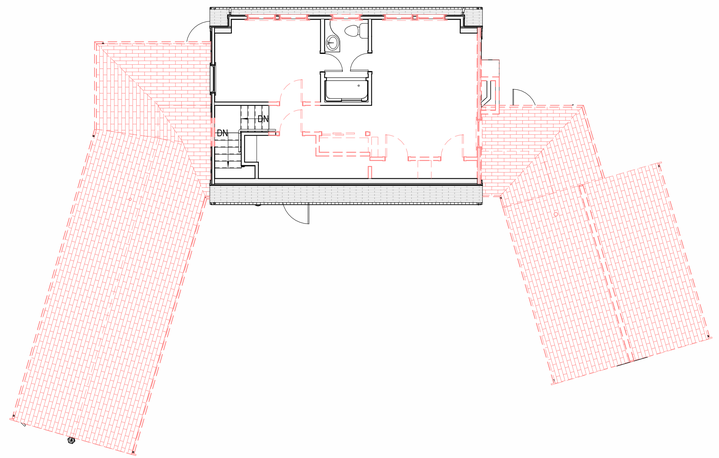

2 Second Floor Plan - Proposed
3/8" = 1'-0"



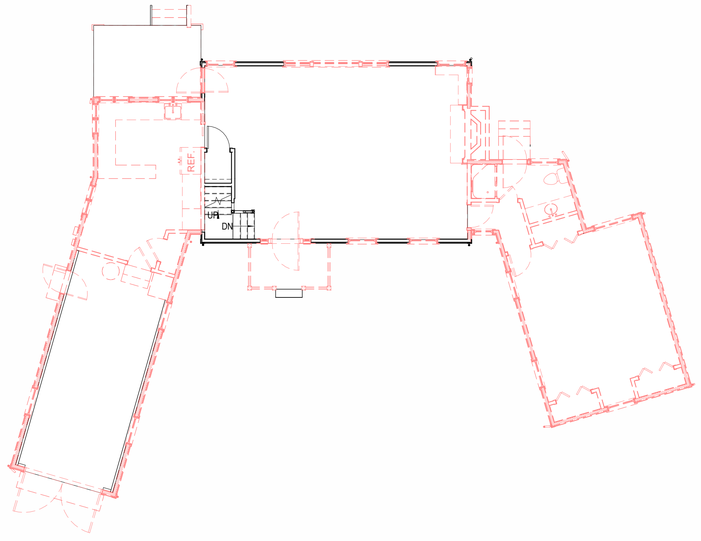
1 First Floor Plan - Proposed
3/8" = 1'-0"




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*

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## Sheet Index - Architectural & Structural

Revisions

Floor Plans

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A.1.0

2420

12.02.24

Move On HDC Submission

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)



1 Northwest Elevation - Proposed
3/8" = 1'-0"

PHASING LEGEND

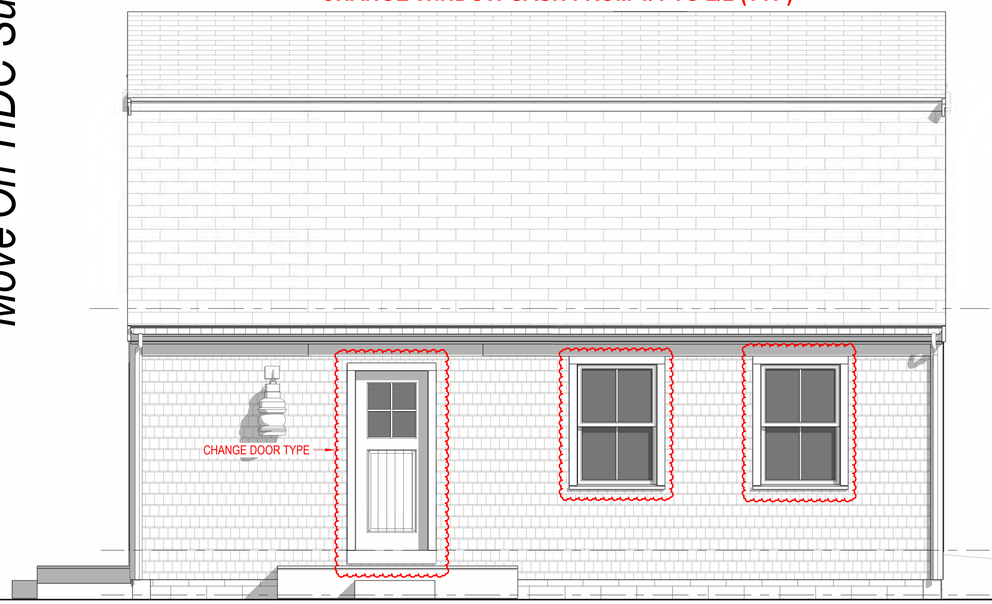
Existing to Remain
Existing to be Demolished
Proposed

PHASING LEGEND
1/4" = 1'-0"



Northwest Elevation - Demolition
3/16" = 1'-0"

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)




3 Southeast Elevation - Proposed
3/8" = 1'-0"



Southeast Elevation - Demolition
3/16" = 1'-0"

# 2420

*34 Tennessee Avenue -Move On*

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emeritus

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## Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

## Exterior Elevations


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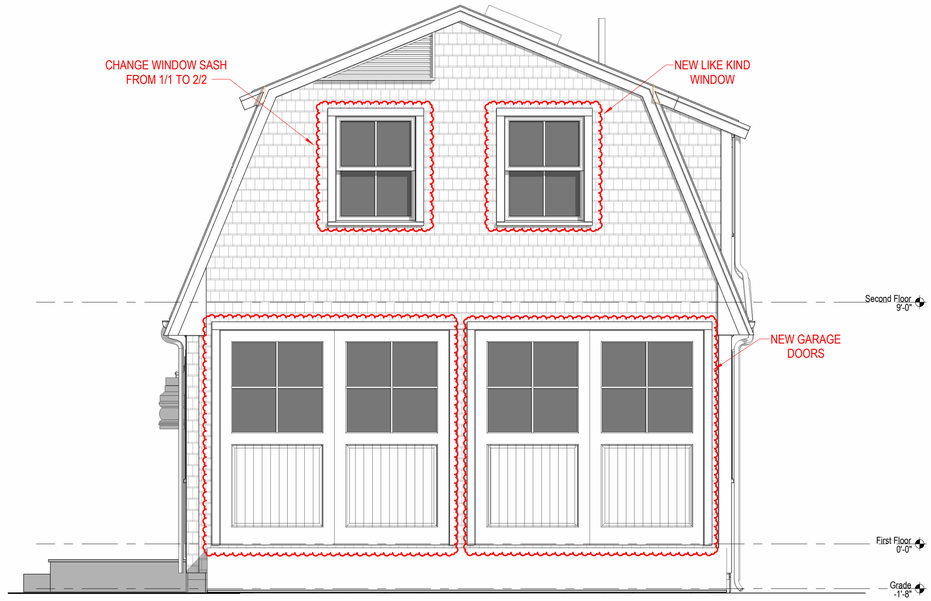
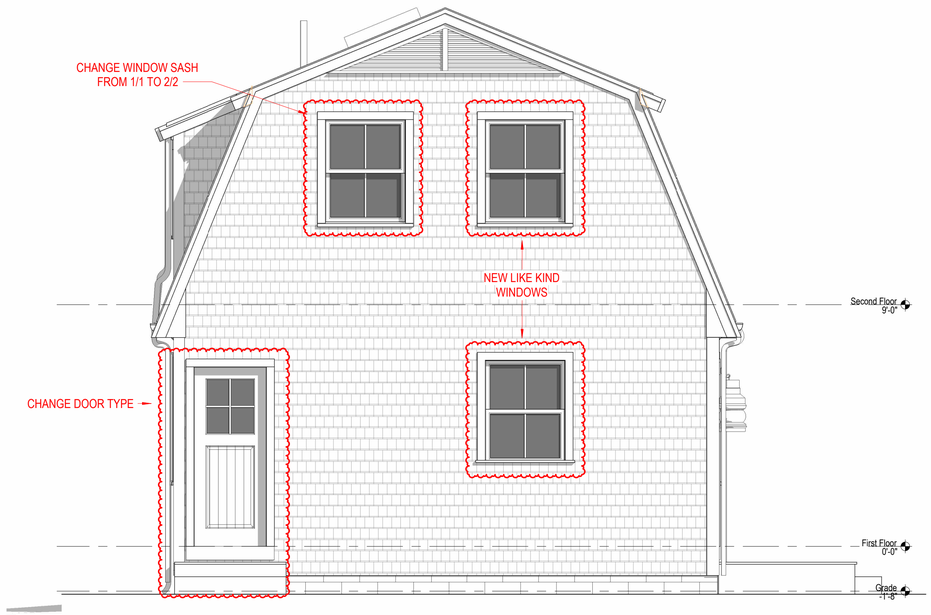
A.2.0

2420

Move On HDC Submission 12.02.24



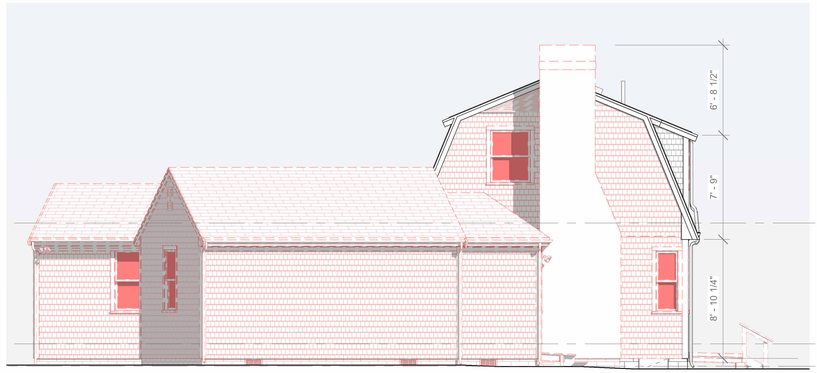

3 Northeast Elevation - Proposed
3/8" = 1'-0"



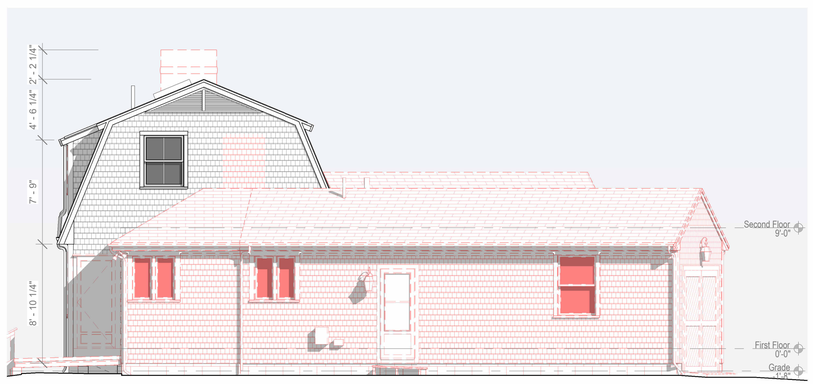

4 Southwest Elevation - Proposed
3/8" = 1'-0"

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
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## Site Information

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## Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

## Exterior Elevations

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A.2.1

2420

12.02.24

Move On HDC Submission




36 Tennessee Ave. to 34 Tennessee Ave. (Inside View)




Aerial View




34 Tennessee Ave. Lot View (From Street)




Existing Structure (Back View)

# 2420

*34 Tennessee Avenue*
*-Move On*

Nantucket, MA


emeritus

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## Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

## Photos


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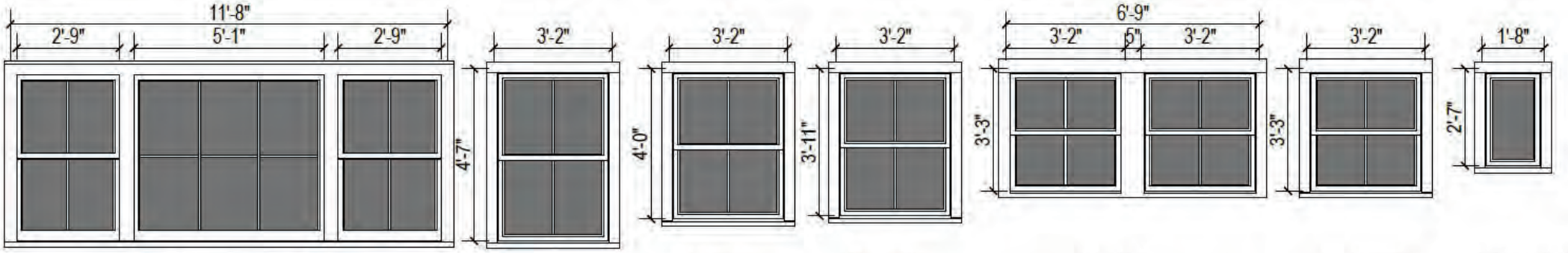
# 34 Tennessee Avenue

## Nantucket, MA




Locus Map

3/16" = 1'-0"




Triple Ganged Window Unit

Double Hung
2/2 SDL (3)

Double Hung
2/2 SDL (1)

Double Hung
2/2 SDL (1)

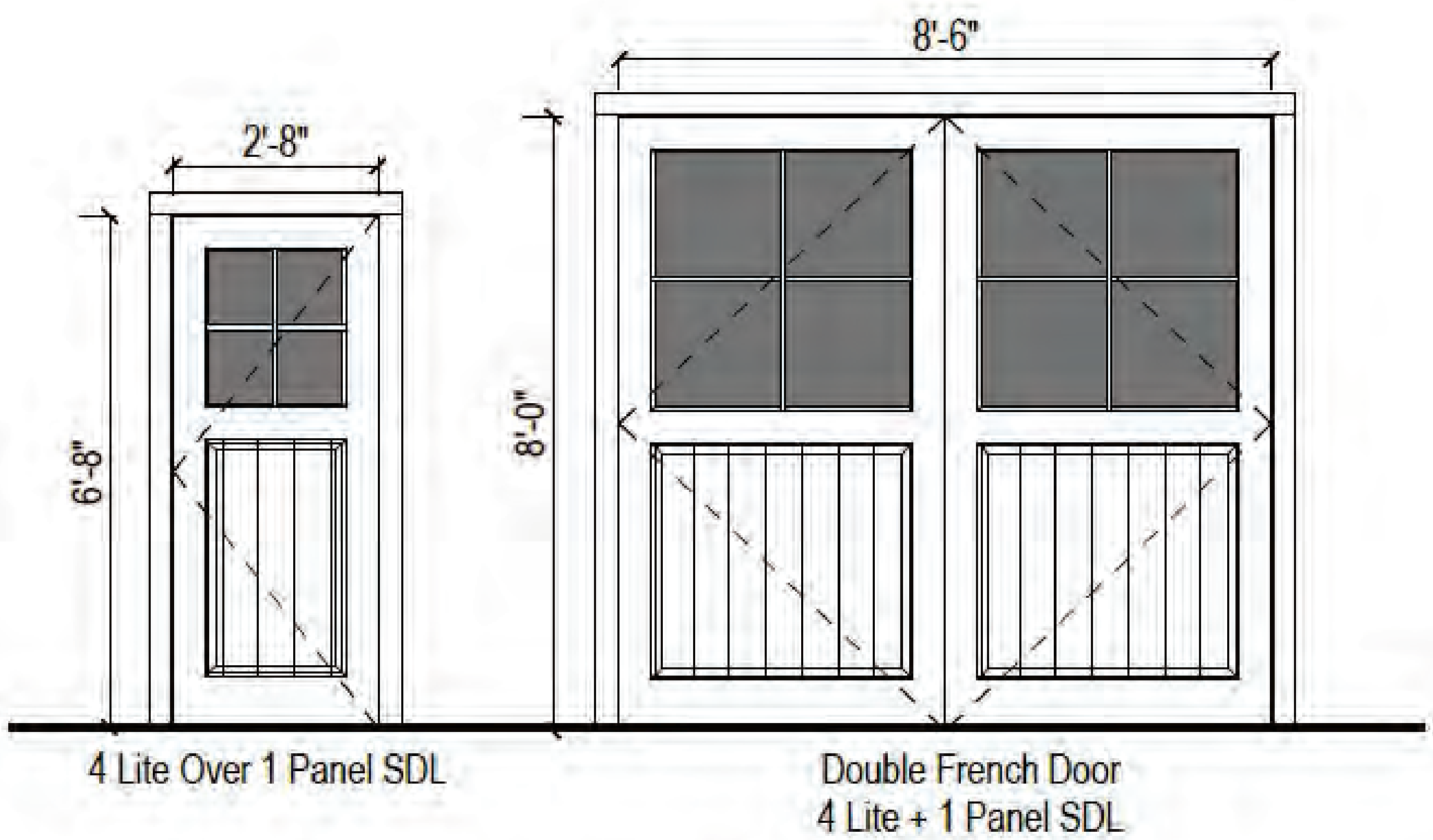
Double Hung
2/2 Lite SDL (2)

Double Hung
2/2 SDL (2)

Fixed SDL (1)

# Window Legend

1/4" = 1'-0"

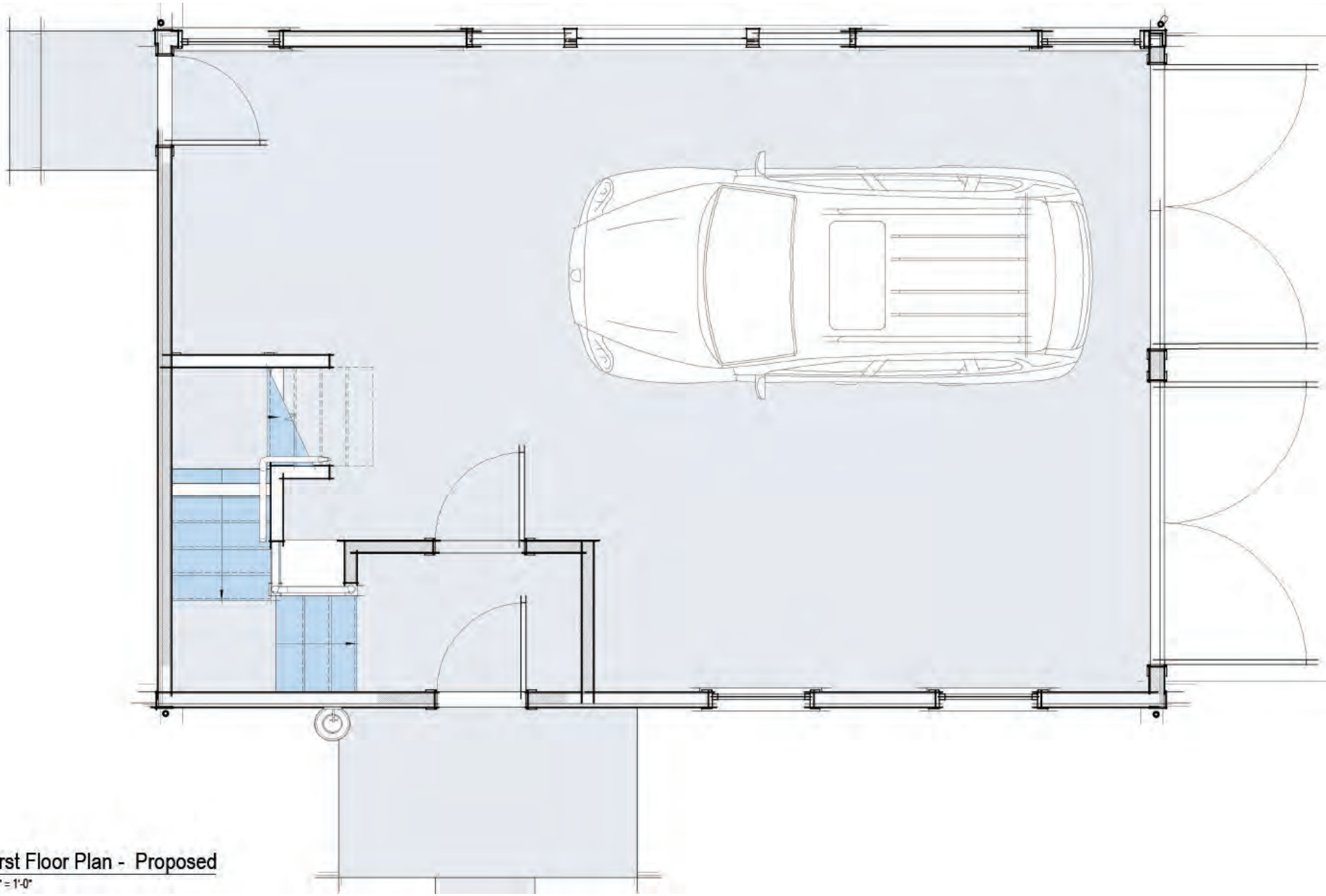



# Exterior Door Legend

1/4" = 1'-0"

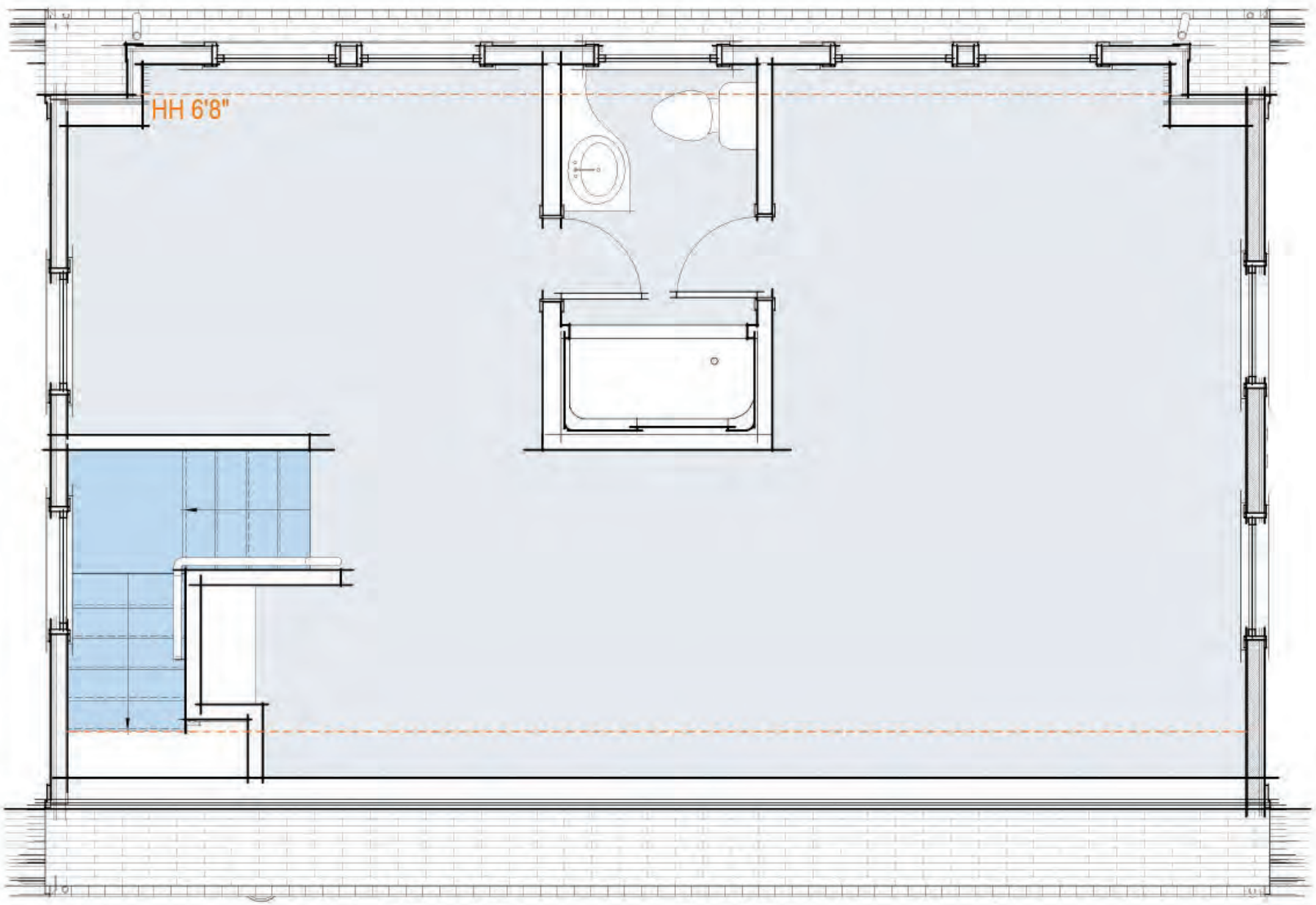



Site Plan - Proposed
1" = 20'-0"

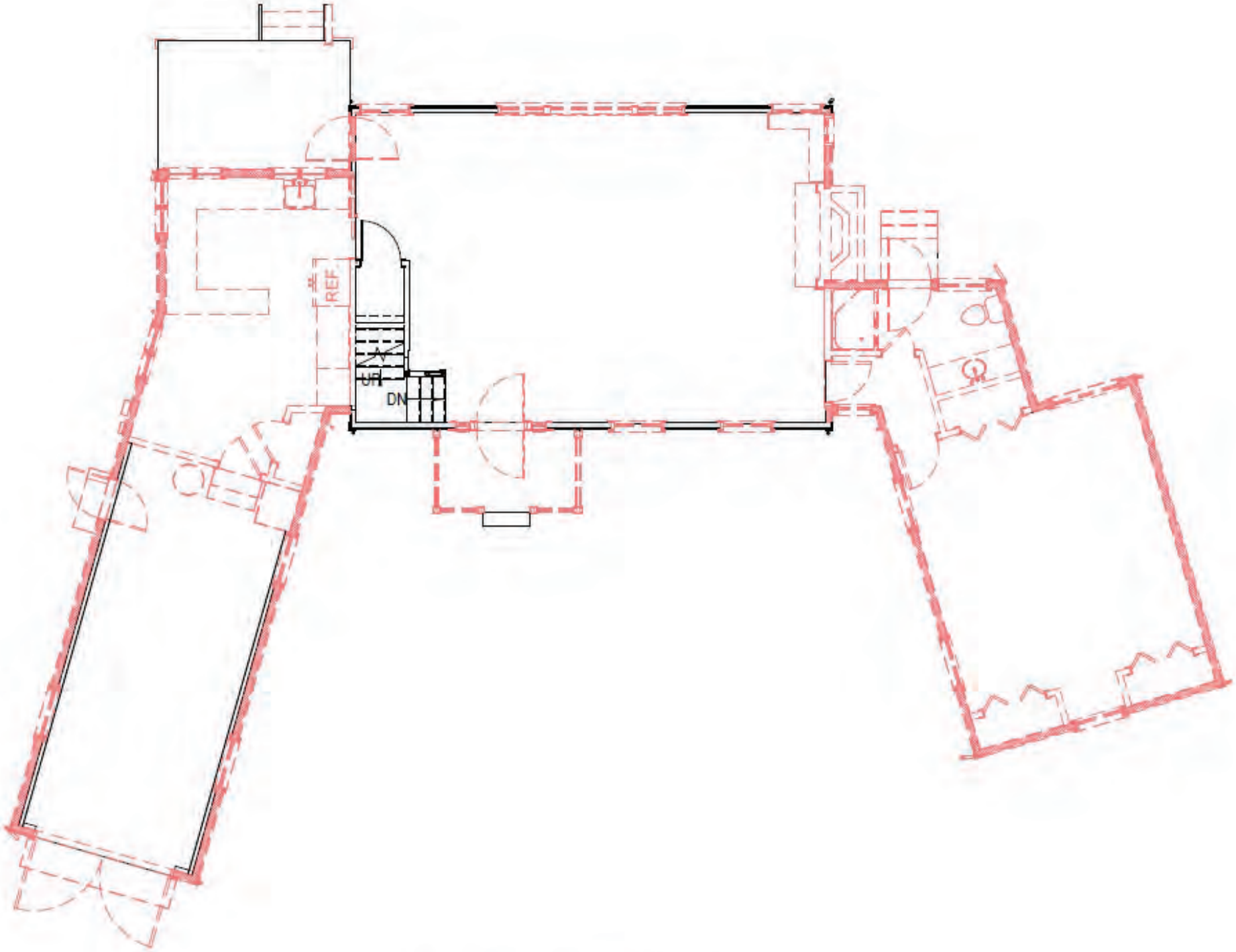


1 First Floor Plan - Proposed

3/8" = 1'-0"

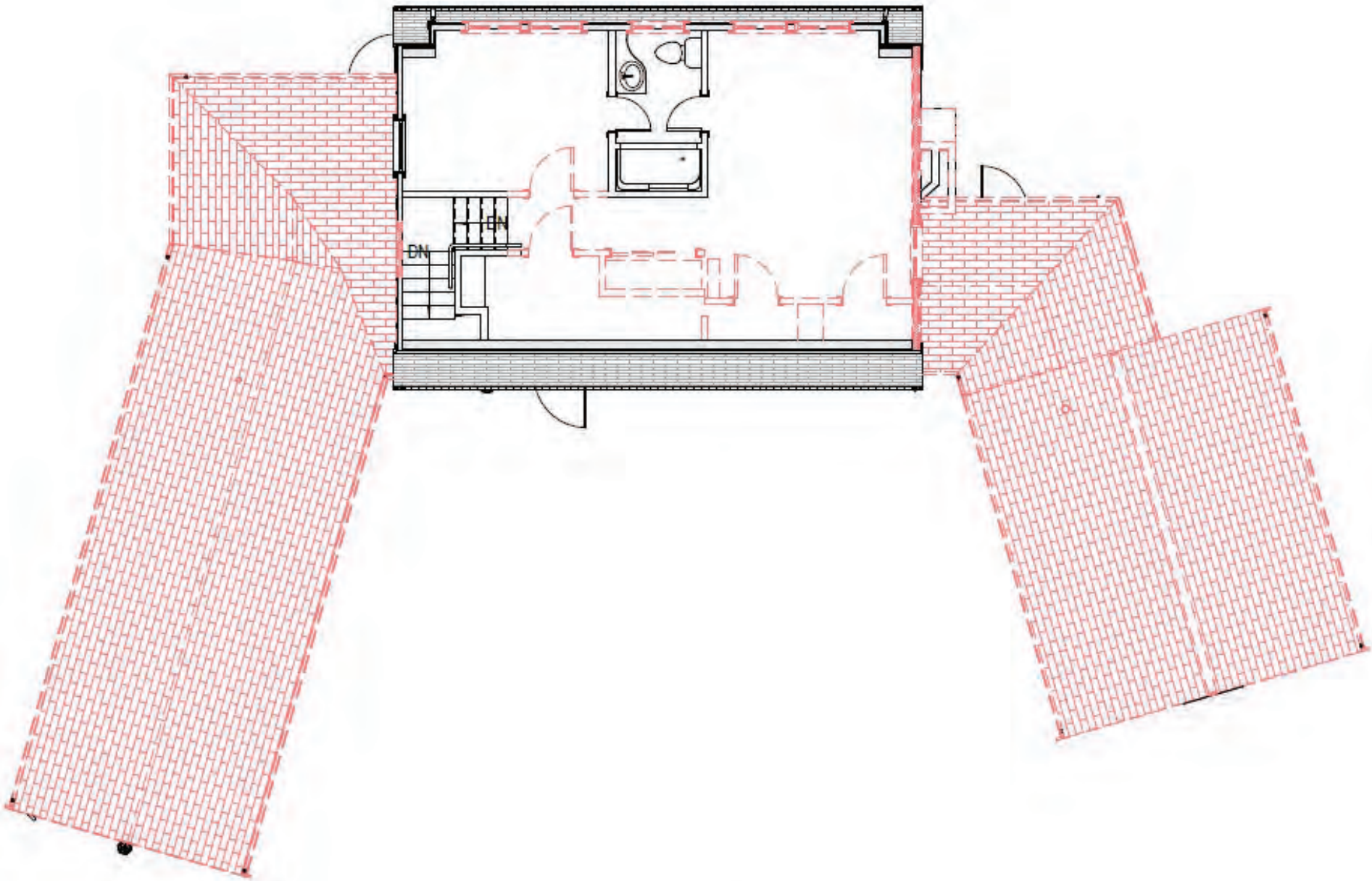



2 Second Floor Plan - Proposed
3/8" = 1'-0"




First Floor Plan - Demolition

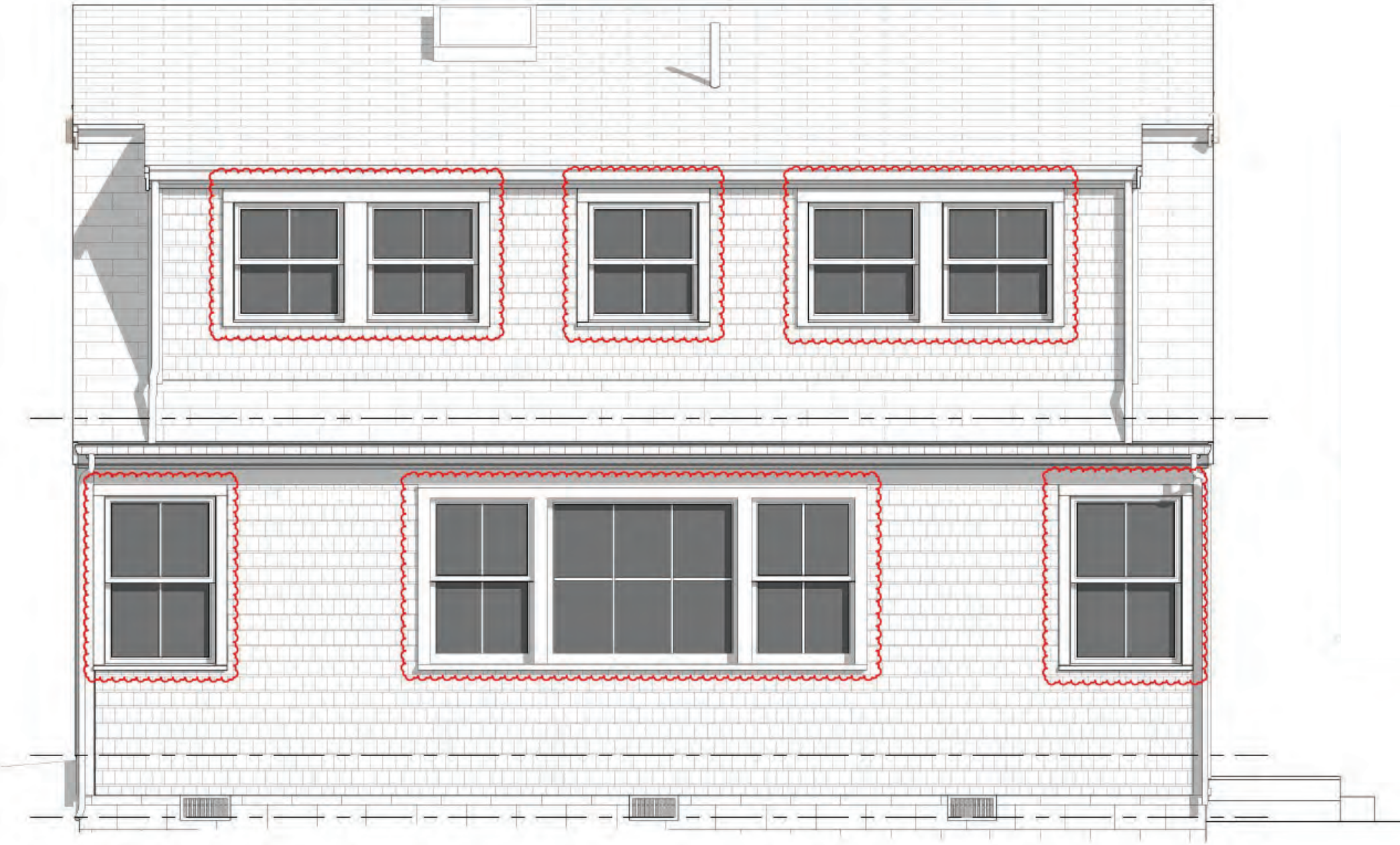
1/8" = 1'-0"




## Second Floor Plan - Demolition

1/8" = 1'-0"

CHANGE WINDOW SASH FROM 1/1 TO 2/2 (TYP)

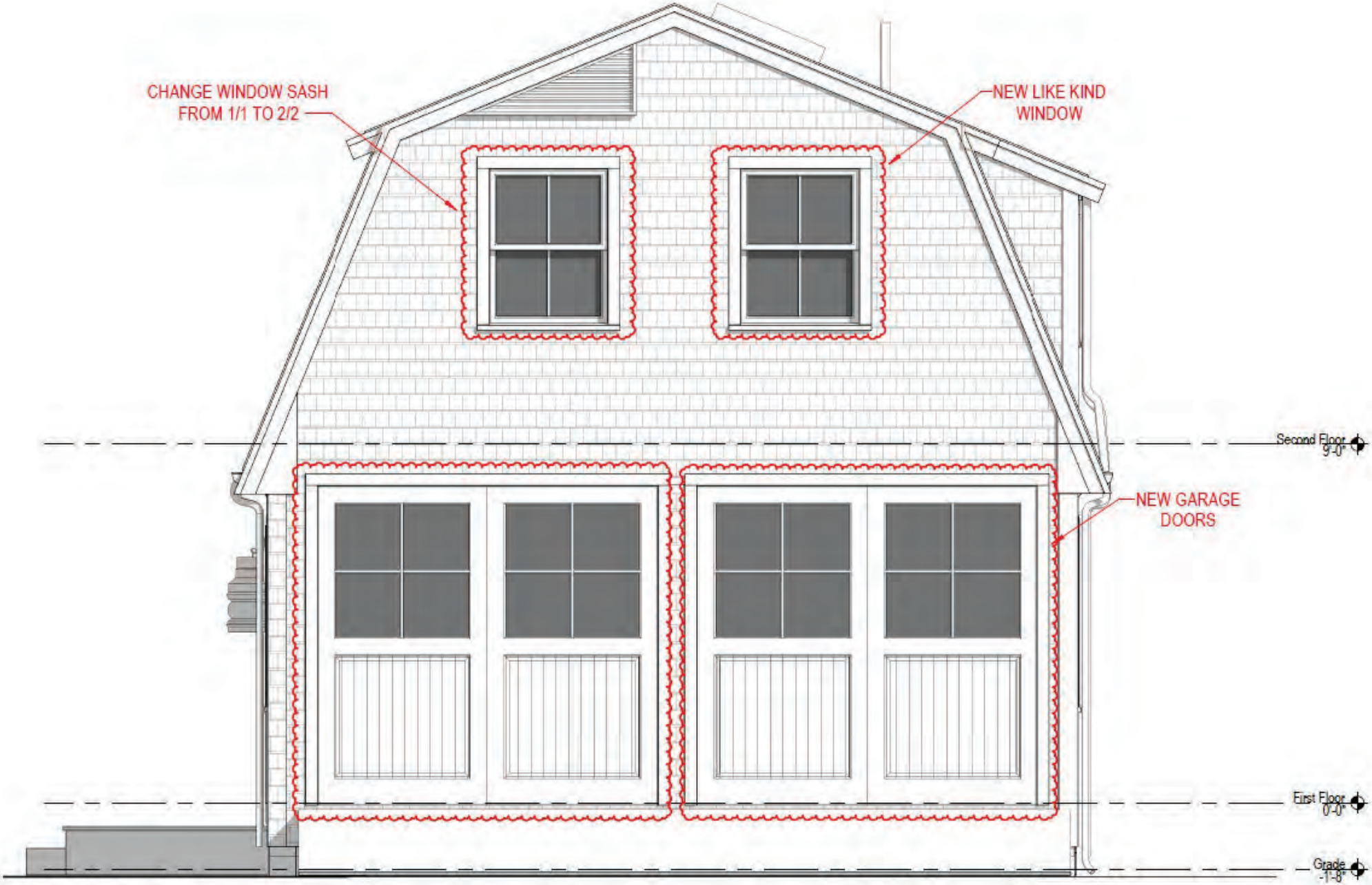


1 Northwest Elevation - Proposed
3/8" = 1'-0"

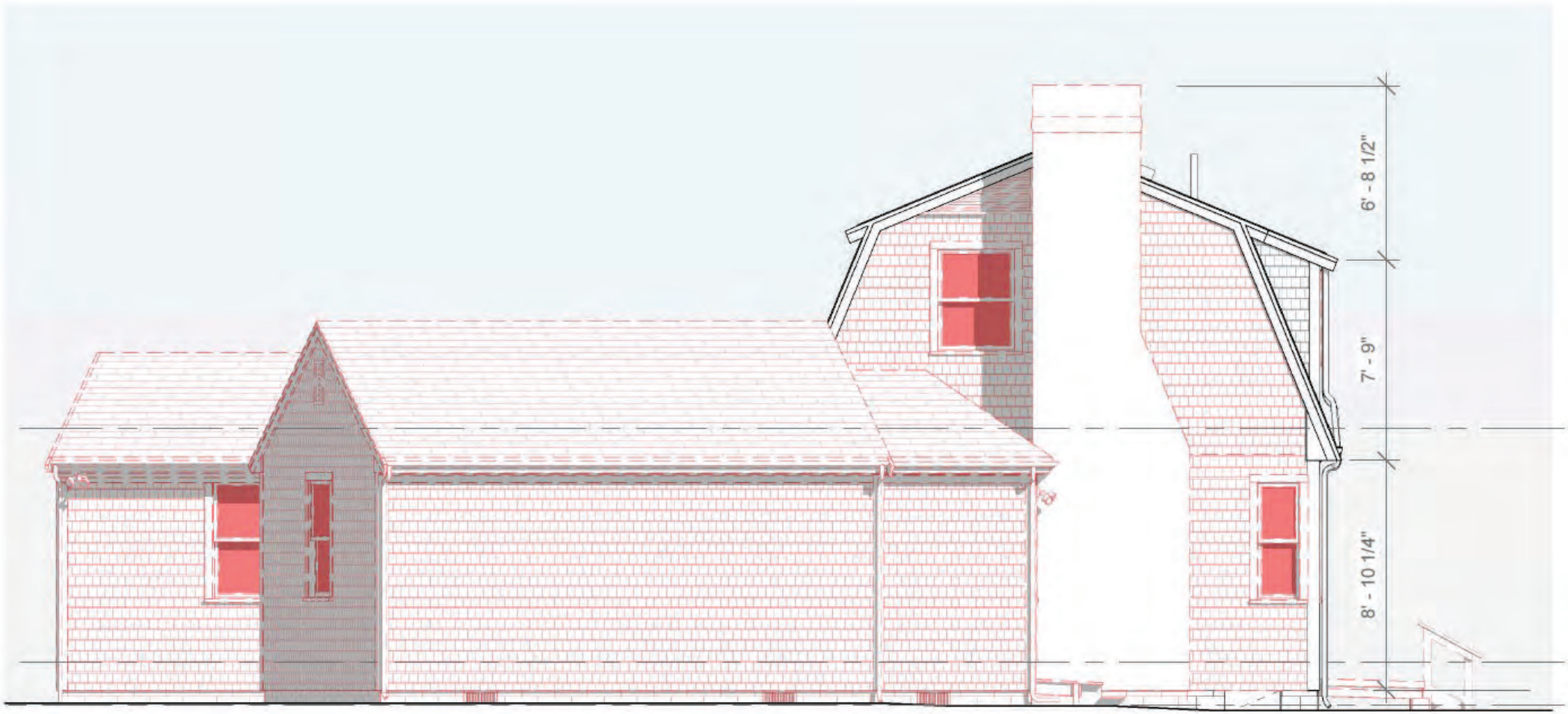


Northwest Elevation - Demolition

3/16" = 1'-0"




3 Northeast Elevation - Proposed
3/8" = 1'-0"




## Northeast Elevation - Demolition

3/16" = 1'-0"

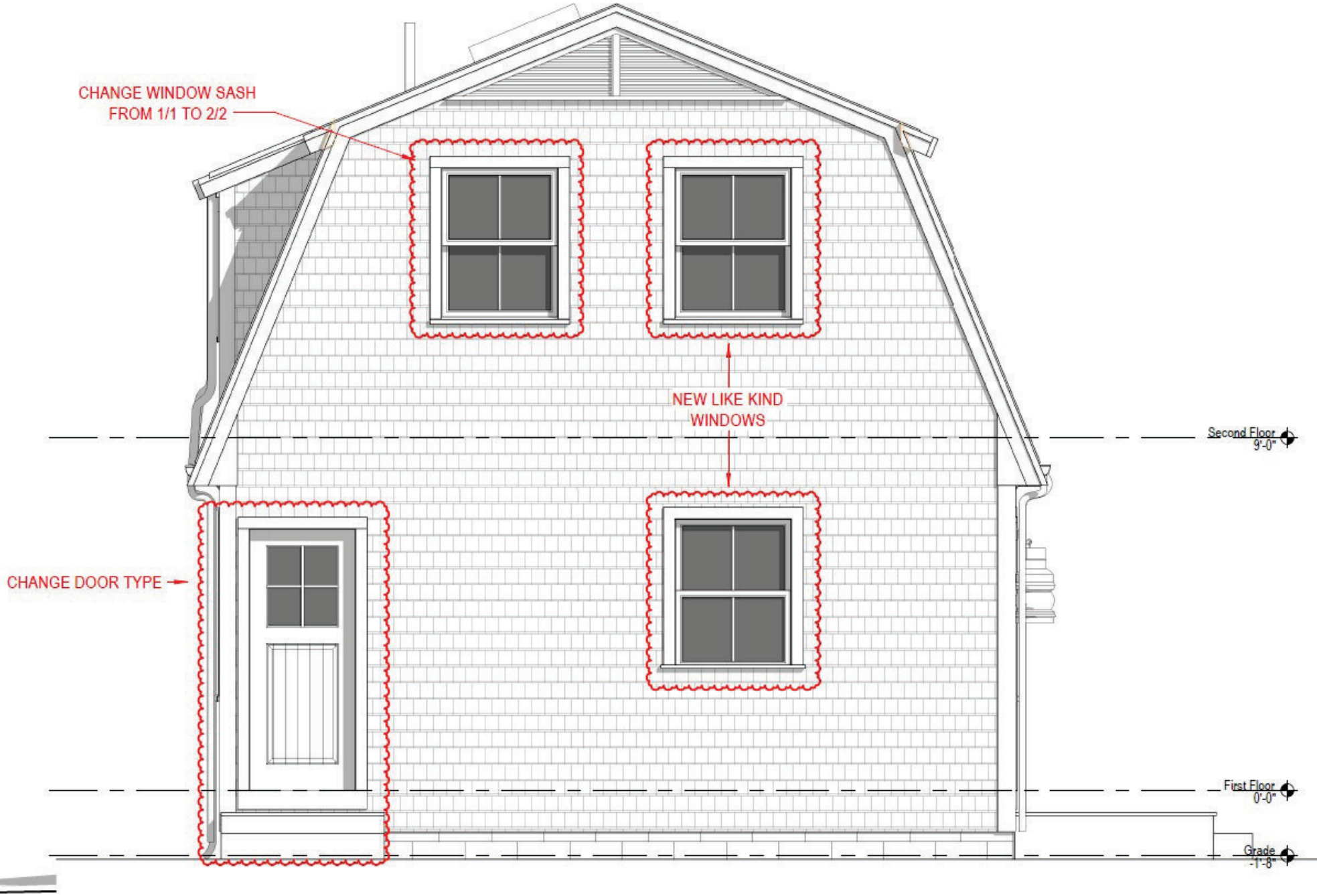



3 Southeast Elevation - Proposed
3/8" = 1'-0"



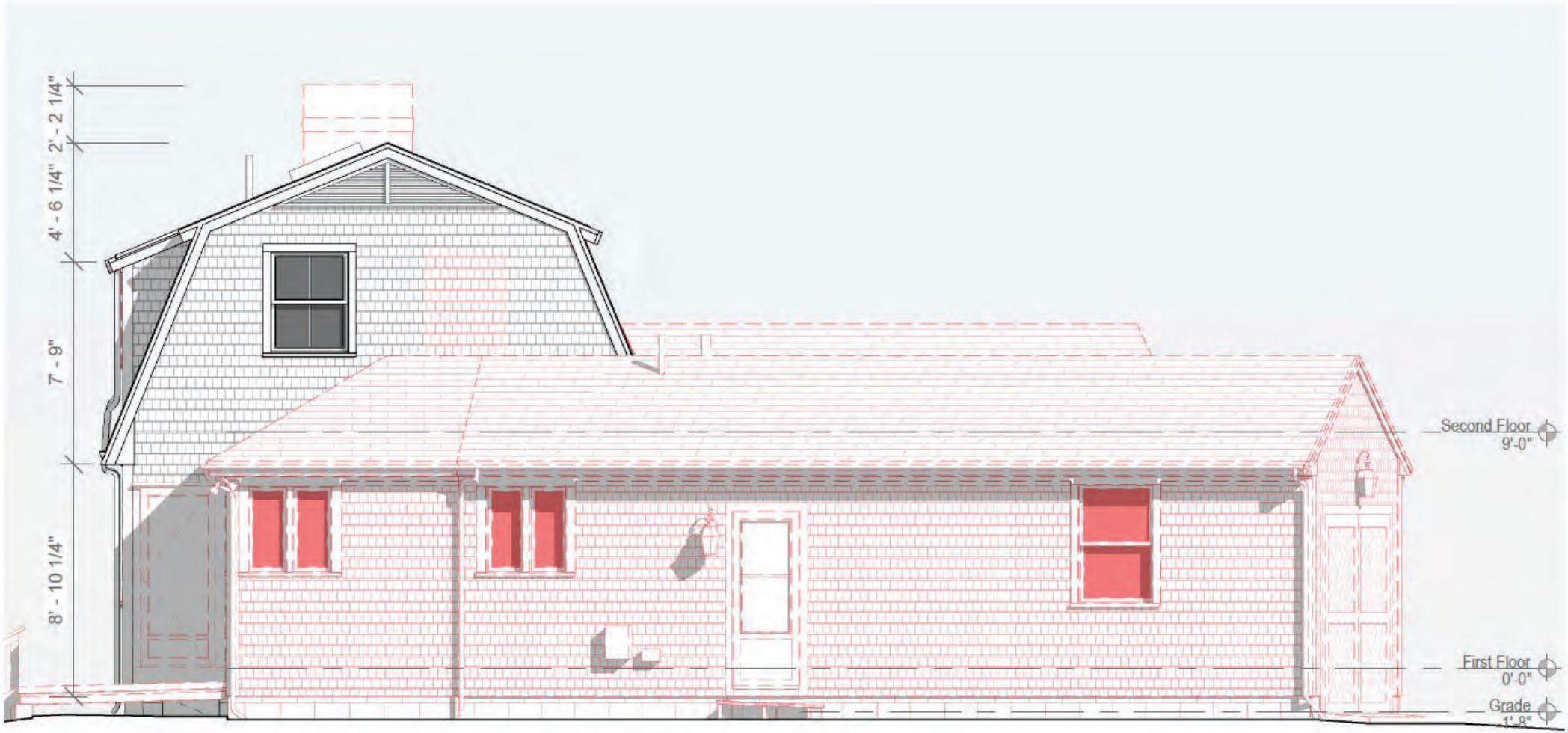
Southeast Elevation - Demolition

3/16" = 1'-0"




4 Southwest Elevation - Proposed

3/8" = 1'-0"




## Southwest Elevation - Demolition

3/16" = 1'-0"




Aerial View




Existing Structure (Back View)

# HISTORIC DISTRICT COMMISSION

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


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 34 Tennessee Ave

Tax Map Number: 59.4 Parcel Number: 75

Owner of Record: John Wise

Description of Proposal: Move Structure on Site

Anticipated HDC Submission Date: 12/2/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... John Wise

MAILING ADDRESS..... 36 Tennessee Ave, Nantucket MA 02554

PROPERTY LOCATION..... 34 Tennessee Ave

ASSESSORS MAP/PARCEL..... 59.4 / 75

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.26 09:25:44 -05'00'

November 26, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 594 | 79 | | 36 TENNESSEE LLC | | 21 EAST ST | WINCHESTER | MA | O1890 | 36 TENNESSEE AV |
| 594 | 245 | | 37 TENNESSEE ACK LLC | | PO BOX 70205 | DARTMOUTH | MA | O2747 | 33 TENNESSEE AV |
| 594 | 247 | | 35 TENNESSEE ACK LLC | | PO BOX 70205 | DARTMOUTH | MA | 02747 | 35 TENNESSEE AV |
| 594 | 253 | | STILL DOCK NANTUCKET LLC | C/O PETER BORDES | 58 W 9TH ST | NEW YORK | NY | 10011 | 38 TENNESSEE AV |
| 6012 | 32 | | MCGRATH WILLIAM F JR | KATBIRD REALTY TRUST | P O BOX 2639 | NANTUCKET | MA | 02584 | 9 I ST |
| 6012 | 38 | | HARVEY JESSIE P TRS ETAL | C/O ANNE HARVEY HOWELL TR ETAL | 700 PAPER MILL RD | WYNDMOOR | PA | 19038 | OKLAHOMA AV |
| 6012 | 41 | | 7 I STREET LLC | | C/O 37 CENTER ST | NANTUCKET | MA | 02554 | 32 TENNESSEE AV |
| **Count:** | **7** | | | | | | | | |

9589 0710 5270 1006 2101 93

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DARTMOUTH, MA 02747

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36 TENNESSEE LLC
21 EAST ST
WINCHESTER, MA 01890

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STILL DOCK NANTUCKET LLC
C/O PETER BORDES
58 W 9TH ST
NEW YORK, NY 10011

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

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7 I STREET LLC
C/O 37 CENTER ST
NANTUCKET, MA 02554

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

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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.

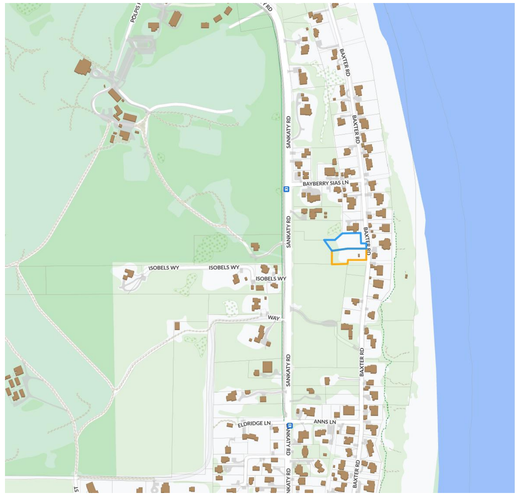
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
**(initial to indicate read and understand)**

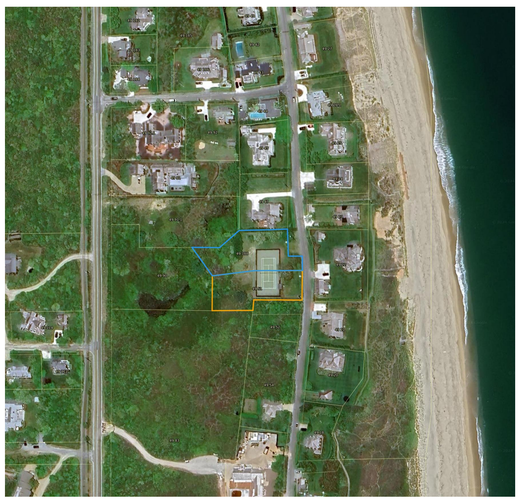
_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

GIS MAP: 49 / 51 & 49 / 188

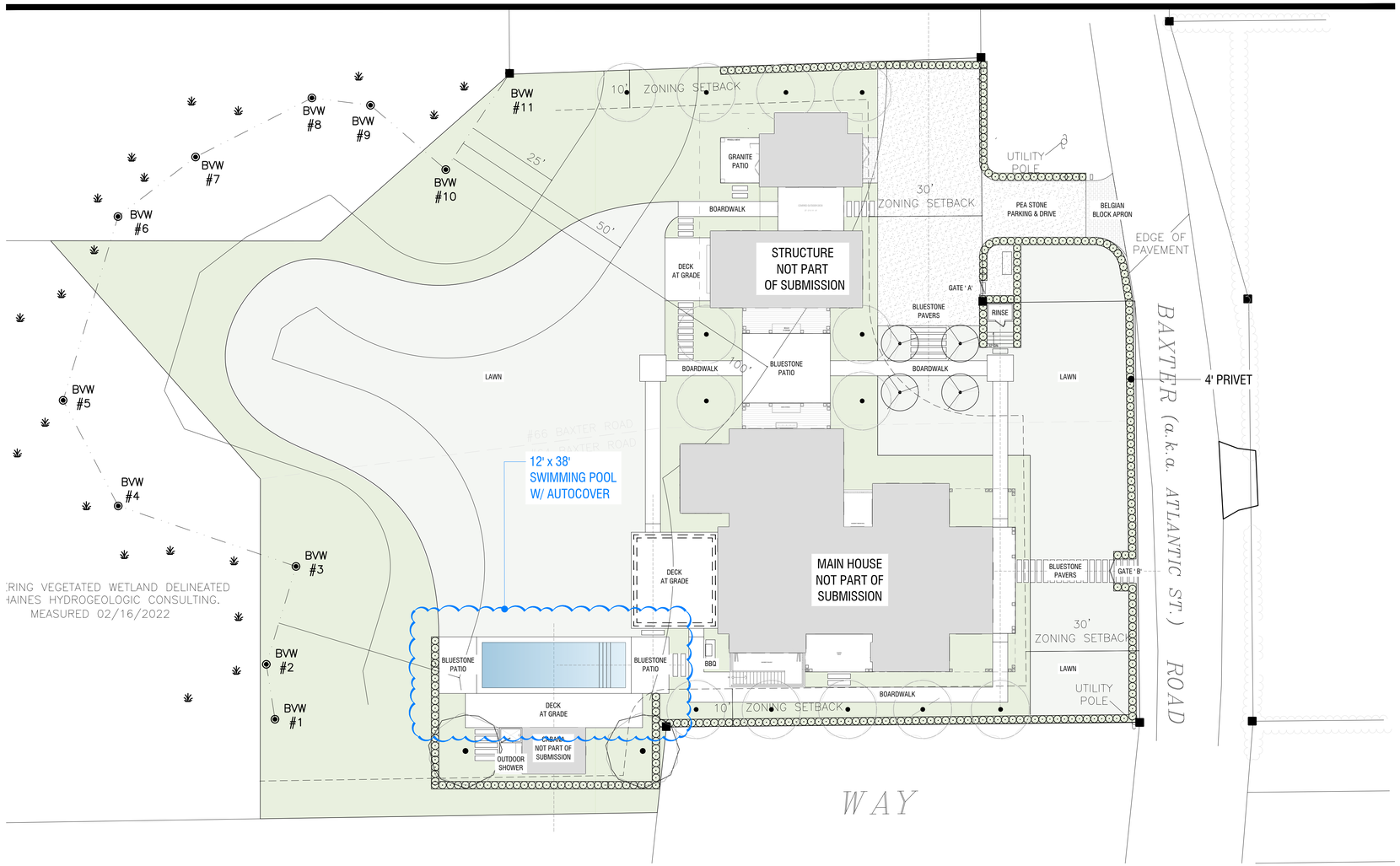



AERIAL MAP: 49 / 51 & 49 / 188



## SITE PLAN: POOL & HARDSCAPE

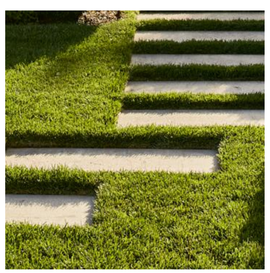
SCALE: 1/16" = 1' - 0"




## PROPOSED HARDSCAPE MATERIALS



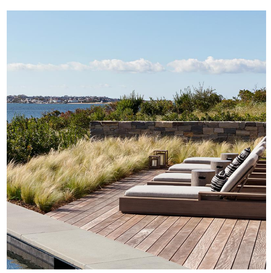
BOARDWALK AT GRADE



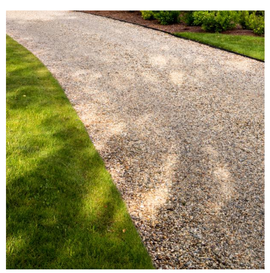
BLUESTONE PAVERS



BLUESTONE PATIO



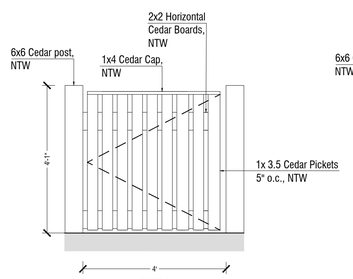
DECK AT GRADE



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 |
|---|---|---|
| | | |
| | | |
| | | |
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| | | |

**HDC SUBMISSION**

**COVER**

***NOTES***

**DRAWING INFO**

| | |
|---|---|
| DATE | DECEMBER 2, 2024 |
| SCALE | 1/16" = 1' - 0" |
| DRAWN BY | JH |

**ISSUES**

| DATE | SET NAME |
|---|---|
| | |
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| | |
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| | |

**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

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Val Oliver

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

## Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Cohen Steven L Tr/ Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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

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

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

Miroslava Ahern — Signature

12/2/24 — Date

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

**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.

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_____
**(initial to indicate read and understand)**

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Cohen Steven L Tr/ Dukes Road Trust

Mailing Address: PO BOX 786
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 4' Ht.
Type: Full Board Cedar, NTW
Length: 67'

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

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

**Leaders (material and size)**: _____

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

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

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

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

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

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

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

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

Date 12/2/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

## GIS MAP: 41/187




## AERIAL MAP: 41/187



## VIEW FROM DUKES ROAD



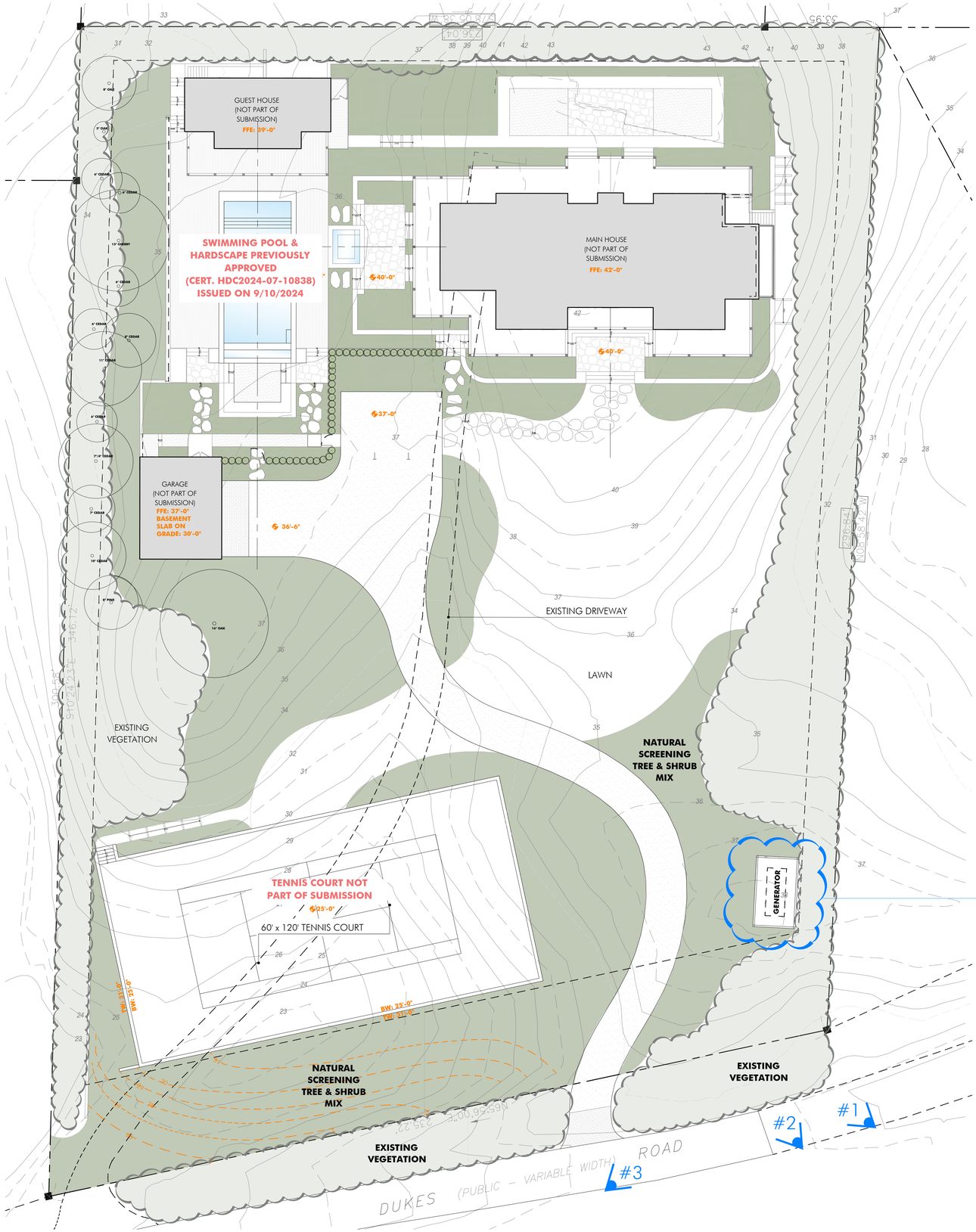
VIEW #1



VIEW #2



VIEW #3





AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com


**PROJECT**

# ADAMS RESIDENCE

2 DUKES ROAD
NANTUCKET, MA 02554

**OWNER**

COHEN STEVEN L TR
DUKES ROAD TRUST
PO BOX 786, NANTUCKET, MA 02554

**ARCHITECT**

BOTTICELLI & POHL
11 OLD SOUTH ROAD
NANTUCKET, MA 02554

**SURVEYOR**

**PROPERTY INFO**

| | |
|---|---|
| ZONE: | R-20 |
| MAP / PARCEL: | 41/187 |
| LOT SIZE: | 74,052 SF |
| MIN. LOT SIZE: | 20,000 SF |
| FRONT SETBACK: | 30' |
| SIDE SETBACK: | 10' |
| MAX G.C.: | 12.5% |

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
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**GENERATOR ENCLOSURE**
**HDC SUBMISSION**

***NOTES***

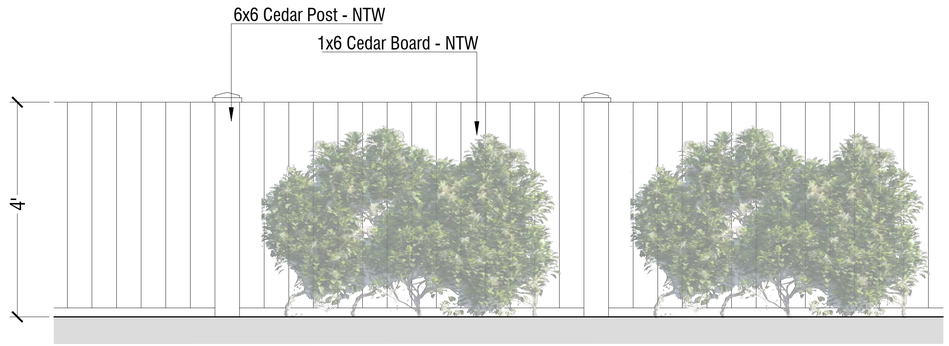
**DRAWING INFO**

| | |
|---|---|
| DATE | DECEMBER 2, 2024 |
| SCALE | 1/16" = 1'-0" |
| DRAWN BY | CP |

**ISSUES**

| DATE |
|---|
| |

**HDC-01**

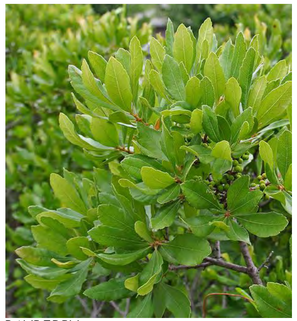



1 FULL BOARD ENCLOSURE: Detail

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 |
|---|---|---|
| | | |
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**GENERATOR ENCLOSURE**

**HDC SUBMISSION**

***NOTES***

**DRAWING INFO**

| | |
|---|---|
| DATE | DECEMBER 2, 2024 |
| SCALE | 1/8" = 1'-0" |
| DRAWN BY | CP |

**ISSUES**

| DATE |
|---|
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**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

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Street and Apt. No., or PO Box No.: PO Box 460329 Dept 909
City, State, ZIP+4®: Houston, TX 77056

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

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Total Postage and Fees
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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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- ☐ Adult Signature Restricted Delivery $

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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 $

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Total Postage and Fees
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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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Sarah F. Alger TRST c/o Ryan LLC

Street and Apt. No., or PO Box No.
PO Box 460329 Dept 909

City, State, ZIP+4®
Houston, TX 77056

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Jennifer Diamond

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

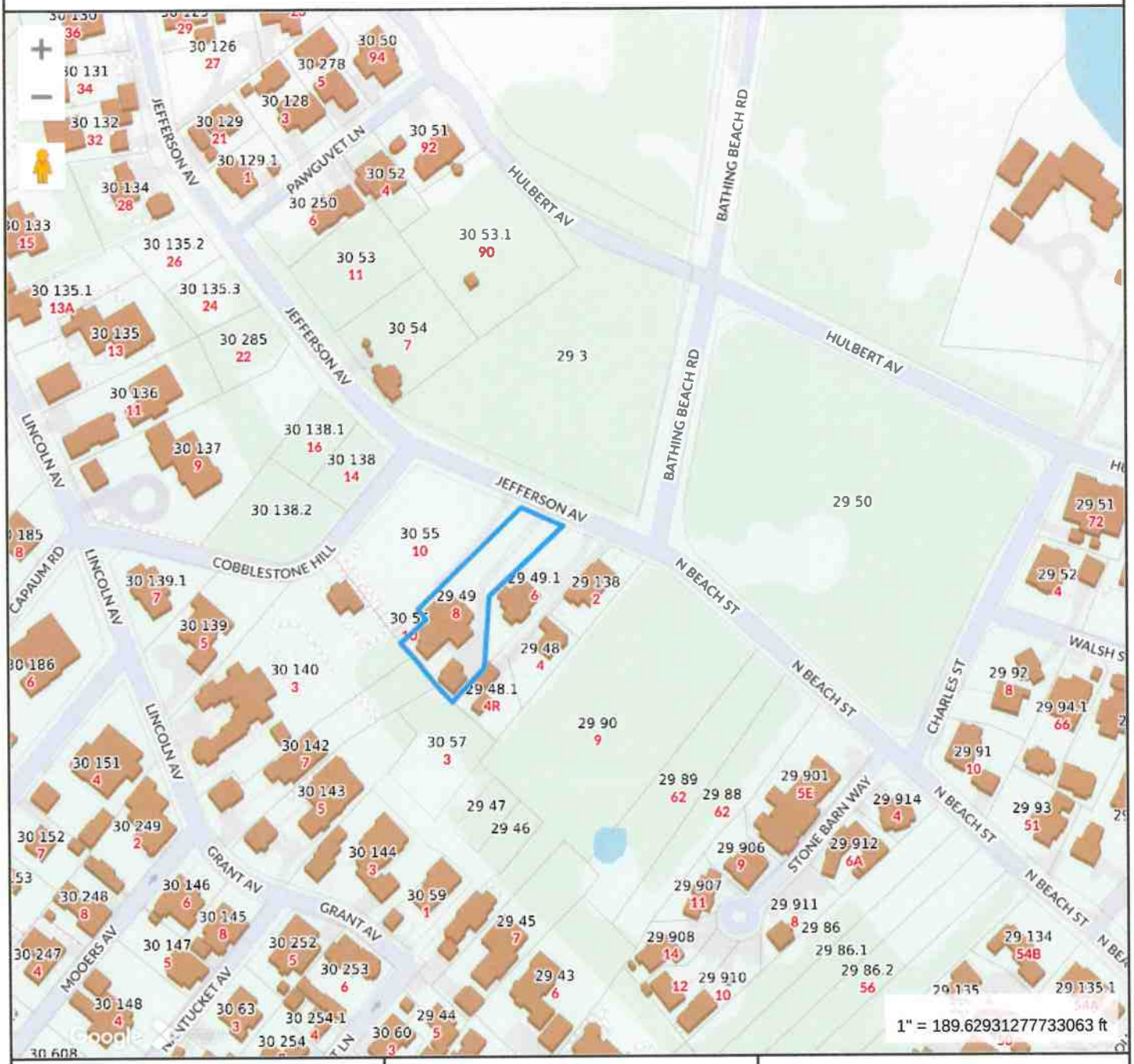
DIAMOND ROBERT E JR
C/O CLARFELD FINANCIAL
560 WHITE PLAINS RD 5TH FLR
TARRYTOWN, NY 10591

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**

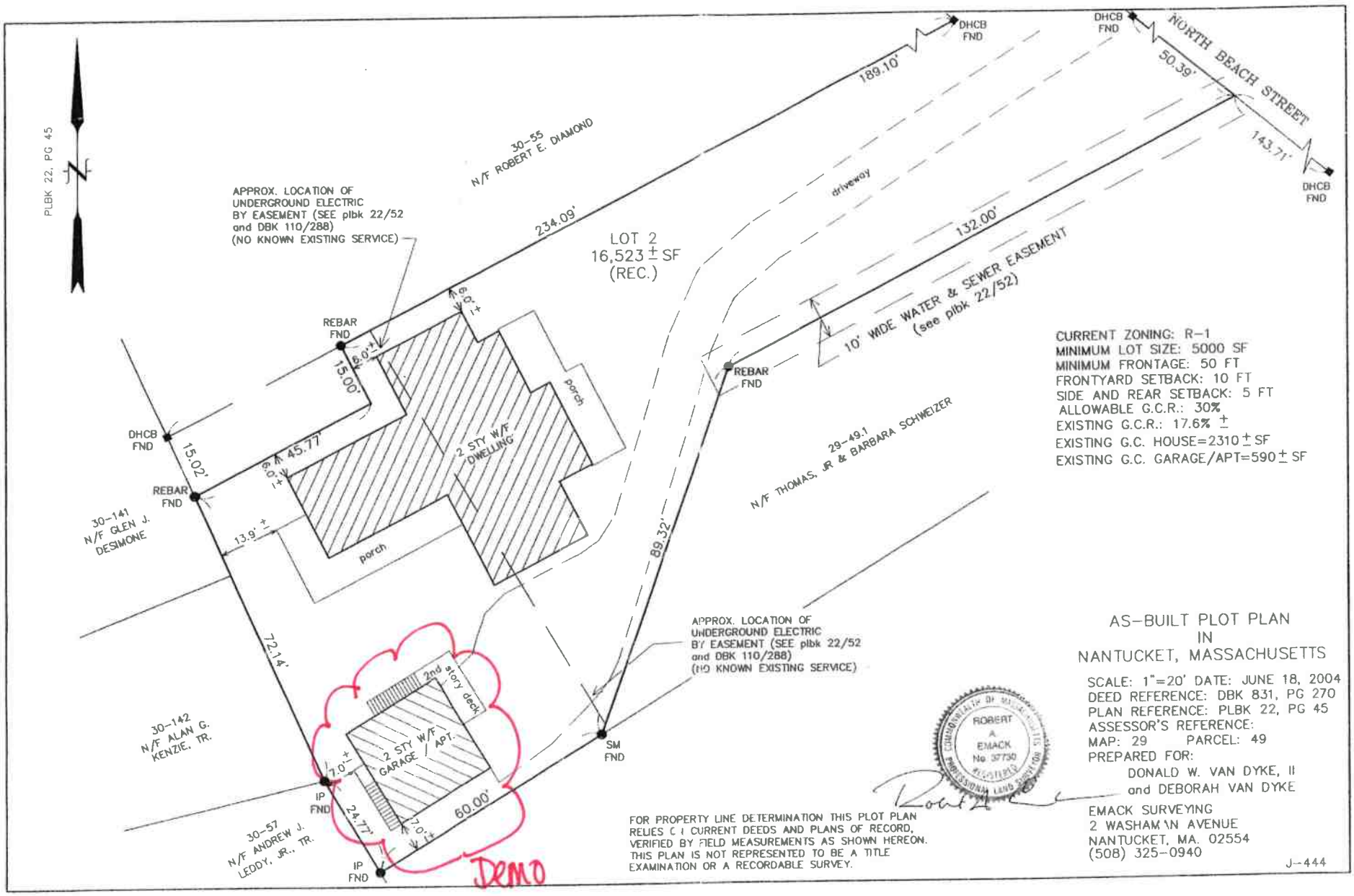
| | |
|---|---|
| **Property ID** | 860 |
| **Location** | 8 JEFFERSON AV |
| **Owner** | VAN DYKE DEBORAH TRUSTEE |

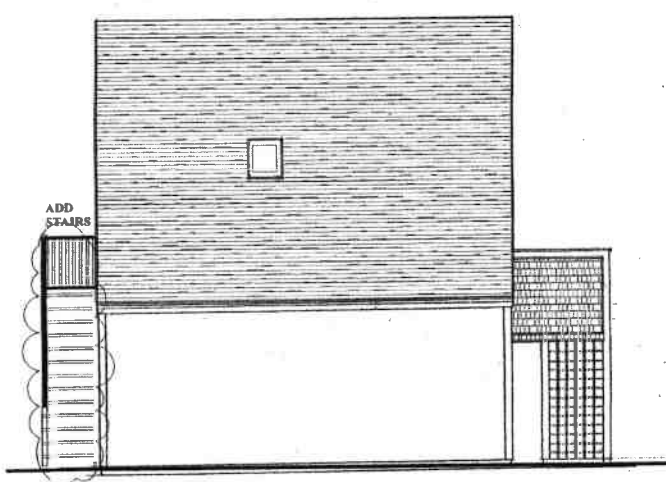
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

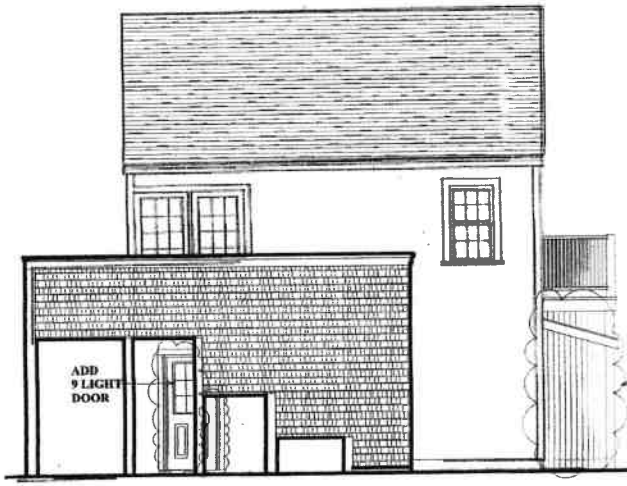

PLBK 22, PG 45
N
APPROX. LOCATION OF UNDERGROUND ELECTRIC BY EASEMENT (SEE plbk 22/52 and DBK 110/288) (NO KNOWN EXISTING SERVICE)
30-55 N/F ROBERT E. DIAMOND
DHCB FND
189.10'
234.09'
NORTH BEACH STREET
50.39'
143.71'
DHCB FND
driveway
LOT 2
16,523 ± SF
(REC.)
132.00'
10' WIDE WATER & SEWER EASEMENT
(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



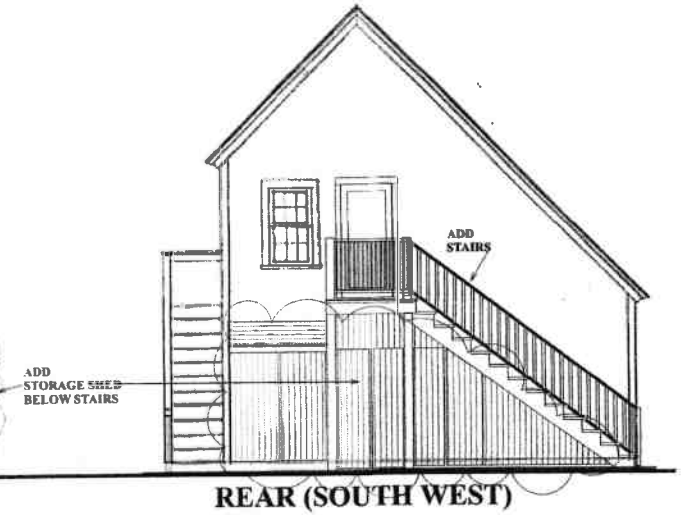

LEFT (SOUTH EAST)



FRONT (NORTH EAST) NO CHANGE




RIGHT (NORTH WEST)



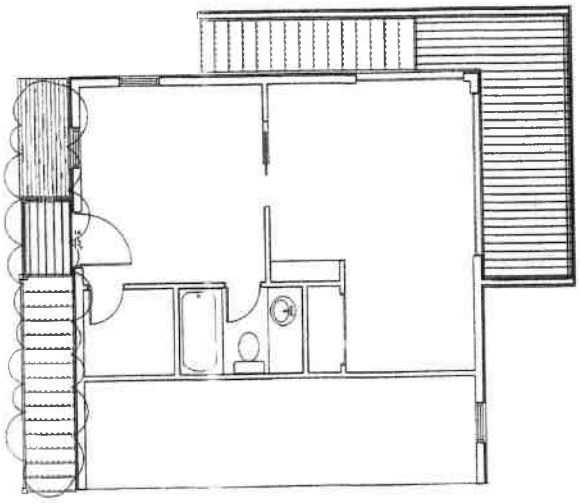

REAR (SOUTH WEST)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20

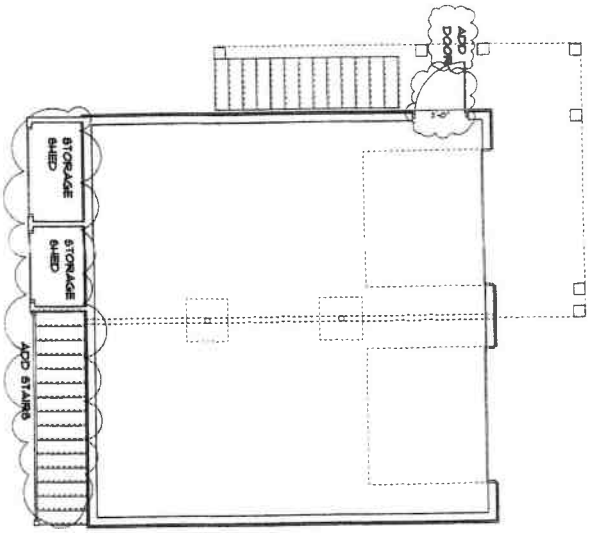
VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

VAL OLIVER DESIGN, INC
PO BOX 3857
NANTUCKET, MA 02584

EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

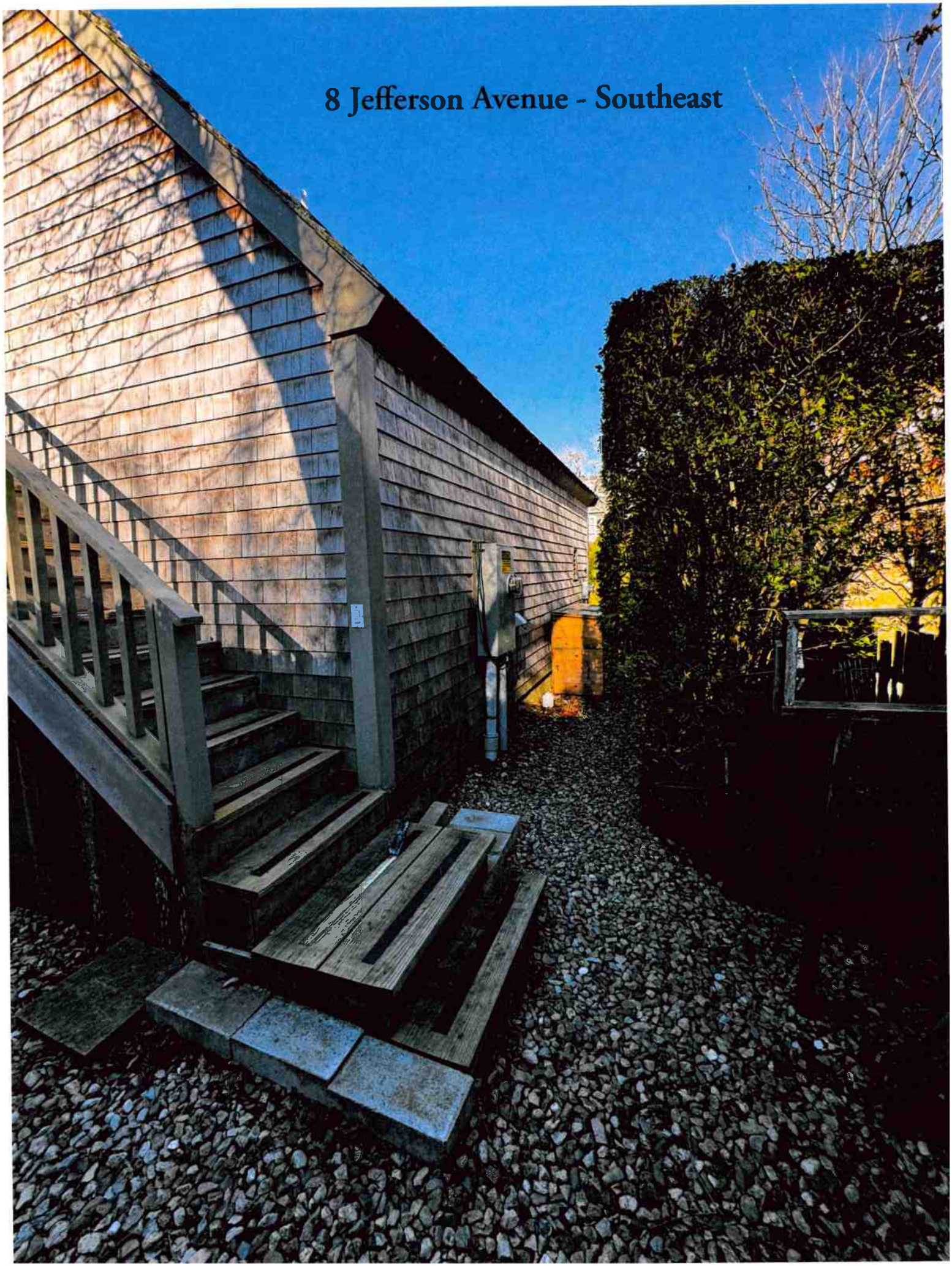



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

VANDYKE-MINOR ALTERATIONS TO GARAGE
8 JEFFERSON AVENUE

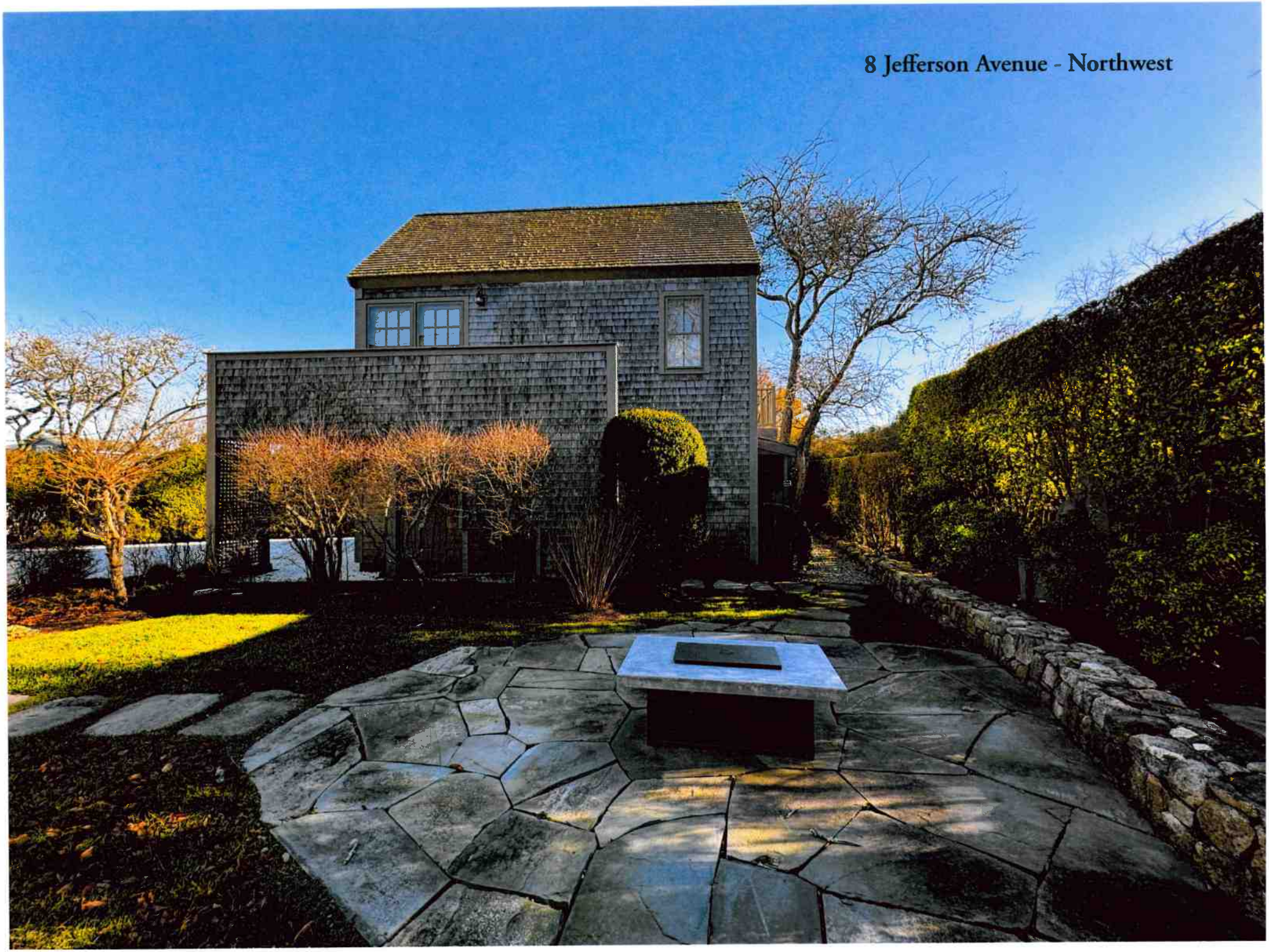
SCALE: 1/4"=1'
DRAWN BY: VO
DATE:4-28-20


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<br>NANTUCKET, MA 02554 |

| | |
|---|---|
| **Sale Price** | $0 |
| **Certificate** | |
| **Book & Page** | 0831/270 |
| **Sale Date** | 06/27/2003 |
| **Instrument** | 99 |

## Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| VAN DYKE DEBORAH TRUSTEE | $0 | | 0831/270 | 99 | 06/27/2003 |
| VAN DYKE DONALD W & DEBORAH | $757,500 | | 0375/100 | 01 | 11/20/1991 |
| HOBLITZELL ALAN P JR & LOUISE | $1,100,000 | | 0339/115 | 00 | 01/23/1990 |

## Building Information

### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 2002 |
| **Living Area:** | 4,286 |
| **Replacement Cost:** | $4,334,835 |
| **Building Percent Good:** | 91 |
| **Replacement Cost Less Depreciation:** | $3,944,700 |

| Building Attributes | |
|---|---|
| **Field** | **Description** |

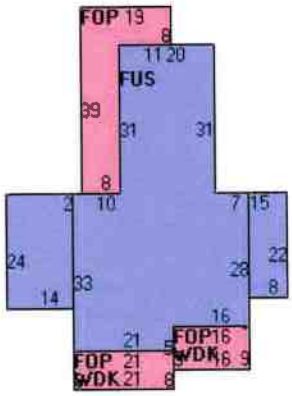
| | |
|---|---|
| Style: | Colonial |
| Model | Residential |
| Grade: | Luxurious |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood Shingle |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Gas |
| Heat Type: | Forced Air-Duc |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 4 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | Modern |
| Num Kitchens | 01 |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

### Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0026\8%20jeffers

### Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2,273 | 2,273 |
| FUS | Upper Story, Finished | 1,761 | 1,761 |
| TQS | Three Quarter Story | 336 | 252 |
| FOP | Porch, Open, Finished | 712 | 0 |
| WDK | Deck, Wood | 440 | 0 |
| | | 5,522 | 4,286 |

## Building 2 : Section 1

| | |
|---|---|
| **Year Built:** | 1983 |
| **Living Area:** | 432 |
| **Replacement Cost:** | $403,399 |
| **Building Percent Good:** | 90 |
| **Replacement Cost Less Depreciation:** | $363,100 |

| Building Attributes : Bldg 2 of 2 | |
|---|---|
| Field | Description |

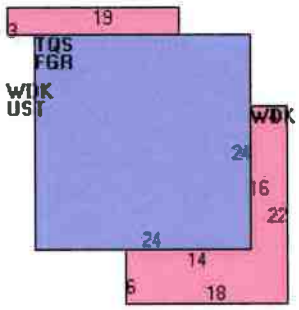
| | |
|---|---|
| Style: | Guest Quarters |
| Model | Residential |
| Grade: | Good |
| Stories: | 1.75 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Salt Box |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Electric |
| Heat Type: | Electr Basebrd |
| AC Type: | None |
| Total Bedrooms: | 1 Bedroom |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | Modern |
| Num Kitchens | 01 |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

### Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\58\82.jpg)

### Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/860_102

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| TQS | Three Quarter Story | 576 | 432 |
| FGR | Garage, Finished | 576 | 0 |
| UST | Utility, Storage, Unfinished | 57 | 0 |
| WDK | Deck, Wood | 229 | 0 |
| | | 1,438 | 432 |

### Extra Features

| Extra Features | | | | Legend |
|---|---|---|---|---|
| Code | Description | Size | Value | Bldg # |
| FPL3 | 2 STORY CHIM | 1.00 UNITS | $11,100 | 1 |

### Land

## Land Use

| | |
|---|---|
| **Use Code** | 1090 |
| **Description** | MULTI HSES M01 |
| **Zone** | R1 |
| **Neighborhood** | 950 |
| **Alt Land Appr** | No |
| **Category** | |

## Land Line Valuation

| | |
|---|---|
| **Size (Acres)** | 0.37 |
| **Frontage** | 0 |
| **Depth** | 0 |
| **Assessed Value** | $3,398,300 |

## Outbuildings

| Outbuildings | Legend |
|---|---|
| No Data for Outbuildings | |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2024 | $4,318,900 | $3,398,300 | $7,717,200 |
| 2023 | $3,264,500 | $2,711,500 | $5,976,000 |
| 2022 | $2,514,100 | $2,478,000 | $4,992,100 |
| 2021 | $2,533,600 | $1,982,400 | $4,516,000 |
| 2020 | $2,647,400 | $2,147,600 | $4,795,000 |

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# HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist

Billy Saad
Land Use Specialist

HDC Division Head, Preservation Planner

## Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Dec 2, 2024

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

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

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

Signature

12/2/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

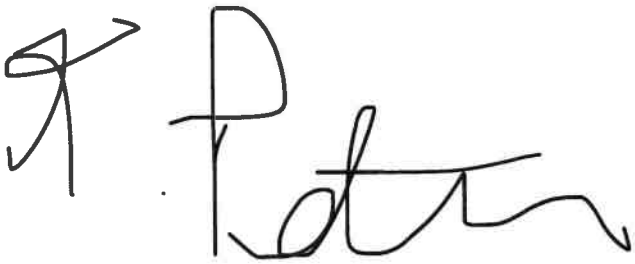
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



8 Jefferson Avenue
New Garage

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

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

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

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

$337.20 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

***REQUIRED WHERE APPLICABLE:***

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

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

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

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

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

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

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

**(initial to indicate read and understand)**

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 576 + 648 sf connector Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 462 Size: 648 sf ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ Connector

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C
Height of ridge above final finish grade: North 22'-7" South 22'-7" East 22'-7" West 25'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: _____

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

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1 x 10 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square ____

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

**Doors*** (type and material): ☐ TDL ☒ SDL Front 8 Lite | Panel Rear _____ Side Double French 18 Lite
Garage Door(s): Type Overhead Material Wood Glass 12 Lite | Panel x 2

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

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

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

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

Date 11/20/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2432 8100 70

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Domestic Mail Only

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

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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

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Street and Apt. No., or PO Box No.: PO Box 460329 Dept 909
City, State, ZIP+4®: Houston, TX 77056

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

9589 0710 5270 2432 8100 49

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
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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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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 Restricted Delivery $

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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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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

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103 RIVER ROAD
HOBE SOUND, FL 33455

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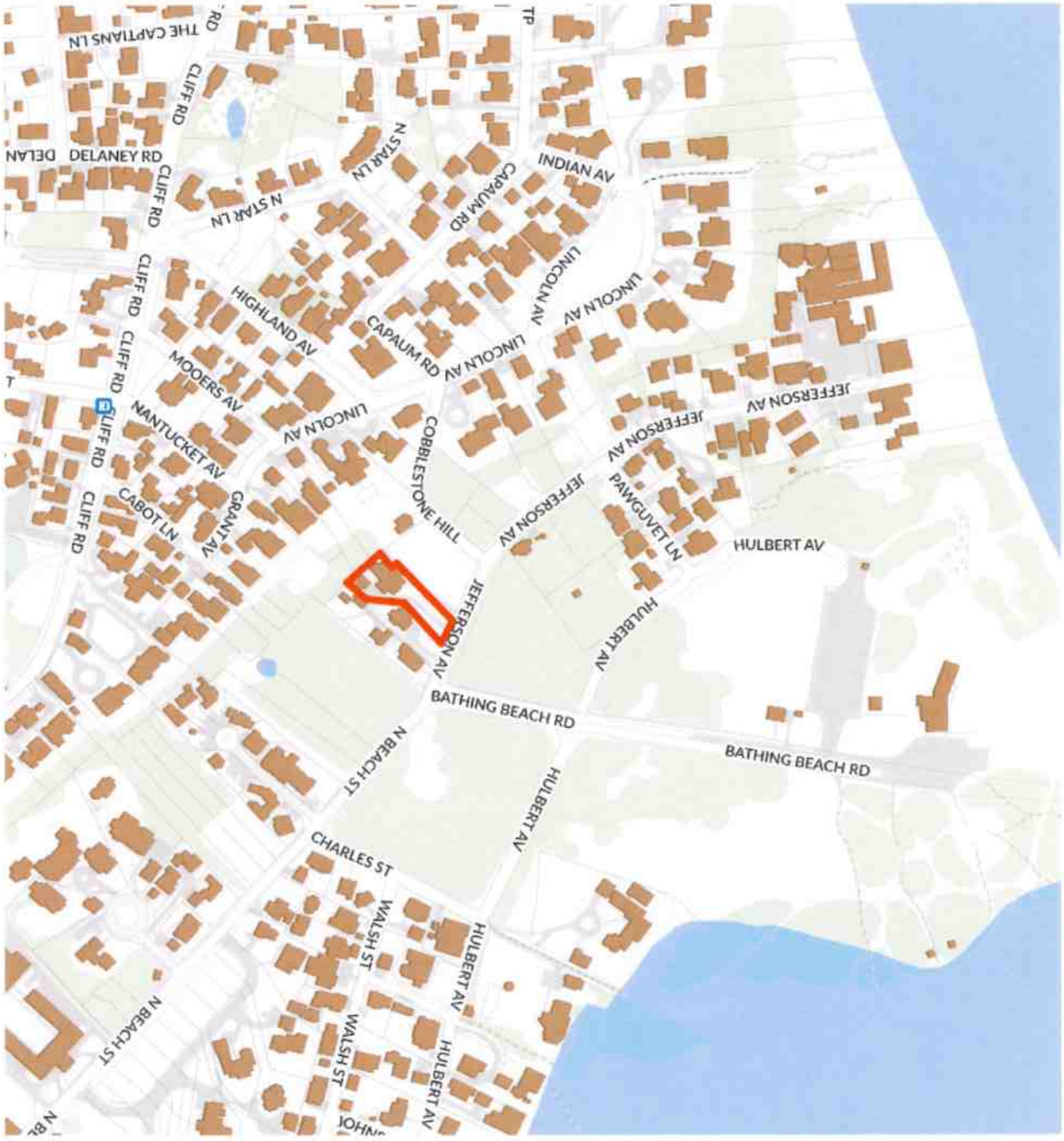
400 BROADHOLLOW RD
MELVILLE, NY 11747

ALGER SARAH F TRST
C/O RYAN LLC
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

# Locus Map




L-1.1

ID #

**Garage at**
**8 Jefferson Ave**
**Nantucket, MA 02554**

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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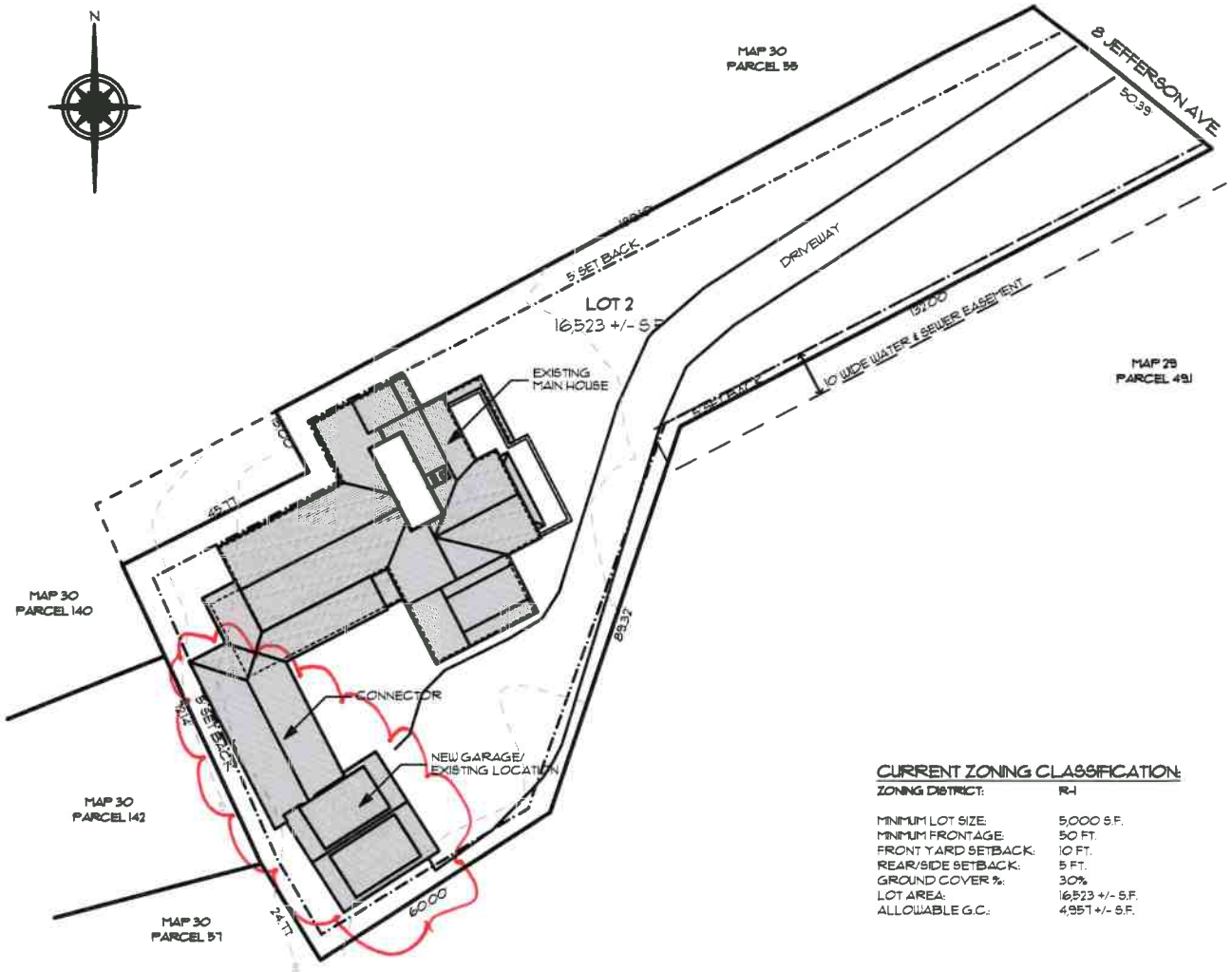
**Locus Plan**

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM




## CURRENT ZONING CLASSIFICATION:

| ZONING DISTRICT: | R-1 |
|---|---|
| MINIMUM LOT SIZE: | 5,000 S.F. |
| MINIMUM FRONTAGE: | 50 FT. |
| FRONT YARD SETBACK: | 10 FT. |
| REAR/SIDE SETBACK: | 5 FT. |
| GROUND COVER %: | 30% |
| LOT AREA: | 16,523 +/- S.F. |
| ALLOWABLE G.C.: | 4,957 +/- S.F. |

# SITE PLAN

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

Site Plan

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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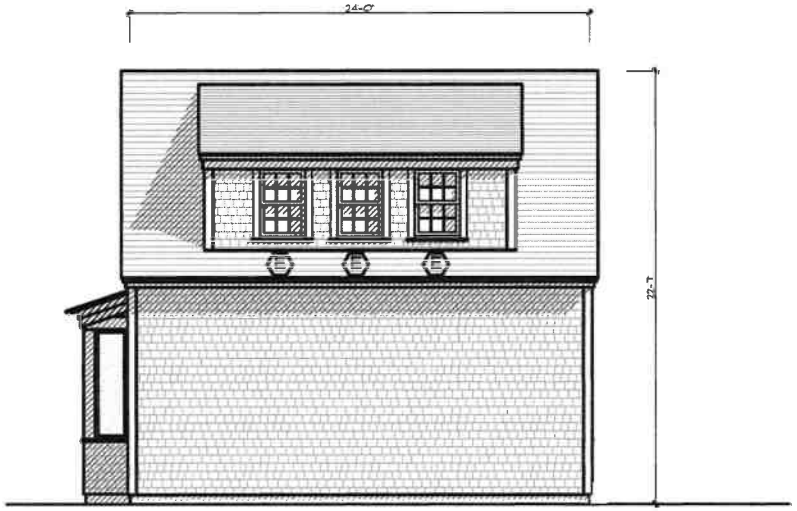
ID#
L-1.2




## GARAGE NORTH ELEVATION




## GARAGE EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4542

**Garage North & East Exterior Elevations**

**Garage at**
**8 Jefferson Ave**
**Nantucket, MA 02554**
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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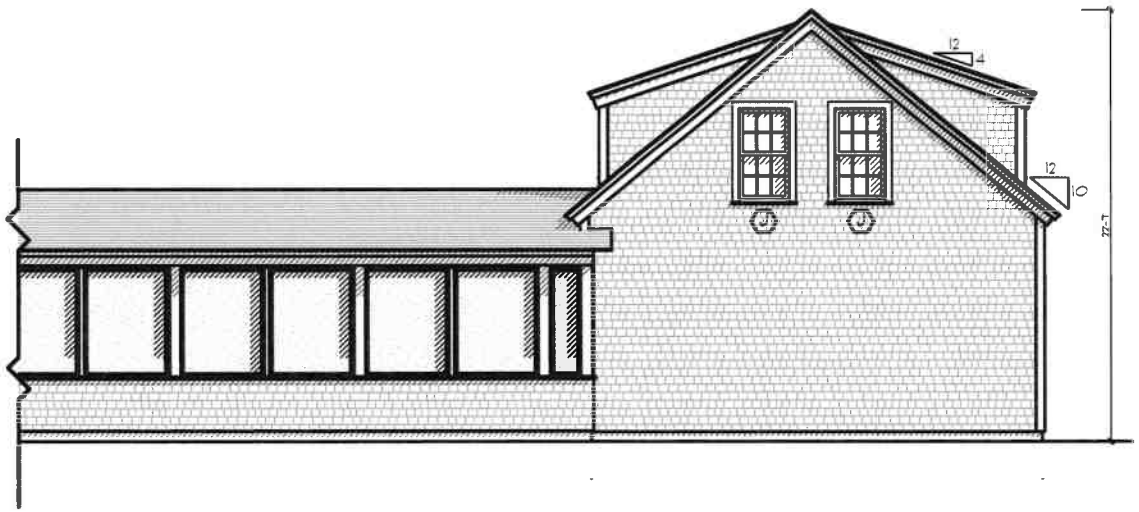
ID#
**A-2.1**




## 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

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

**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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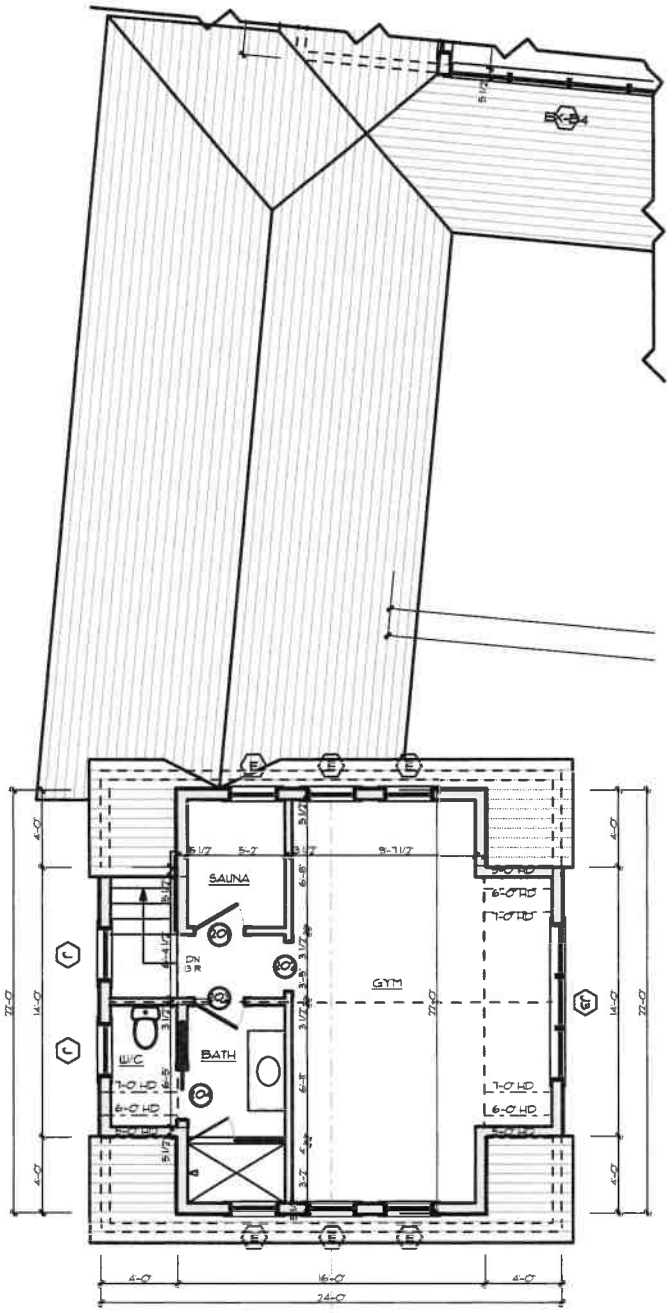
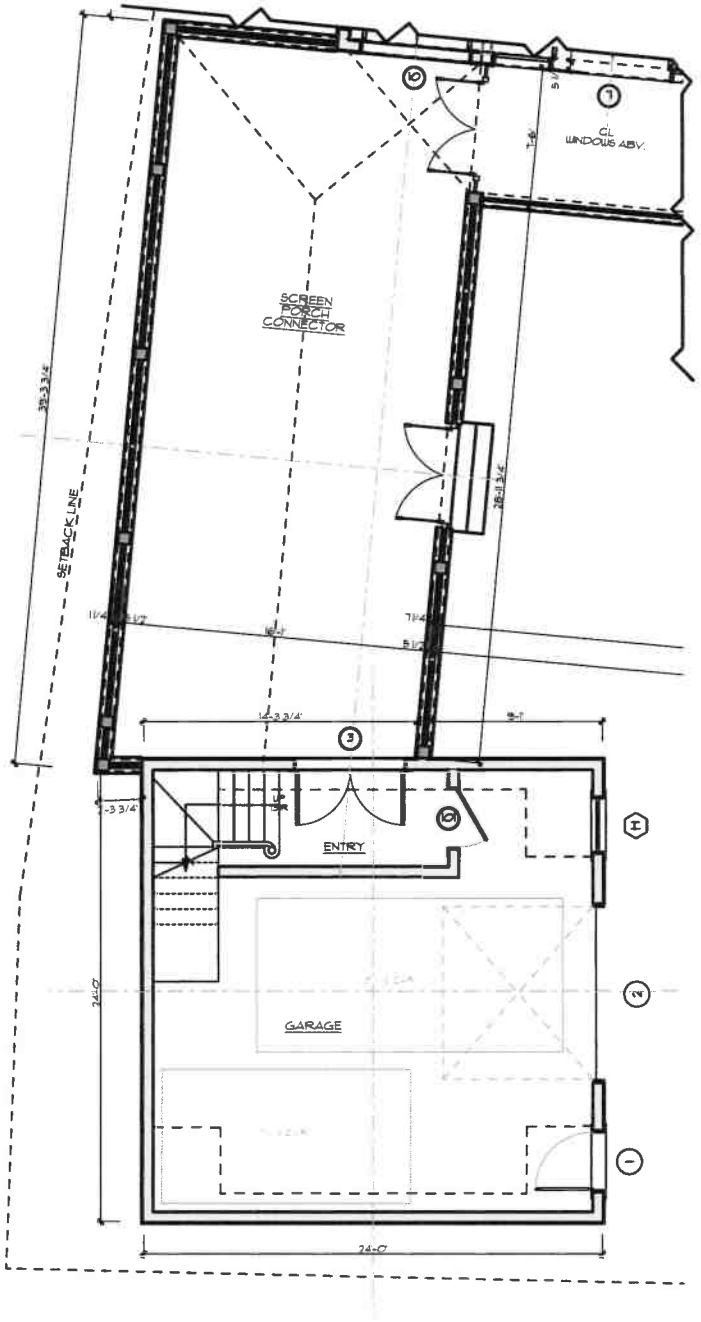
ID#
A-2.3




## GARAGE & CONNECTOR SECOND FLOOR PLAN




## GARAGE & CONNECTOR FIRST FLOOR PLAN

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

First & Second Floor Plans

**Garage at**
**8 Jefferson Ave**
**Nantucket, MA 02554**

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
**A-1.1**

**Garage at**
**8 Jefferson Ave.**
**Nantucket, MA**
**Window & Exterior Door Schedule**

**H.D.C. Submission: 12/2/14**
**Build. Dept. Sub:**
**Revs: 11/29/24**

**Notes:**

1. All windows to be by Marvin, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by ——, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

**Window Schedule**

| No. | Qn. | Type | Manuf. | Frame Size | Rough Opening | Model | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| E | 6 | Double Hung | Marvin | 2'-5 1/2" x 3'-9" | 2'-6 1/2" x 3'-9 1/2" | UWDH 2418 | 6 over 6 | Match MH existing E windows |
| H | 1 | Double Hung | Marvin | 2'-9 3/8" x 4'-9" | 2'-10 3/8" x 4'-9 1/2" | UWDH 2824 | 8 over 8 | |
| J | 2 | Double Hung | Marvin | 2'-7 3/8" x 5'-1" | 2'-8 3/8" x 5'-1 1/2" | UWDH 2626 | 6 over 6 | |
| J3 | 1 | Double Hung | Marvin | (3) 2'-7 3/8" x 5'-1" | | (3) UWDH 2626 | 6 over 6 | |
| | | | | | | | | |

**Door Schedule**

| No. | Qn. | Type | Manuf. | Unit Size | Rough Opening | | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Front Entry | Custom | 3'-0" x 7'-6" | | | 8 | over panel |
| 2 | 1 | Garage Door | Custom | 9'-0" x 8'-0" | | | 12 ea. | over panel |
| 3 | 1 | Double French | Custom | (2) 2'-10" x 7'-0" | | | 18 | Match MH door 10 |
| | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

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

## Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR The Peterson Trust; Bradley + Kerry Peterson Trustees

STREET ADDRESS 8 Jefferson Avenue

MAP/PARCEL 29/49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/2/24

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

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

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

Signature 12/2/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

November 25, 2024

To the Commissioners,

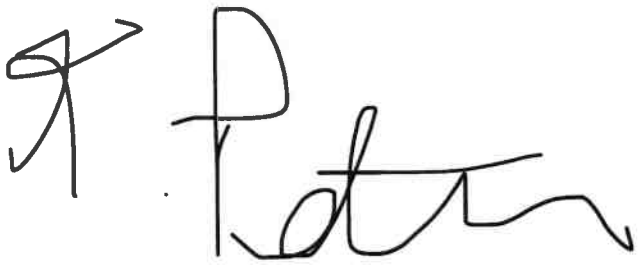
We, Bradley J. Peterson and Kerry A. Peterson, Trustees of The Peterson Trust, owner of record of property located at 8 Jefferson Avenue, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Bradley J. Peterson



Kerry A. Peterson



8 Jefferson Ave
MH Fens Revs

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

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

***REQUIRED WITH ALL APPLICATIONS:***

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

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

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

***REQUIRED WHERE APPLICABLE:***

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

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

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

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

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

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

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

**(initial to indicate read and understand)**

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kemp Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 11'-6½" Sq. Footage 1st floor: 36.5 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 7'-6" Sq. footage 2nd floor: _____ Size: 50.5 sf. ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ Rootwalk Addition

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

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

Additional Remarks

Historic Name:

Original Date: 2003

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Extend Sunroom, Revise Fenestration, Revise Rail
2. South Elevation Extend Rootwalk, Extend Sunroom
3. West Elevation Revise Fenestration, Extend Sunroom
4. North Elevation Extend rootwalk, Revise Fenestration, Revise Railings

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 5/4x4 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8 x 8

**Windows***: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Picture with Transom

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

**Doors*** (type and material): ☐ TDL ☑ SDL Front 4 Lite/Panel w/sidelights Rear _____ Side French 18 Lites

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

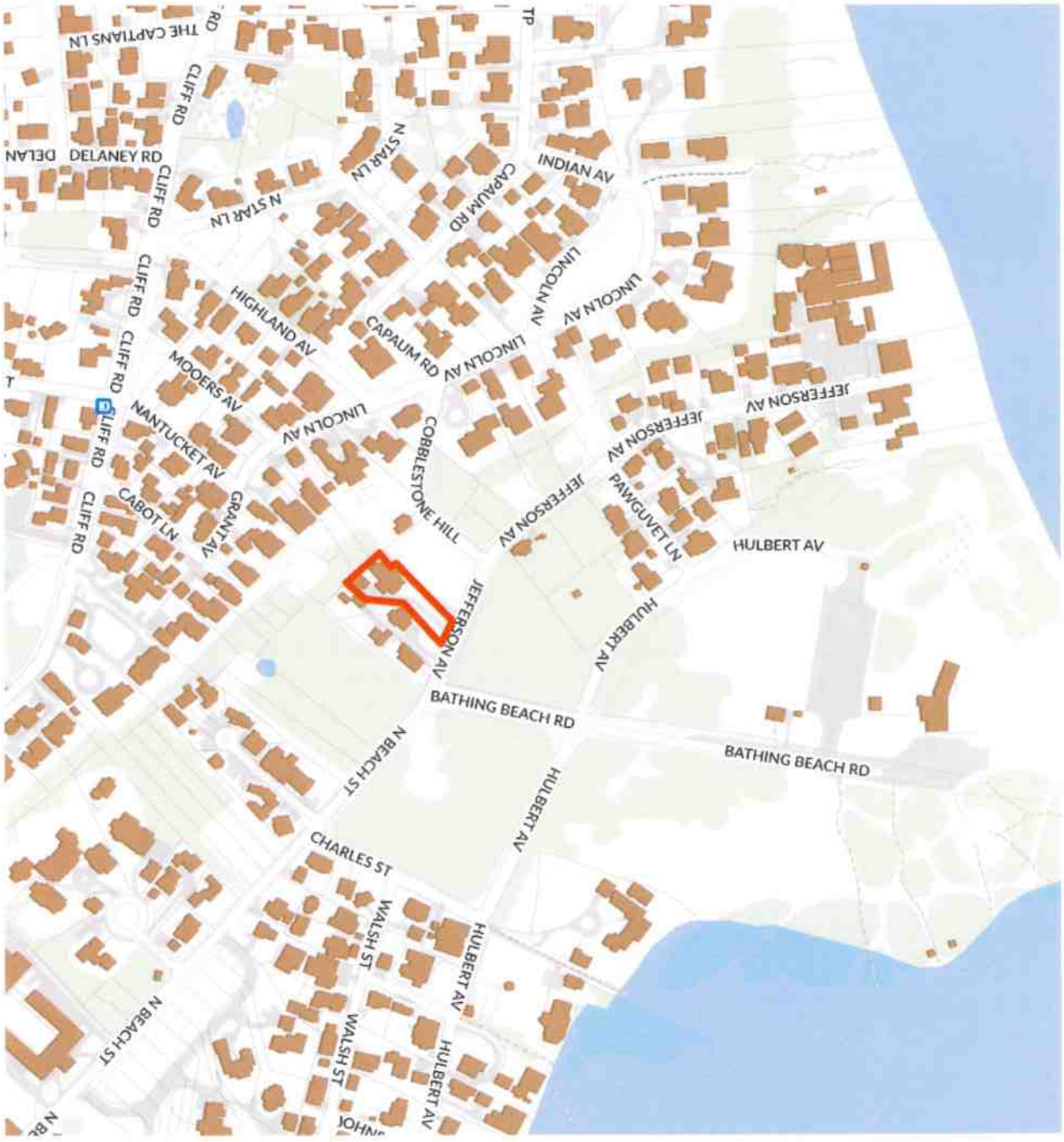
Deck Natural Foundation _____ Fence _____ Shutters _____

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

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

Date 11/26/24 Signature of owner of record _____ Signed under penalties of perjury

# Locus Map




ID #
L-1.1

**Residence at**
**8 Jefferson Ave**
**Nantucket, MA 02554**

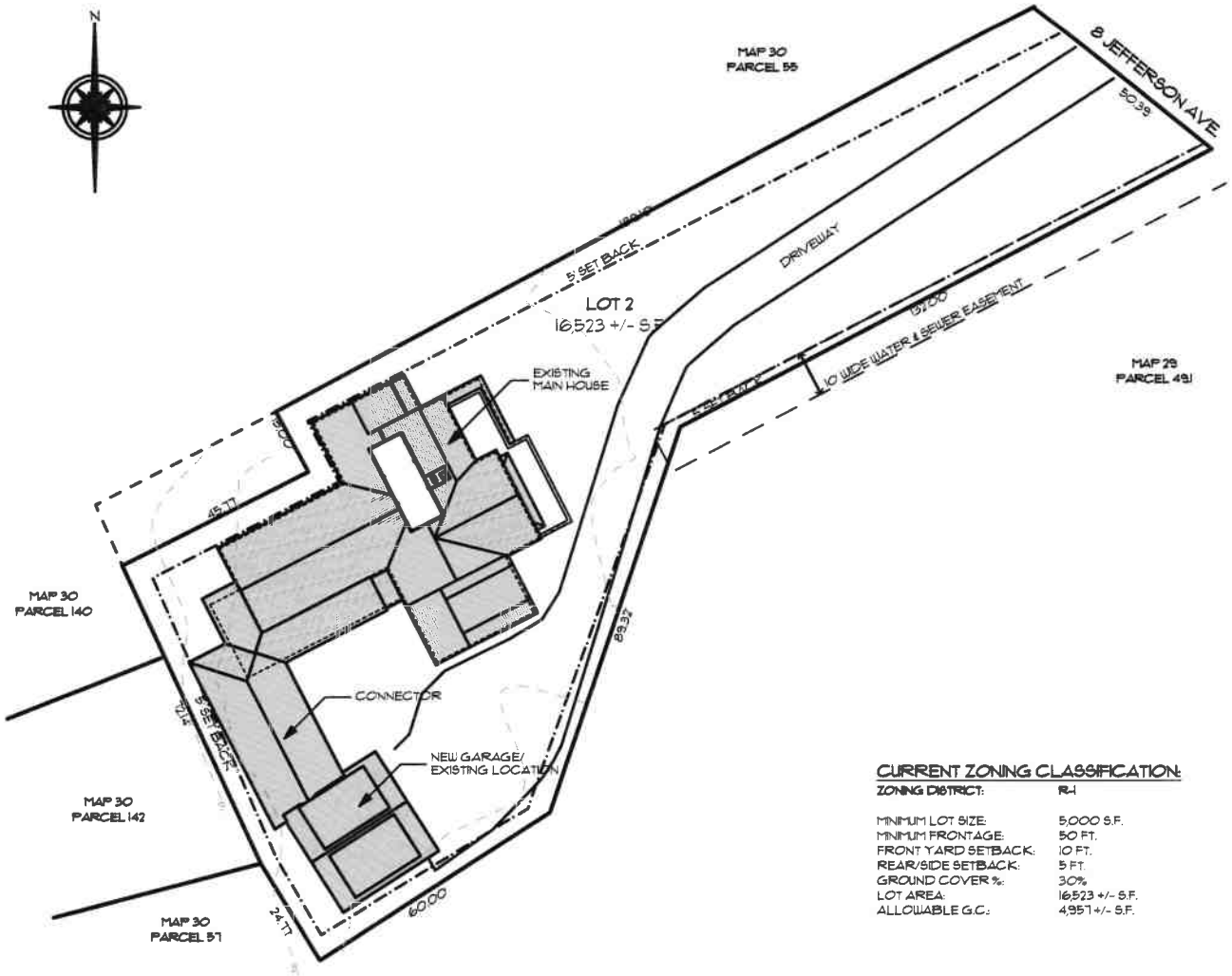
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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

**Locus Plan**

BOTTICELLI & POHL

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




| CURRENT ZONING CLASSIFICATION: | |
|---|---|
| ZONING DISTRICT: | R-1 |
| MINIMUM LOT SIZE: | 5,000 S.F. |
| MINIMUM FRONTAGE: | 50 FT. |
| FRONT YARD SETBACK: | 10 FT. |
| REAR/SIDE SETBACK: | 5 FT. |
| GROUND COVER %: | 30% |
| LOT AREA: | 16,523 +/- S.F. |
| ALLOWABLE G.C.: | 4,957 +/- S.F. |

# SITE PLAN

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

Site Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
L-1.2




## PROPOSED EAST ELEVATION



## EXISTING EAST ELEVATION

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East Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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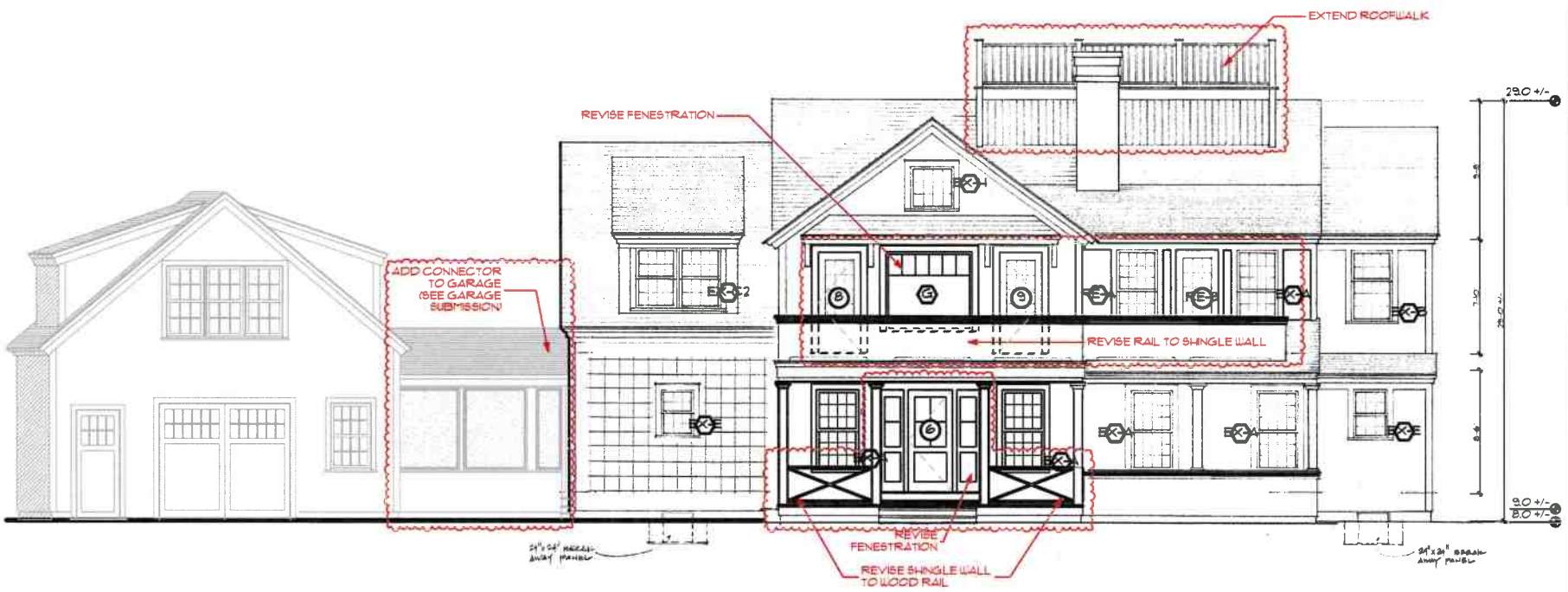
ID#
A-2.1




## PROPOSED NORTH ELEVATION




## EXISTING NORTH ELEVATION

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

North Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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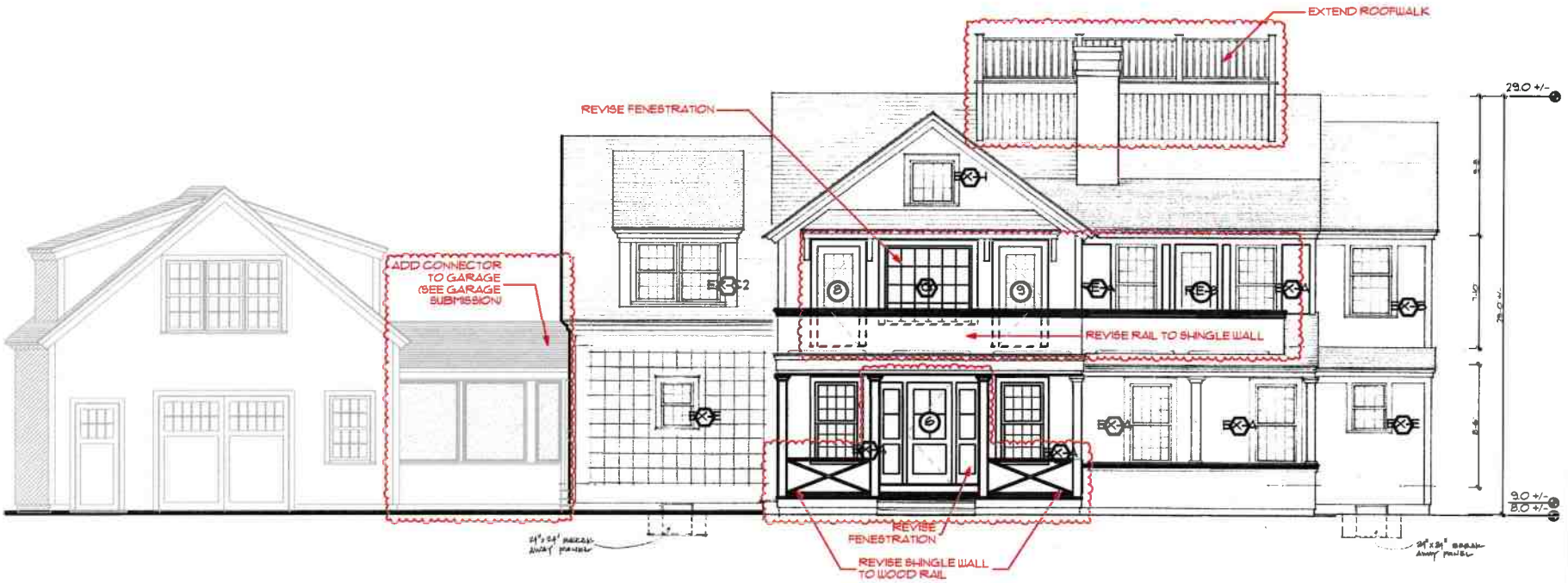
ID#
A-2.2




## PROPOSED NORTH ELEVATION




## EXISTING NORTH ELEVATION

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

North Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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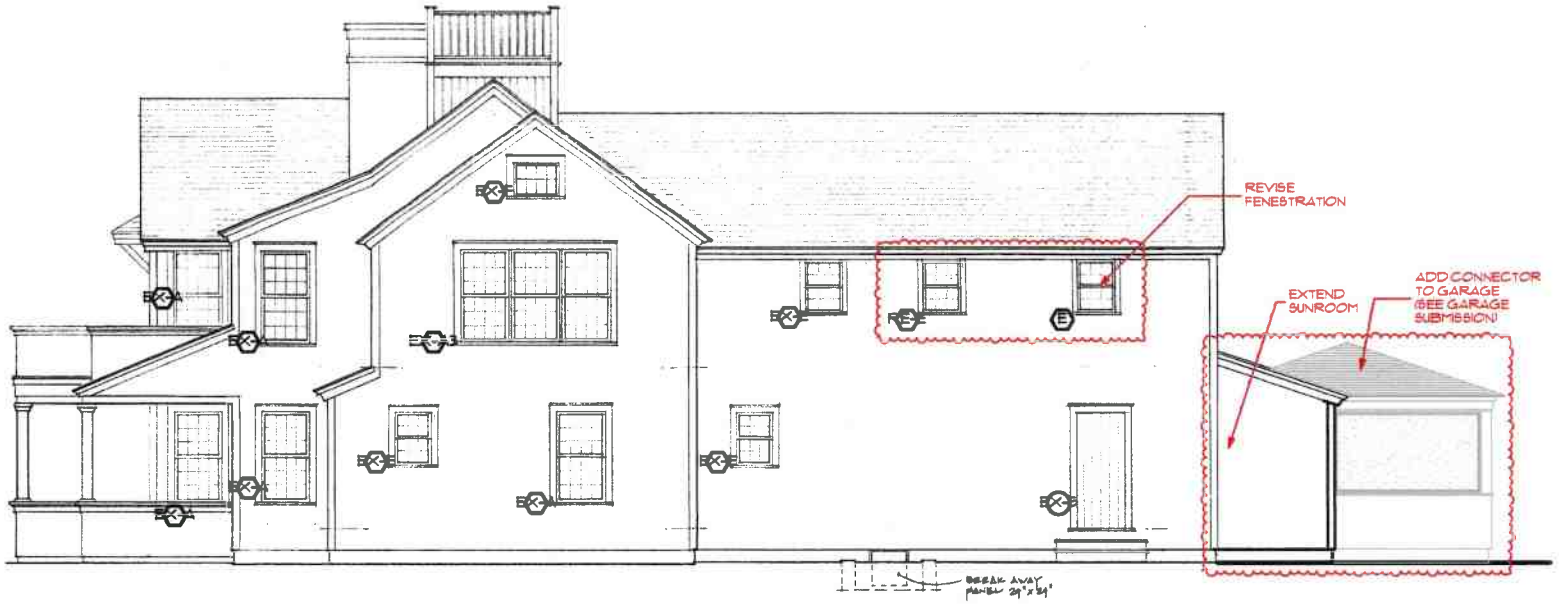
A-2.2




## PROPOSED WEST ELEVATION




## EXISTING WEST ELEVATION

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

West Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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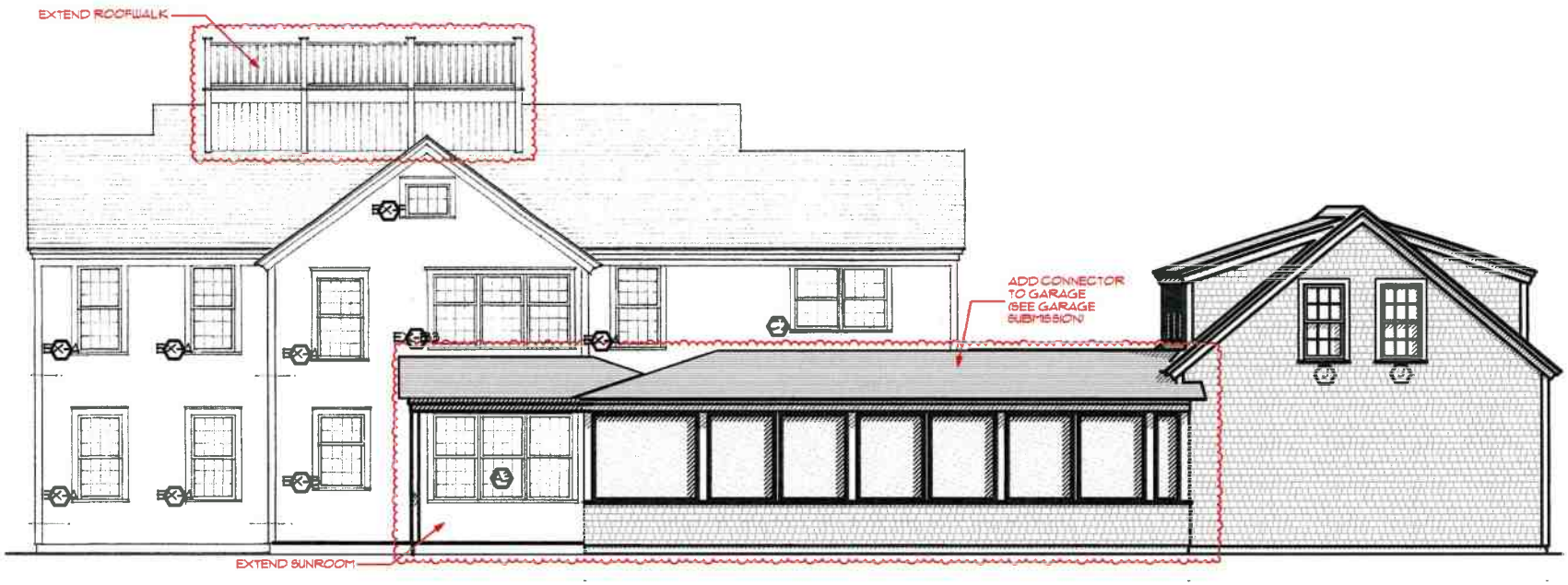
ID#
A-2.3




## PROPOSED SOUTH ELEVATION at CONNECTOR



## EXISTING SOUTH ELEVATION



## PROPOSED SOUTH ELEVATION

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

South Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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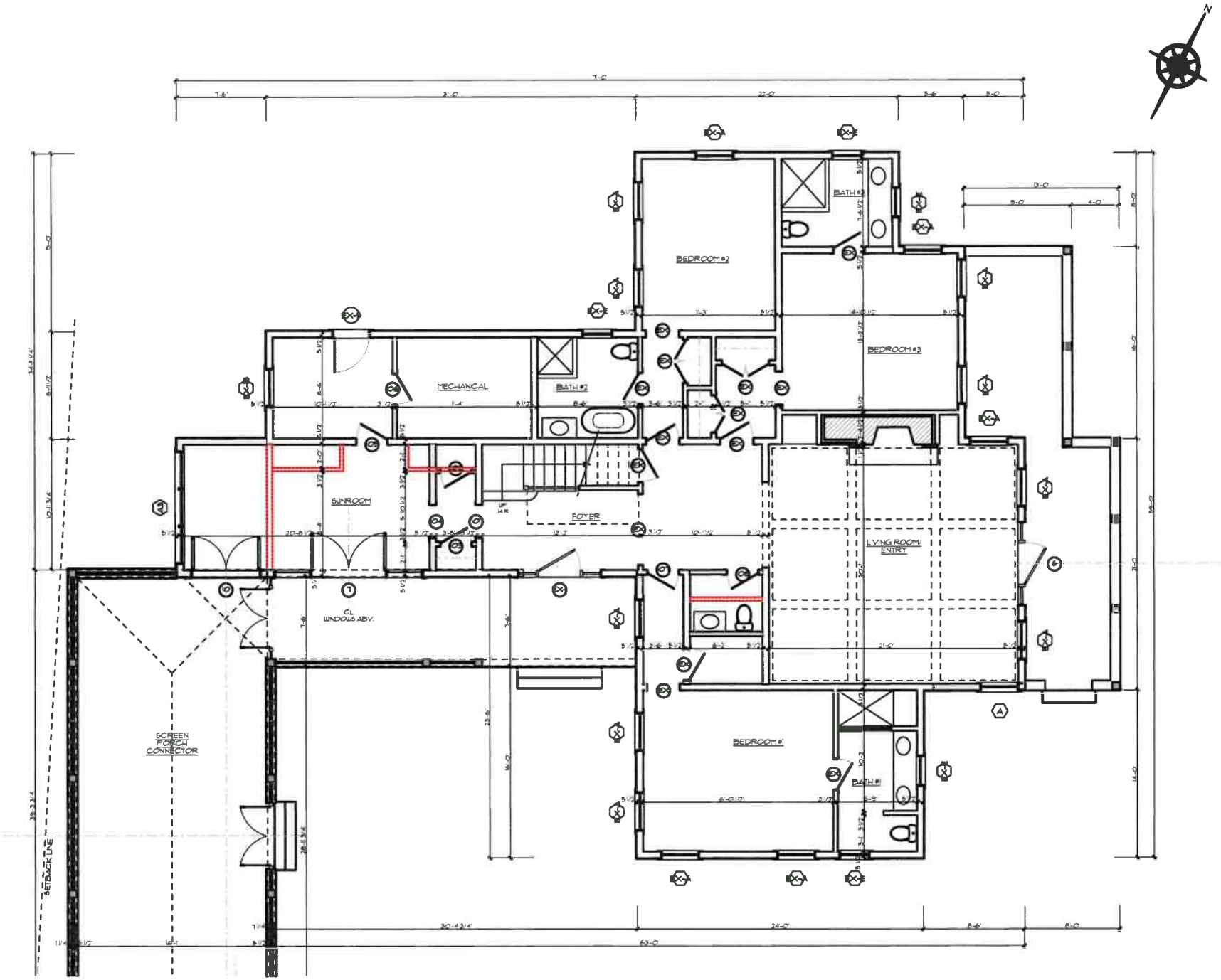
ID#
A-2.4




# PROPOSED FIRST FLOOR PLAN

BOTTICELLI & POHL
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**

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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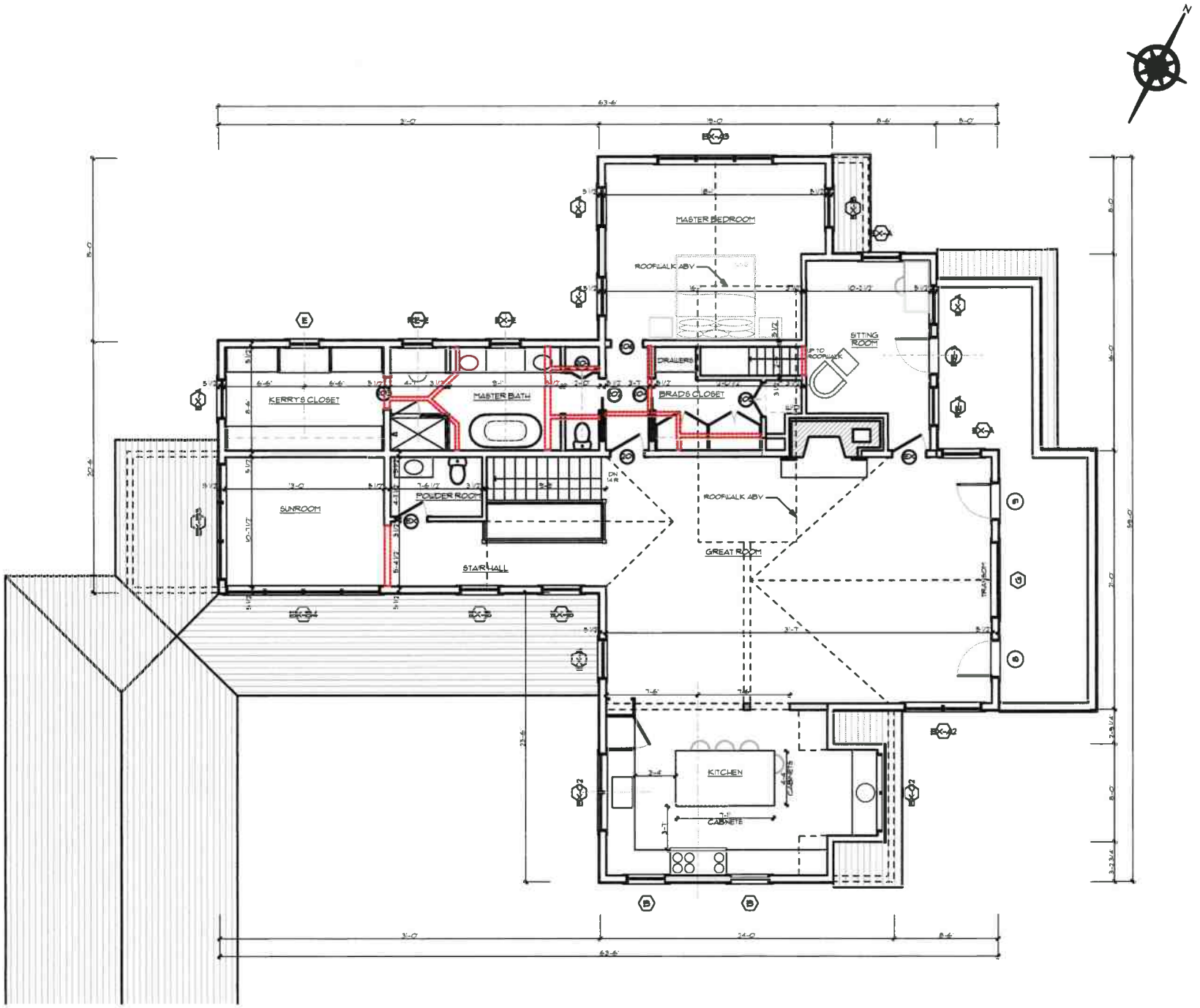
ID#
**A-1.1**




# PROPOSED SECOND FLOOR PLAN

**BOTTICELLI & POHL**

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

**Proposed Second Floor Plan**

**Residence at**
**8 Jefferson Ave**
**Nantucket, MA 02554**

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
**A-1.3**

**Main House at**
**8 Jefferson Ave.**
**Nantucket, MA**
**Window & Exterior Door Schedule**

**H.D.C. Submission: 12/2/24**
**Build. Dept. Sub:**
**Revs: 11/29/24**

**Notes: VERIFY ALL DETAILS TO MATCH EXISTING**

1. All windows to be by Marvin, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by ____, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

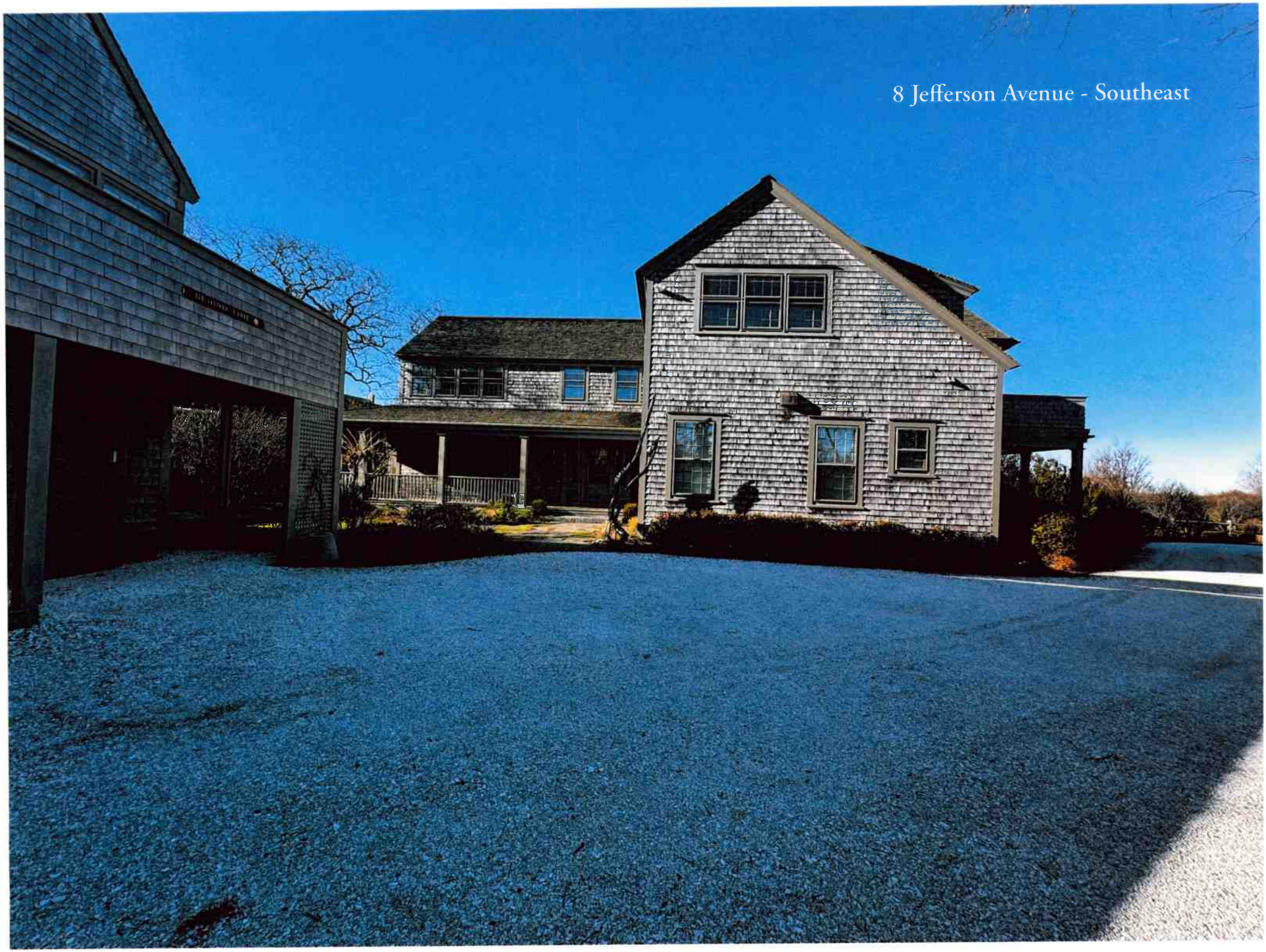
**Window Schedule - VERIFY ALL EXISTING CONDITIONS**

| No. | Qn. | Type | Manuf. | Frame Size | Rough Opening | Model | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| A | 1 | Double Hung | Marvin | 3'-1 3/8" x 5'-9" | 3'-2 1/2" x 5'-9 1/2" | UWDH 3230 | 12 over 12 | Match existing A windows |
| RE-A | 1 | Double Hung | Existing | 3'-1 3/8" x 5'-9" | 3'-2 1/2" x 5'-9 1/2" | UWDH 3230 | 12 over 12 | Reuse existing |
| B | 2 | Double Hung | Marvin | 3'-1 3/8" x 5'-1" | 3'-2 1/2" x 5'-1 1/2" | UWDH 3226 | 8 over 12 | Match existing B windows |
| E | 1 | Double Hung | Marvin | 2'-5 1/2" x 3'-9" | 2'-6 1/2" x 3'-9 1/2" | UWDH 2418 | 6 over 6 | Match existing E windows |
| RE-E | 1 | Double Hung | Existing | 2'-5 1/2" x 3'-9" | 2'-6 1/2" x 3'-9 1/2" | UWDH 2418 | 6 over 6 | Reuse existing |
| G | 1 | Picture w/ Transom | Marvin | 5'-11 1/4" x 5'-9" | TBD | - | 6 over 1 | |
| | | | | | | | | |

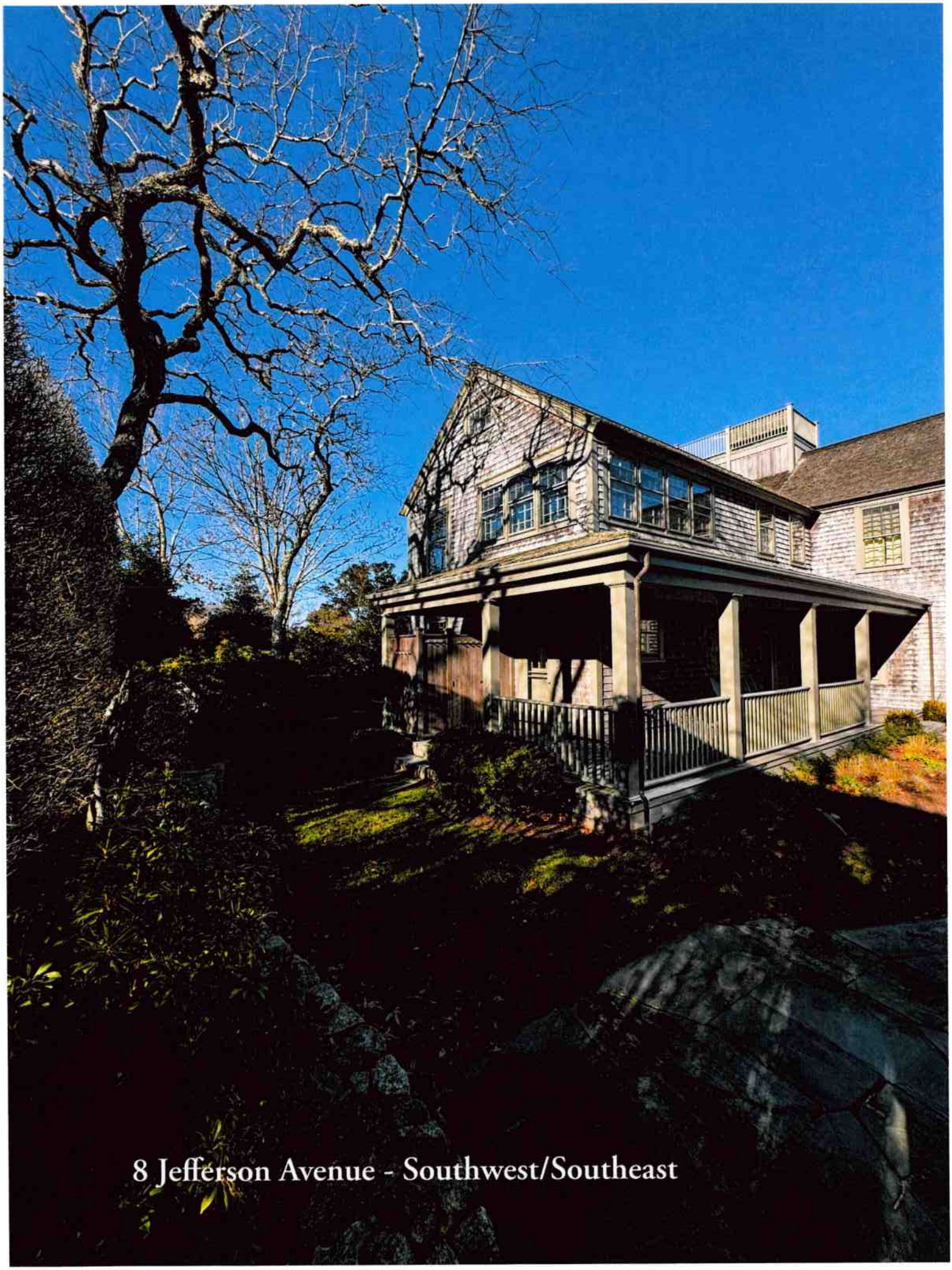
**Door Schedule - VERIFY EXISTING CONDITIONS**

| No. | Qn. | Type | Manuf. | Unit Size | Rough Opening | | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| 6 | 1 | Front Entry | | 3'-0" x 7'-0" | | | 4 | Over panel |
| | 2 | w/ sidelights | | 1'-7" x 7'-0" ea. | | | 2ea. | Over panel ea. |
| 7 | 1 | Double French | | (2) 3'-0" x 7'-0" | | | 18 ea. | Match existing door 3 |
| | 2 | w/ side panels | | 3'-0" x 7'-0" ea. | | | 18 ea. | Match existing door 3 |
| RE-3 | 1 | Single French | Existing | 2'-10" x 7'-0" | | | 18 | Reuse existing |
| 8 | 1 | Single French | | 2'-10" x 7'-0" | | | 18 | Match existing door 3 |
| 9 | 1 | Single French | | 2'-10" x 7'-0" | | | 18 | Match existing door 3 |
| 10 | 1 | Double French | | (2) 2'-10" x 7'-0" | | | 18 | |
| | | | | | | | | |

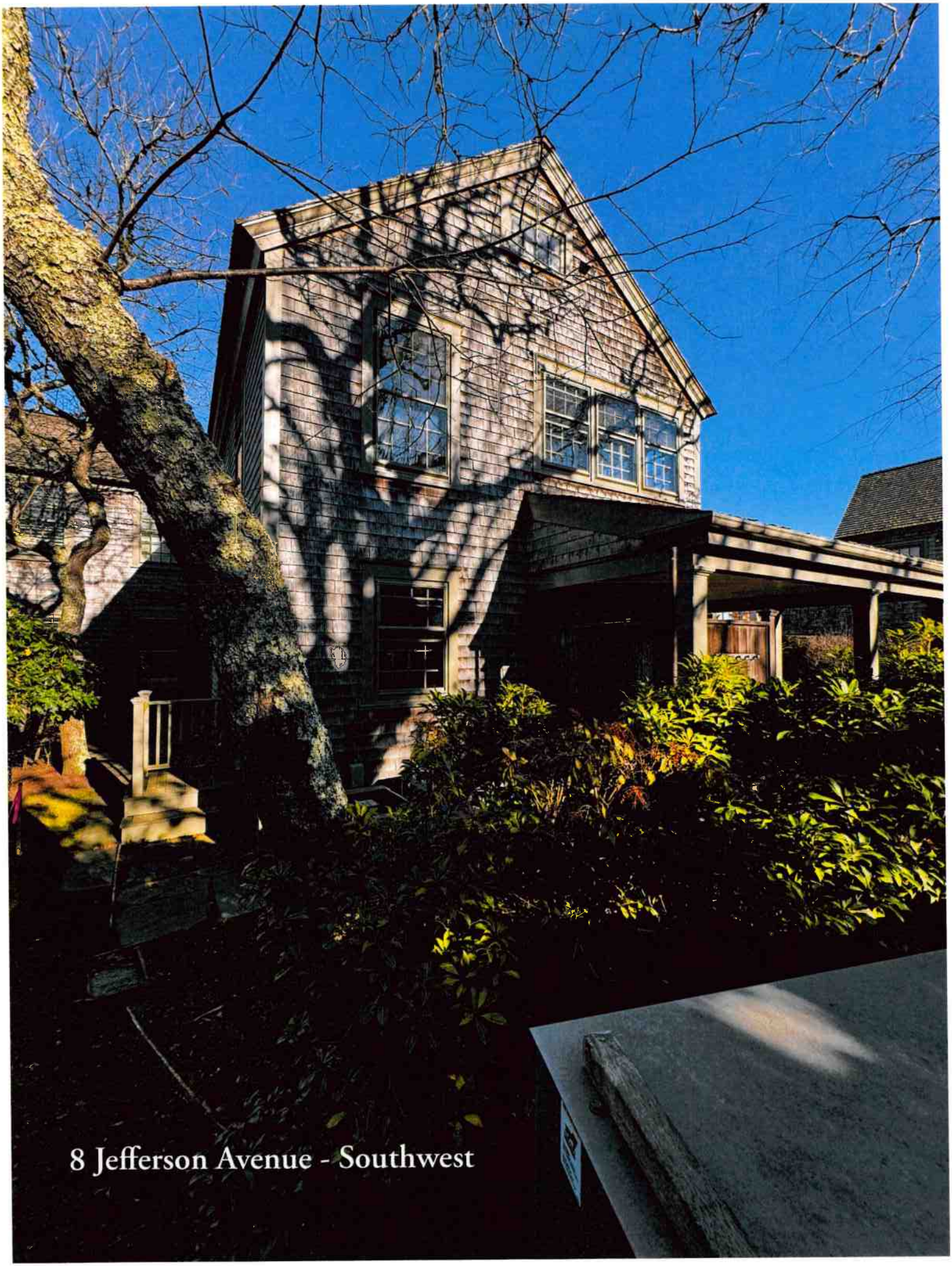

8 Jefferson Avenue - Northeast



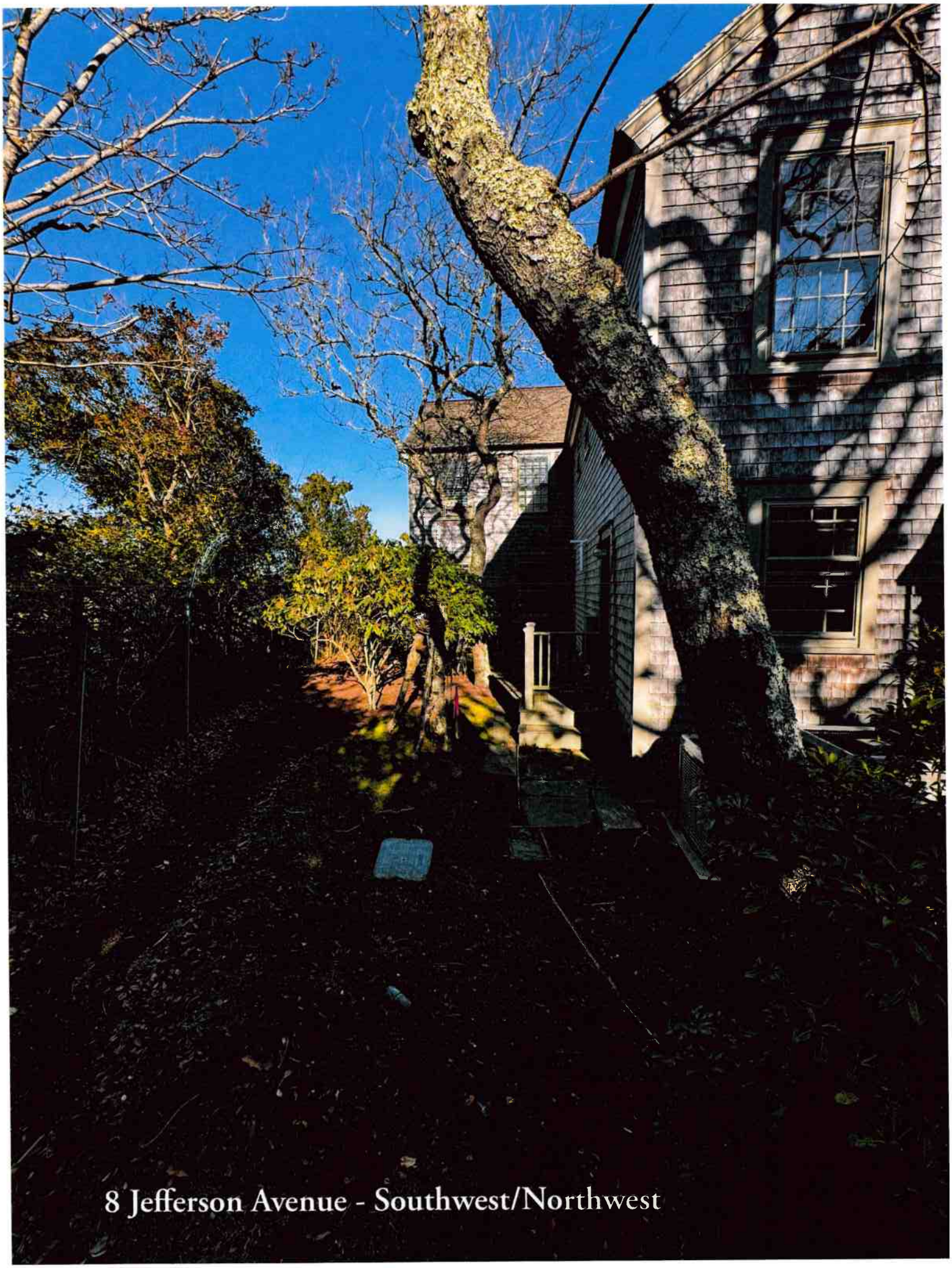
8 Jefferson Avenue - Southeast



8 Jefferson Avenue - Southwest/Southeast



8 Jefferson Avenue - Southwest



8 Jefferson Avenue - Southwest/Northwest


8 Jefferson Avenue - Northeast/Northwest

# 8 JEFFERSON AV

| | | | |
|---|---|---|---|
| **Location** | 8 JEFFERSON AV | **Mblu** | 29/ / 49/ / |
| **Acct#** | 00000860 | **Owner** | VAN DYKE DEBORAH TRUSTEE |
| **Assessment** | $7,717,200 | **PID** | 860 |
| **Building Count** | 2 | | |

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2023 | $4,318,900 | $3,398,300 | $7,717,200 |

## Owner of Record

| | |
|---|---|
| **Owner** | VAN DYKE DEBORAH TRUSTEE |
| **Co-Owner** | 74 NORTH BEACH ST NOM TRUST |
| **Address** | 74 N BEACH ST<br>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** |

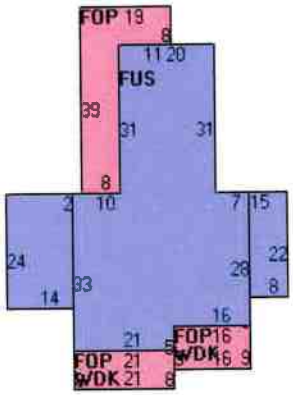
| | |
|---|---|
| Style: | Colonial |
| Model | Residential |
| Grade: | Luxurious |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood Shingle |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior 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 |

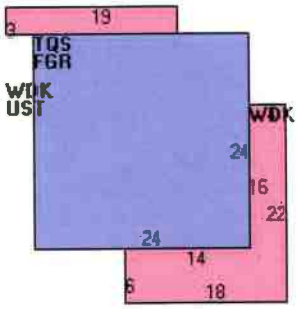
| | |
|---|---|
| Style: | Guest Quarters |
| Model | Residential |
| Grade: | Good |
| Stories: | 1.75 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Salt Box |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| 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

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**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...

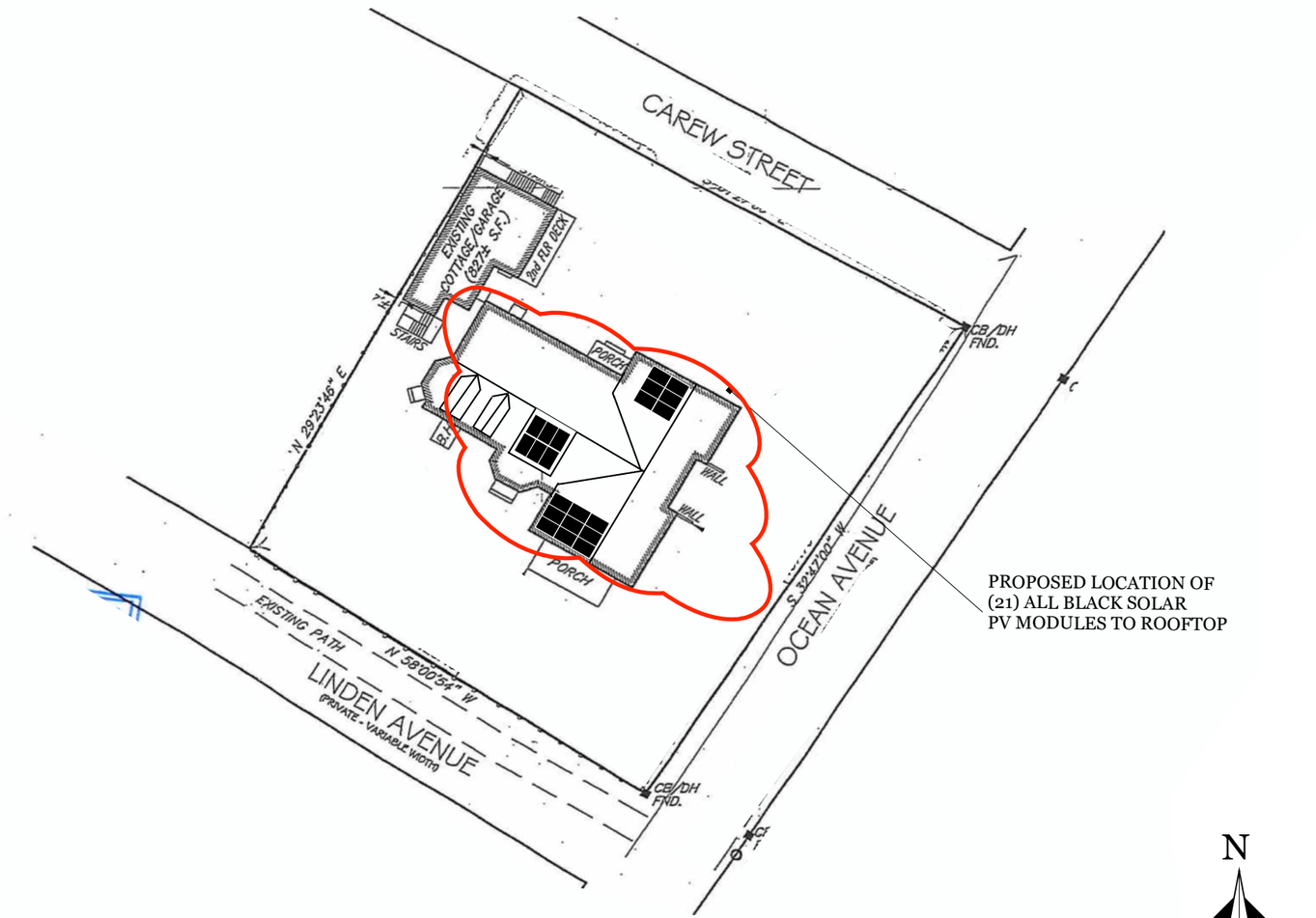
Name Kate O'Reilly

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

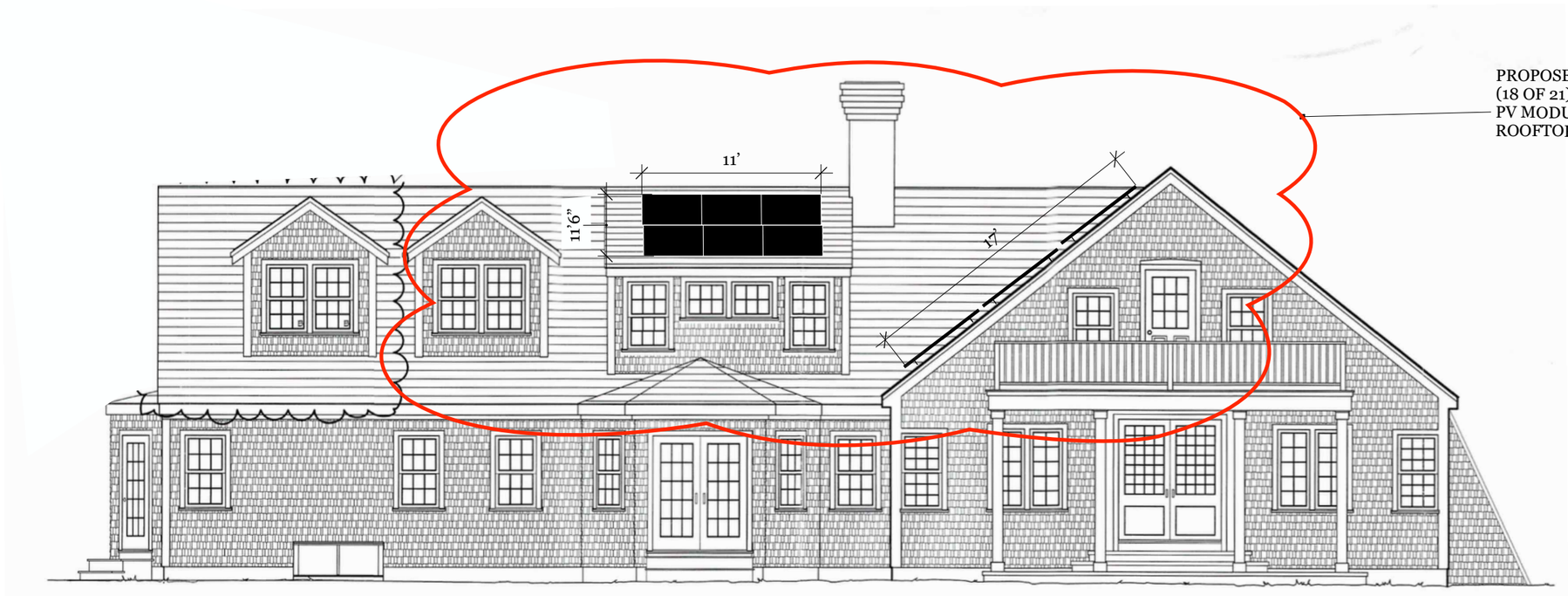
| | MM/DD/YY | REMARKS |
|---|---|---|
| 1 | 12/2/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PV 01

NO CHANGES TO
SOUTHEAST ELEVATION



SOUTHEAST ELEVATION




SOUTHWEST ELEVATION

0 4’ 8’

Scale: 1/8” = 1’ 0”

# ELEVATIONS

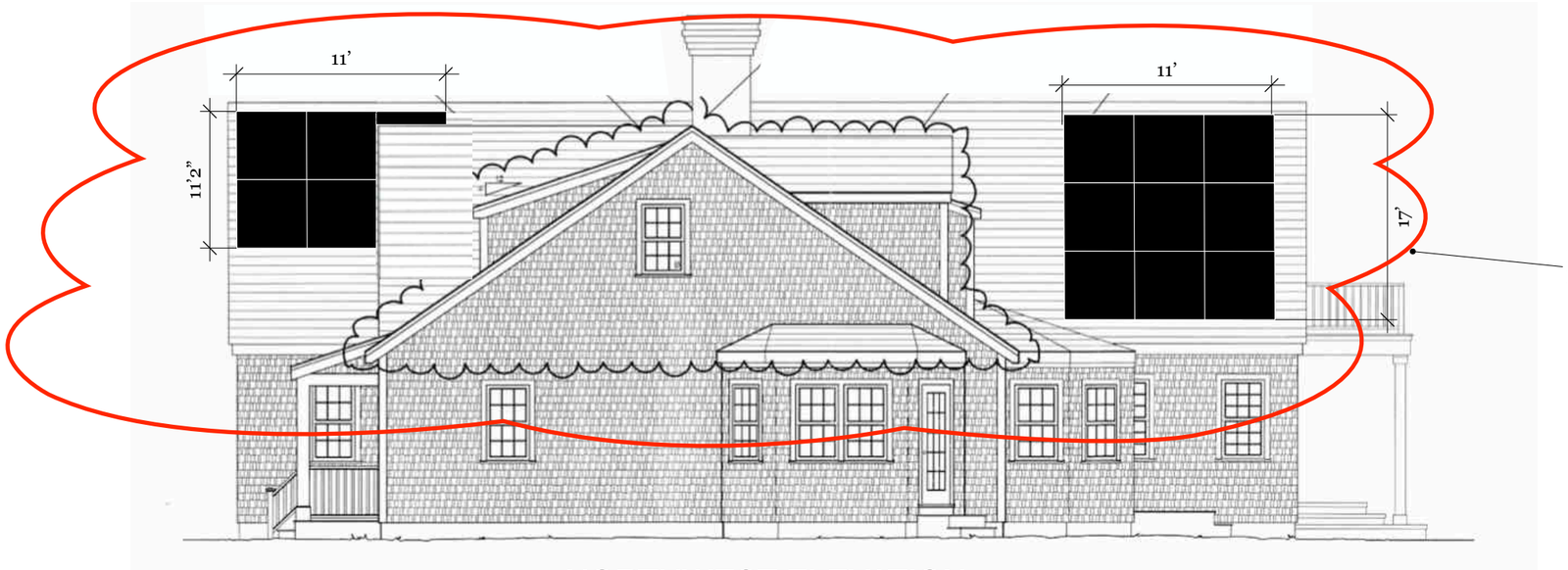
ROOFTOP SOLAR ARRAY
9.03kW DC, 7.60kW AC

| | |
|---|---|
| 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 |

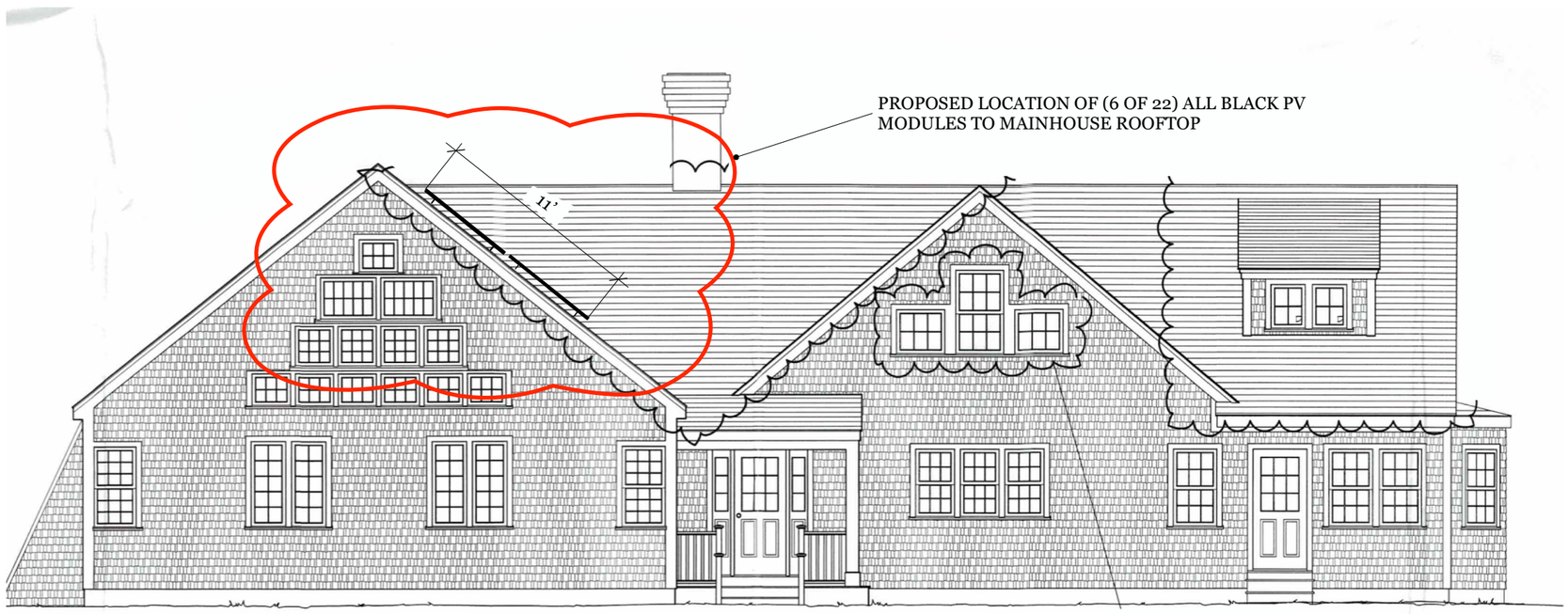
REVISIONS

| | | |
|---|---|---|
| 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)

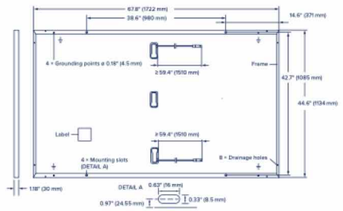
**The ideal solution for:**

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 |

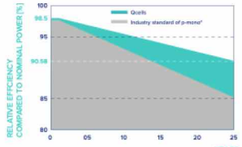



### Electrical Characteristics

| 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**

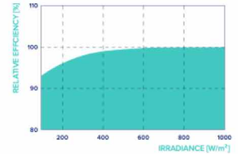



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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.<br>• 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<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties in the neighborhood are also suggested. |
| X | Colors (4 copies): 3<br>a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF<br>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.<br>• 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.

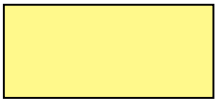
**Affidavit Certifying Completeness of Application**

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.

COPYRIGHT NOTICE
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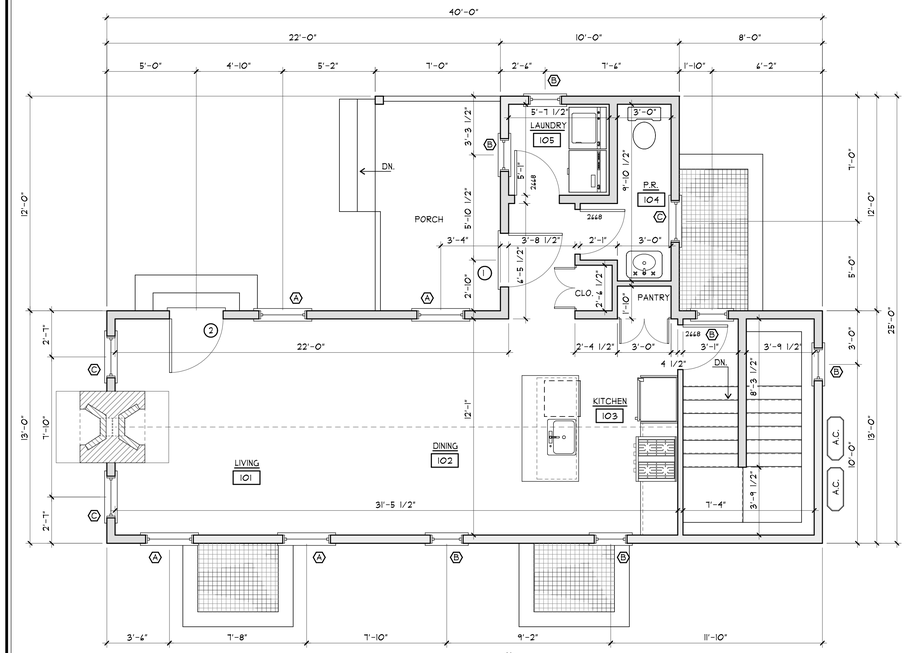
© Ethan McMorrow Design & Associates Inc.

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"



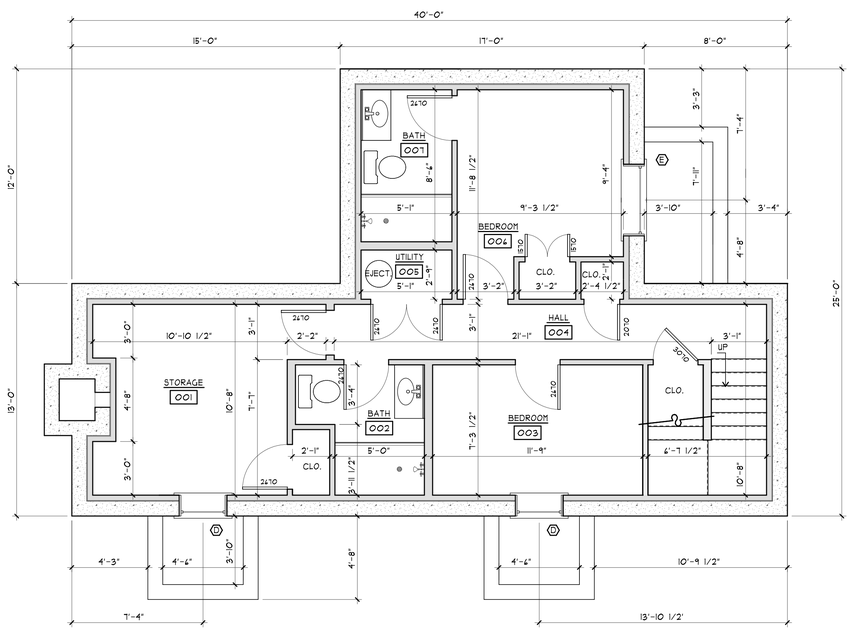

SOUTH ELEVATION
SCALE: 1/4"=1'-0"




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:
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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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© 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: 55.4.1 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.
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.<br>• 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<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties in the neighborhood are also suggested. |
| X | Colors (4 copies): 3<br>a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF<br>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.<br>• 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.

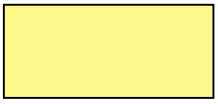
**Affidavit Certifying Completeness of Application**

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

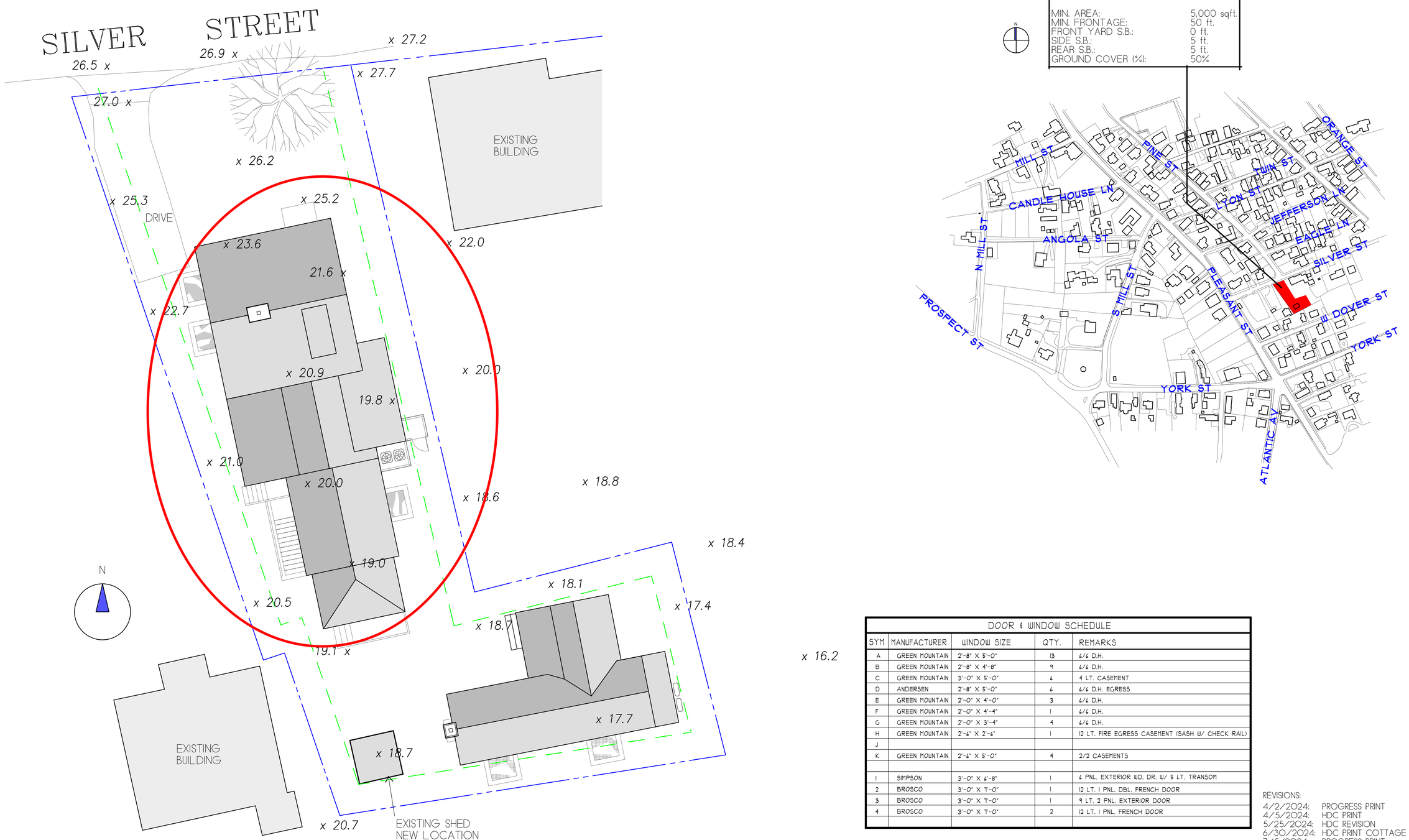


Nantucket Red.....PMS 1807



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 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



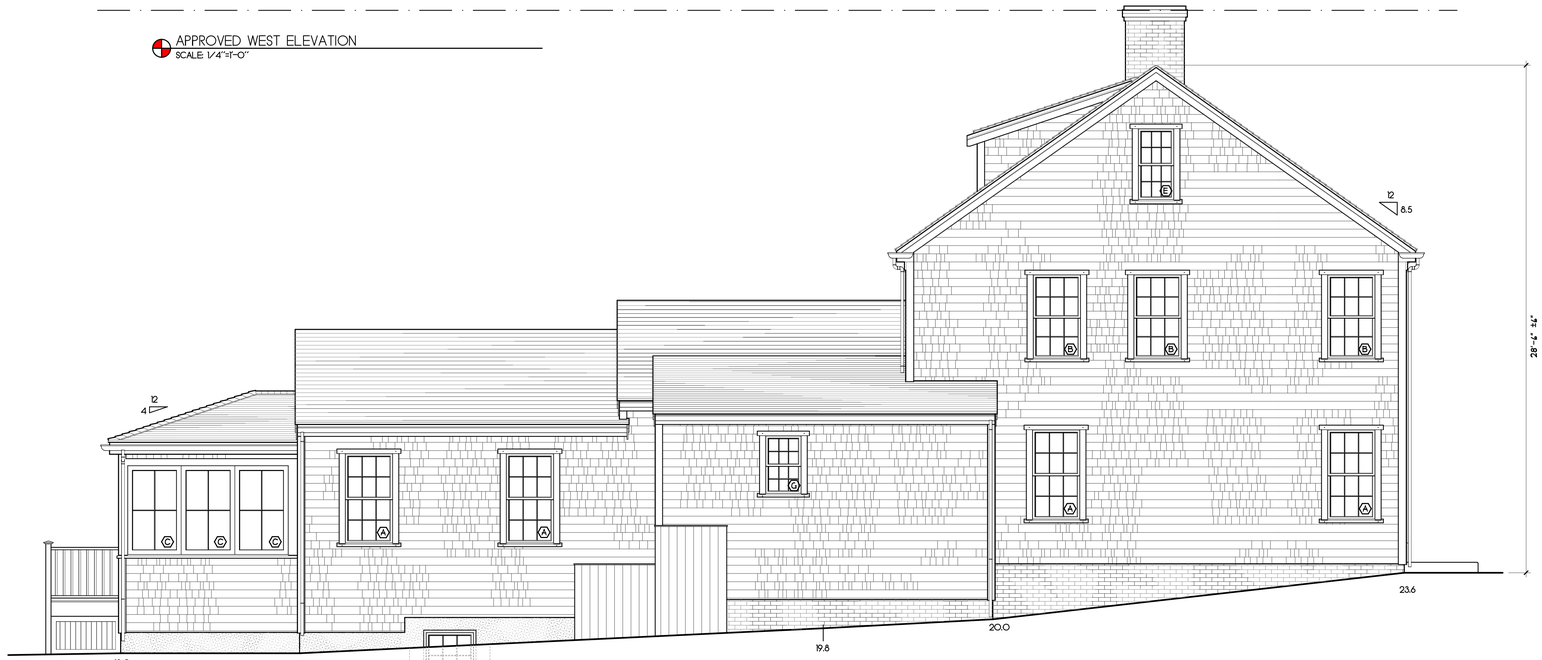

NORTH ELEVATION
SCALE: 1/4"=1'-0"




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

MAP: 55.4.1 PARCEL: 187
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"

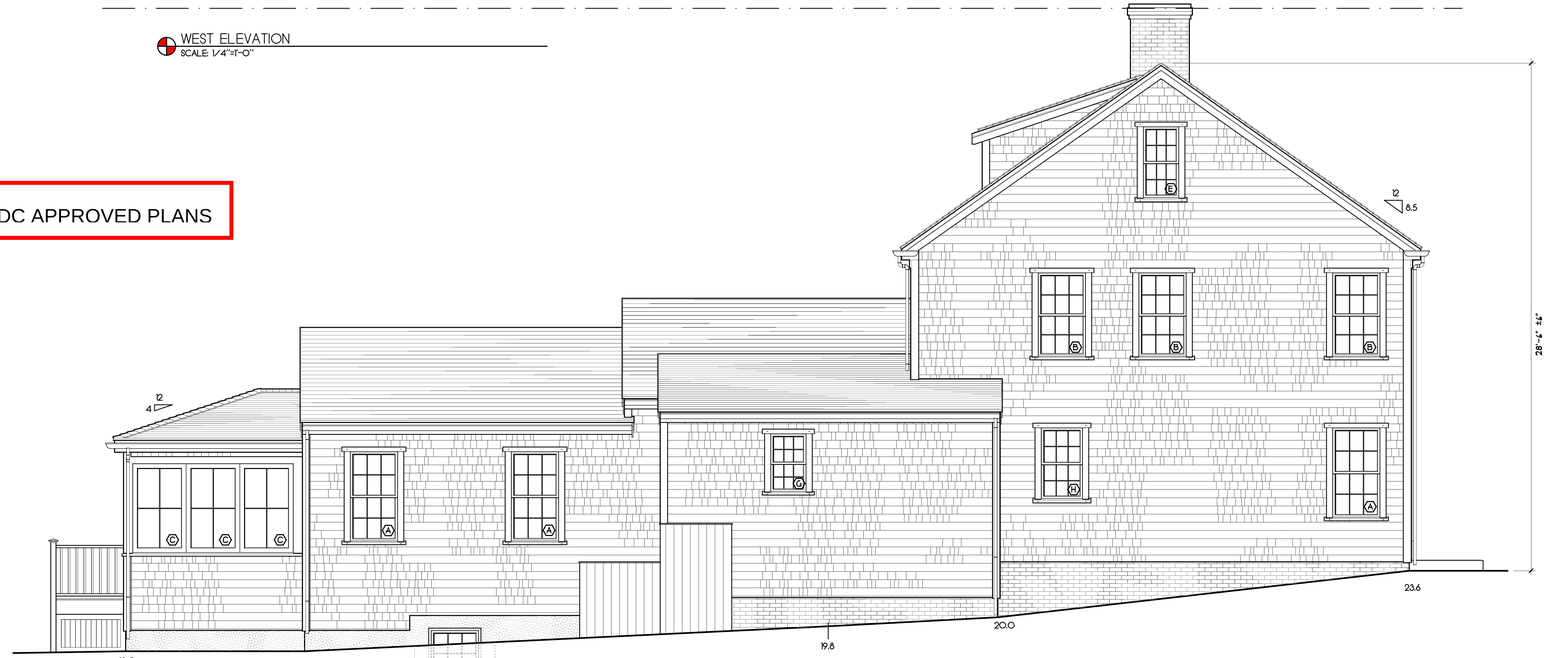



WEST ELEVATION
SCALE: 1/4"=1'-0"

HDC APPROVED PLANS




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




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

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS
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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**

**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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_____ 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.**

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_____ 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.

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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.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 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

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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

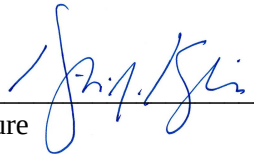
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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



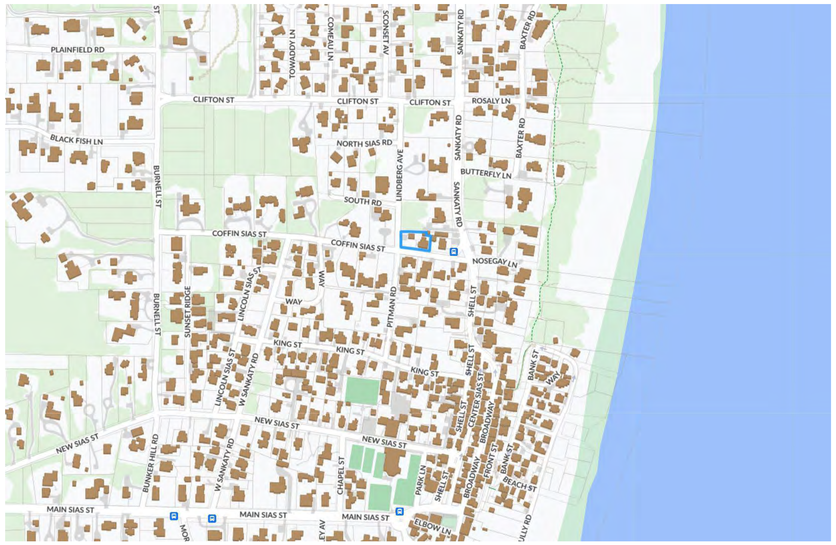
North Elevation



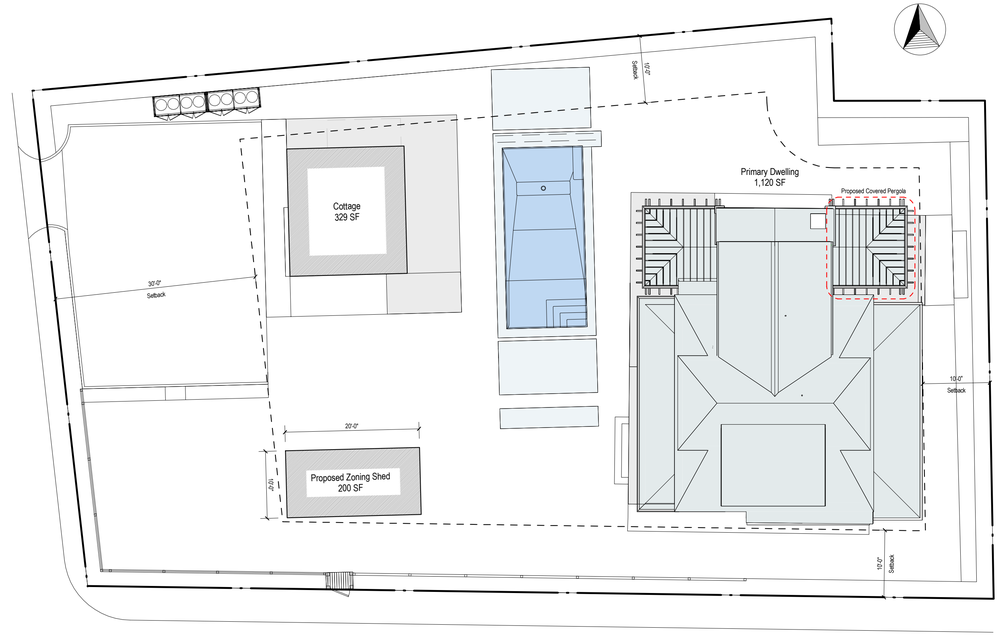
South Elevation



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**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A.1.0 Floor Plans
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations


**Revisions**


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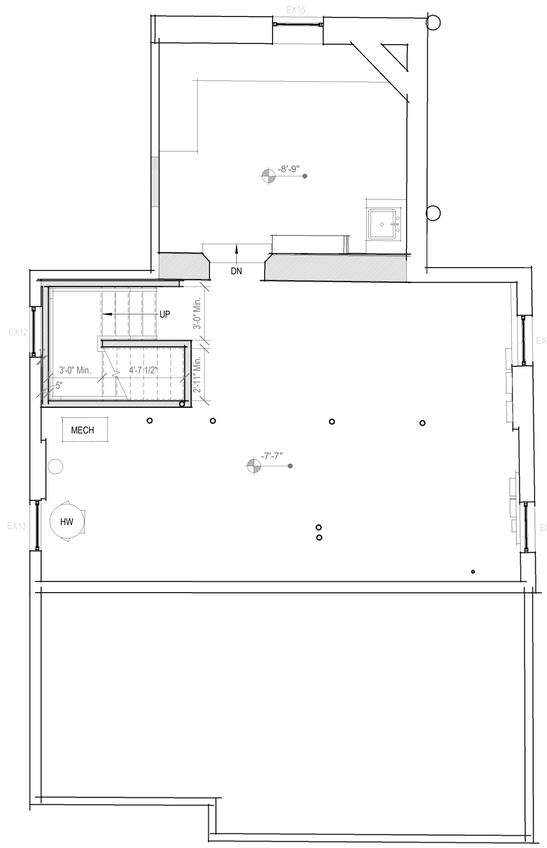
**G.1.0**

**2318**

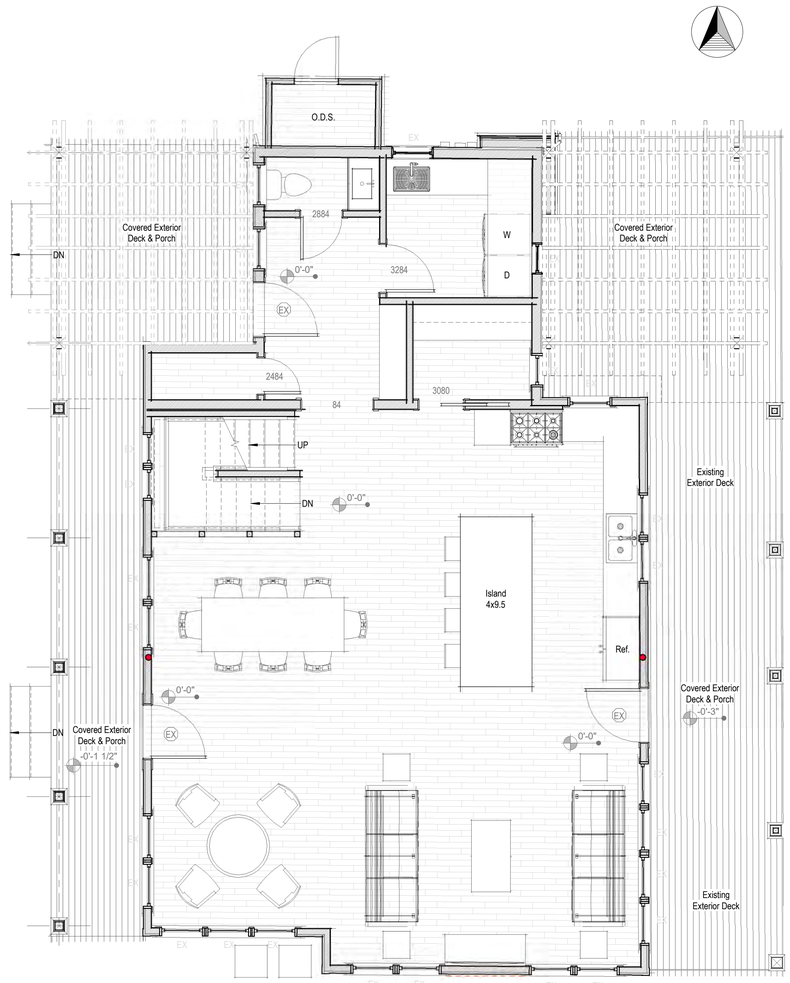
12.09.24

HDC Submission




Basement Plan - Proposed

1/4" = 1'-0"




First Floor Plan - Proposed

1/4" = 1'-0"

# 2318

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Nantucket, MA 02554


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## Floor Plans

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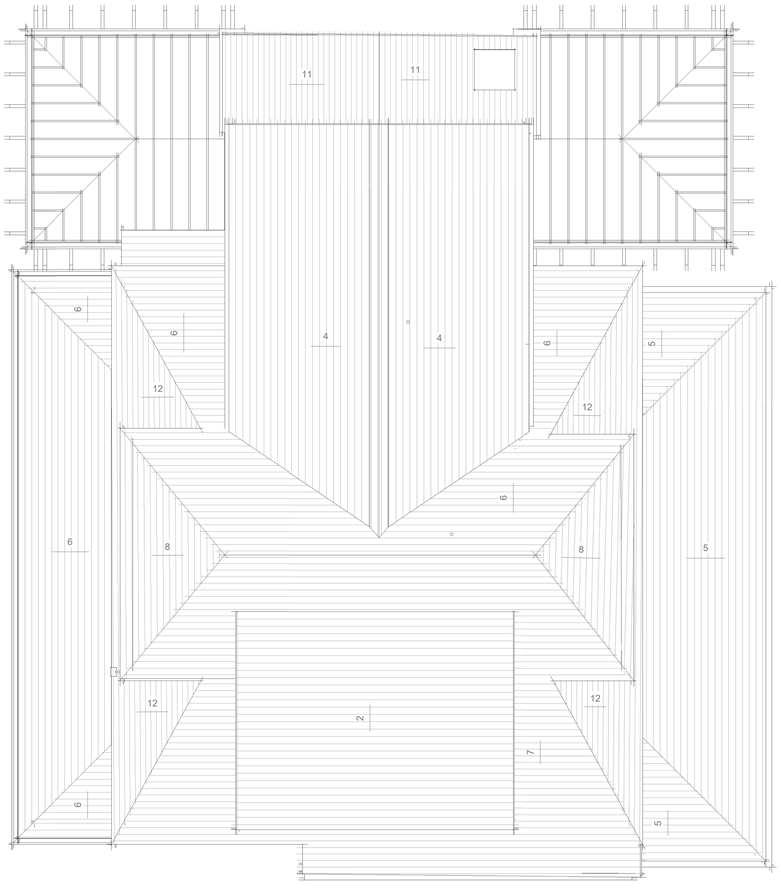
**A.1.0**

**2318**

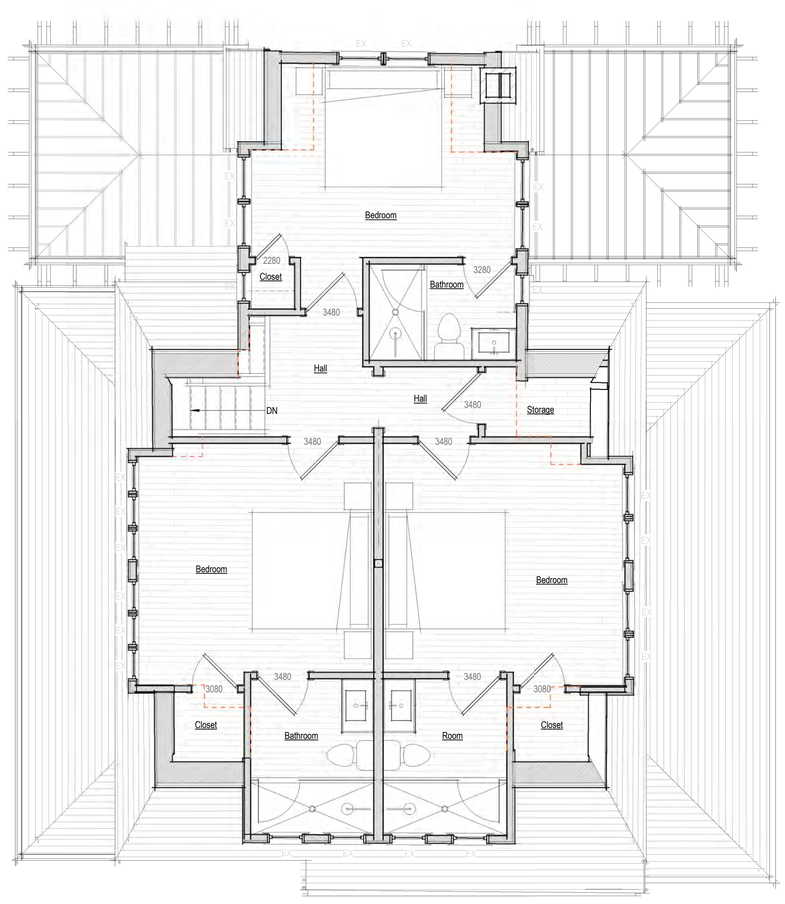
12.09.24

HDC Submission 1




Roof Plan - Proposed

1/4" = 1'-0"




Second Floor Plan - Proposed

1/4" = 1'-0"

# 2318

*5 Coffin Street Dwelling*

5 Coffin Sias Street
Nantucket, MA 02554


emeritus

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## Floor Plans

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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

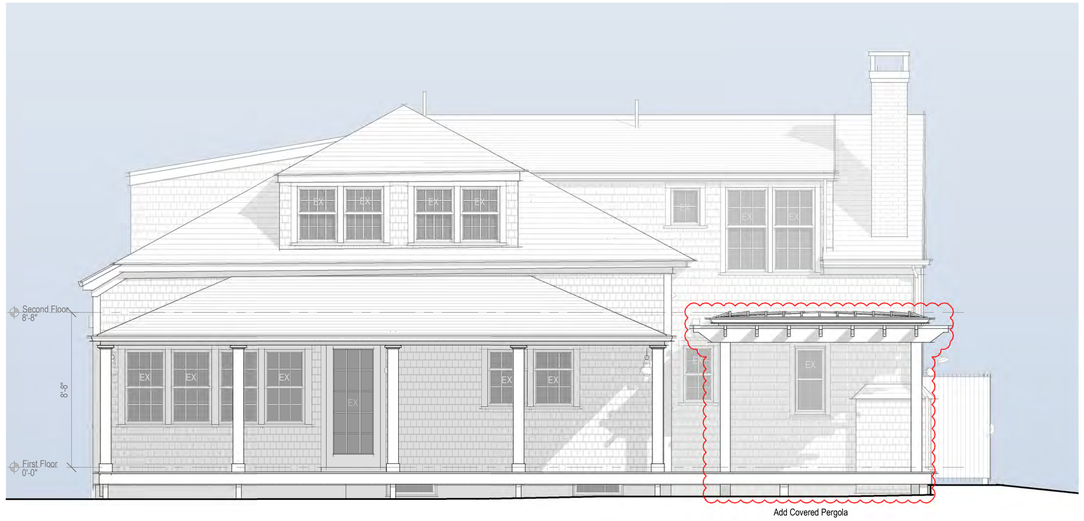
Exterior Elevation - Proposed West

1/4" = 1'-0"



Exterior Elevation - Previously Approved East

1/8" = 1'-0"




Exterior Elevation - Proposed East

1/4" = 1'-0"

# 2318

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## Exterior Elevations

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**A.2.1**

**2318**

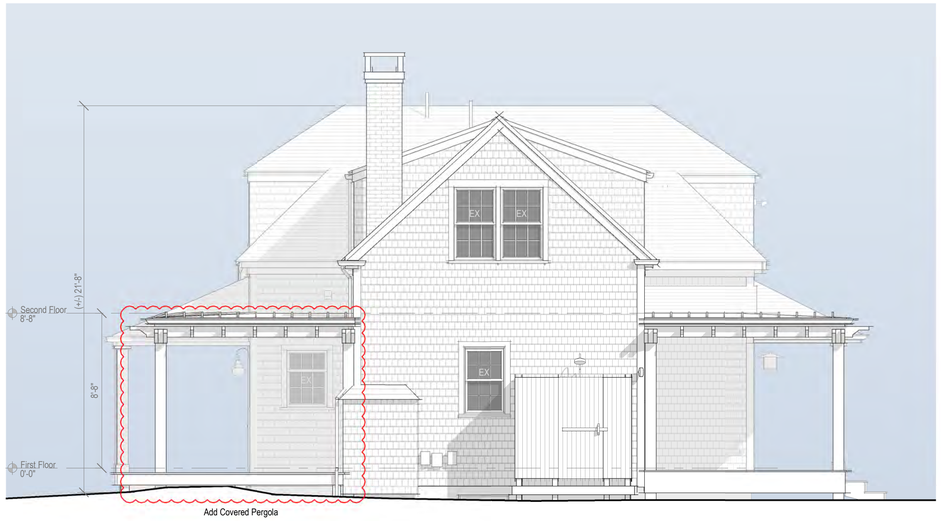
12.09.24

HDC Submission 1



Exterior Elevation - Previouisly Approved North

1/8" = 1'-0"



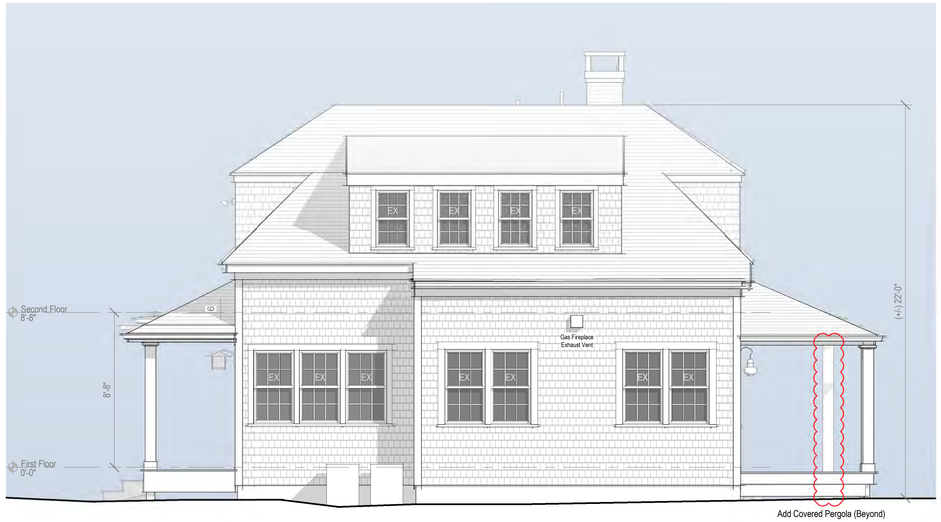

Exterior Elevation - Proposed North

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
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508.325.4995
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## Exterior Elevations

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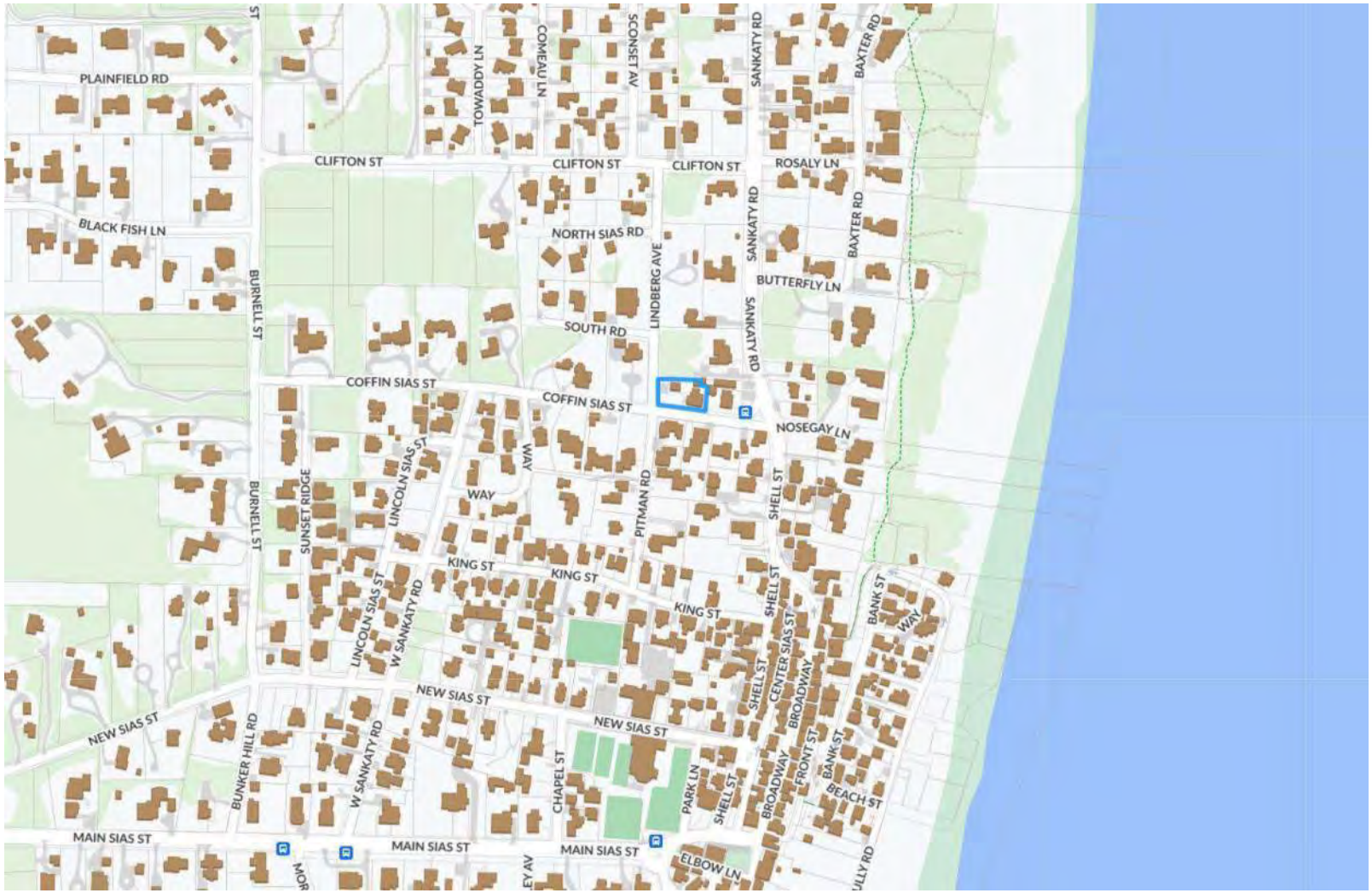
A.2.2

2318

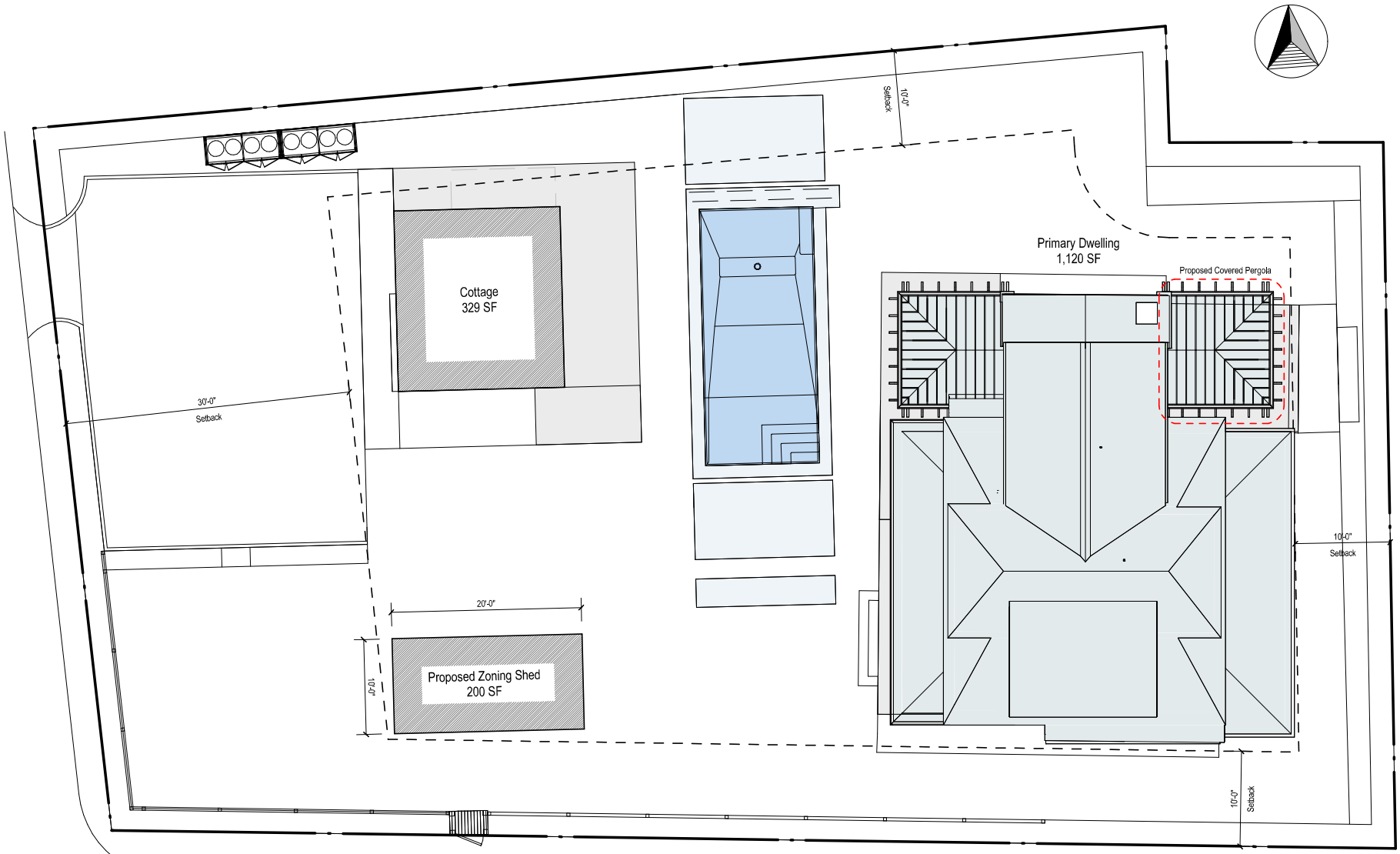
# 5 Coffin Street Dwelling

## 5 Coffin Sias Street
## Nantucket, MA  02554

12.09.24




Locus Map




# Site Plan

3/32" = 1'-0"



East Elevation



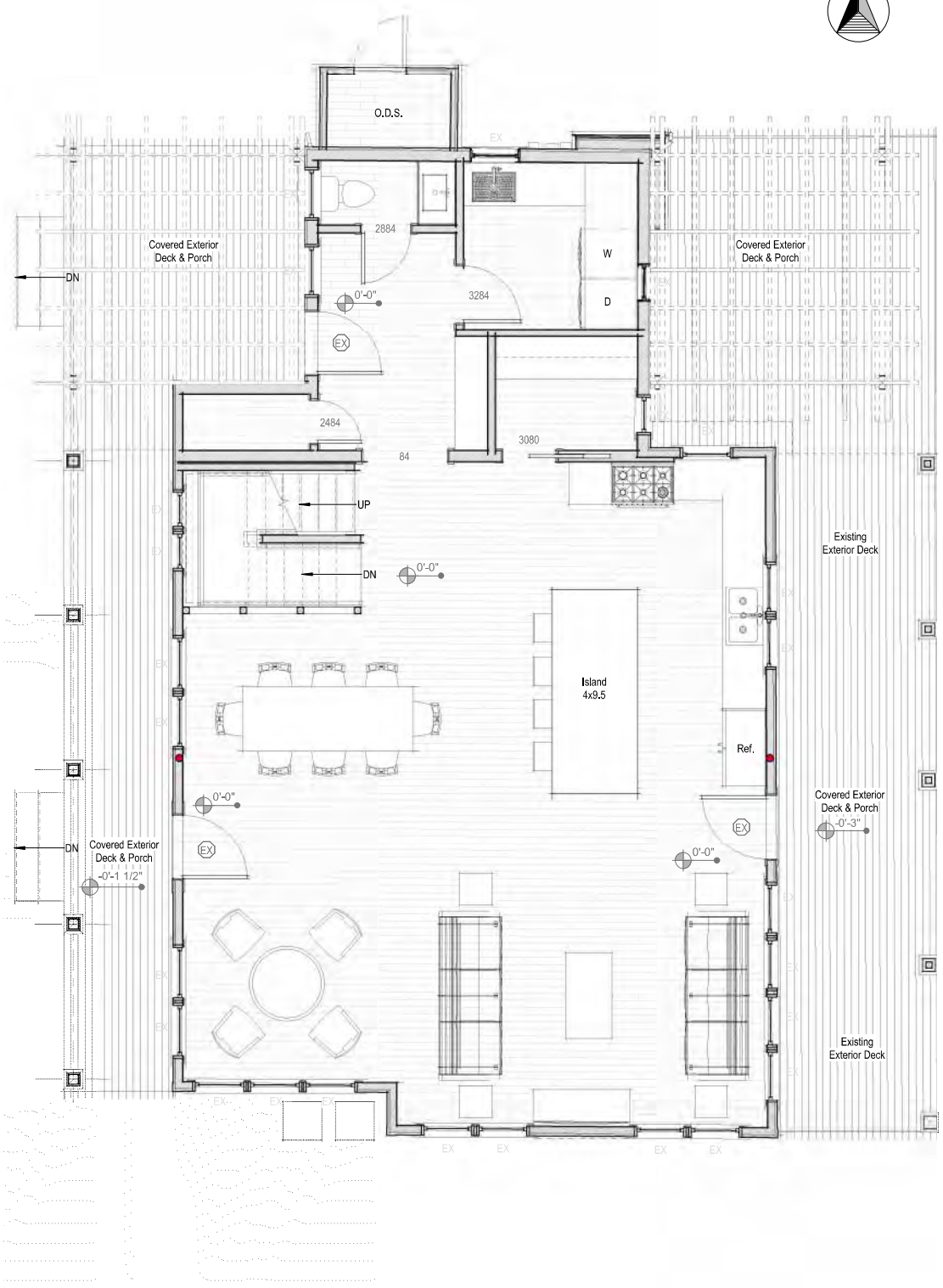
North Elevation



South Elevation

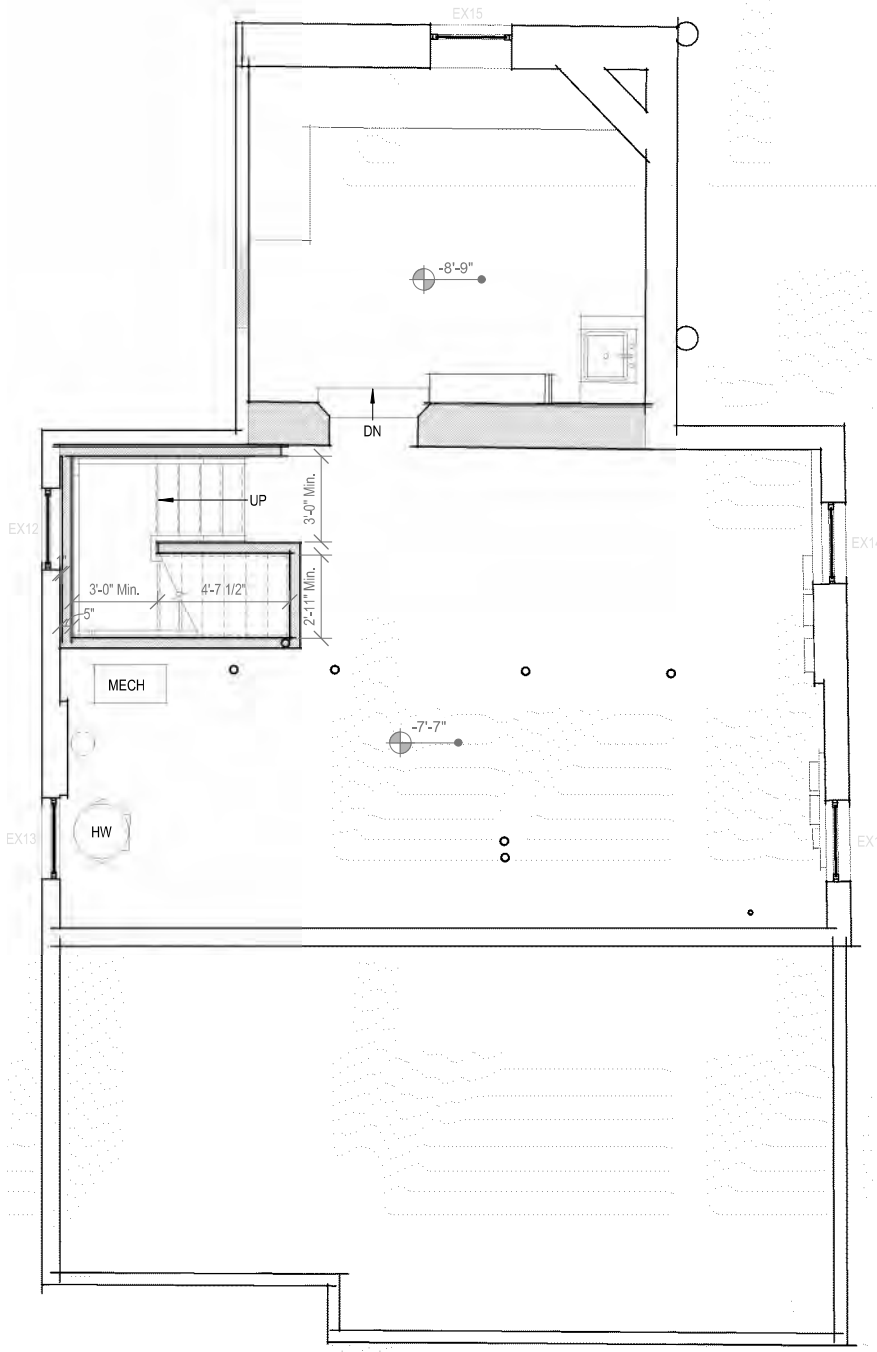


West Elevation



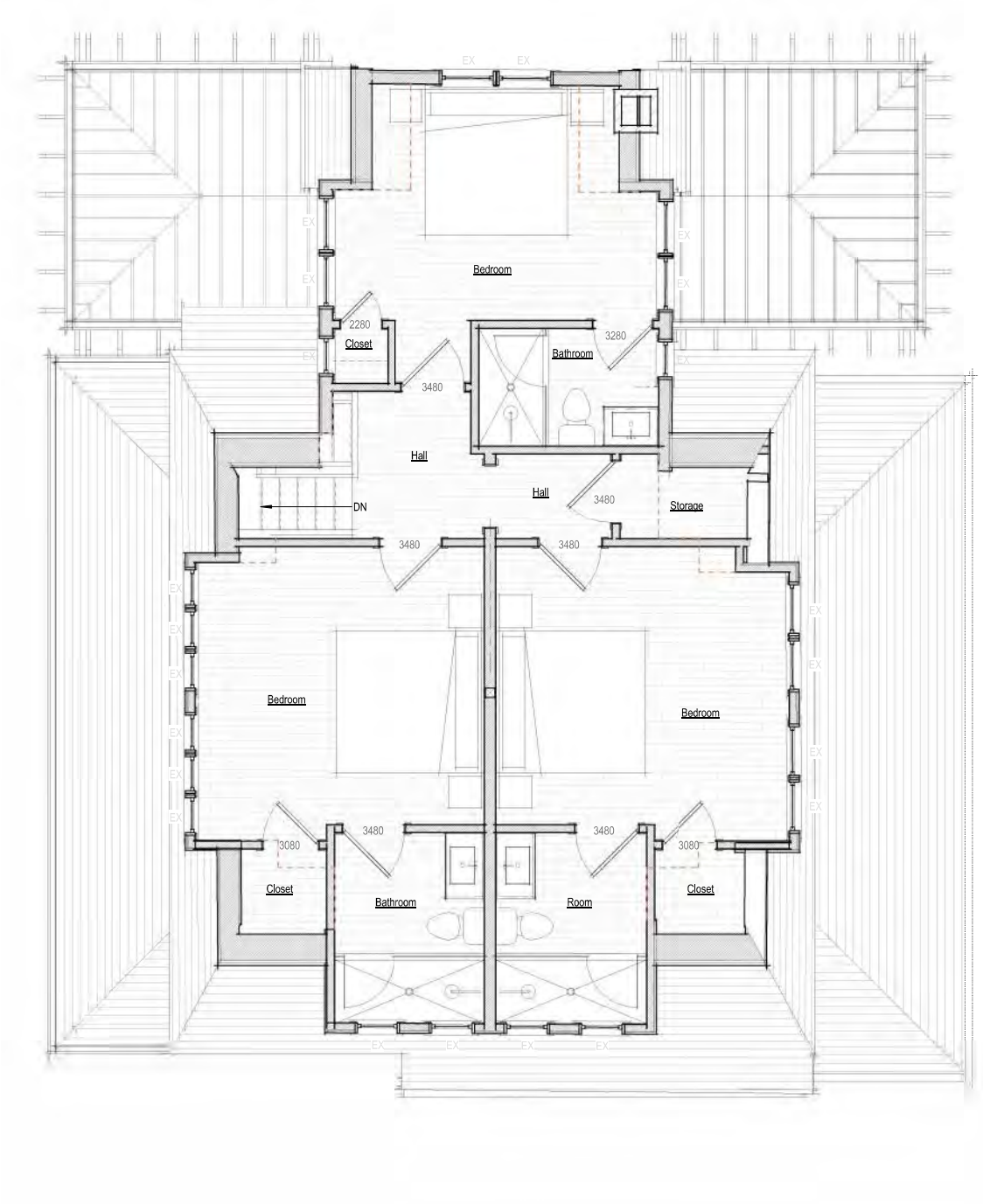

First Floor Plan - Proposed

1/4" = 1'-0"



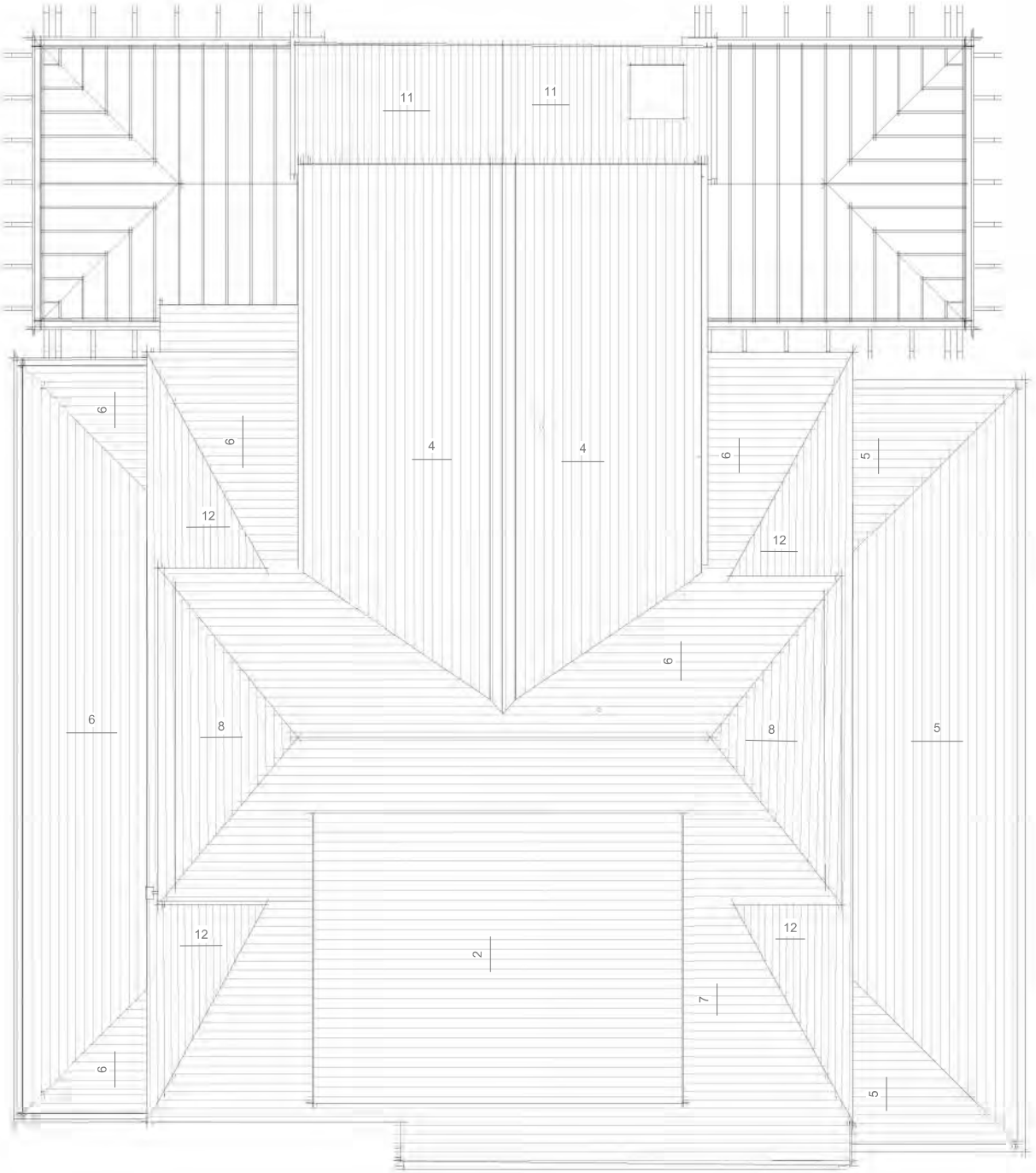

## Basement Plan - Proposed

1/4" = 1'-0"




Second Floor Plan - Proposed

1/4" = 1'-0"




## Roof Plan - Proposed

1/4" = 1'-0"




**NO VISIBLE CHANGES THIS VIEW**

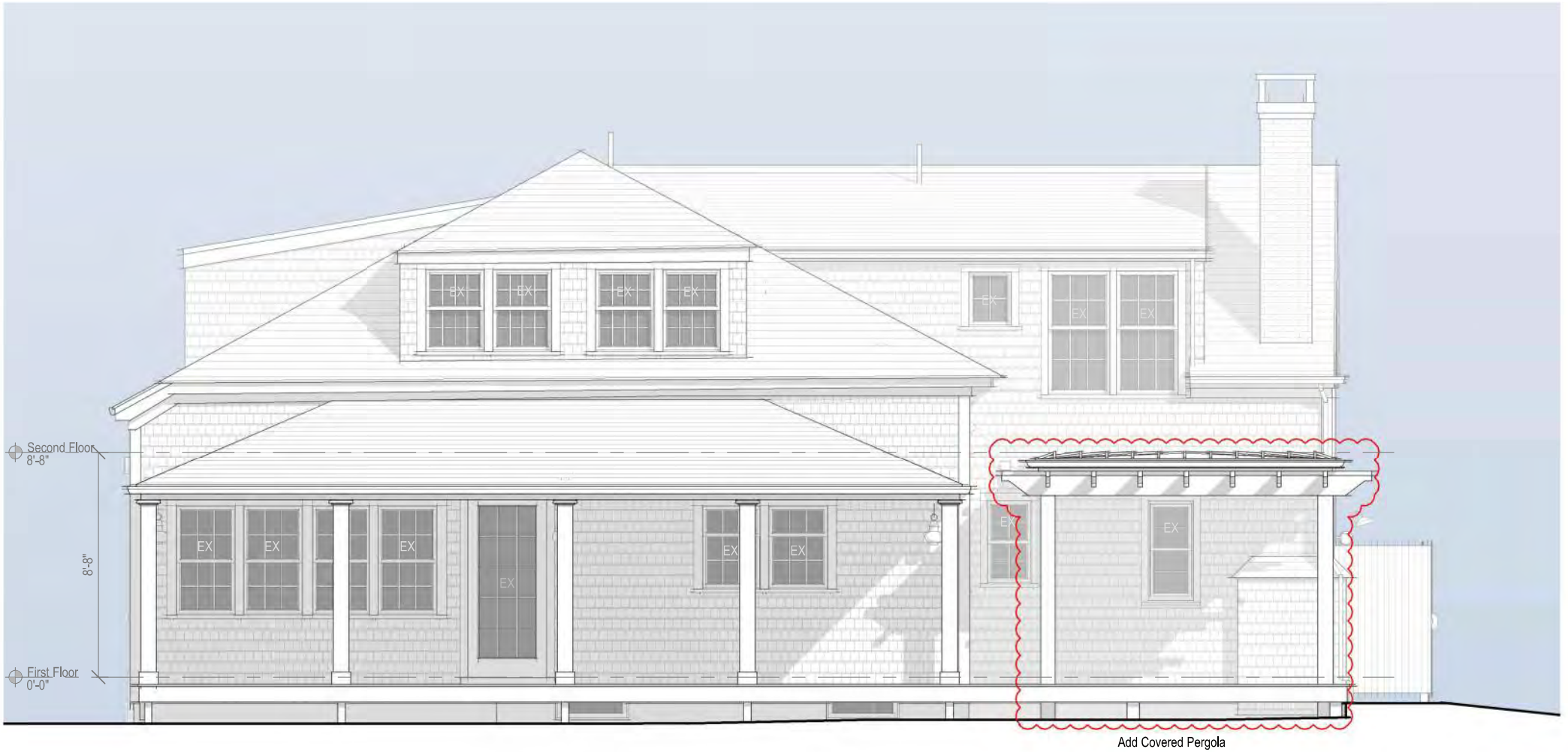
## Exterior Elevation - Proposed West

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.

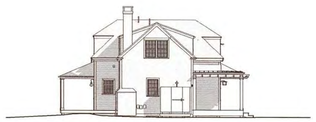
Date 2/26/24 Signature of owner of record _____ Signed under penalties of perjury

# 5 Coffin Street Dwelling

## 5 Coffin Sias Street
## Nantucket, MA 02554



East Elevation



North Elevation



South Elevation

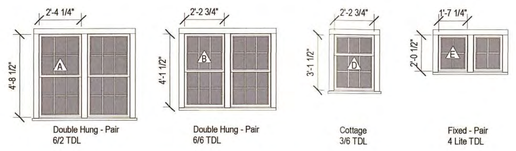


West Elevation

HDC ATS Submission 05.07.24

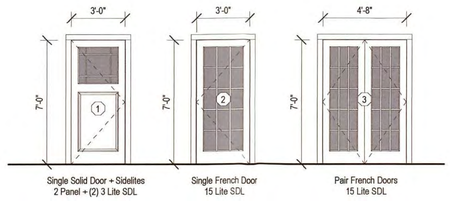



Locus Map




Window Legend

1/4" = 1'-0"




Exterior Door Legend

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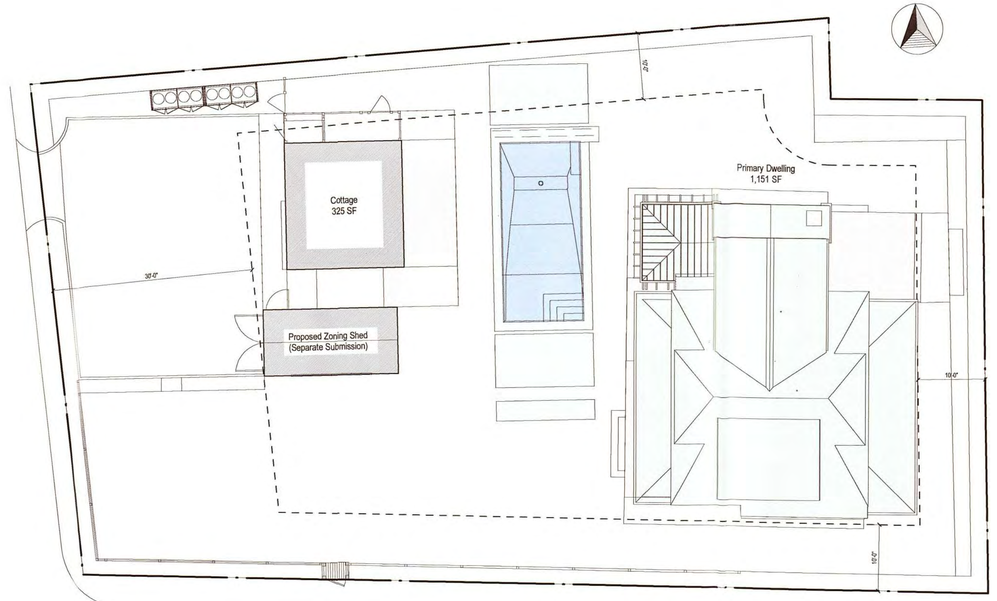


Plan - Site

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
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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**

SHEET INDEX


G.1.0 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations


**Revisions**

APPROVED
HDC2024-02-10035
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


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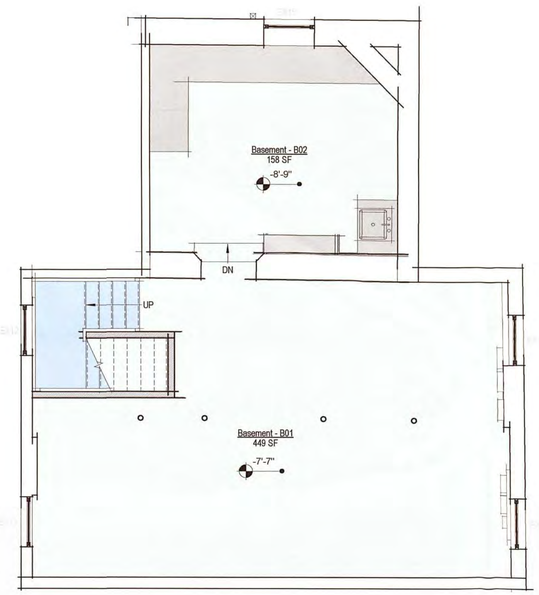
G.1.0
2318

HDC ATS Submission 05.07.24




Basement Plan - Proposed
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
www.emeritusltd.com

## Floor Plan

## Site Information

| | |
|---|---|
| Map & Parcel: | 73.1.4 / 21 |
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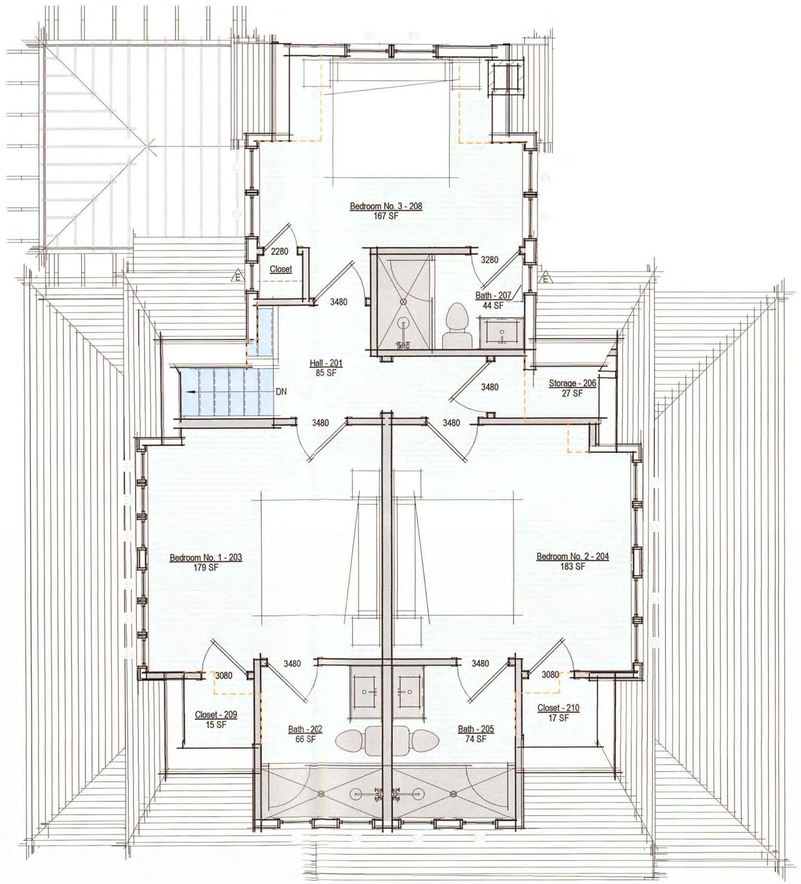
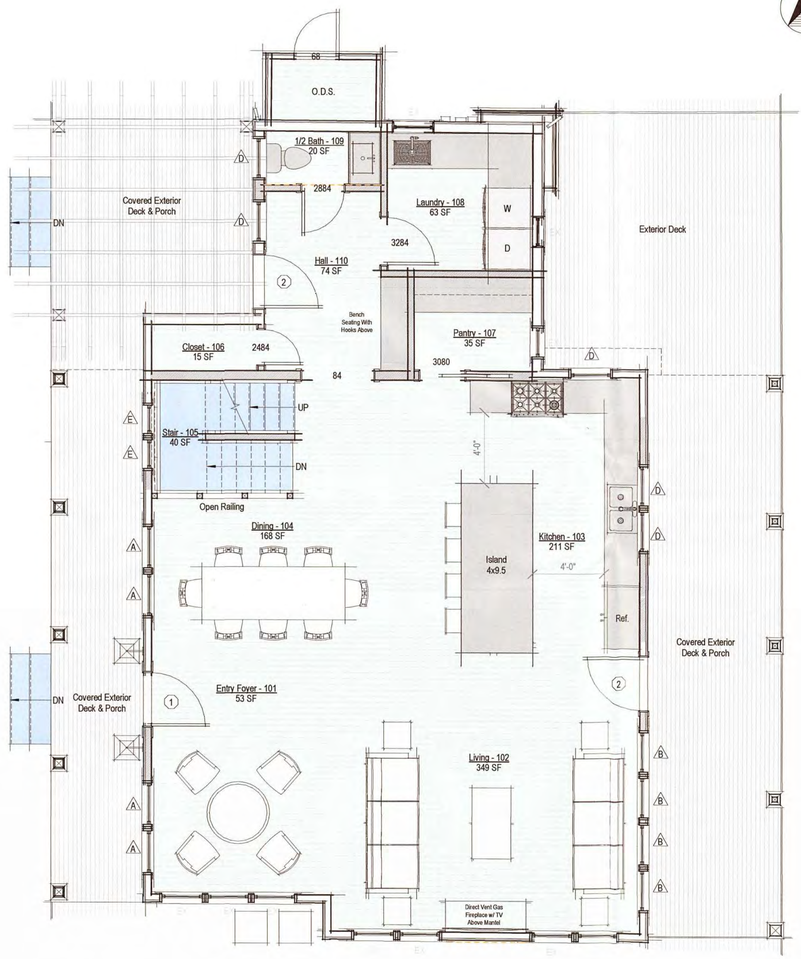
A.1.0
2318

HDC ATS Submission 05.07.24




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


emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4993
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## Floor Plans

## Site Information

| | |
|---|---|
| Map & Parcel: | 73.1.4 / 21 |
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| A.1.1 | Floor Plans |
| A.2.1 | Exterior Elevations |
| A.2.2 | Exterior Elevations |


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**A.1.1**

**2318**

HDC ATS Submission 05.07.24

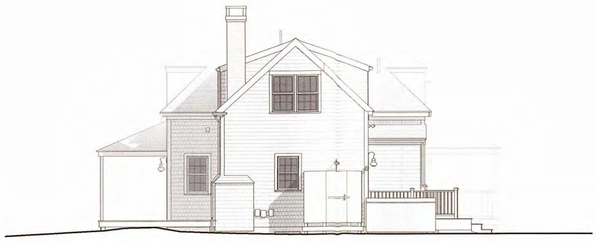


Exterior Elevation - Existing East
1/8" = 1'-0"




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"

# 2318

*5 Coffin Street Dwelling*

5 Coffin Sias Street
Nantucket, MA 02554


8 Williams Lane
Nantucket, MA 02554
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## Exterior Elevations

## Site Information

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A.2.2
2318

HDC ATS Submission 05.07.24



Exterior Elevation - Existing West

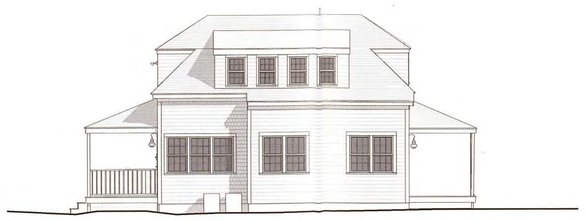
1/8" = 1'-0"




OMIT PROPOSED SECOND LEVEL DECK & RETAIN HIP ROOF WINDOWS

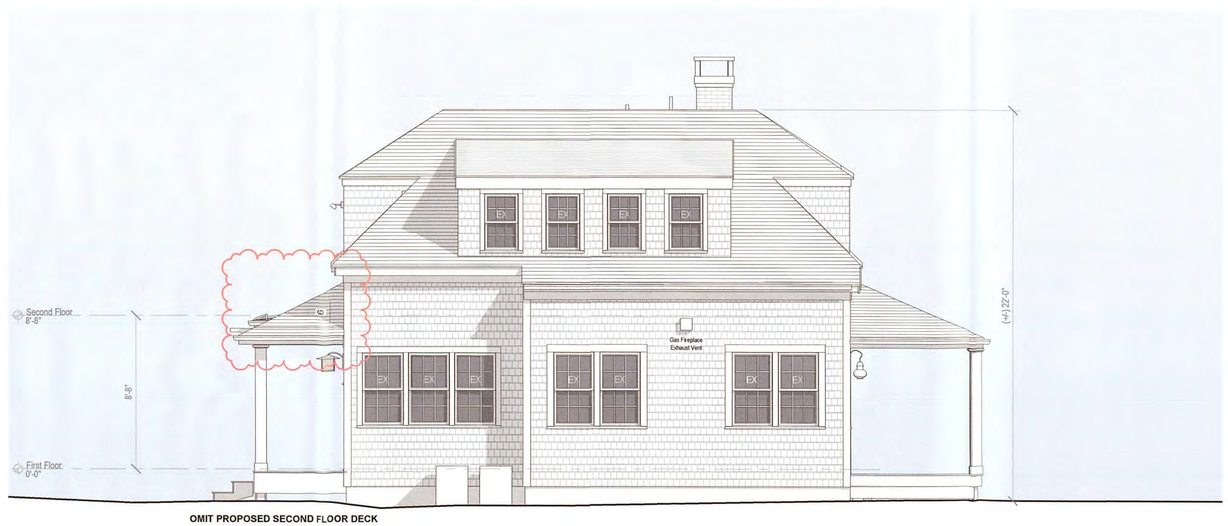
Exterior Elevation - Proposed West

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

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Nantucket, MA 02554


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## 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

emeritus

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



*5 Coffin Street Cottage*

5 Coffin Street Sias
Nantucket, MA 02554

**Zoning Information**

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*5 Coffin Street Dwelling*

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**Date:** 02.26.24

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*5 Coffin Street Dwelling*

5 Coffin Sias Street
Nantucket, MA 02554

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**Existing Conditions**

**Date:** 02.26.24

emeritus

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Nantucket, MA 02554
508.325.4995
www.emerituslld.com



*5 Coffin Street Dwelling*

5 Coffin Sias Street
Nantucket, MA  02554

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508.325.4995
www.emeritusltd.com



*5 Coffin Street Dwelling*

5 Coffin Sias Street
Nantucket, MA 02554

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## 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<br>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 |

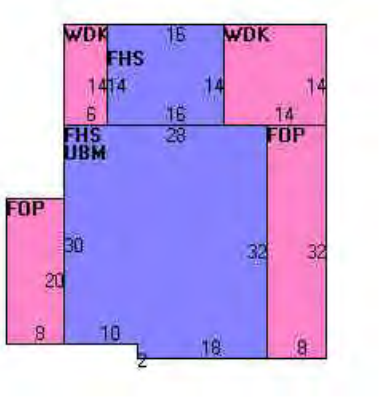
| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style: | Custom Built |
| Model | Residential |
| Grade: | Excellent |
| Stories: | 1 1/2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| 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;<br>Wall: Wood; Wood Shingle;<br>Foundation: Concrete Unspecified; |
| **Demolished** | No |

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

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

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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

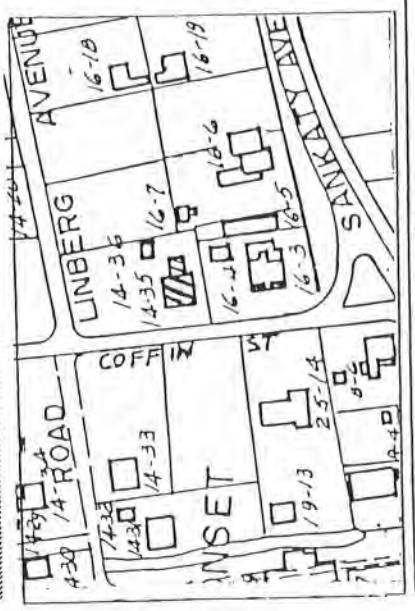
4. Present Owner: WEBB, VIRGINIA

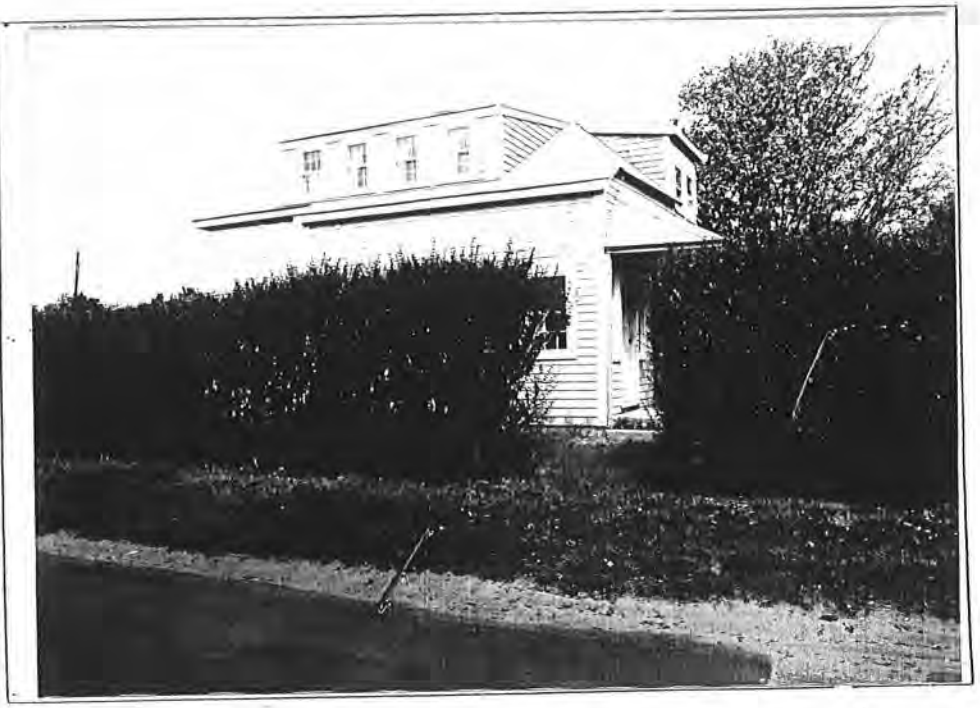
5. Ownership History:
Unknown

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.

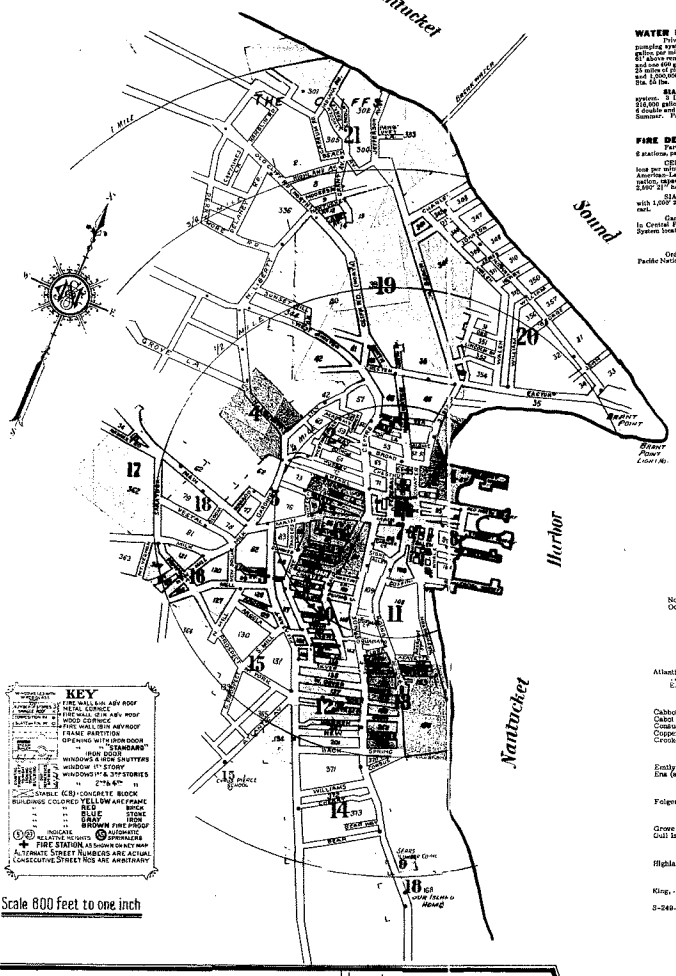
CENTRAL STATION.—1 American-LaFrance triple combination, capacity 1,000 gallons per minute. 1 American-LaFrance triple combination, capacity 750 gallons per minute. 1 American-LaFrance City Service truck, capacity 500 gallons per minute. 1 Stutz triple combination, capacity 500 gallons per minute. 1 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.**

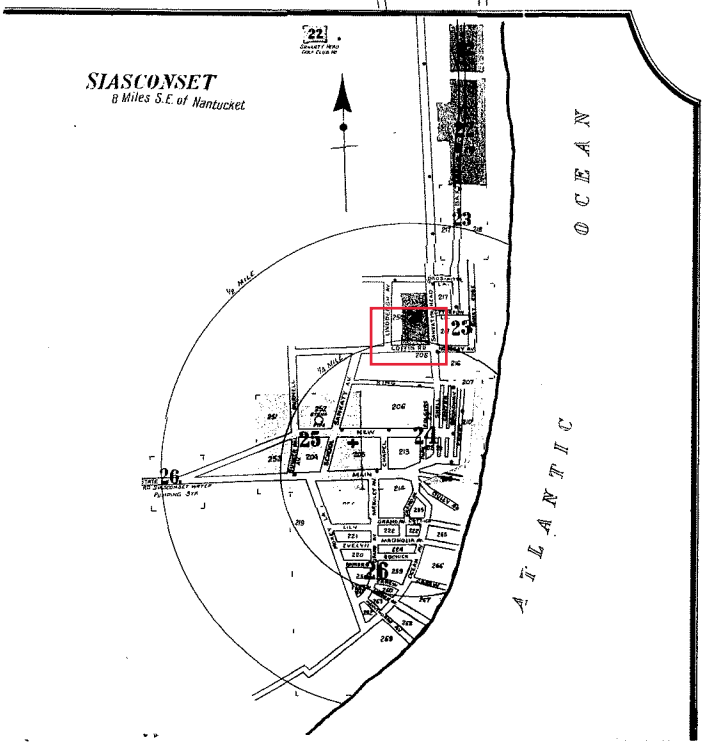
Ordinance prohibits placing or replacing with wooden shingles within 1½ mile radius of Pacific National Bank and within 1½ mile radius of Post Office at Siasconset, adopted 1928.







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 |

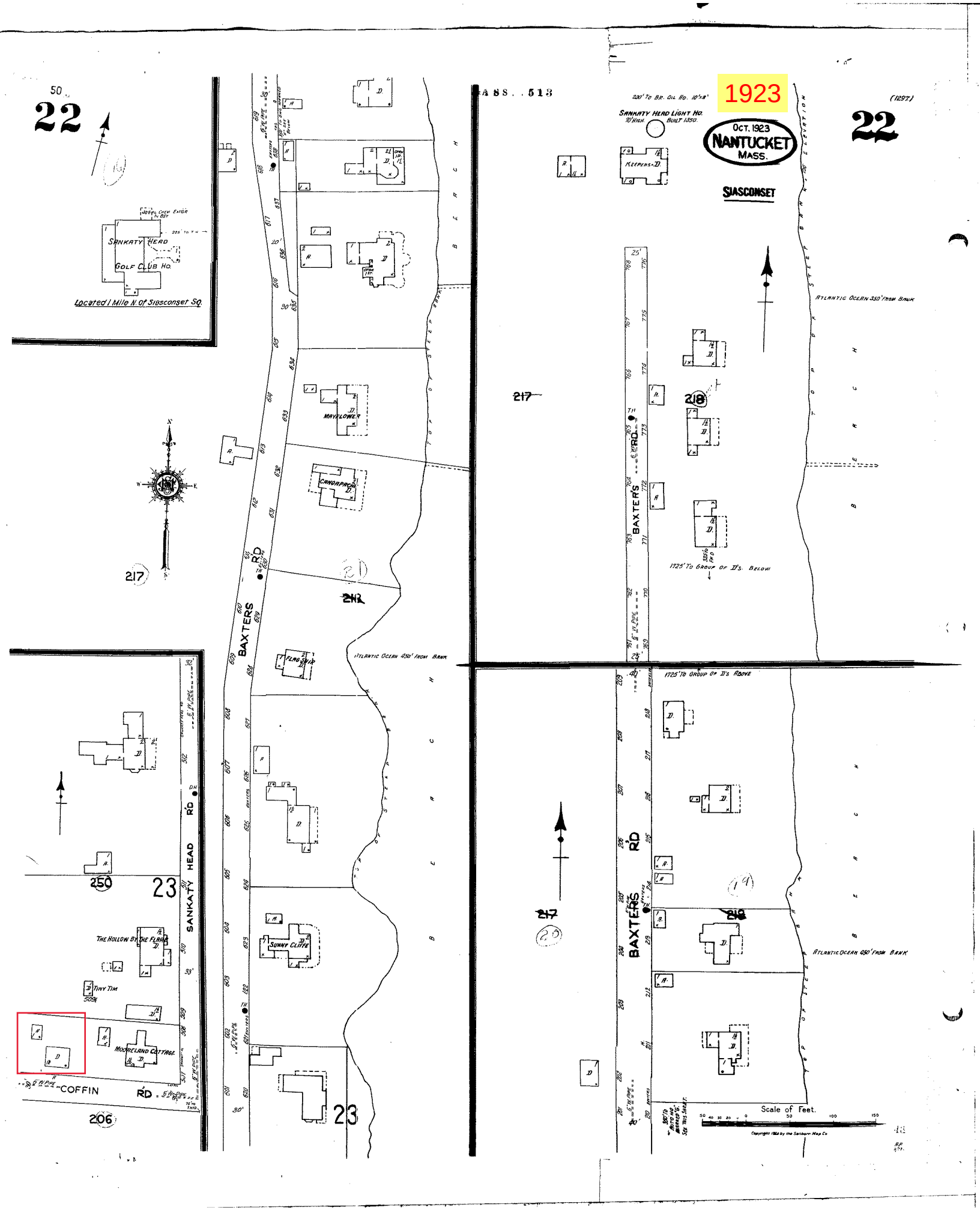
S-249-40

* Indicates only one side of Street shown

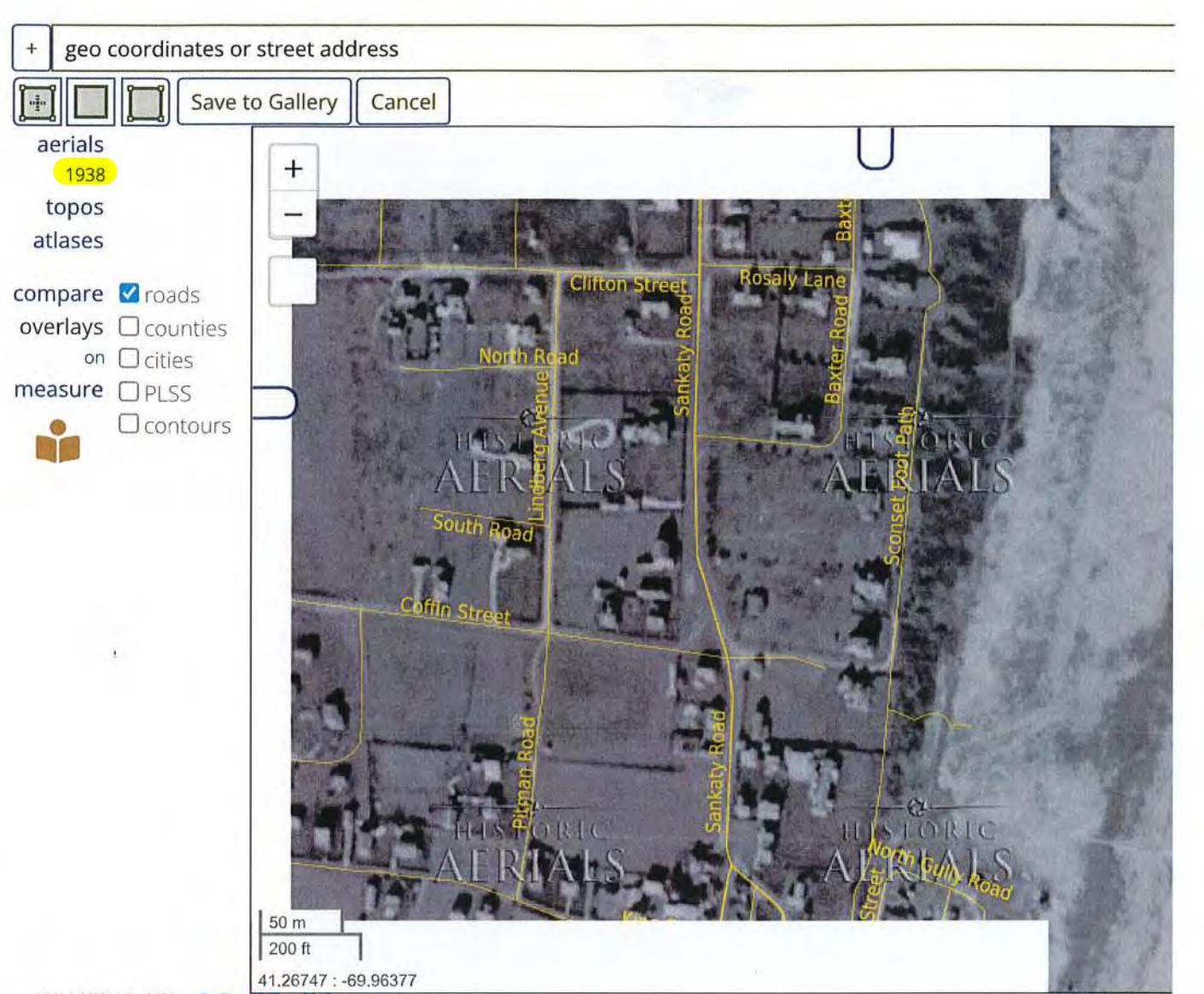
| STREETS | SHEET |
|---|---|
| Carew, at Siasconset | 26 |
| Cat Alley | 7 |
| Center, at Siasconset | 24 |
| Centre | 1-31 *7 |
| " | 2-32 *6 |
| " | 30-76 *2 |
| " | 33-61 *3 |
| " | 63-77 *15 |
| " | 78-99 19 |
| Chapel, at Siasconset | 24 |
| Charles | 15 & 20 |
| Cherry | 14 |
| Chester | 1-7 *3 |
| " | 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.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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

9589 0710 5270 0324 7586 60

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PULLINS JERALD L
11887 SE SHELL AV
HOBE SOUND, FL 33455

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

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ROTHE PAMELA FONTAINE
15 RINGBOLT ROAD
HINGHAM, MA 02043

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

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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

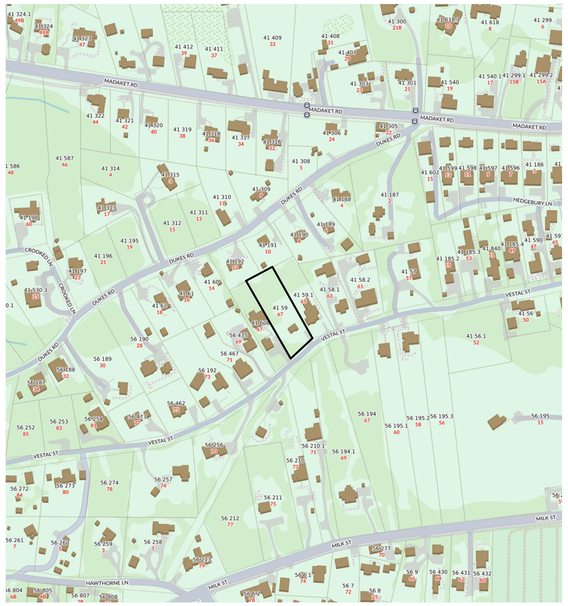
| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 41 | 191 | | REITH SANDRA | | 10 DUKES RD | NANTUCKET | MA | 02554 | 10 DUKES RD |
| 41 | 192 | | 12 DUKES ROAD LLC | | 26 OAKRIDGE RD | WELLESLEY | MA | 02481 | 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*

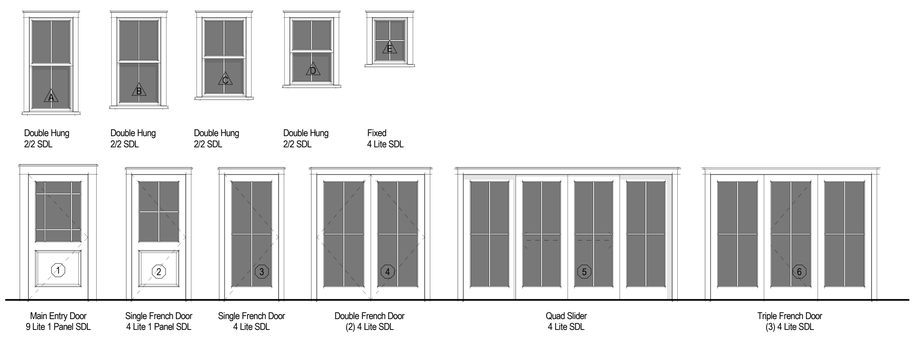
## 67 Vestal Street
## Nantucket, MA 02554

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 |

### 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

### Cover Sheet

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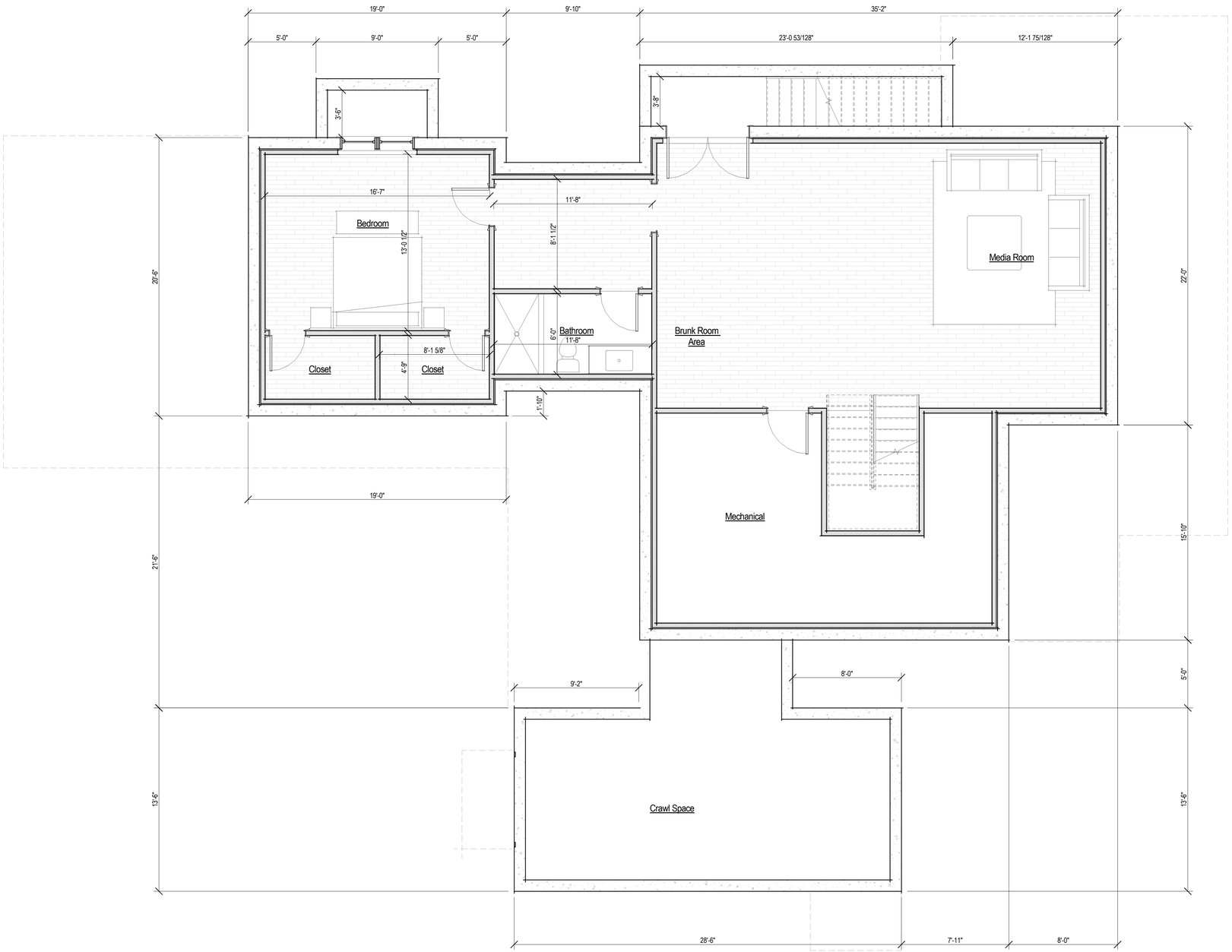
A.0.1

2437

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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**A.1.0**

**2437**

12.30.24

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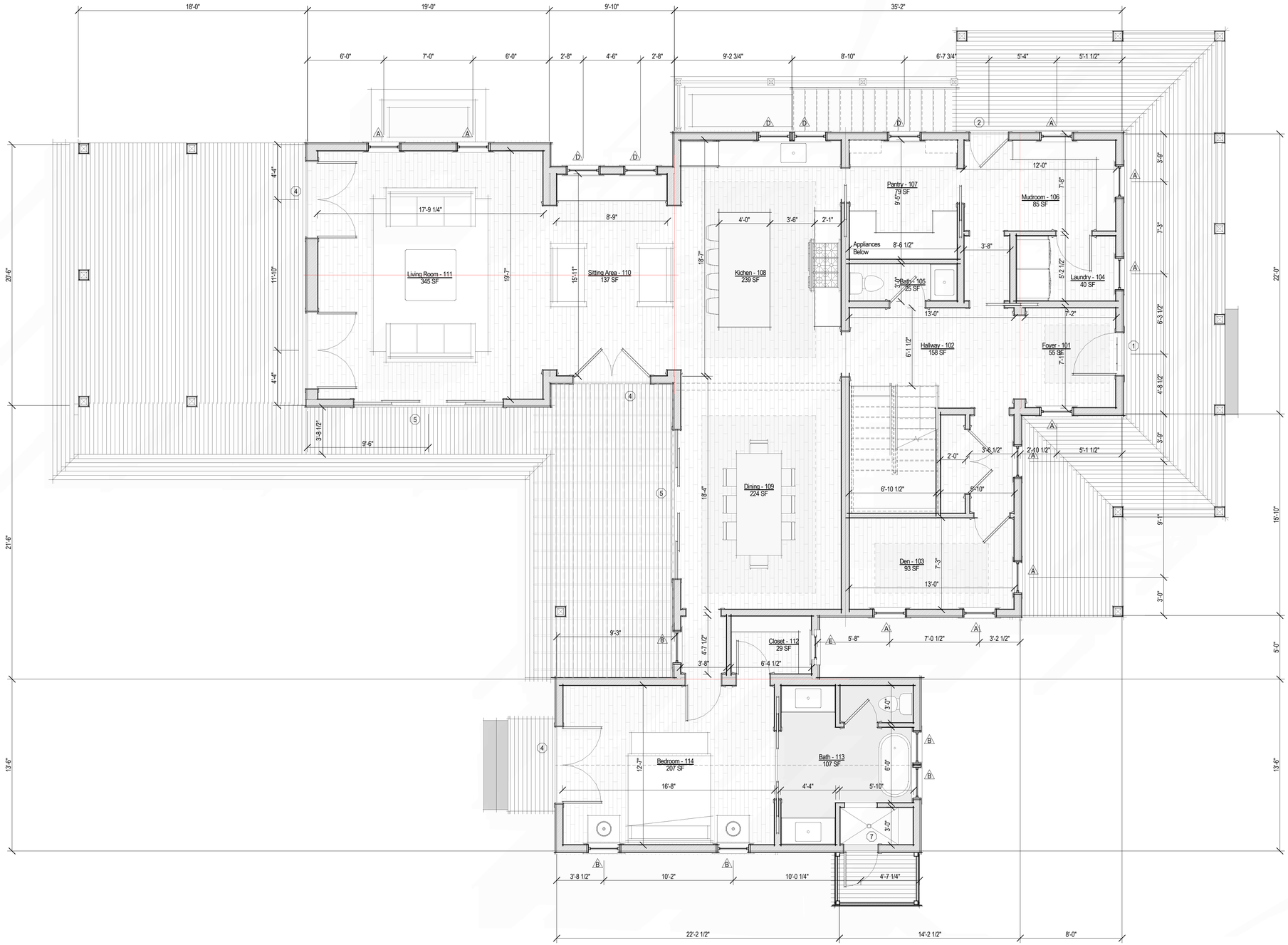


1 First Floor Plan - Proposed
1/4" = 1'-0"

# 2437

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**Revisions**

**First Floor Plan**


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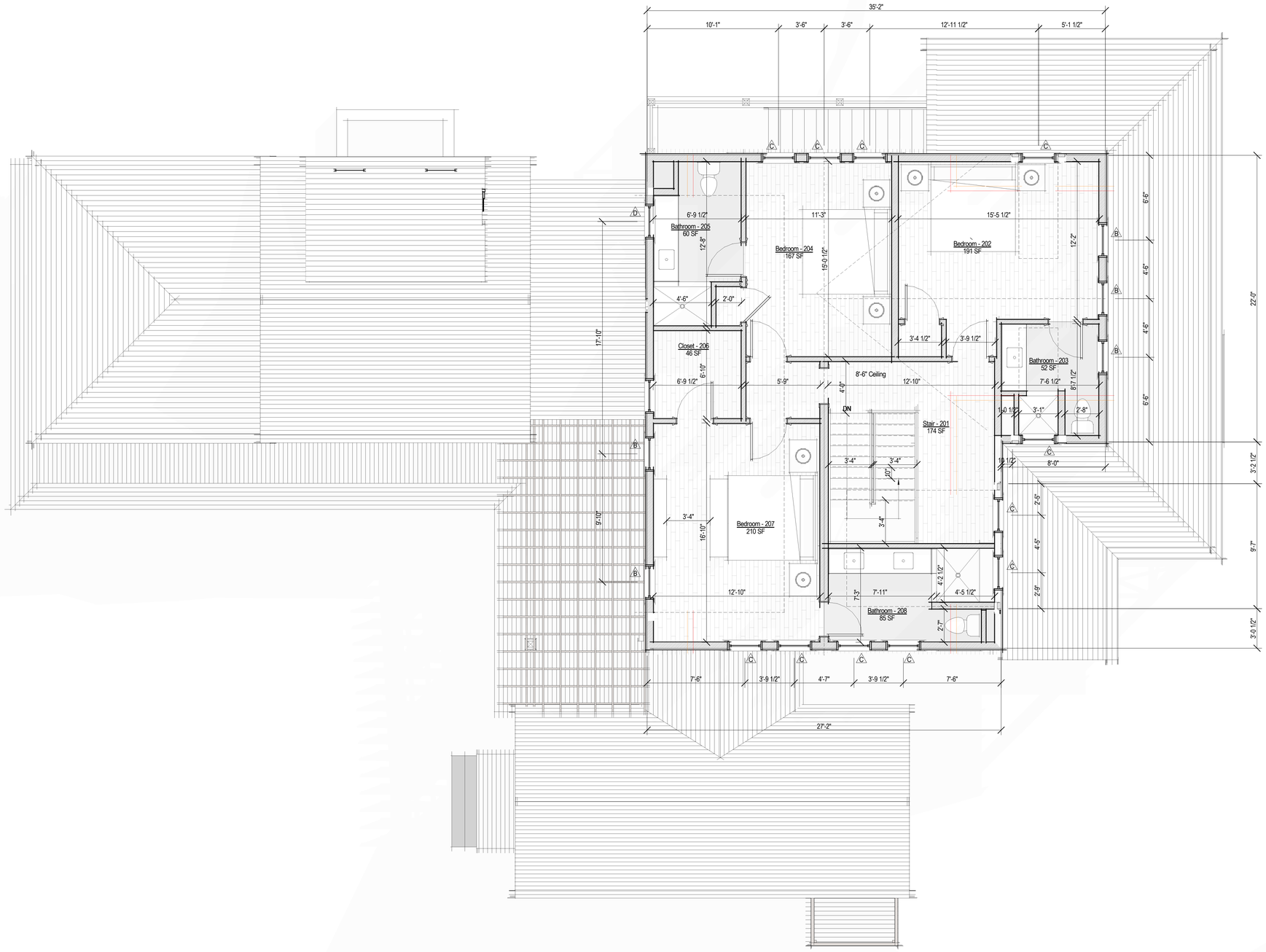


1 Second Floor Plan - Proposed
1/4" = 1'-0"

# 2437

*67 Vestal LLC*

67 Vestal Street
Nantucket, MA 02554


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**Revisions**

**Second Floor Plan**


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A.1.2

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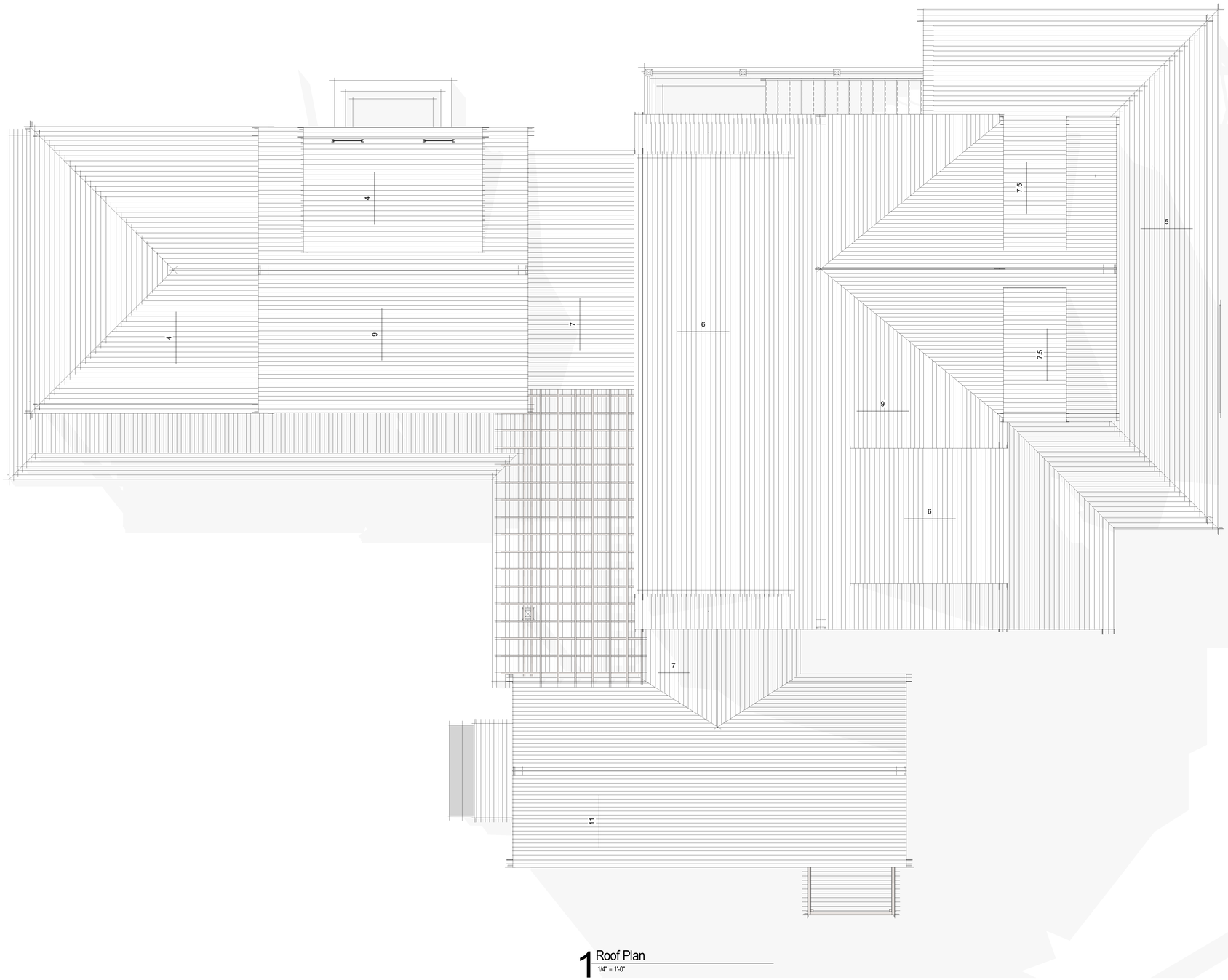


1 Roof Plan
1/4" = 1'-0"

# 2437

*67 Vestal LLC*

67 Vestal Street
Nantucket, MA 02554

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

## Site Information

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**Revisions**

**Roof Plan**

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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.1.3**

**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
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**

**Exterior Elevations**


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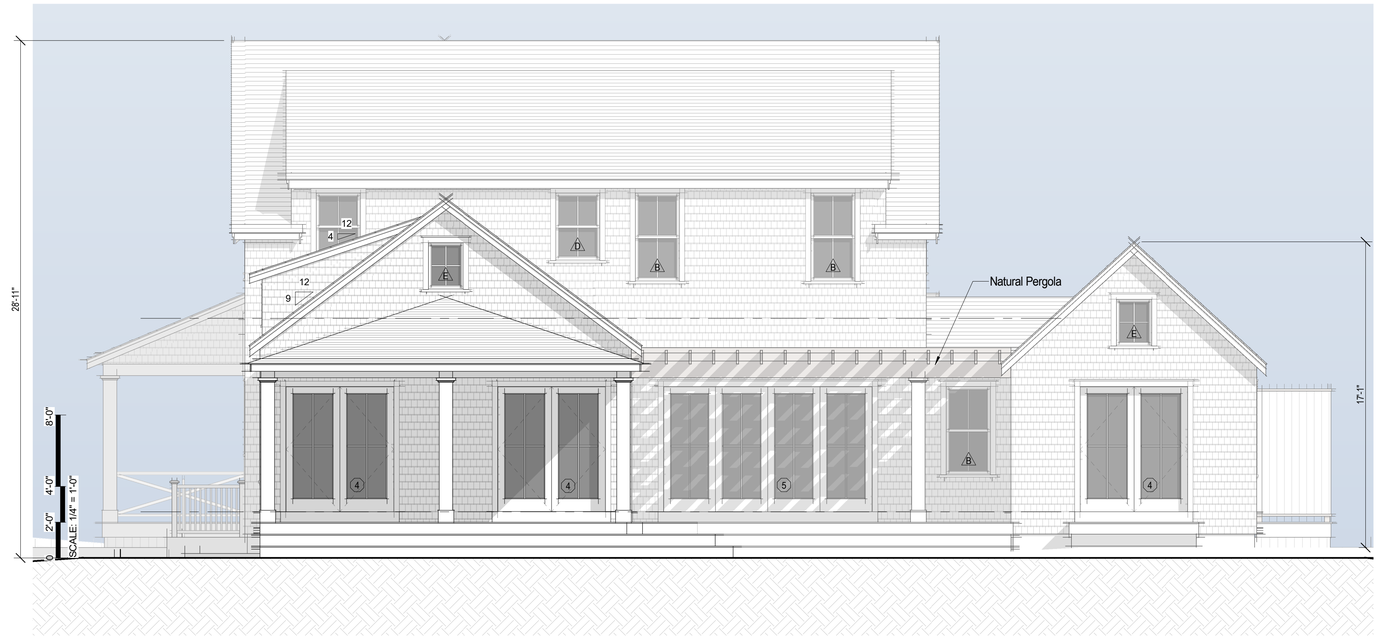
**A.2.1**

**2437**

12.30.24

HDC Submission




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




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

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**Revisions**

**Exterior Elevations**


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**A.2.2**

**2437**

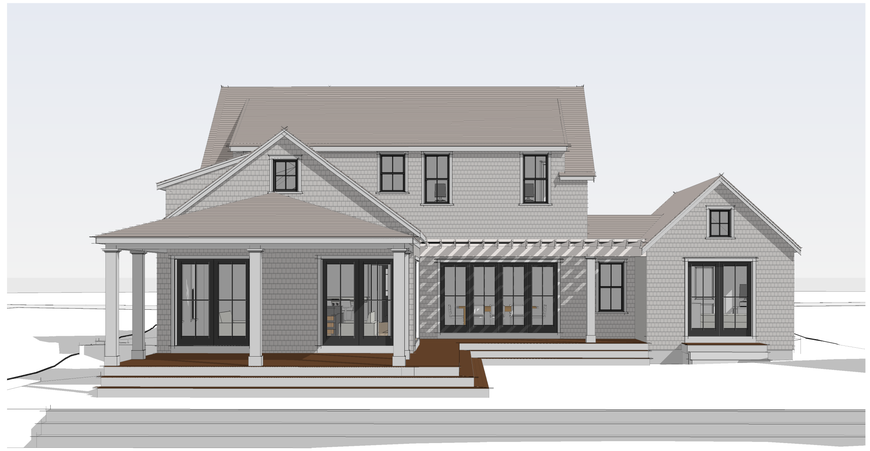
12.30.24

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
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A.2.2 Exterior Elevations
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**Revisions**

## Building Perspectives

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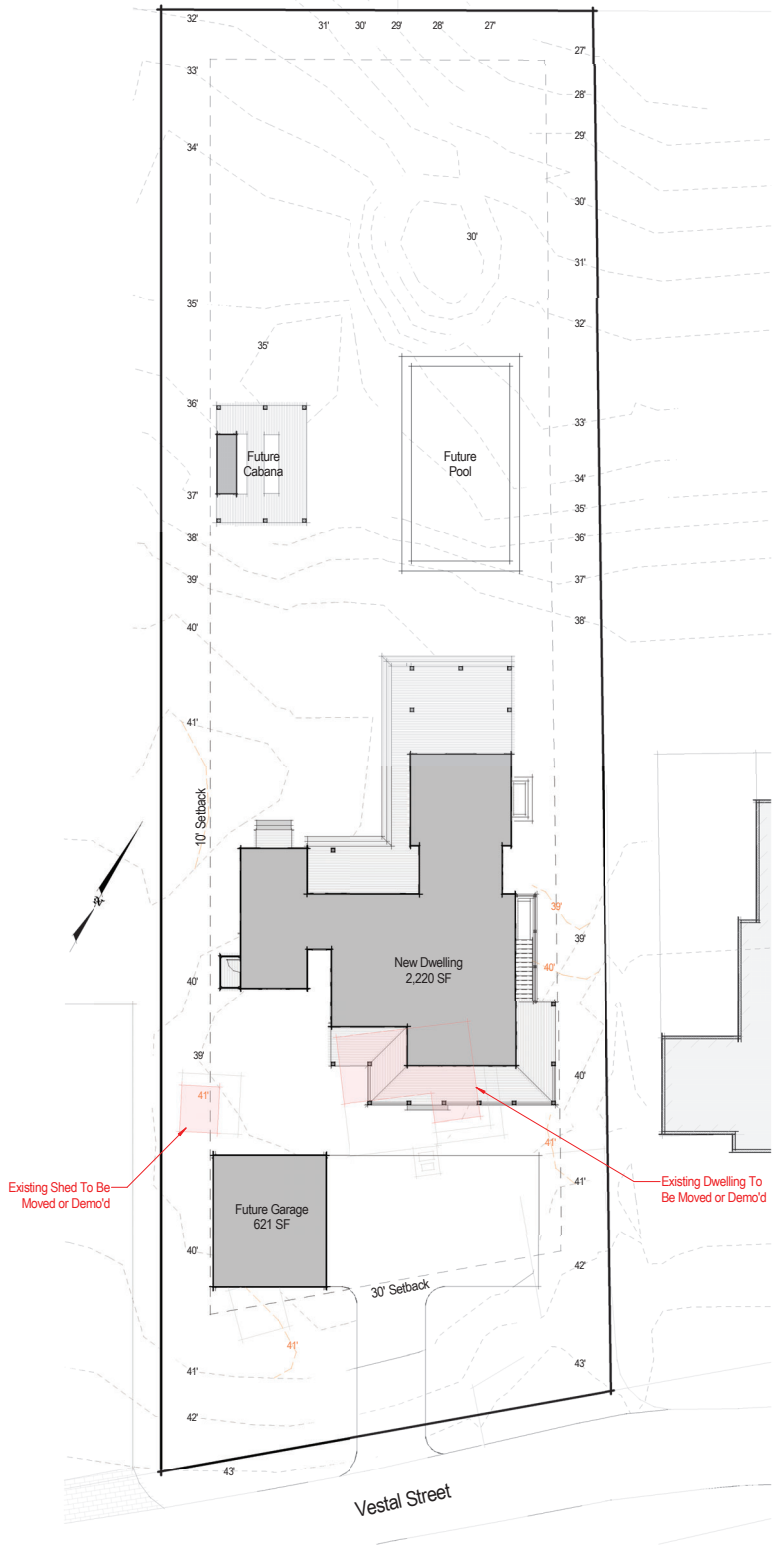
A.2.3

2437

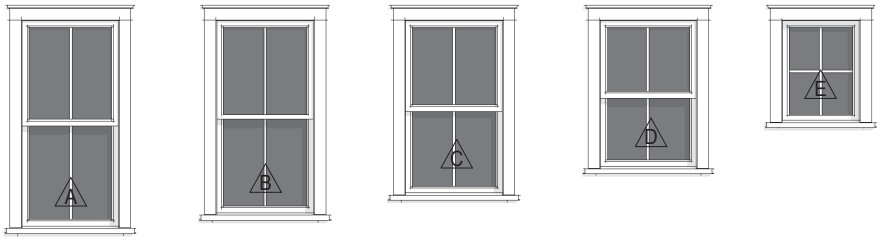



# 1 Locus Map

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

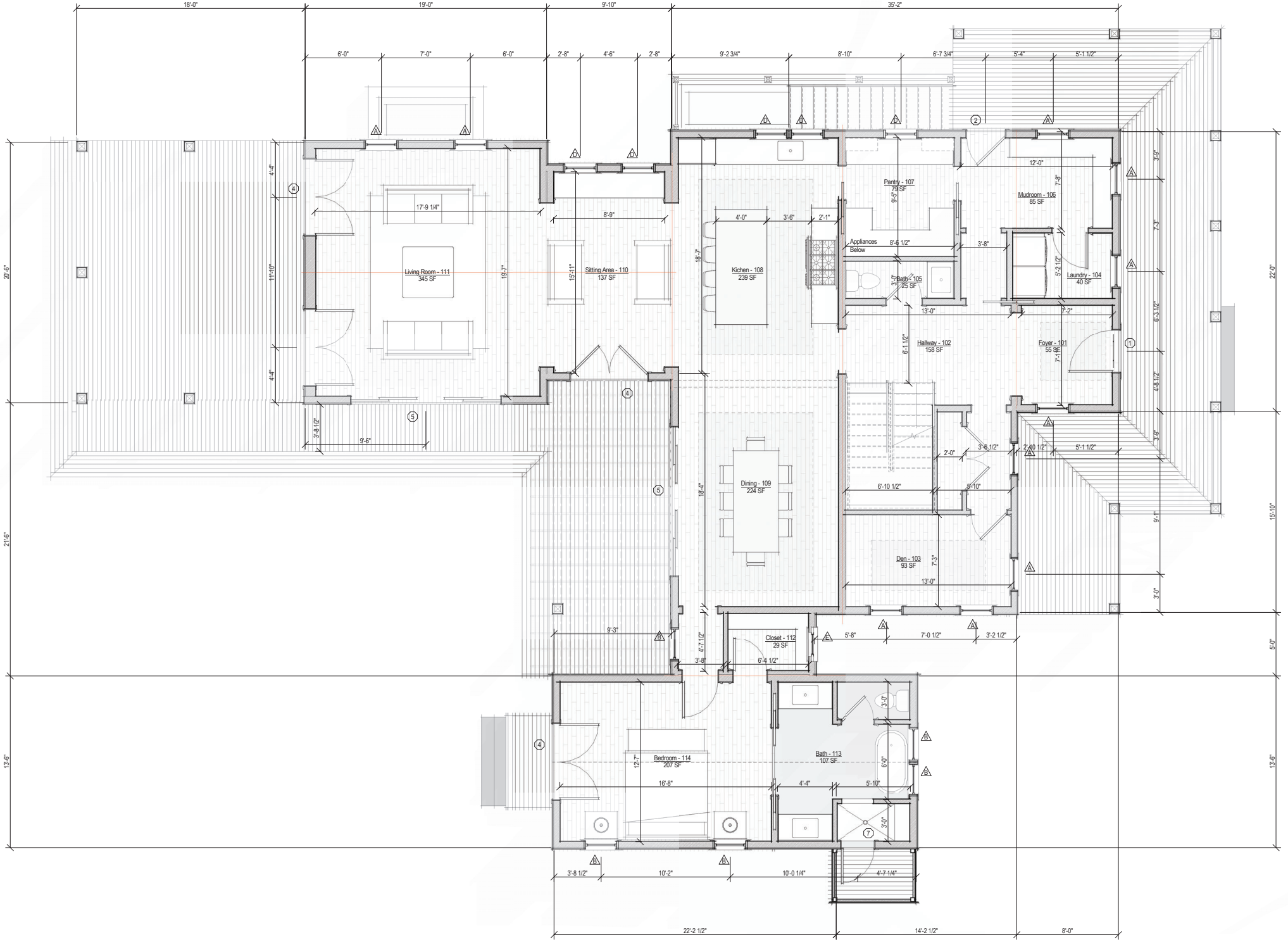
Double French Door
(2) 4 Lite SDL

Quad Slider
4 Lite SDL

Triple French Door
(3) 4 Lite SDL

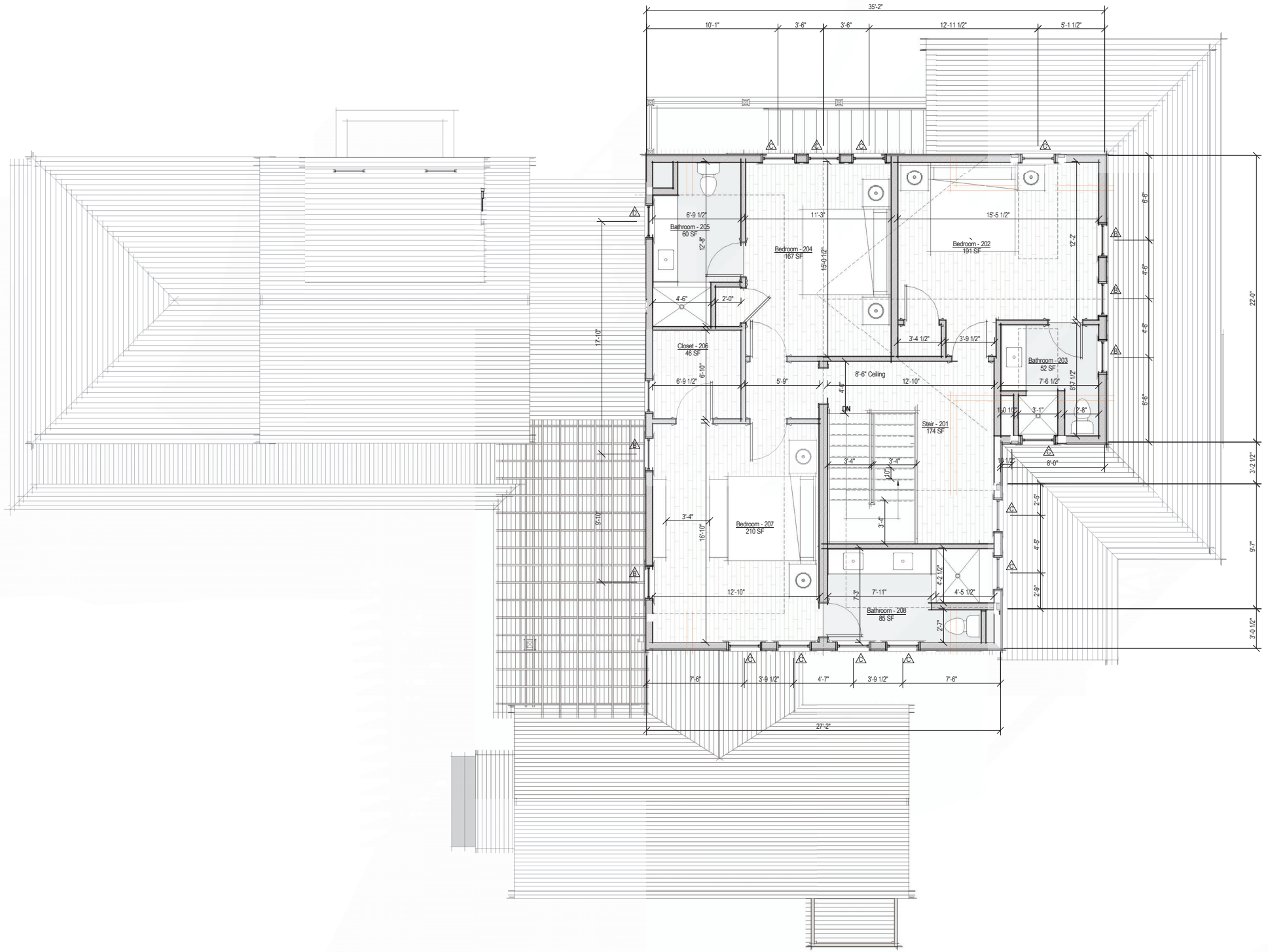
## 2 Window / Door Legend

1/4" = 1'-0"




1 First Floor Plan - Proposed

1/4" = 1'-0"




1 Second Floor Plan - Proposed

1/4" = 1'-0"

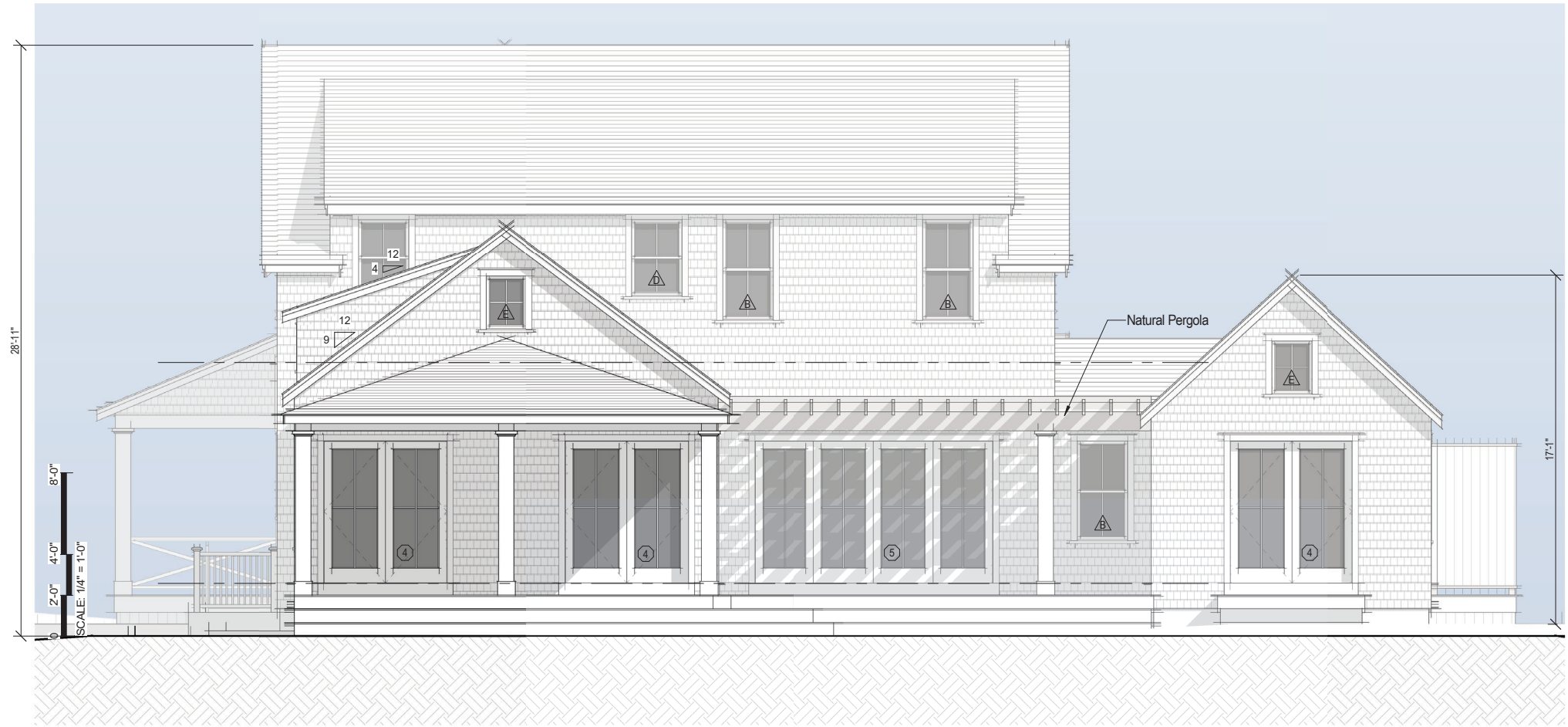



1 South Elevation - Proposed
1/4" = 1'-0"




## 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)~~ "6B"

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 Millken Millworks Rear Millken Millworks Side Millken Millworks
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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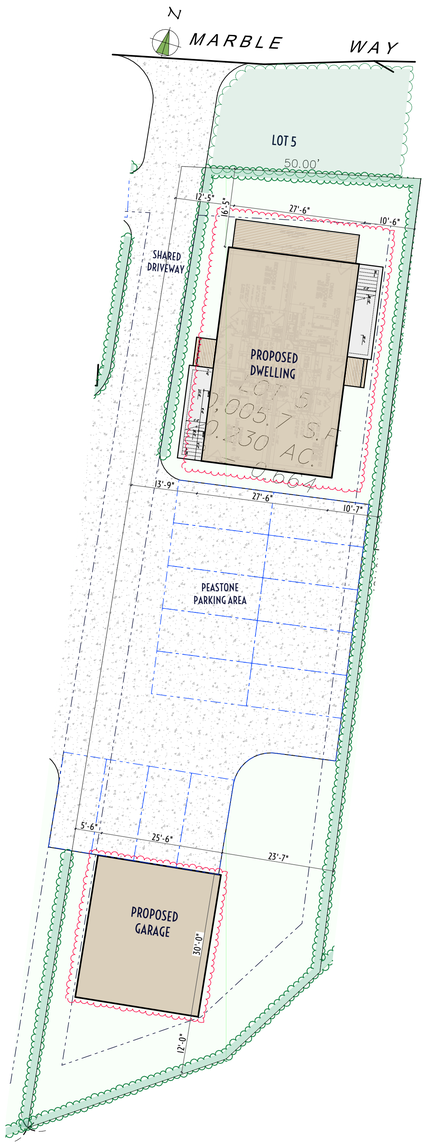


1 HDC SITE PLAN
SCALE: 1/16" = 1'-0"

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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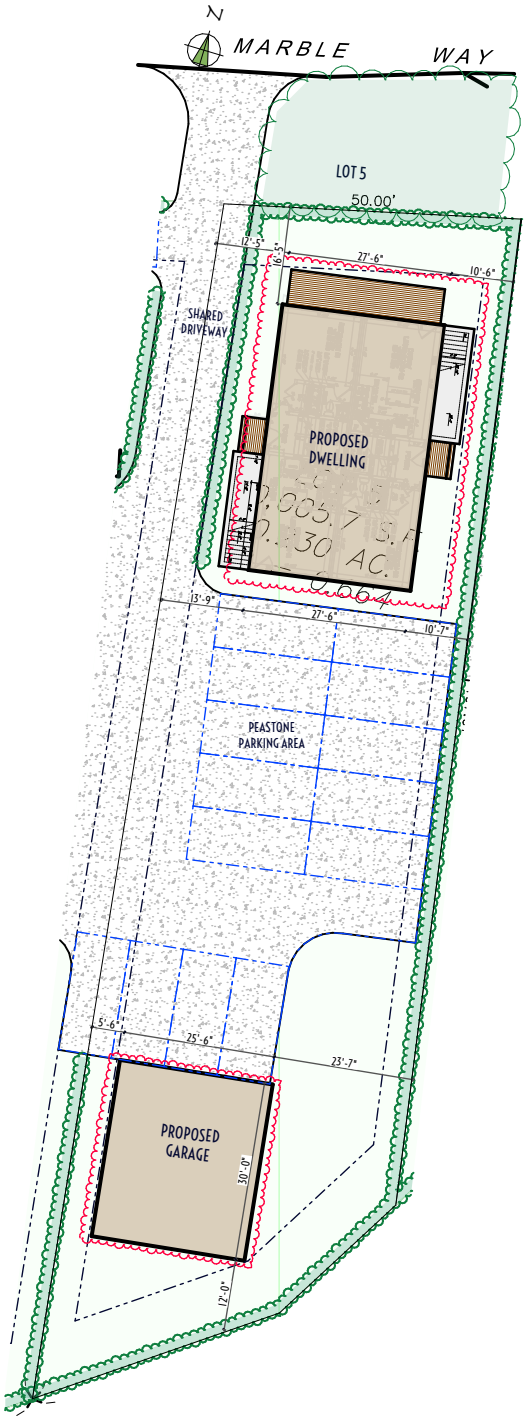


1 HDC SITE PLAN

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

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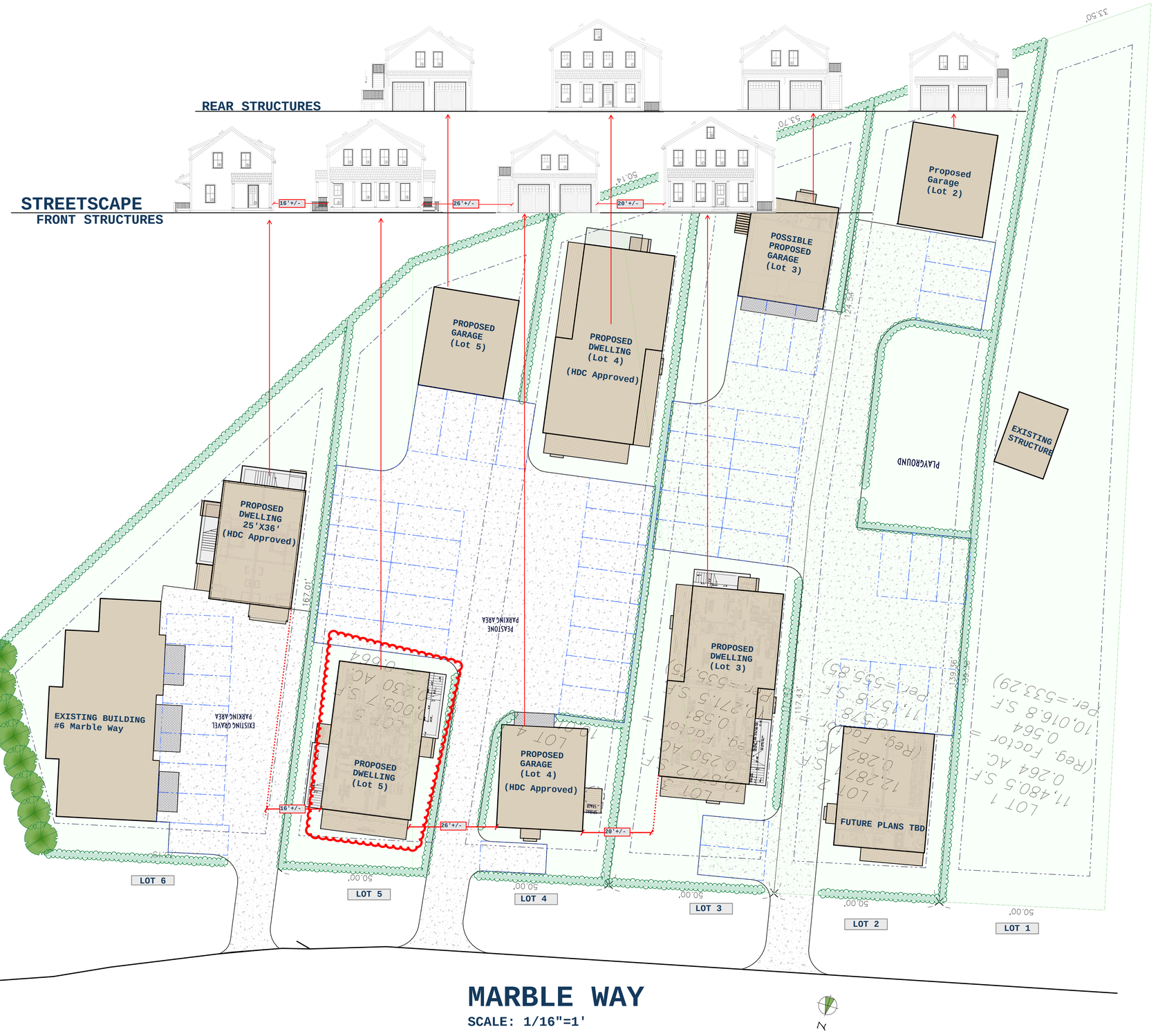
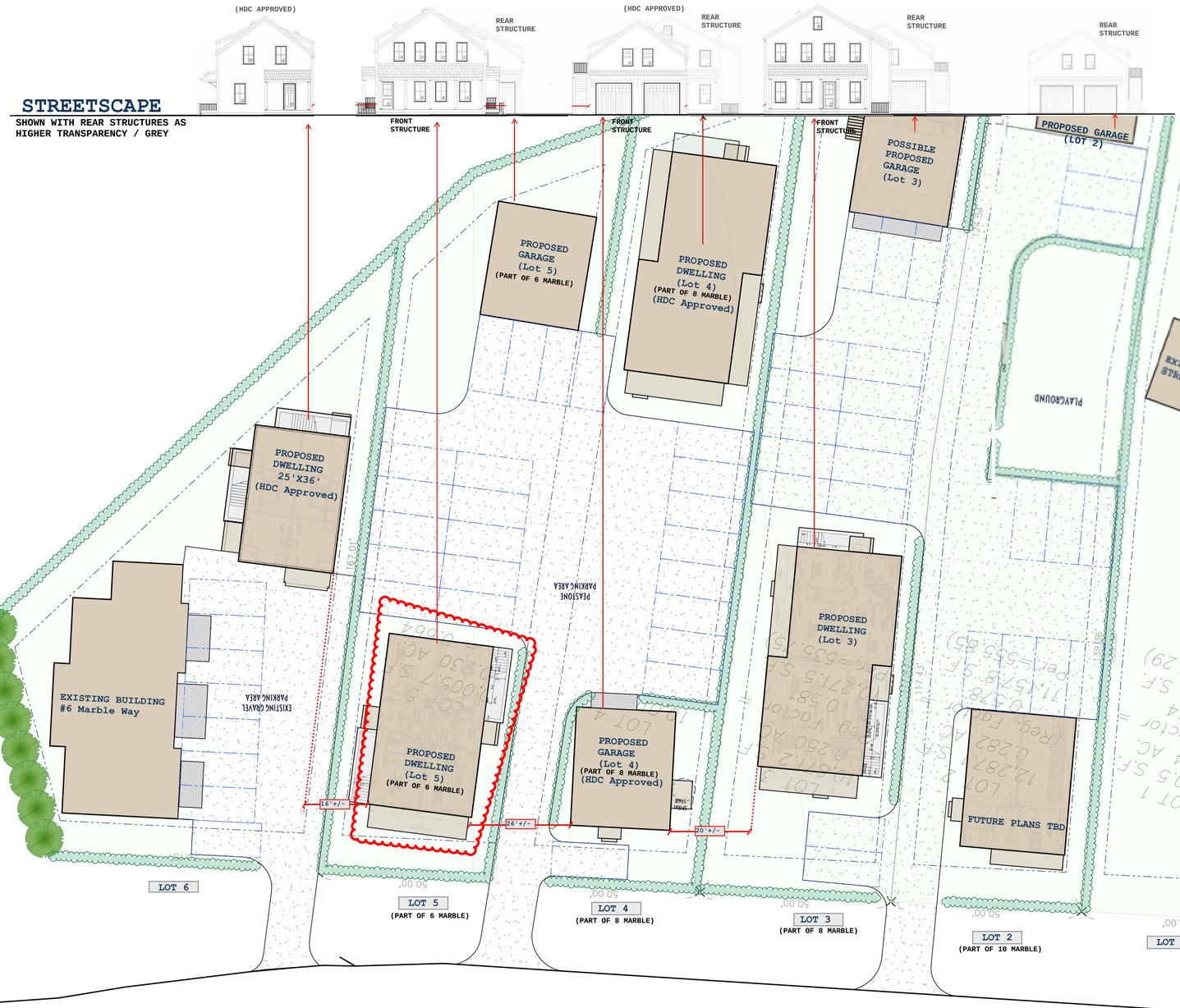

REAR STRUCTURES
STREETSCAPE
FRONT STRUCTURES
16'+/-
26'+/-
20'+/-
50.14'
53.70'
33.50'
Proposed Garage (Lot 2)
POSSIBLE PROPOSED GARAGE (Lot 3)
PROPOSED GARAGE (Lot 5)
PROPOSED DWELLING (Lot 4) (HDC Approved)
EXISTING STRUCTURE
PLAYGROUND
PROPOSED DWELLING 25'X36' (HDC Approved)
167.01'
PASTURE
PARKING AREA
EXISTING BUILDING #6 Marble Way
EXISTING GRAVEL PARKING AREA
PROPOSED DWELLING (Lot 5)
PROPOSED GARAGE (Lot 4) (HDC Approved)
PROPOSED DWELLING (Lot 3)
FUTURE PLANS TBD
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
50.00'
MARBLE WAY
SCALE: 1/16"=1'
N

## STREETSCAPE

SHOWN WITH REAR STRUCTURES AS
HIGHER TRANSPARENCY / GREY




# MARBLE WAY

SCALE: 1/16"=1'

# 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

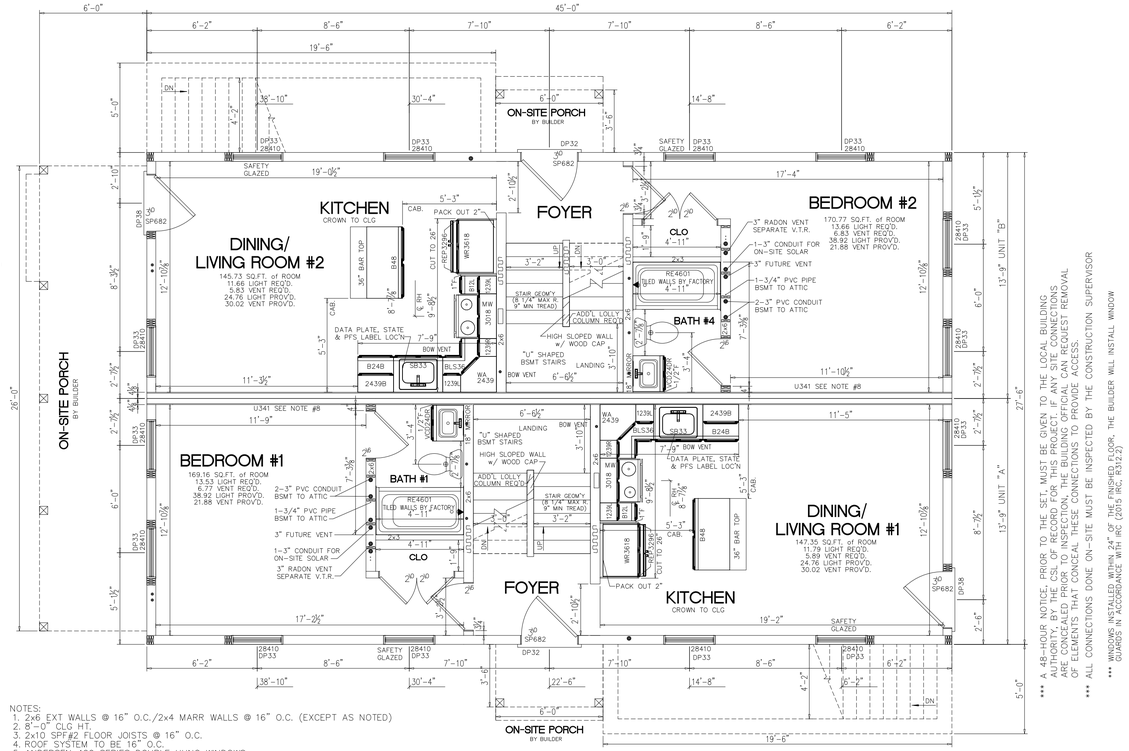
PROJECT:
45176
2-STORY
DUPLEX

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

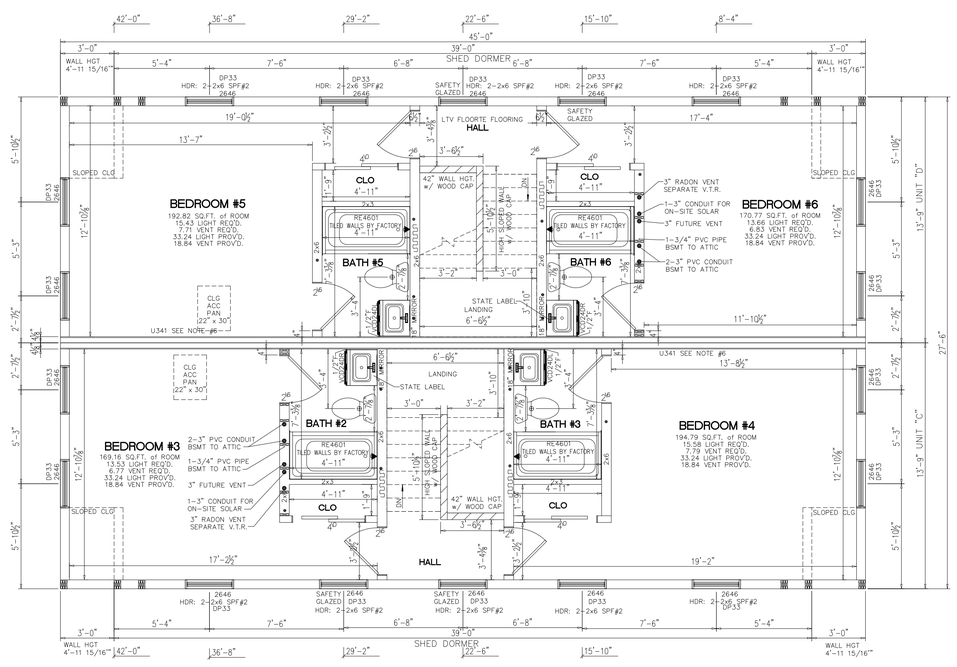
-PLATE MIRRORS ON CLIPS
-MELAMINE SHELVING WITH METAL BAR WHERE APPLICABLE
-FLOORTE FLOORING THROUGHOUT ON ALL FLOORS
-PREP STAIRWELL LANDING AND STAIRS FOR ONSITE FLOORTE FLOORING

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

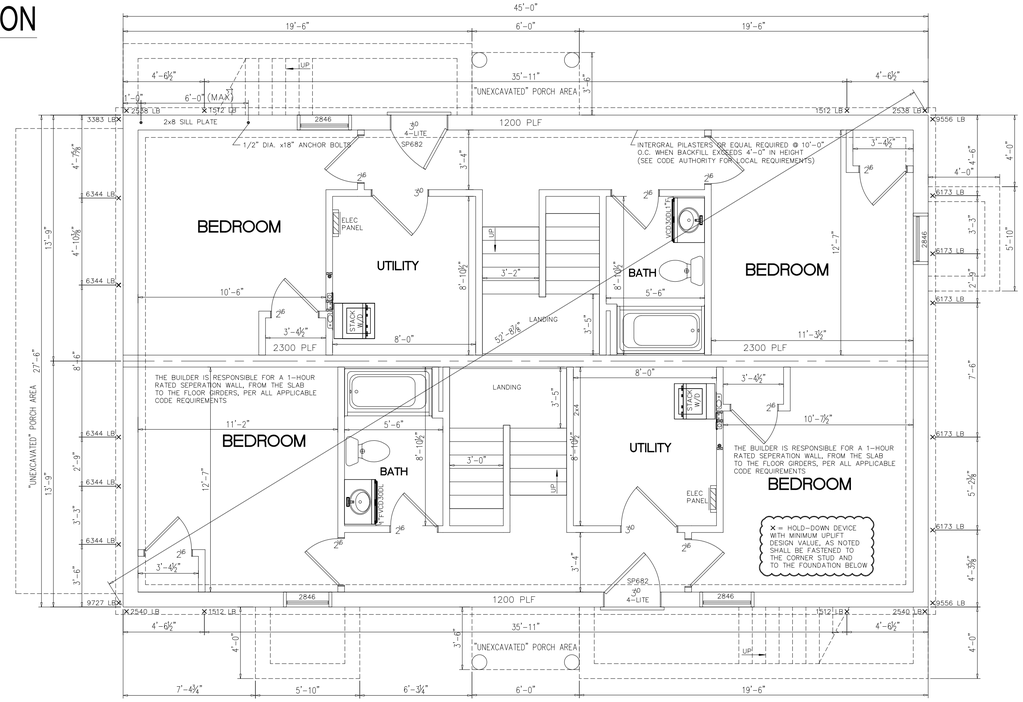
PROJECT:
45176
2-STORY
DUPLEX

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

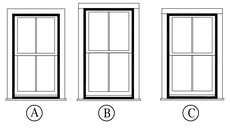
DOOR/WINDOW SCHEDULE

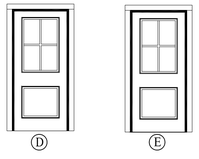
WINDOWS - ANDERSEN 400 SERIES

| 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.

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NANTUCKET, MA 02554

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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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NANTUCKET, MA 02554

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City, Sta 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 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

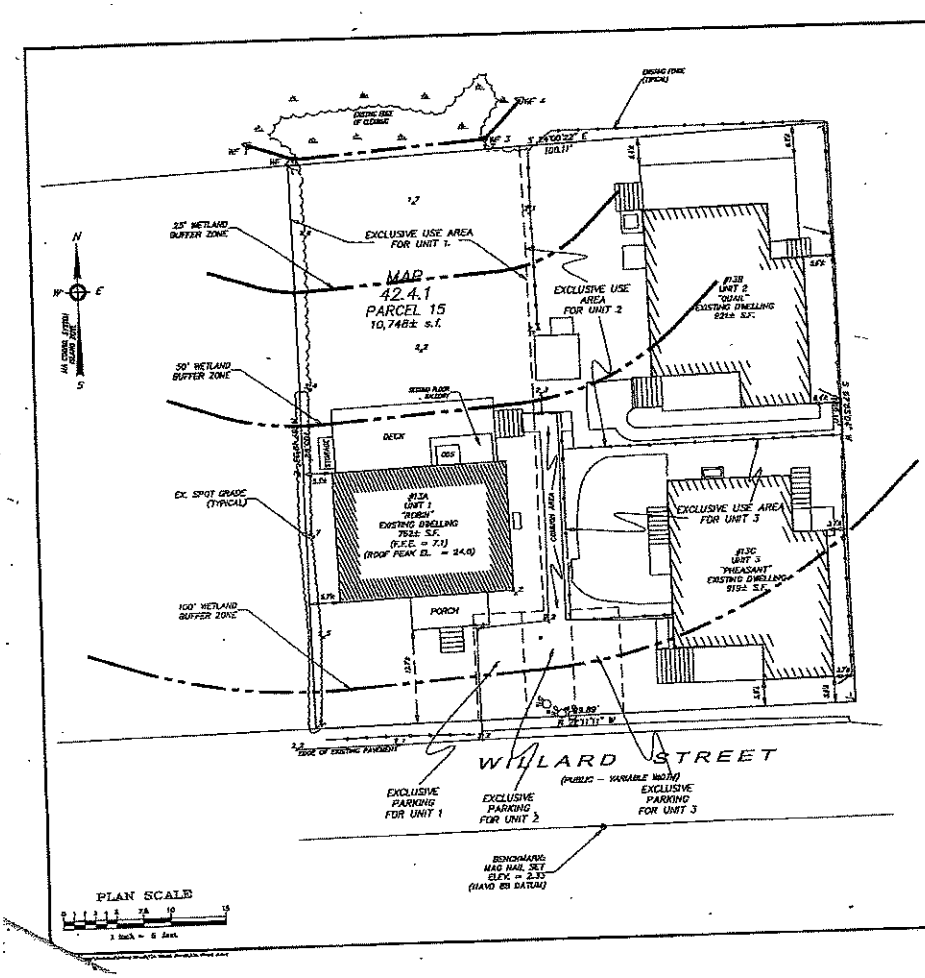
Sidewall _____ Clapboard (if applicable) _____ Roof _____

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

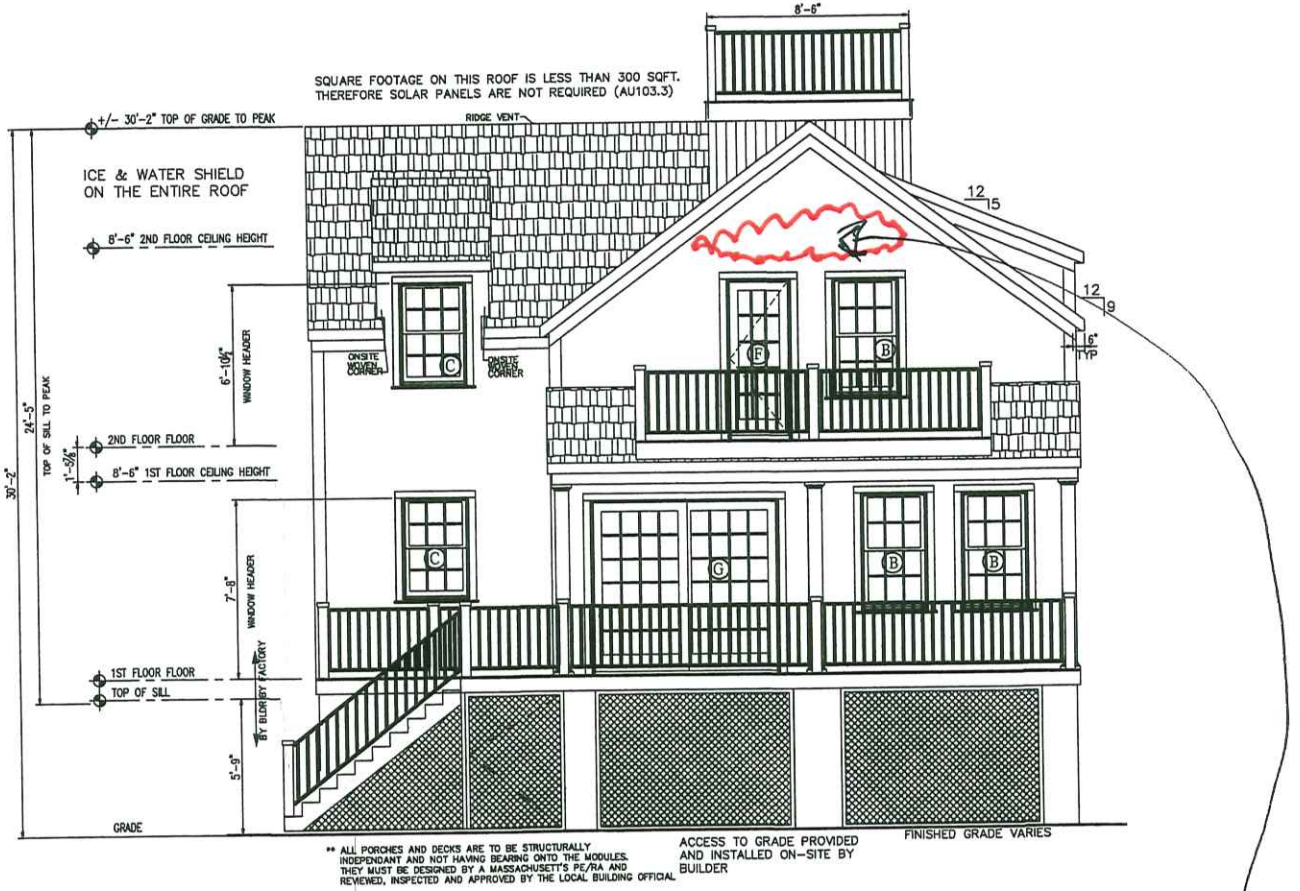
| | REQUIRED | EXISTING |
|---|---|---|
| LOT AREA: | 5,000 s.f. | 10,748± s.f. |
| FRONTAGE: | 50' | 99.89' |
| FRONT YARD: | 10' | 5.0'±(UNIT 3) |
| SIDE/REAR YARD: | 5' | 3.7'±(UNIT 3) |
| GROUND COVER: | 30%(MAX) | 24.2% (UNITS 1, 2 & 3 - 2,602± s.f.) |

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

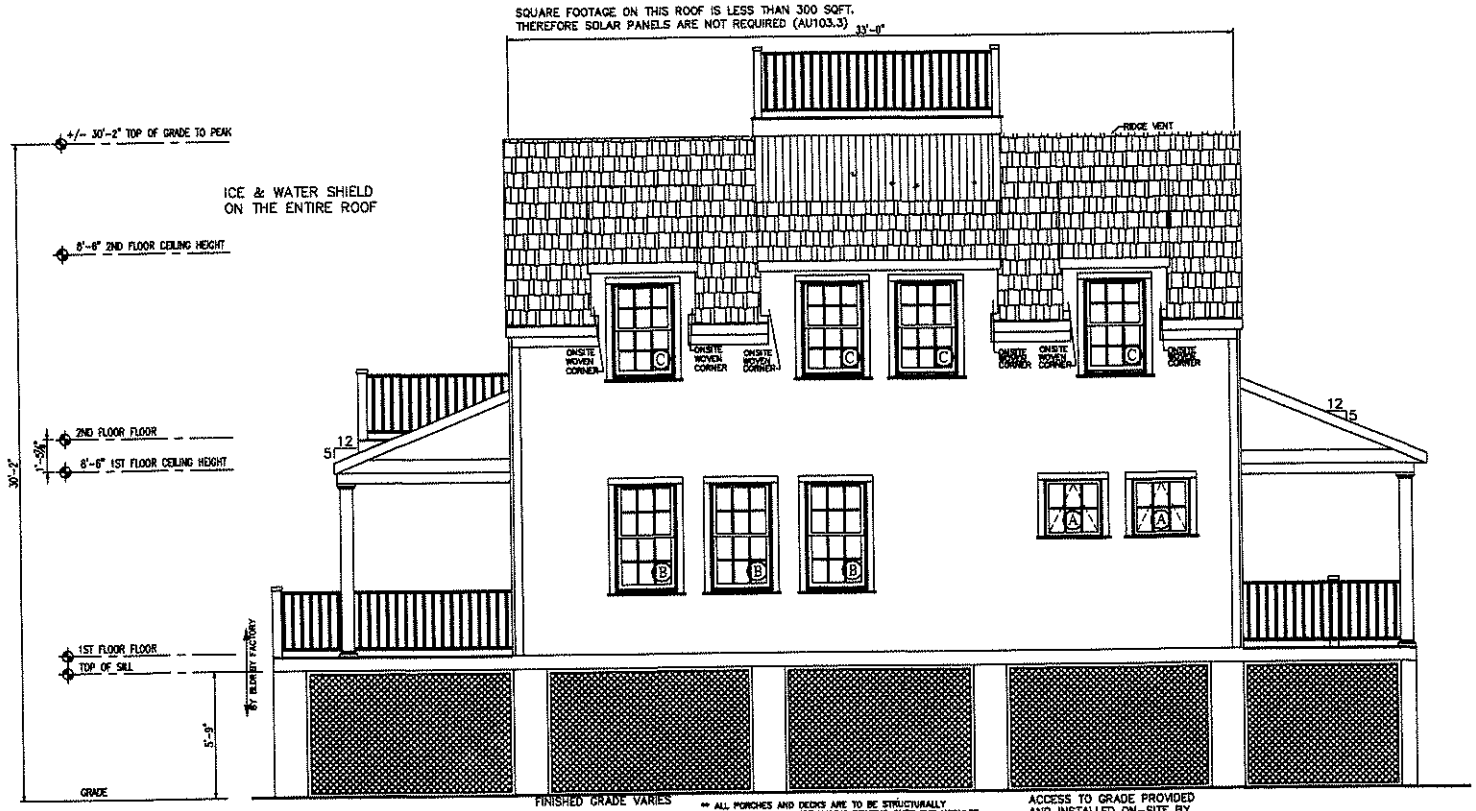
DRAWN BY: DLN

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

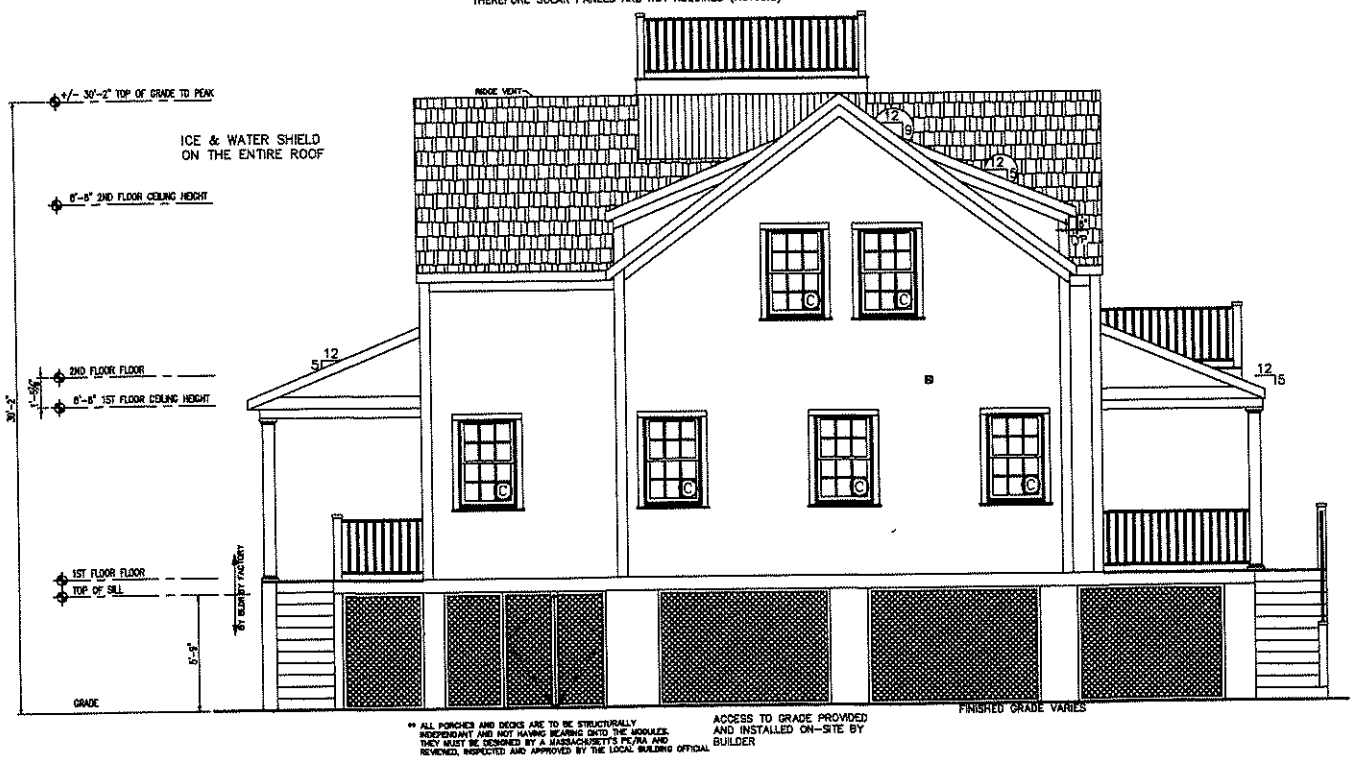
PROJECT:
44753
TWO STORY

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

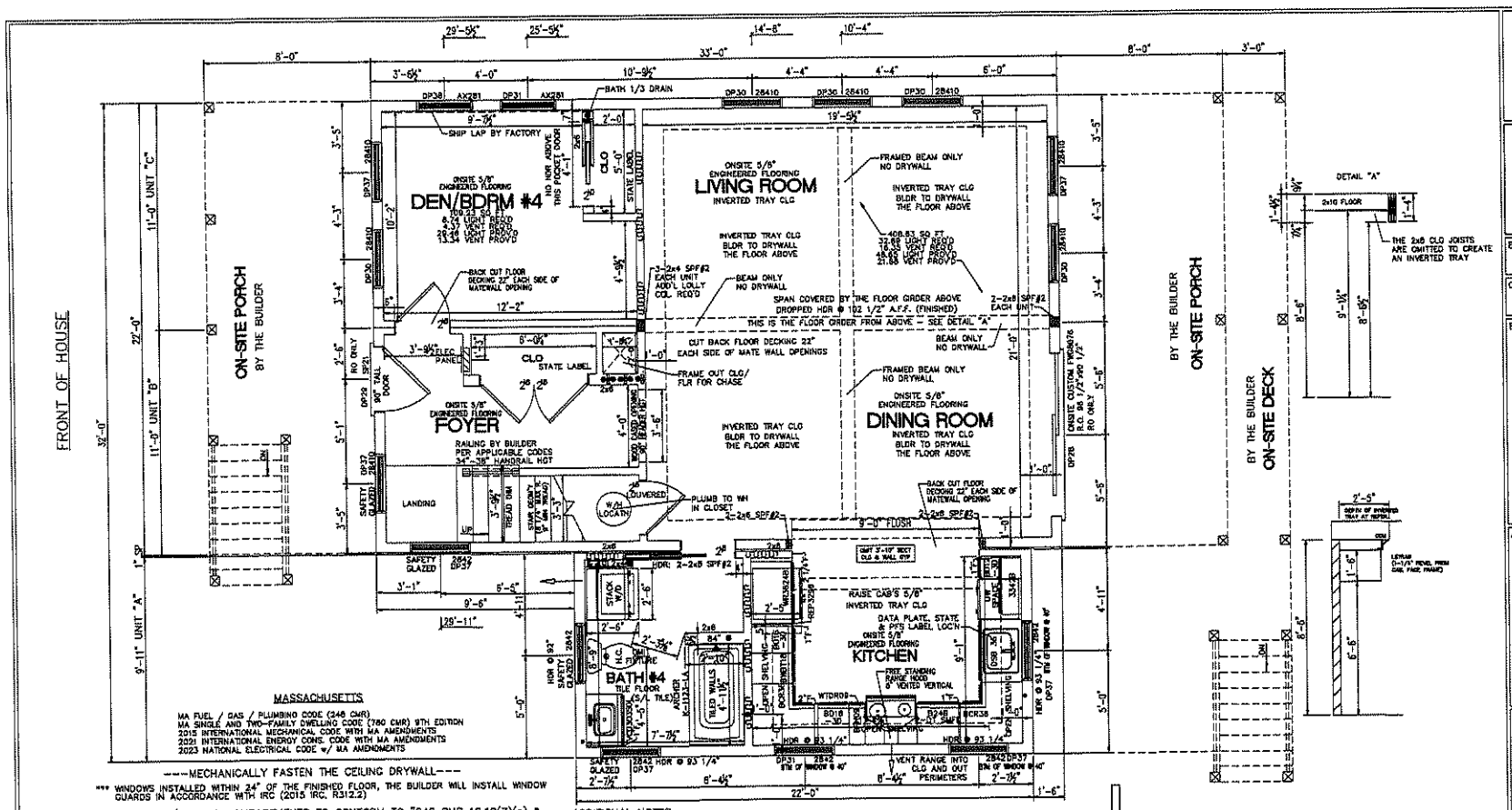
MODIFICATIONS

PROJECT:
44753
TWO STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE:
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

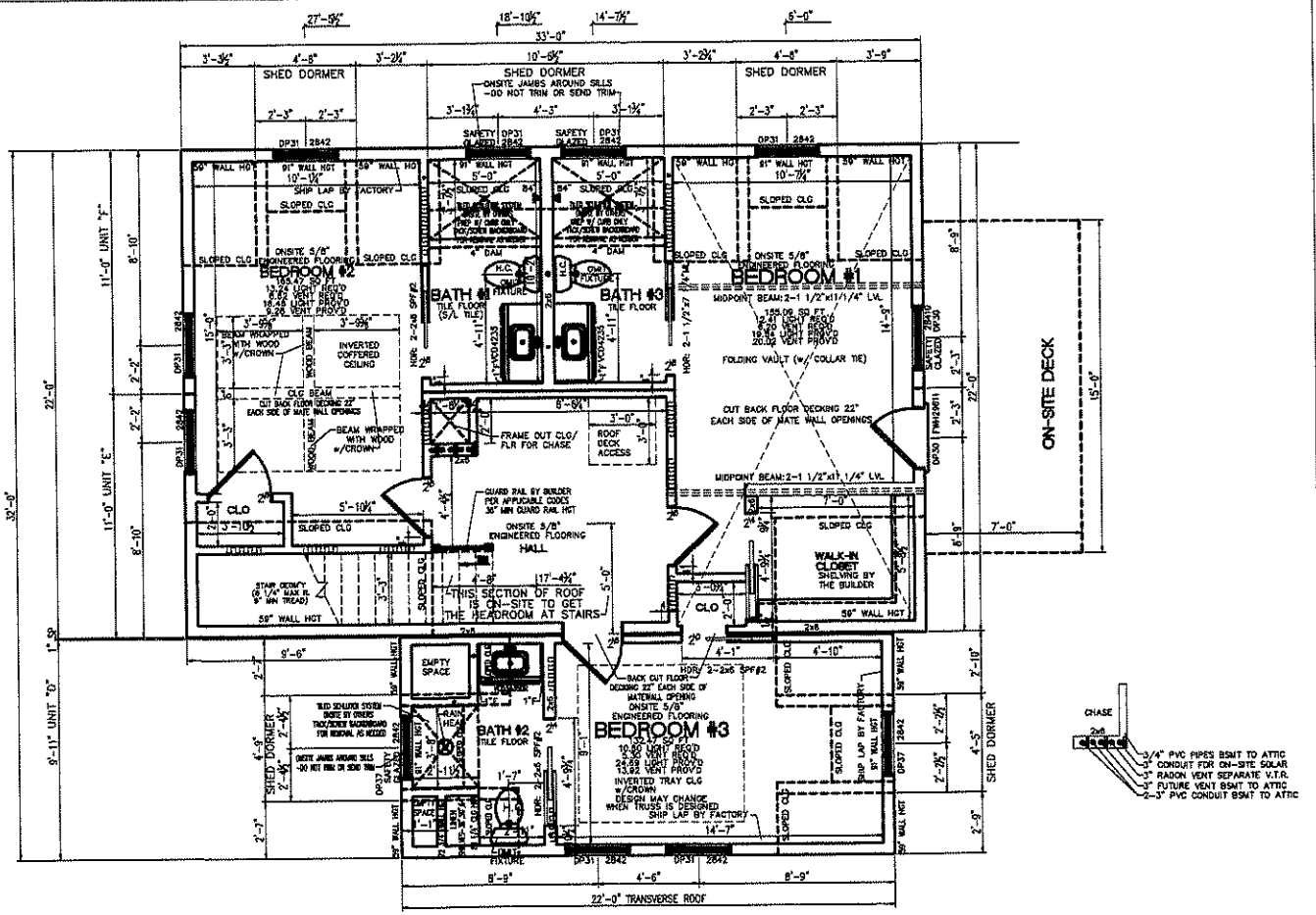
MODIFICATIONS

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

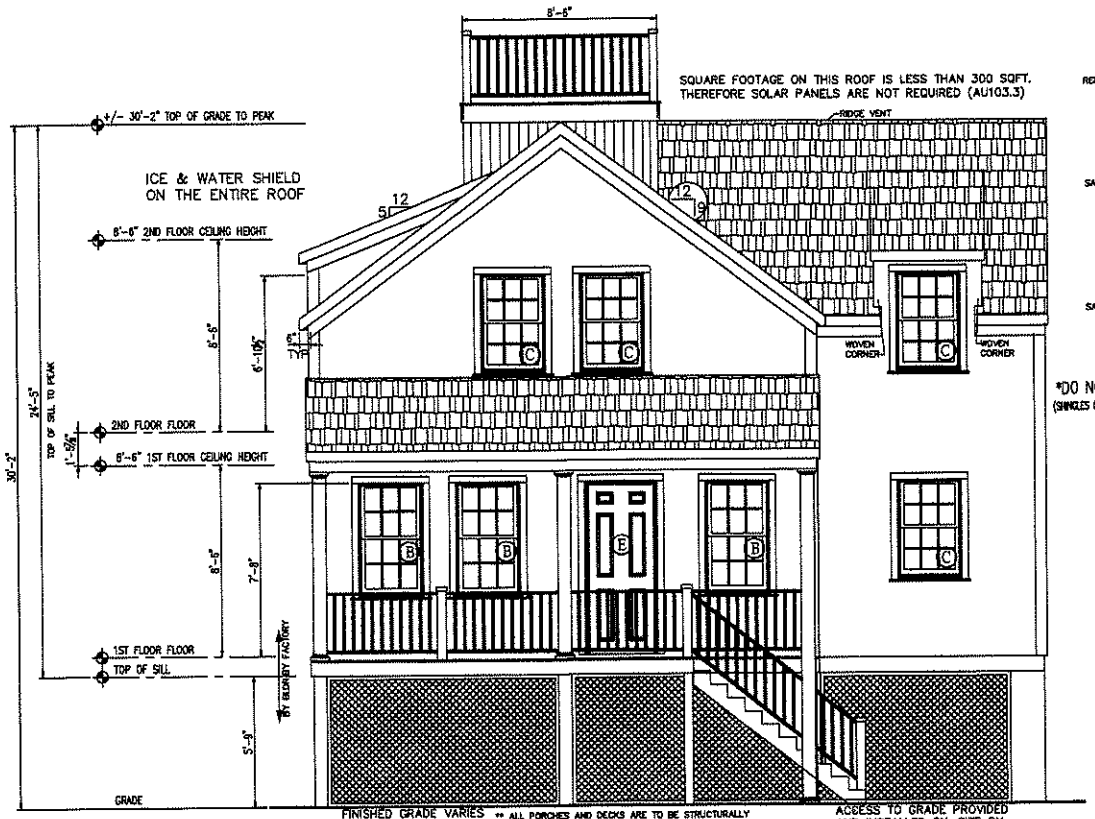
THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

# HOWARD

13A WILLARD STREET
NANTUCKET, MA 02554
NANTUCKET COUNTY

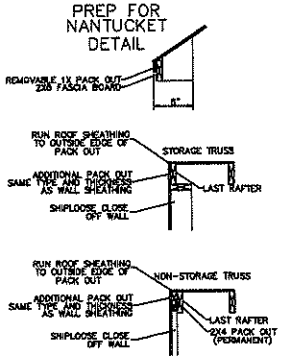
BUILDER:

# 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

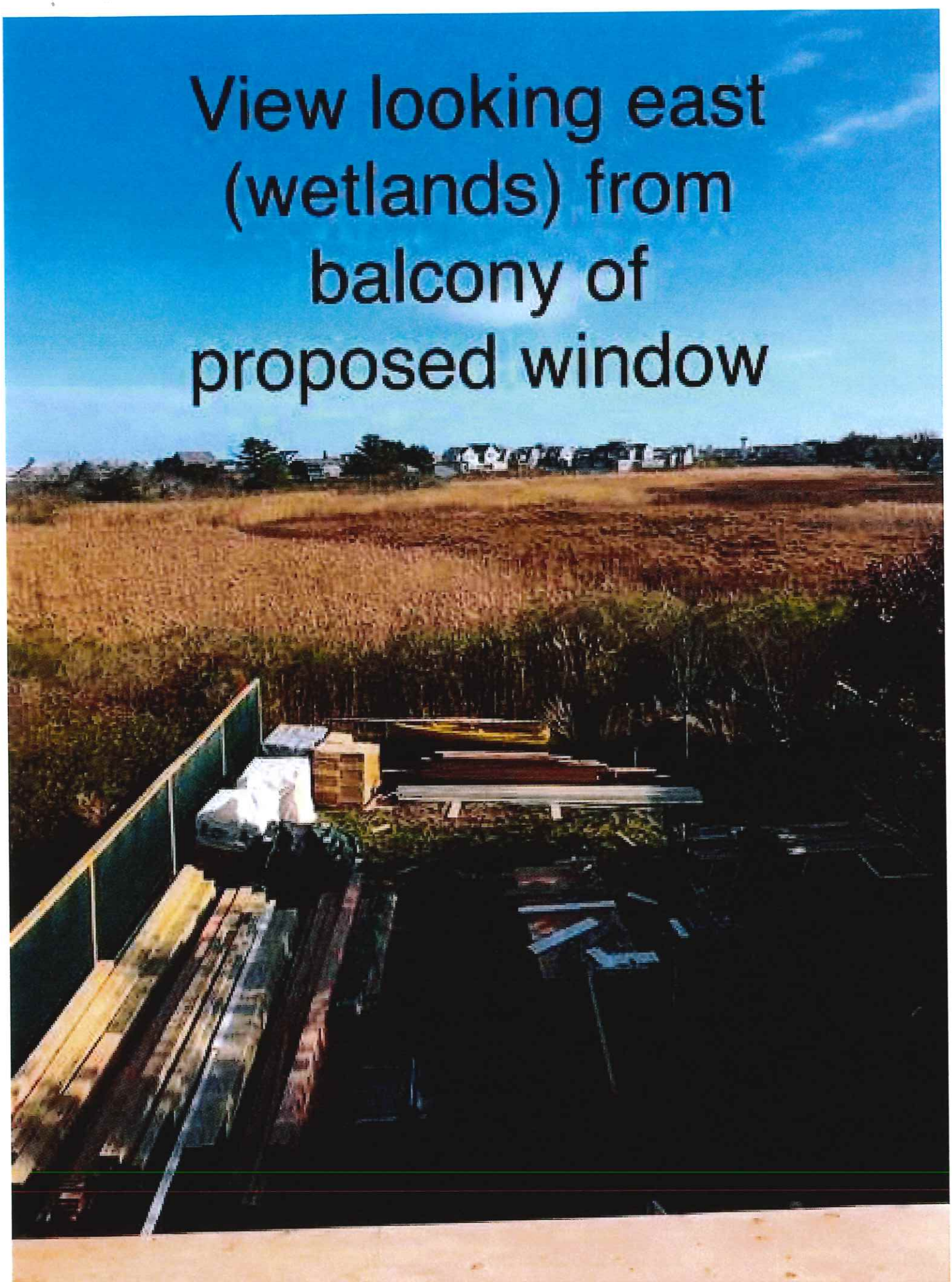
DRAWN BY: DLN
DATE: 9/8/23
SCALE: 3/16"=1'-0"
FILENAME: 44753 FN

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.

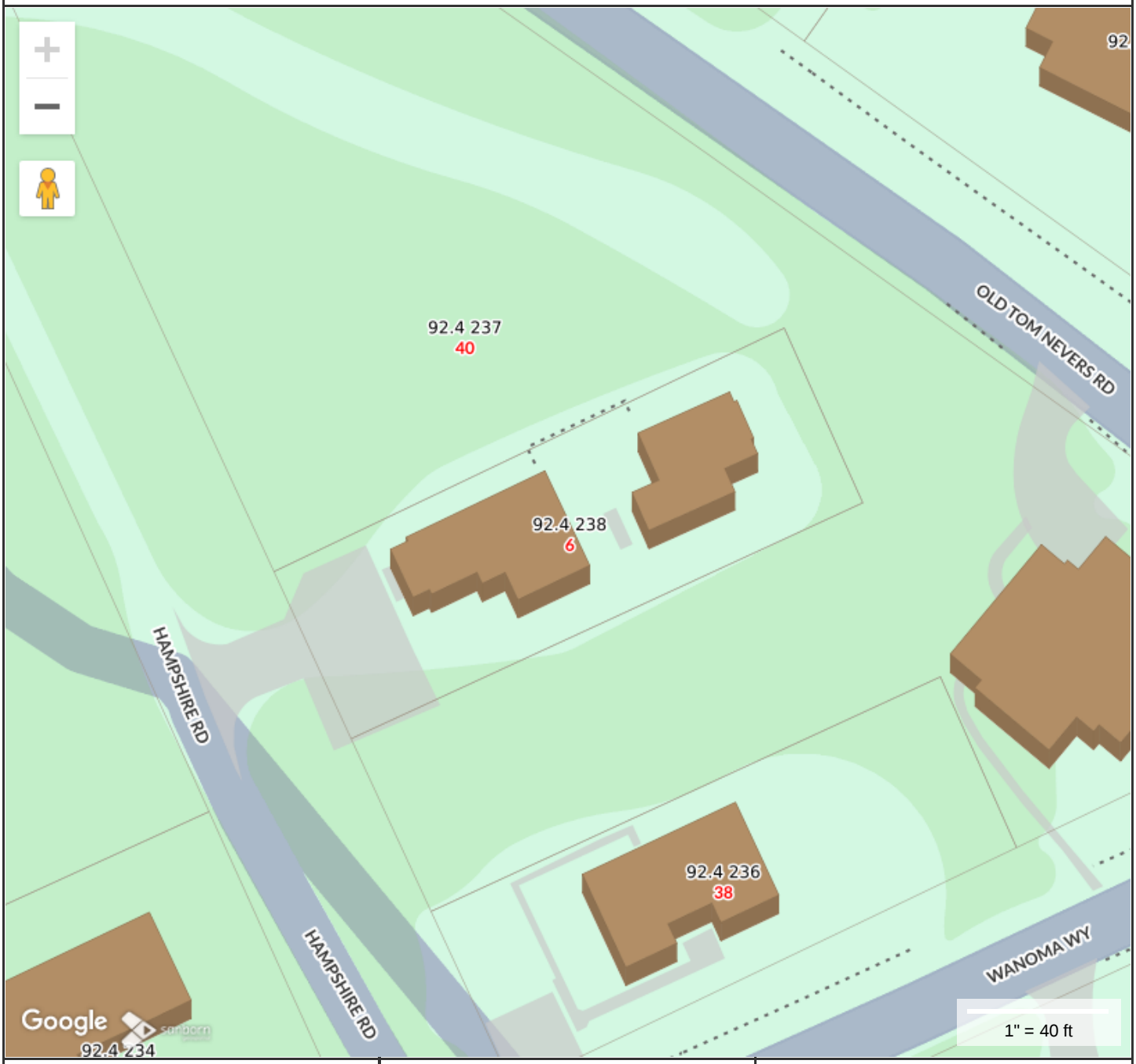
**COLORS**

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

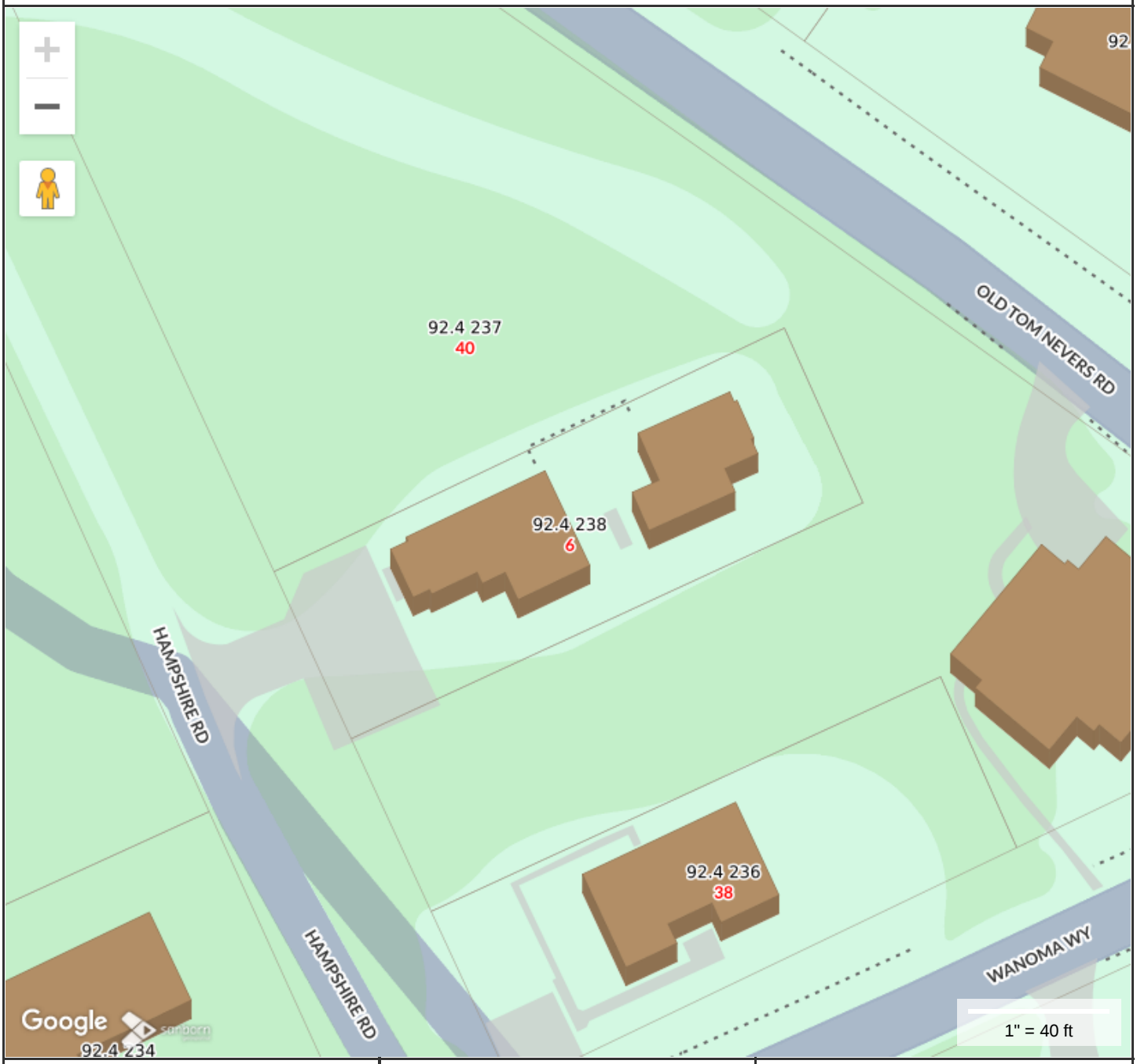



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.




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

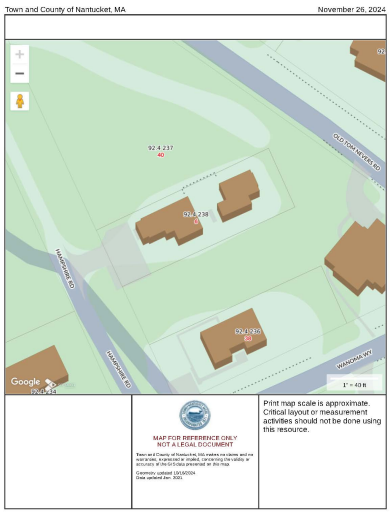
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

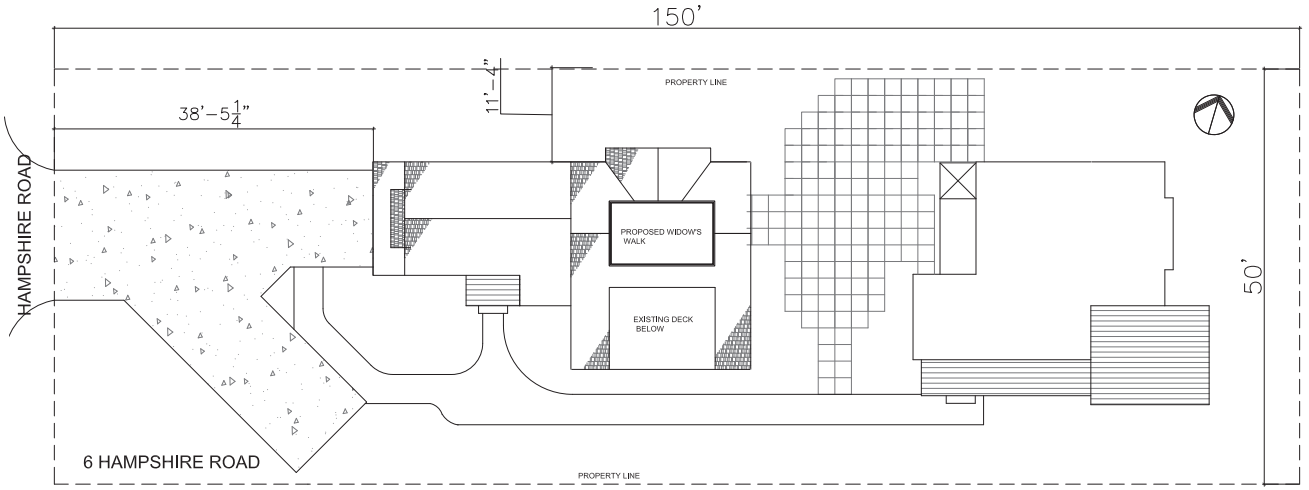
# MATARAZZO RESIDENCE

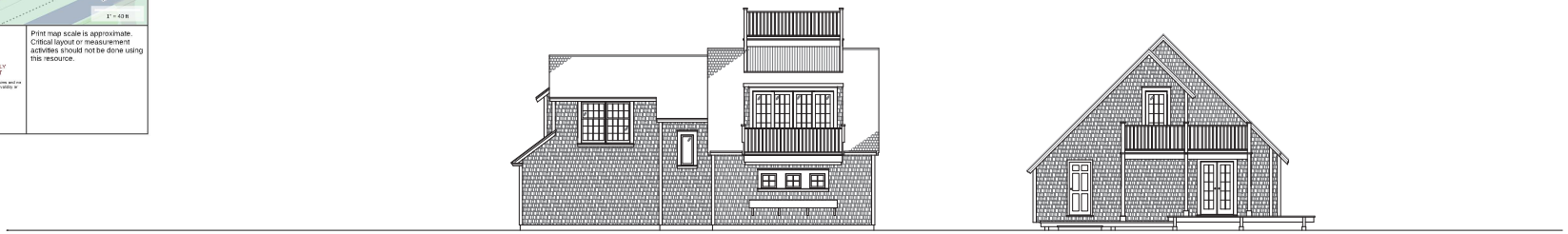
12.5.2024

6 HAMPSHIRE ROAD
NANTUCKET, MA

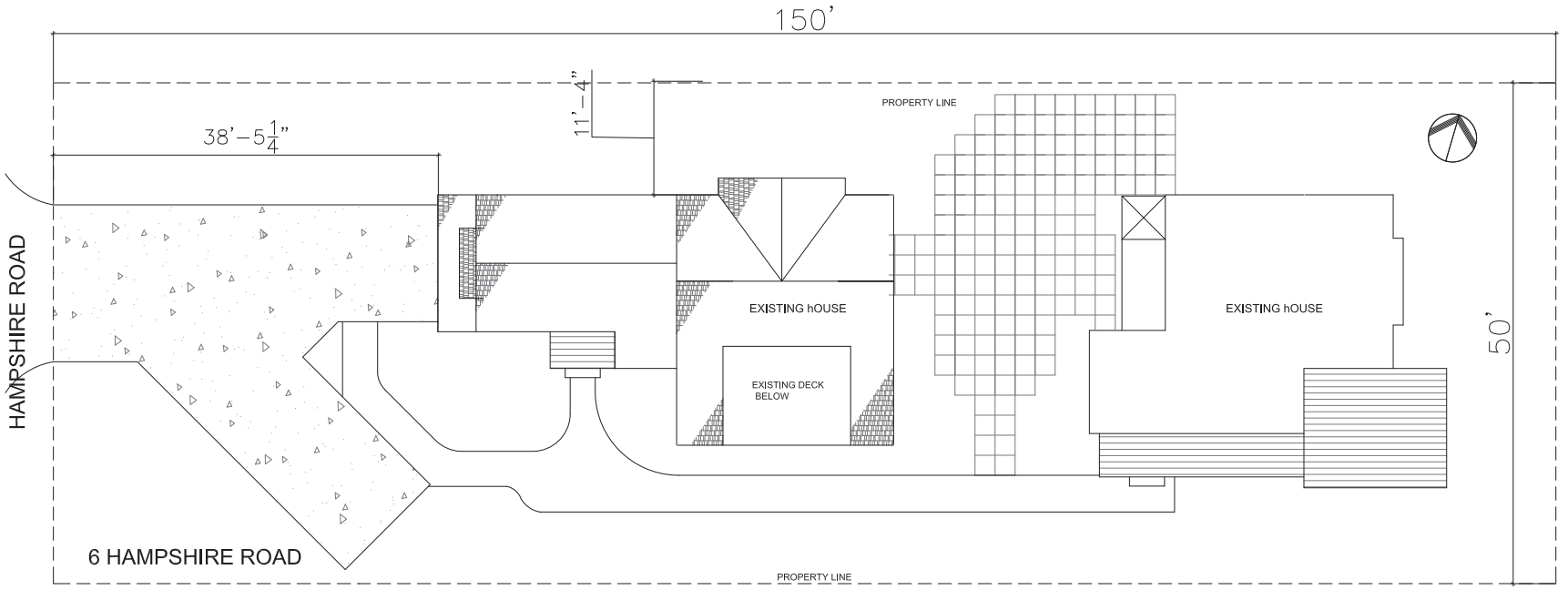
92.4.238



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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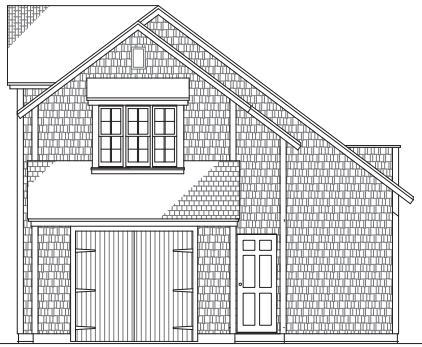
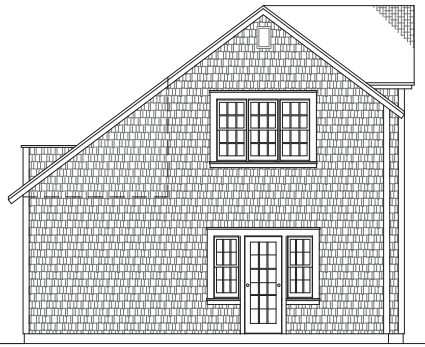
PRELIMINARY-NOT FOR CONSTRUCTION

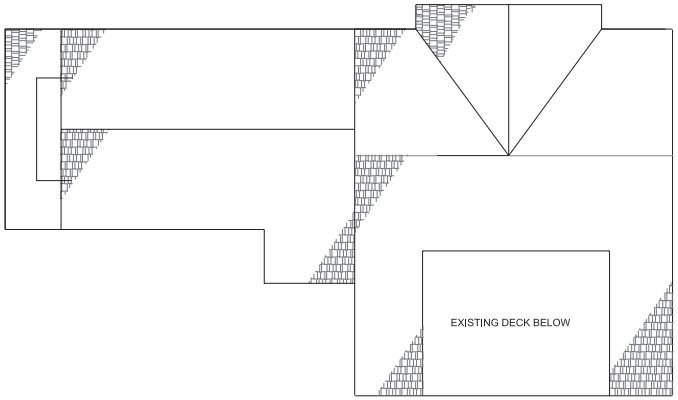
Date: 11/20/24



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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Newport, VT 05855
(802) 355.7415
dreherdesign@gmail.com

MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO
EXISTING EAST, WEST ELEV & ROOF PLAN

A.101

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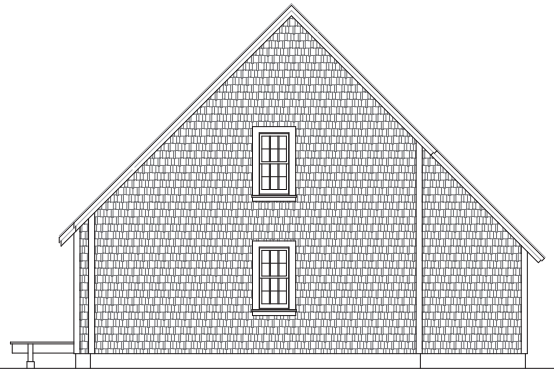
PRELIMINARY-NOT FOR CONSTRUCTION

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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Newport, VT 05855
(802) 355.7415
dreherdesign@gmail.com

MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO

EXISTING
NORTH &
SOUTH ELEV

A.102

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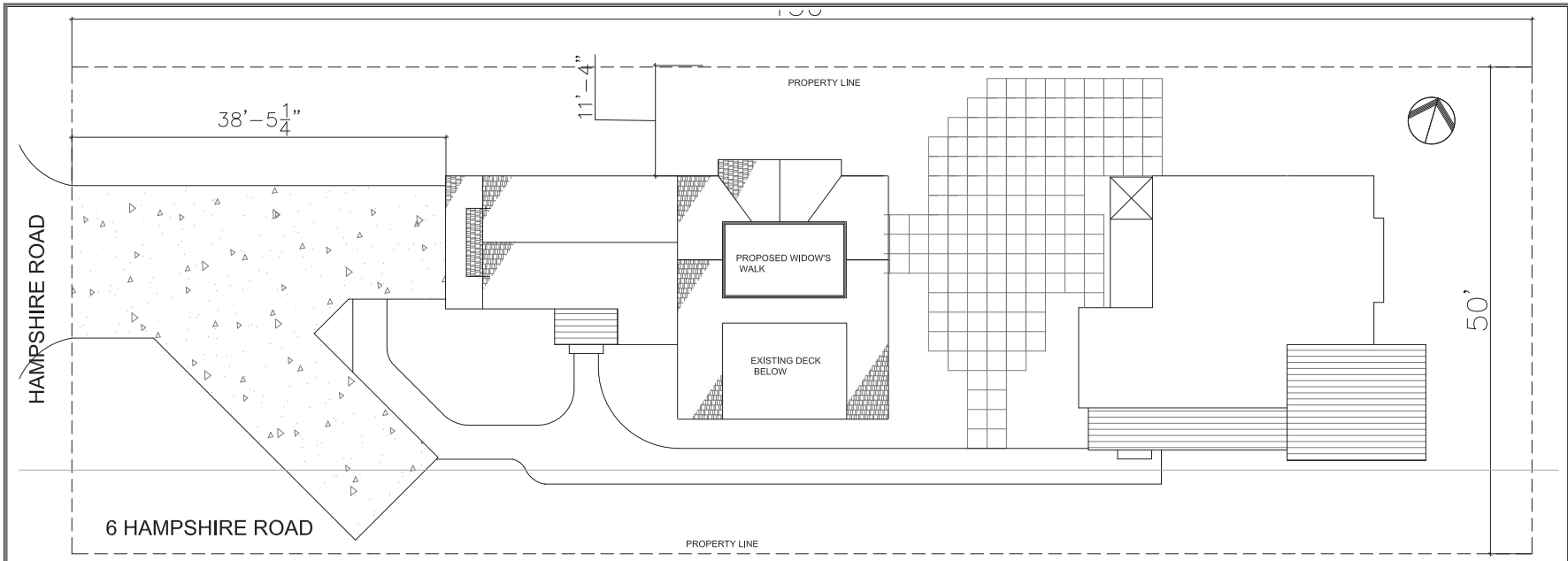


2 SITE PLAN W/PROPOSED WIDOW'S WALK
3/16" = 1'-0"



1 /PROPOSED SOUTH ELEVATION W/WIDOW'S WALK
3/16" = 1'-0"

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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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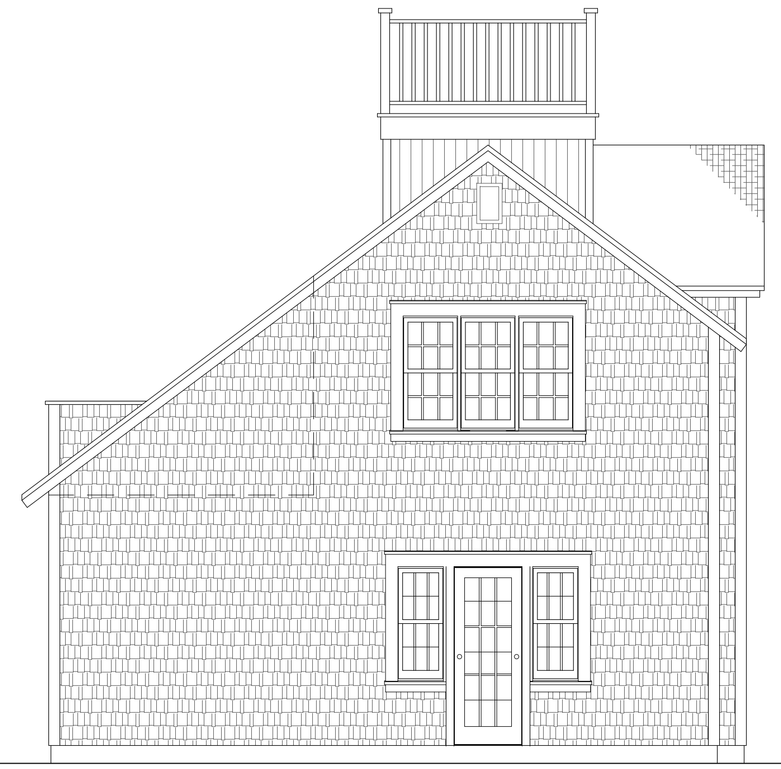
PRELIMINARY-NOT FOR CONSTRUCTION

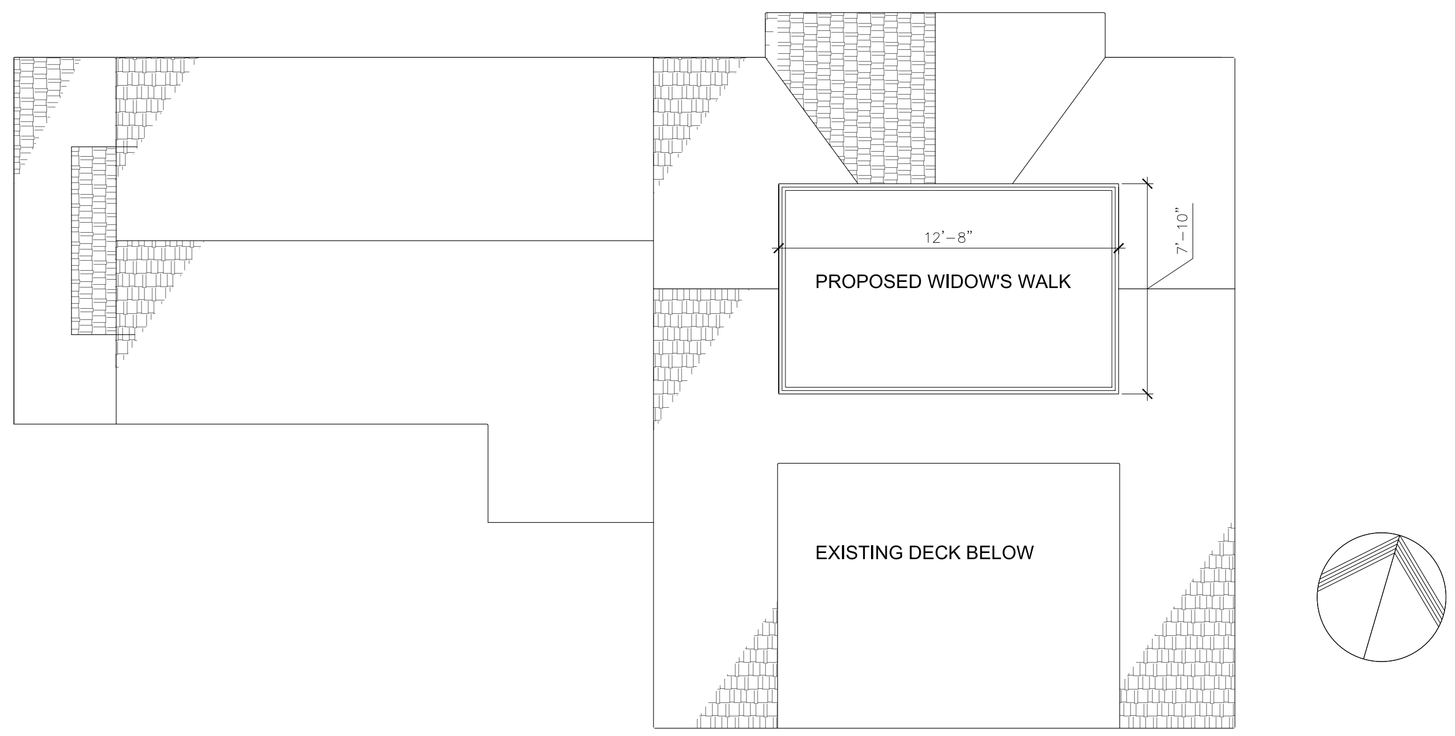
Date: 11/20/24



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

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Date: 11/20/24

PRELIMINARY-NOT FOR CONSTRUCTION

Date: 11/20/24

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# MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

11/20/24
MATARAZZO

PROPOSED NORTH & SOUTH ELEV

A.105

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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** | | | | | | | | |

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

MIDTOWN STATION NEW YORK NY
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DEC 03 2024
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Postage and Fees
$

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Street and Apt.
City, State, ZIP+4®

VIGODA ROBERTA TR
C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

MIDTOWN STATION NEW YORK NY
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9589 0710 5270 2355 1636 42

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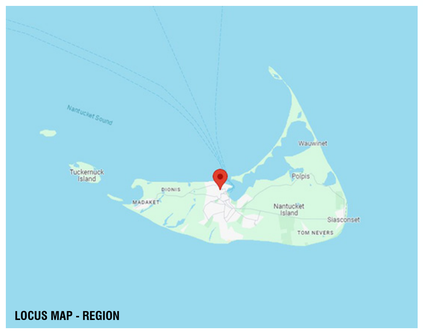
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# WLF GARAGE

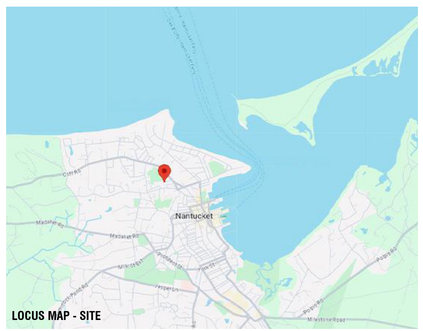
## HDC SUBMISSION
**7 FOLGER LANE**
**NANTUCKET, MA 02554**
**12/02/2024**

### PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





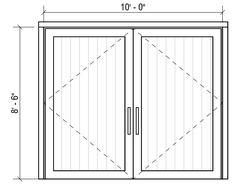
LOCUS MAP - REGION



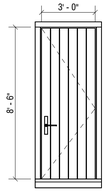
LOCUS MAP - SITE


LOCUS MAP - SITE

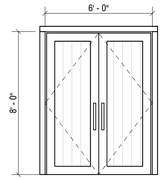
### DOOR LEGEND




01
TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

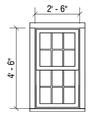



02
TYPE: SINGLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD




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**

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|---|---|---|
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SIGN & SEAL

**ISSUES**

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| 01 | 12/02/2024 | HDC SUBMISSION |

**DRAWING INFO**

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|---|---|
| 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

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### STRUCTURAL ENGINEER
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### MEP ENGINEER
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| SCALE: | 1/2" = 1'-0" |
| 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

### OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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### STRUCTURAL ENGINEER
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### MEP ENGINEER
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### REVISIONS

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### ISSUES

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| 01 | 12/02/2024 | HDC SUBMISSION |

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| SCALE: | 1/2" = 1'-0" |
| 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
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
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STRUCTURAL ENGINEER
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MEP ENGINEER
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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

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EXISTING SURVEY

**HDC-03**

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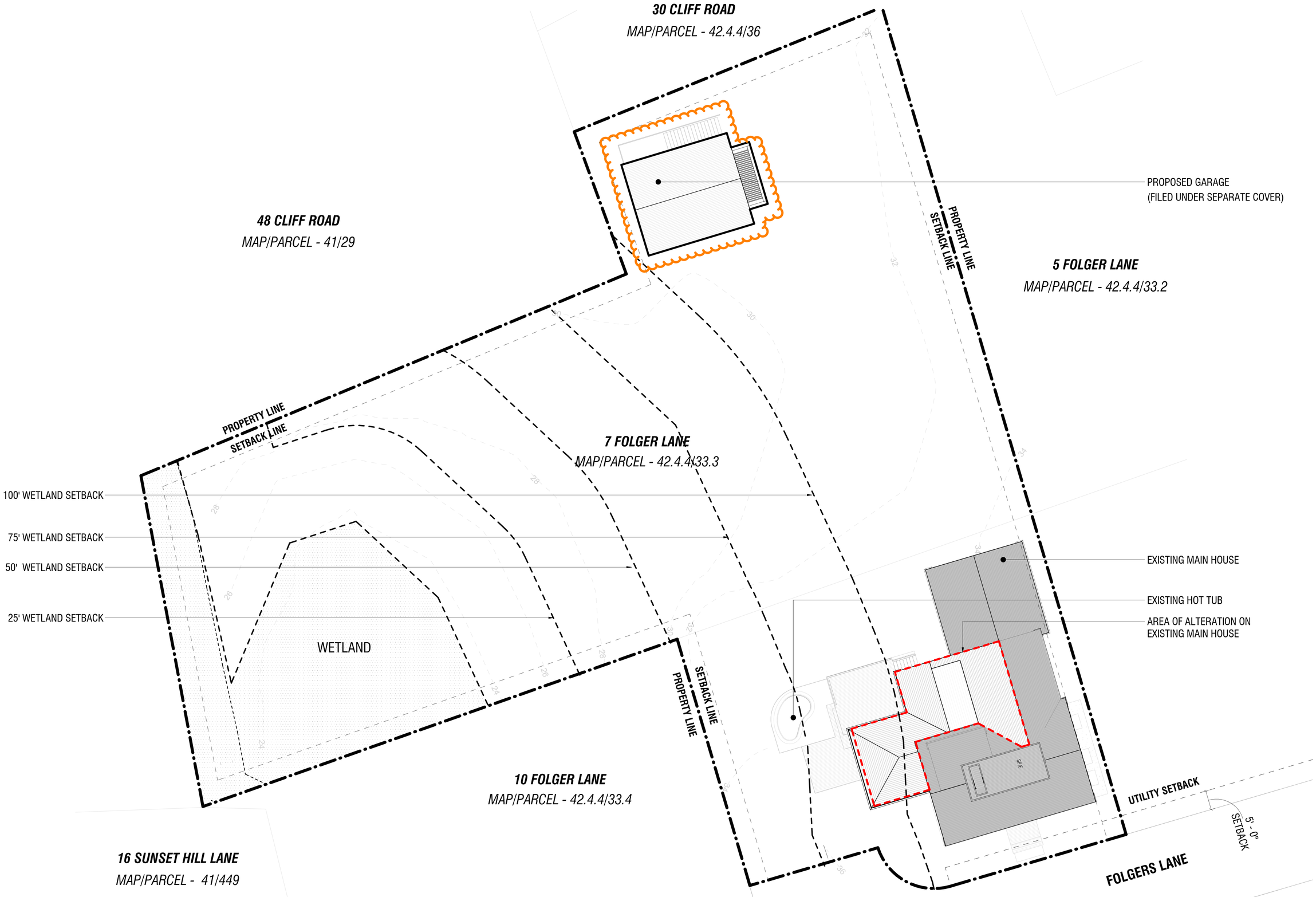


1 **SITE PLAN**
3/32" = 1'-0"

# WLF
## GARAGE

7 FOLGER LANE
NANTUCKET, MA 02554

**OWNER**
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

**ARCHITECT**
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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T: (212) 273-9712 info@workshopapd.com

**CONTRACTOR**
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2 Gold Star Drive
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**STRUCTURAL ENGINEER**
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**MEP ENGINEER**
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**SURVEYOR**
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Nantucket, MA 02554
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Nantucket, MA 02554
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**REVISIONS**

SIGN & SEAL

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| 01 | 12/02/2024 | HDC SUBMISSION |

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| DATE: | 12/02/2024 |
| SCALE: | 3/32" = 1'-0" |
| PROJ. NO. | 323029 |

SITE PLAN

**HDC-04**

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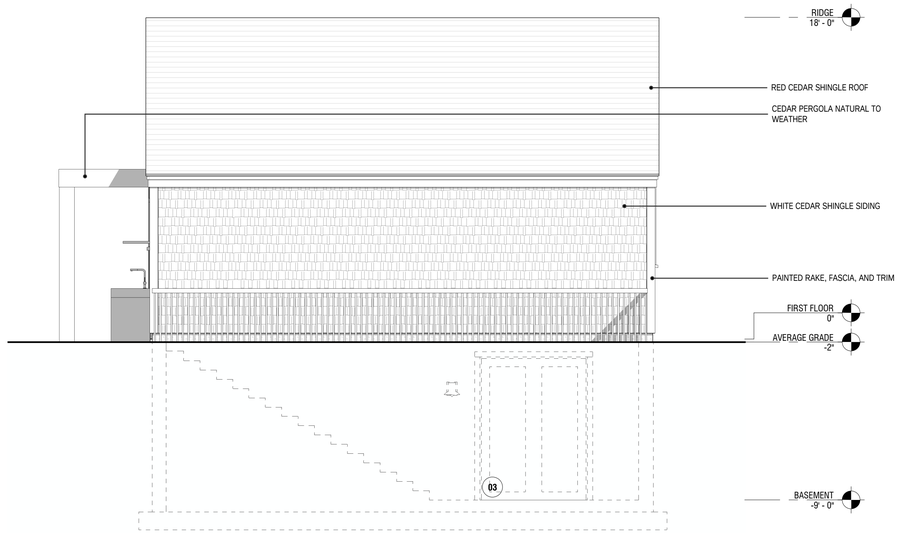
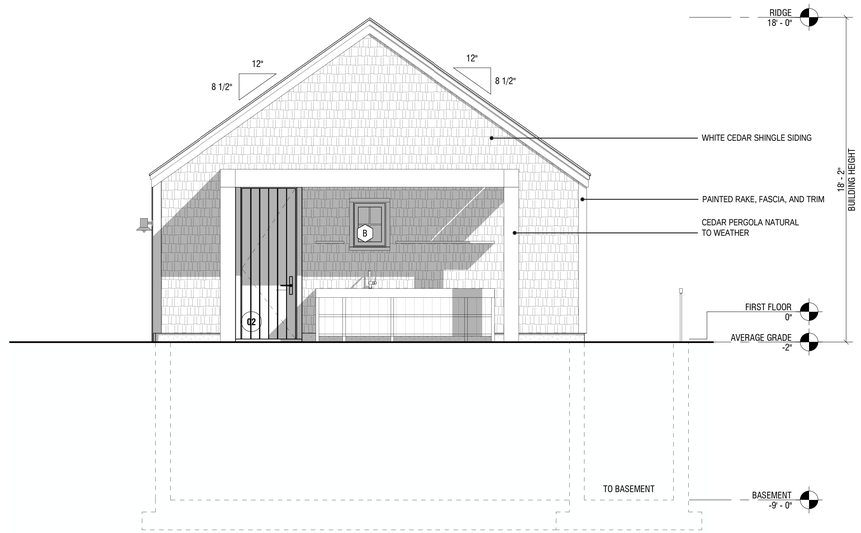


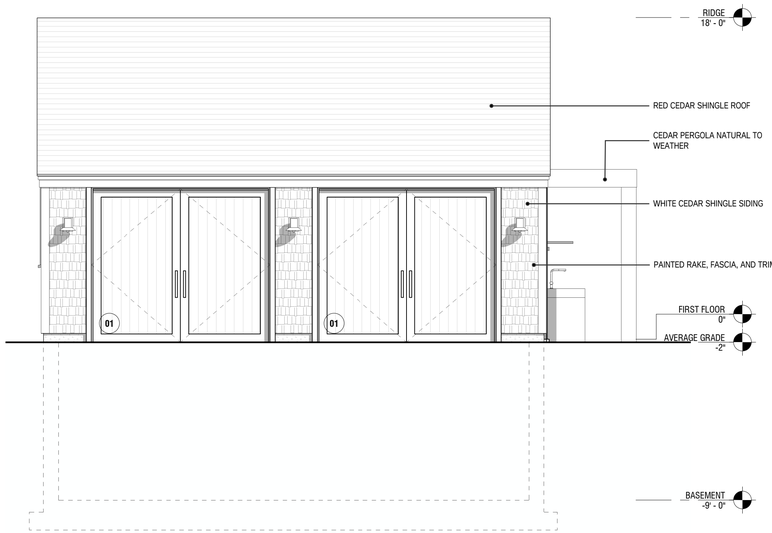

## 1 NORTH ELEVATION

1/4" = 1'-0"



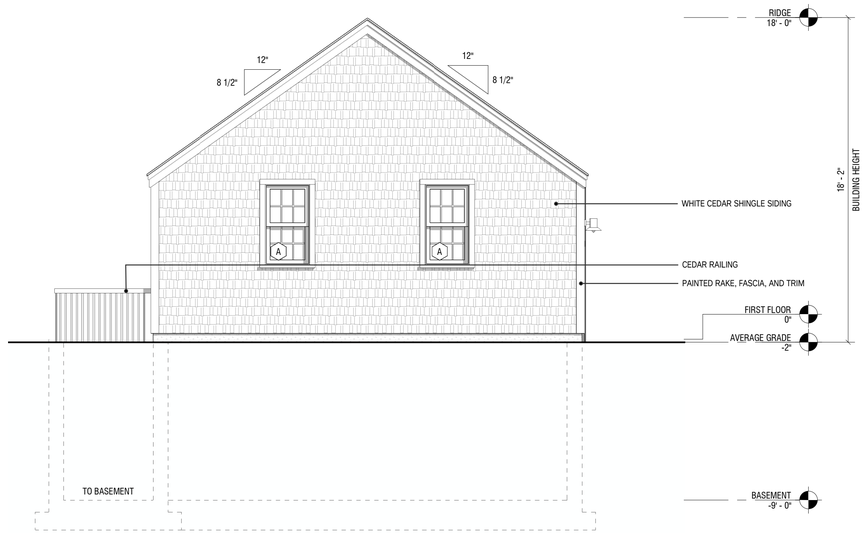

## 2 EAST ELEVATION

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

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

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### LANDSCAPE ARCHITECT

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### REVISIONS

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SIGN & SEAL

### ISSUES

| | | |
|---|---|---|
| 01 | 12/02/2024 | HDC SUBMISSION |
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### DRAWING INFO

| | |
|---|---|
| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| DATE: | 12/02/2024 |
| SCALE: | 1/4" = 1'-0" |
| PROJ. NO. | 323029 |

BUILDING ELEVATIONS

# HDC-05

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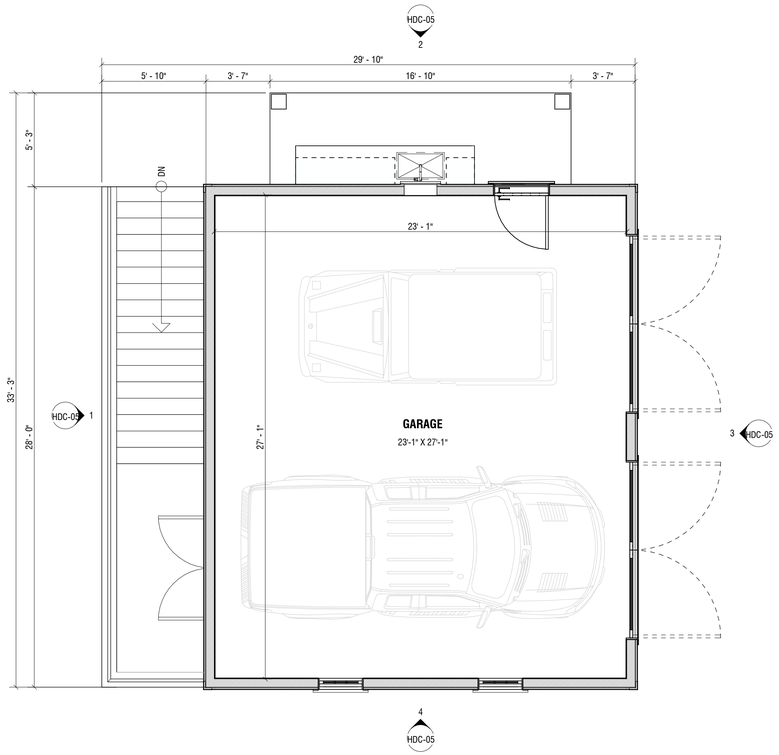
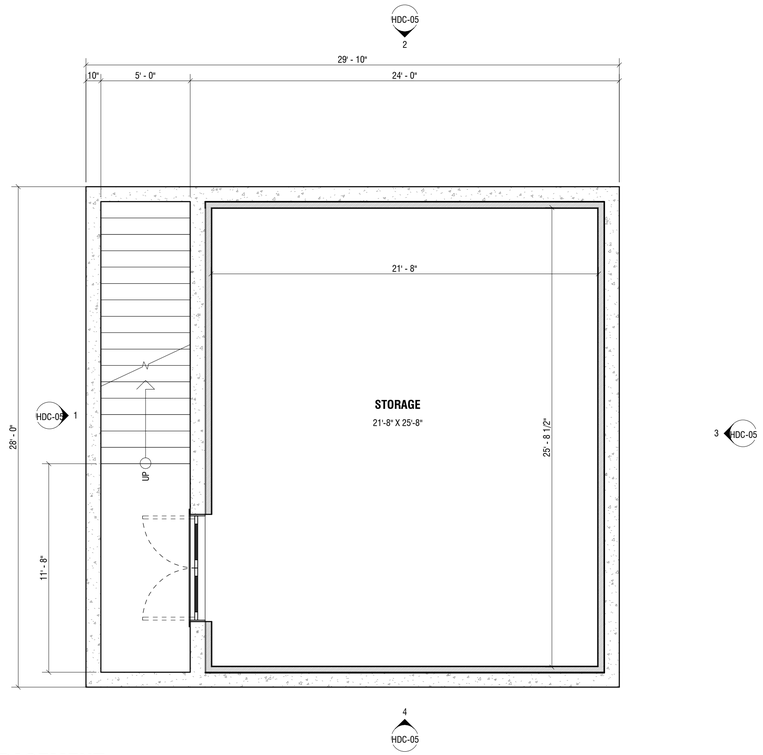


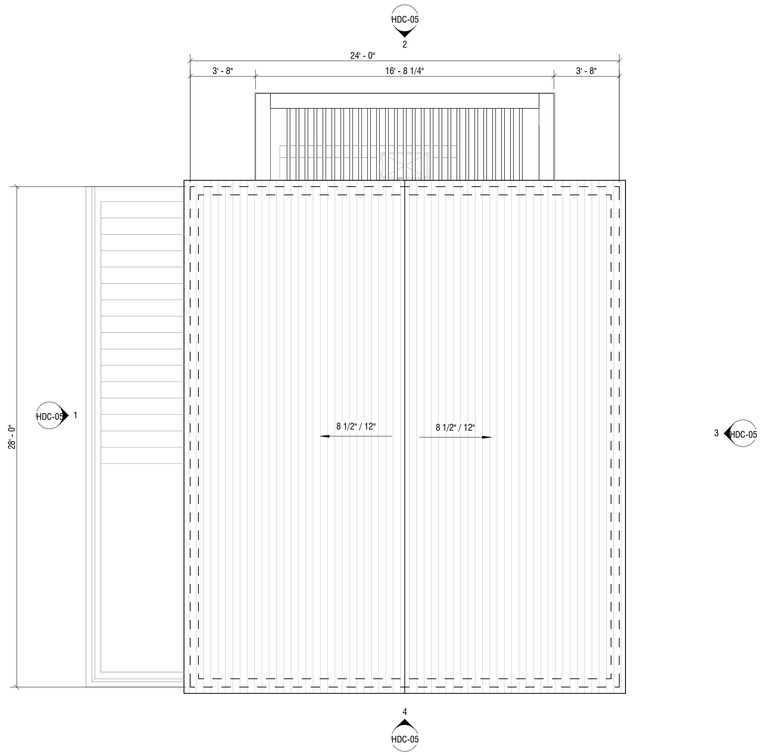

## 1 FIRST FLOOR PLAN

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

### 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

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### ISSUES

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| 01 | 12/02/2024 | HDC SUBMISSION |
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### DRAWING INFO

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| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| DATE: | 12/02/2024 |
| SCALE: | 1/4" = 1'-0" |
| PROJ. NO. | 323029 |

### 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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C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

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WASHINGTON, DC 20016

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# WLF RENOVATION / ADDITION TO EXISTING HOUSE

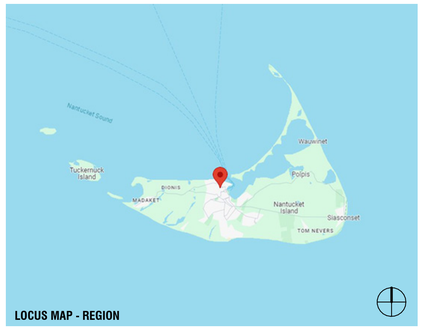
## HDC REVISION TO PREVIOUS COA #2024-05-10479

**7 FOLGER LANE**
**NANTUCKET, MA 02554**
**12/02/2024**

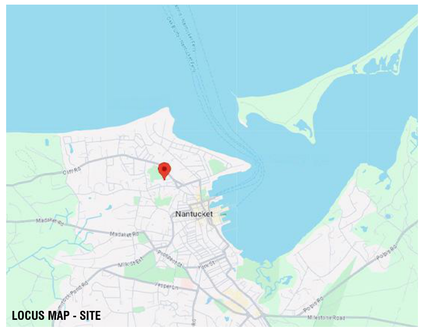
### PERSPECTIVE VIEW

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
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: | 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

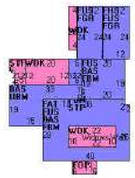
| Building Attributes | |
|---|---|
| Field | Description |
| Style: | Colonial |
| Model | Residential |
| Grade: | Luxurious |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | Clapboard |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood Shingle |
| Interior 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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74 Club Road, Riverside, CT 06878

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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 | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| DATE: | 12/02/2024 |
| SCALE: | |
| PROJ. NO. | 323029 |

HISTORICAL INFORMATION

**HDC-01**

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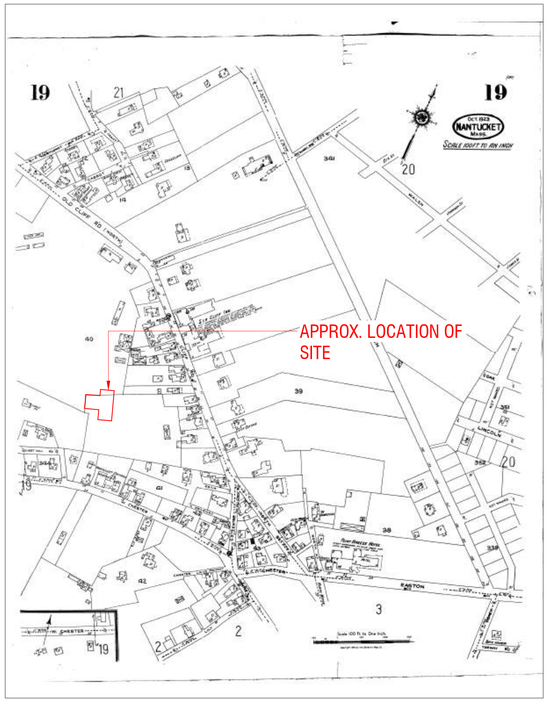
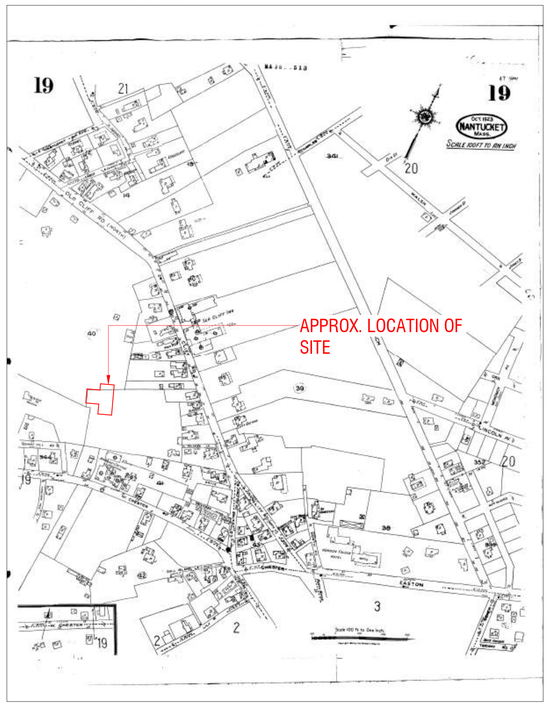
## SANBORN MAPS

### 1923 NHA SANBORN MAP




### 1949 NHA SANBORN MAP




## HISTORICAL AERIAL PHOTOS

### 1940




### 1975



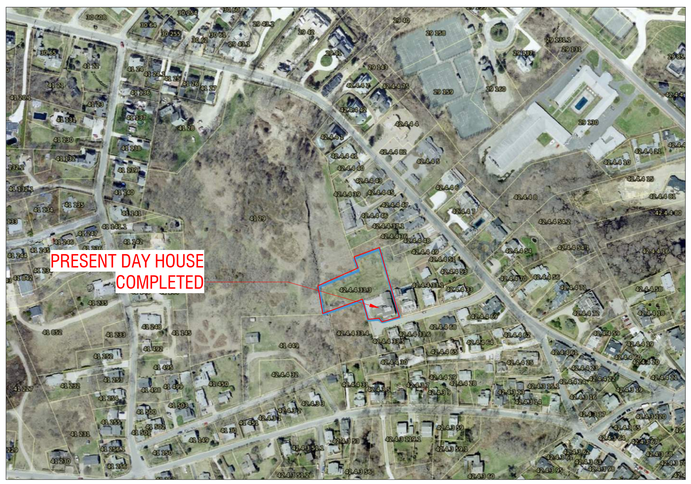

### 1993



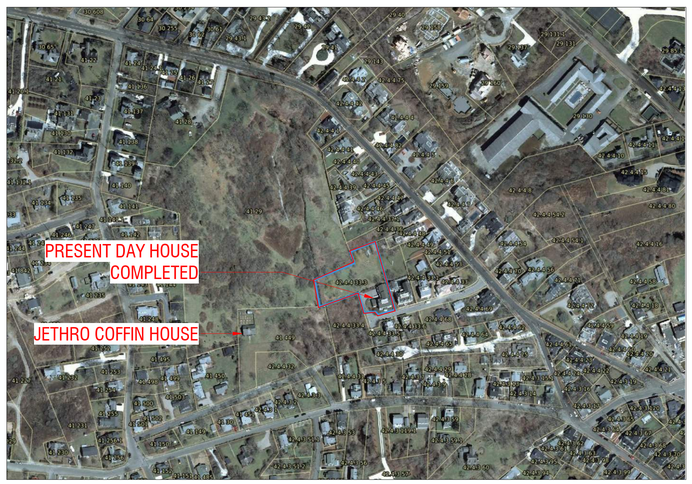

### 1998




### 2003




### 2007




# WLF
## MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

**OWNER**
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

**ARCHITECT**
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**STRUCTURAL ENGINEER**
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**MEP ENGINEER**
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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 | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| 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

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### CONTRACTOR

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2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

### STRUCTURAL ENGINEER

--
--

### MEP ENGINEER

--
--

### SURVEYOR

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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

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### REVISIONS

| | | |
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SIGN & SEAL

### ISSUES

| | | |
|---|---|---|
| 1 | 05/06/2024 | HDC SUBMISSION |
| 2 | 12/02/2024 | HDC REVISION TO PREV CERT |
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### 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
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

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### STRUCTURAL ENGINEER

--
--

### MEP ENGINEER

--
--

### SURVEYOR

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Nantucket, MA 02554
T: (508) 333-5138

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### REVISIONS

| | | |
|---|---|---|
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SIGN & SEAL

### ISSUES

| | | |
|---|---|---|
| 1 | 05/06/2024 | HDC SUBMISSION |
| 2 | 12/02/2024 | HDC REVISION TO PREV CERT |
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### 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-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

### 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

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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

| | | |
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SIGN & SEAL

### ISSUES

| | | |
|---|---|---|
| 1 | 05/06/2024 | HDC SUBMISSION |
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### DRAWING INFO

CONSTRUCTION DOCUMENTS

| | |
|---|---|
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| 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

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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 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

**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
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Nantucket, MA 02554
T: (508) 228-9026

**LANDSCAPE 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 | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| DATE: | 12/02/2024 |
| SCALE: | 3/32" = 1'-0" |
| 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

7 FOLGER LANE
NANTUCKET, MA 02554

### OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

### ARCHITECT

WORKSHOP/APD

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### CONTRACTOR

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### STRUCTURAL ENGINEER

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--

### MEP ENGINEER

--
--

### SURVEYOR

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### LANDSCAPE ARCHITECT

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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 |

EXIST. WINDOW - ELEVS.

# HDC-08

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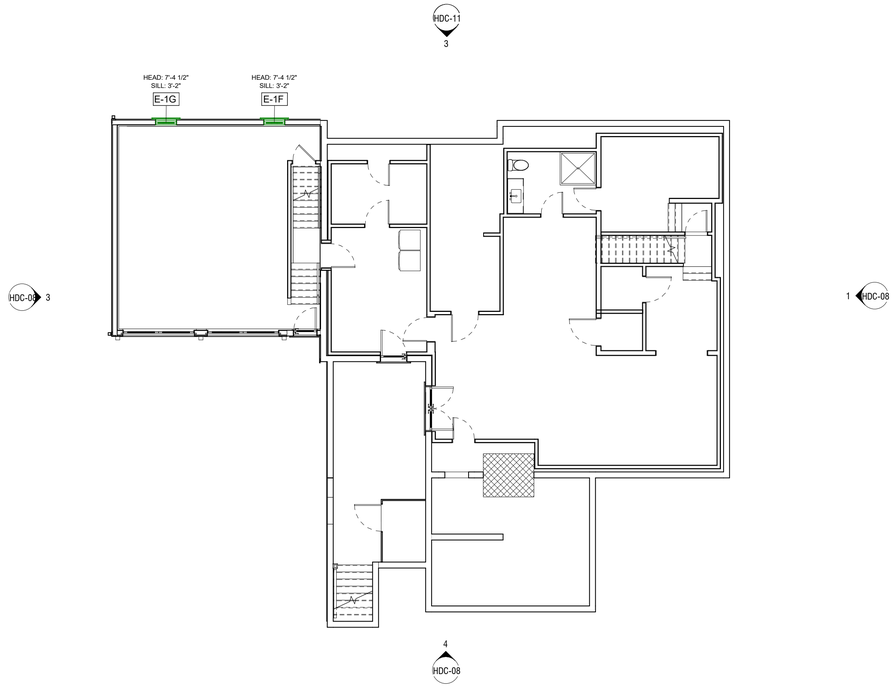
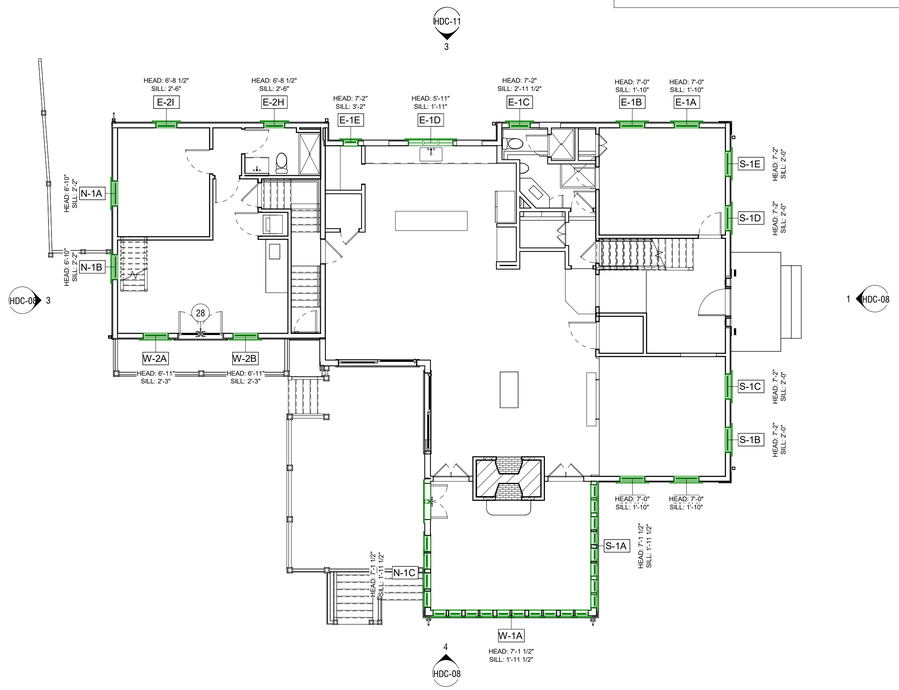
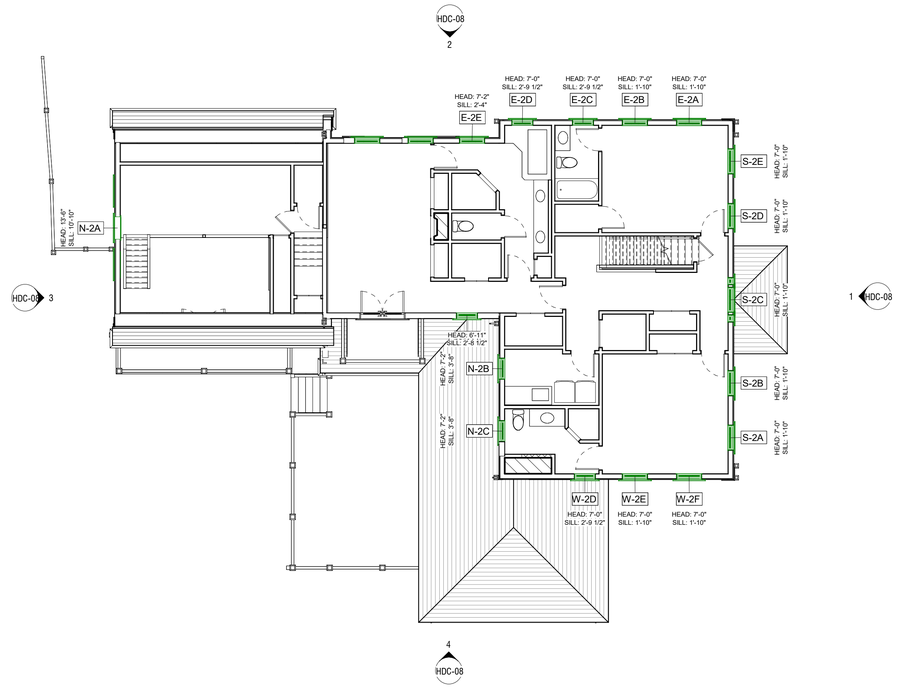
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



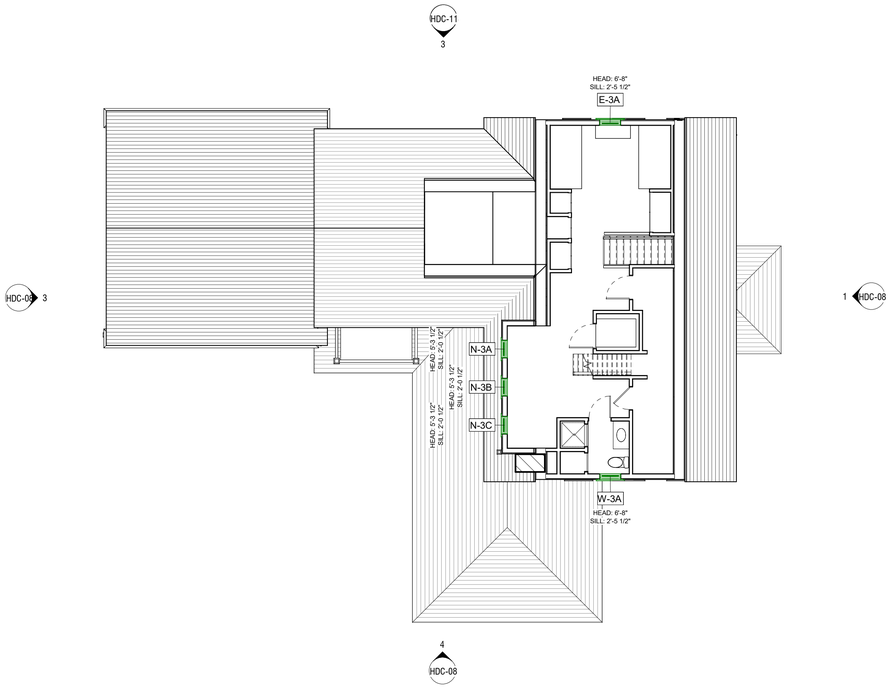

## 1 EXISTING - BASEMENT PLAN
1/8" = 1'-0"




## 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

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**REVISIONS**

| | | |
|---|---|---|
| | | |
| | | |
| | | |
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SIGN & SEAL

**ISSUES**

| | | |
|---|---|---|
| 1 | 05/06/2024 | HDC SUBMISSION |
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**DRAWING INFO**

| | |
|---|---|
| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| DATE: | 12/02/2024 |
| SCALE: | As indicated |
| PROJ. NO. | 323029 |

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

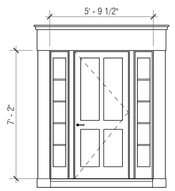

WINDOW W-2A


WINDOW W-2B

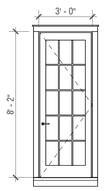

WINDOW W-2D


WINDOW W-2E

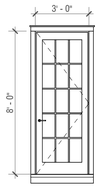
## DOOR LEGEND - PROPOSED



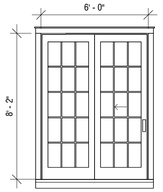

01
TYPE: ENTRY DOOR W/ SIDE LITES
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



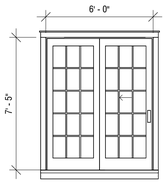

02
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD




03
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

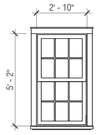



04
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

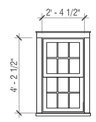



05
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

## WINDOW LEGEND - PROPOSED



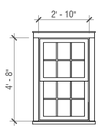

A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD




B
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



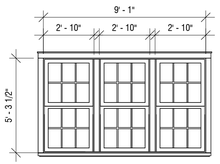

C
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



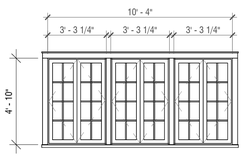

D
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



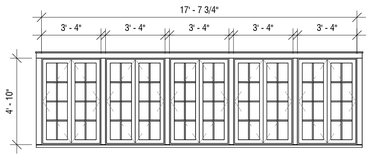

E
TYPE: 6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



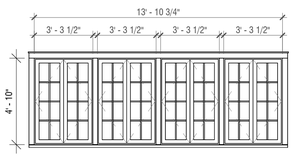

F
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



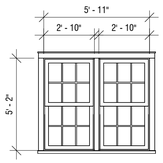

G
TYPE: 8 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: CASEMENT
MFGR: TBD




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

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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

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| 1 | 05/06/2024 | HDC SUBMISSION |
| 2 | 12/02/2024 | HDC REVISION TO PREV CERT |

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| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/PIN/ARK/MLW |
| DATE: | 12/02/2024 |
| SCALE: | As indicated |
| PROJ. NO. | 323029 |

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

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

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### ISSUES

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### BUILDING ELEVATIONS

# HDC-11

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## 1 HDC SUBMISSION 05/06/2024, ELEVATION - NORTH

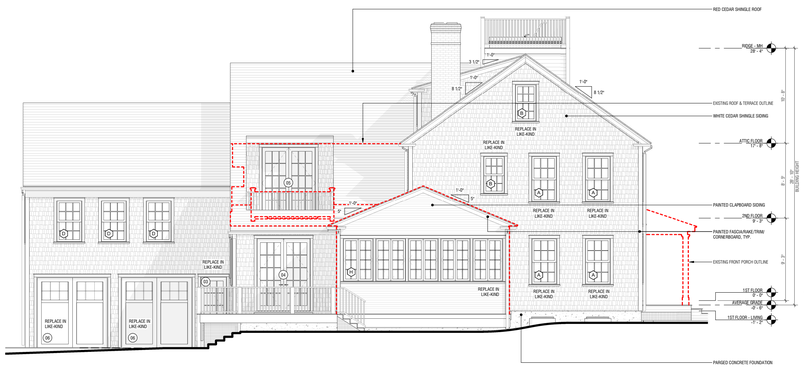
1/8" = 1'-0"

1. MAINTAIN EXISTING ROOF AT SUNROOM
2. ADDED 2 DOUBLE HUNG WINDOWS
3. EXISTING WINDOW AT LAUNDRY ROOM TO REMAIN




## 2 PROPOSED ELEVATION - NORTH

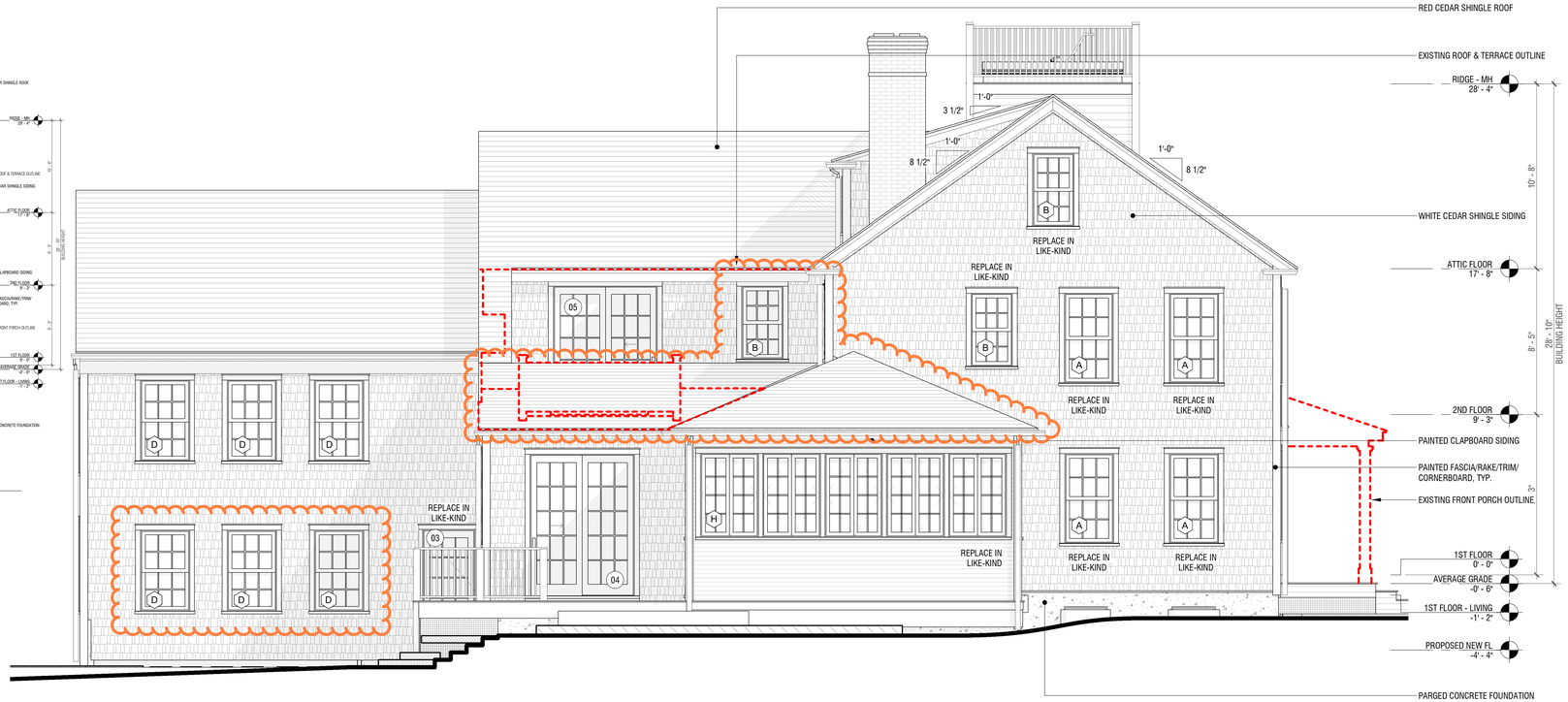
1/4" = 1'-0"




## 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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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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### BUILDING ELEVATIONS

# HDC-12

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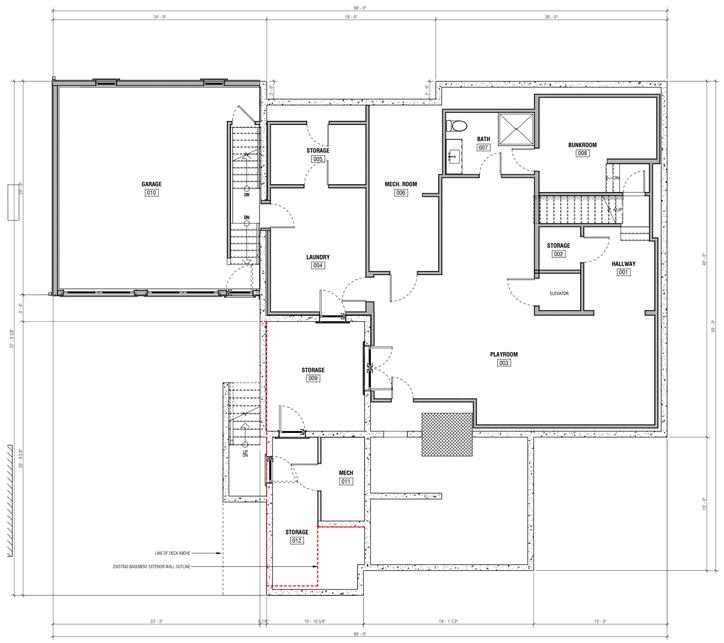
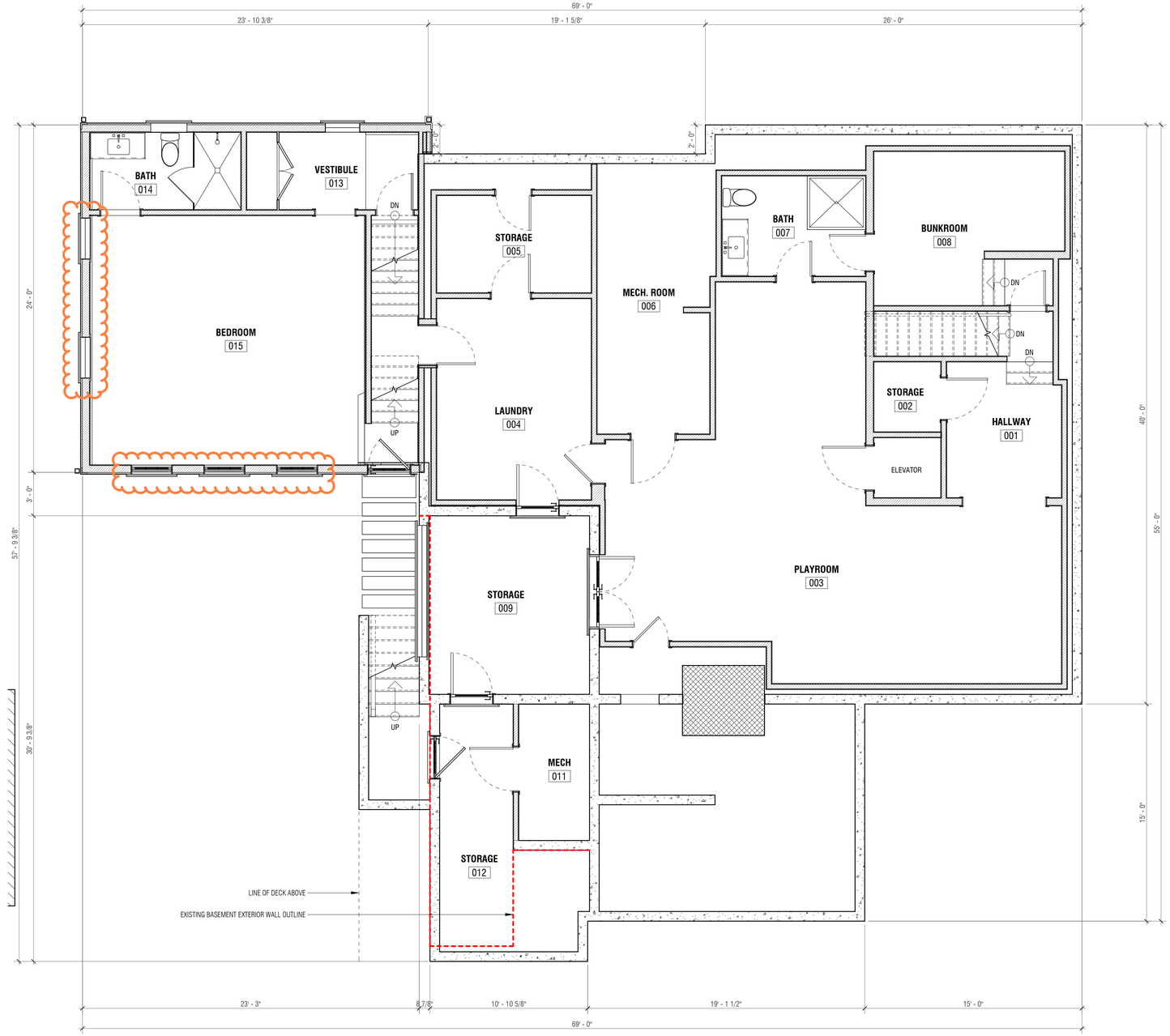



## 1 HDC SUBMISSION 05/06/2024, PLAN - BASEMENT

1/8" = 1'-0"




## 2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

# WLF

## MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

### OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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BASEMENT FLOOR PLAN

# HDC-13

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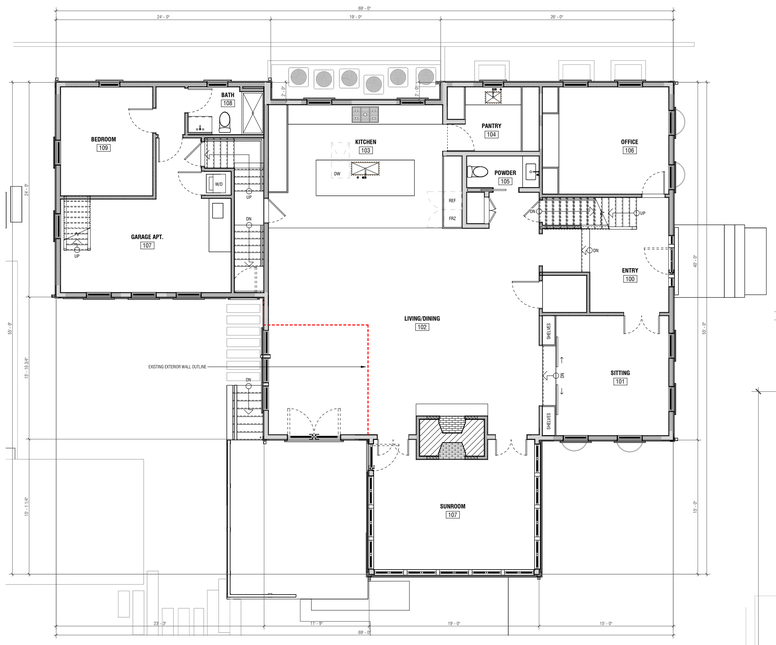
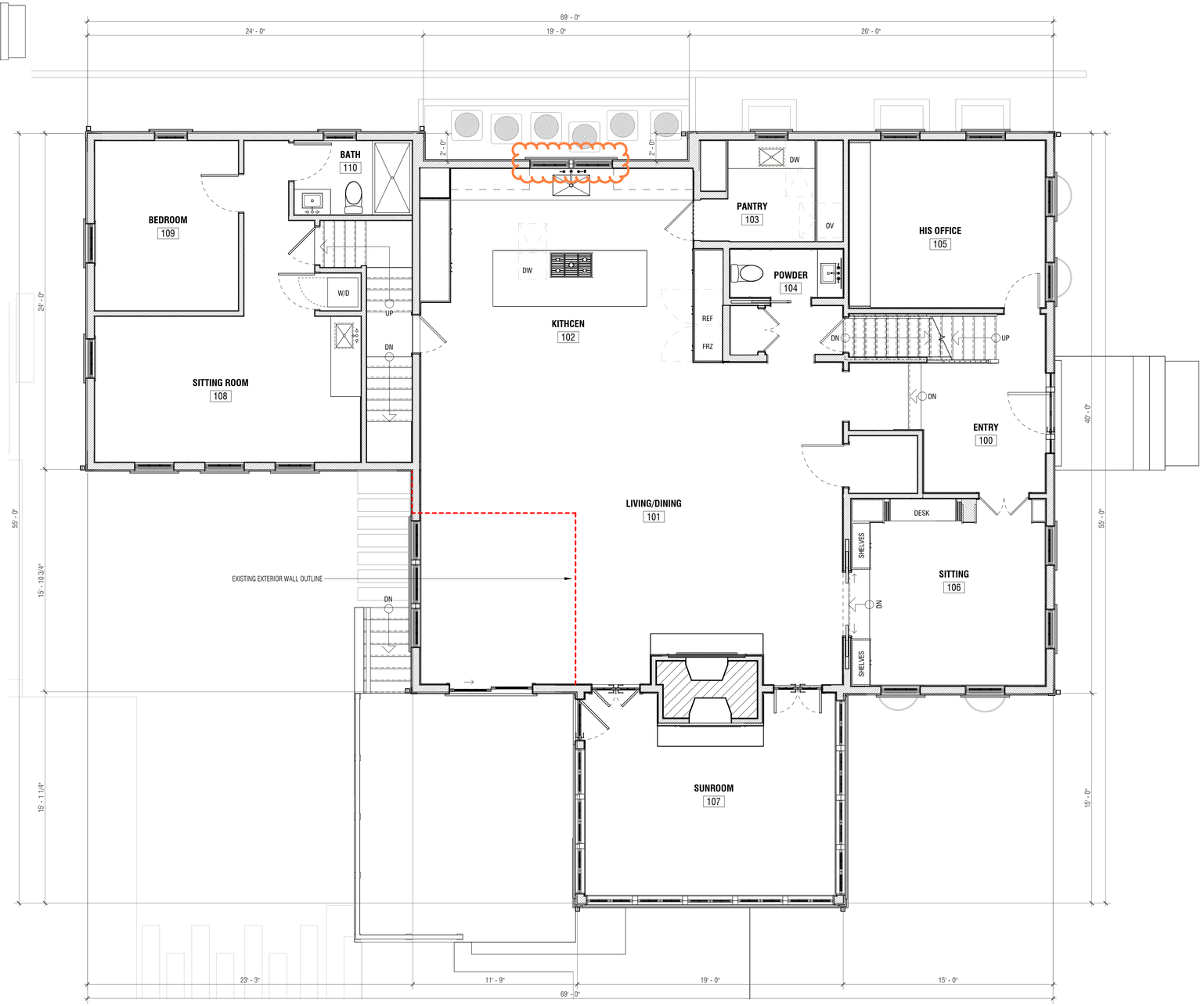



1 **HDC SUBMISSION 05/06/2024, PLAN - FIRST FLOOR**

1/8" = 1'-0"




2 **FIRST FLOOR PLAN**

1/4" = 1'-0"

# WLF

## MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

### OWNER

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74 Club Road, Riverside, CT 06878

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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FIRST FLOOR PLAN

**HDC-14**

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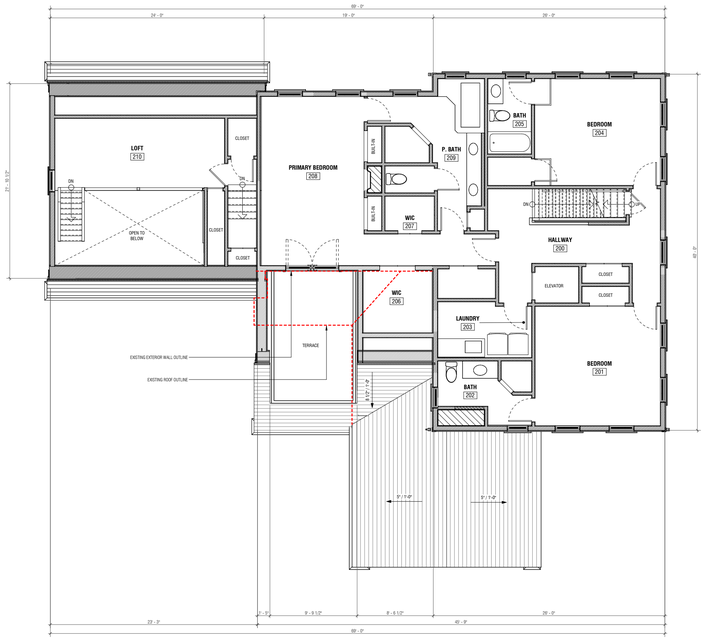
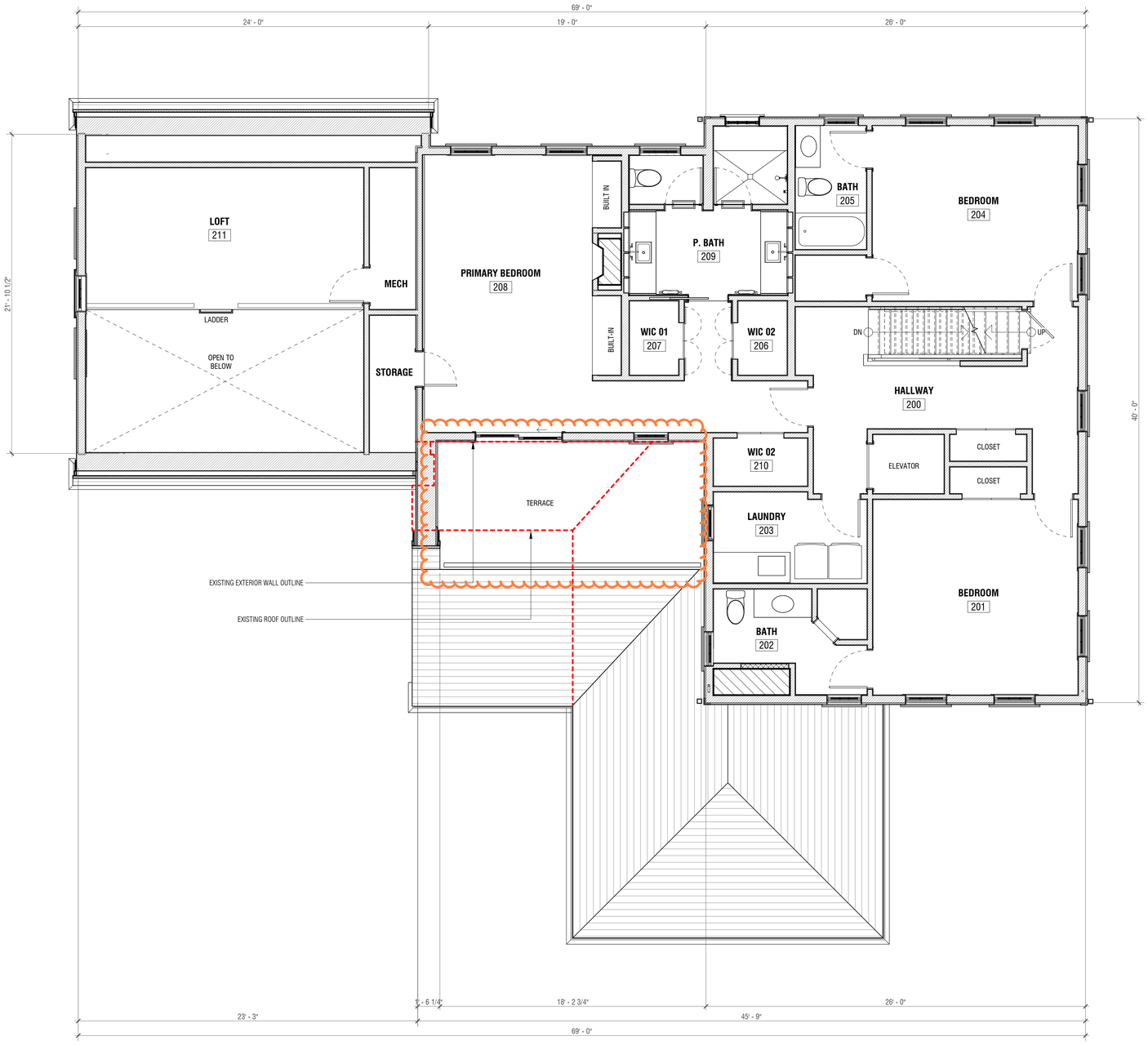



1 **HDC SUBMISSION 05/06/2024, PLAN - SECOND FLOOR**

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
74 Club Road, Riverside, CT 06878

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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SECOND FLOOR PLAN

# HDC-15

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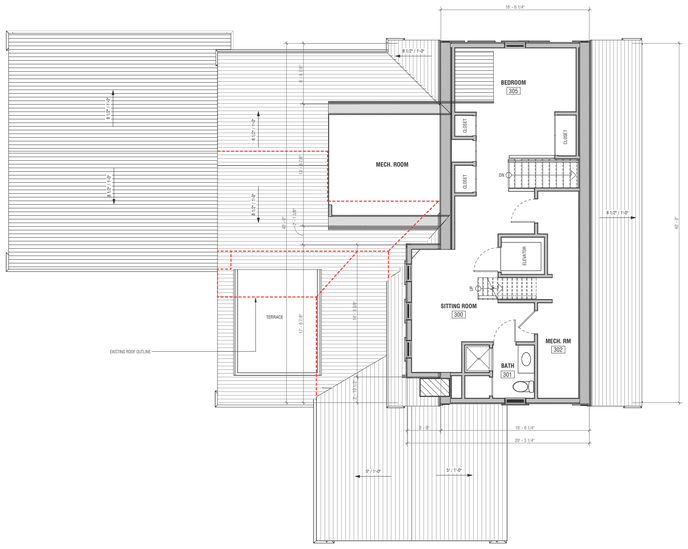
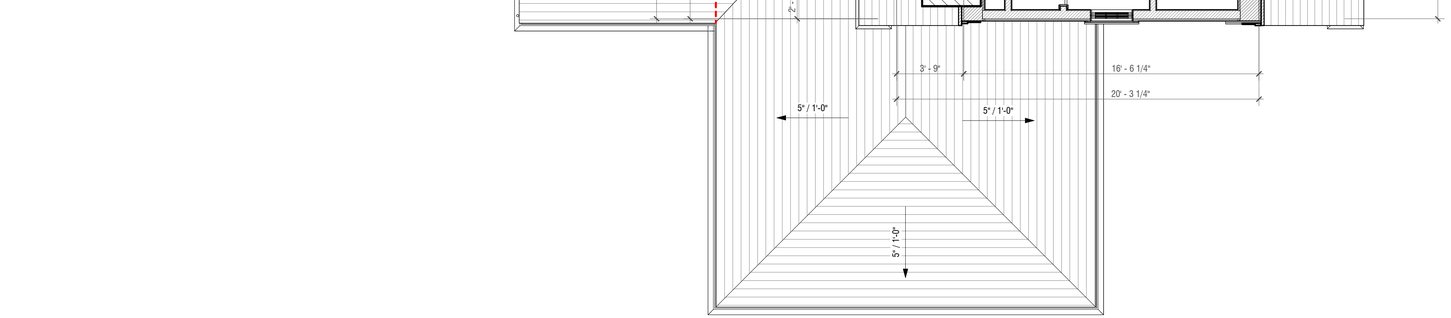



## 1 HDC SUBMISSION 05/06/2024, PLAN - ATTIC FLOOR

1/8" = 1'-0"




## 2 ATTIC FLOOR PLAN

1/4" = 1'-0"

# WLF

## MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

### OWNER

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74 Club Road, Riverside, CT 06878

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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ATTIC FLOOR PLAN

# HDC-16

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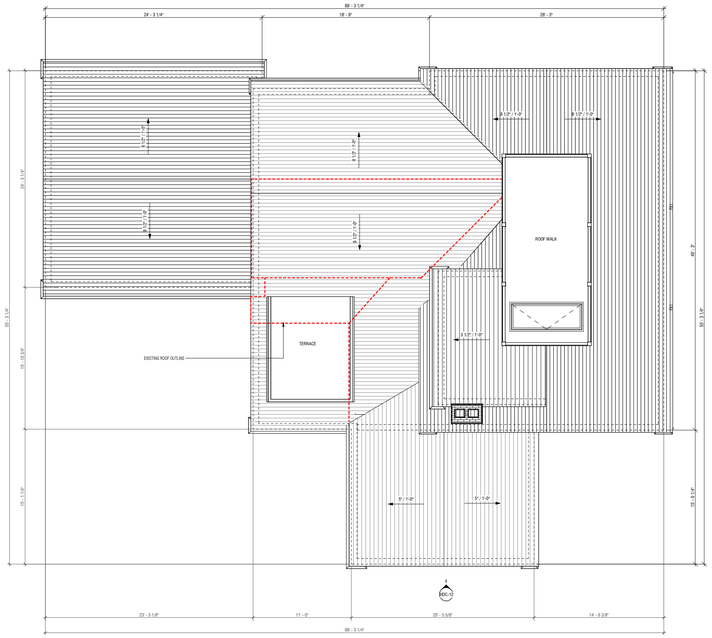
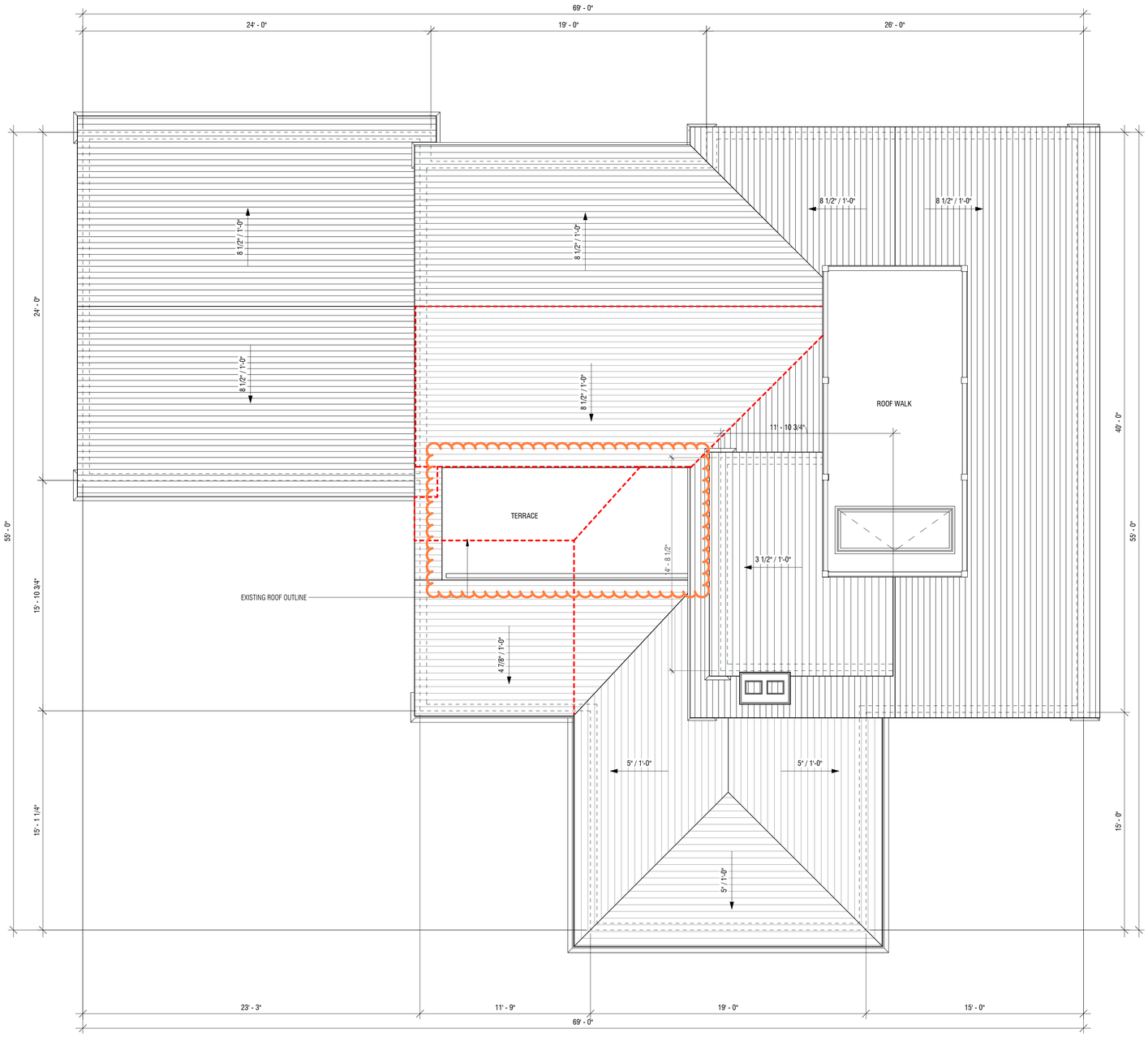



## 1 HDC SUBMISSION 05/06/2024, PLAN - ROOF PLAN

1/8" = 1'-0"




## 2 ROOF PLAN

1/4" = 1'-0"

# WLF

## MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

### OWNER

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74 Club Road, Riverside, CT 06878

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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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

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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)<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested.<br>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:<br>a. pictures/drawing of proposed must be included.<br>b. material types and finishes shall be included in the formal application.<br>c. height and length. |
| | **Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.**<br><br>**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. |
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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 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
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CIVIL ENGINEER & SURVEY COMPANY
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49 Herring Pond Road, Bourne, MA, 02532
(508) 833-0070

ARCHITECT
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INTERIOR DESIGNER
Mark Cunningham Inc
15 W 37th St, New York, NY, 10018
(212) 752-8484

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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

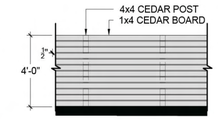
SHEET NO.

HDC - 02

© James Doyle Design Associates, LLC

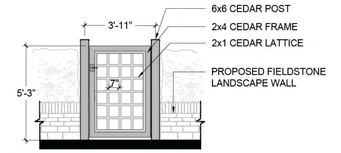



## FENCING AND GATES



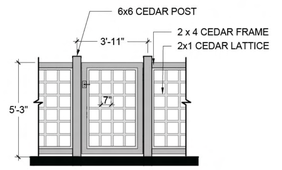

1 UTILITY SCREENING FENCE
SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD NATURAL TO WEATHER



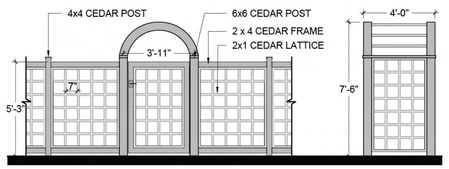

2 WALL GATE
SCALE: 1/4" = 1'-0"

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

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21 SANKATY HEAD TRUST
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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 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)<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested.<br>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:<br>a. pictures/drawing of proposed must be included.<br>b. material types and finishes shall be included in the formal application.<br>c. height and length. |
| | **Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.**<br><br>**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. |
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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 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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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

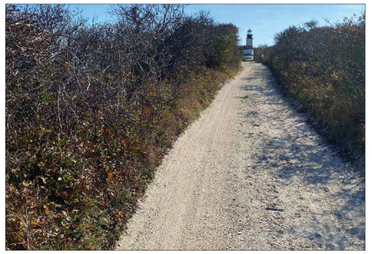
20 SANKATY HEAD ROAD




25 SANKATY HEAD ROAD




SANKATY HEAD ROAD - ADJACENT TO 23

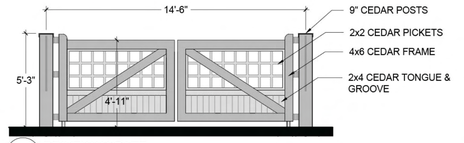





LEGEND

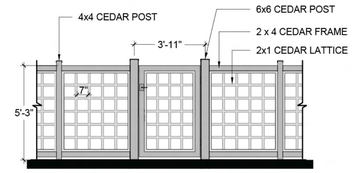
| | |
|---|---|
| | PROPERTY LINE |
| | SETBACK |
| 73 | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
| 85.80 | SPOT ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |

## 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

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REVISIONS

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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 - 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 _____

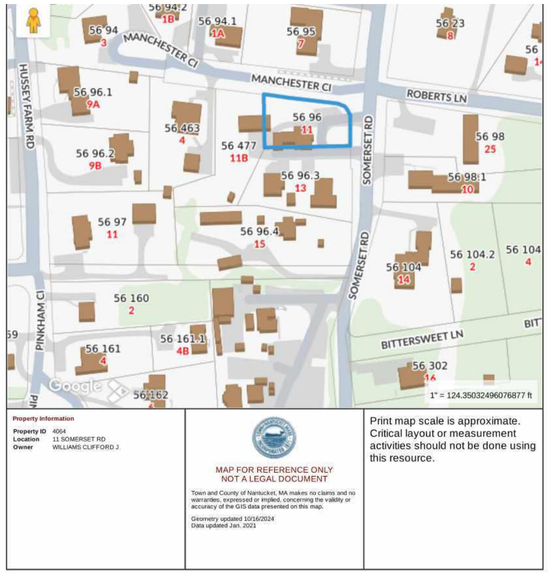
**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

**COLORS**



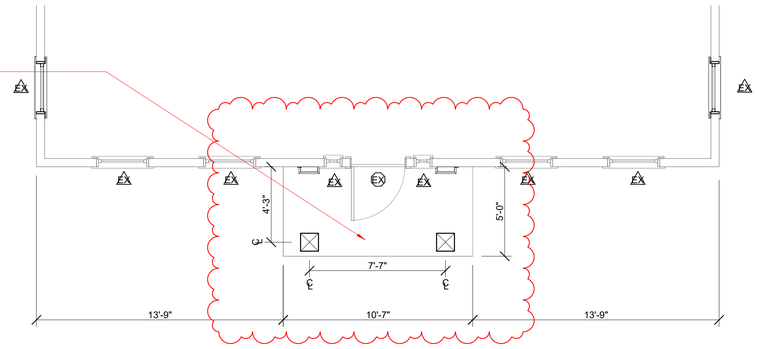

Locus Map

**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 |

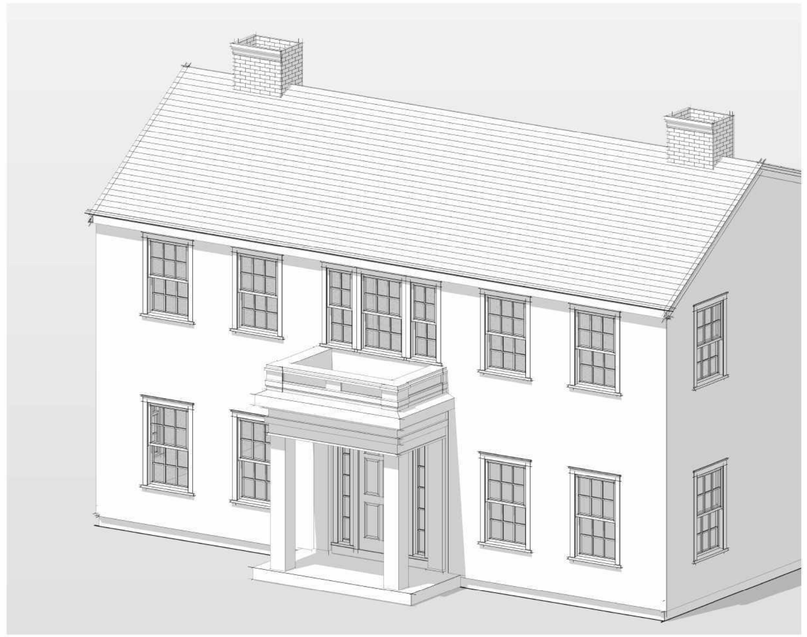
NOTES:

HDC Submission

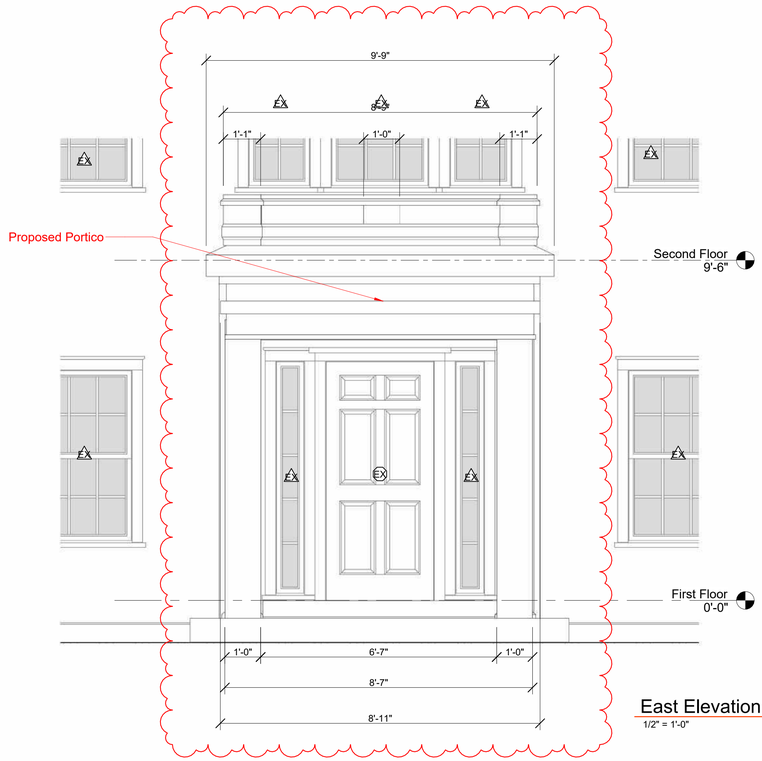
**Plan, Survey and Locas Map**

A.100

DRAWN BY: PFQ

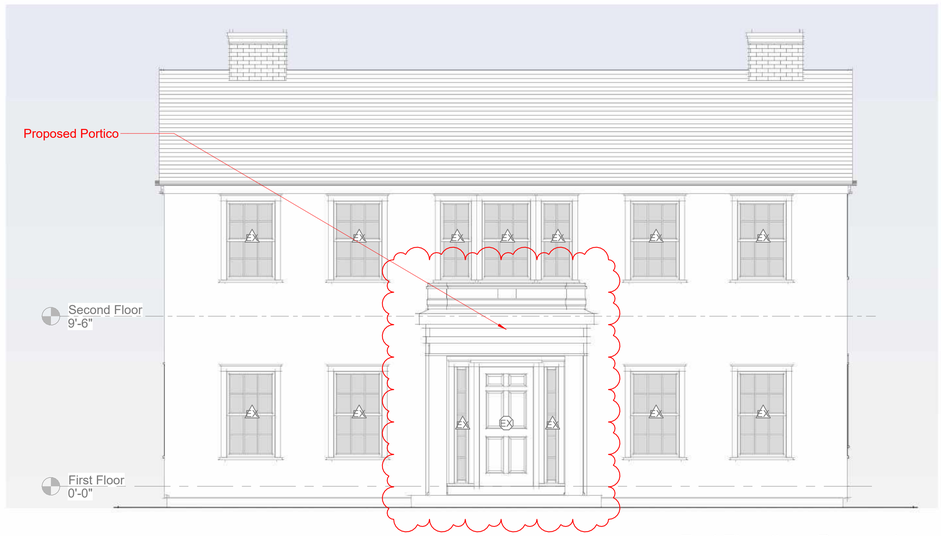


Northeast - Proposed Portico



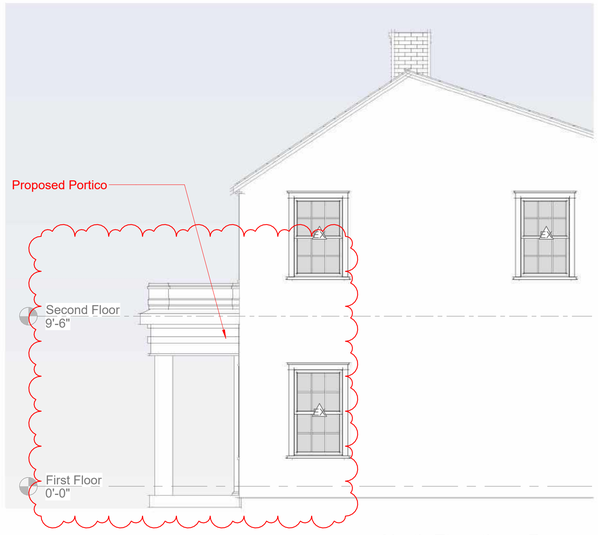

East Elevation - Proposed Portico Detail

1/2" = 1'-0"



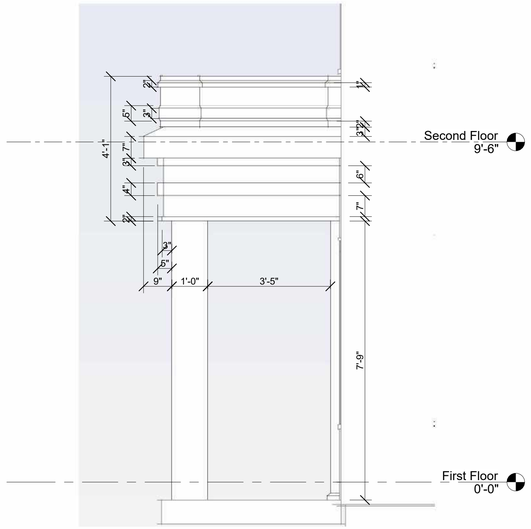

East Elevation - Proposed

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 |

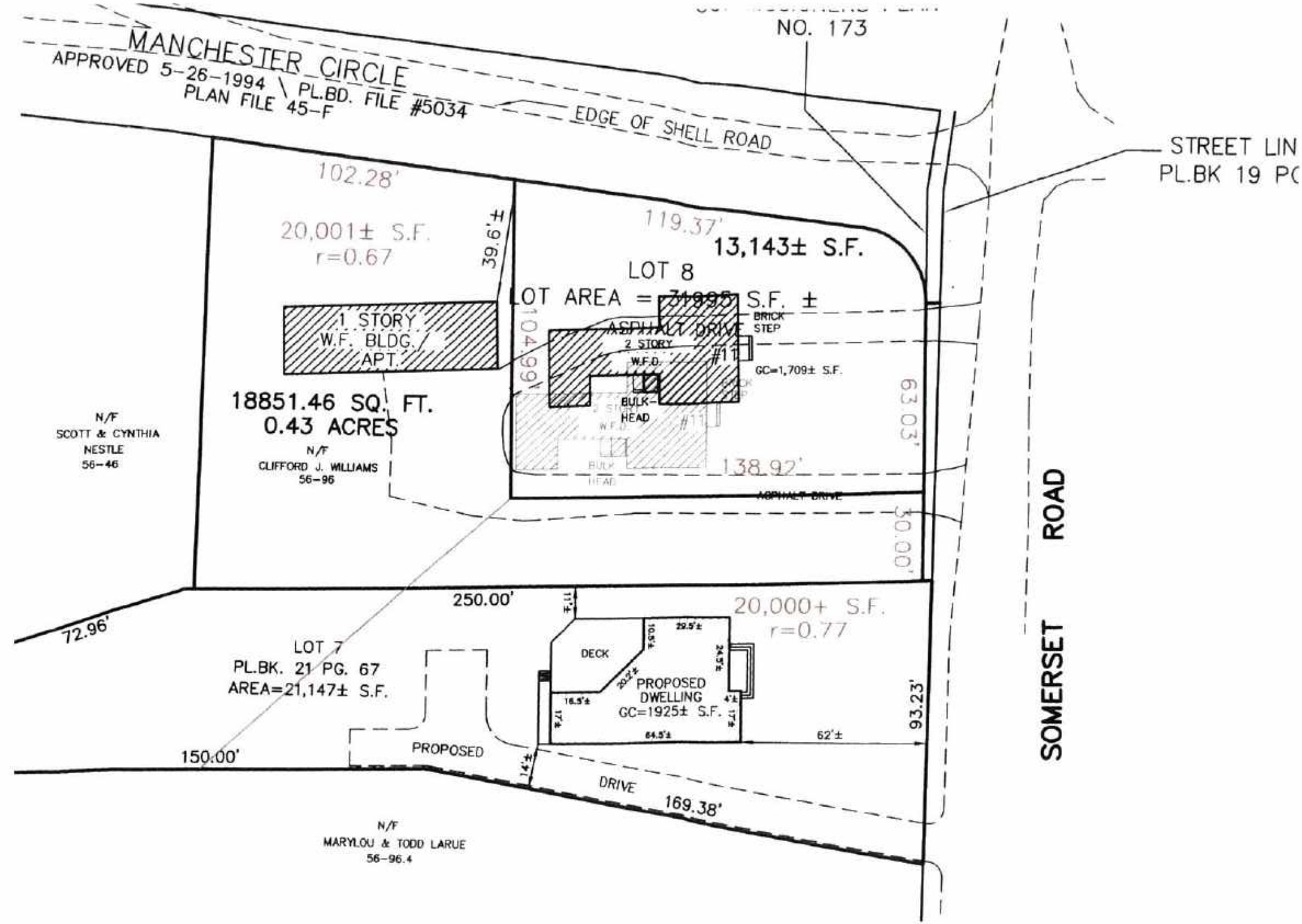
NOTES:

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.<br>**Welch**<br>- Emphasized the importance of proportions in the design, aligning with previous comments on the matter.<br>- 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<br>- 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**<br>- 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.<br>- Recommended including dimensions, particularly the height of the tallest ridge, within the application information to ensure thorough documentation.<br>- 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) |

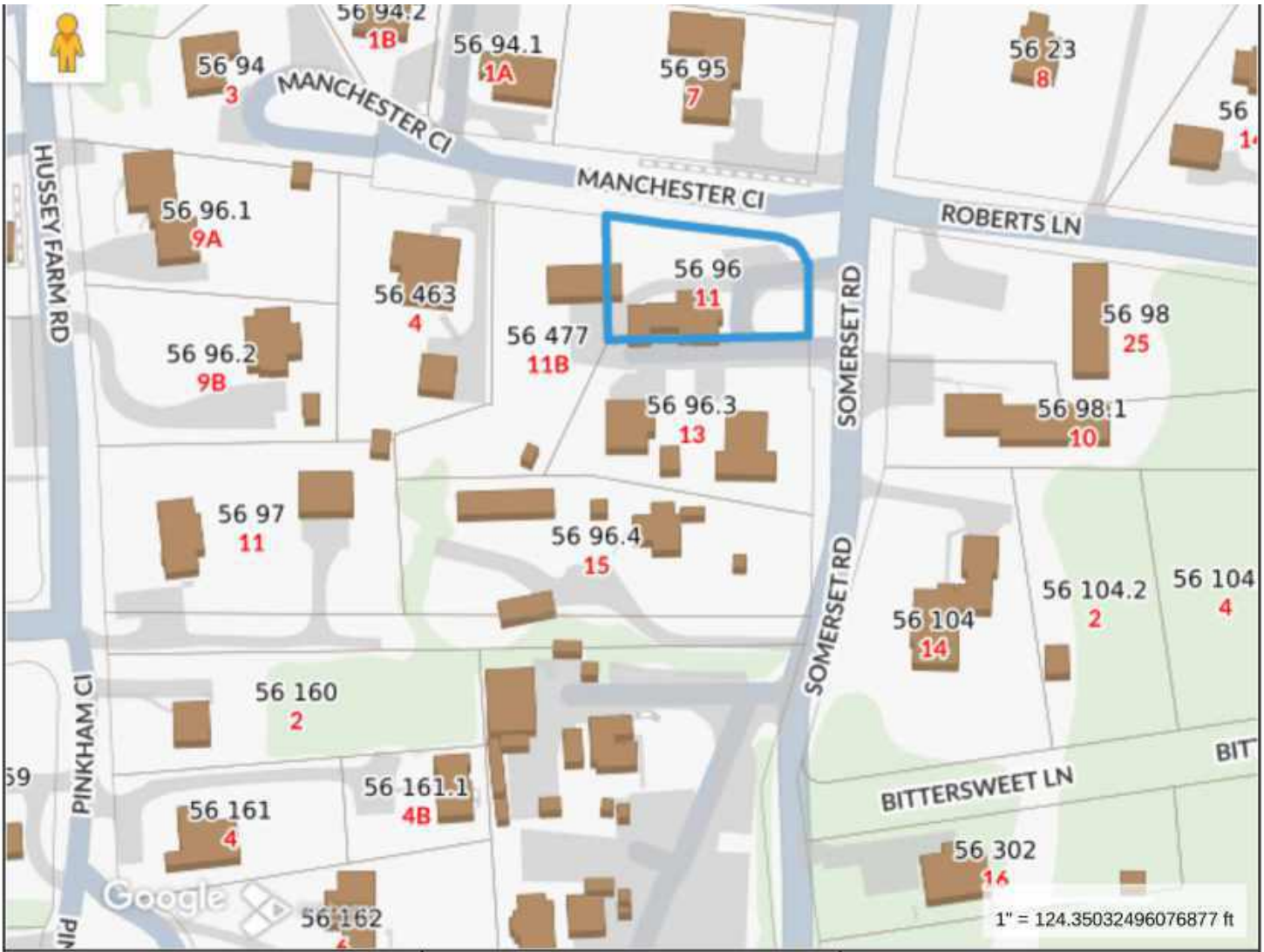
21. Clifford Williams | 11 Somerset Rd | Replace portico & add clapboard | 56/96 | Val Oliver

| | |
|---|---|
| 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.<br>- 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.<br>**Coombs**<br>- 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.<br>- 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.<br>- 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.<br>**Thornewill**<br>- Expressed acceptance of the use of cladding for the house's exterior.<br>- Suggested that if an entry portico is to be added, it should include posts to support the structure effectively and enhance its design.<br>- Recommended that the front of the portico also be clad to ensure a cohesive appearance with the rest of the house's exterior.<br>- 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.<br>**Paul**<br>- Concurred with previously expressed opinions, emphasizing the need for a drawing to accurately evaluate the proposed changes to the house.<br>- Stated no objections to the use of clapboard siding as part of the proposed modifications.<br>**Welch**<br>- Expressed agreement with Joe and Carrie, underscoring the consensus on the need for a simple drawing to visualize the proposed modifications clearly.<br>- 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.<br>- 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.<br>- 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.**<br>**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**<br>- Expressed regret over the removal of the chimney but acknowledged that its absence is unlikely to significantly impact visibility.<br>**Paul**<br>- Concurred with Abby, suggesting that the chimney's removal would be more impactful if it were located on the front of the building.<br>- 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.

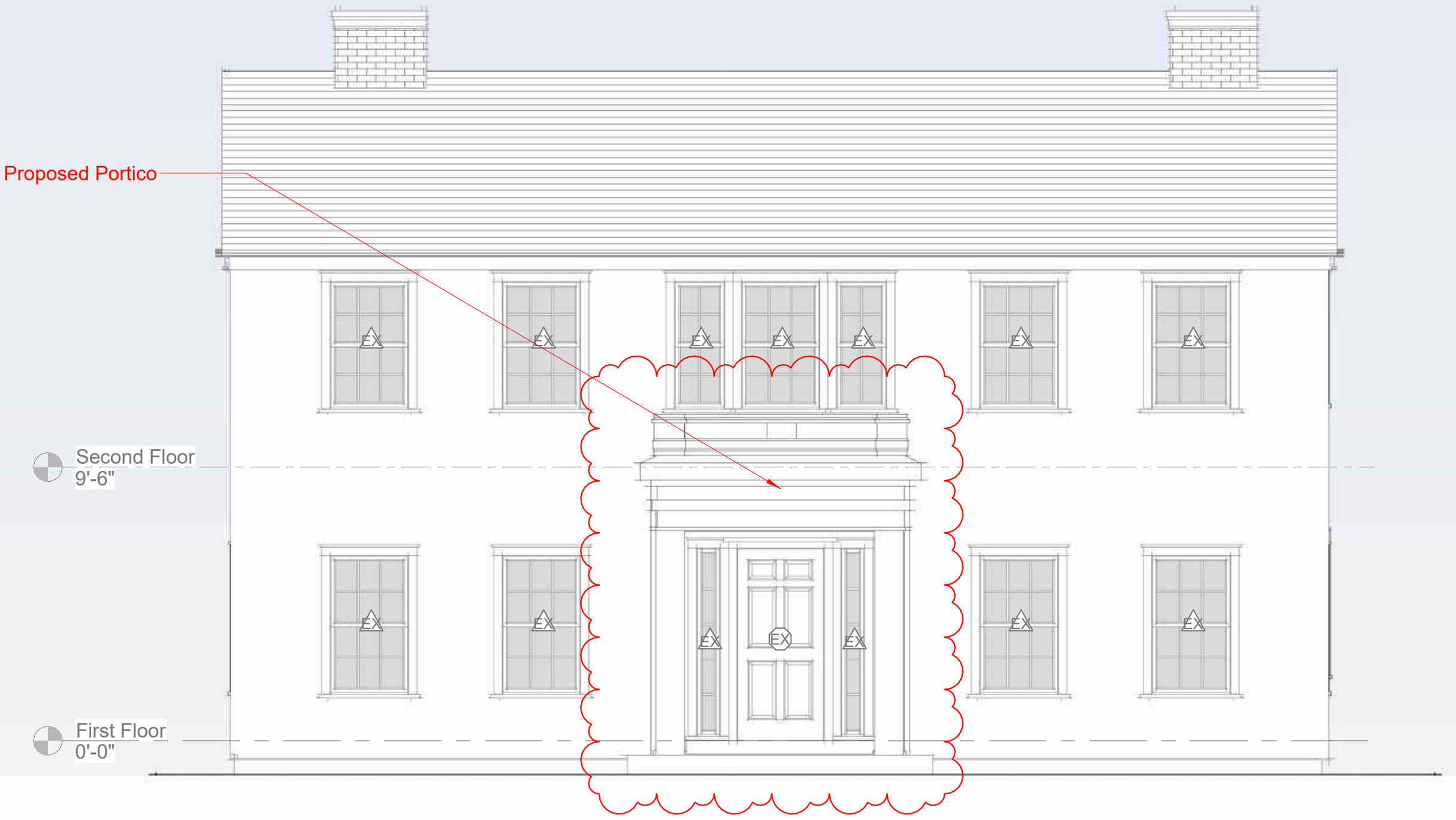
Locus Map

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



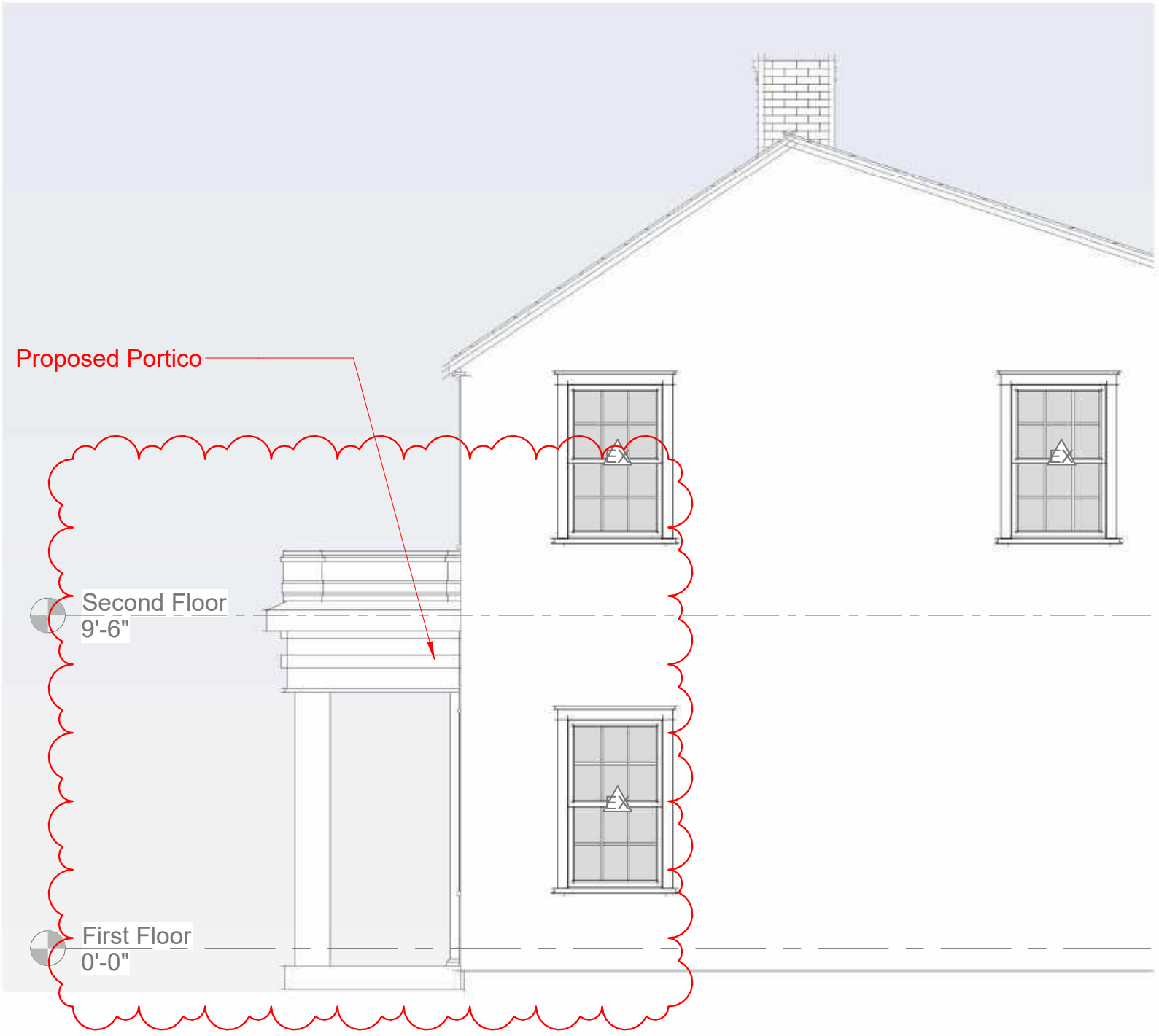
**Existing Portico**

31 Somerset Road




# East Elevation - Proposed

1/4" = 1'-0"

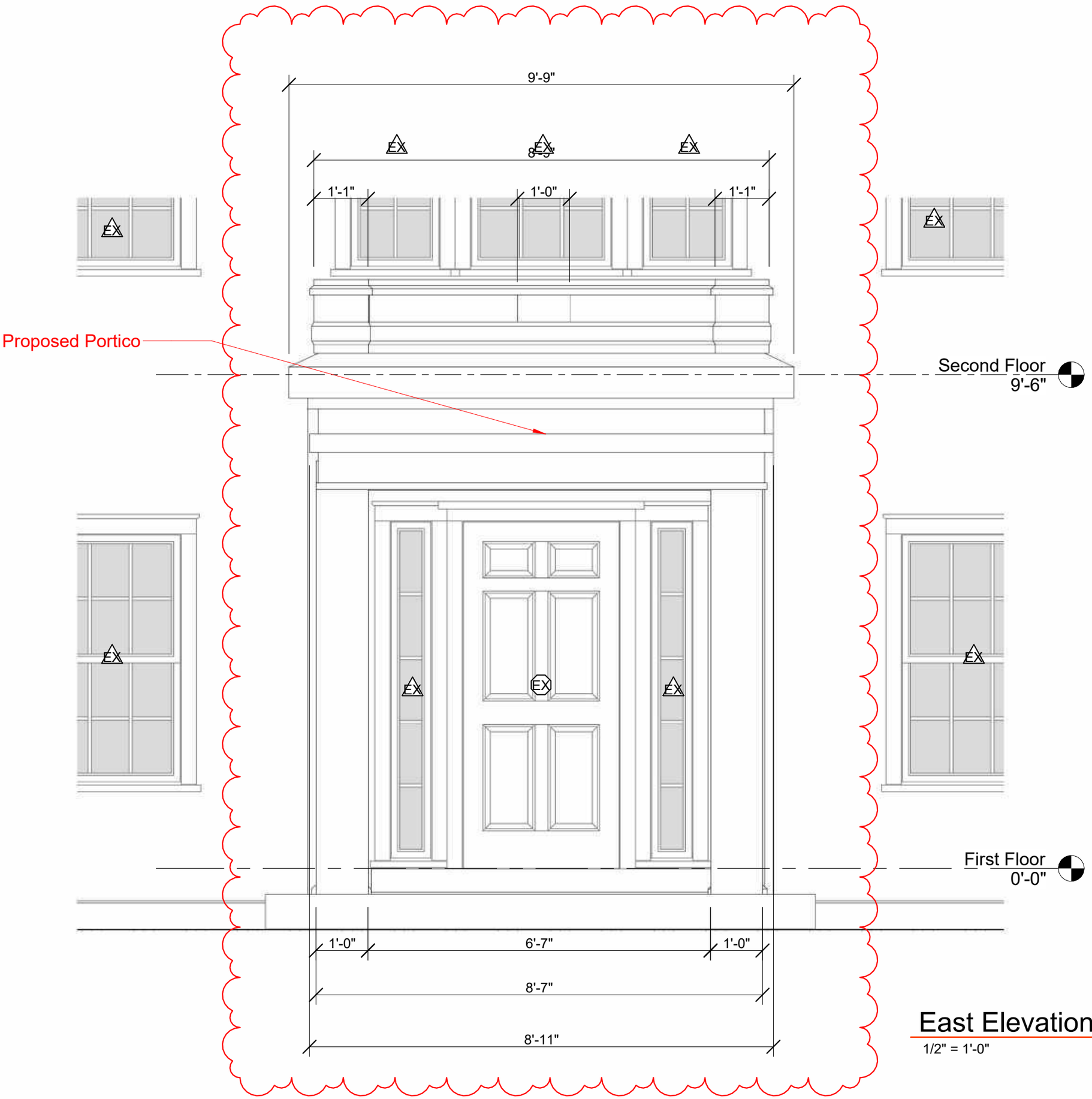



# North Elevation - Proposed

1/4" = 1'-0"



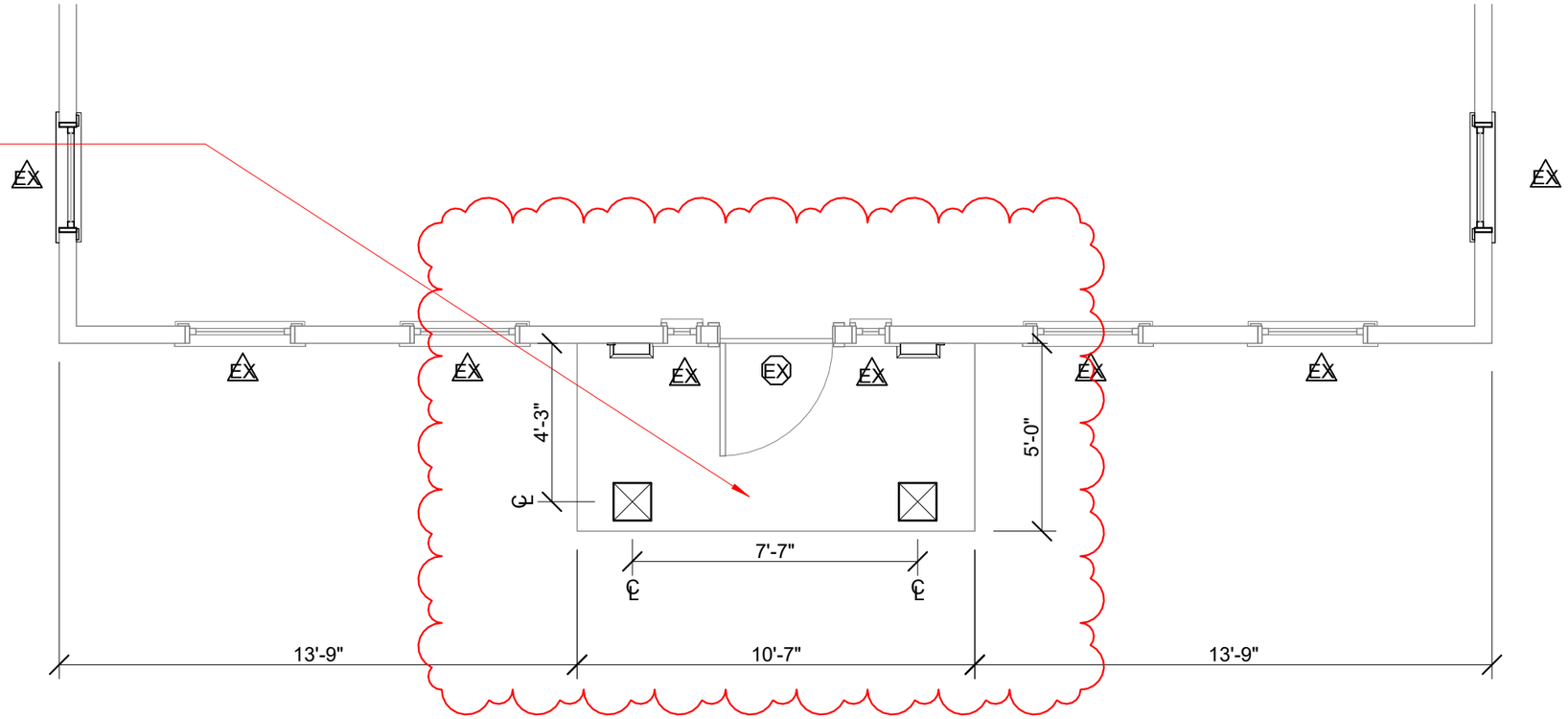
Northeast - Proposed Portico




## East Elevation - Proposed Portico Detail

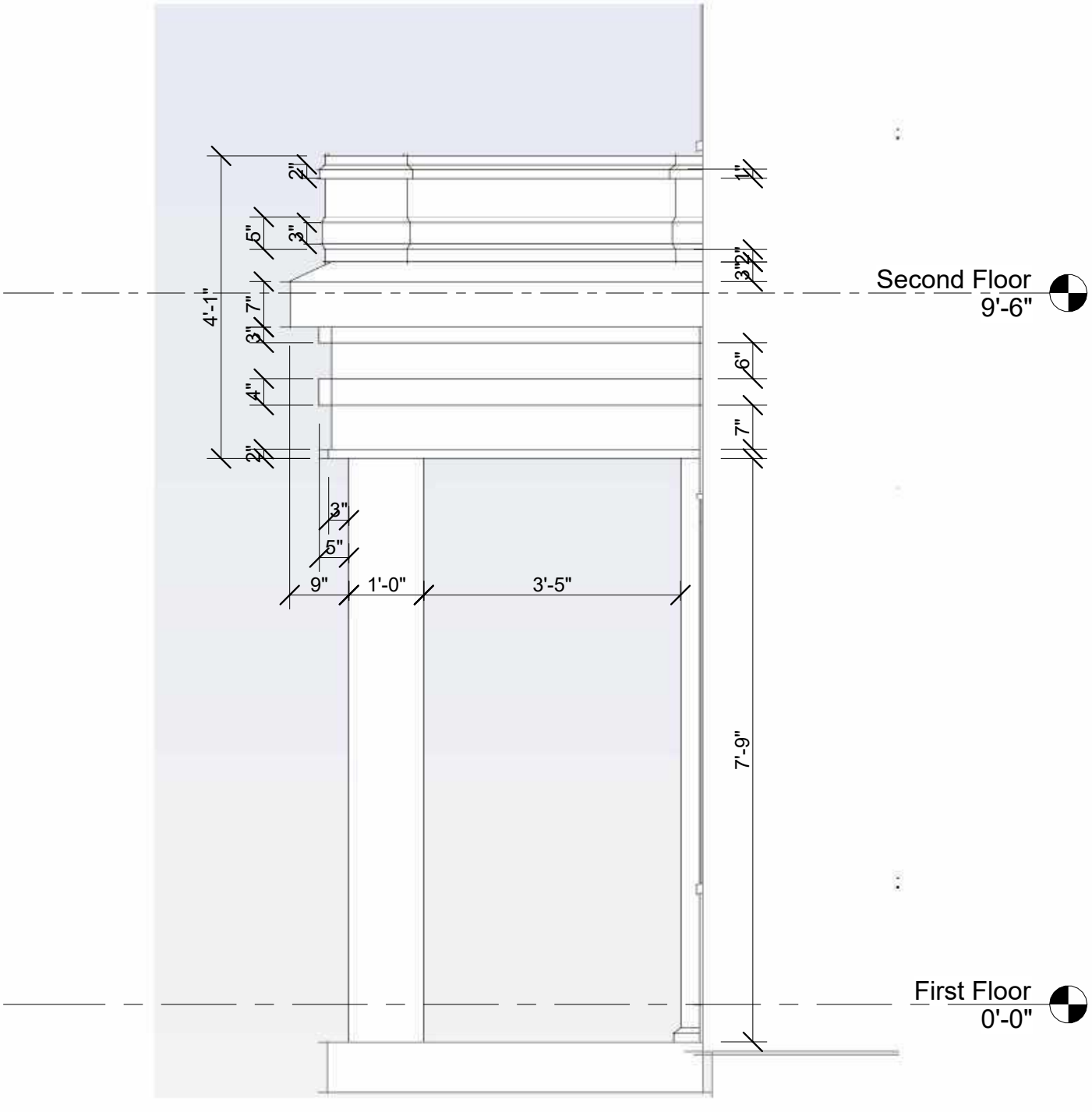
1/2" = 1'-0"

**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**

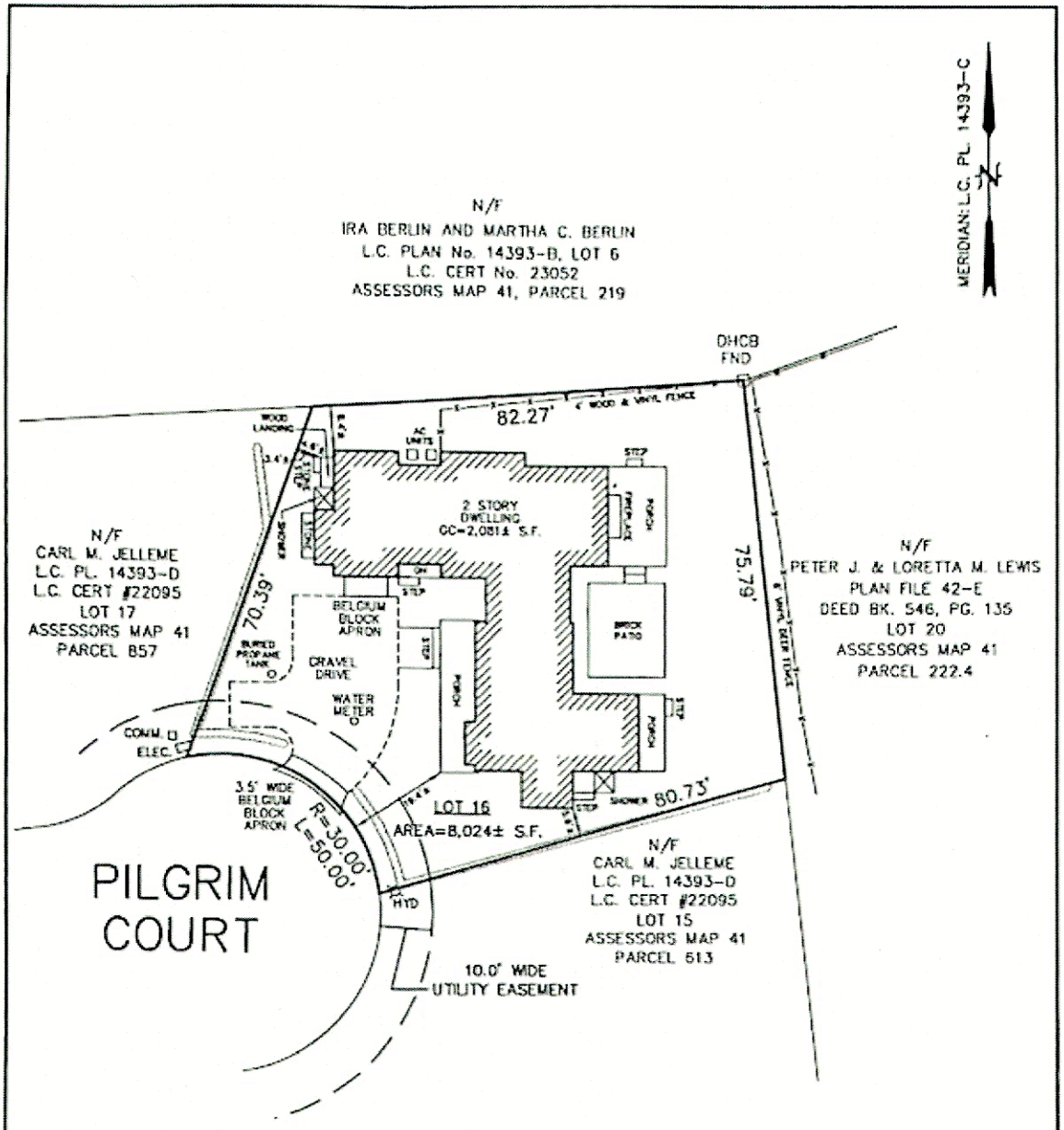
| | |
|---|---|
| **Property ID** | 188096 |
| **Location** | 7 PILGRIM CT |
| **Owner** | HEIN HEIKE TRST |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.




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

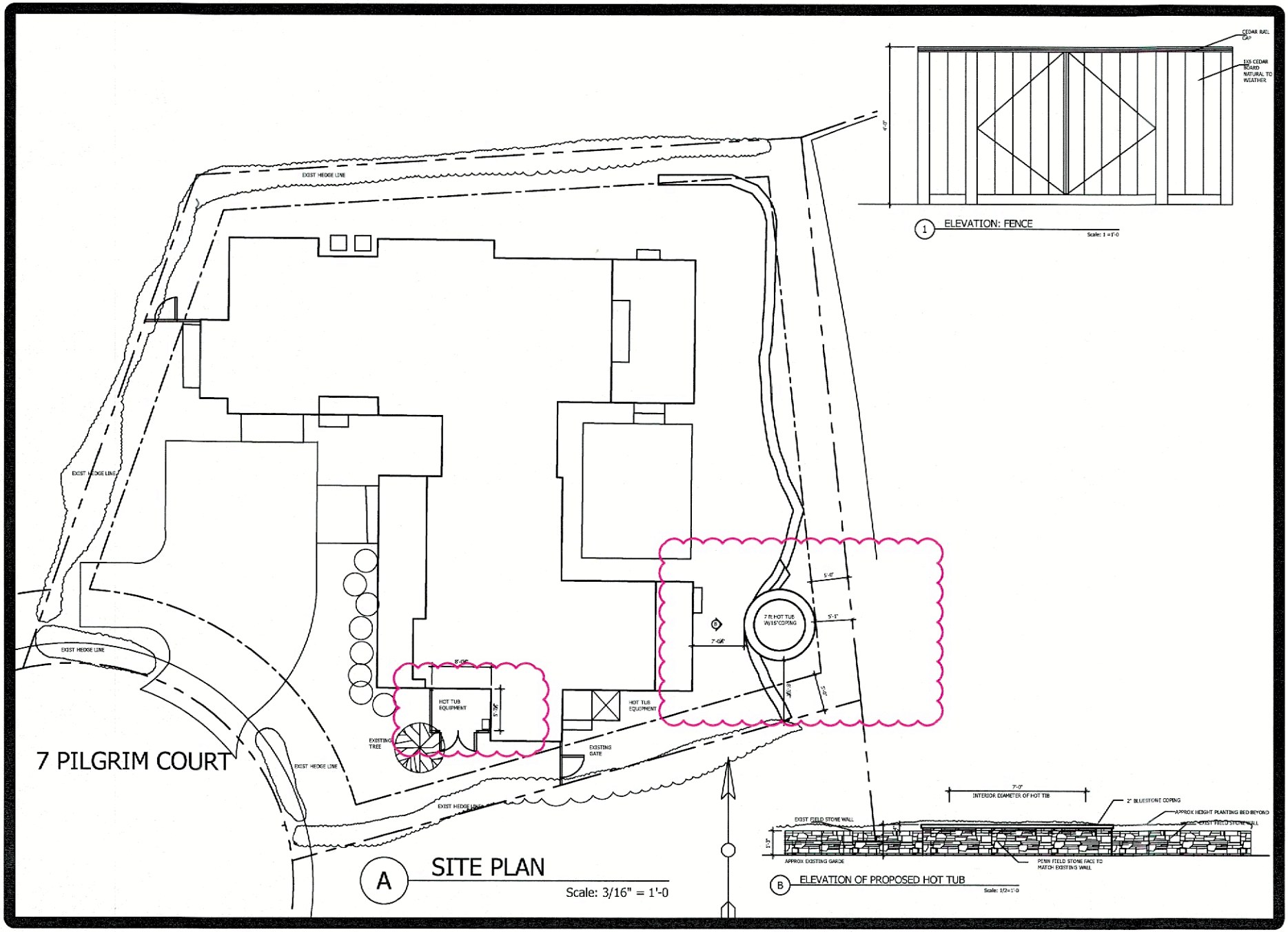
12-16-2024

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<br>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 |

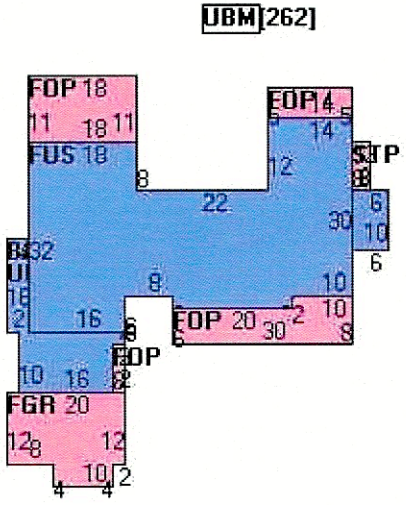
### Building Photo



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

***REQUIRED WHERE APPLICABLE:***

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 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 _____

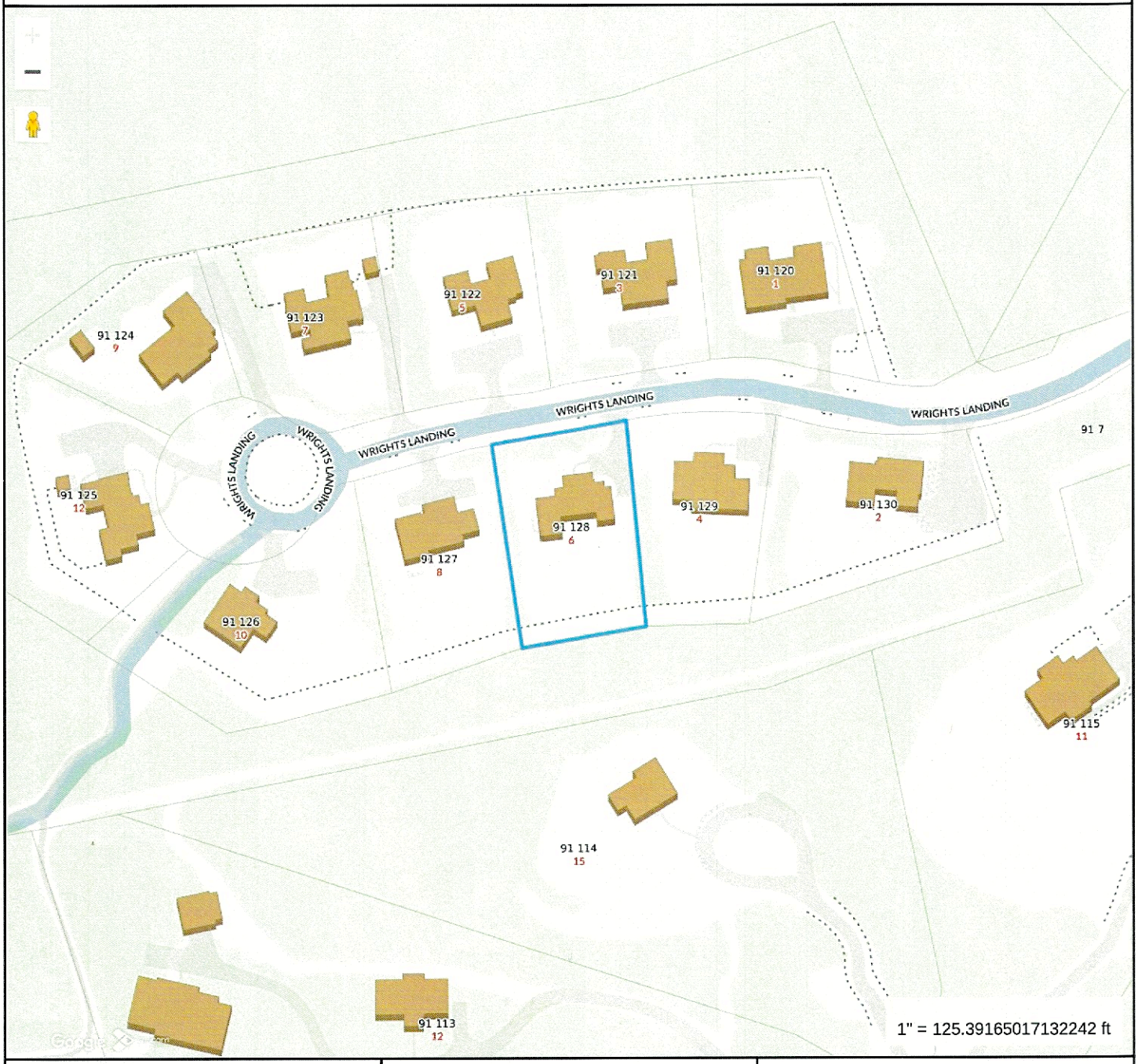
Trim _____ Sash _____ Doors _____

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

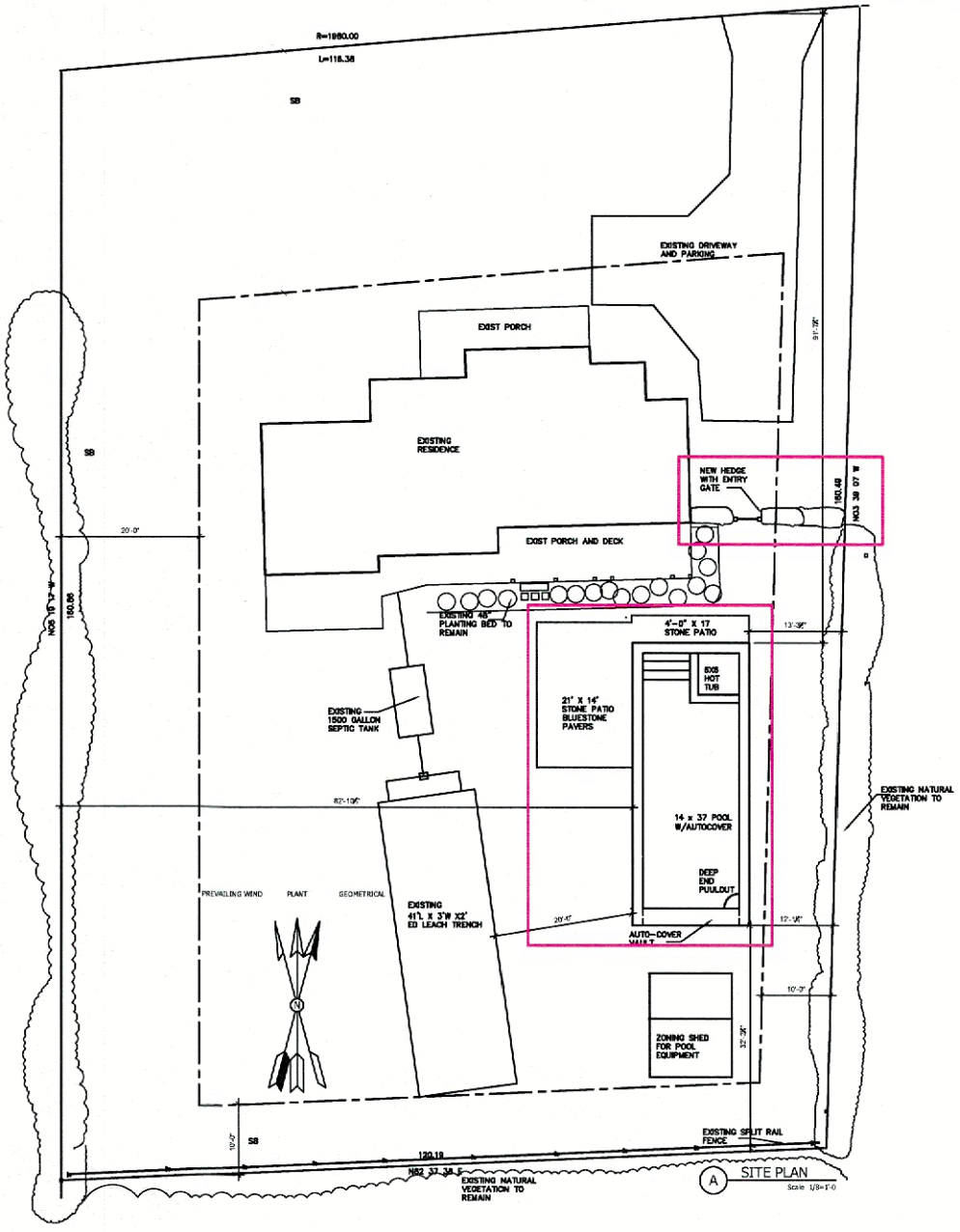
12.16.2024

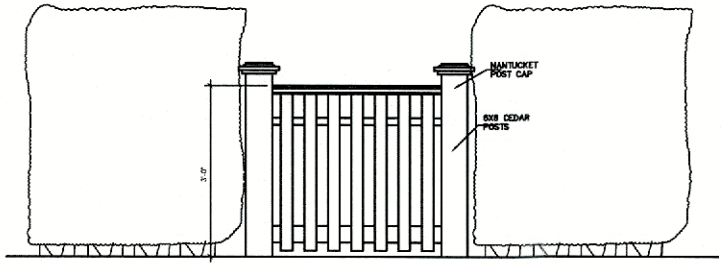
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**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<br>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 | |

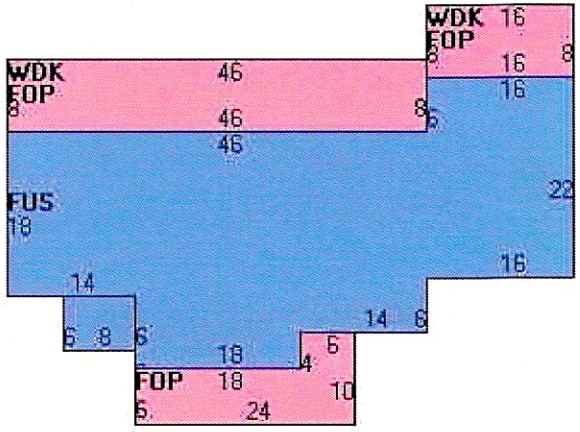
### Building Photo



(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 | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2024 | $1,279,200 | $988,600 | $2,267,800 |

| | | | |
|---|---|---|---|
| 2023 | $941,700 | $941,400 | $1,883,100 |
| 2022 | $892,000 | $823,700 | $1,715,700 |
| 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

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.
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   (initial to indicate read and understand)
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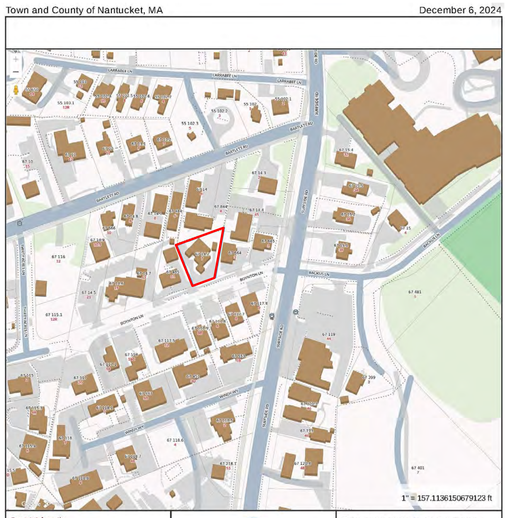
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# 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.

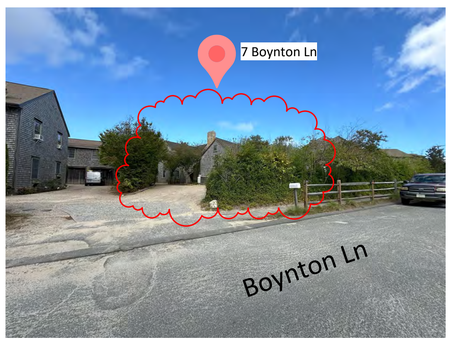
## 1 Locus Map

Not to Scale

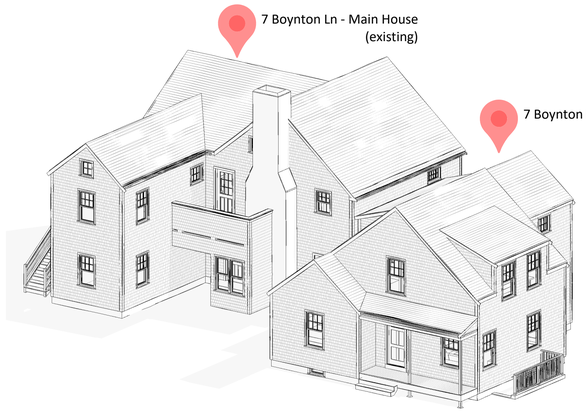



Google Map - Aerial View

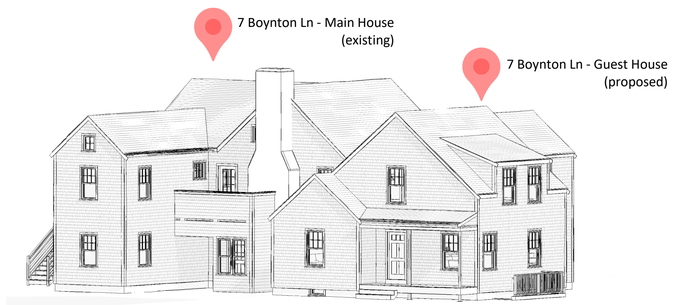


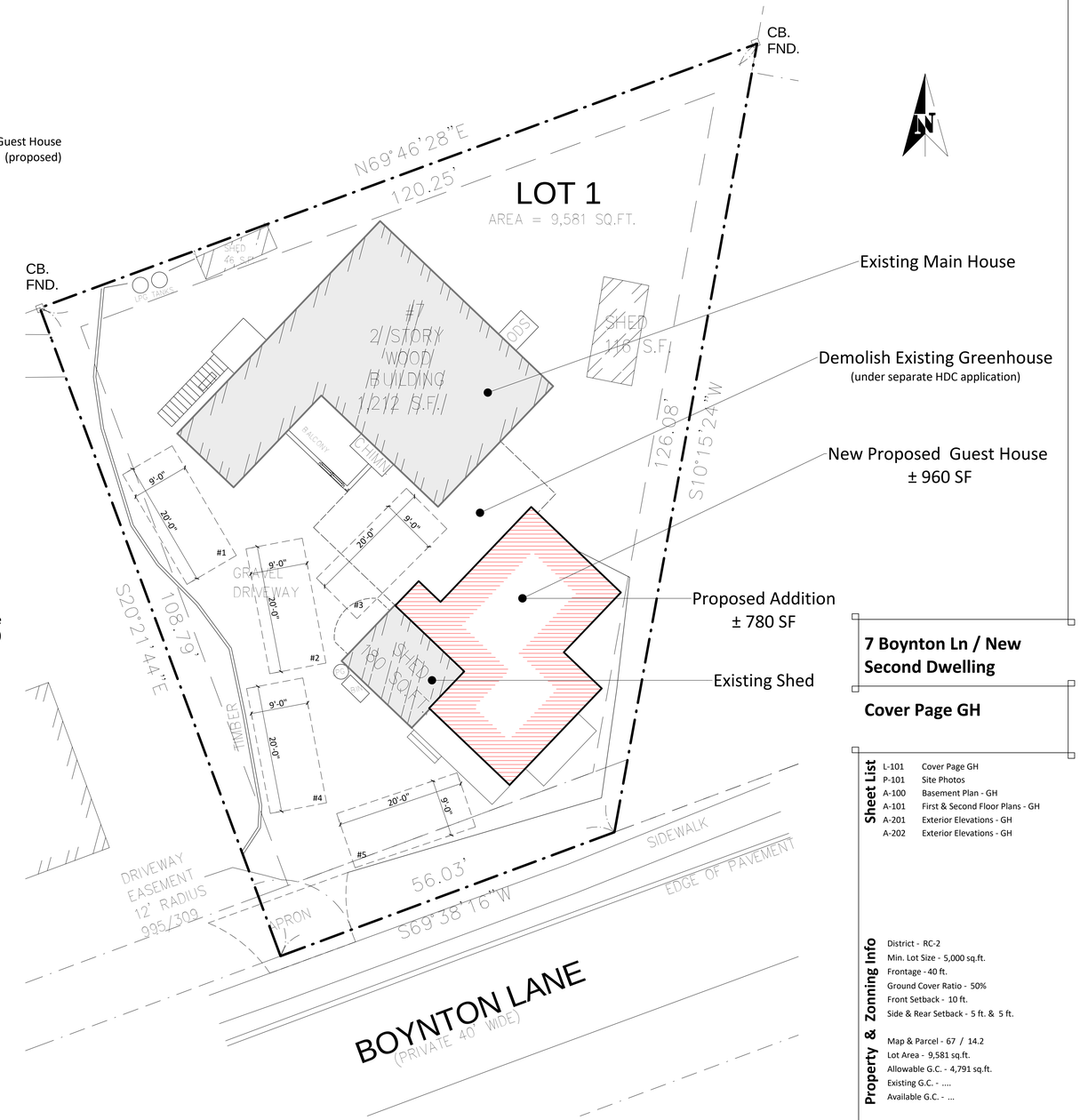




Street Views




## 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.

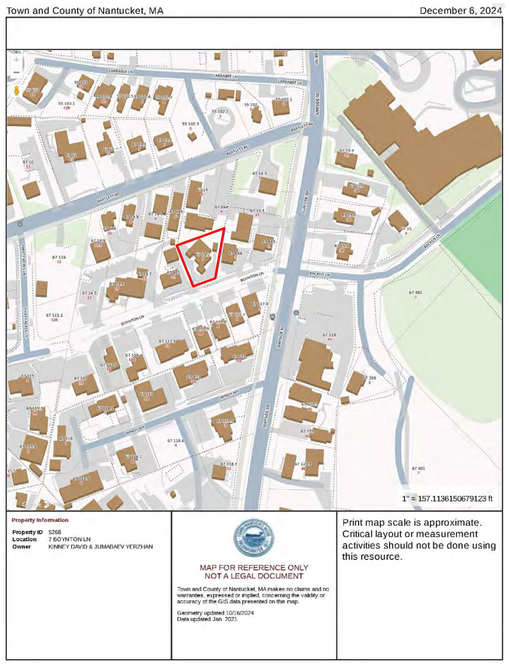
Map & Parcel - 67 / 14.2
Lot Area - 9,581 sq.ft.
Allowable G.C. - 4,791 sq.ft.
Existing G.C. - ....
Available G.C. - ...

***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

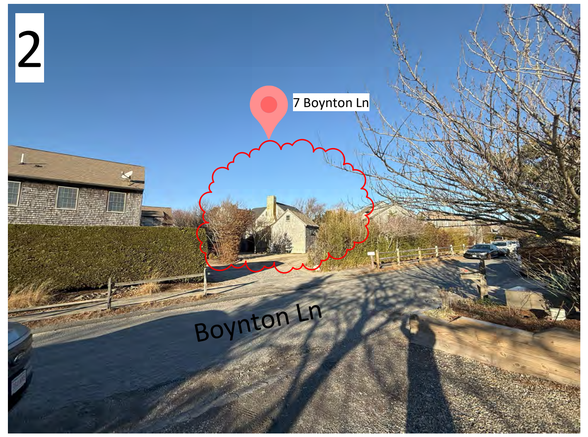


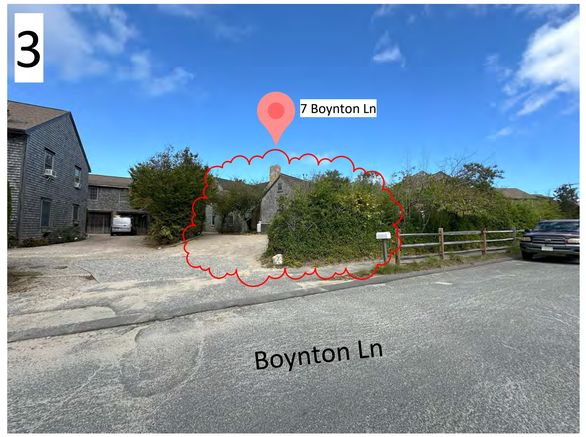

## GIS Map & Aerial View

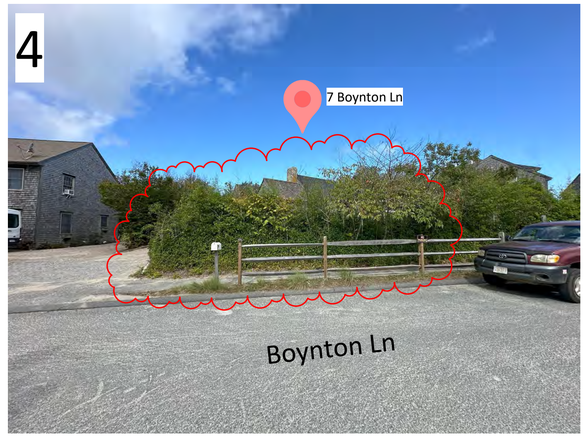


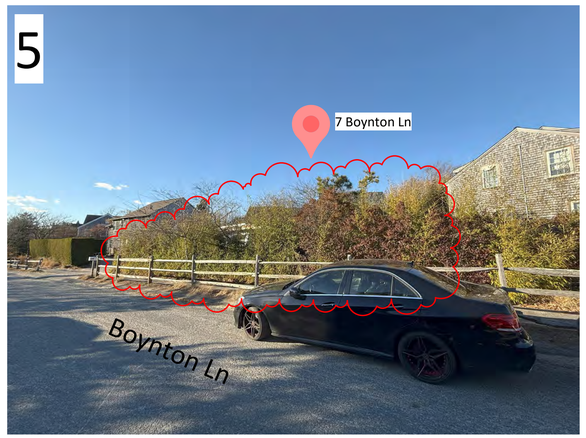


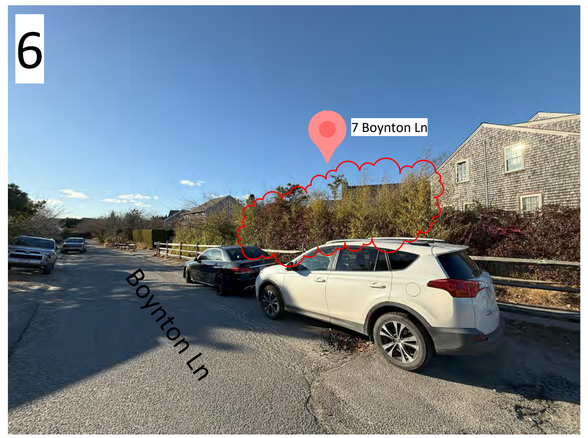





3D Laser Scanning | Drafting | Permitting
p. 774 825 2828
e. dtanantucket@gmail.com

**7 Boynton Ln / New Second Dwelling**

**Site Photos**

**Sheet List**

| | |
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| 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*

*HDC Submission Only 12.30.2024*

P-101

7 Boynton Ln / New Second Dwelling

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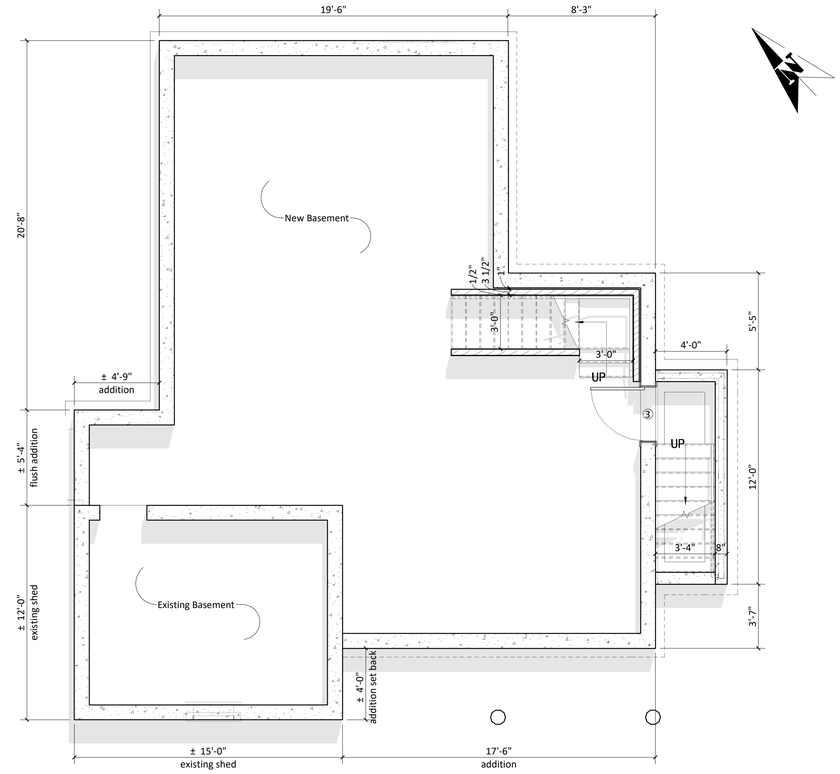
e. dtanantucket@gmail.com




1 Basement Plan

1/4" = 1'-0"

**7 Boynton Ln / New Second Dwelling**

**Basement Plan - 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.
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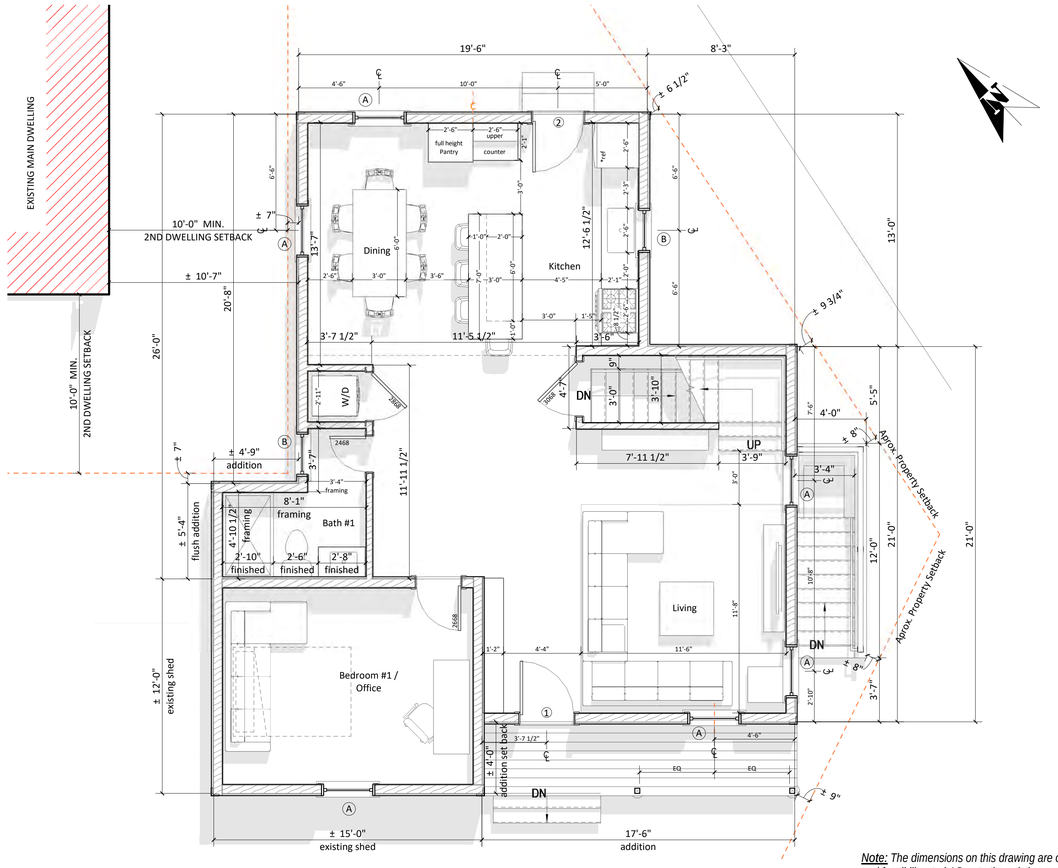
*Revisions*

*HDC Submission Only 12.30.2024*

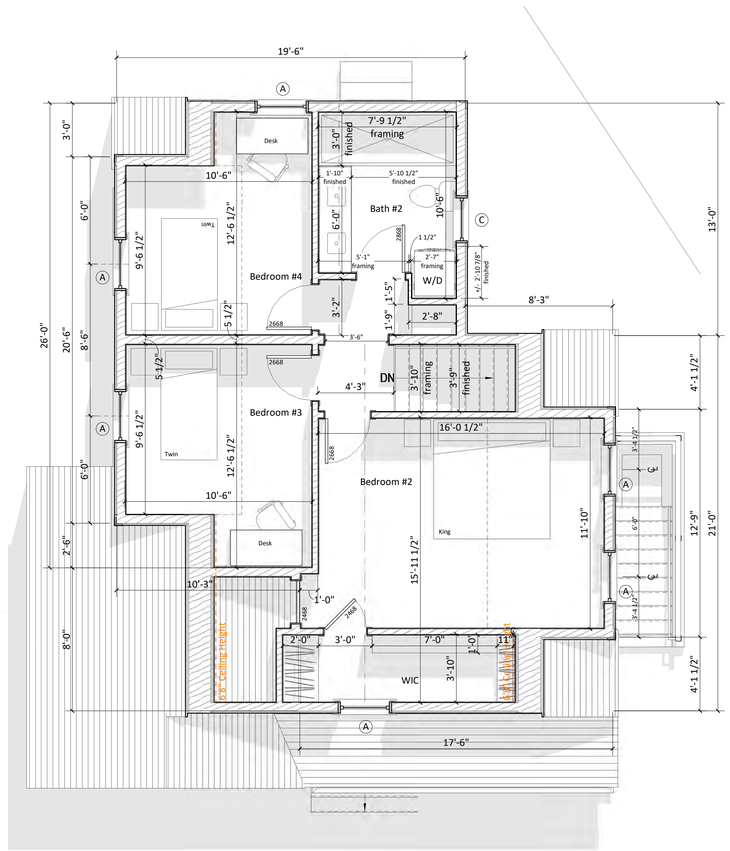
A-100

# 7 Boynton Ln / New Second Dwelling




1 First Floor Plan

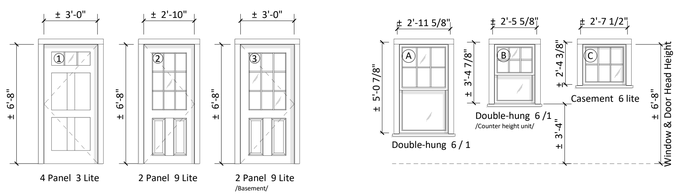
1/4" = 1'-0"




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 |
| 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
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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! Verifcation from Registered Land Surveyor is required prior to any construction work!*

*Revisions*

A-101

# 7 Boynton Ln / New Second Dwelling

IDEA
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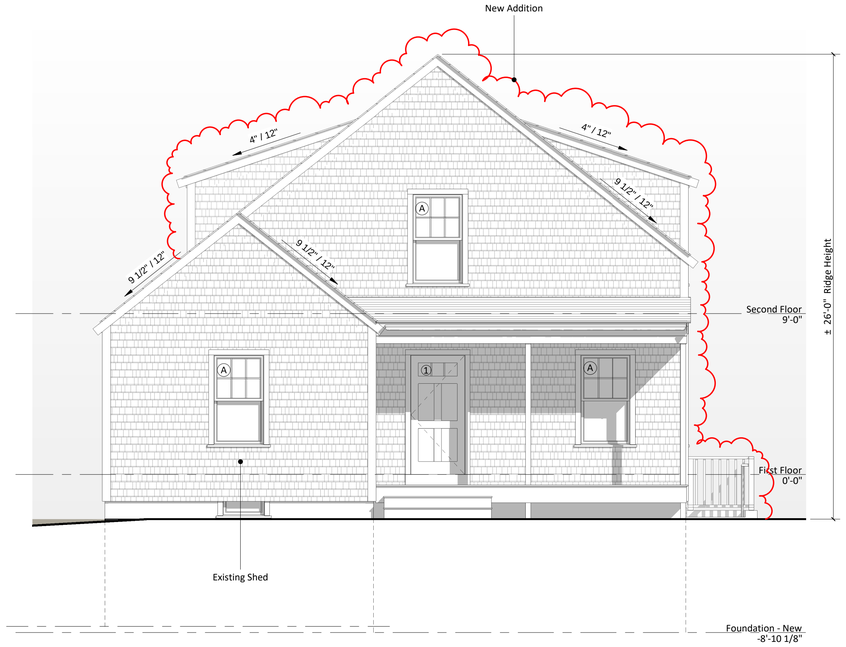
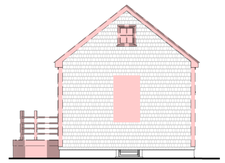



1 Proposed South Elevation
1/4" = 1'-0"




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**


| | |
|---|---|
| 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
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Frontage - 40 ft.
Ground Cover Ratio - 50%
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

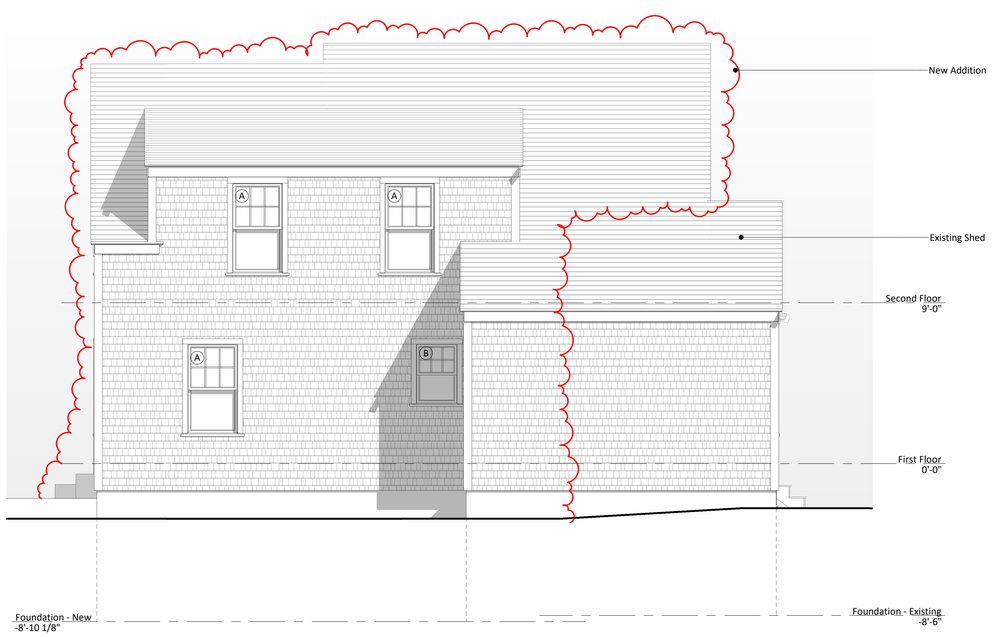
Map & Parcel - 67 / 14.2
Lot Area - 9,581 sq.ft.
Allowable G.C. - 4,791 sq.ft.
Existing G.C. - ....
Available G.C. - ...

***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! Verifcation from Registered Land Surveyor is required prior to any construction work!*

*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



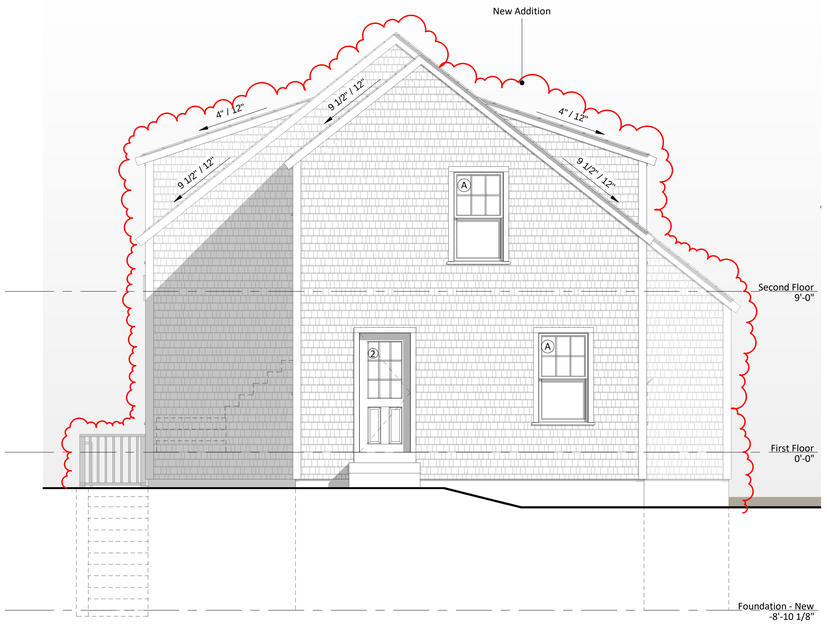
Demolish Existing Greenhouse
(under separate HDC application)

## Shed - West



## West Elevation - Existing / Demo

1/8" = 1'-0"




## 2 Proposed North Elevation

1/4" = 1'-0"

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e. dtanantucket@gmail.com


**7 Boynton Ln / New Second Dwelling**

**Exterior Elevations - GH**

**Sheet List**


| | |
|---|---|
| L-101 | Cover Page GH |
| P-101 | Site Photos |
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**Property & Zonning Info**

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Existing G.C. - ....
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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

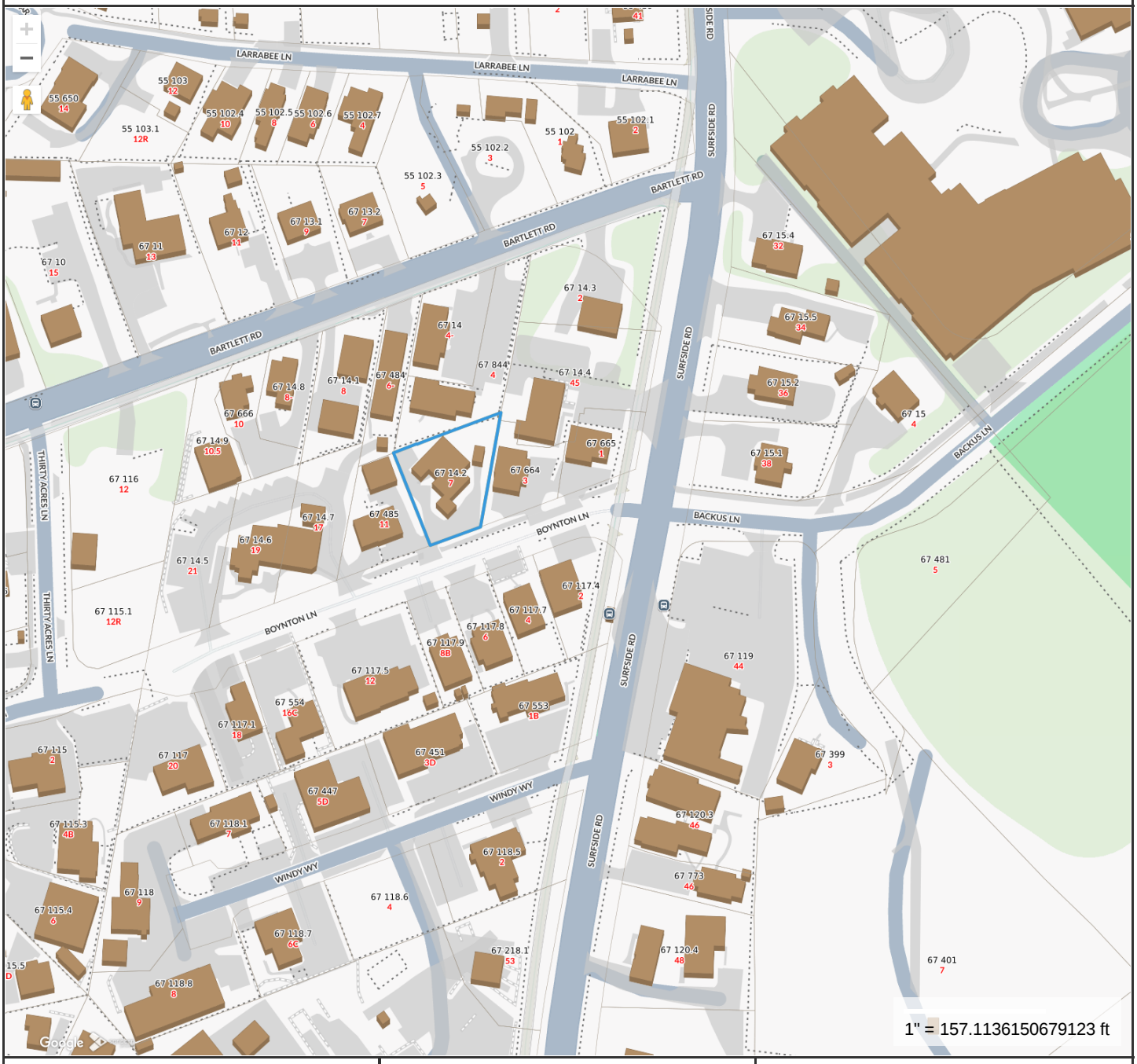
Trim NATURAL Sash WHITE Doors WHITE

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<br>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 |

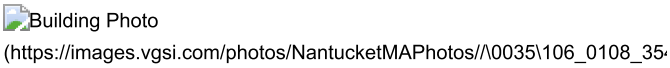
## Building Information

### 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 |

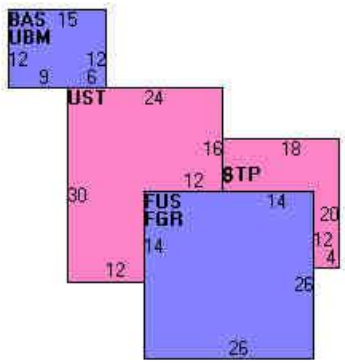
| Building Attributes |
|---|

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

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12/13/2024

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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

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| ☐ Adult Signature Restricted Delivery | $ |
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| Total Postage and Fees | |

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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.

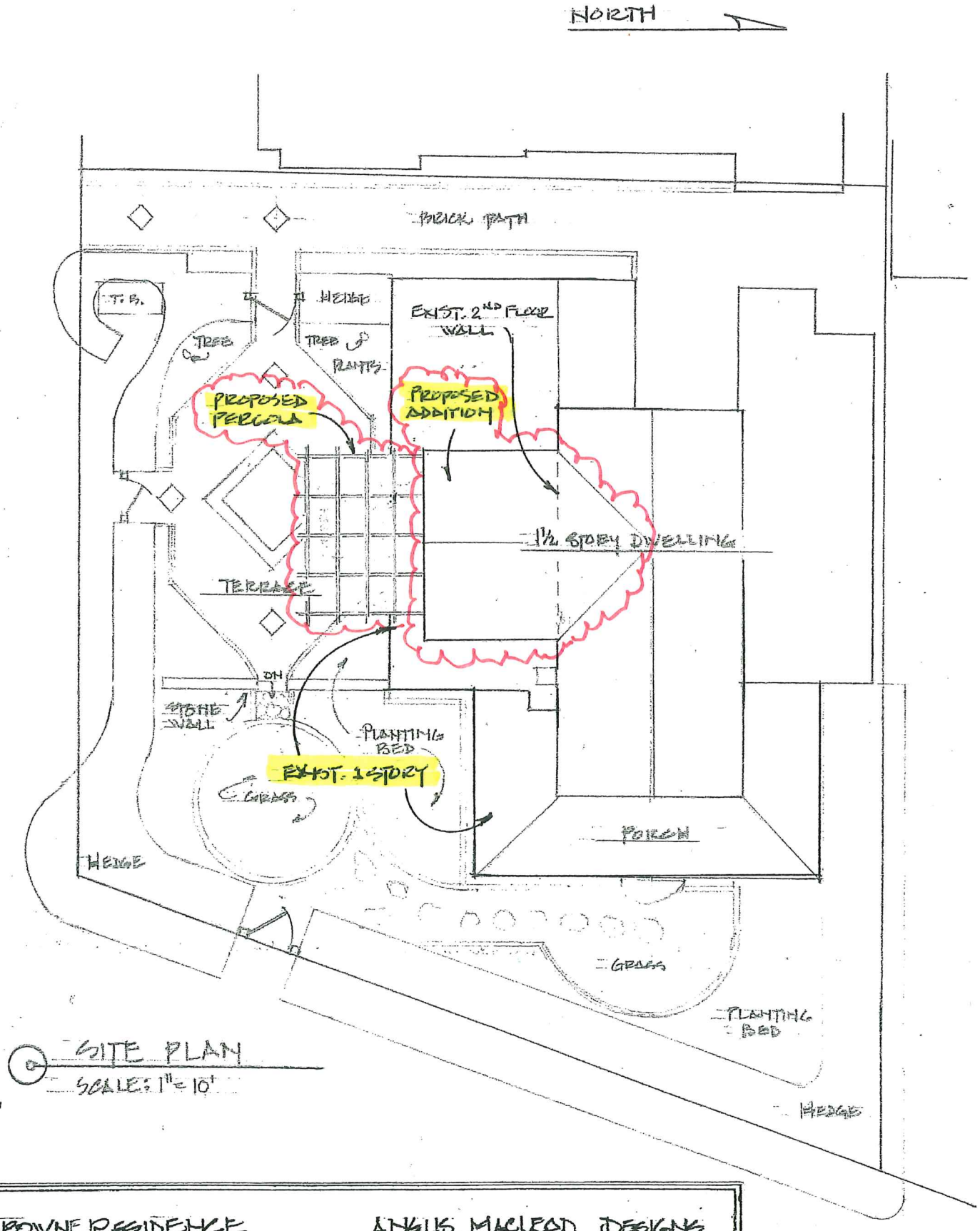
## COLORS

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 11/11/14 Signature of owner of record _____

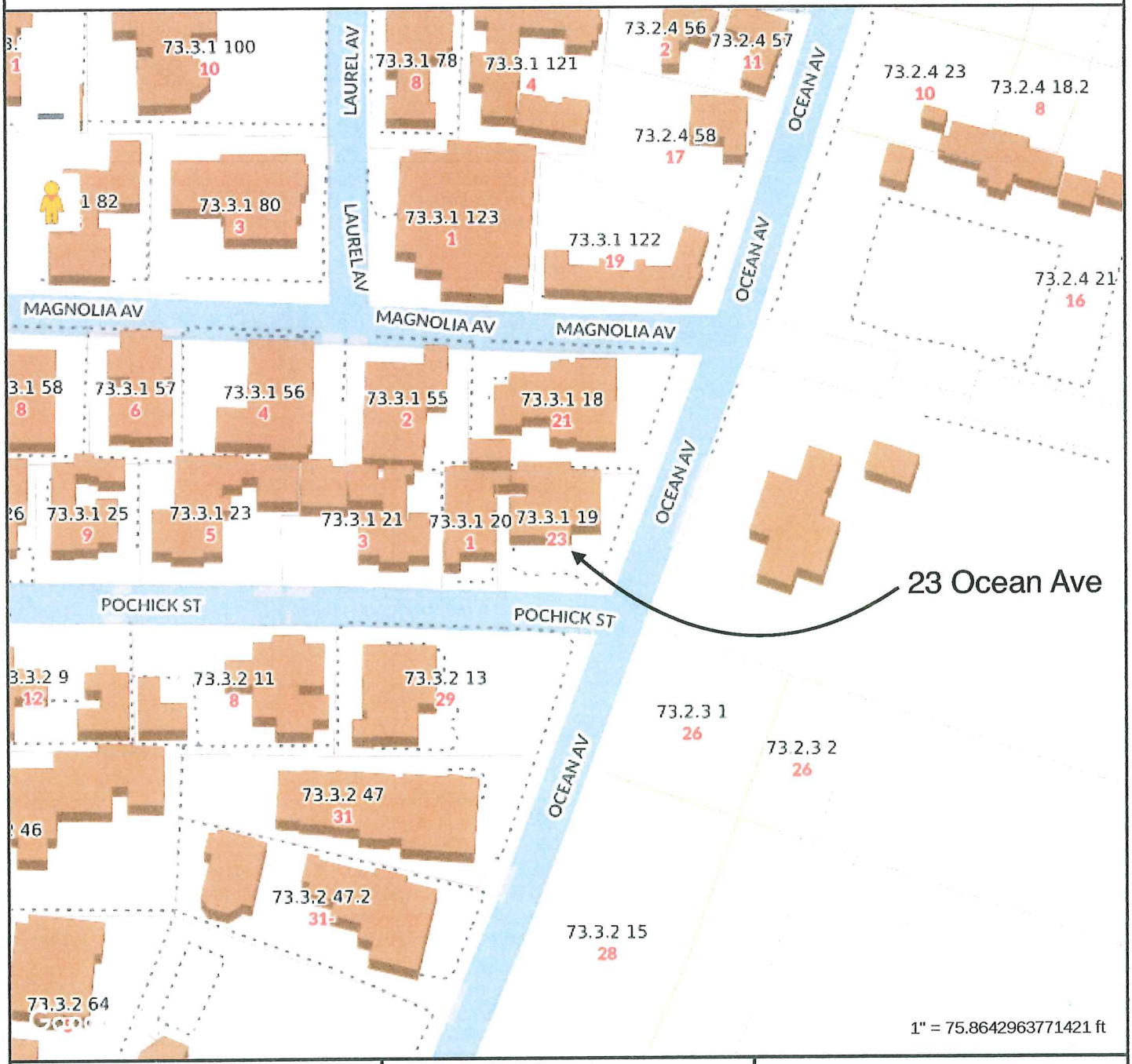



SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
HOCONGET, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HOCONGET, MA
(508) 257-6789

# Locus Map

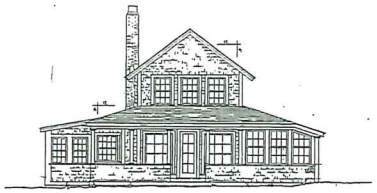



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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"

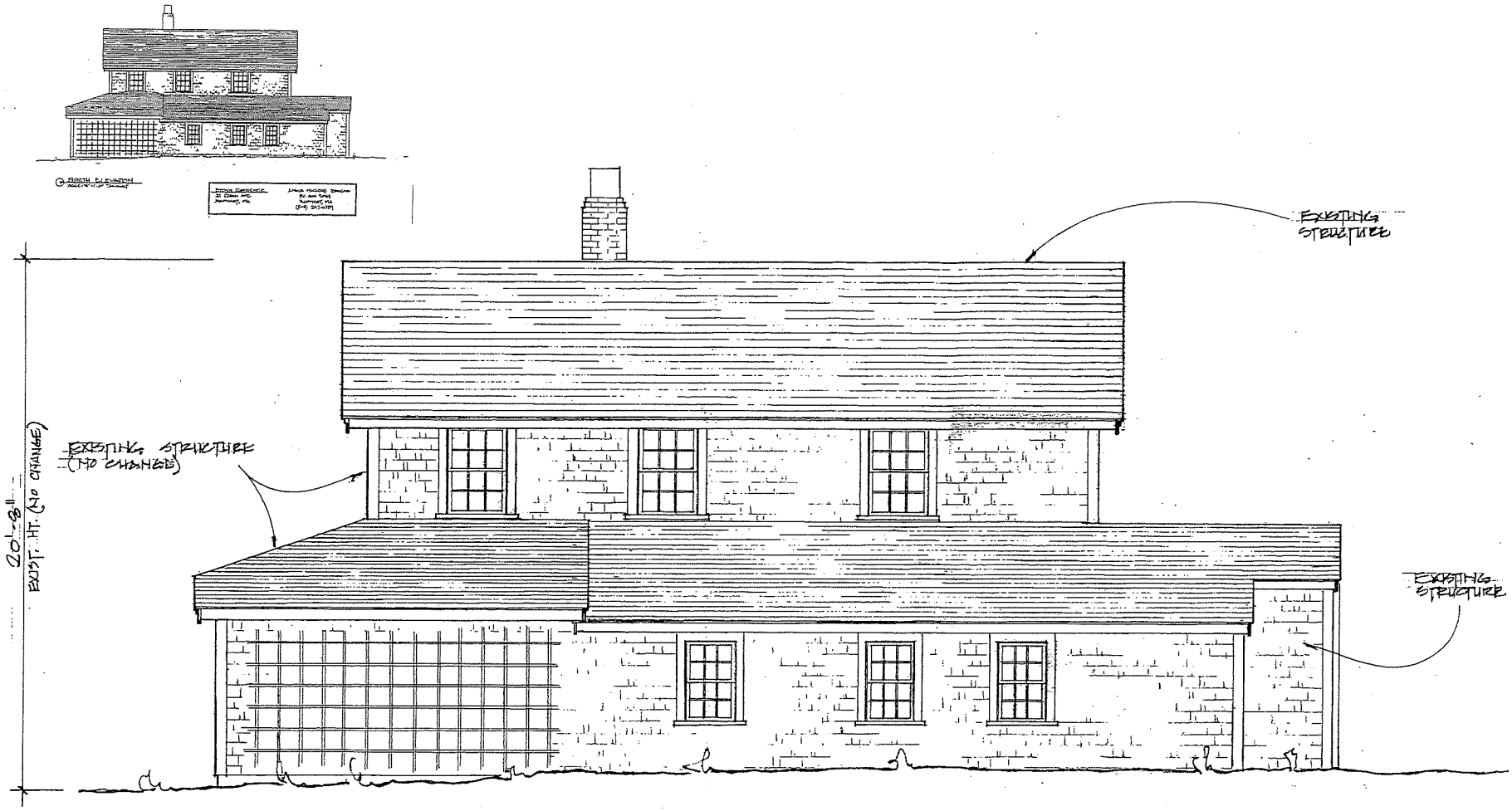
BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789




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

| | |
|---|---|
| BROWNE RESIDENCE<br>23 OCEAN AVE<br>FALMOUTH, MA | ANGUS MACLEOD DESIGNS<br>P.O. BOX 7055<br>FALMOUTH, MA<br>(508) 257-6789 |

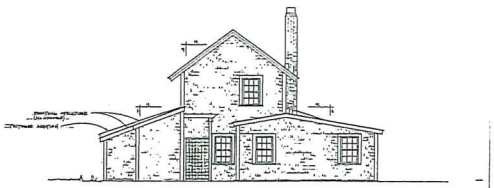


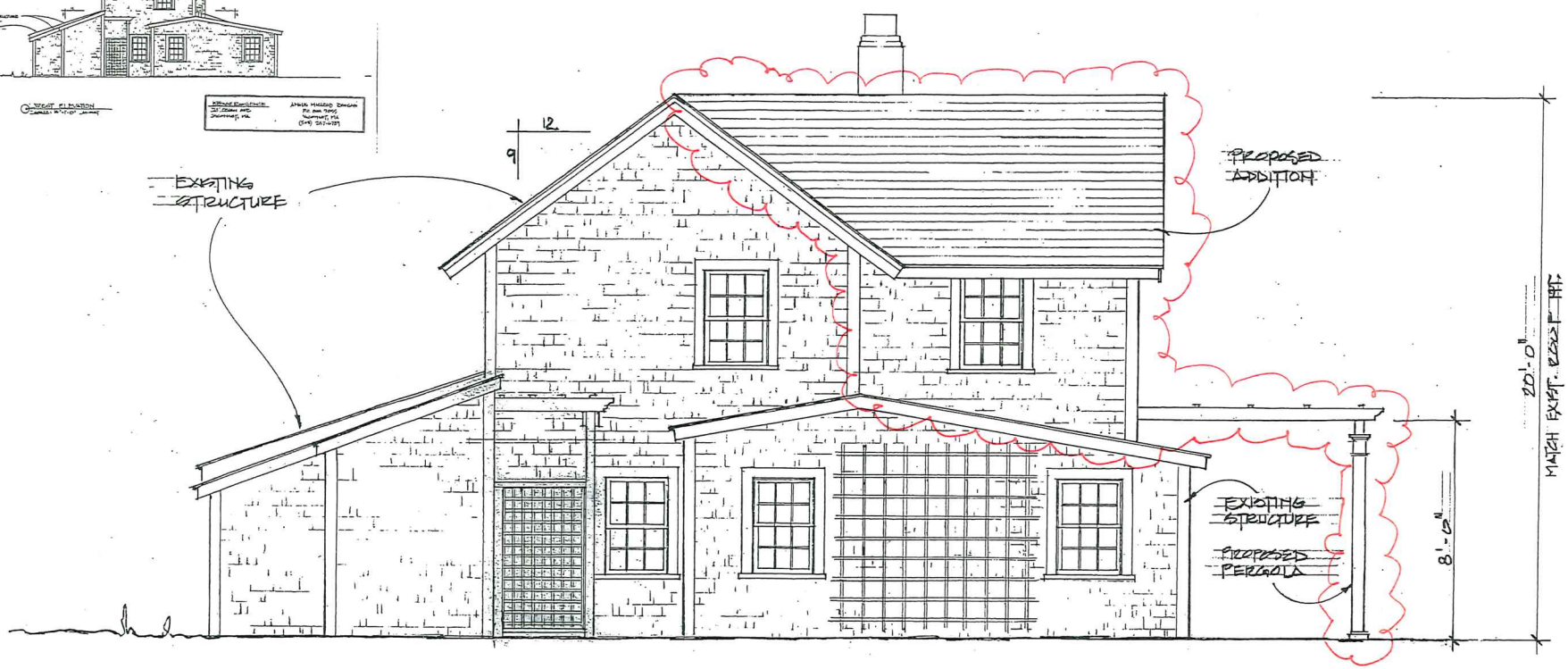

# NORTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789



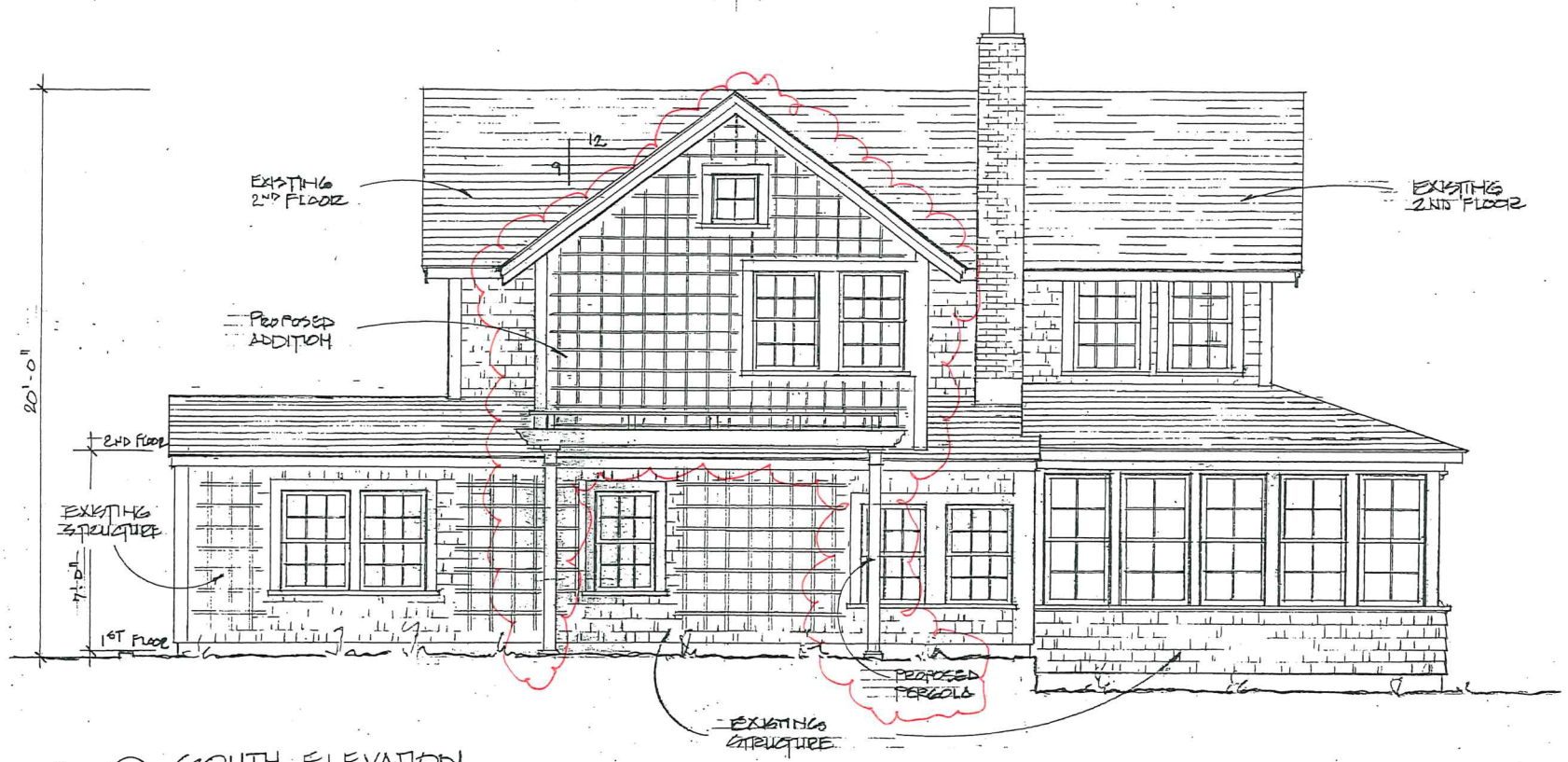



WEST ELEVATION

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

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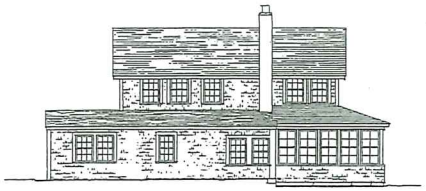
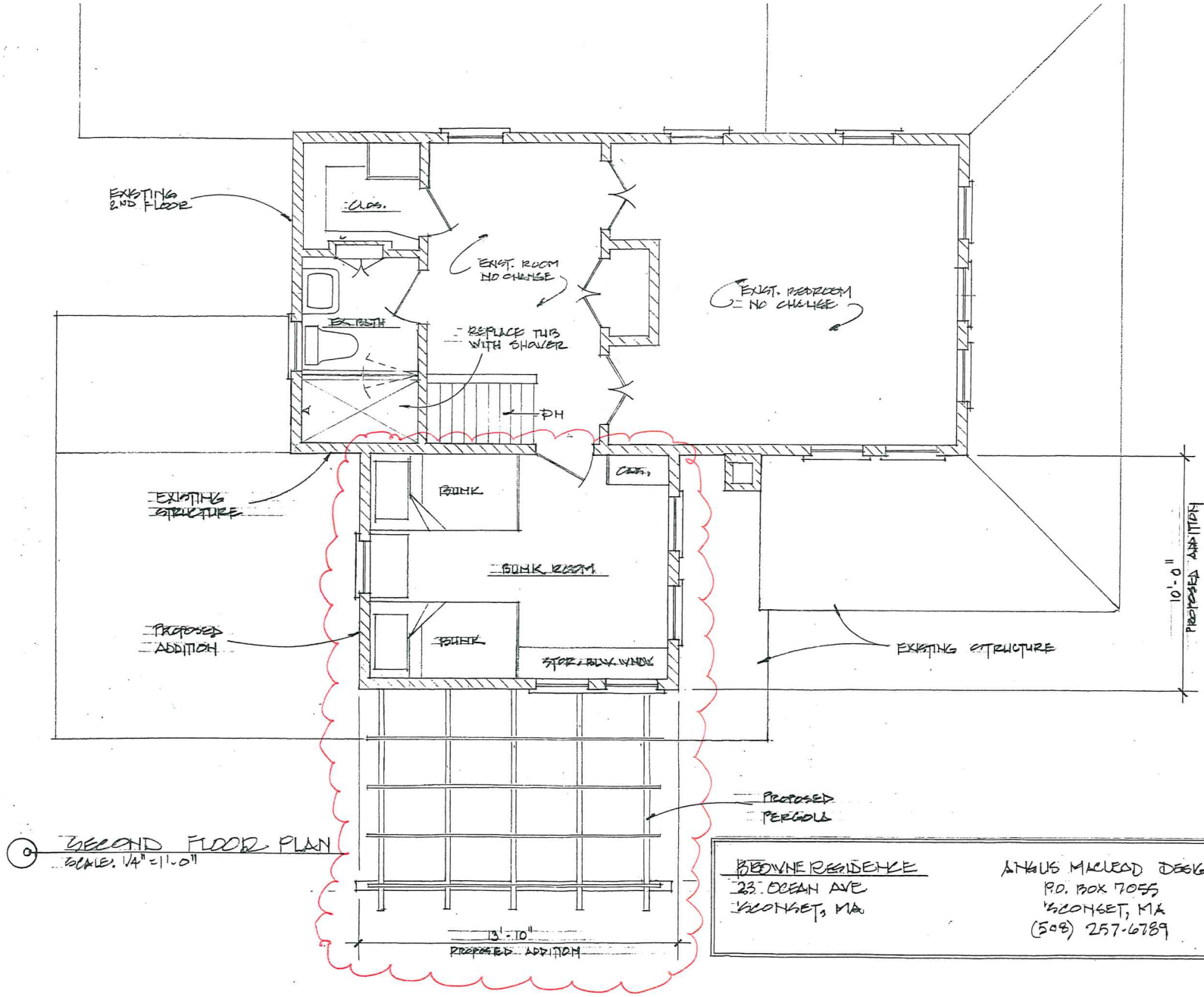
SCONSET, MA
(508) 257-6789






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")

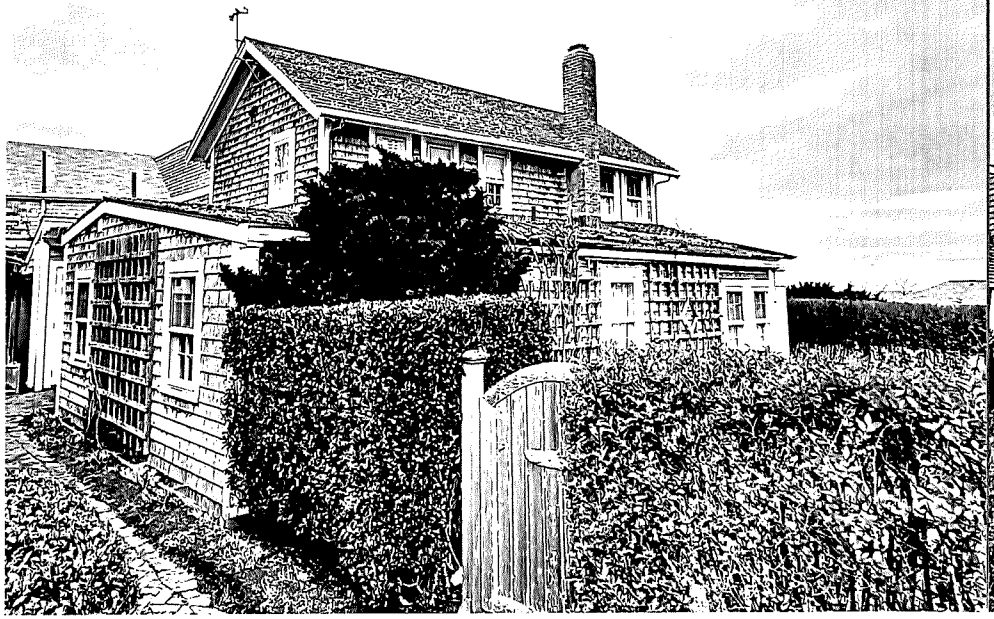
23 Ocean Ave (East)



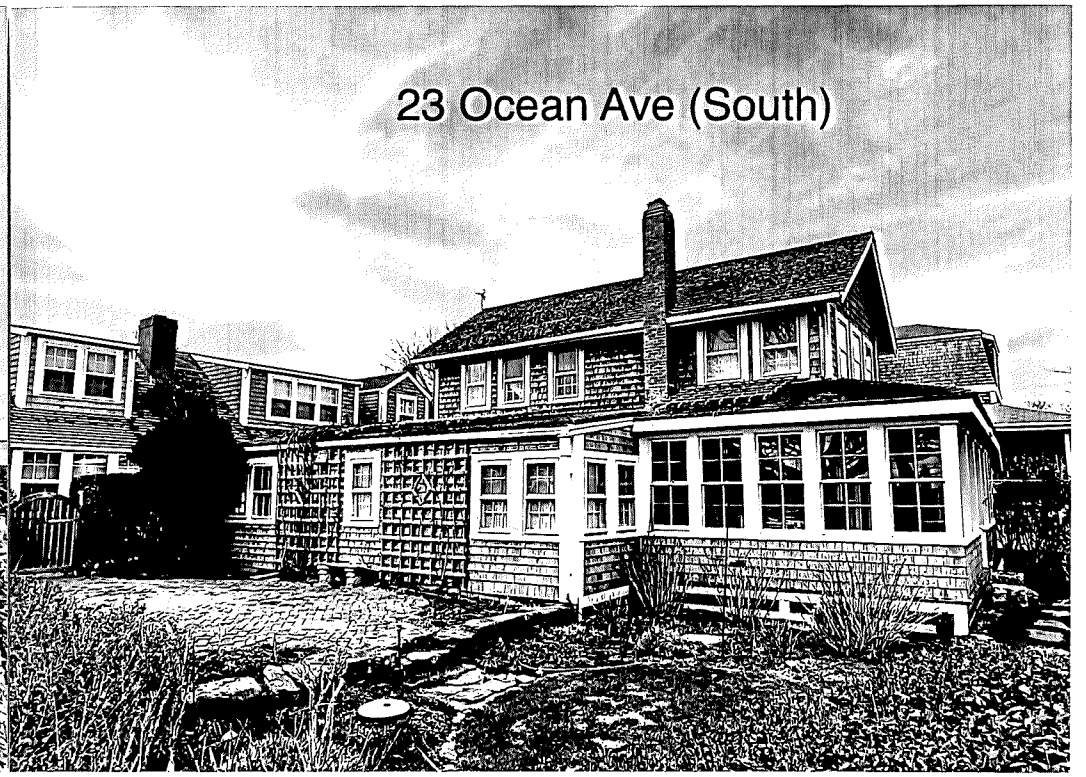
23 Ocean Ave (North & West)



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:**

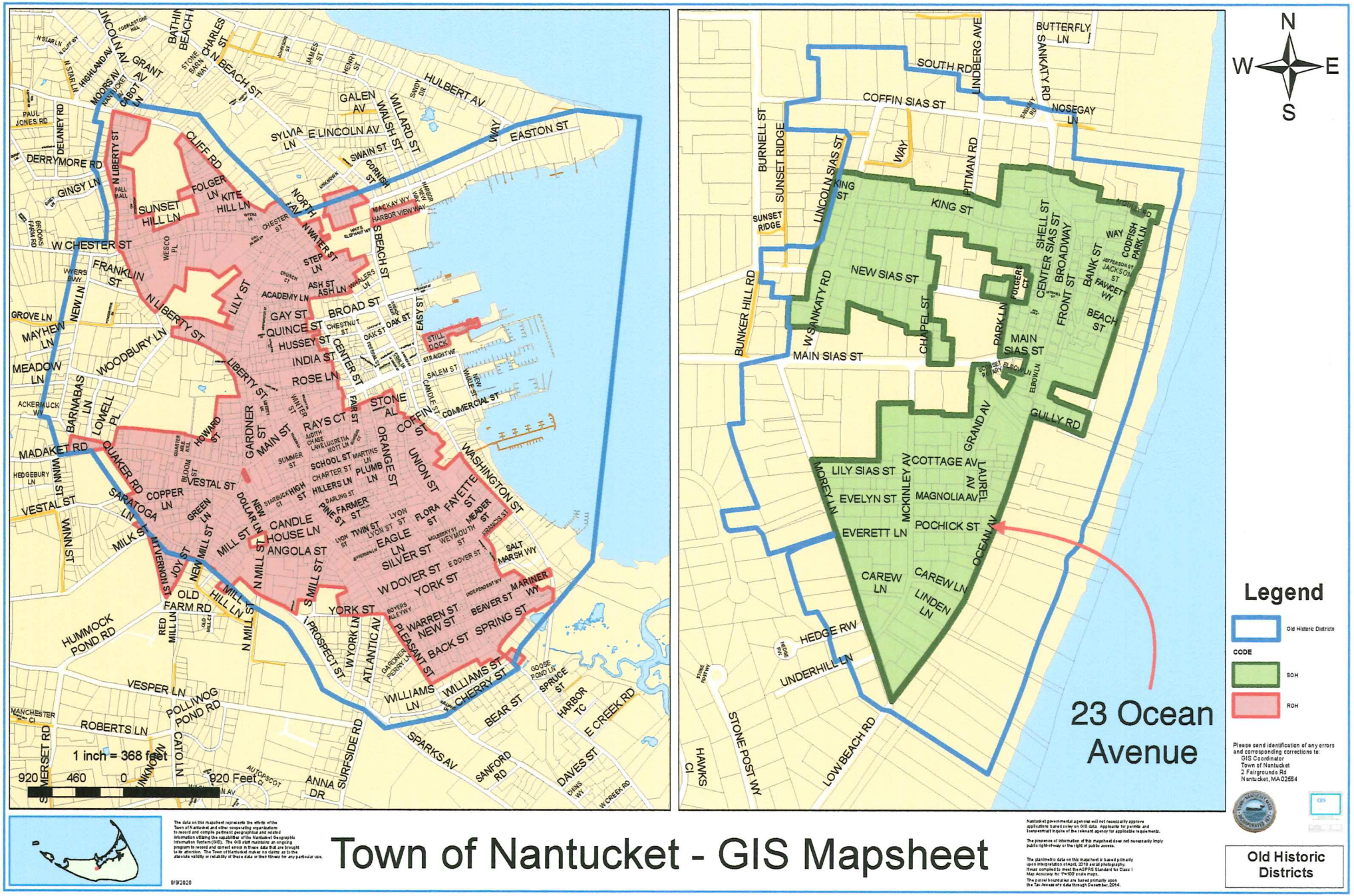
✓ **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

✓ **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

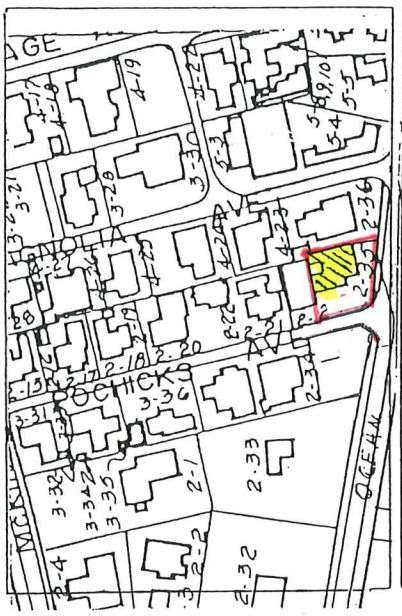
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

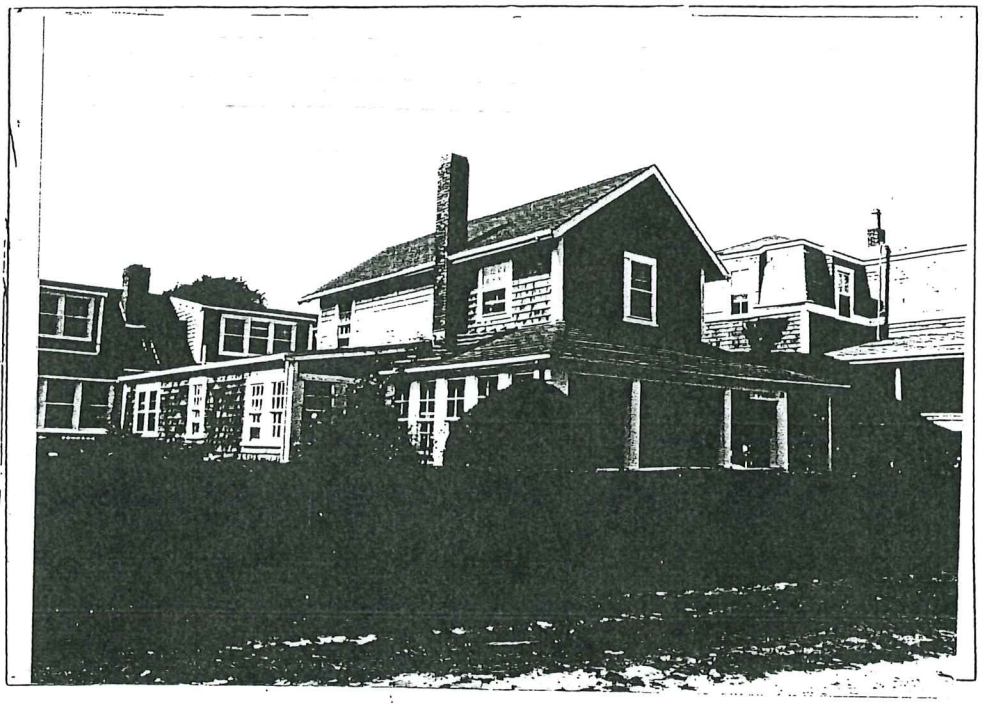
Recorded by: AH  Date: 09/13/89  Organization: AGS

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

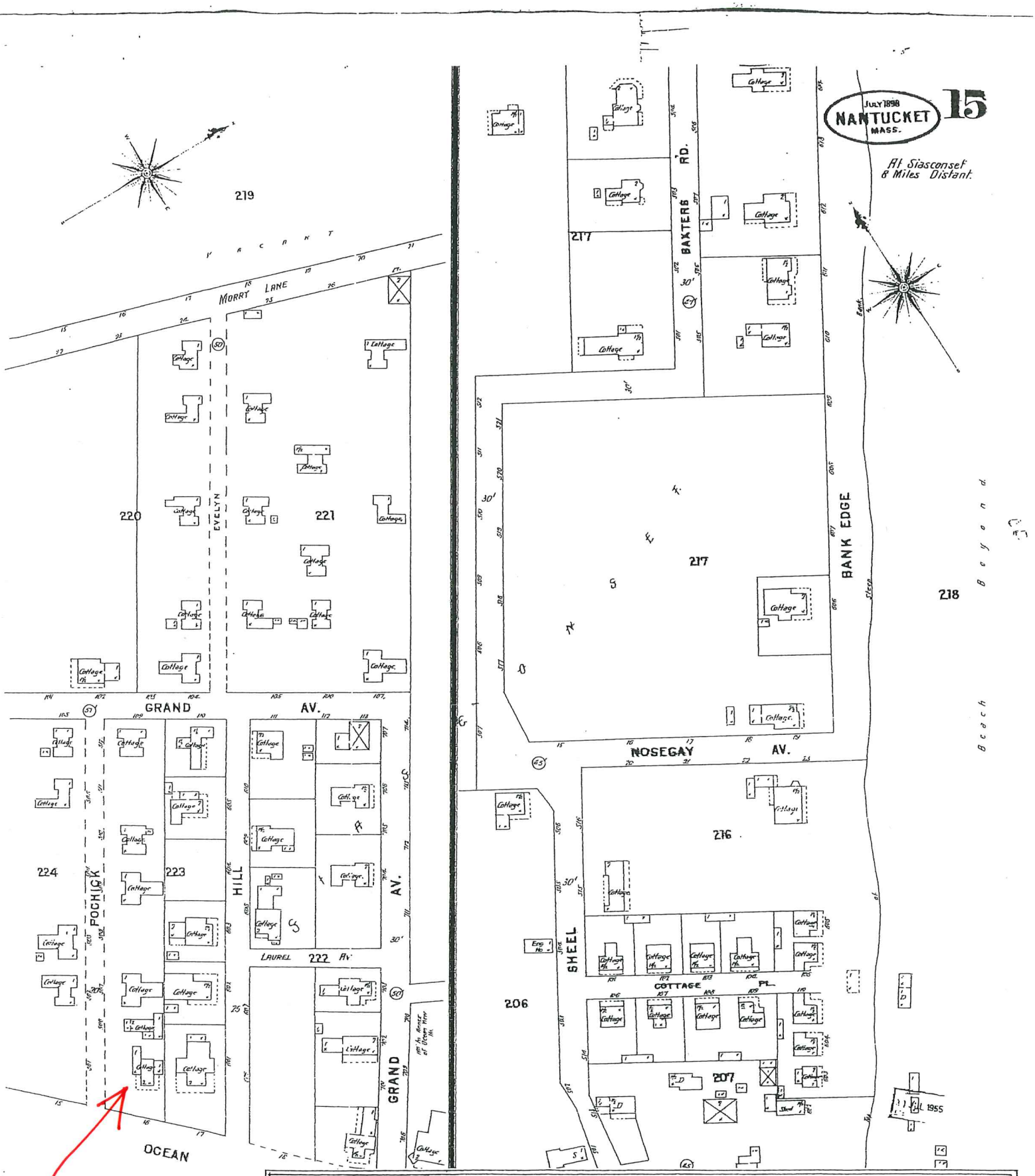
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

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



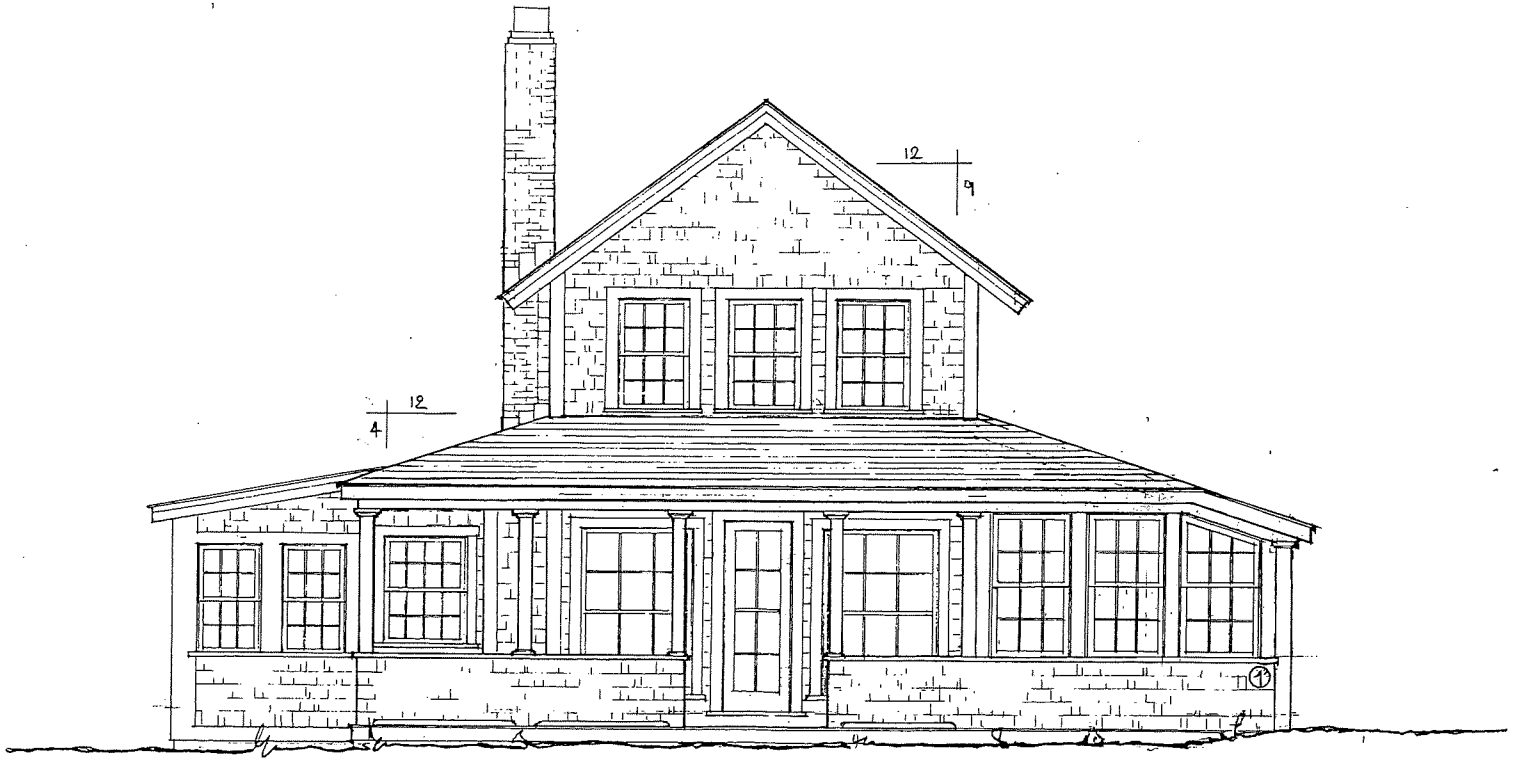
Secretary of the Commonwealth of Massachusetts
William Francis Galvin
**Massachusetts Historical Commission**
MACRIS: Massachusetts Cultural Resource Information System

# Historic Building Detail: NAN.2109

## Ye Doubbel Decker



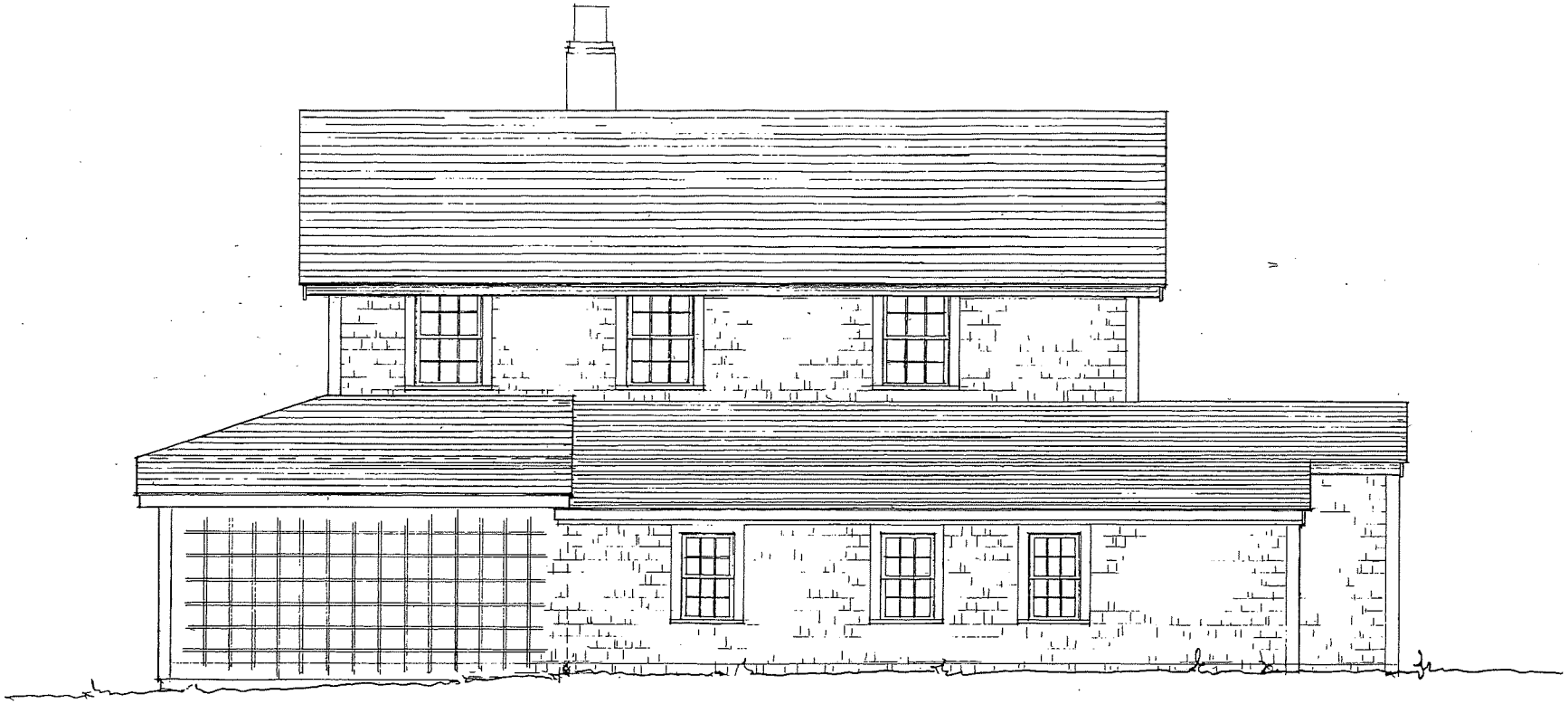
| | |
|---|---|
| **MHC ID** | NAN.2109 MACRIS Maps for NAN.2109 \| Inventory: |
| **Historic Name** | Ye Doubbel Decker |
| **Common Name** | Underhill Cottage |
| **Street Address** | 23 Ocean Ave<br>- |
| **City/Town** | Nantucket |
| **Village/Neighborhood** | Sankaty Head; Siasconset; |
| **Local 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<br>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

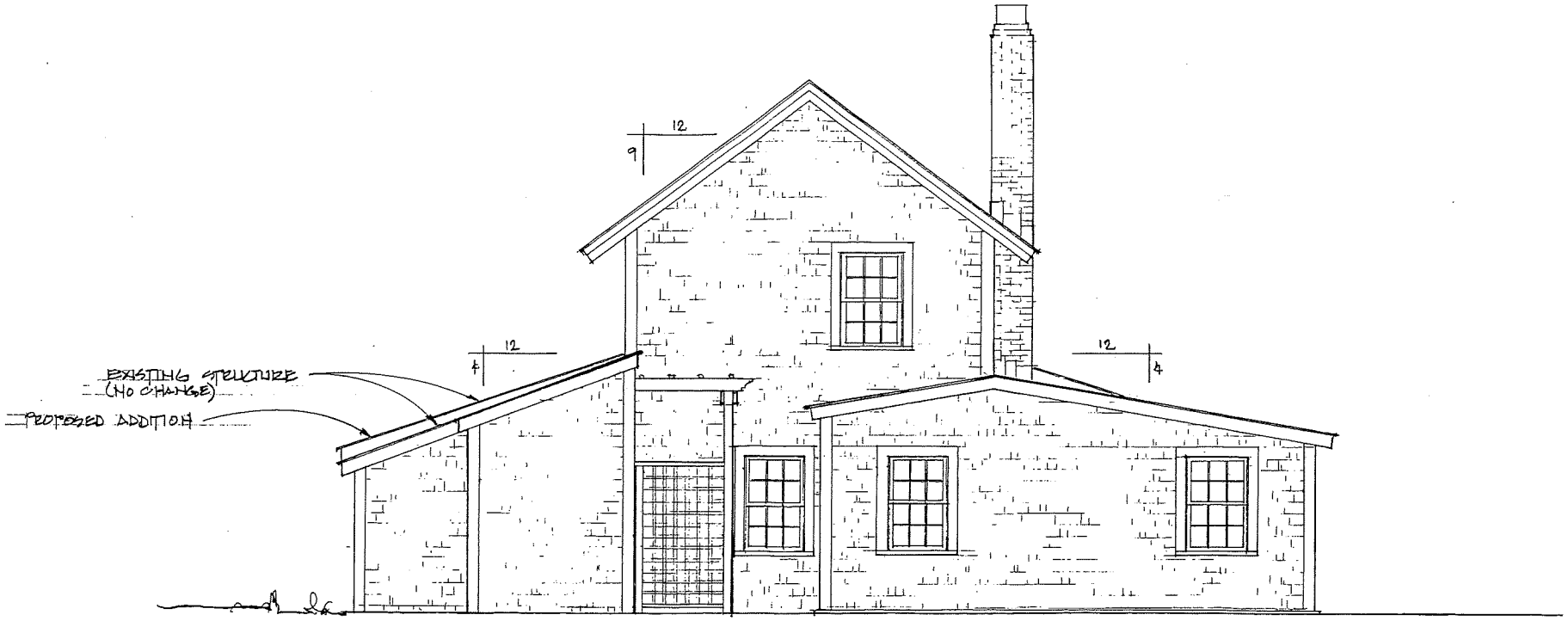
| | |
|---|---|
| BROWNE RESIDENCE<br>23 OCEAN AVE<br>SCONSET, MA | ANGUS MACLEOD DESIGNS<br>P.O. BOX 7055<br>SCONSET, MA<br>(508) 257-6789 |



## NORTH ELEVATION

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

| | |
|---|---|
| BROWN RESIDENCE<br>23 OCEAN AVE<br>ESSONSET, MA | ANGUS MACLEOD DESIGNS<br>P.O. BOX 7055<br>ESSONSET, MA<br>(508) 257-6789 |

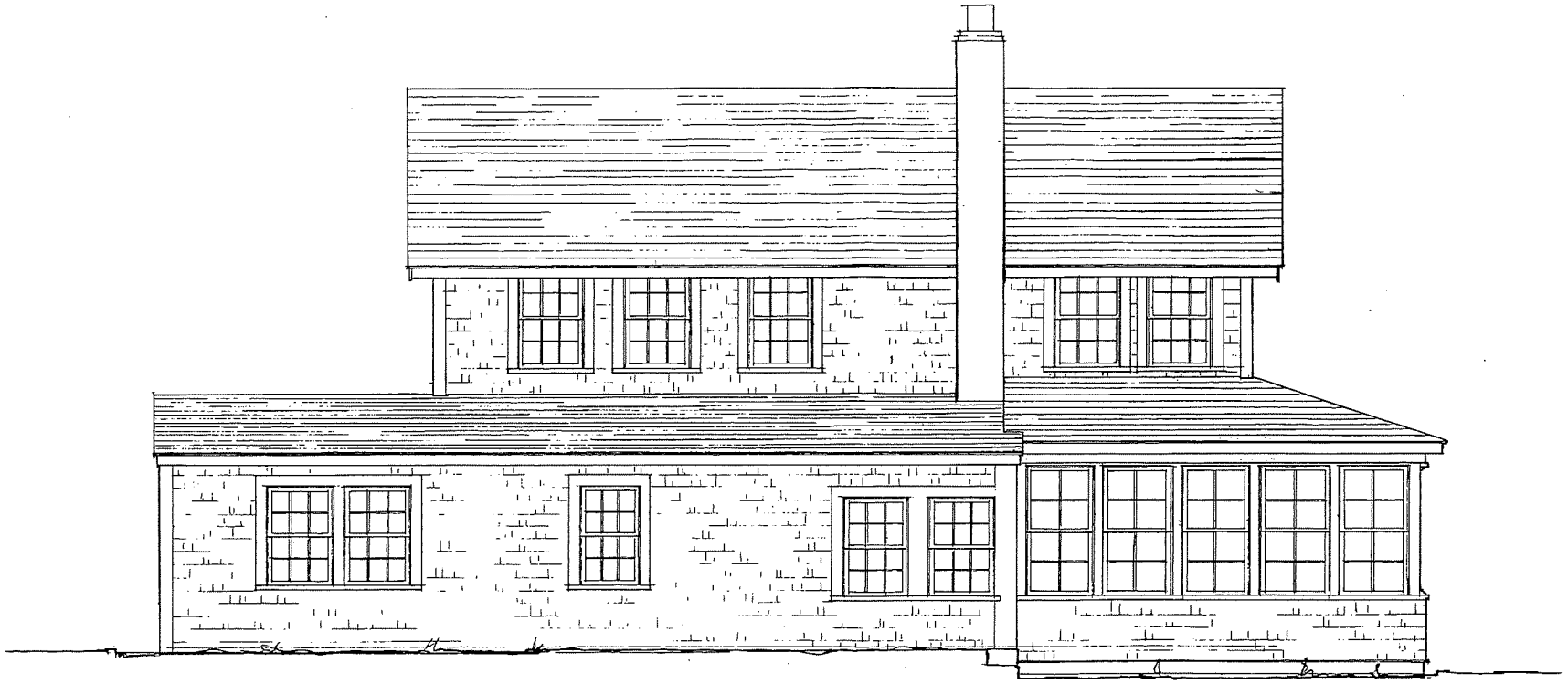



WEST ELEVATION

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

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23 OCEAN AVE
SCONSET, MA

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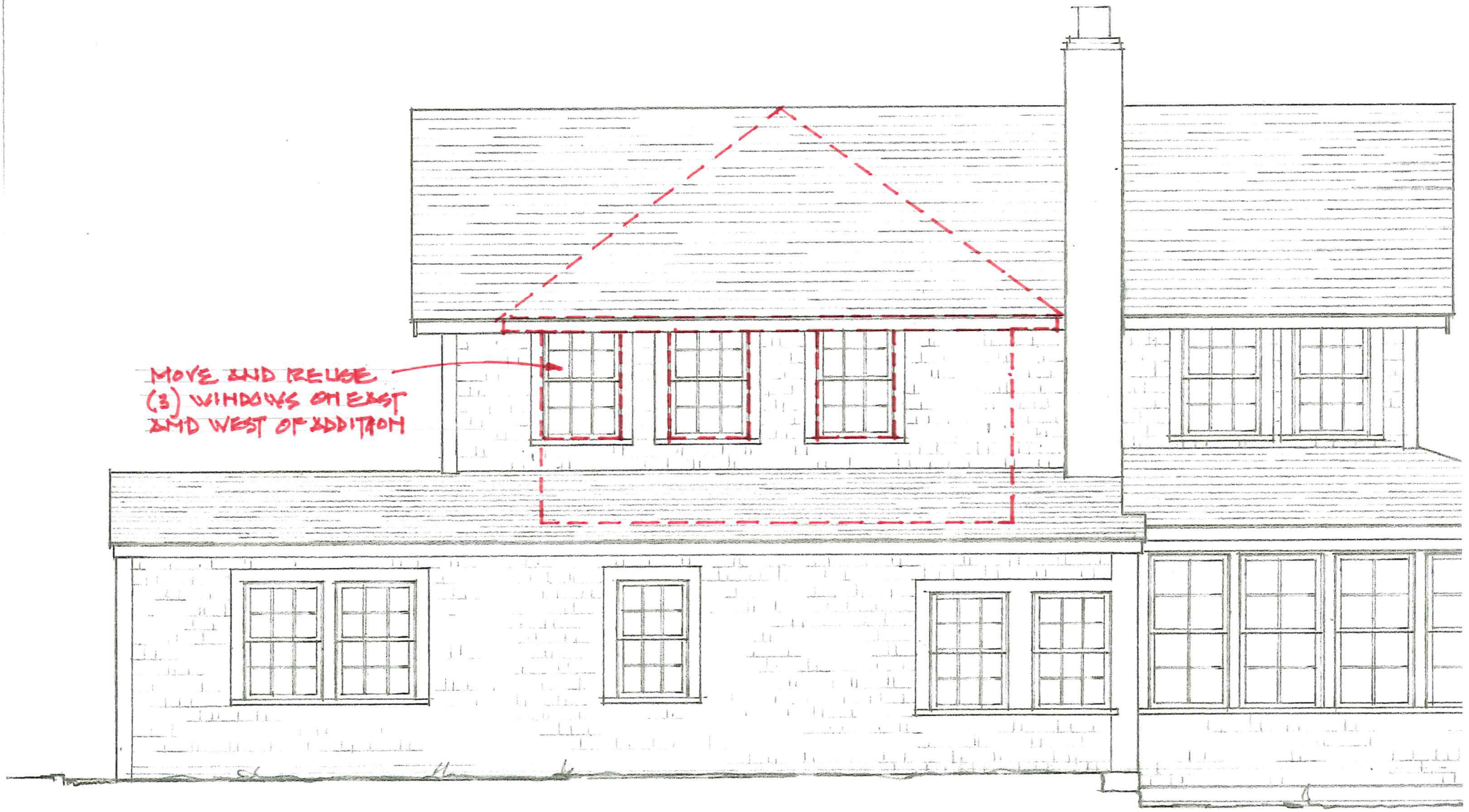



SOUTH ELEVATION
SCALE: 1/4"=1'-0" _ DEMO PLAN

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.

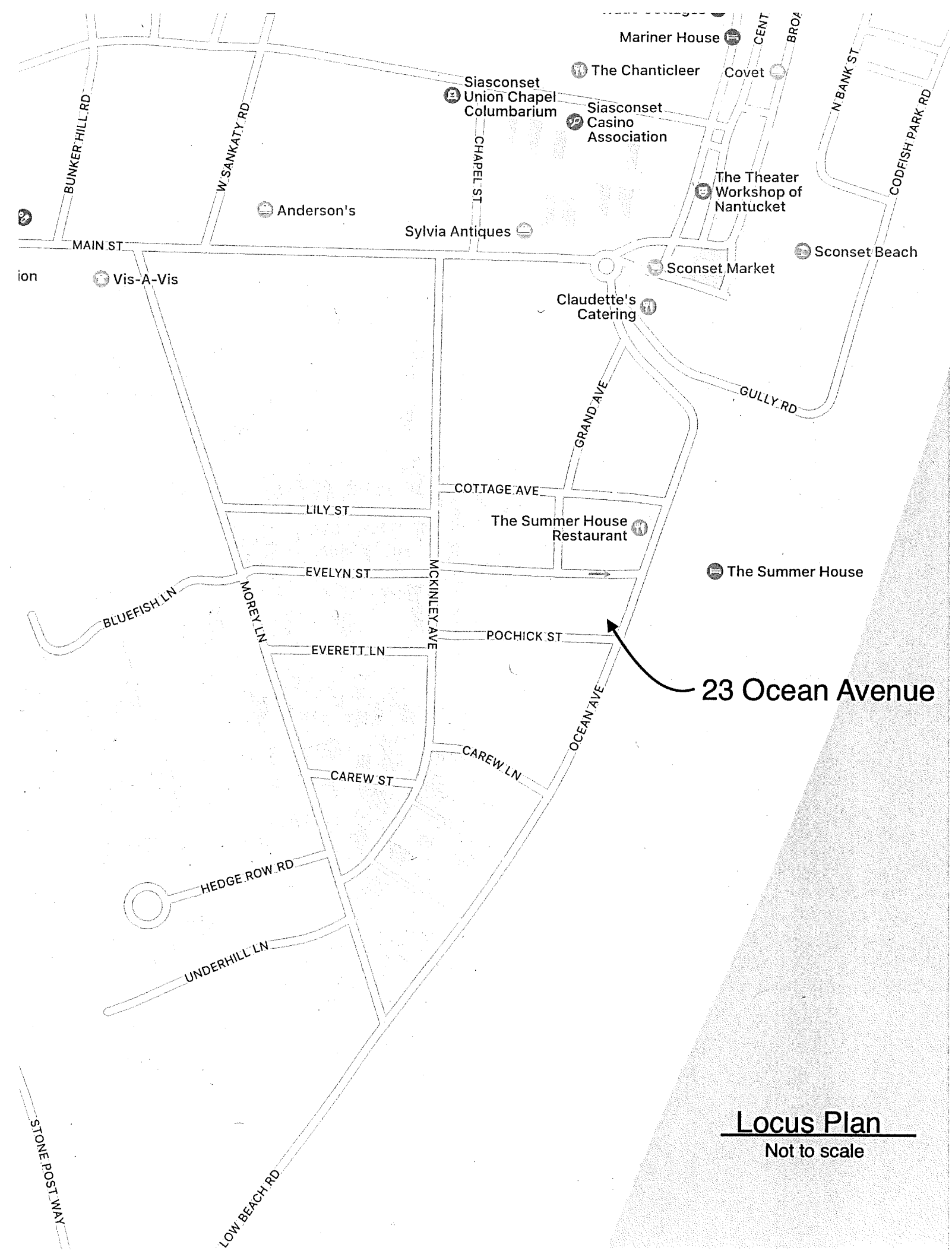
Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

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

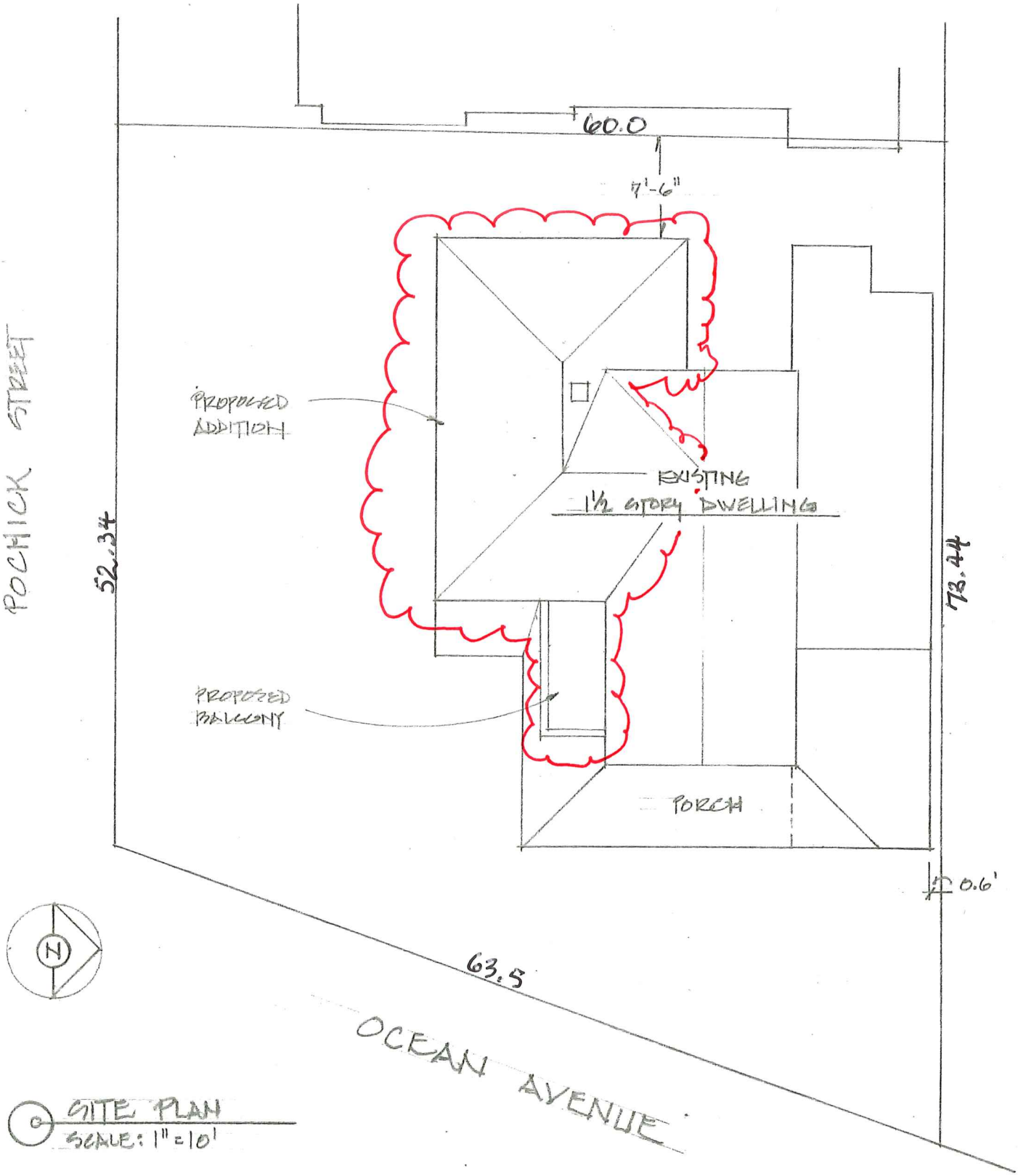
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

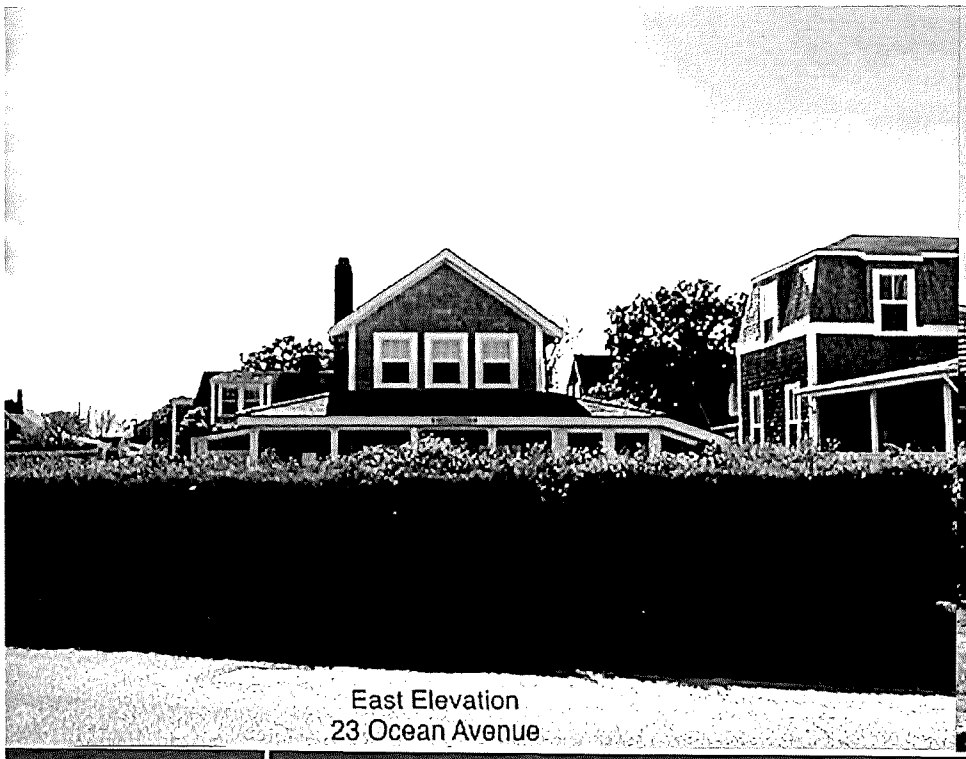
Not to scale




SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

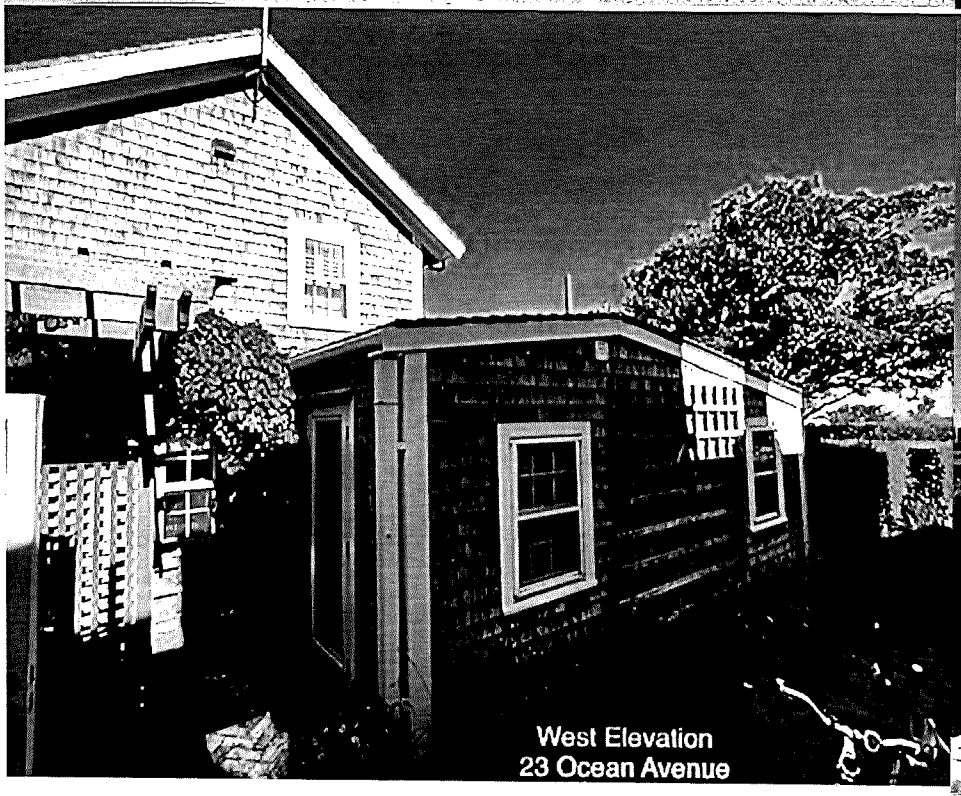
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

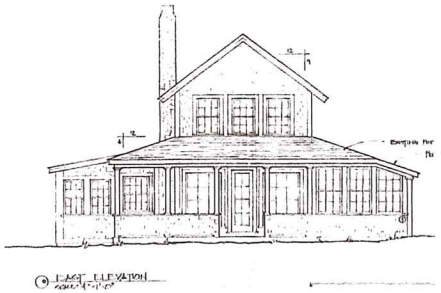
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

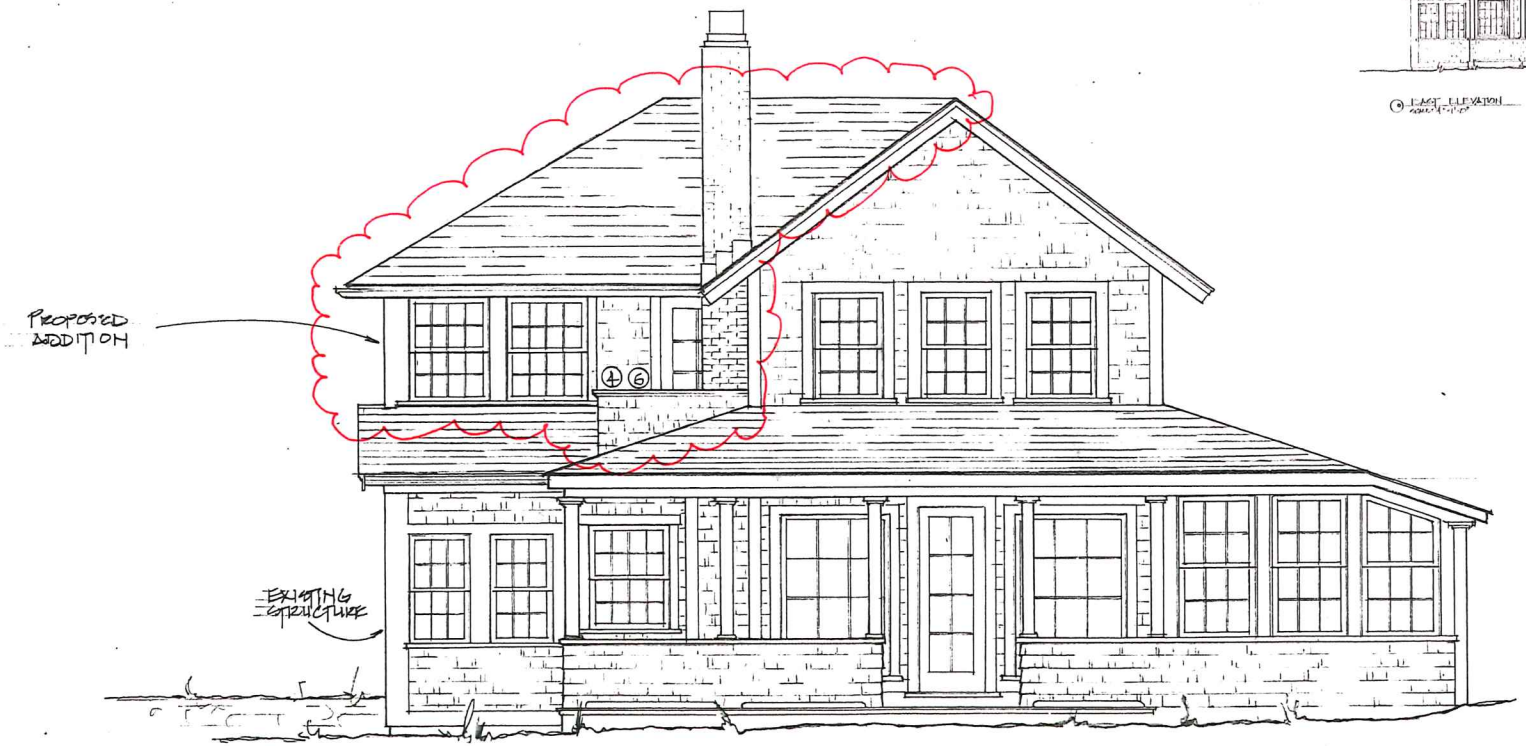
| No | Unit Size | Manu. | Glass size | Type | Notes | Quant. |
|---|---|---|---|---|---|---|
| 1 | 1' - 8" x 2' - 1" | Boston Sash | 8 x10 | 4 (2H2W) Light Hopper Window | Single | 1 |
| 2 | 2' - 8" x 1' - 1" | Boston Sash | 7 x10 | 4 (1H4W) Light Hopper Window | Single | 2 |
| 3 | 2' - 4" x 3' - 5" | 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

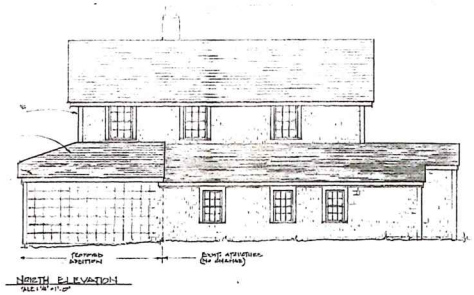



## EAST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789





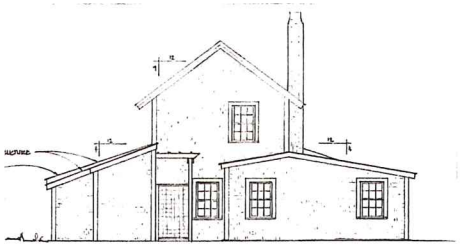


## NORTH ELEVATION

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"

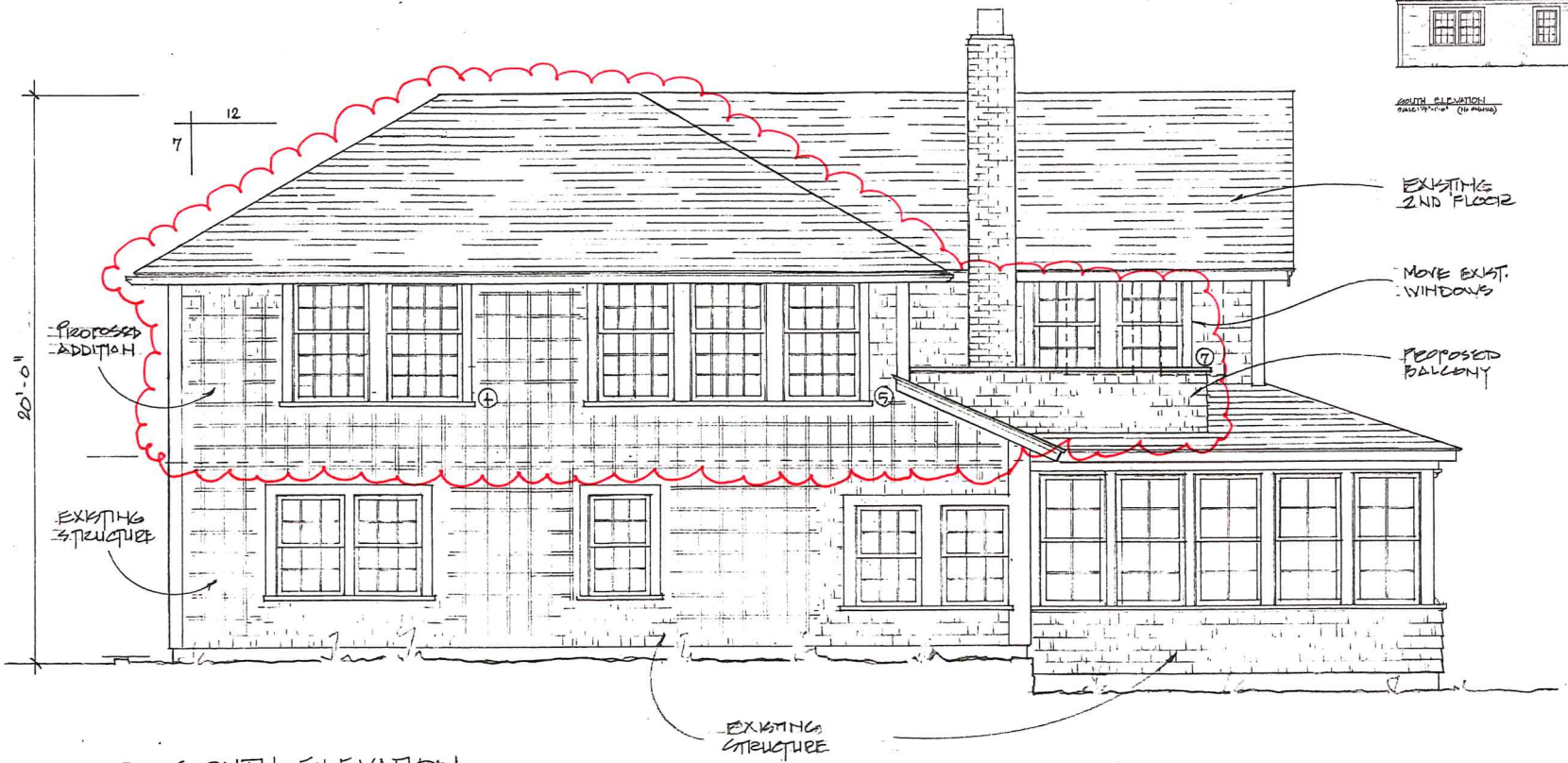
MATCH EXIST. ROOF PITCH

# WEST ELEVATION

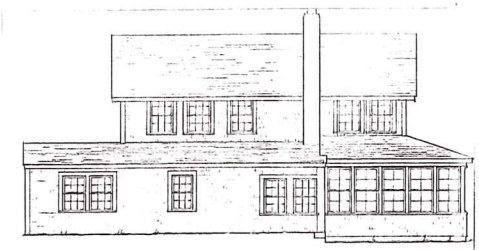
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



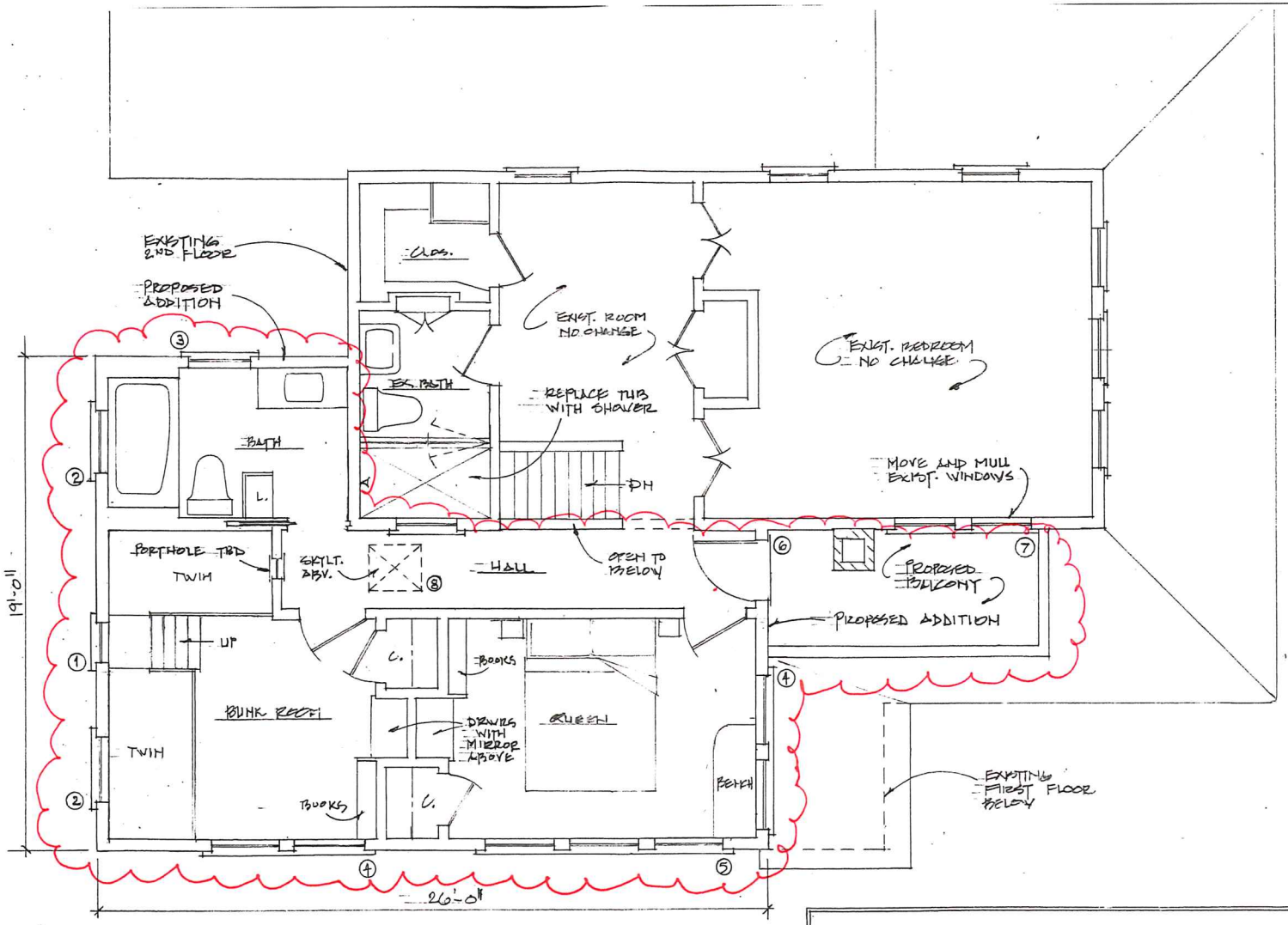

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

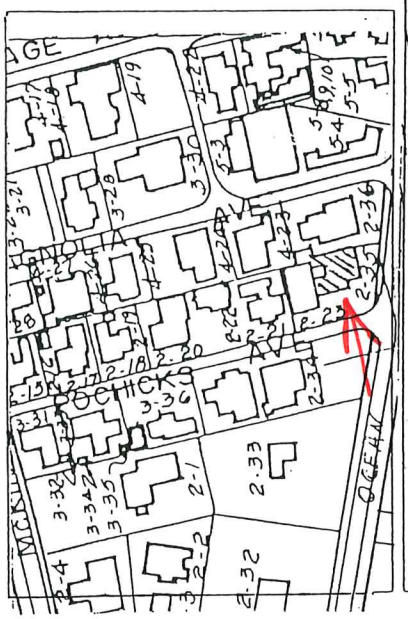
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

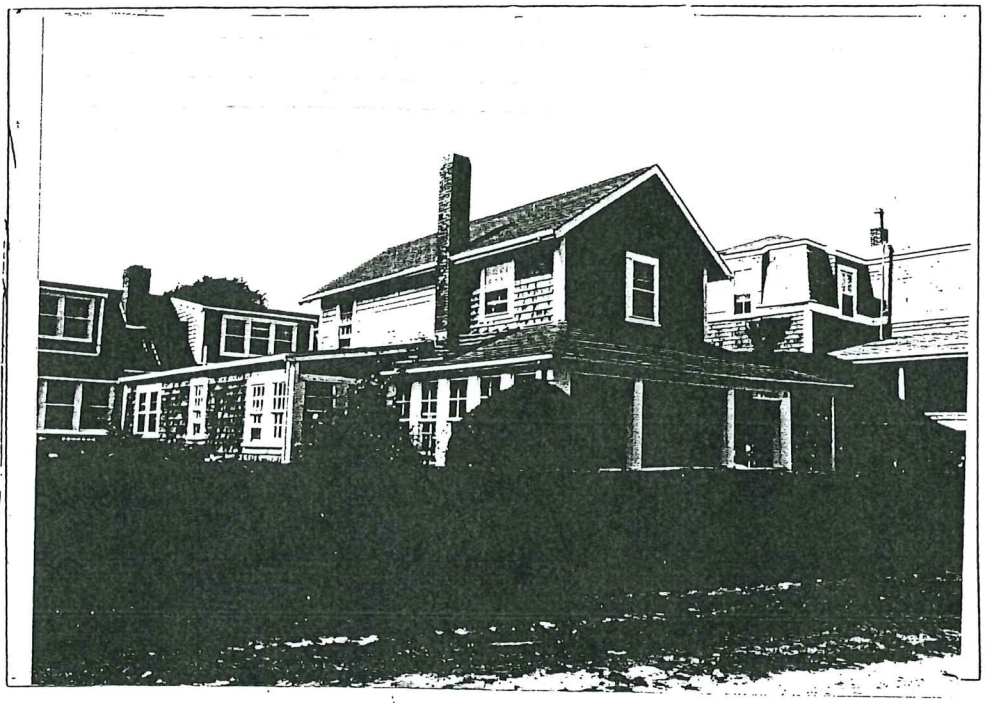
Recorded by: AH  Date: 09/13/89  Organization: AGS

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

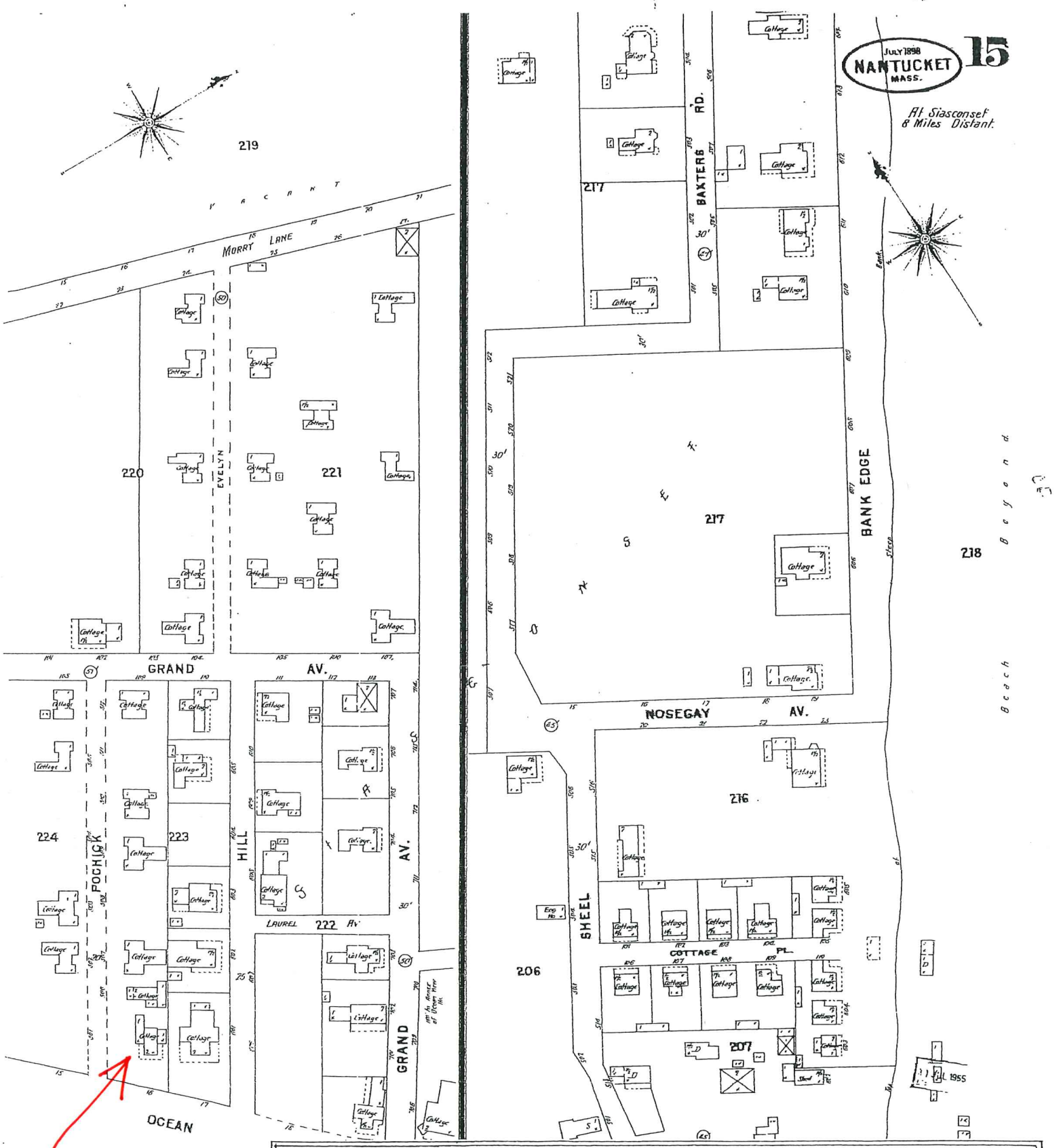
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

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

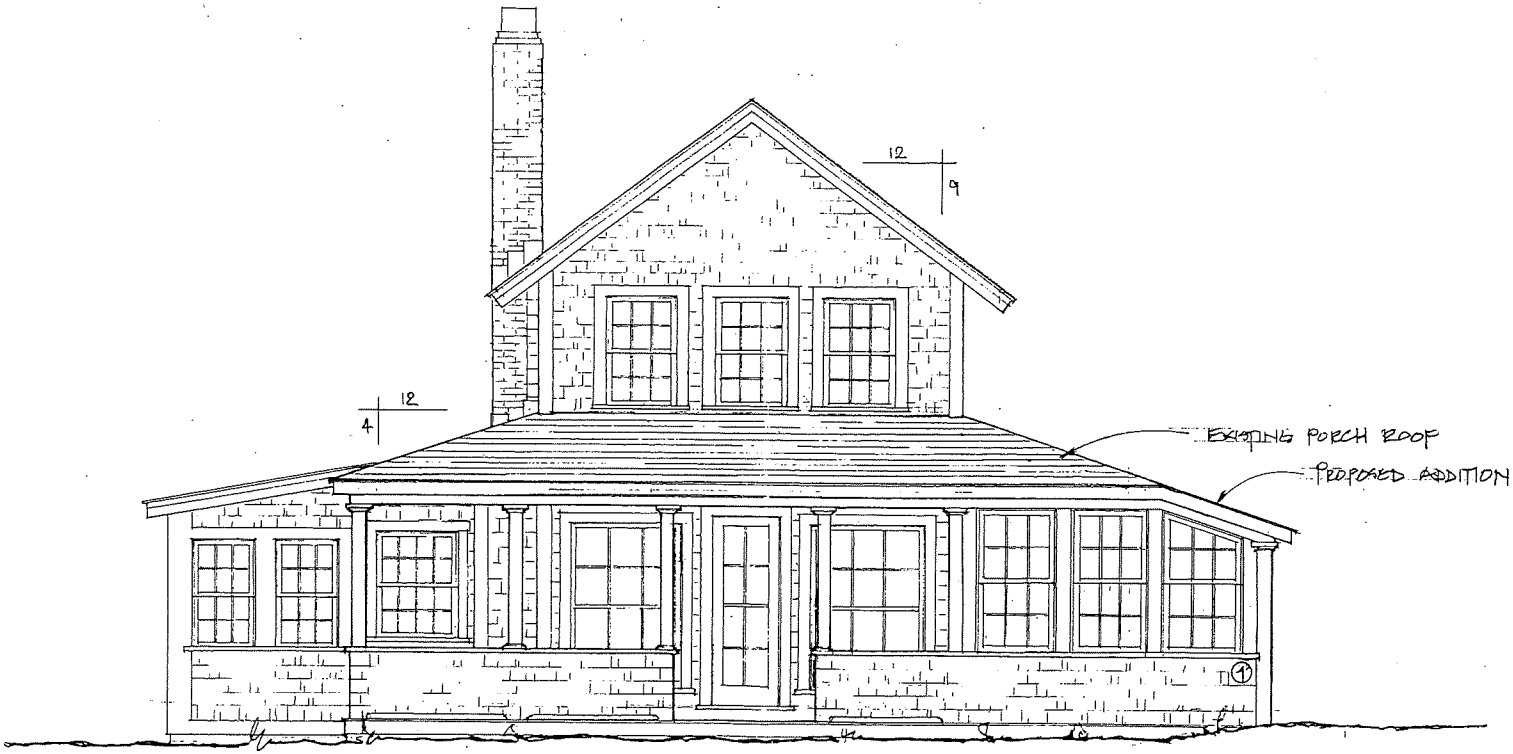
---

47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map




BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

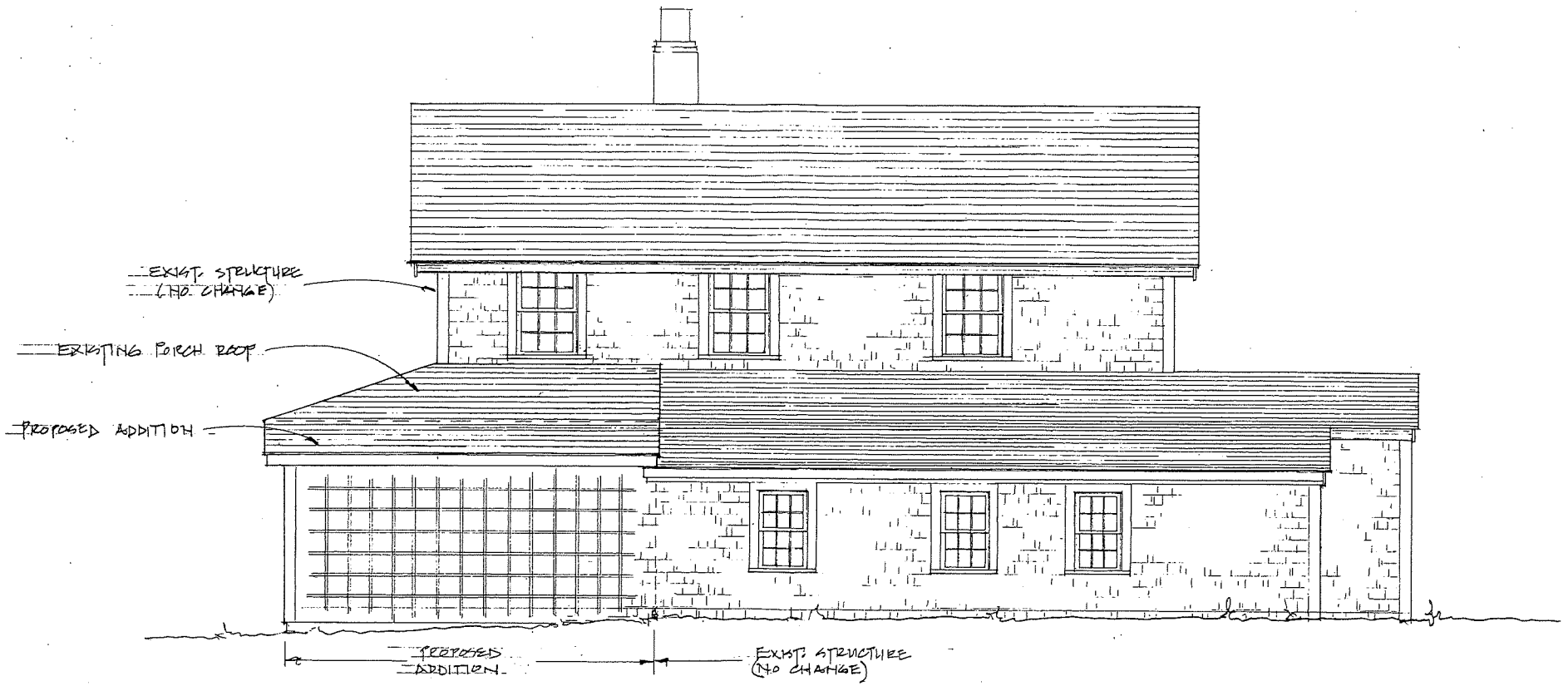
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789




## ① EAST ELEVATION

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

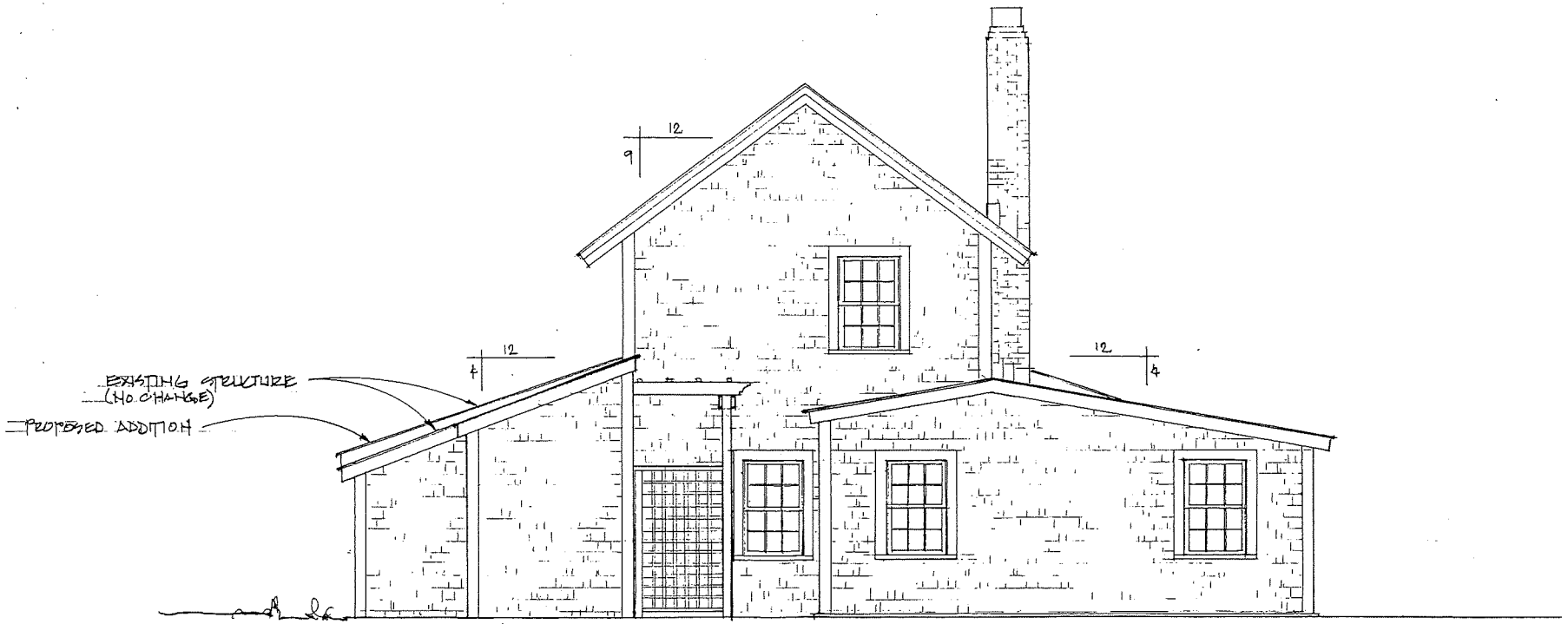
| | |
|---|---|
| BROWN RESIDENCE<br>23 OCEAN AVE<br>FALMOUTH, MA | ANGUS MACLEOD DESIGNS<br>P.O. BOX 7055<br>FALMOUTH, MA<br>(508) 257-6789 |




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

BROWN RESIDENCE
23 OCEAN AVE
HULL, MA

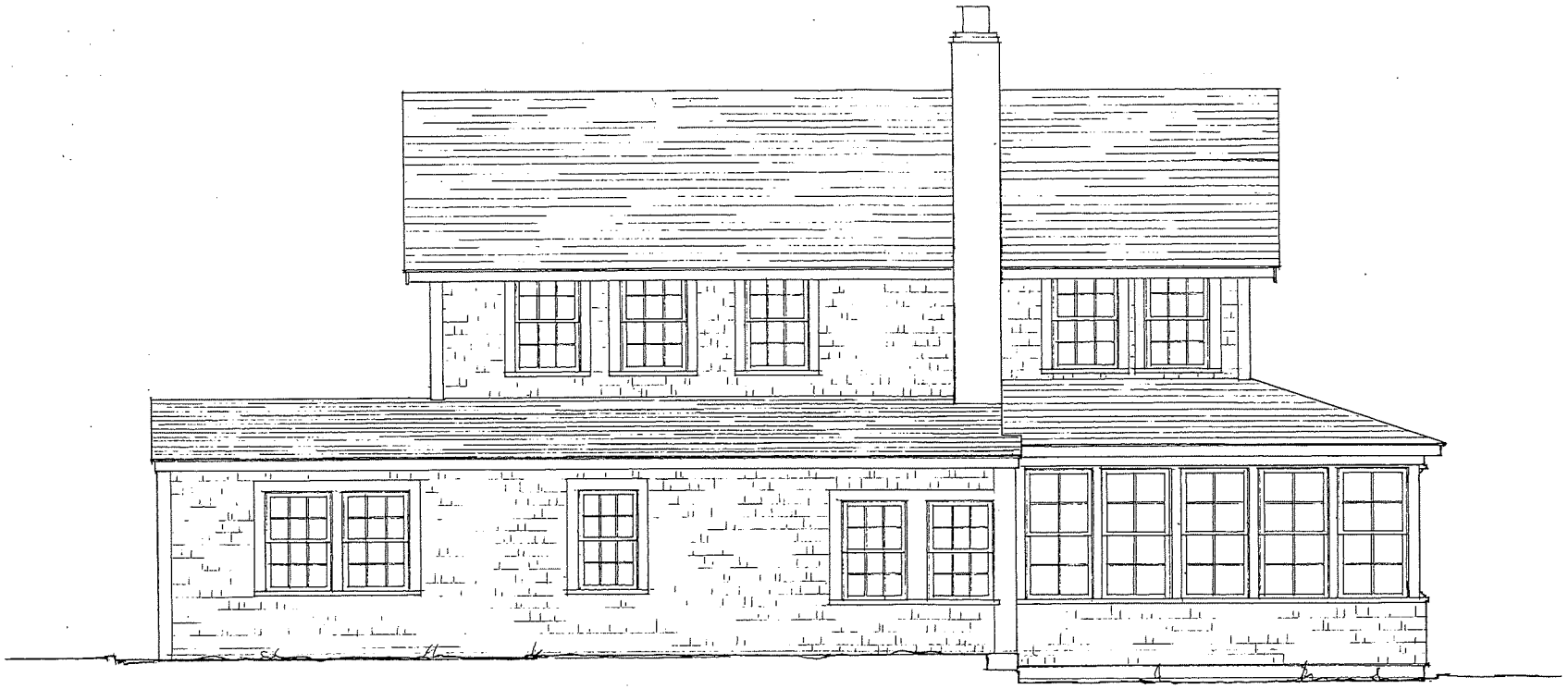
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HULL, MA
(508) 257-6789




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

BROWN RESIDENCE
23 OCEAN AVE
VEECONSET, MA.

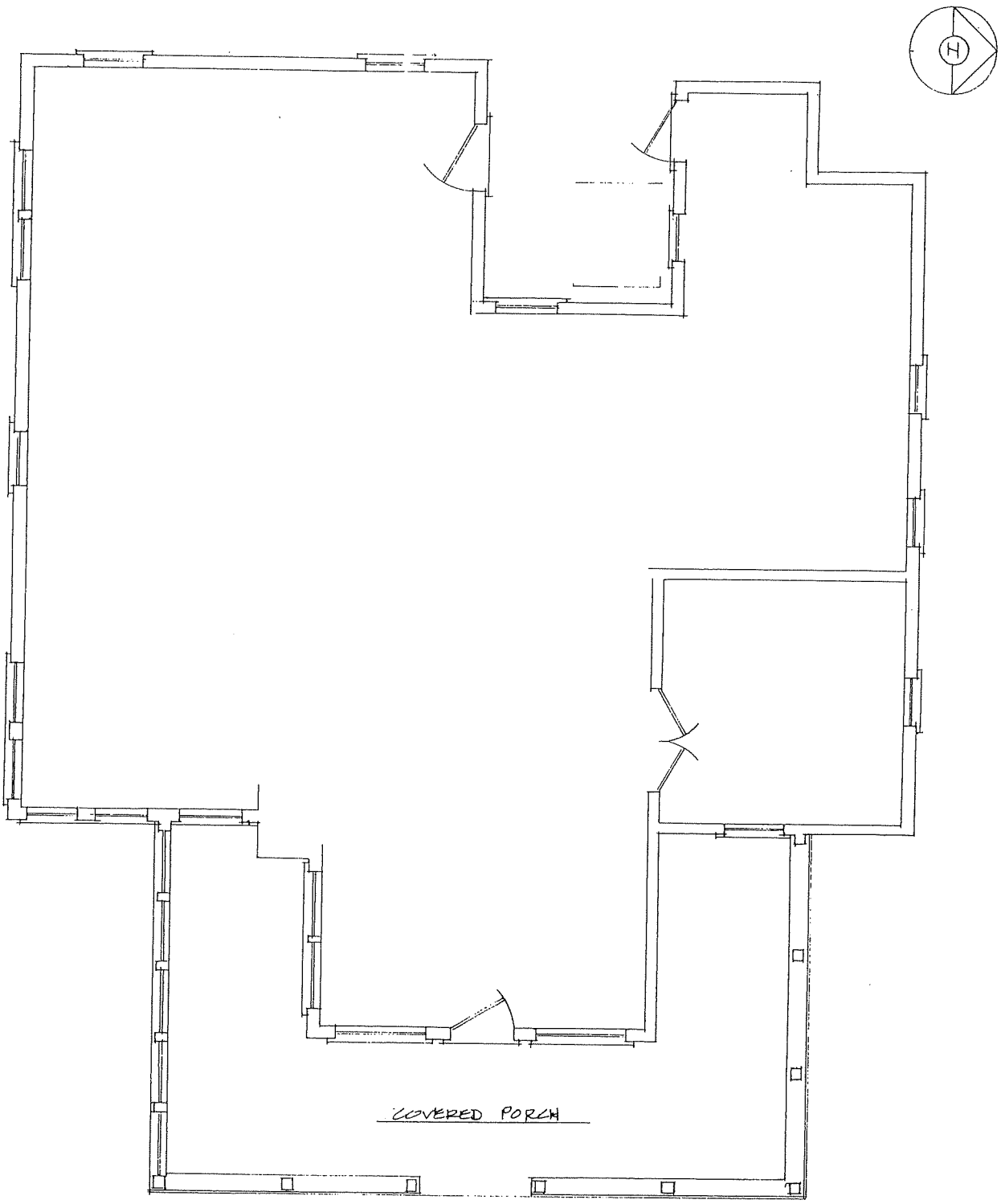
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VEECONSET, MA
(508) 257-6789



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

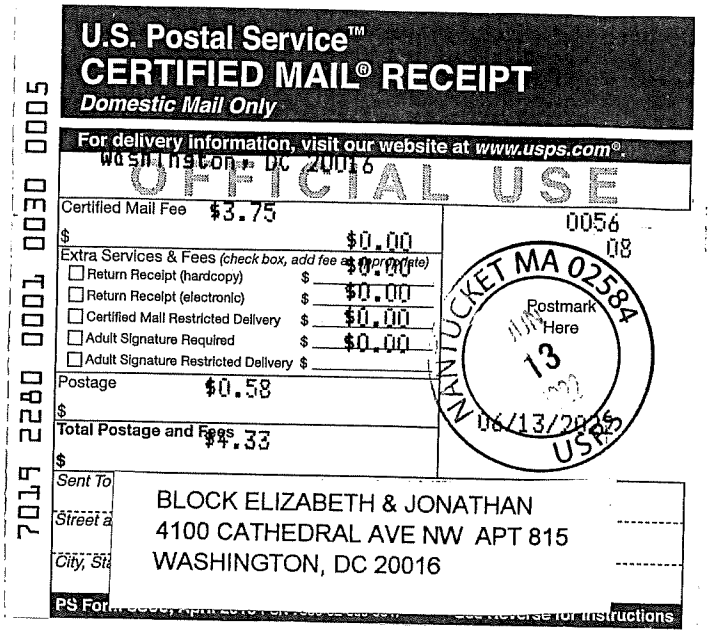
DATE

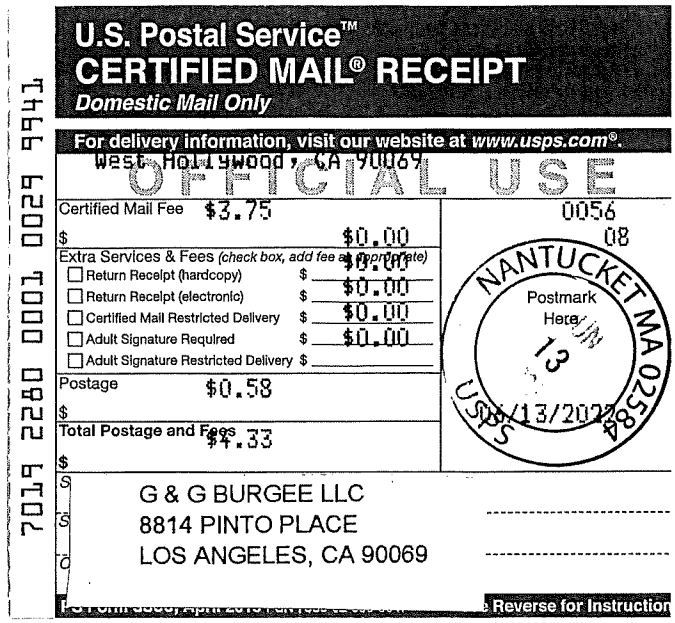
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

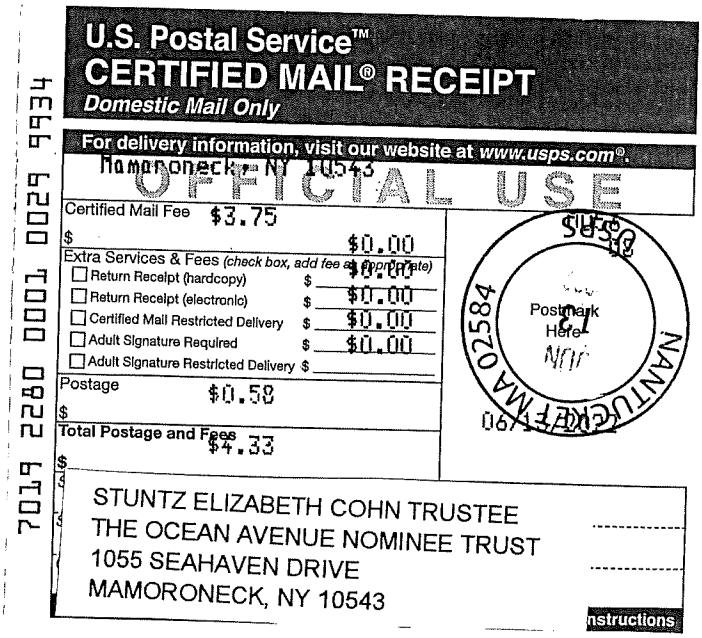
# Abutters Listing

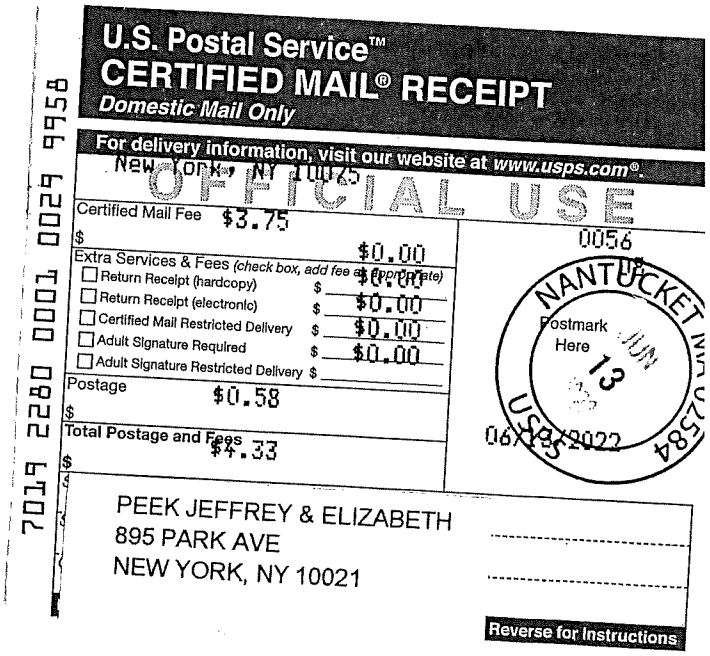
| MBLU | Lot | Lot Cut | Owner Full Name | Co-Owner Full Name | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 7324 | 20 | | STUNTZ ELIZABETH COHN TRUSTEE | THE OCEAN AVENUE NOMINEE TRUST | 1055 SEAHAVEN DRIVE | MAMORONECK | NY | 10543 | 20 OCEAN A |
| 7331 | 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>**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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>**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.<br>**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<br>Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP |
| Public | Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road<br>Linda Williams<br>Lynn Filipski, 'Sconset Civic League<br>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.<br>**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.<br>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.<br>**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.<br>**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.<br>**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.<br>**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.<br>**Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house.<br>**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.<br>**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.<br>**Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement.<br>**Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea.<br>**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**

*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.*

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**

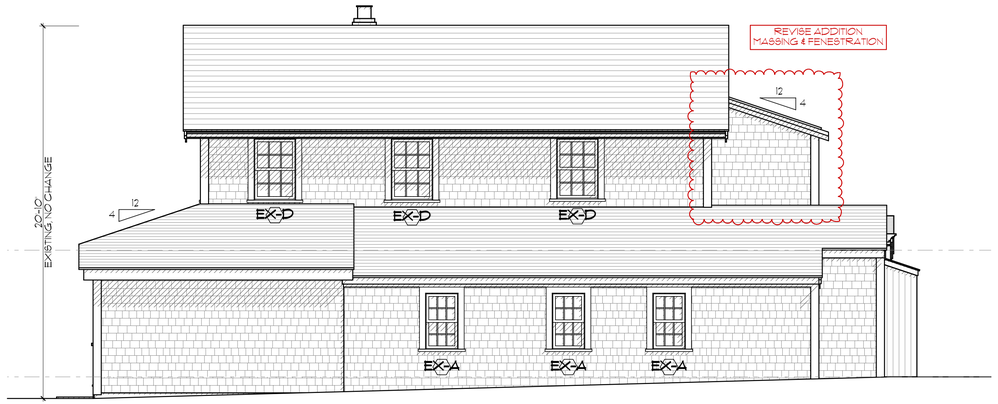
| No. | Qn. | Type | Manuf. | Model | Door Dimension | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|




Existing North Elevation
NOT TO SCALE




Previously Submitted North Elevation
NOT TO SCALE



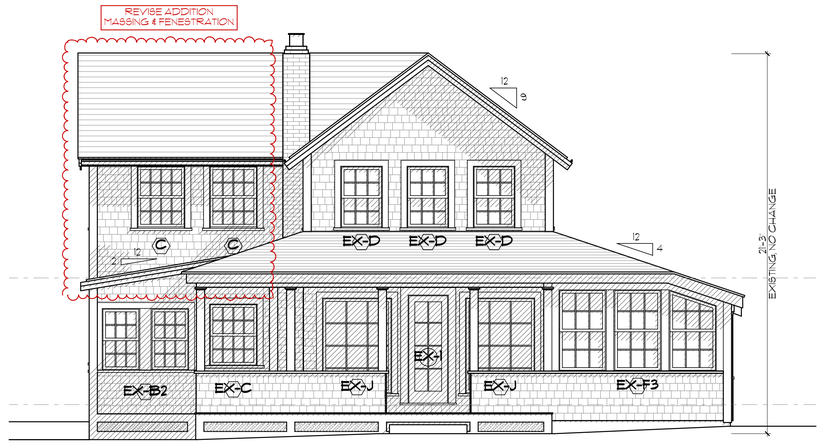

1 North Elevation
SCALE: 1/4" = 1'-0"




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**



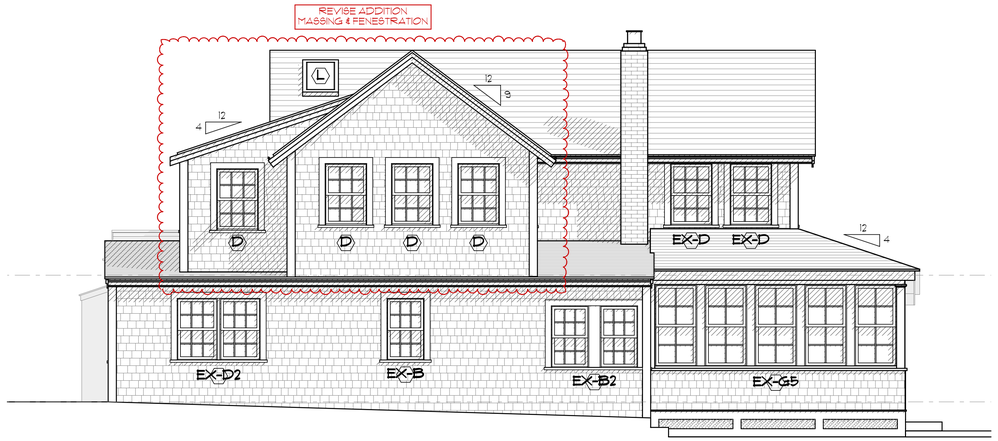

Existing South Elevation

NOT TO SCALE



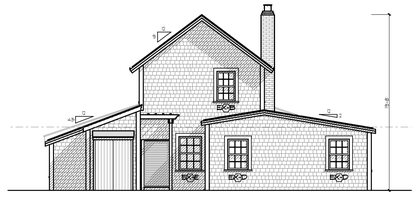

Previously Submitted South Elevation

NOT TO SCALE



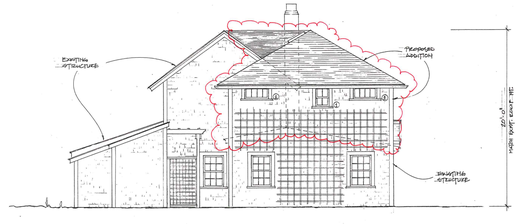

1 South Elevation

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



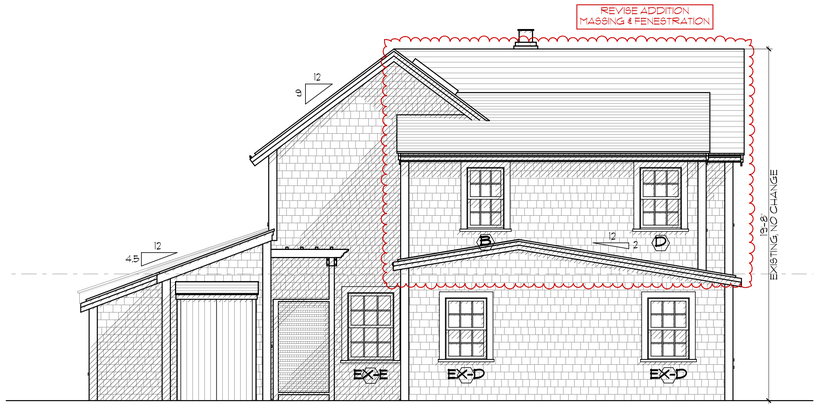

Existing West Elevation

NOT TO SCALE




Previously Submitted West Elevation

NOT TO SCALE




2 West Elevation

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

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

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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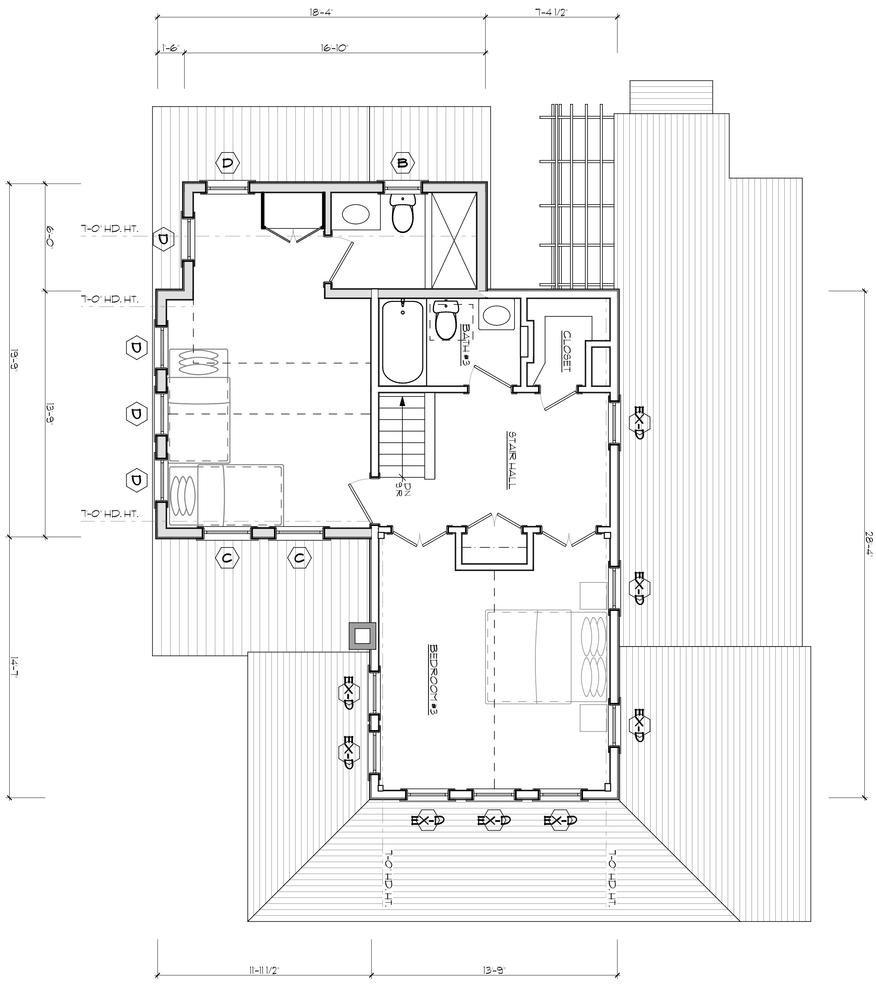
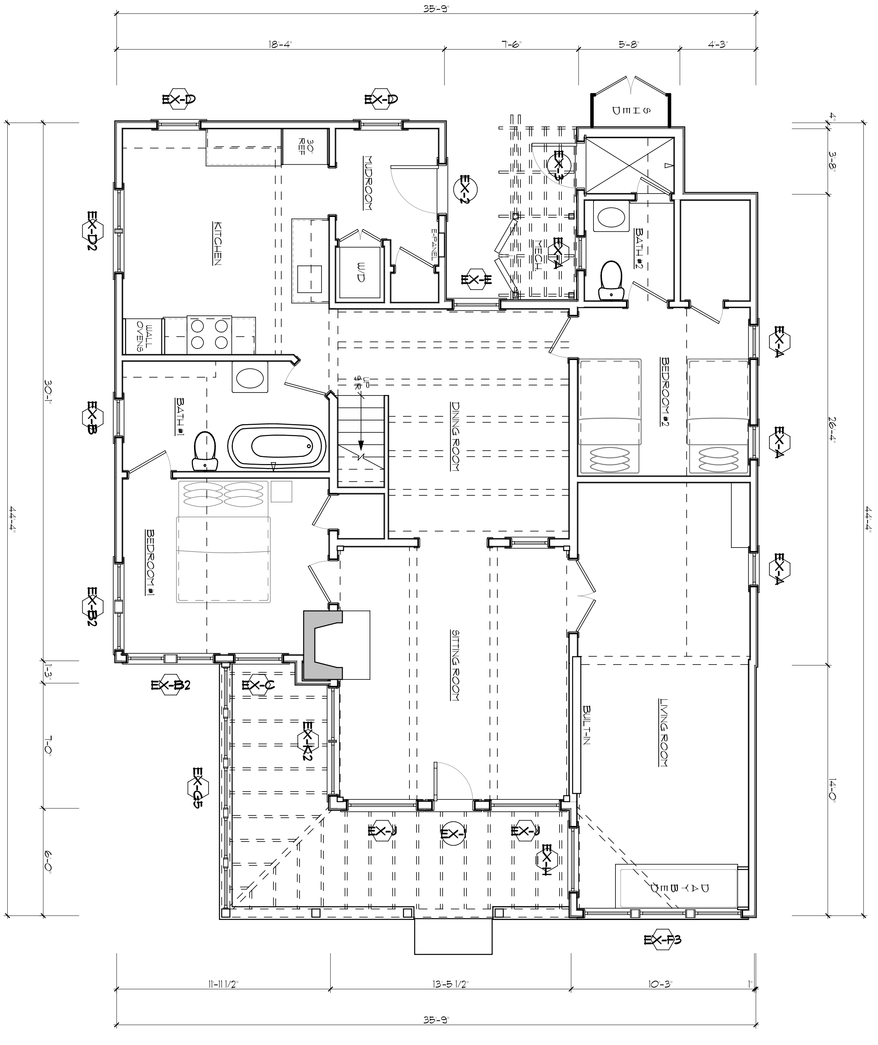
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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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| | |

BOTTICELLI & POHL

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

# Massachusetts Cultural Resource Information System
# Scanned Record Cover Page



| | |
|---|---|
| **Inventory No:** | NAN.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;<br>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

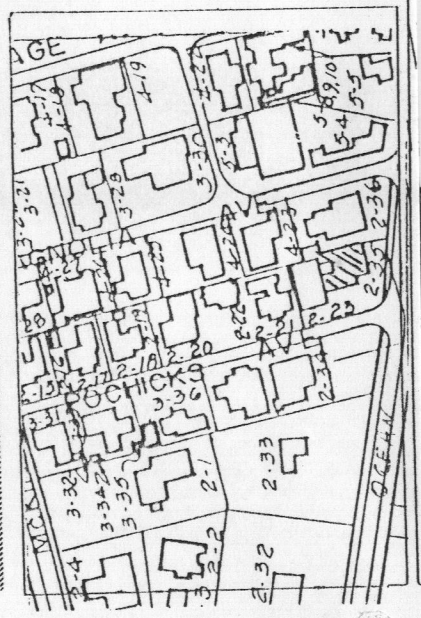
Recorded by: AH Date: 09/13/89 Organization: AGS

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

--

# NANTUCKET PRESERVATION TRUST

*Preserving the Island's Architectural Heritage*

BOARD OF DIRECTORS

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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.

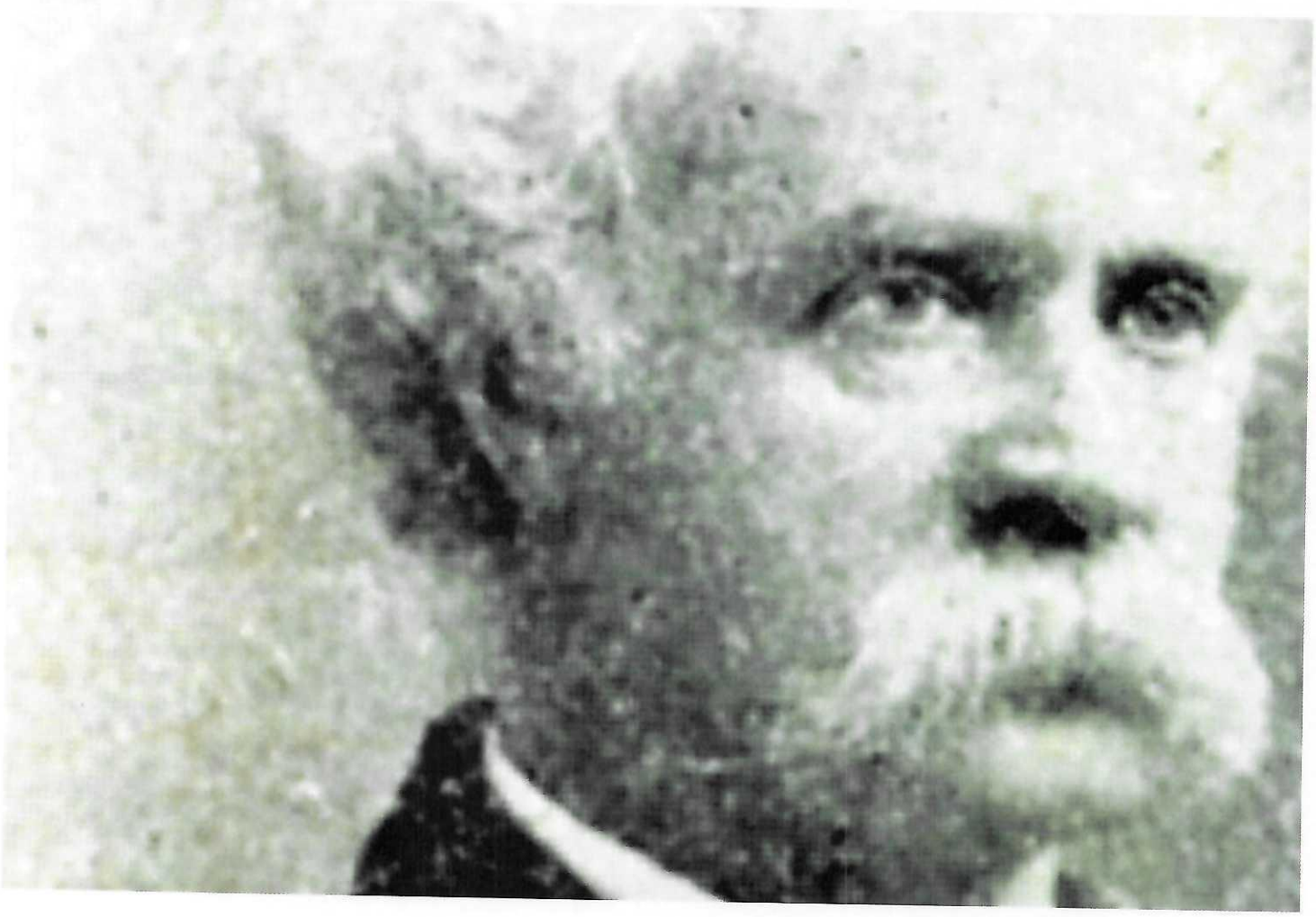
I hope that this information helps to clarify the property's early history.

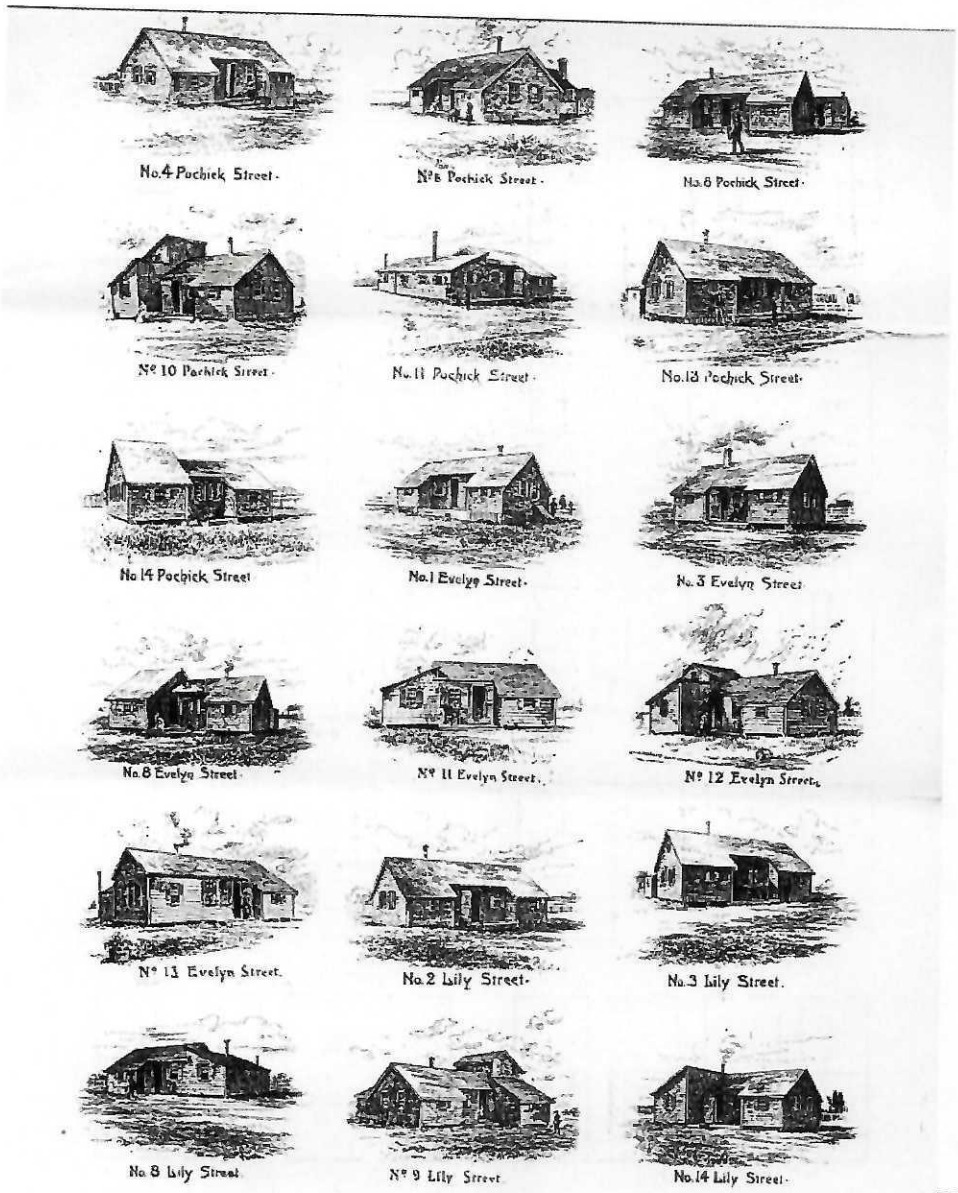
Sincerely,
Michael May

Search

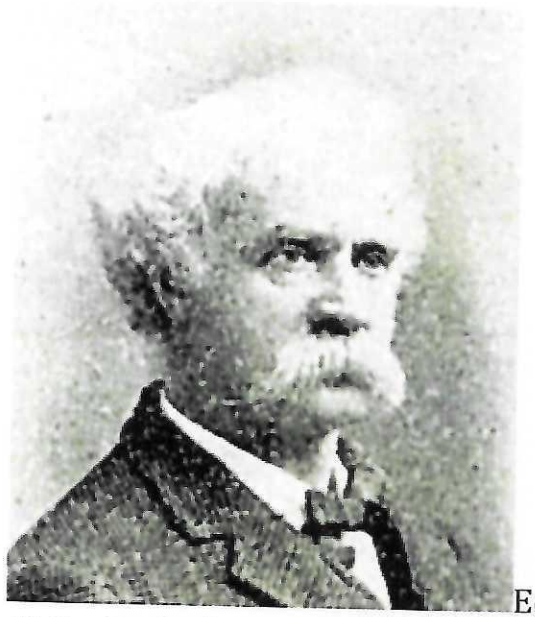
# The Underhill Cottages

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.

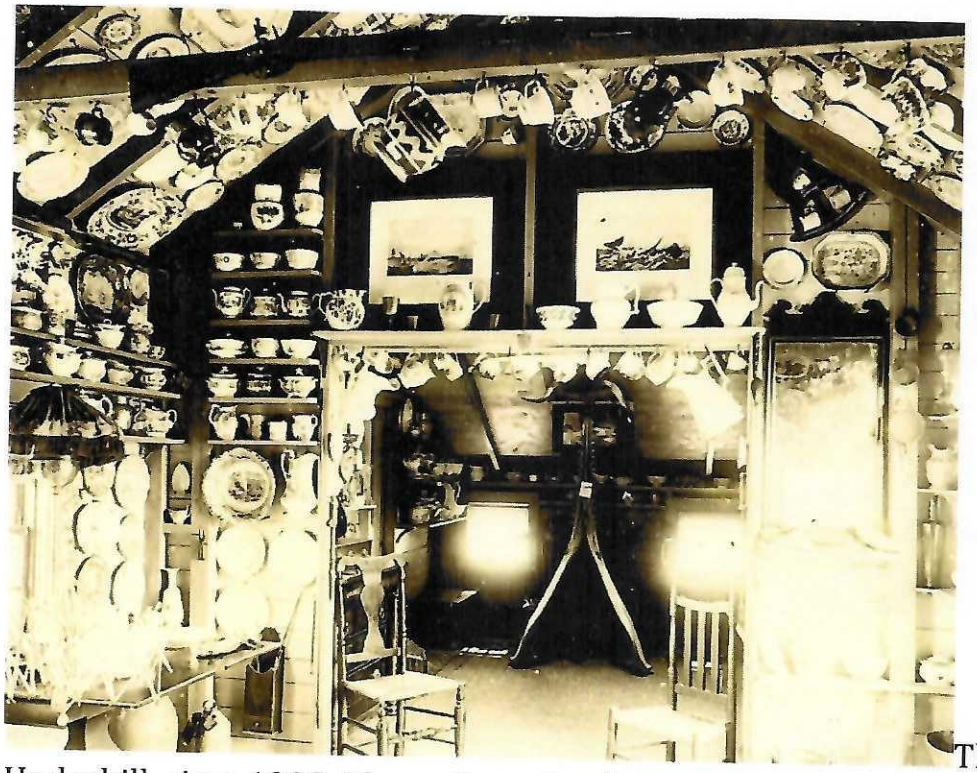
Underhill's advertising circular included a detailed description of the cottages:
*They are built . . . following the traditions of the builders of a hundred years ago, who made their houses strong and compact for comfort and convenience and with no thought that the structures they reared would ever 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.<br>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.<br>**Camp** – No concerns with the same conditions as 1 Violet Place. Asked about the clapboard color pallet.<br>**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.<br>**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.<br>**Camp** – Okay with the Belgium block apron. Peastone would be better for the driveway. Okay with a cobble or Pennsylvania field stone wall.<br>**Coombs** – Would go with brick wall and peastone drive.<br>**Oliver** – Moving the wall forces it to get taller; doesn't care about the material.<br>**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.<br>**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.<br>**Backus** – Recommend go to HSAB with better plans. Contributing OHD, early 19th century.<br>**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.<br>**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<br>Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP |
| Public | Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road<br>Linda Williams<br>Lynn Filipski, 'Sconset Civic League<br>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.<br>**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.<br>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.<br>**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.<br>**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.<br>**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.<br>**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.<br>**Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house.<br>**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.<br>**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.<br>**Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement.<br>**Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea.<br>**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.<br>**Backus** – Read HSAB comments 6/27: Traditional basement windows were never mulled; it would be preferable to have 3 separated windows.<br>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.<br>**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.<br>**Welch** – He's fine with the proposed changes but we need a demolition plan on file as well as a window survey.<br>**Oliver** – Nothing to add. We need a demolition plan.<br>**Coombs** – Wants to see the demolition plan before any approval of the work, and that should be reviewed by HSAB.<br>**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.<br>**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.<br>**Oliver** – This is the type of application we find appropriate – on a 1st-floor mass on the rear.<br>Camp and Coombs agree.<br>**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'.<br>**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.<br>**Camp** – This isn't an ordinary pool cabana; however, the size of the lot can handle the design. She has no objections.<br>**Thornewill** – She agrees. If you call it a cottage, you're good; it's simple.<br>**Coombs** – It's large for a cabana.<br>**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.<br>**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.<br>**Backus** – Circa 1996. Not in the old core of Quidnet.<br>**Thornewill** – It's a nice in great shape and it's a shame to demolish it but it's no different than other demolitions.<br>**Coombs** – She's talked to people who don't want this moved.<br>**Oliver** – Okay with the demolition.<br>**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.<br>**Backus** – Referenced a letter from an abutter asking that the vegetative screen remain in place.<br>**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.<br>**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.<br>**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.<br>**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.<br>**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.<br>**Backus** – This property is adjacent to Massachusetts Audubon property.<br>**Oliver** – Same issues with the connector piece being see-through.<br>**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.<br>**Camp** – Same issues as with the house – no white trim and too much glass in the connector.<br>**Thornewill** – Ditto. The southeast 2nd-floor French doors add to the too much glass issue.<br>**Pohl** – The 2-story gable is too narrow and vertical. |
| Motion | **Motion to Hold for revisions. (Coombs)** |
| Vote | Carried 5-0 Certificate # |

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|---|---|---|---|---|---|
| 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.<br>**Oliver** – This is appropriate, no concerns.<br>**Coombs** – Agrees.<br>**Thornewill** – Front elevation dormer should be setback from the front wall 1'.<br>**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<br>Mike Coutu, Landscape architect. |
| Public | None |
| Concerns (7:14) | **Paladino** – Reviewed changes made pe previous concerns.<br>**Coutu** – Explained how the fill relates to the topographical and capturing the runoff.<br>**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.<br>**Coombs** – Okay with the architecture; would like it dropped and no increasing the grade.<br>**Oliver** – Architecture is fine. Doesn't understand grading the back yard up to the level of the driveway.<br>**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<br>Mike Coutu, Landscape architect. |
| Public | None |
| Concerns (7:35) | **Paladino** – Reviewed changes made per previous concerns.<br>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.<br>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<br>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.<br>**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.<br>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.<br>**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.<br>**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.<br>**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.<br>**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.<br>**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<br>Motion<br>Vote | June 30 & July 5, 2022<br>**Motion to Approve. (Oliver)**<br>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<br>• Discussion of Wind Turbines<br>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)<br>• Review policy of Move/Demo hearings in relation to new dwellings<br>• Hardscaping<br>• Discussion of salvaging demolitions<br>• 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: Thorenwill Design LLC

Mailing Address: 468 Dukes Rd
Nantucket, Ma.

Contact Phone #: 508 332 6702 E-mail: dave@thorenwill design.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: _____ Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor

Width: N/A Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East _____ 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: (describe)

Original Date: 1880, 1987

Original Builder:

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 31"-+ 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 Thorenwill 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

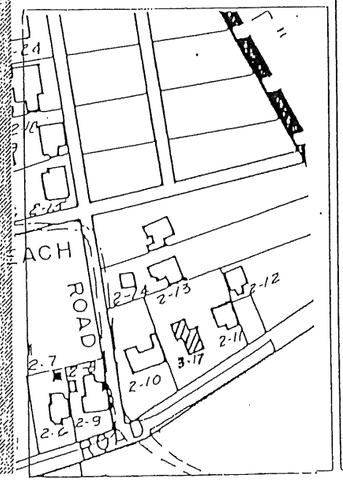
I. IDENTIFICATION

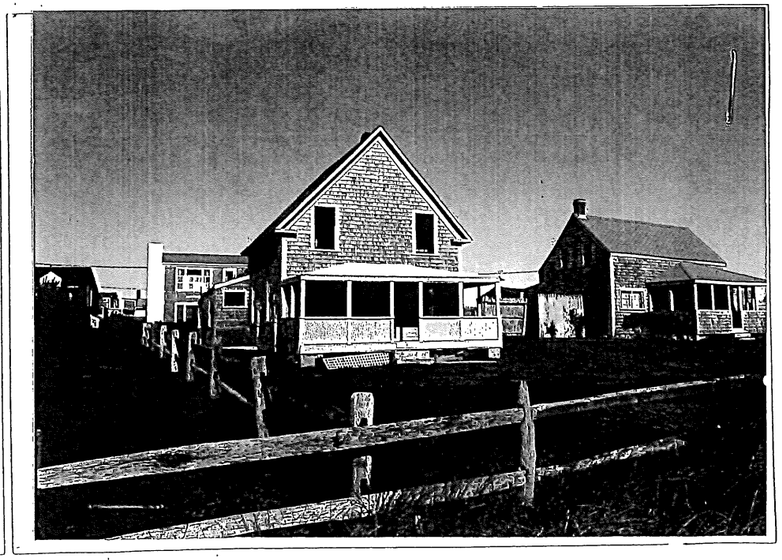
1. Street Name & No.: 36 SESACHACHA ROAD
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: EGER, ROY B
5. Ownership History:
Built for Bert Ray

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

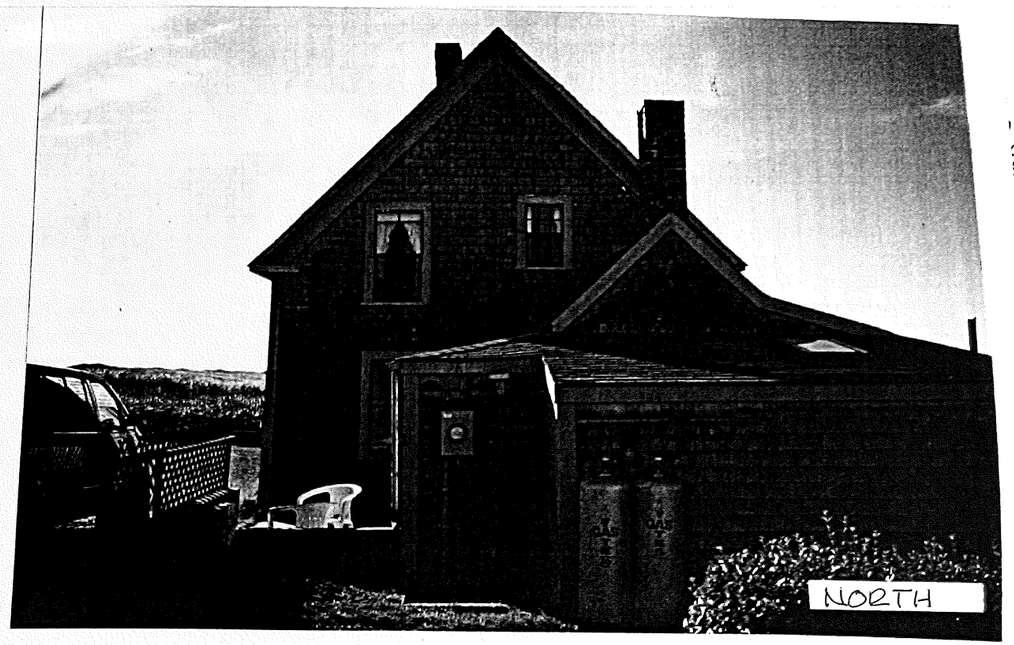
17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 3/4
23. Roof Shape: Gable
24. Roofing 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

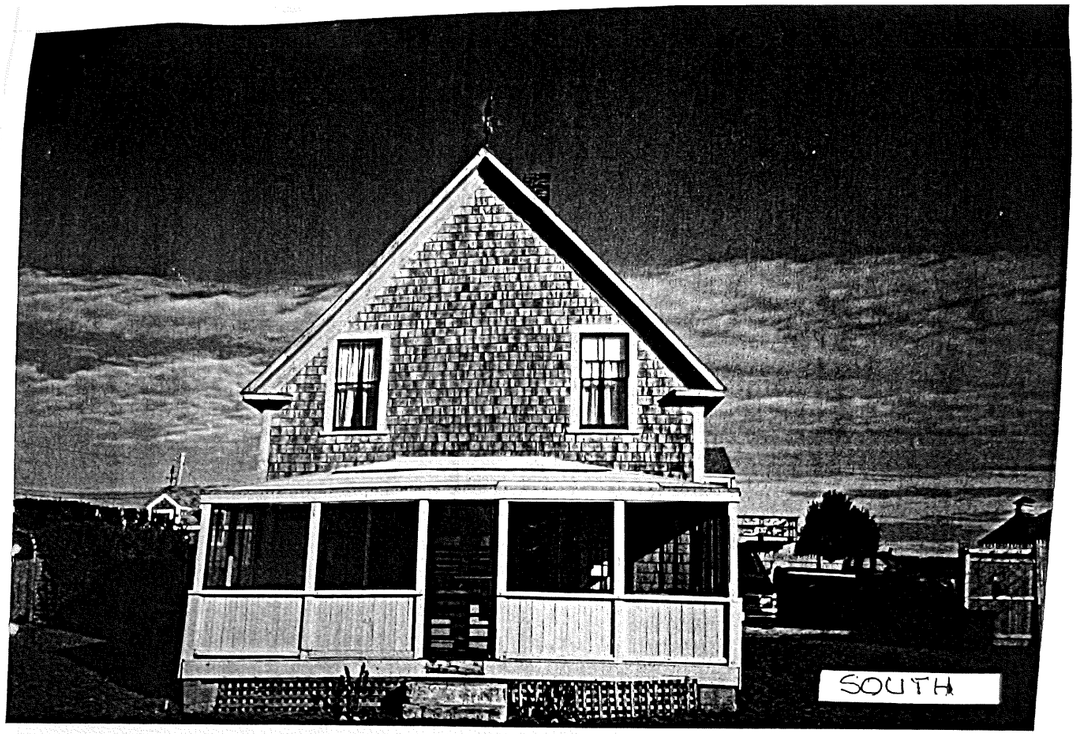
SIGNIFICANCE

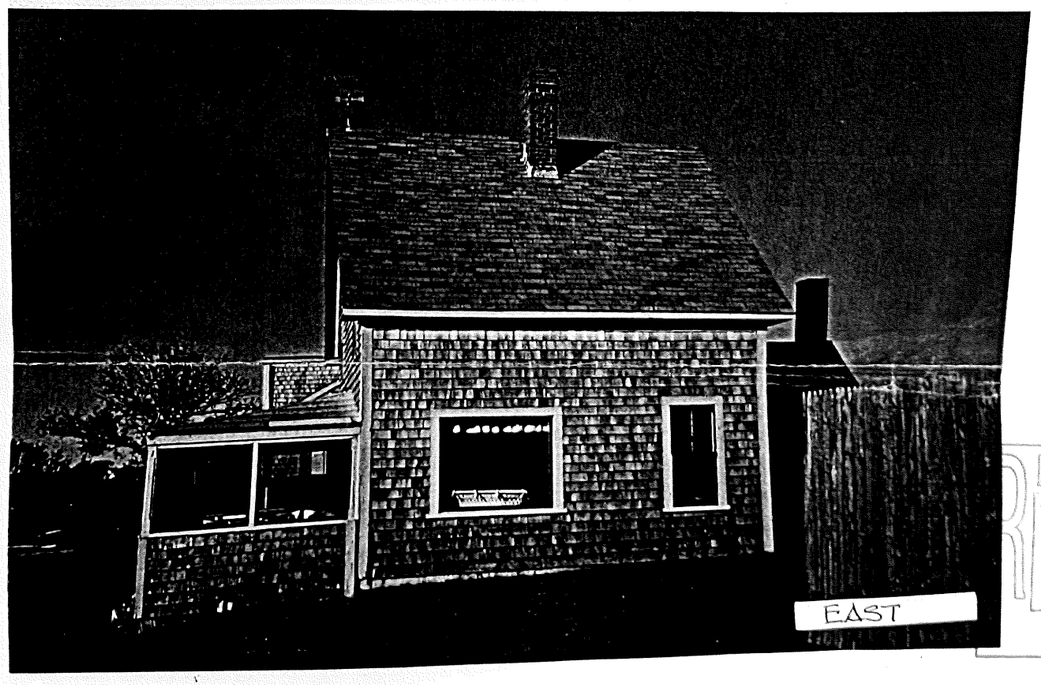
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1880
    Source: Aerial Photo 1938,Dick Denby
    Architect: Unknown  Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Aerial Photo 1938,
    Dick Denby


NORTH


WEST



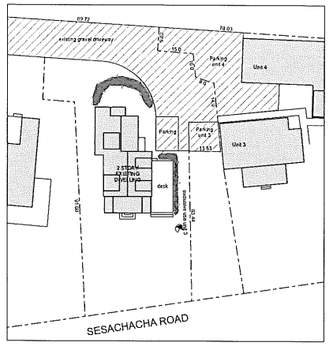

RECE
JAN

MASS 02584 ... ROLAND

DRAWN BY: DNP DRP 12-11-97 ... REV

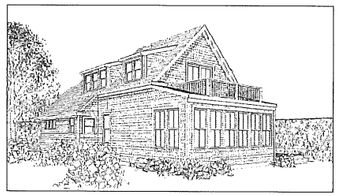
# Additions & Renovations to the McMahon Residence

## 36B Sesachacha Road
## Nantucket , Massachusetts




Site Plan- Existing

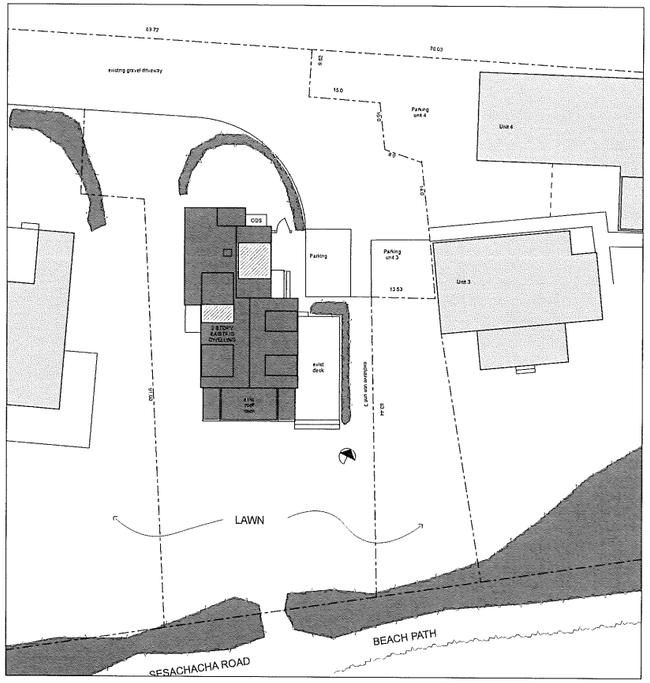
SCALE: 1" = 20'



Southwest Perspective

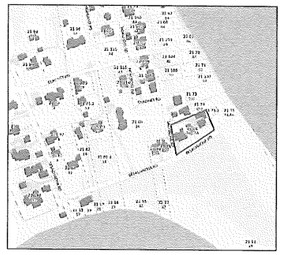


Northwest Perspective




Site Plan- Proposed

SCALE: 1" = 10'



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









South Abutter Contexts

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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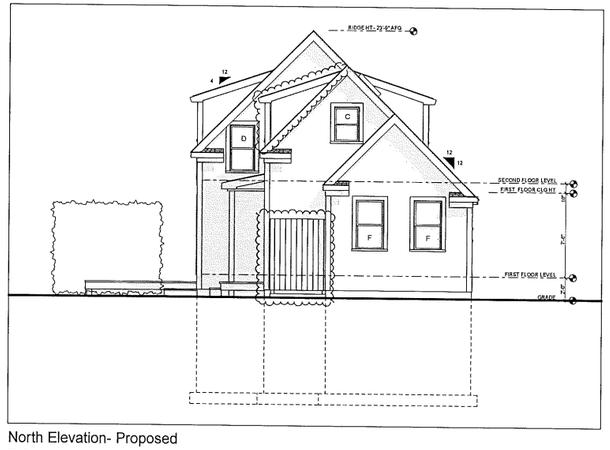
Sheet No:
A0.0

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

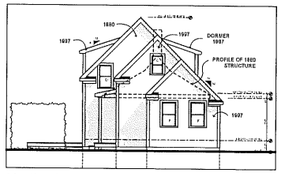


Northeast Perspective




North Elevation- Proposed

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




North Elevation- Existing

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

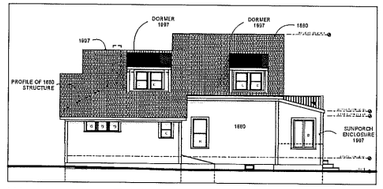






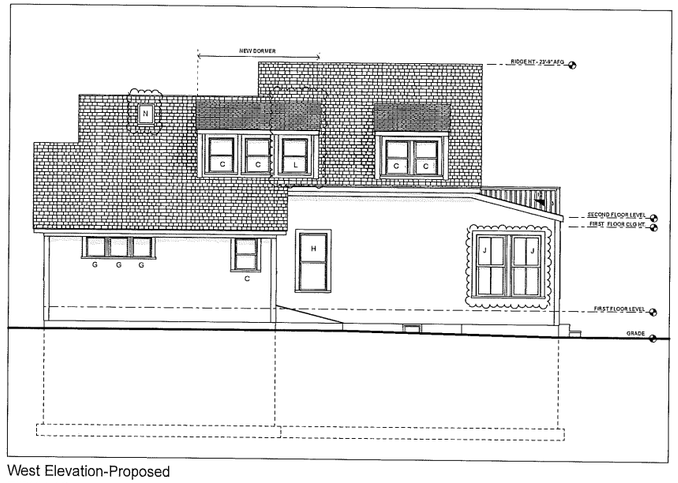
North Abutter Context-

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

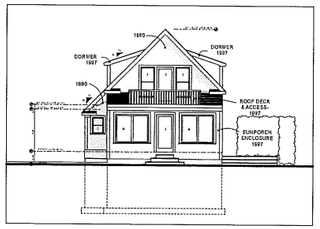
**DOOR SCHEDULE- PROPOSED- ANDERSON**

| 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

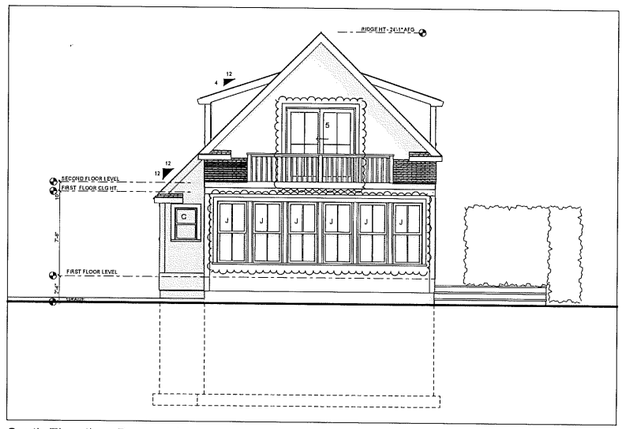


Southwest Perspective




South Elevation- Existing

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




South Elevation- Proposed

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



Southeast Perspective

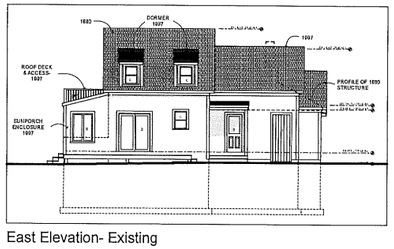


Northeast Perspective

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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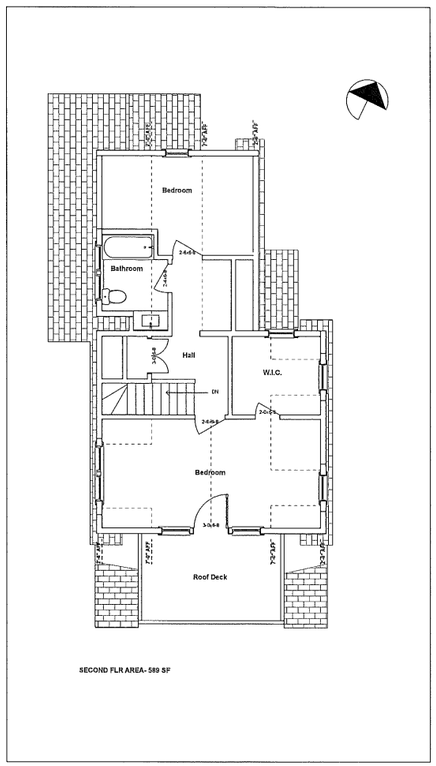
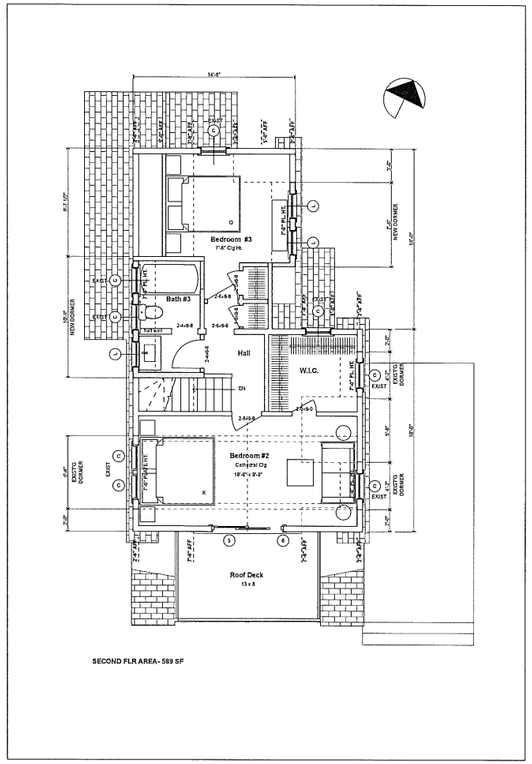



Second Floor Plan- Existing

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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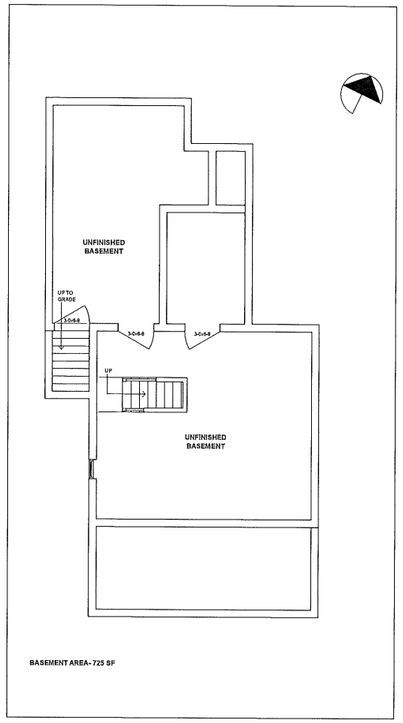
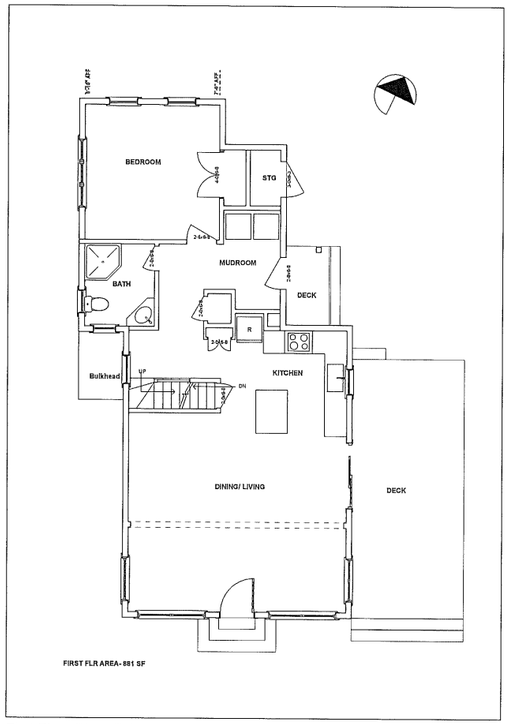


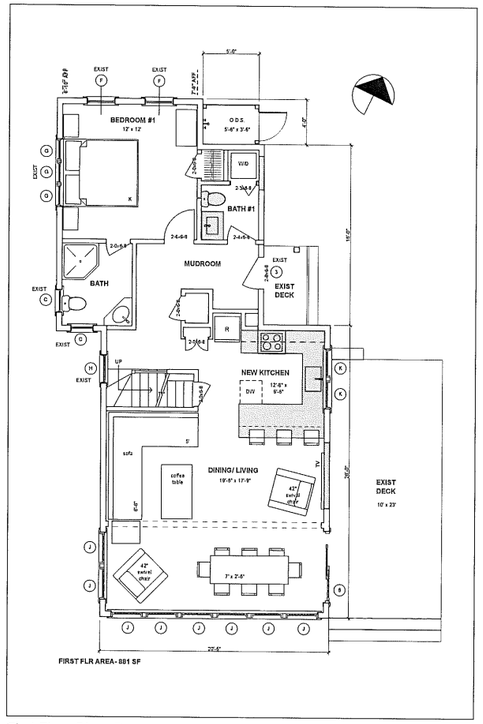

Basement Plan- Existing

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**
36B Sesachacha Road
Nantucket, Massachusetts

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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 _____

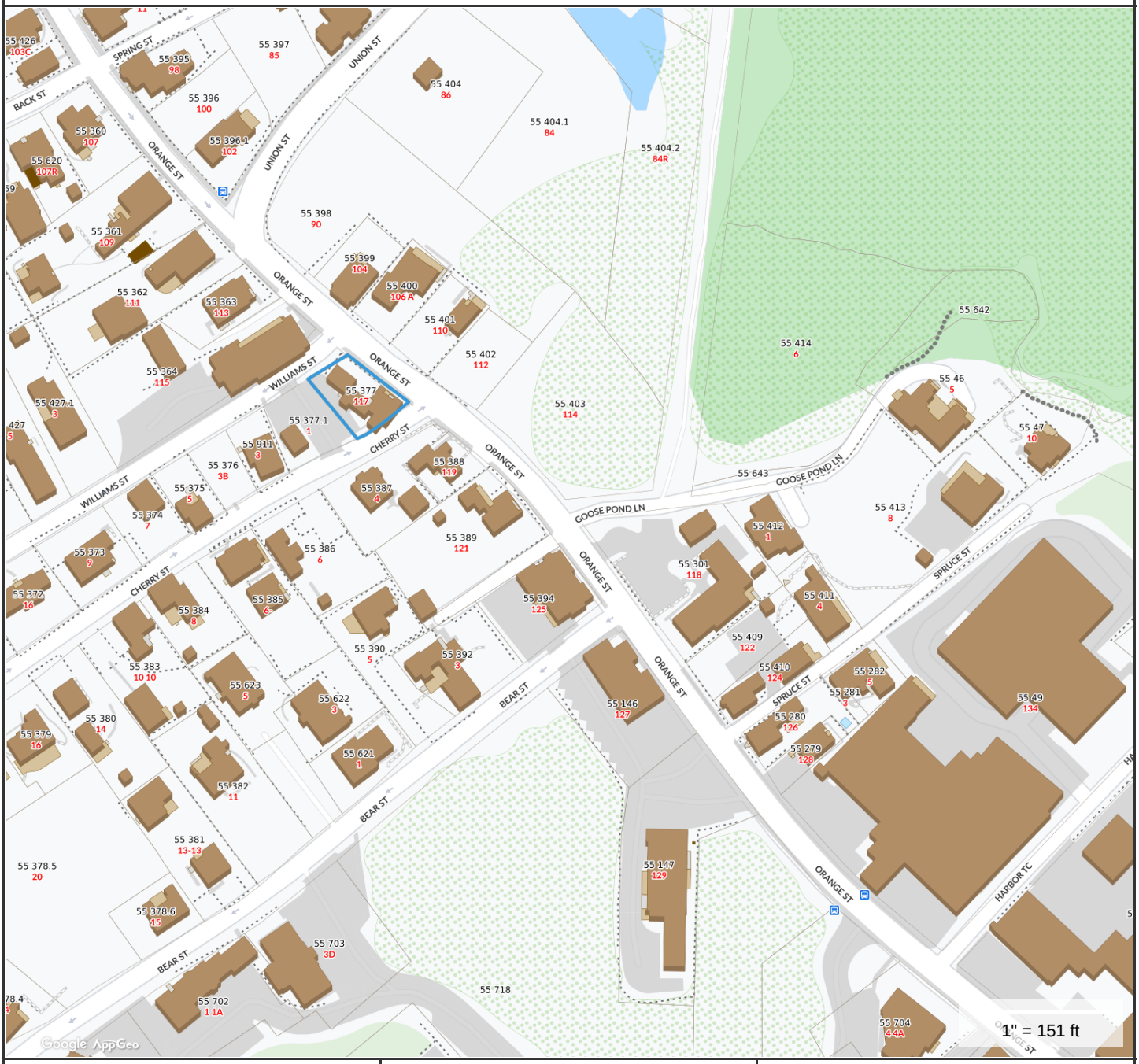
Trim _____ Sash _____ Doors _____

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<br>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 |

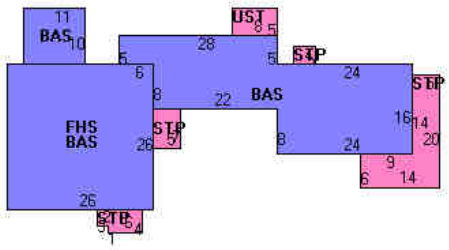
## Building Photo

| | |
|---|---|
| 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

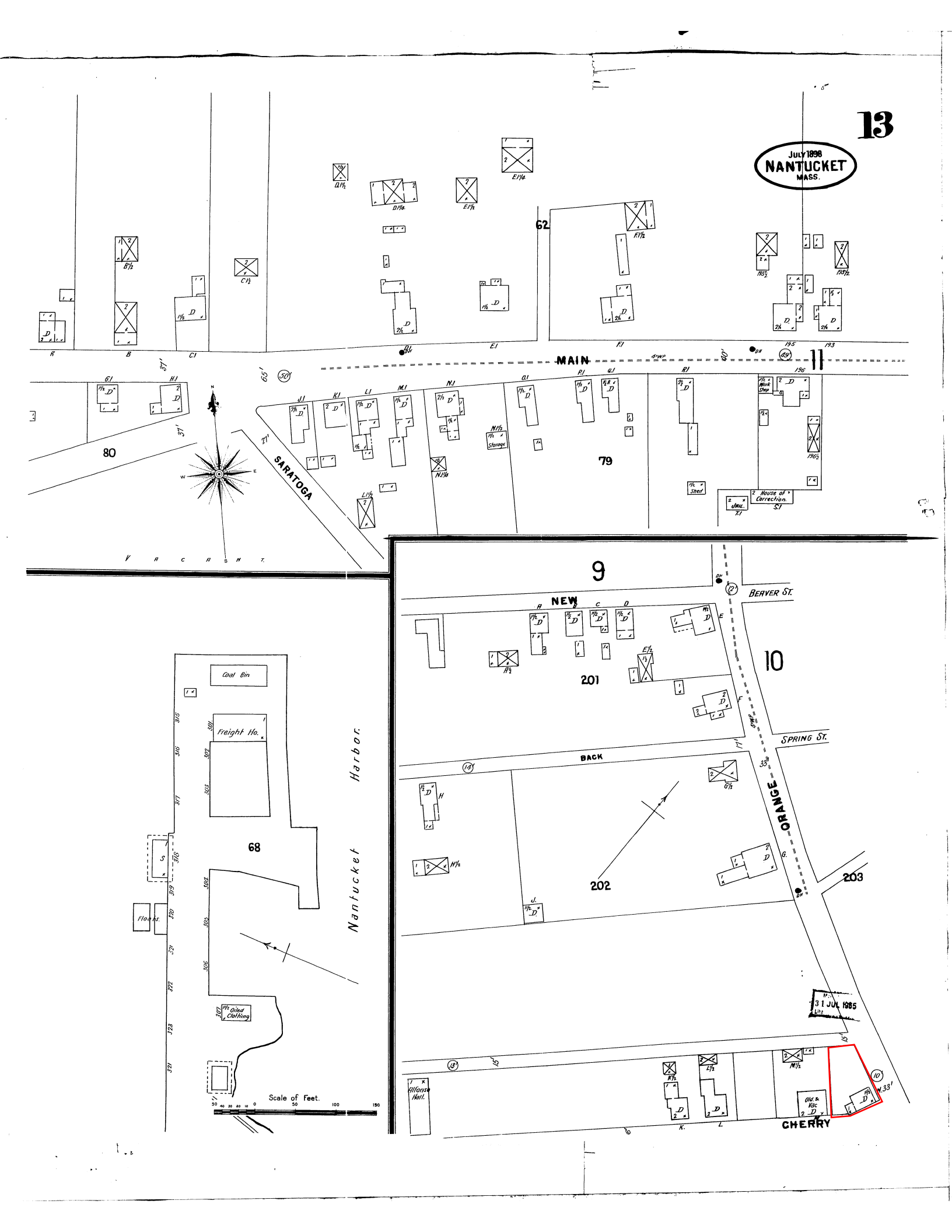
### REQUIRED WITH ALL APPLICATIONS:

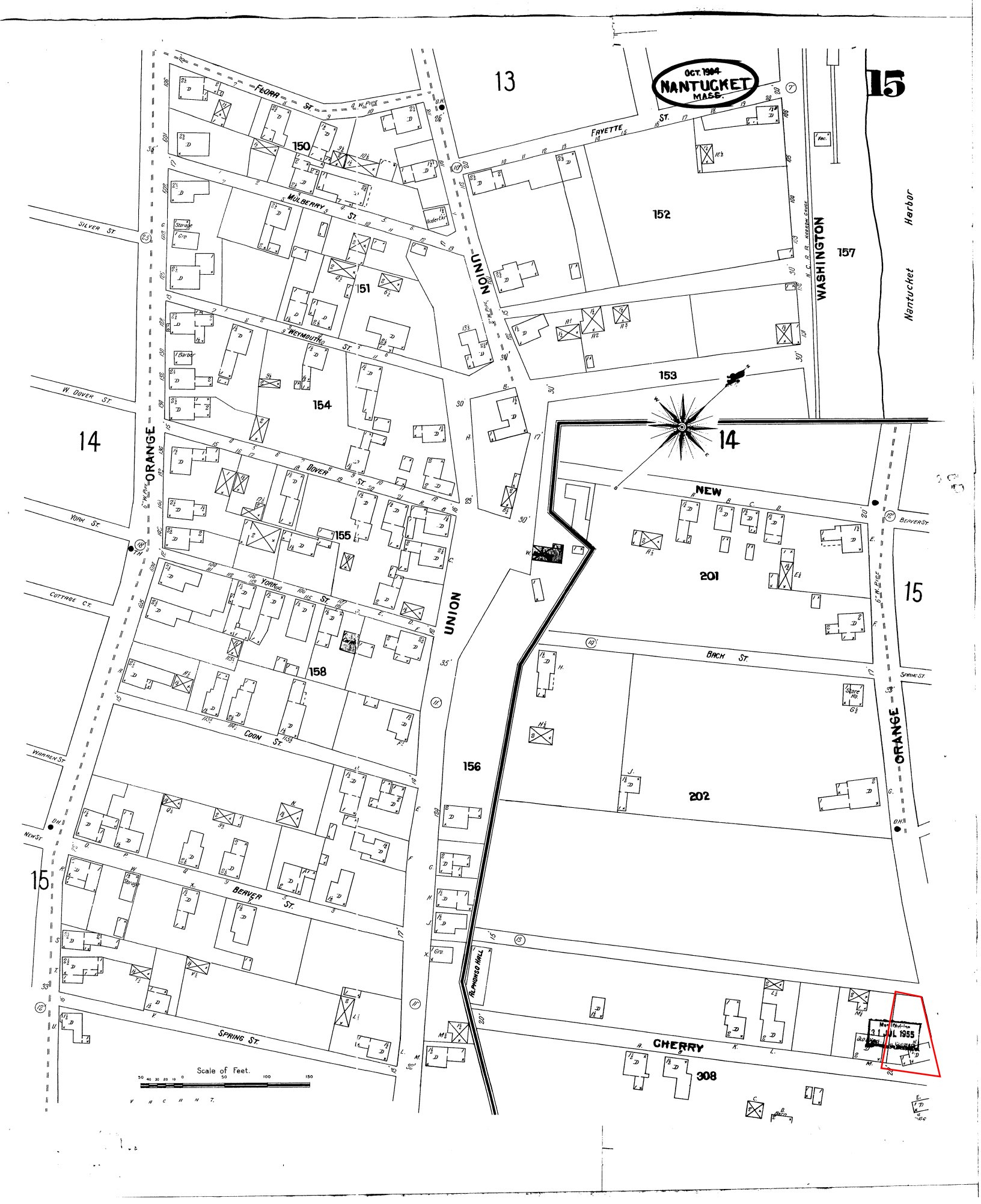
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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:

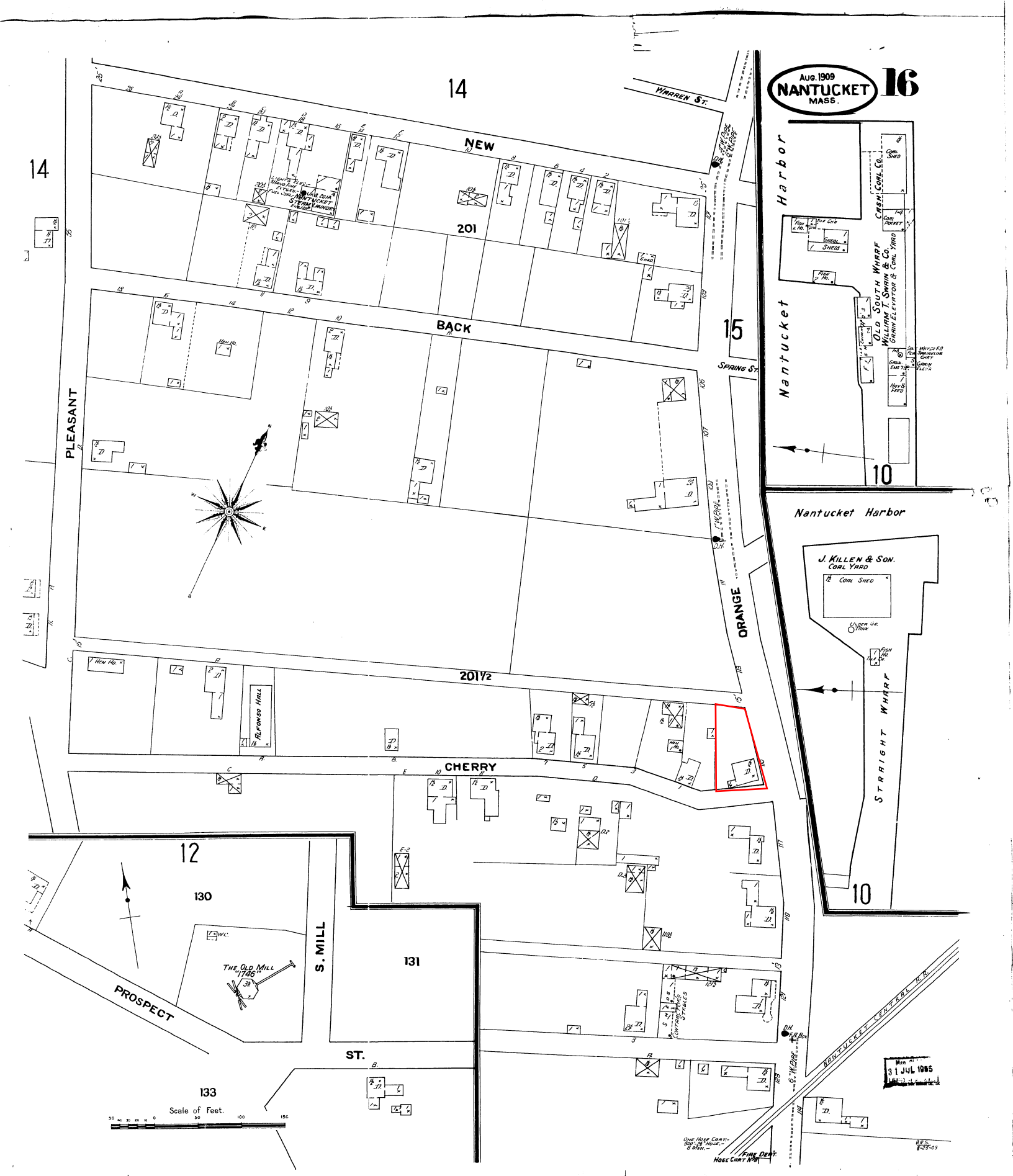
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior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

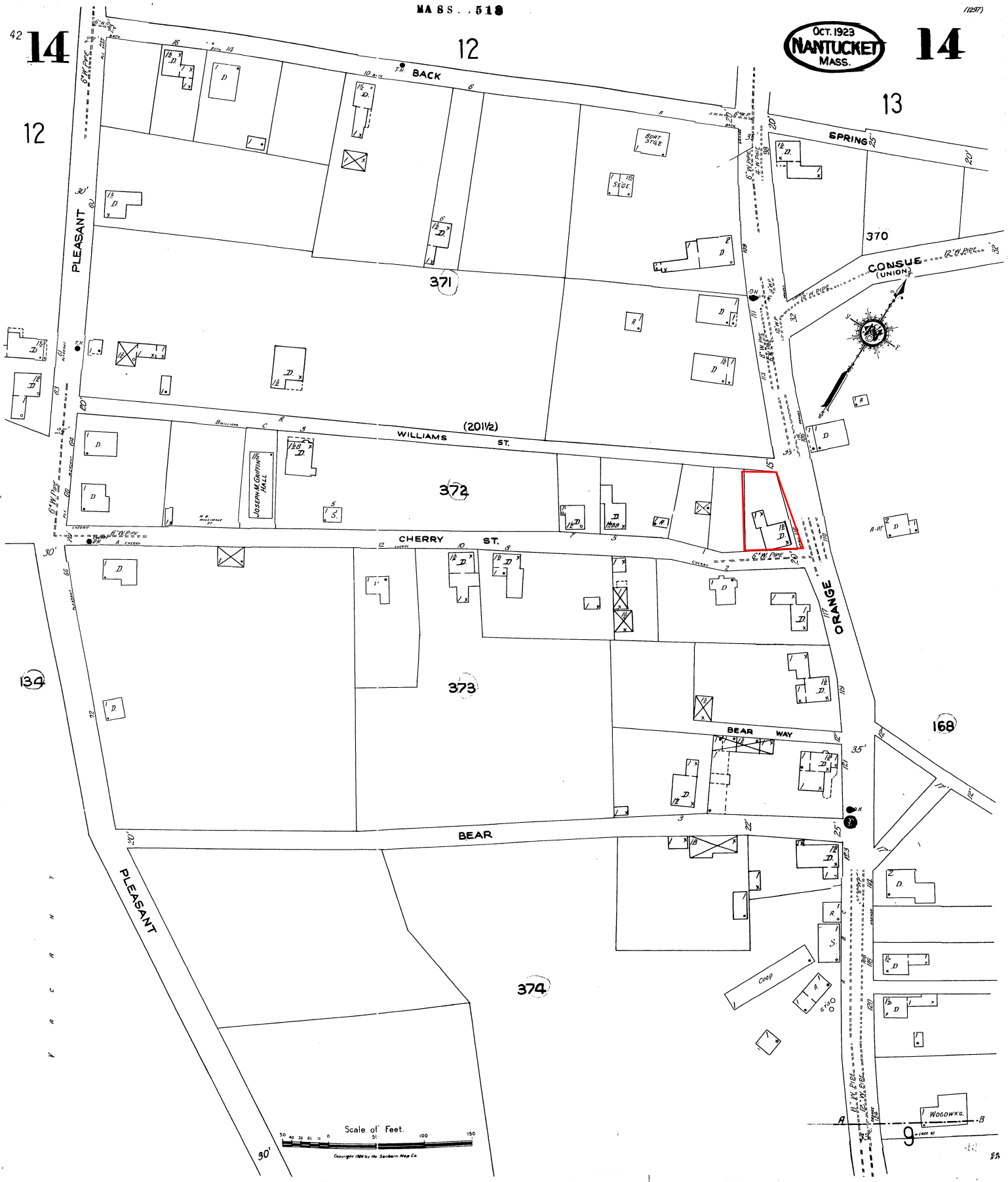

13
JULY 1898
NANTUCKET
MASS.
MAIN
SARATOGA
VACANT
62
80
79
11
9
10
NEW
BEAVER ST.
SPRING ST.
BACK
ORANGE
CHERRY
201
202
203
Coal Bin
Freight Ho.
68
Floats
Oiled Clothing
Nantucket Harbor.
Scale of Feet.
Alfonso Hall.
Old. & Vac
31 JUL 1985

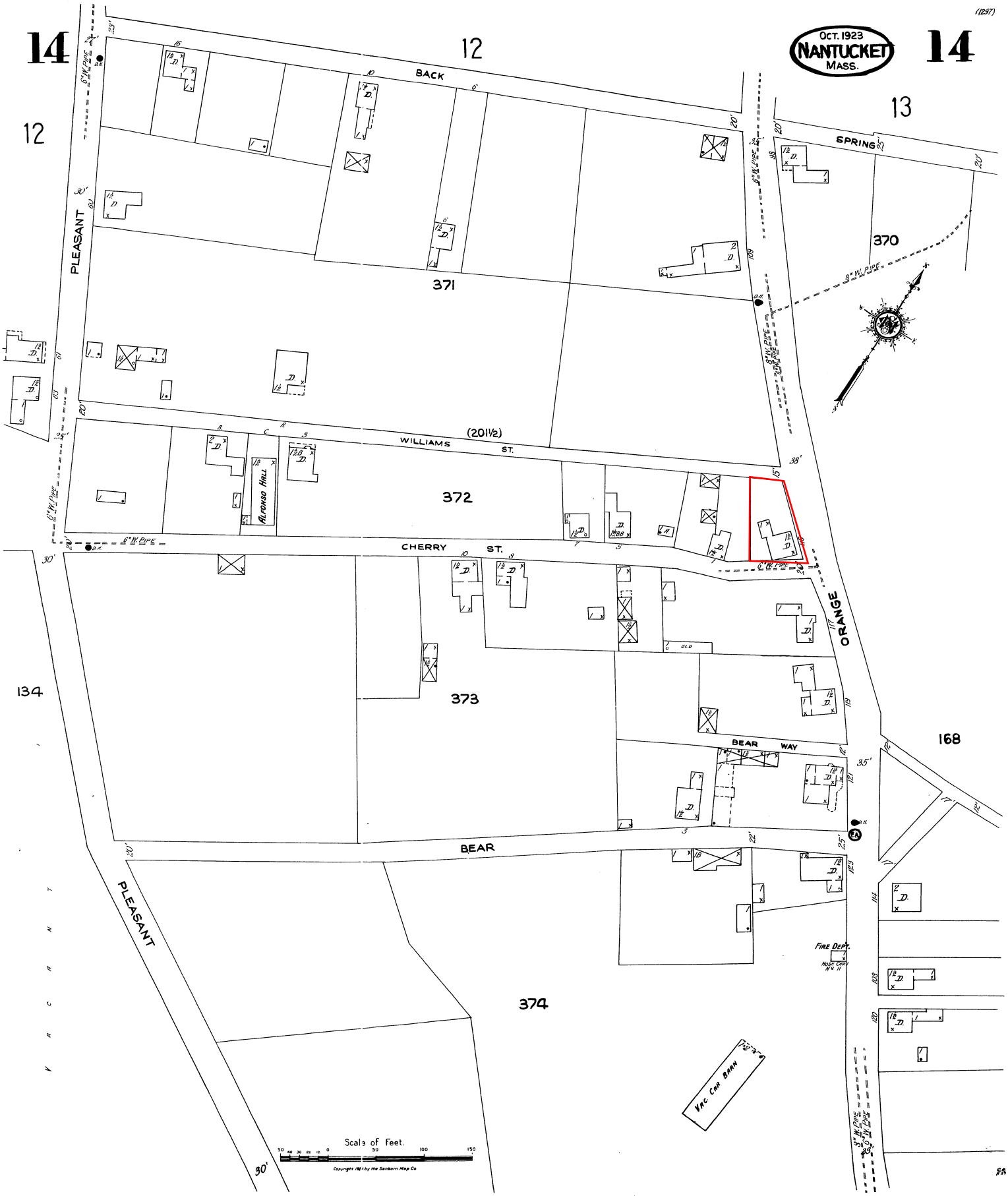


OCT. 1904
NANTUCKET
MASS.
15
13
14
15
FLORA ST.
FAYETTE ST.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
BACK ST.
CHERRY
SILVER ST.
W. DOVER ST.
YORK ST.
COTTAGE CT.
WARREN ST.
NEW ST.
BEAVER ST.
SPRING ST.
ORANGE
UNION
WASHINGTON
Nantucket Harbor
ALPHONSO HALL
150
151
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.

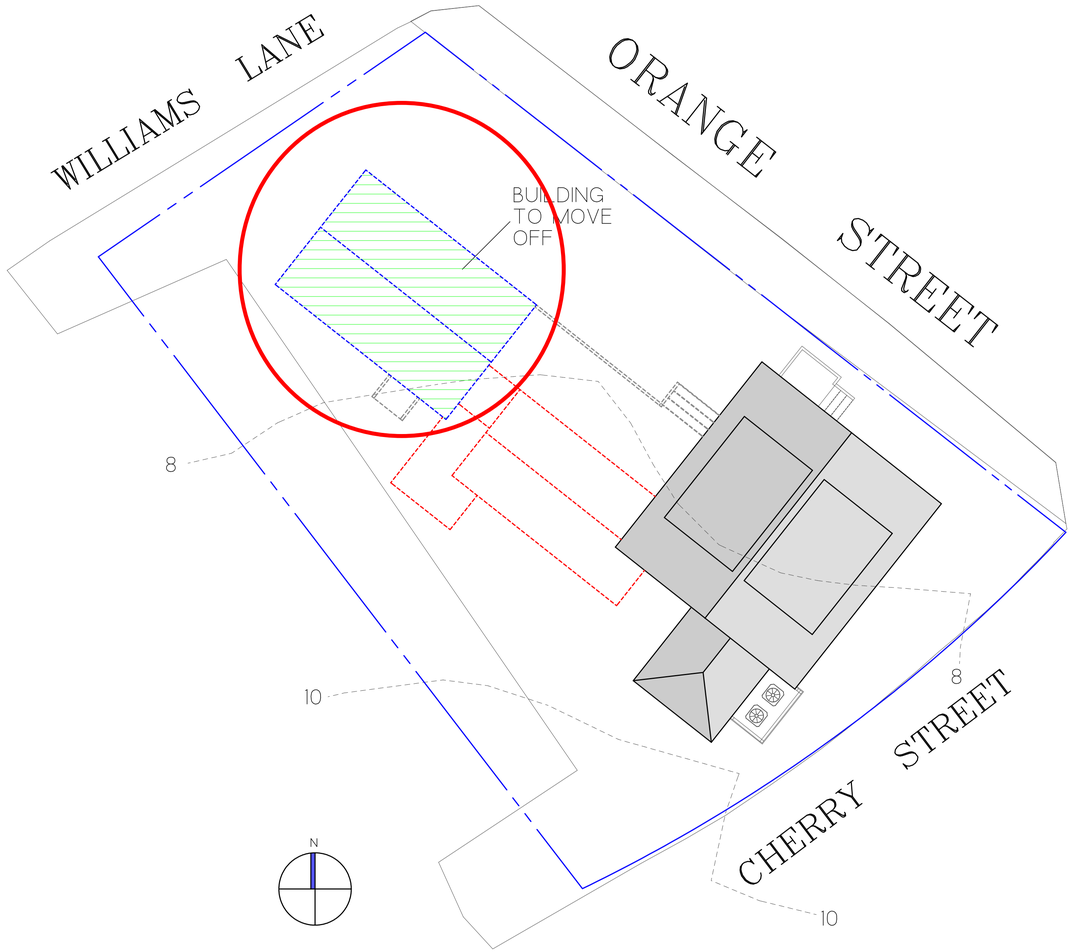


14
12
OCT. 1923
NANTUCKET
MASS.
14
13
BACK
SPRING
PLEASANT
371
370
WILLIAMS ST.
(201½)
372
ALFONSO HALL
CHERRY ST.
ORANGE
134
373
BEAR WAY
168
BEAR
PLEASANT
FIRE DEPT.
374
VAC. CAR BARN
Scale of Feet.




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:
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:
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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

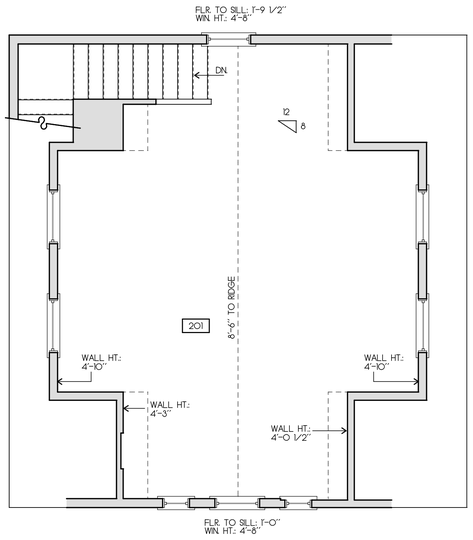
MAP: 55 PARCEL: 377
H.D.C. SITE PLAN ONLY

ADDRESS:
87 ORANGE STREET
NANTUCKET, MA 02554

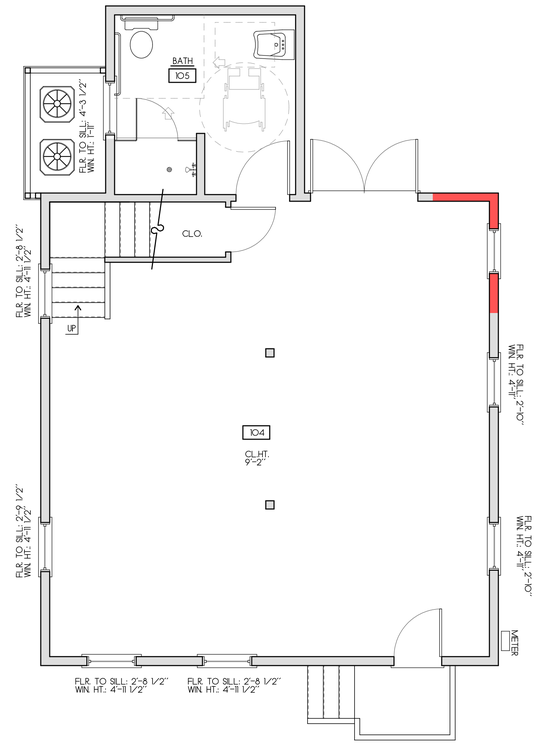
DATE: 12/16/2024

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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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"

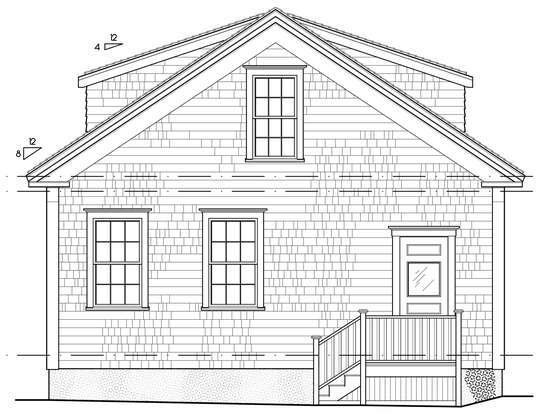
SHEET NO. a 1




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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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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11/12/2024: PROGRESS PRINT
11/16/2024: PROGRESS PRINT

NOTE:
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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

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 _____

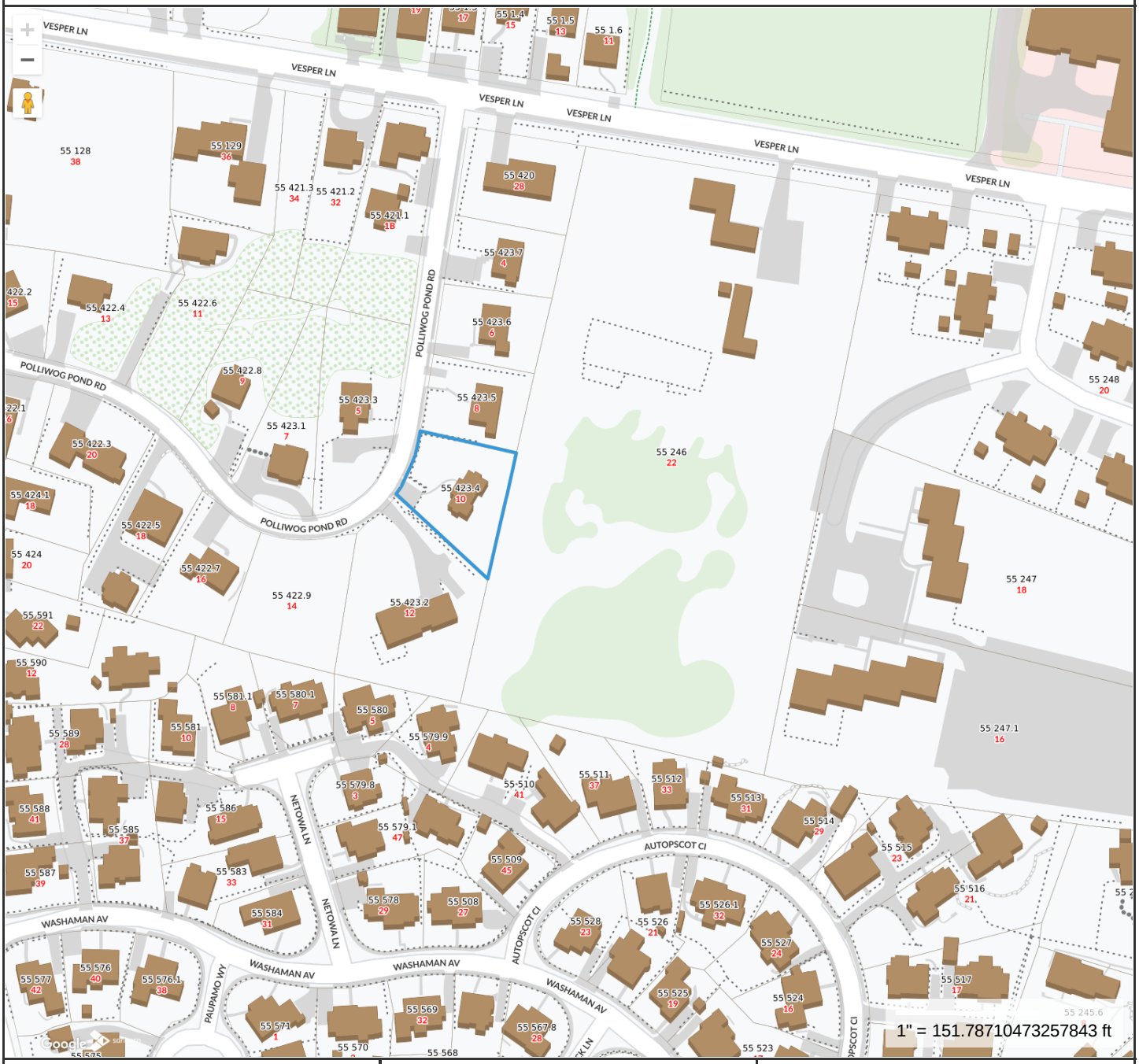
Trim _____ Sash _____ Doors _____

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**

## 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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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:

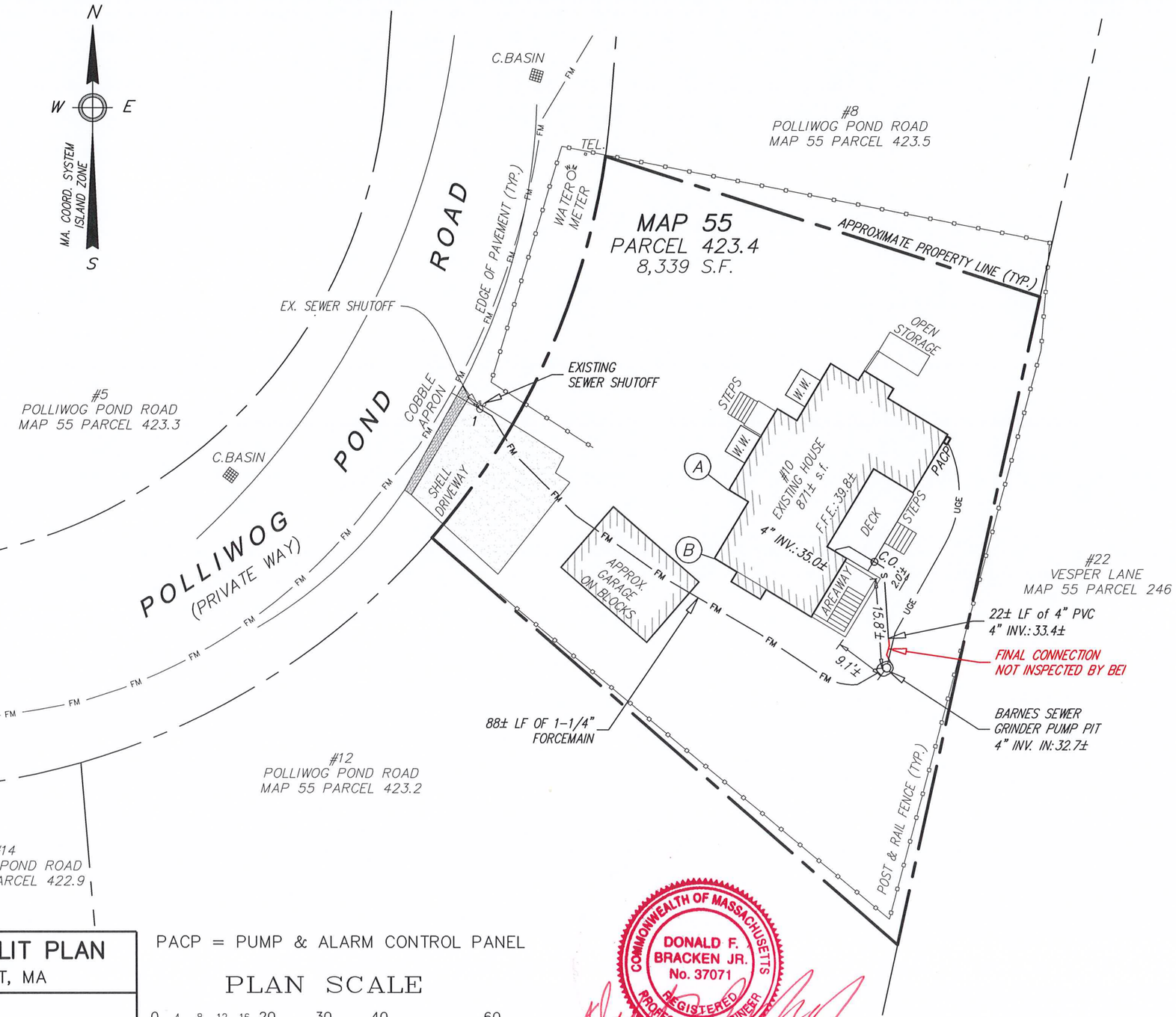
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior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





| 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:

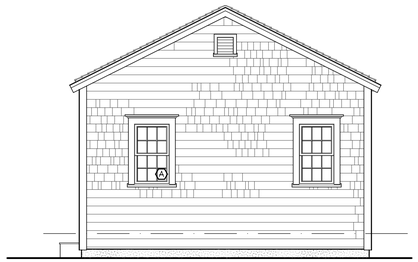
ISAIAH TRUYMAN
GAELAN TRUYMAN
#10 POLLIWOG POND ROAD
MAP 55 PARCEL 423.4

| Date: | Drawn: | Checked: |
|---|---|---|
| JULY 30, 2024 | ERC/BEI | DFB/AMG |

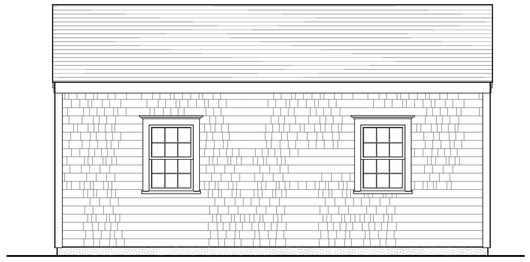
S:\Autocad Drawings\Nantucket\Polliwog Pond Road\10 Polliwog Pond Road\10 Polliwog Pond Road - Sewer AB.dwg



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



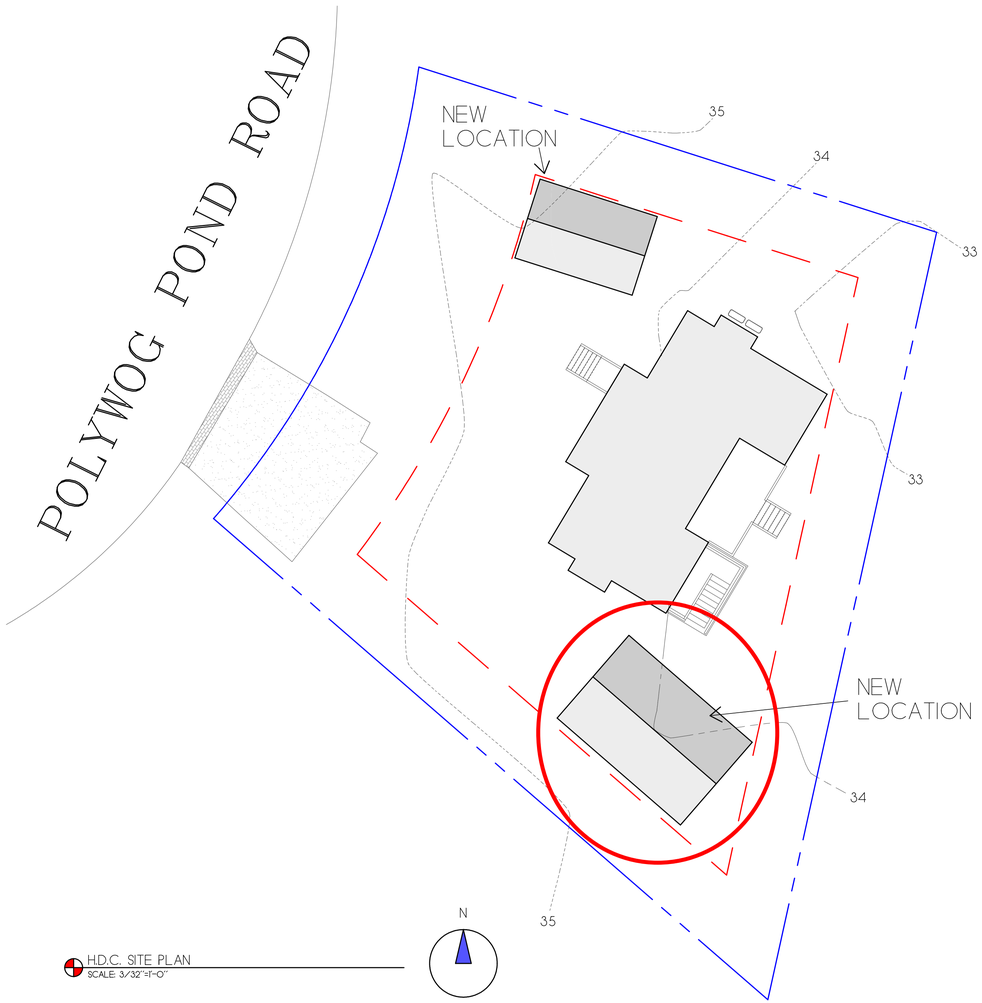
WEST ELEVATION
SCALE: 1/4"=1'-0"



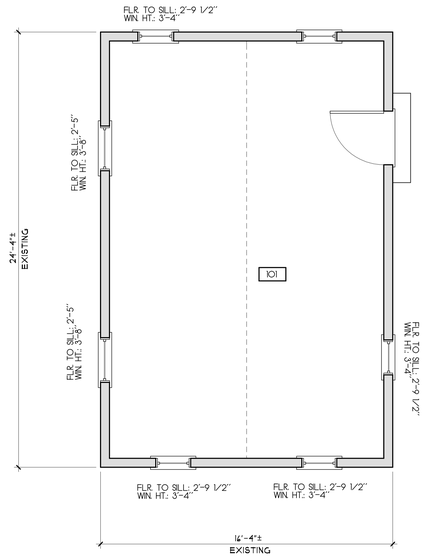
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

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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

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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.

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Owner of record: Treyman Isaiah & Gaelan

Mailing Address: 10 Pollywog pond rd
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

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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

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See reverse for required documentation.

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other 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

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Length: _____

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**Leaders (material and size)**: _____

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☐ Other _____

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## COLORS

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Deck _____ Foundation NATURAL Fence _____ Shutters _____

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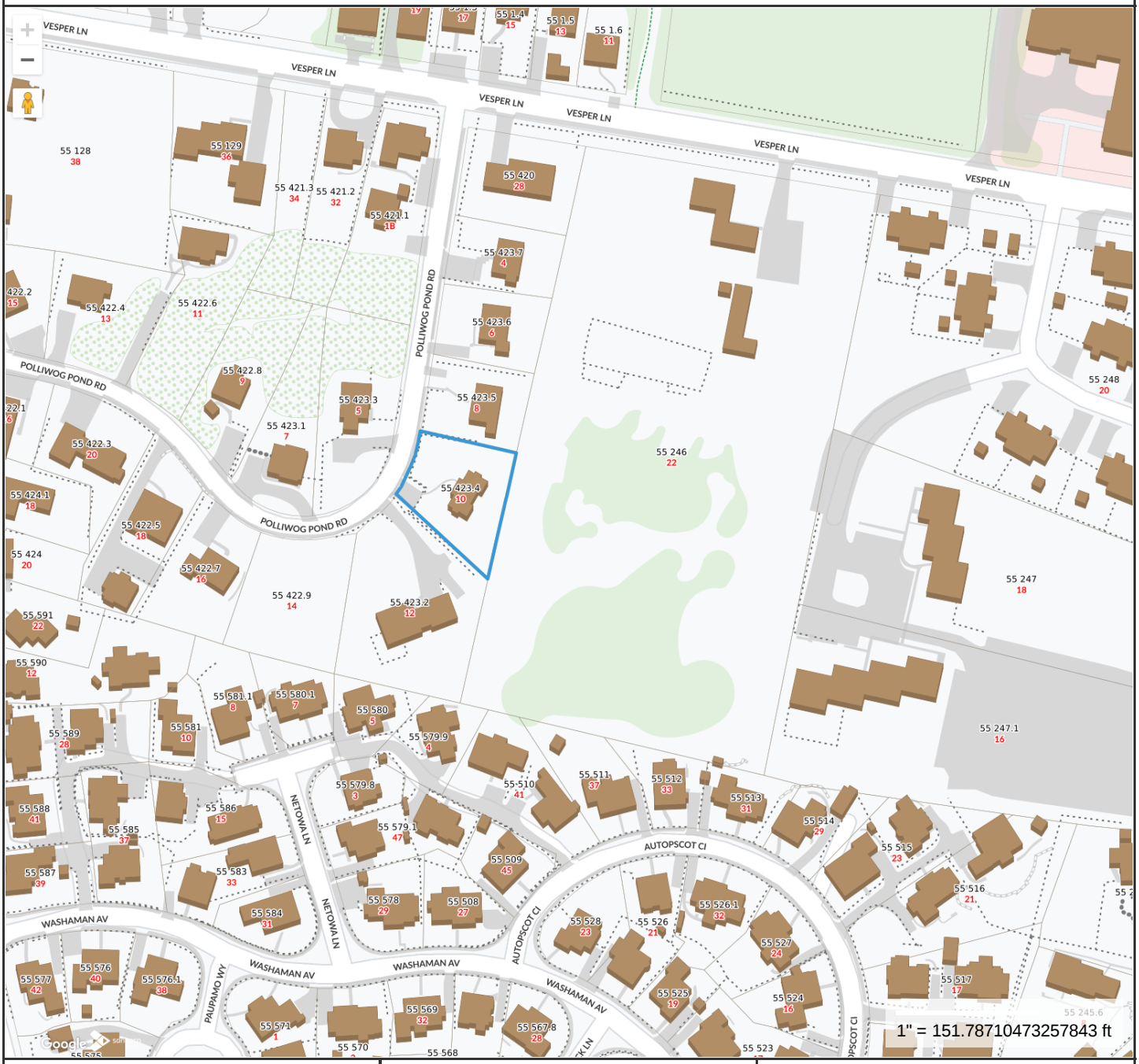


**Property Information**

| | |
|---|---|
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| **Owner** | TRUYMAN ISAIAH & GAELAN |

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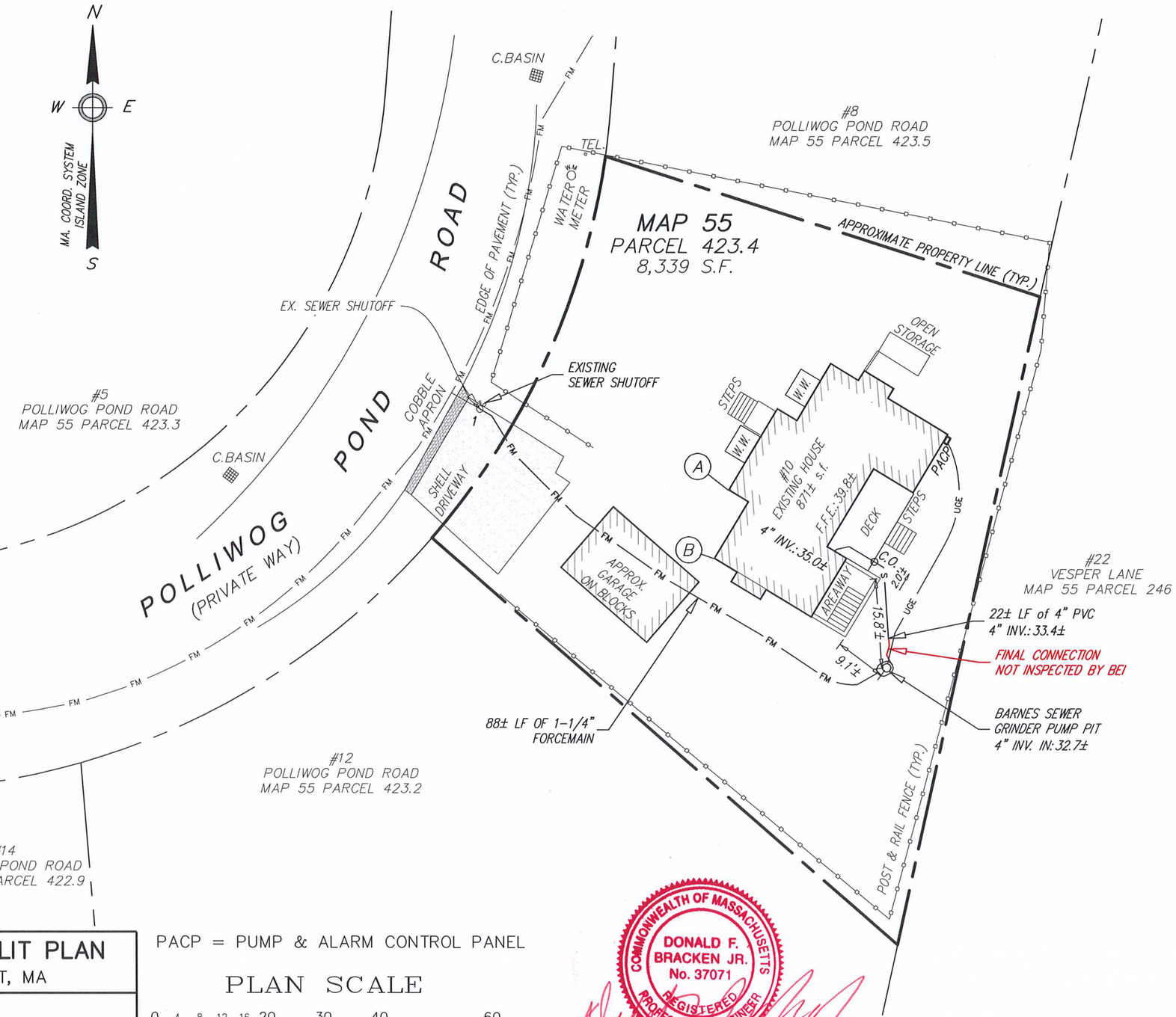
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** 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

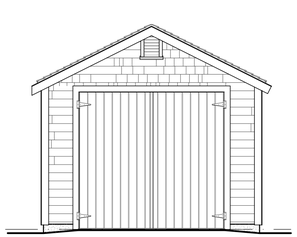
IN NANTUCKET, MA

Prepared for:

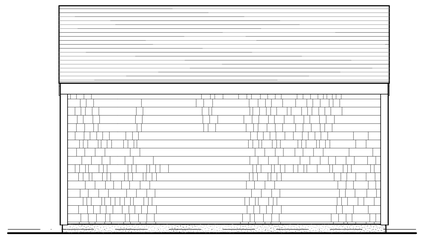
ISAIAH TRUYMAN
GAELAN TRUYMAN
#10 POLLIWOG POND ROAD
MAP 55 PARCEL 423.4

| Date: | Drawn: | Checked: |
|---|---|---|
| JULY 30, 2024 | ERC/BEI | DFB/AMG |

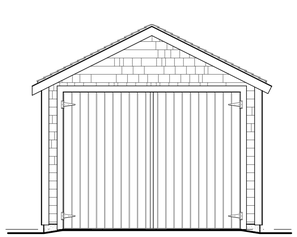
S:\Autocad Drawings\Nantucket\Polliwog Pond Road\10 Polliwog Pond Road\10 Polliwog Pond Road - Sewer AB.dwg



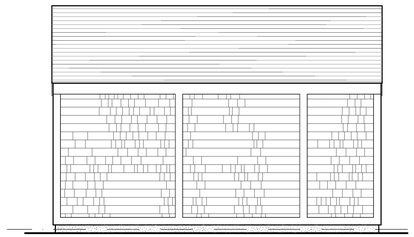
EAST ELEVATION
SCALE: 1/4"=1'-0"



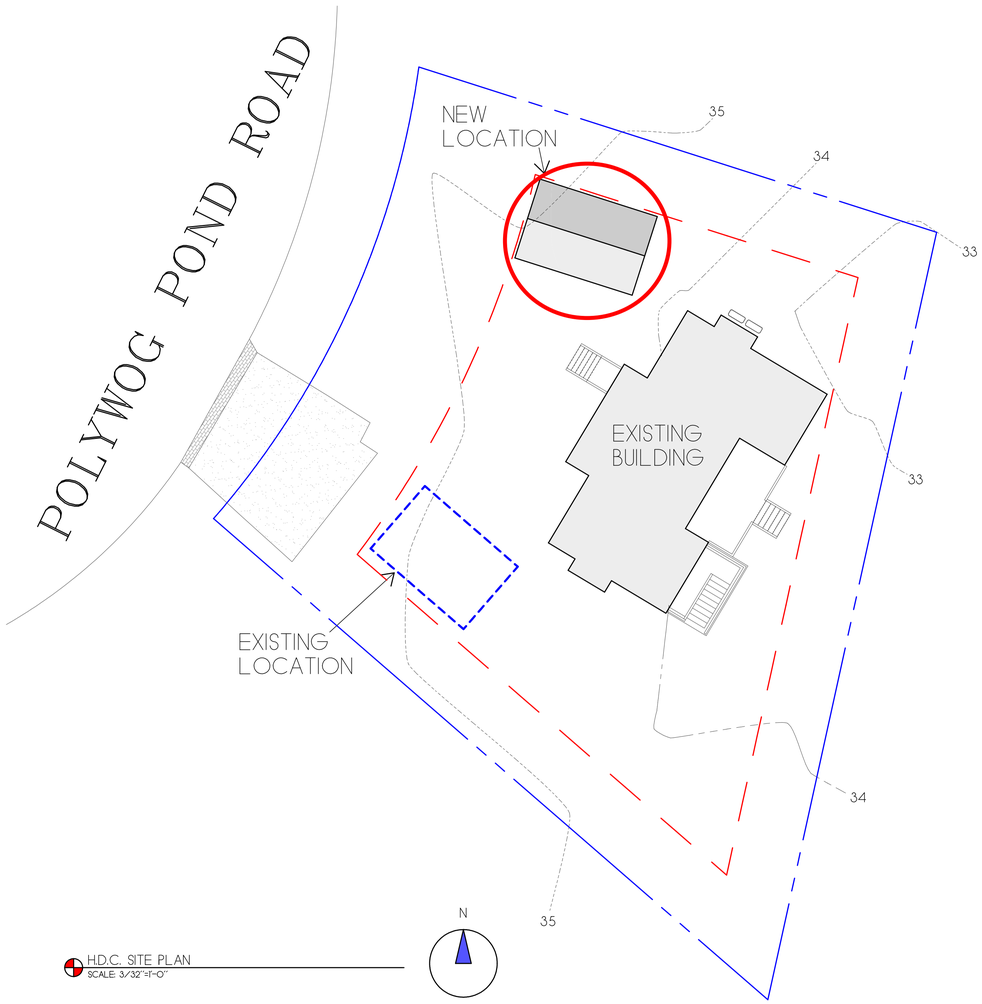
NORTH ELEVATION
SCALE: 1/4"=1'-0"



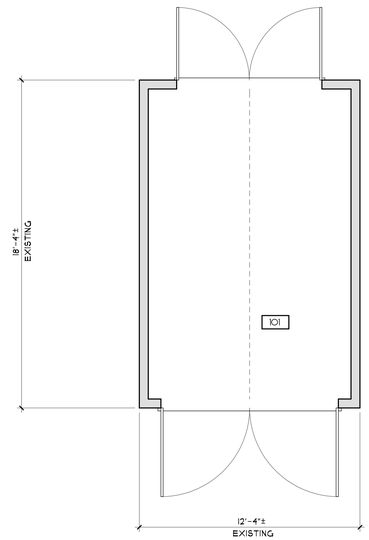
WEST ELEVATION
SCALE: 1/4"=1'-0"



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




H.D.C. SITE PLAN
SCALE: 3/32"=1'-0"




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:
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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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"



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

REVISIONS:
5/28/2024: AS-BUILT MEASURING
6/26/2024: AS-BUILT PLANS

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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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

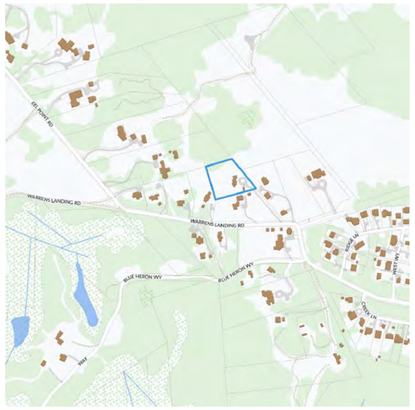


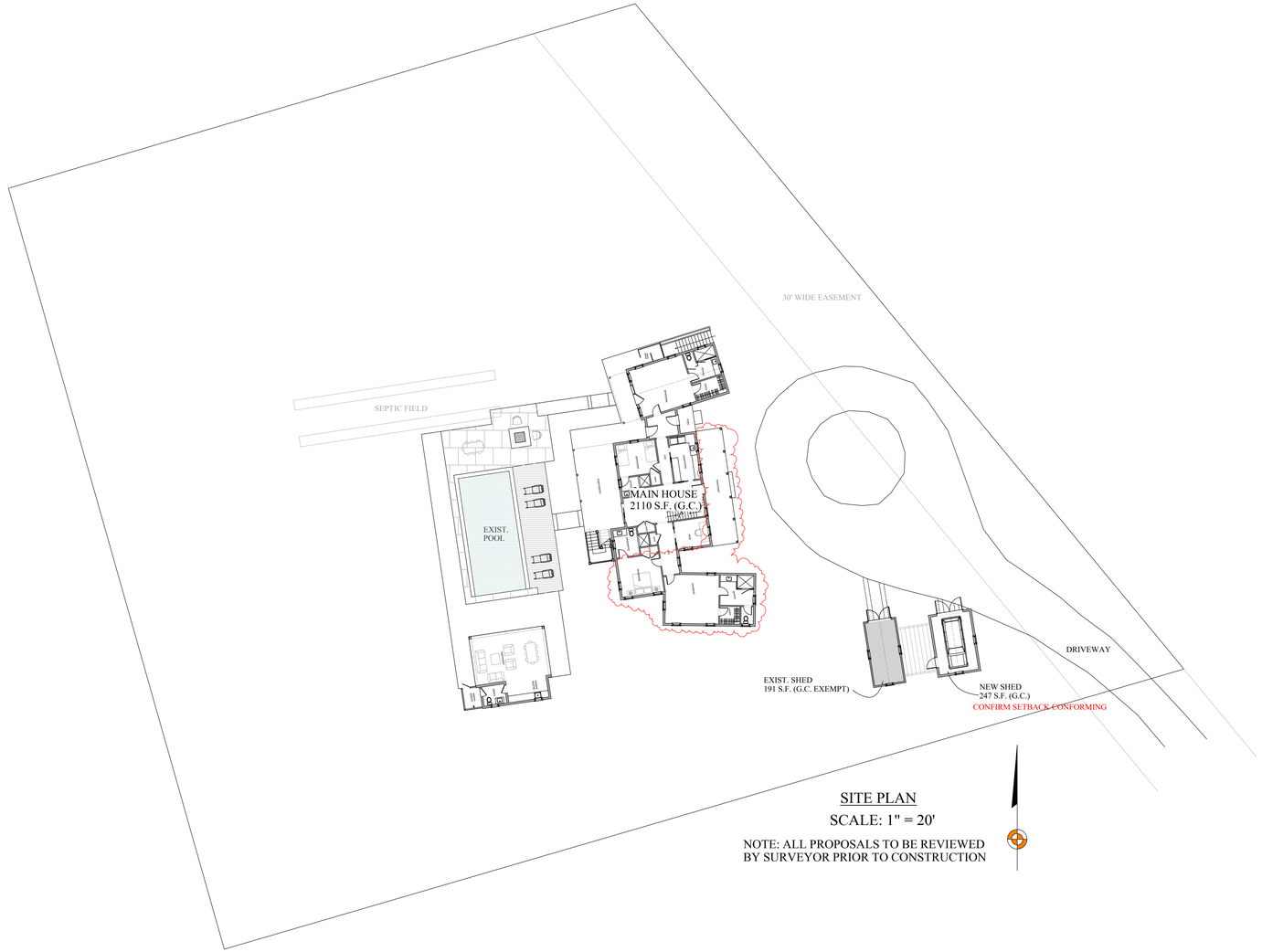






# *THE LYNCH RESIDENCE*
# *43 WARRENS LANDING ROAD*
# *NANTUCKET, MA 02554*




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



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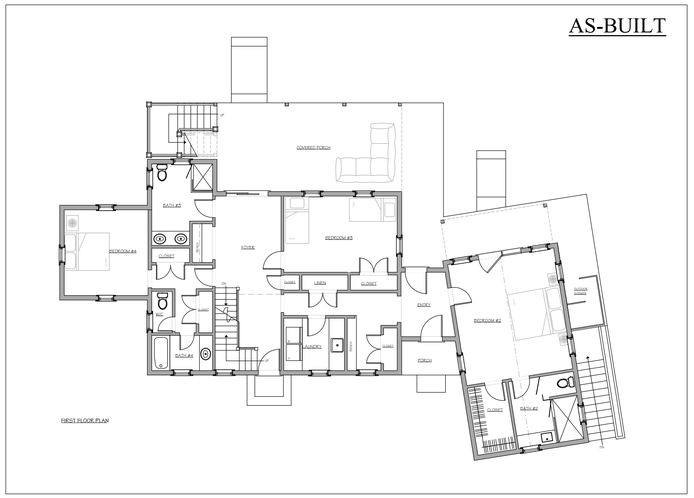
COVER SHEET
DATE: 12/12/2024
SCALE: AS NOTED

M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

A







FIRST FLOOR PLAN

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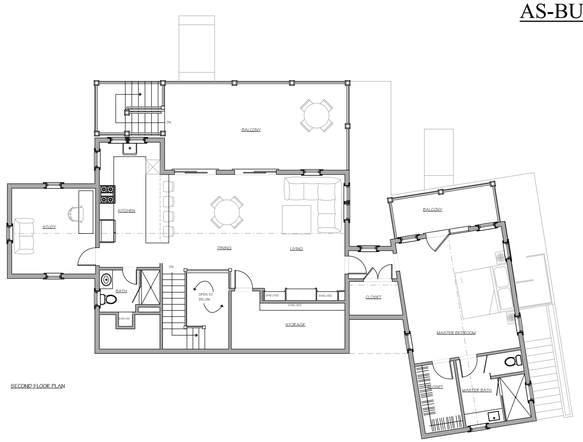
FIRST FLOOR PLAN
DATE: 12/12/2024
SCALE: 1/4" = 1'-0"

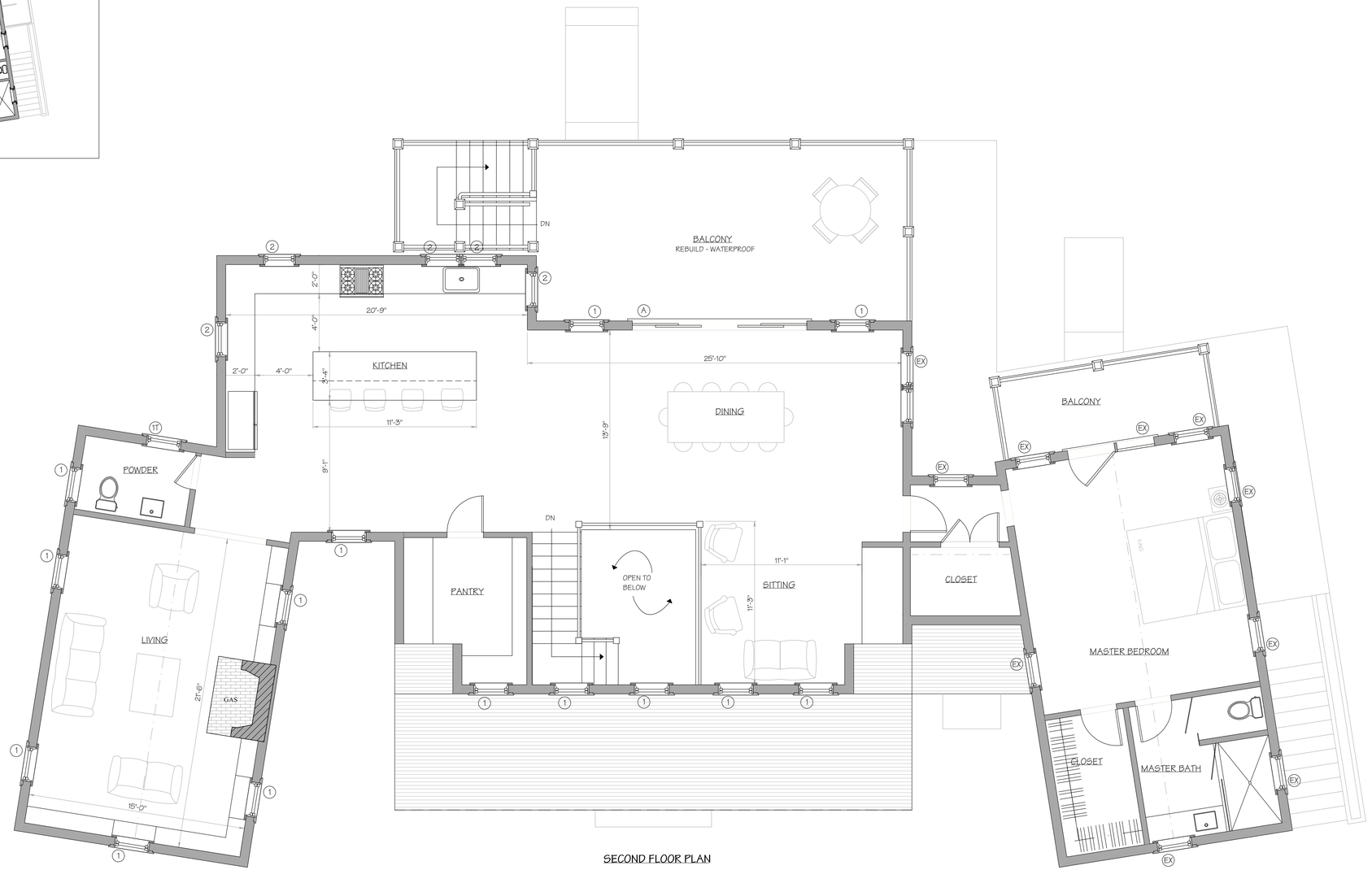
M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

1

## AS-BUILT




SECOND FLOOR PLAN

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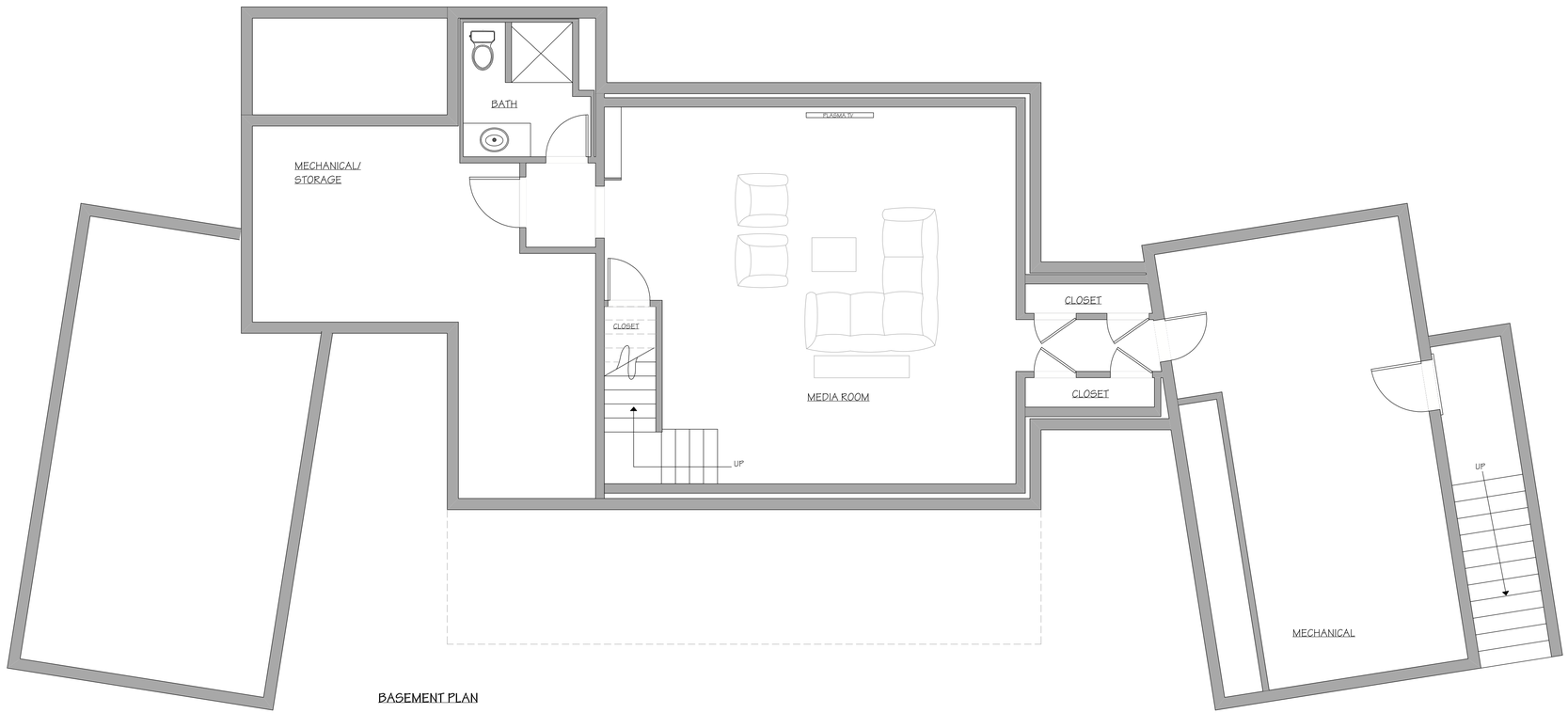
SECOND FLOOR PLAN
DATE: 12/12/2024
SCALE: 1/4" = 1'0"

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

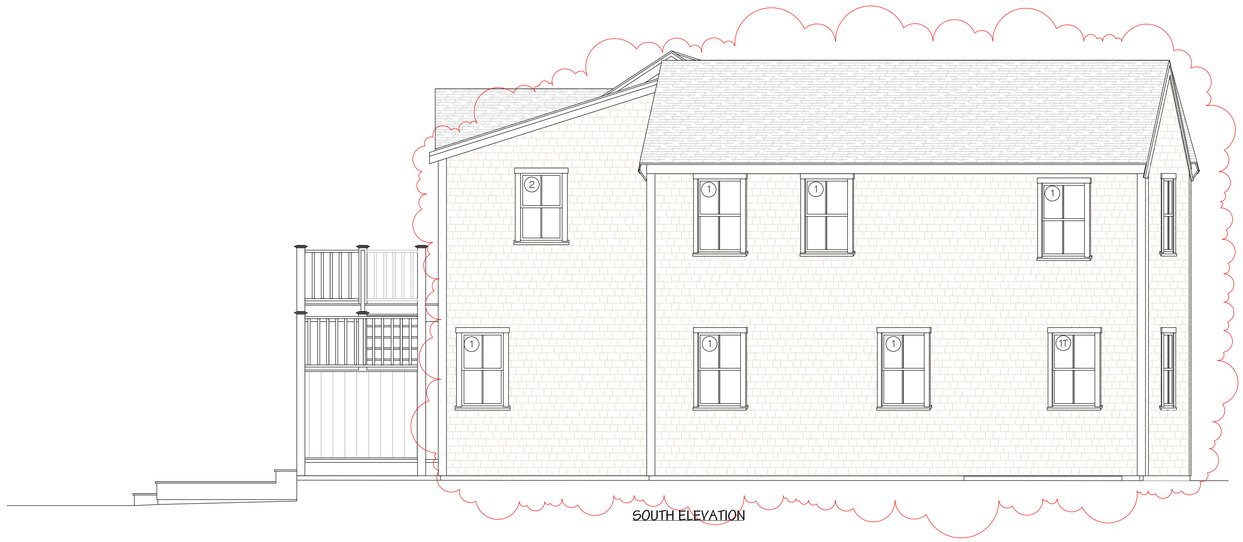


WEST ELEVATION

AS-BUILT



SOUTH ELEVATION



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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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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# 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



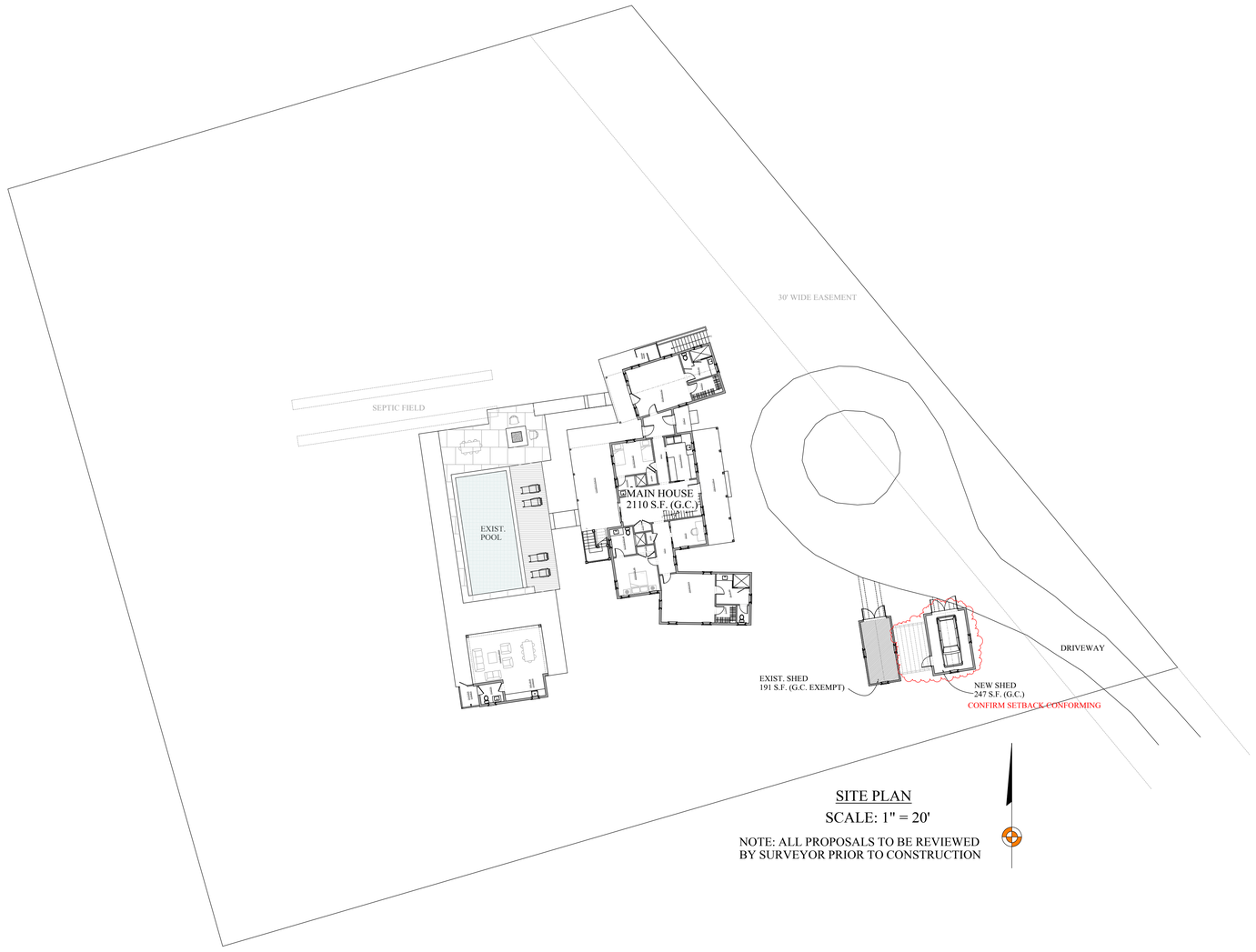






# *THE LYNCH RESIDENCE*
# *43 WARRENS LANDING ROAD*
# *NANTUCKET, MA 02554*




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



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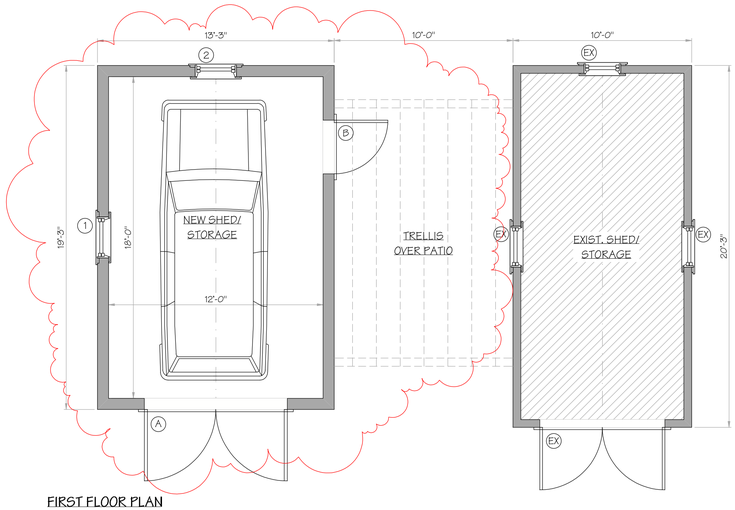
COVER SHEET
DATE: 12/12/2024
SCALE: AS NOTED

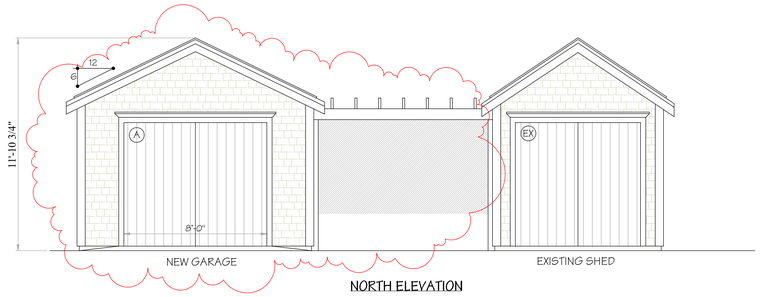
M/P: 38 / 49

THE LYNCH RESIDENCE
43 WARRENS LANDING RD
NANTUCKET, MA

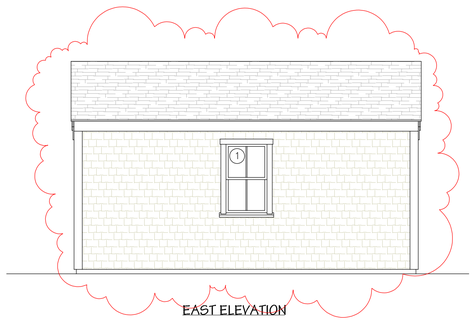
A




FIRST FLOOR PLAN

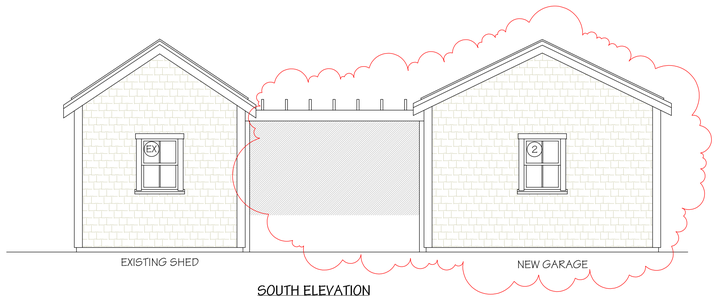



NORTH ELEVATION

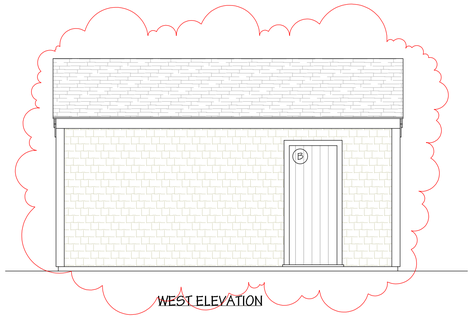


EAST ELEVATION

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

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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.

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12/17/2024

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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
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**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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| Restricted Delivery Fee (Endorsement Required) | $0.00 |
| Total Postage & Fees | $0.73 |
| | $5.58 |

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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

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Nantucket, MA 02554

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| 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 |

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12/17/2024

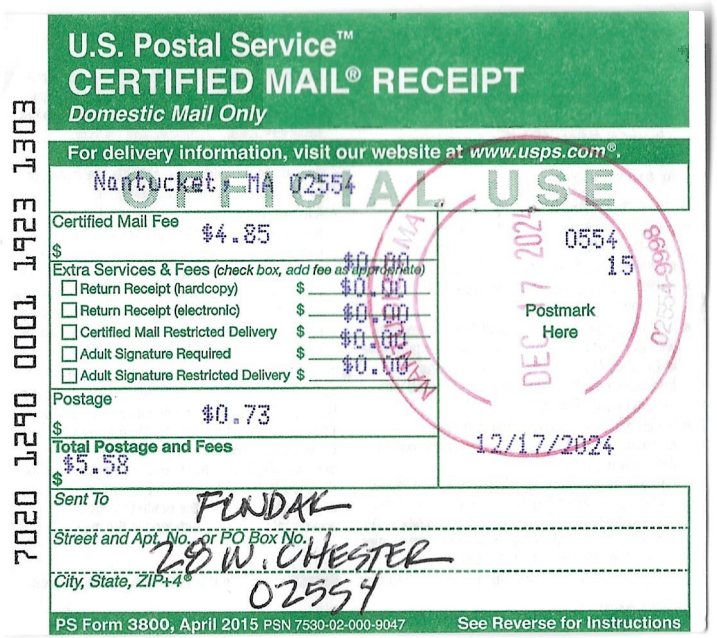
Sent To: NAN. ISL. LAND BANK

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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|---|---|
| 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 |

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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

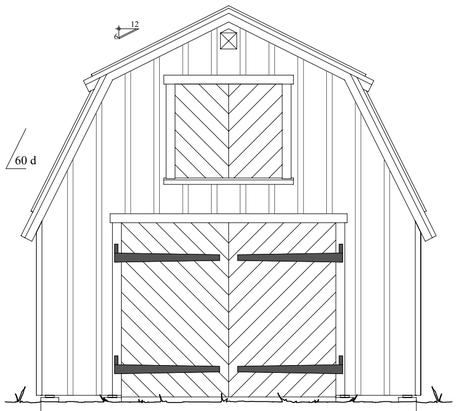
12/17/2024

Sent To: NORTON C/O FOSTER

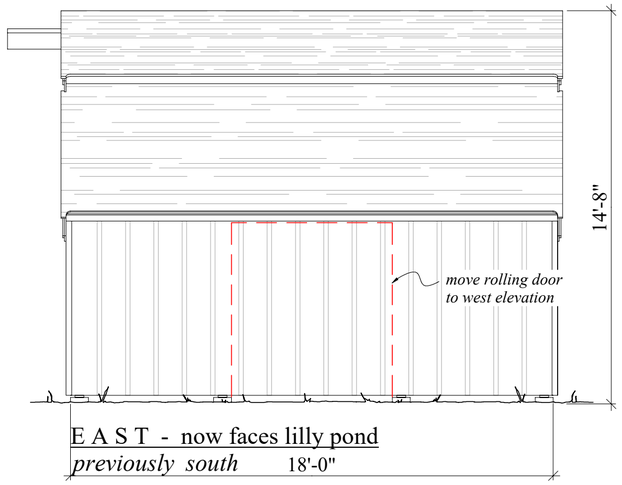
Street, Apt. No.; or PO Box No.: 55 ADAMS

City, State, ZIP+4: 02719

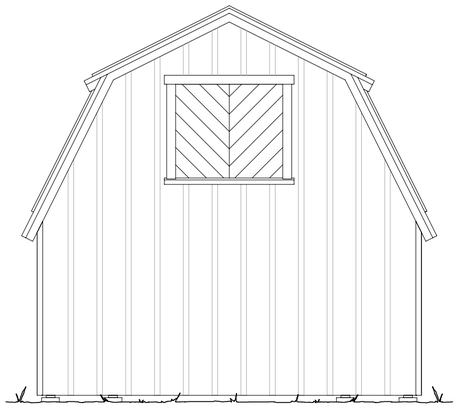
PS Form 3800, June 2002 — See Reverse for Instructions



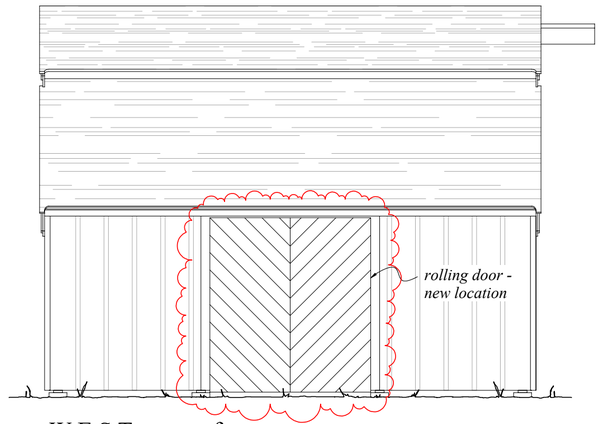

S O U T H 14'-0"
*previously west*




E A S T - now faces lilly pond
*previously south* 18'-0"

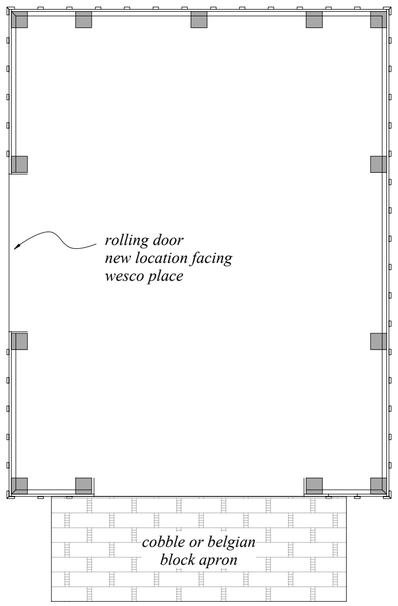


N O R T H
*previously east*

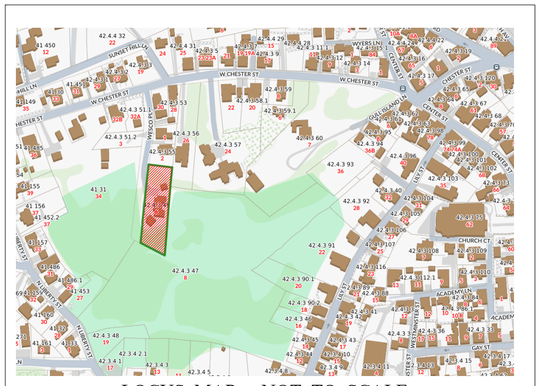



W E S T - now faces wesco
*previously north*

*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

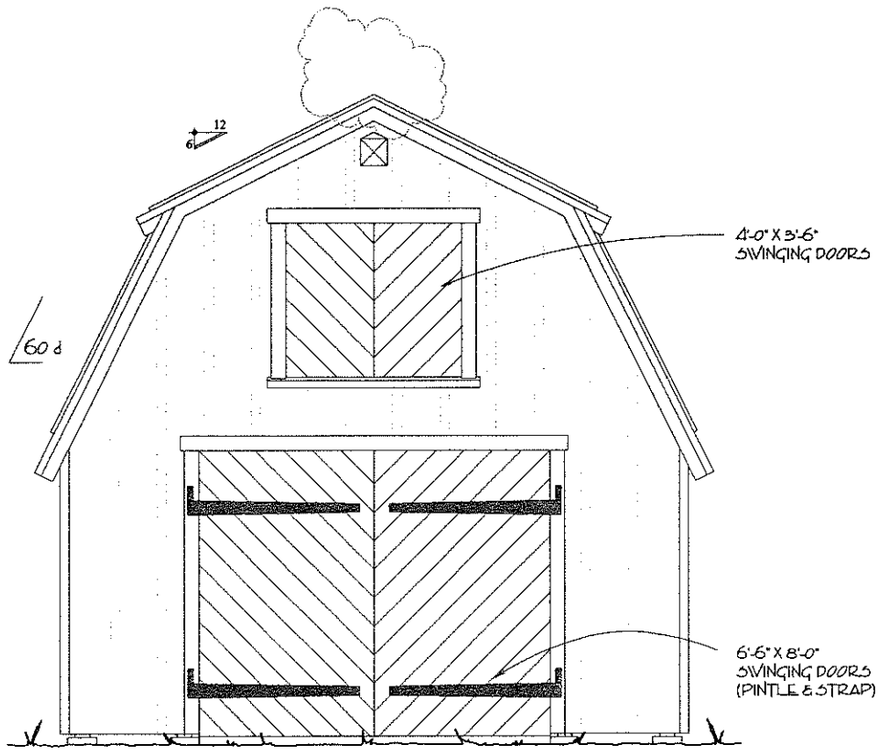
42.4.3–47
N/F
NANTUCKET ISLANDS
LAND BANK
8 WESCO PLACE

BORDERING VEGETATED WETLAND BOUNDARY DELINEATED BY BRIAN MADDEN, L.E.C. ENVIRONMENTAL AND SUBJECT TO REVIEW AND APPROVAL OF THE CONSERVATION COMMISSION.

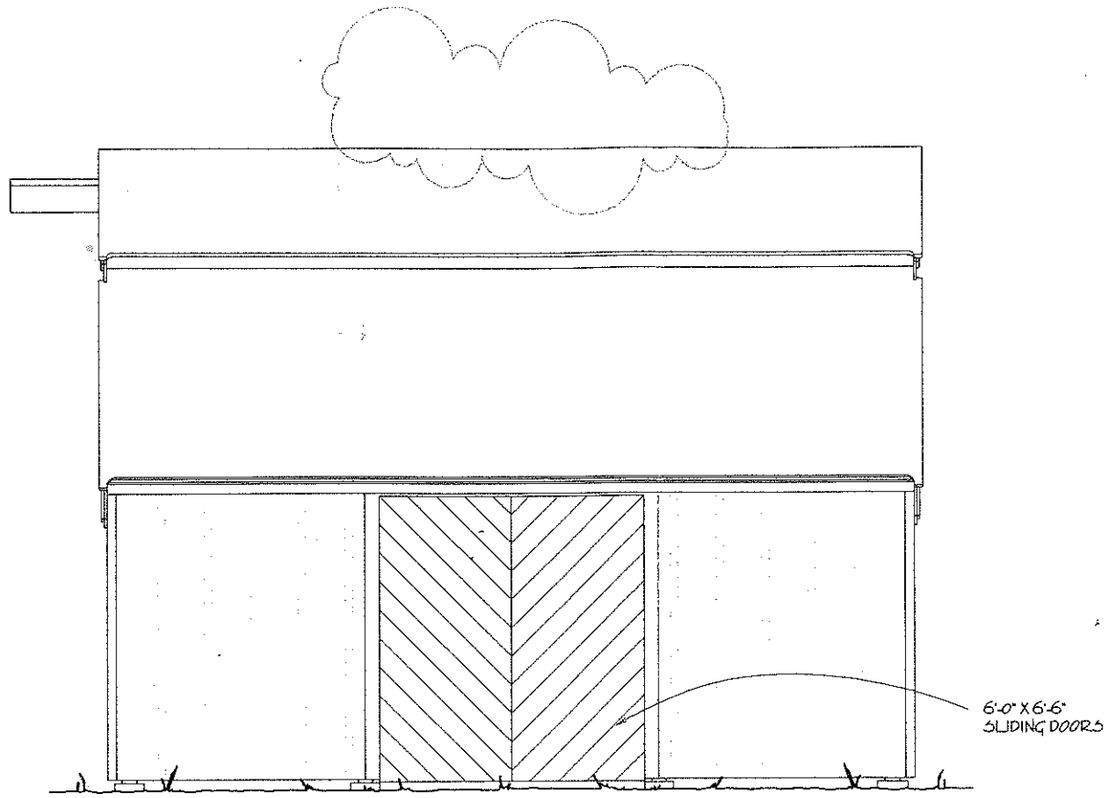
GRAPHIC SCALE
10 0 5 10
( IN FEET )
1 inch = 10 ft.

***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

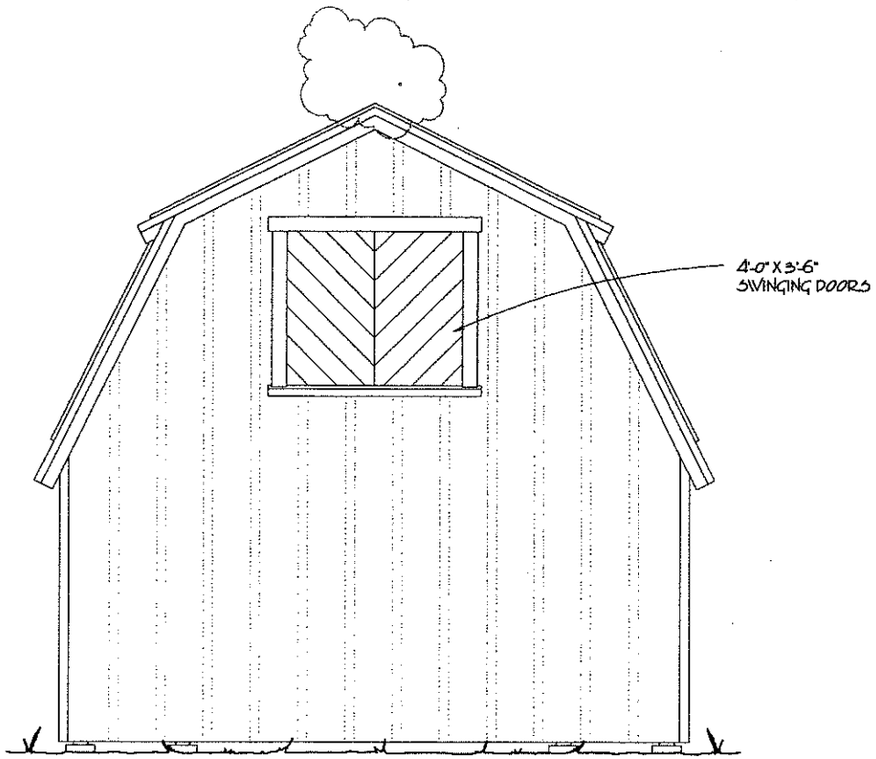
9 '05 45871

NO EXTERIOR CHANGES
WITHOUT PRIOR APPROVAL

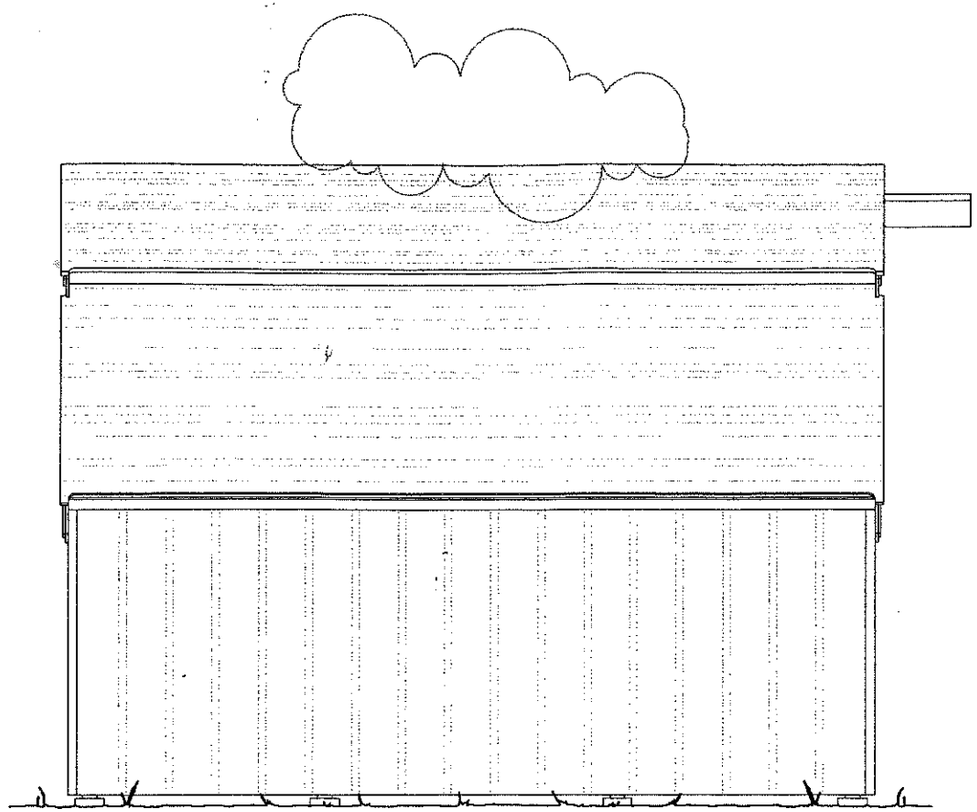
1/4" = 1'-0"

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

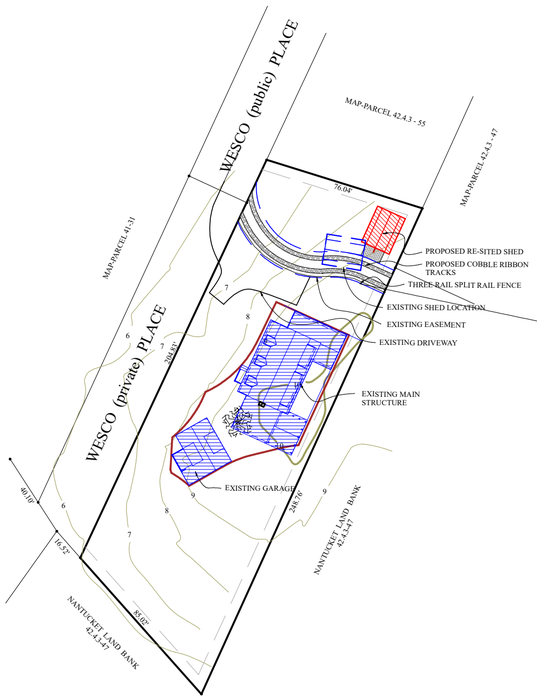
Cc: Rachael Freeman

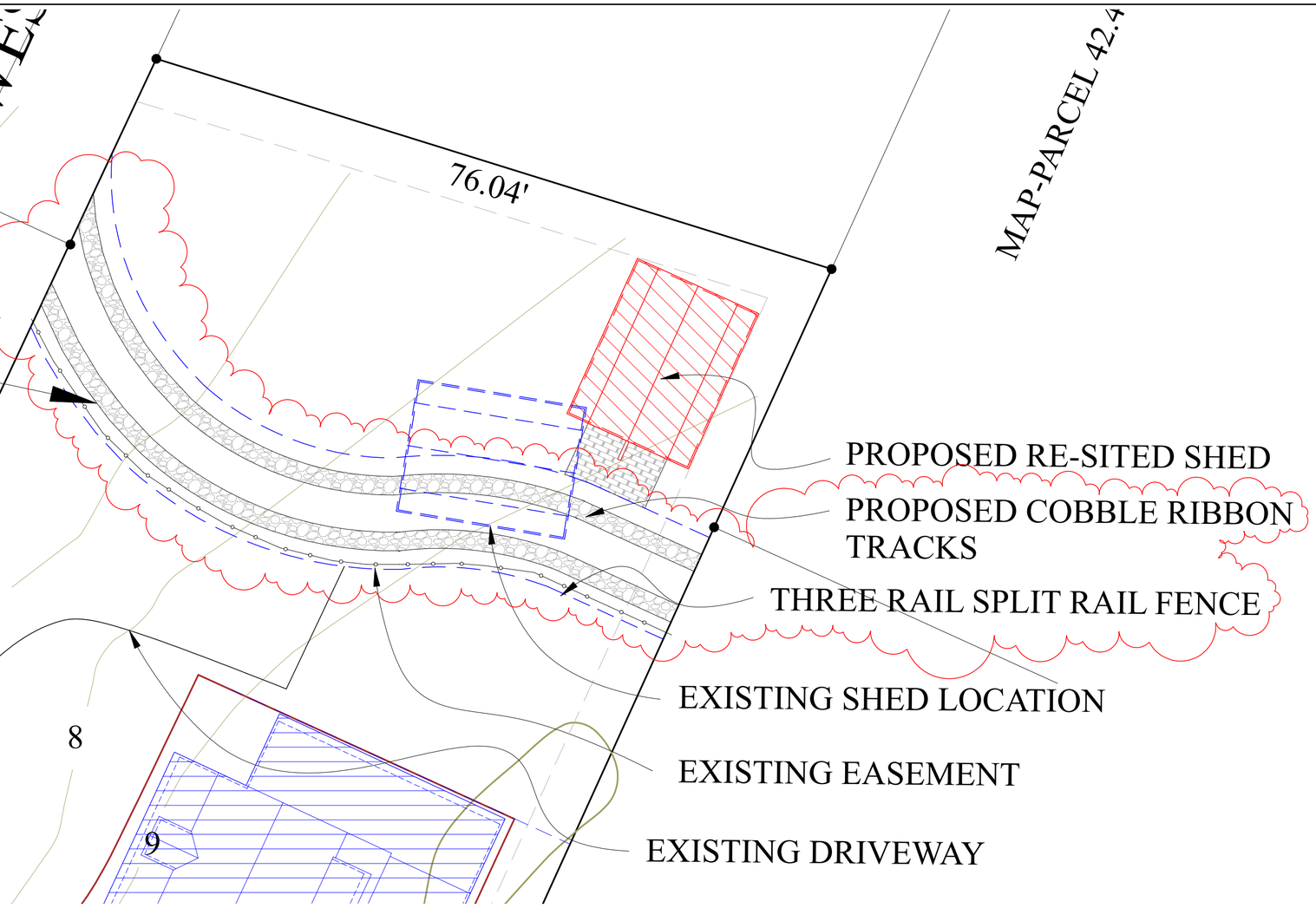
Hi Brook,

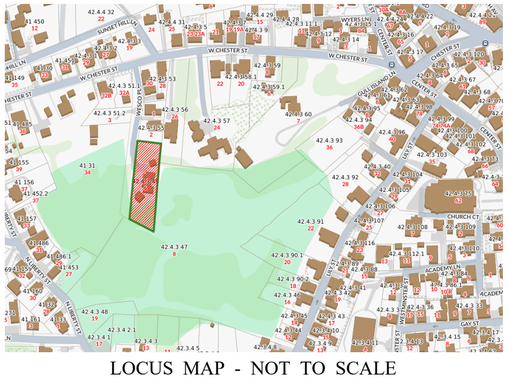
Regarding the HDC applications to move and rotate shed, as well as the related ribbon strips and fence, please go ahead and sign the HDC applications relating to these items, on my behalf.

Hunter

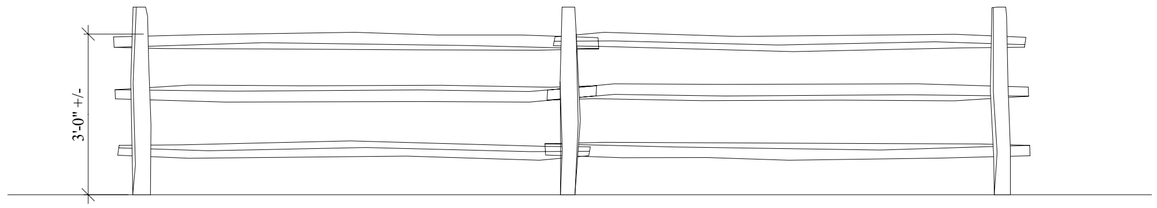
Hunter Ziesing [LinkedIn]
huntersziesing@gmail.com
415-720-6789




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

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

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.

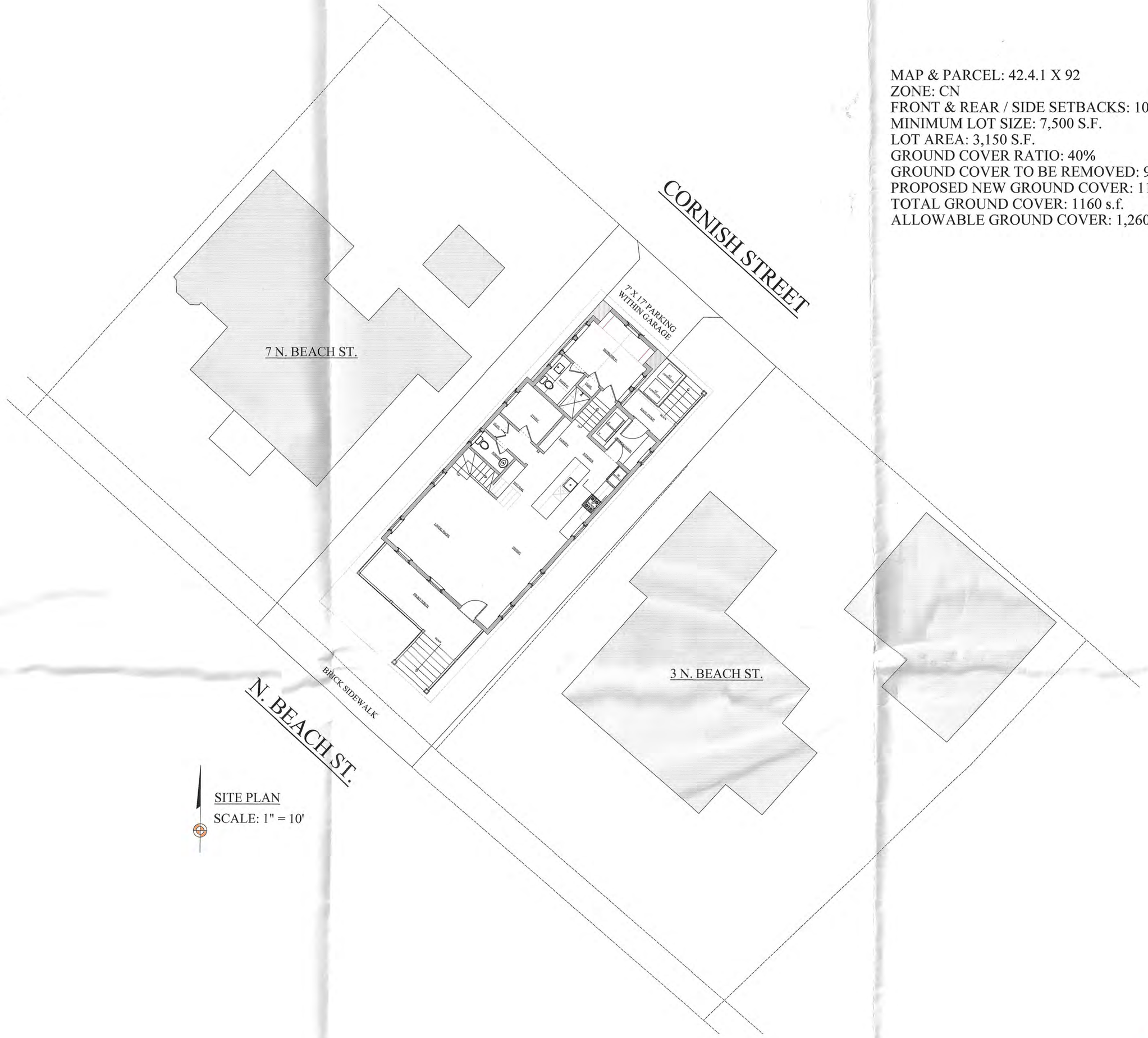
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

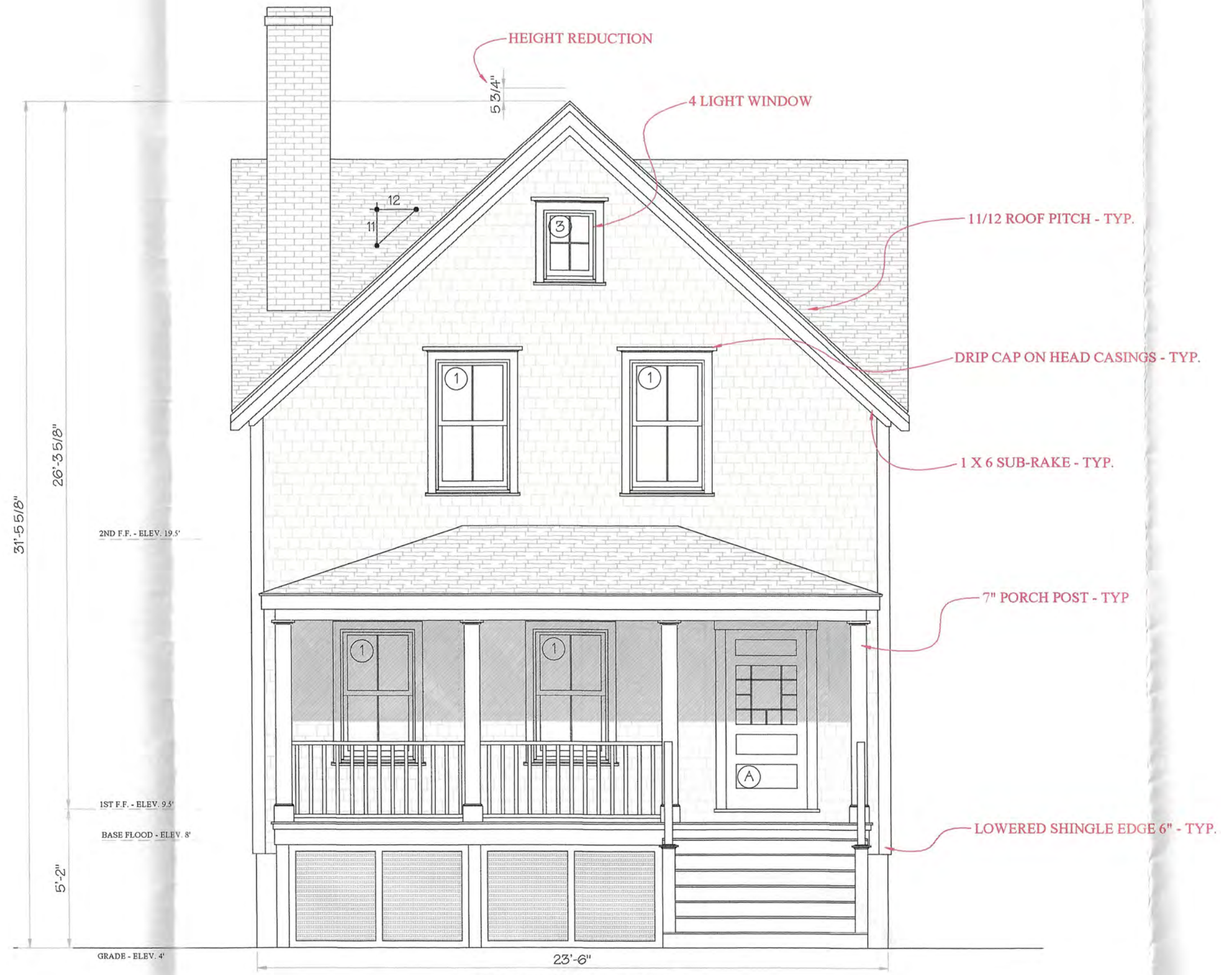


SOUTH ELEVATION

PREVIOUSLY SUBMITTED



EAST ELEVATION




SOUTH ELEVATION




EAST ELEVATION

APPROVED
HDC 2023.01.7695

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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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

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SECTIONS
DATE: 01/30/2023
SCALE: 1/4" = 1'0"

M/P: 42.4.1 / 92

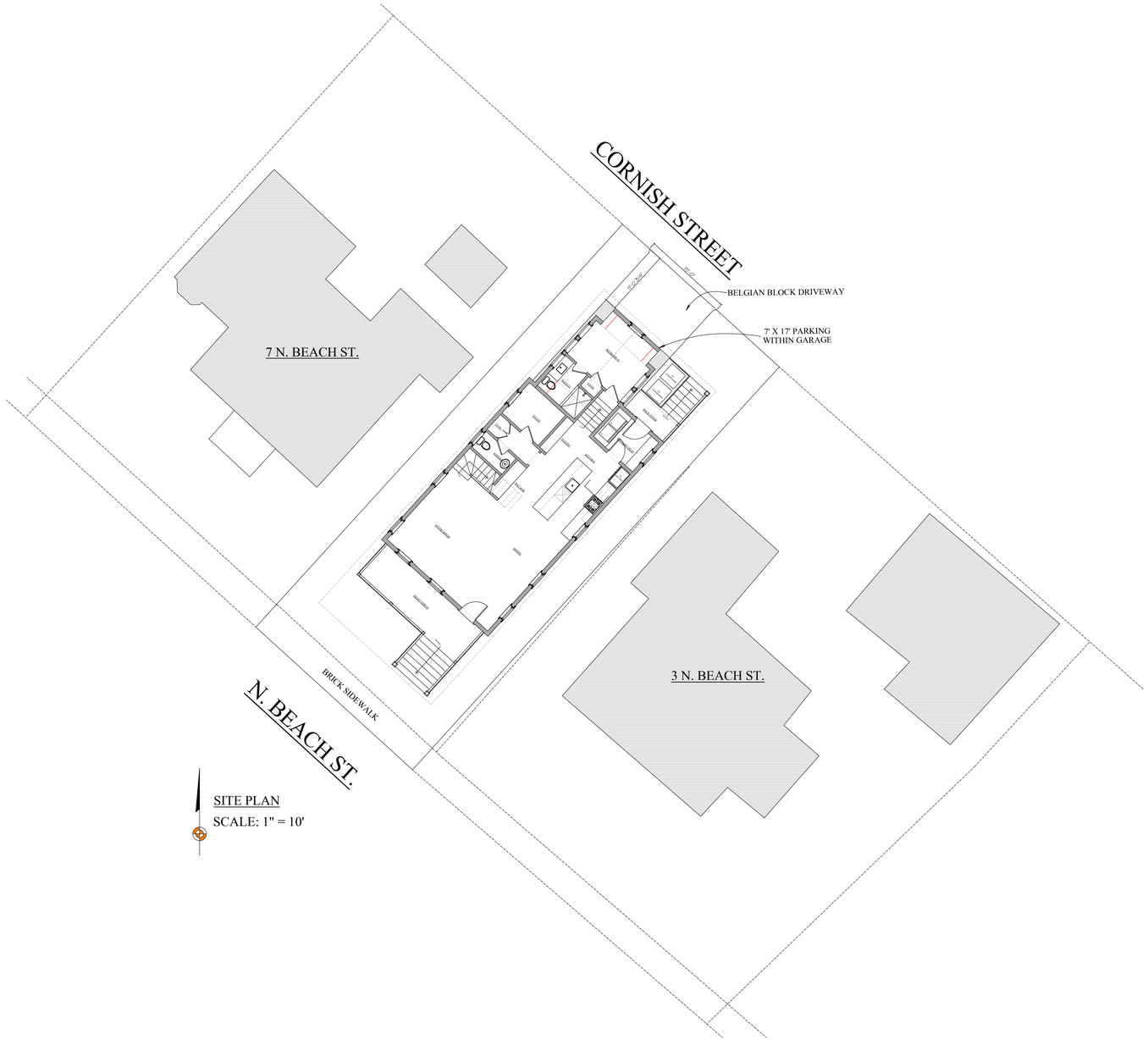
THE COBURN RESIDENCE
5 N. BEACH ST.
NANTUCKET, MA


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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P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM



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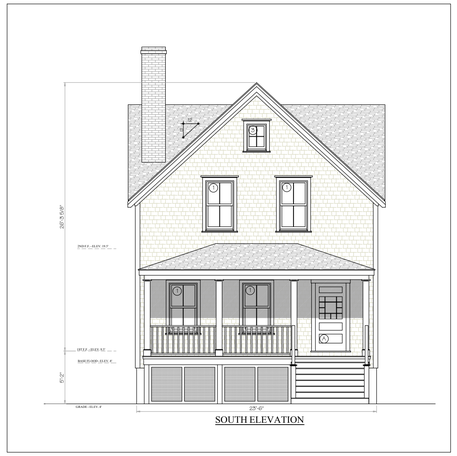
COVER SHEET
DATE: 12/17/2024
SCALE: AS NOTED

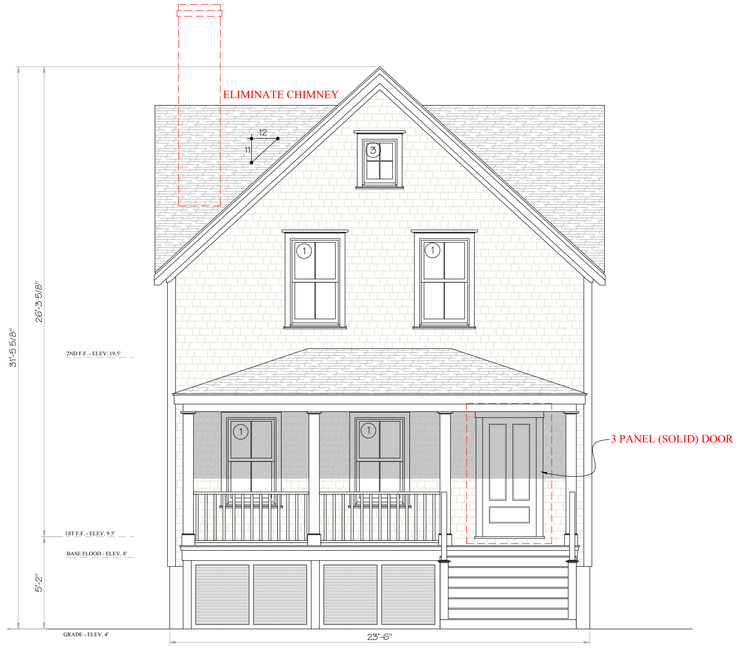
M/P: 42.4.1 / 92

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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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

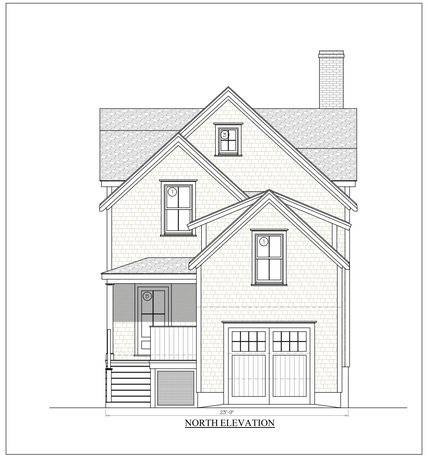
1




PREVIOUS APPROVAL




EAST ELEVATION




PREVIOUS APPROVAL




NORTH ELEVATION

NOT FOR CONSTRUCTION

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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.

_____ 2. **Property Owner's 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°: 59.7 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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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

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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

9589 0710 5270 0324 7586 39

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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

9589 0710 5270 1006 2103 22

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- ☐ 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

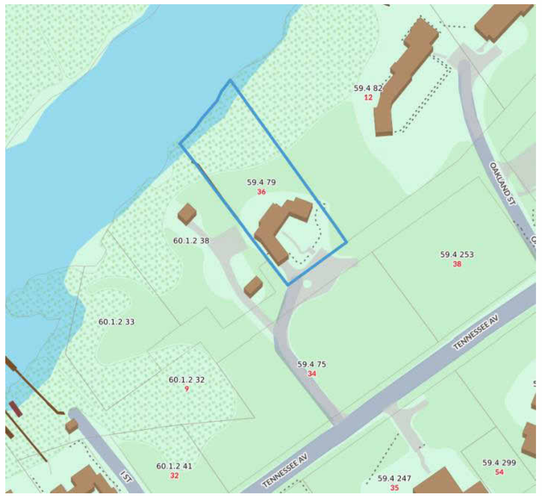
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# 36 Tennessee Ave.

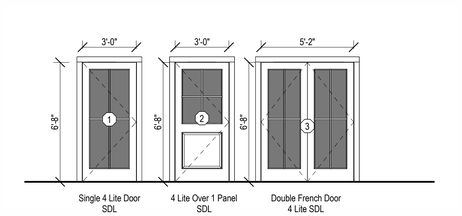
## Nantucket, MA 02554

12.20.2024

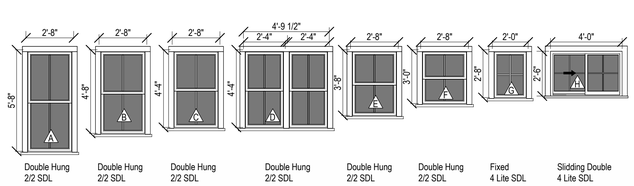
HDC Submission



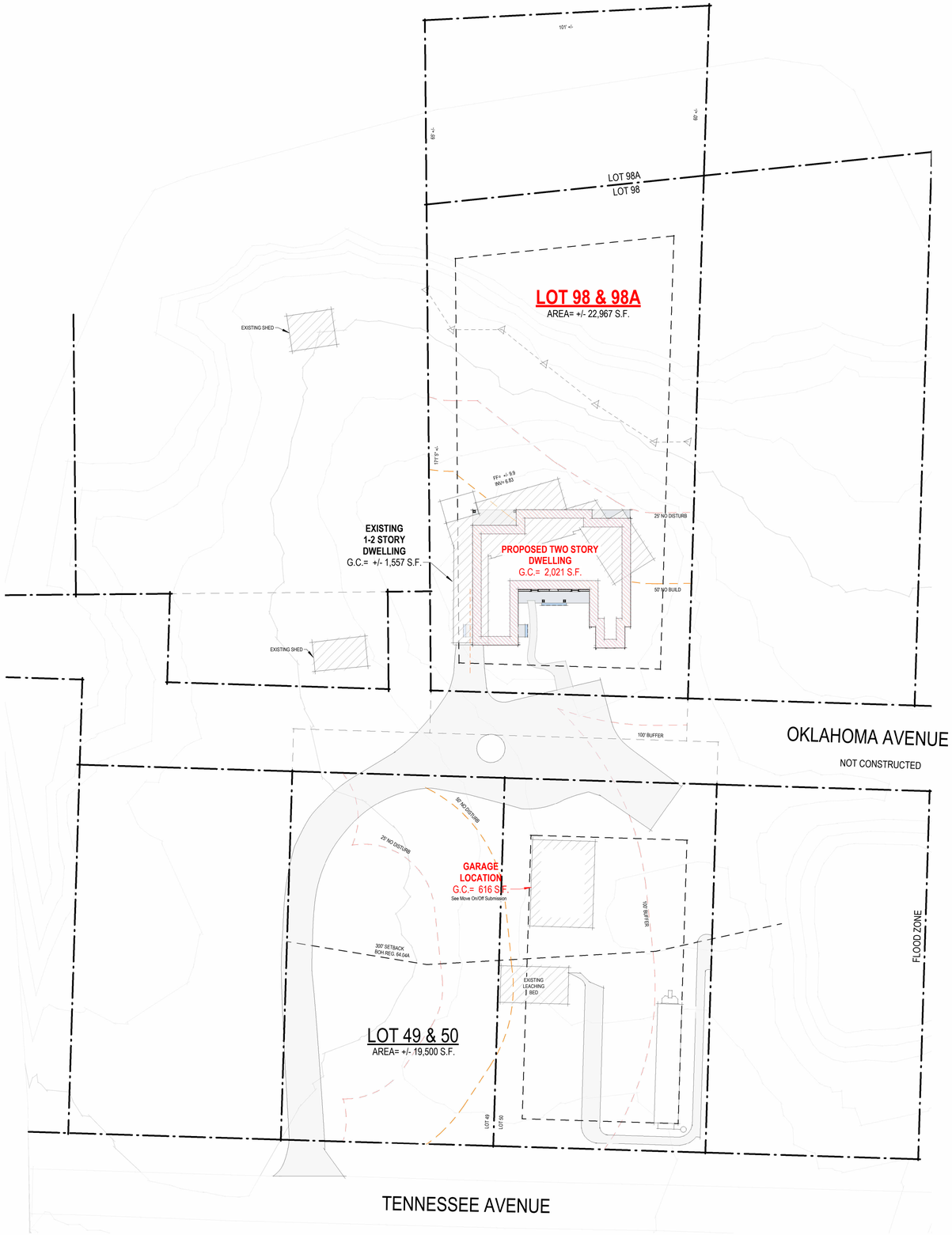

Locus Map
3/16" = 1'-0"




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


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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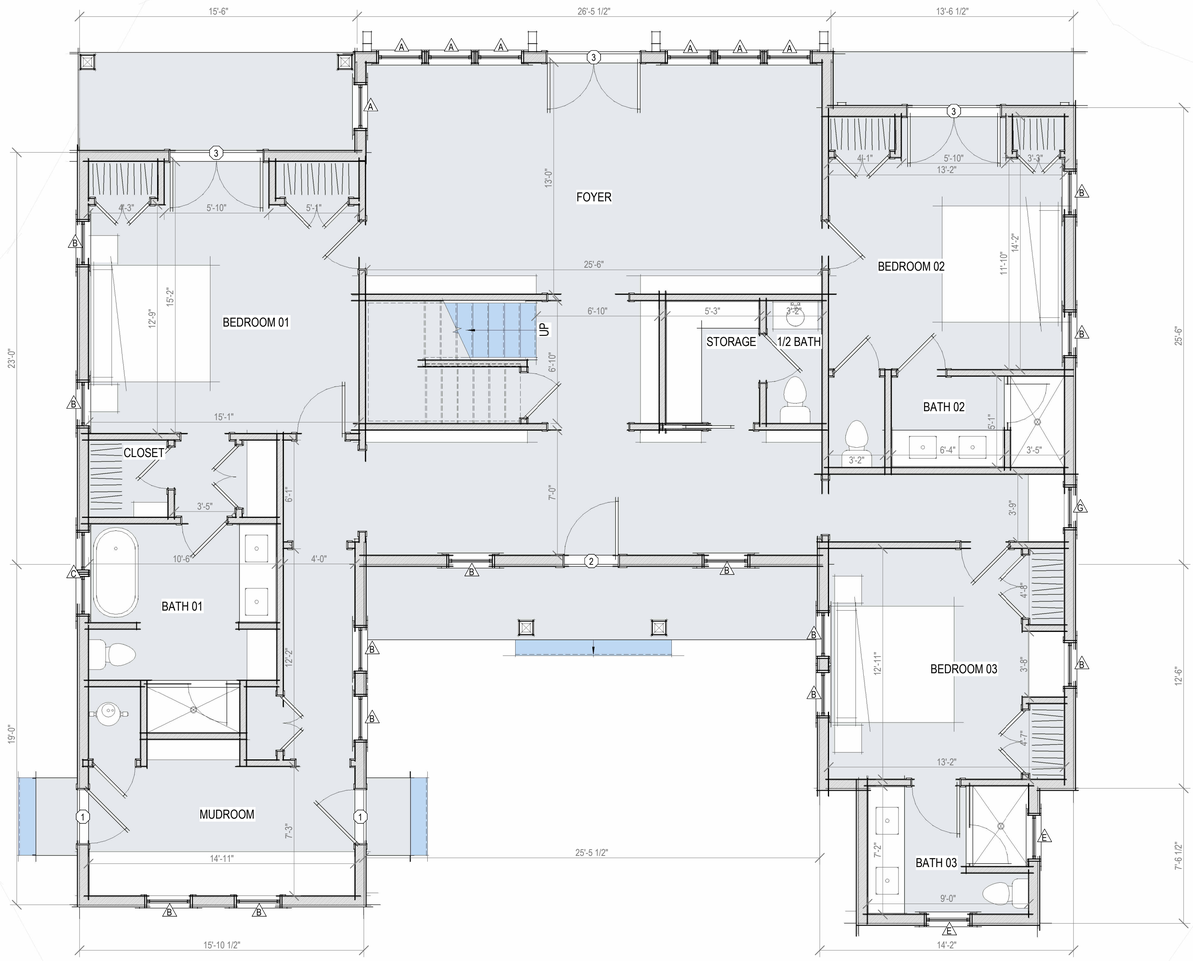
**A.0.1**

**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
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508.325.4095
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**Revisions**

**Floor Plans**


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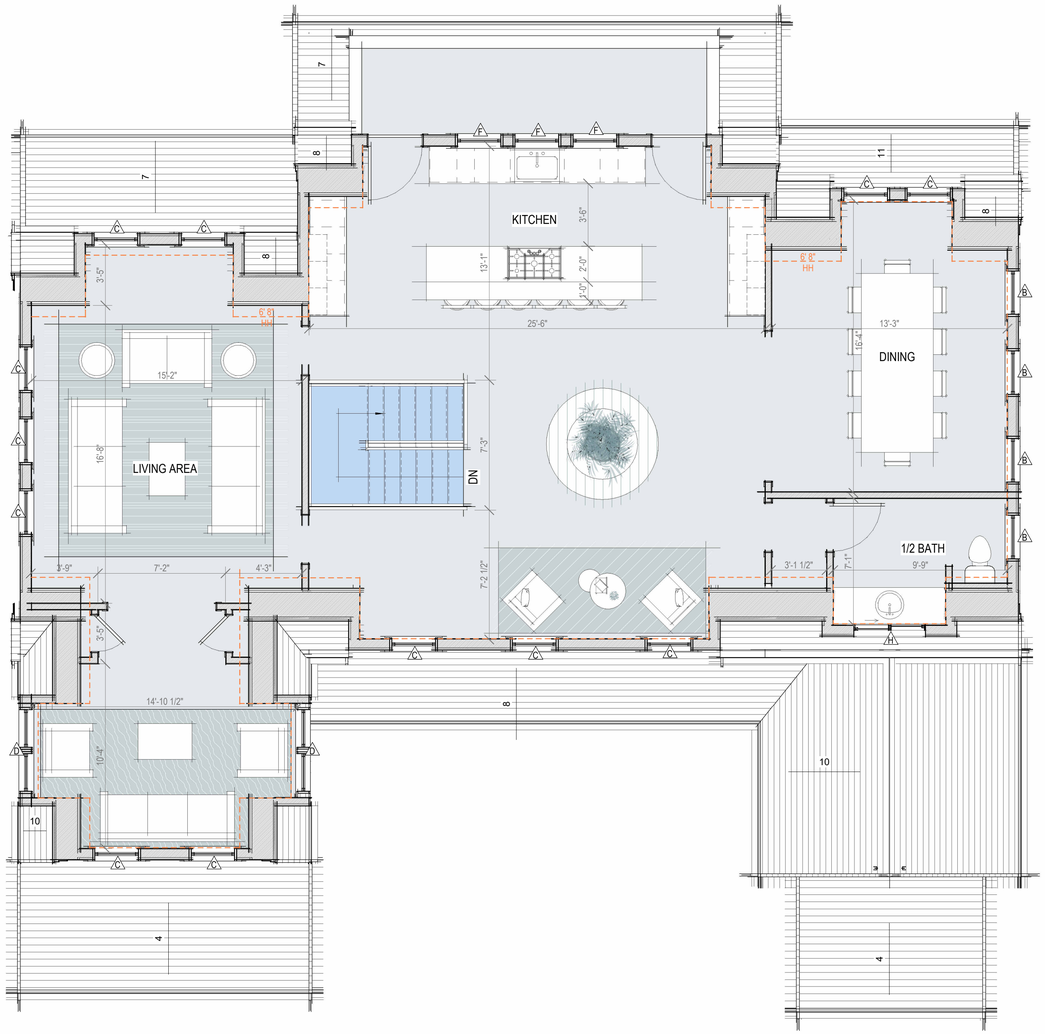
A.1.1

2430

12.20.2024

HDC Submission




Second Floor Plan - Proposed

1/4" = 1'-0"

# 2430

*36 Tennessee Ave.*

Nantucket, MA 02554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## Sheet Index - Architectural & Structural

**Revisions**

**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

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Nantucket, MA 02554
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## Site Information

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**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

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## Site Information

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## Sheet Index - Architectural & Structural

**Revisions**

**Exterior Elevations**

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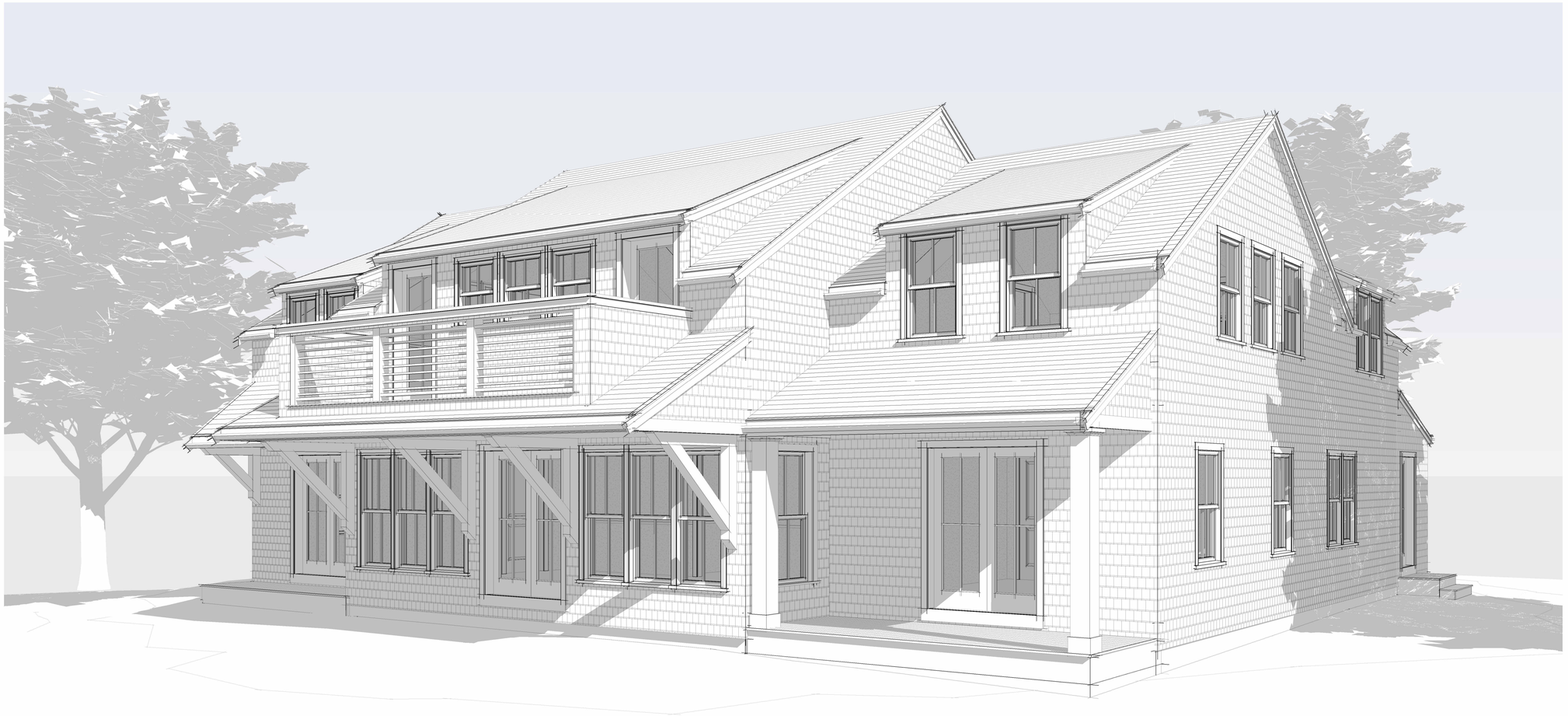
**A.2.2**

**2430**

12.20.2024

HDC Submission



1 Northwest Perspective

# 2430

*36 Tennessee Ave.*

Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

## Site Information

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|---|---|
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## 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


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## Site Information

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**Sheet Index - Architectural & Structural**

**Revisions**

**Existing Photos**


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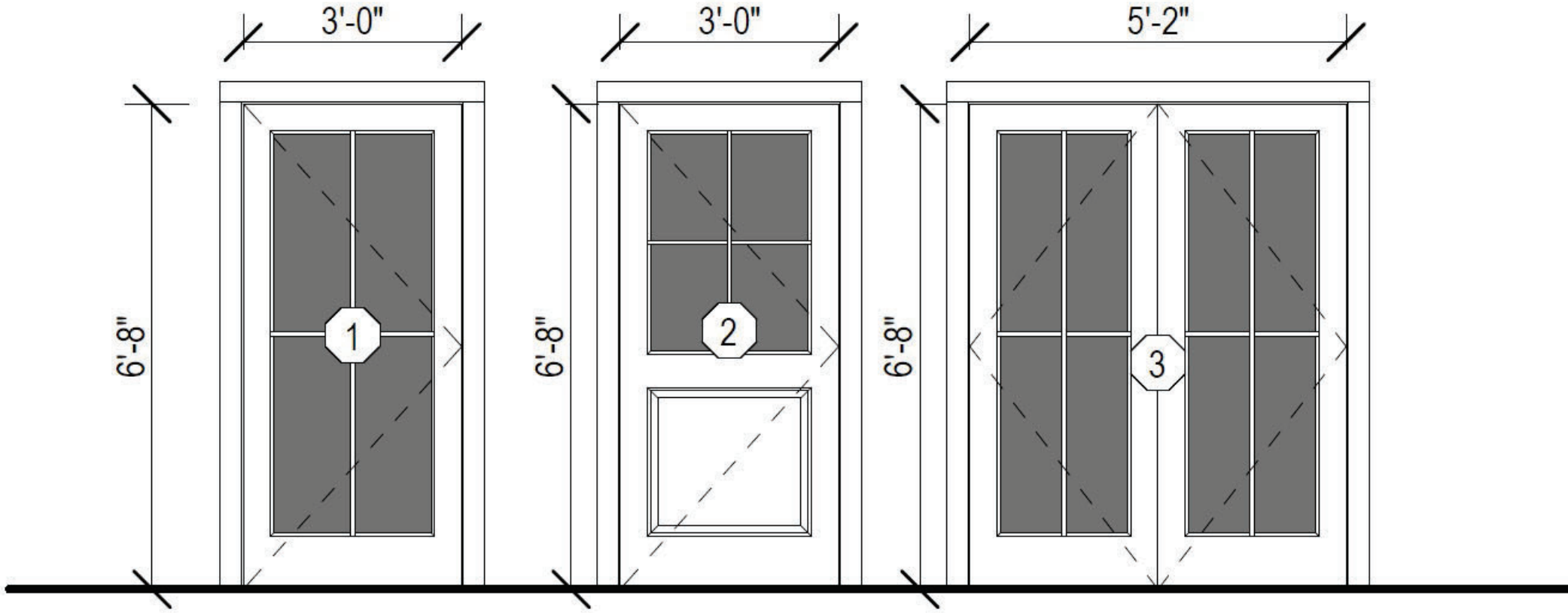
# 36 Tennessee Ave.

## Nantucket, MA 02554




Locus Map

3/16" = 1'-0"



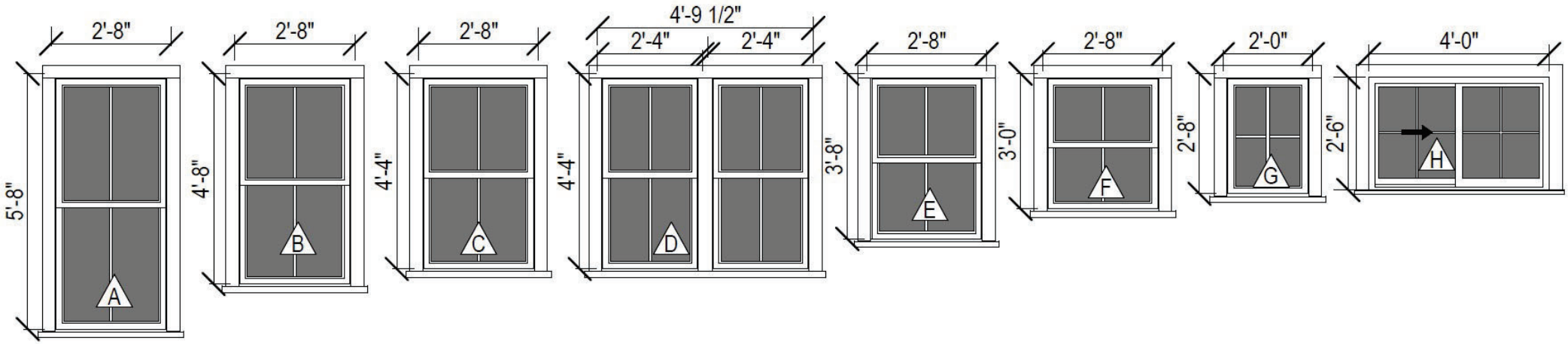

Single 4 Lite Door
SDL

4 Lite Over 1 Panel
SDL

Double French Door
4 Lite SDL

# 3 Exterior Door Legend

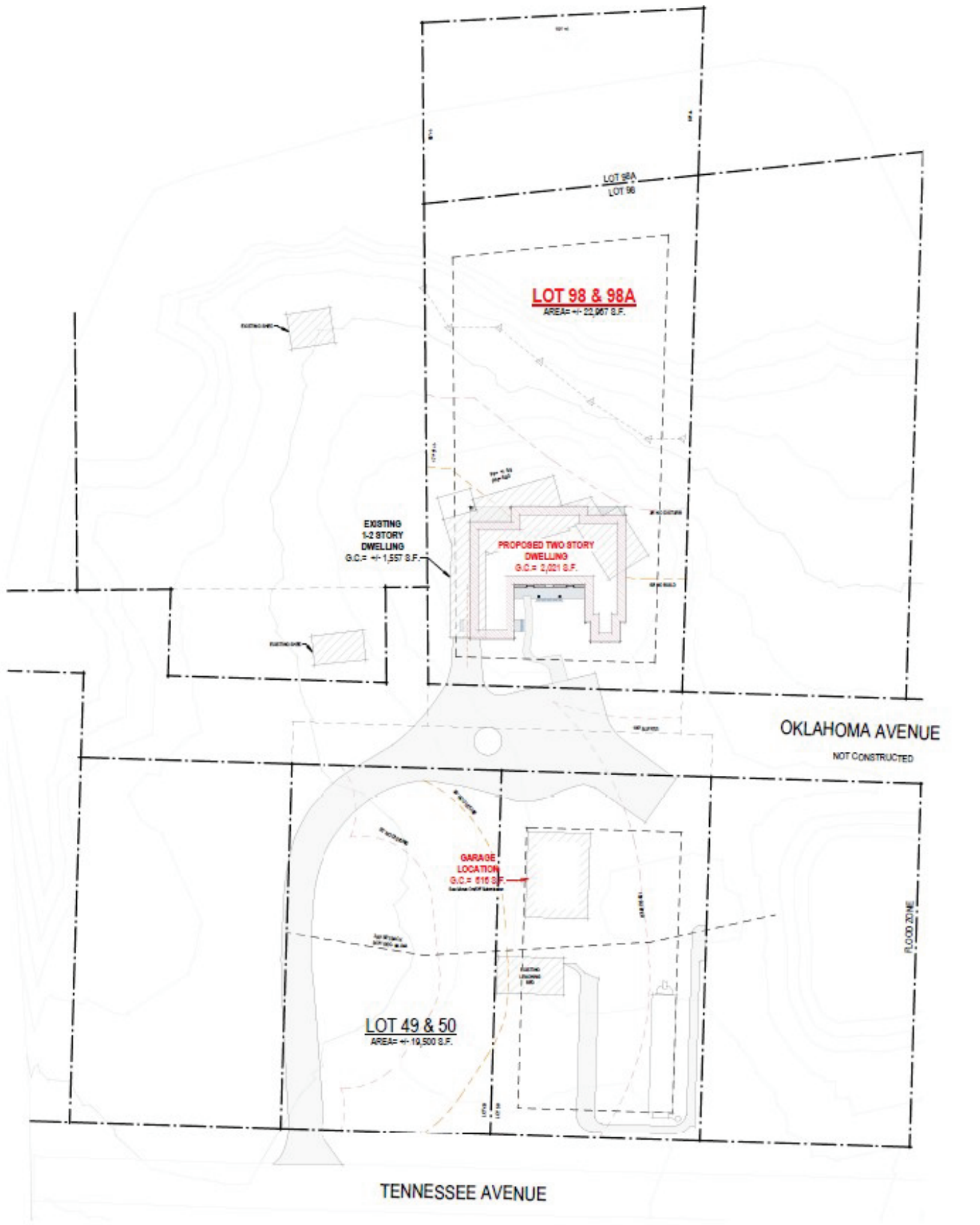
1/4" = 1'-0"




| 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 |

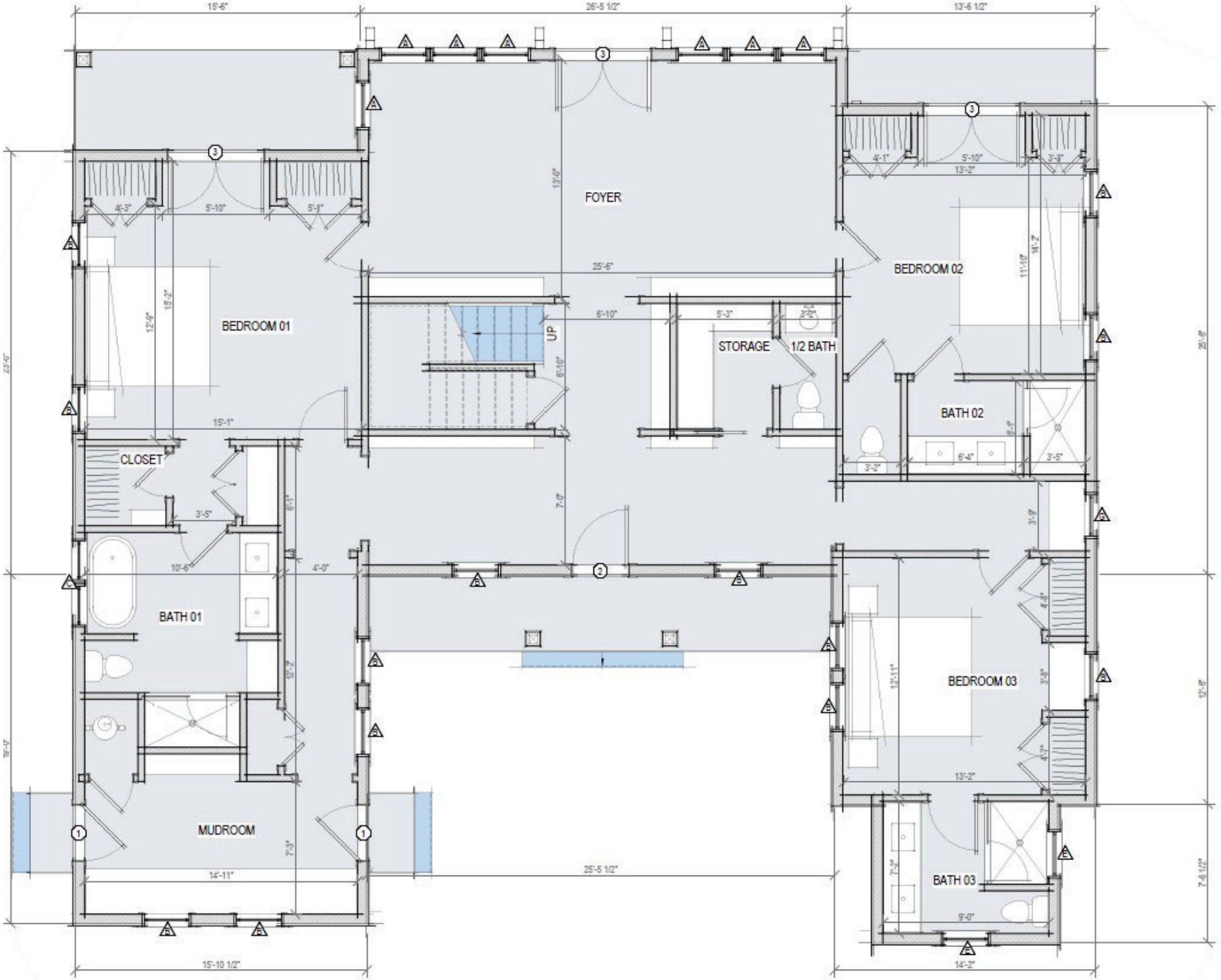
# 4 Window Legend

1/4" = 1'-0"



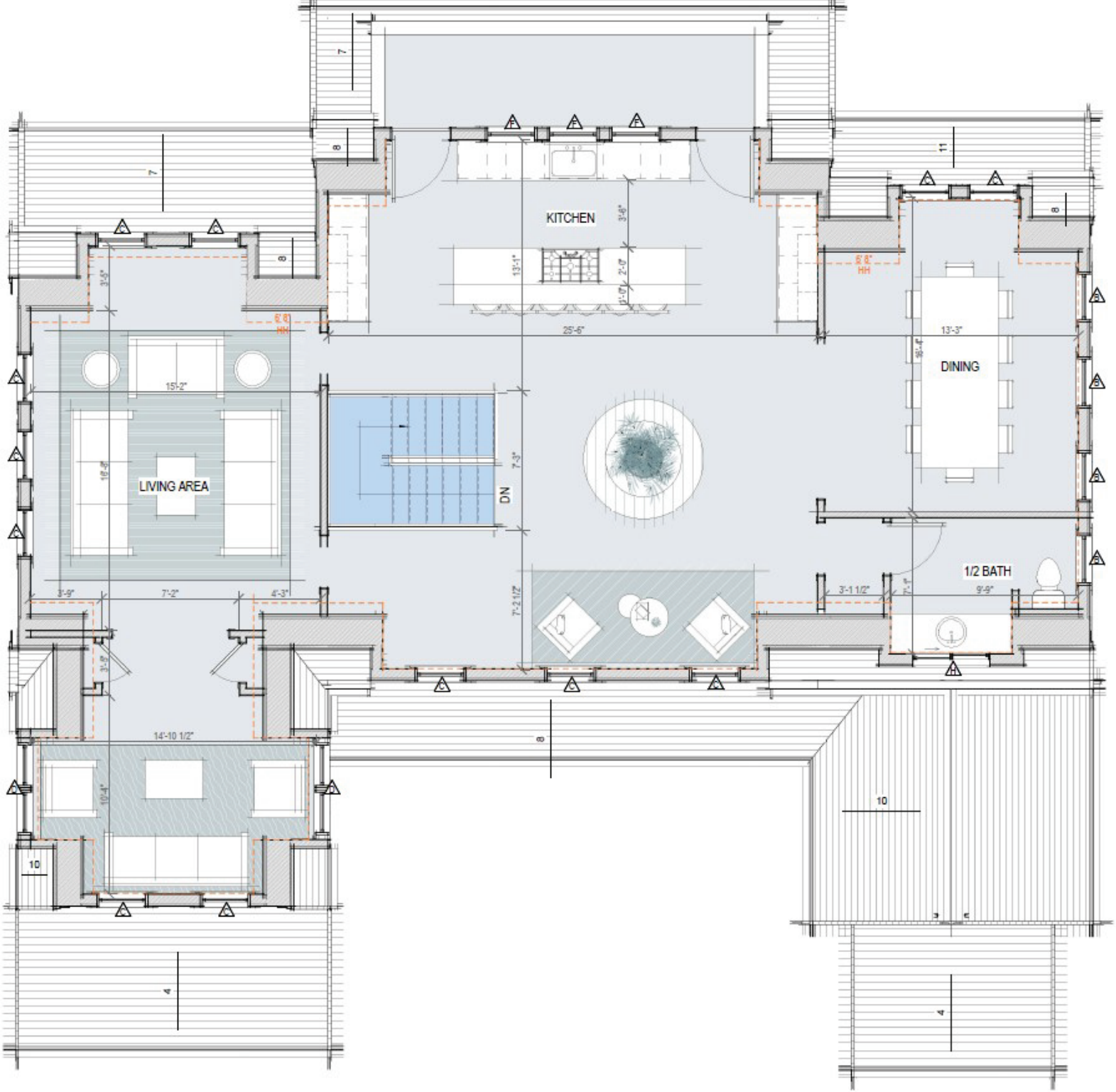

Site Plan - Proposed

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"



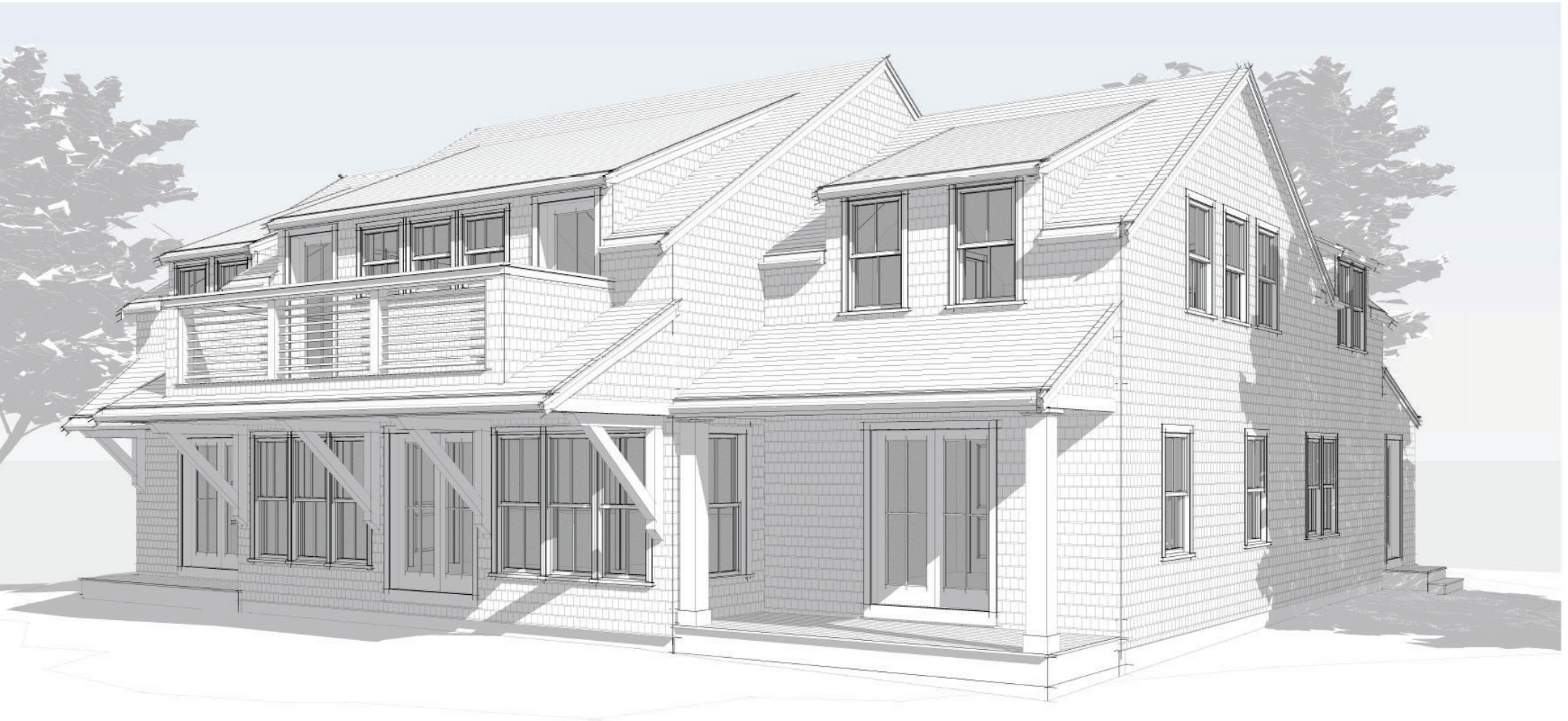

East Elevation - Proposed

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

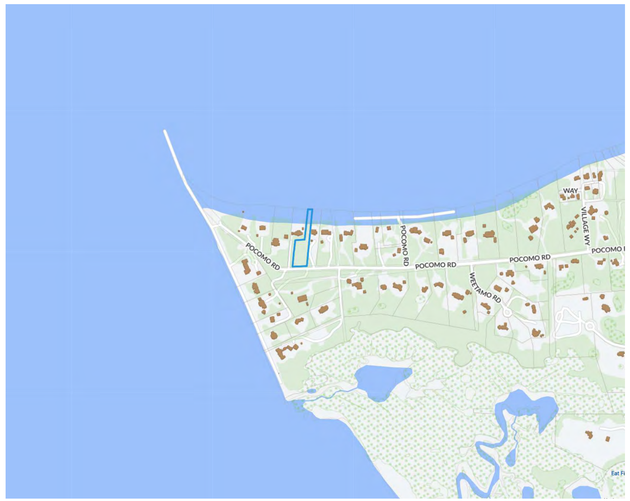
Client Signature MANAGER Date

# Elegance LLC Residence, GH

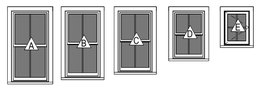
75 Pocomo Road
Nantucket, MA 02554

12.30.24

HDC SUBMISSION

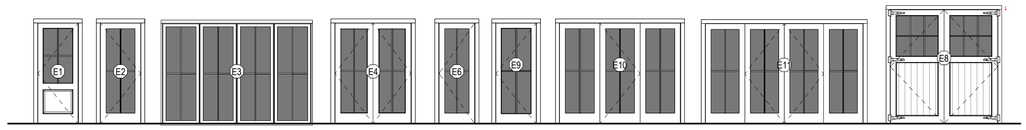



Locus Map




Window Legend

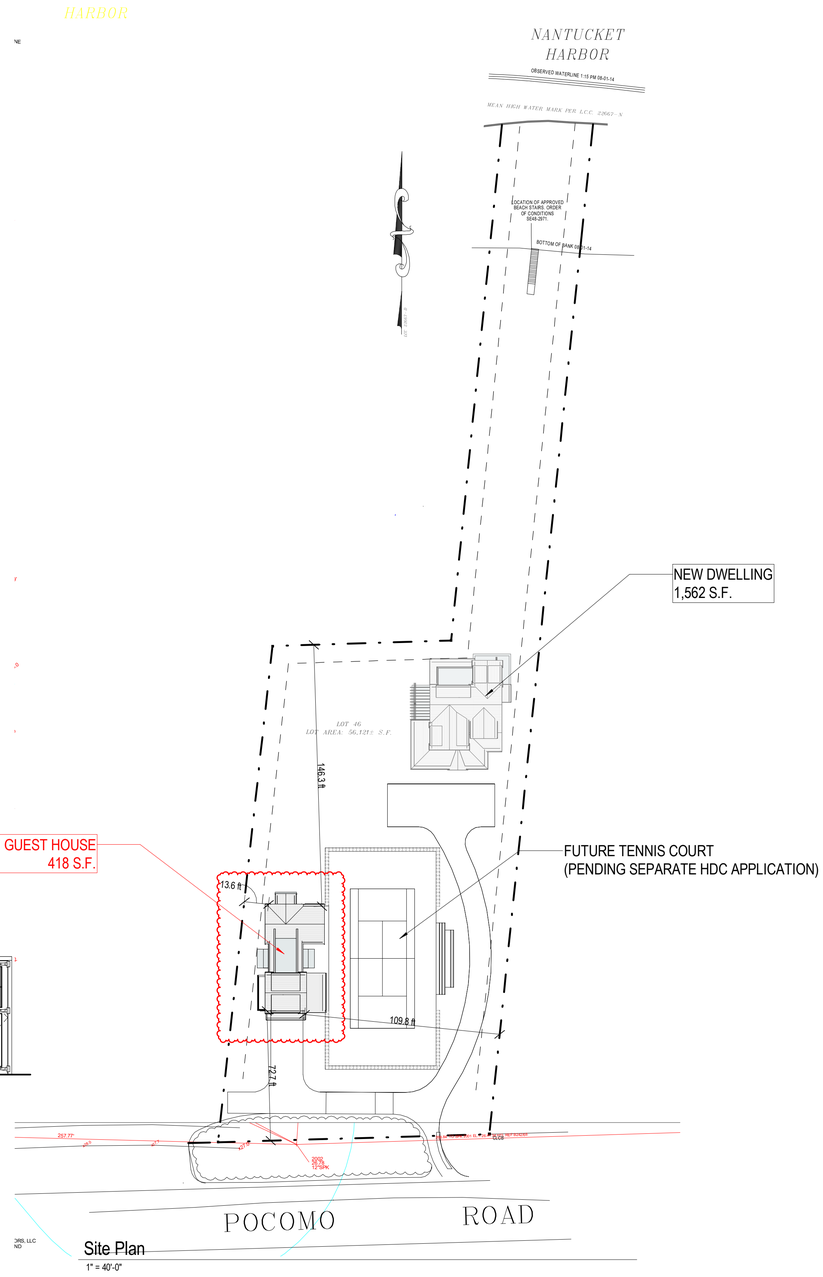
| WINDOW SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| WINDOW | QTY | UNIT WIDTH | UNIT HEIGHT | Rough Width | Rough Height | MANUFACTURER | MODEL | DP RATING |
| C | 9 | 2'-7 1/4" | 4'-7 1/4" | 2'-8" | 4'-8" | Andersen Corporation | ADH2848 | ≥ 30 |
| D | 2 | 2'-5 1/4" | 3'-7 1/4" | 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**

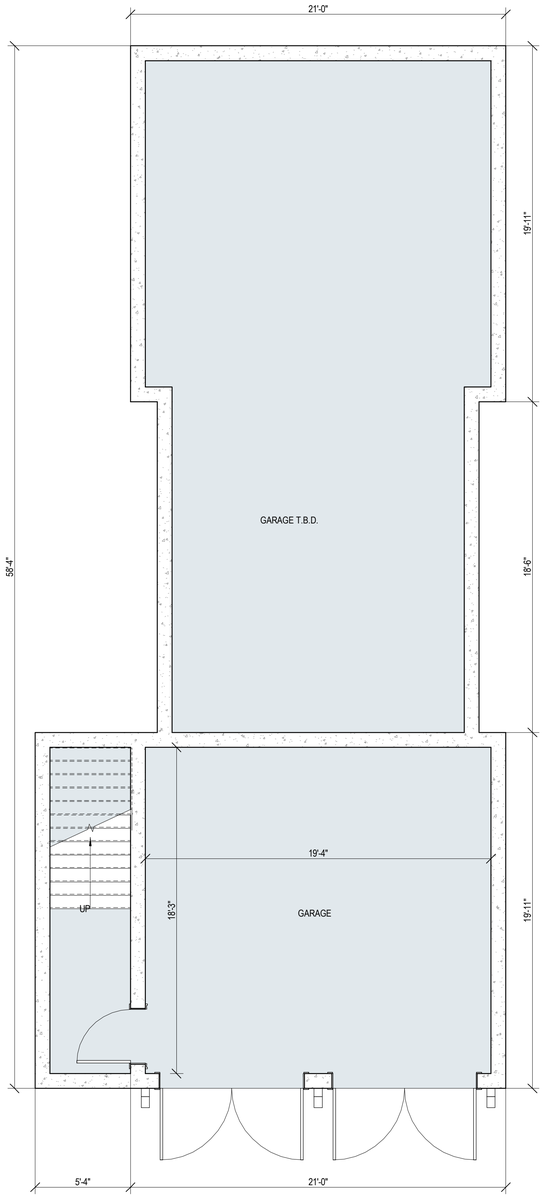
Revision 3 Date 3


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.

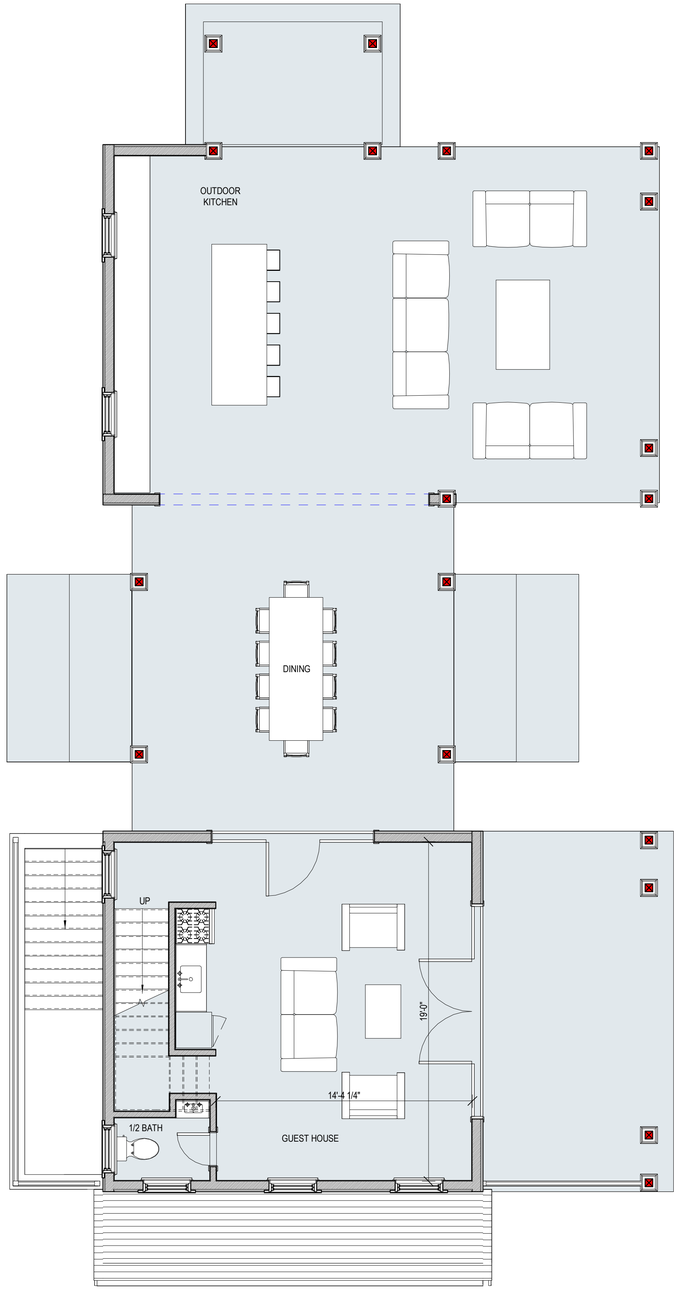

G.101
1912

12.30.24

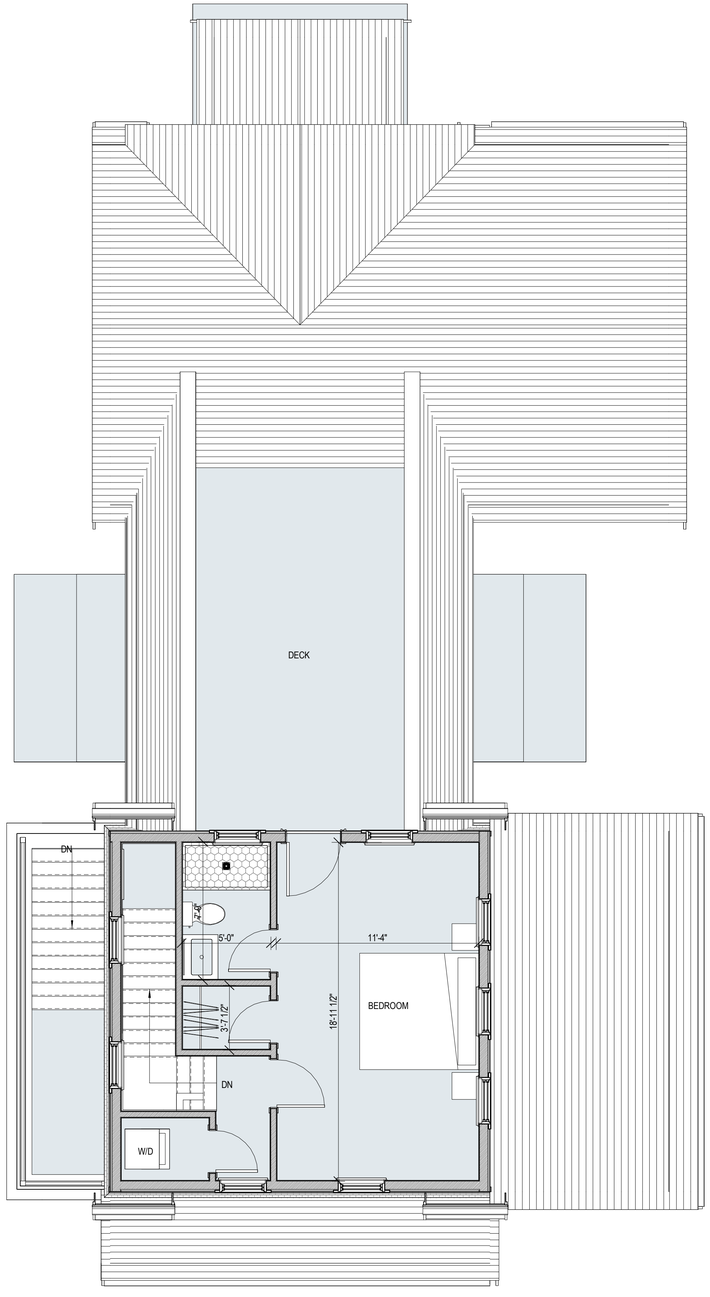
HDC SUBMISSION




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
F. 508.325.6980
www.emeritusdevelopment.com


## GH FLOOR PLANS

### 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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Revisions


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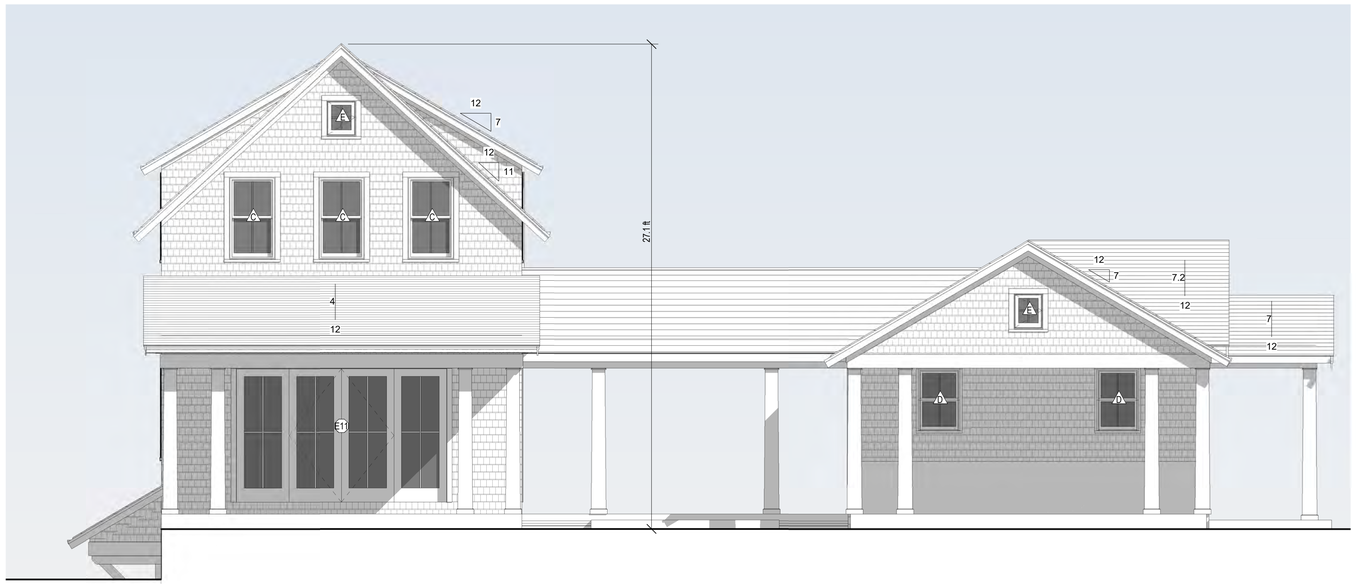
A.101
1912

12.30.24

HDC SUBMISSION



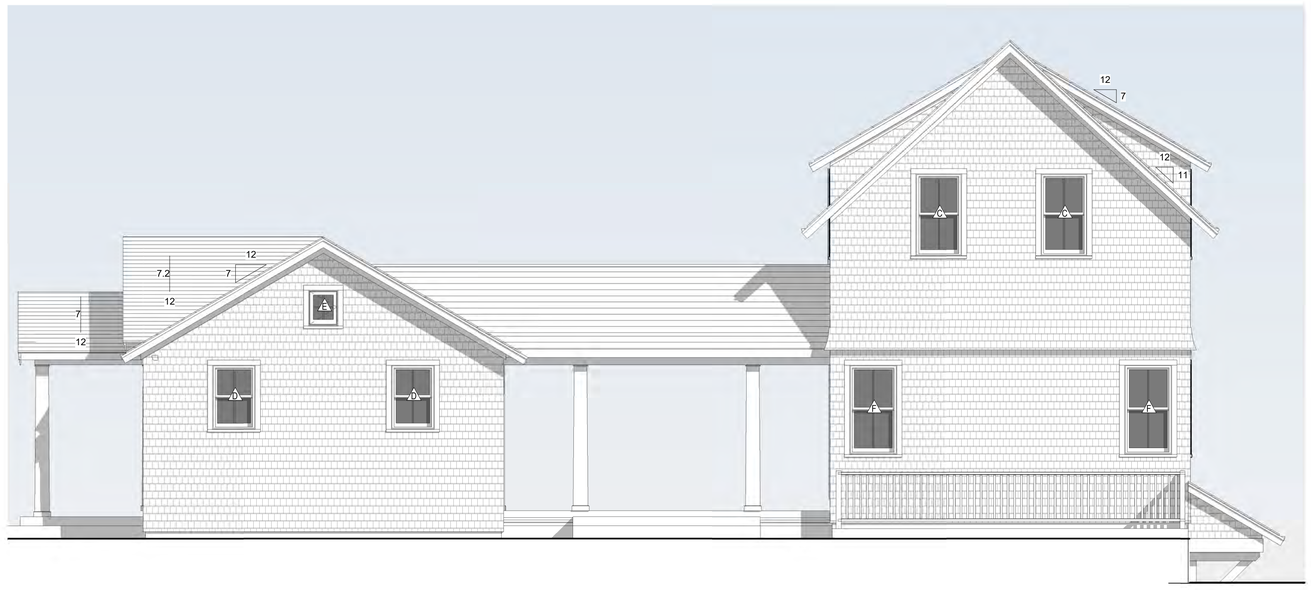

1 GH East Elevation
1/4" = 1'-0"



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 |

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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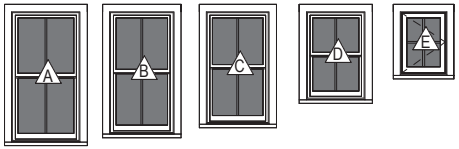
A.201
1912

# *Elegance LLC Residence, GH*

## 75 Pocomo Road
## Nantucket, MA 02554



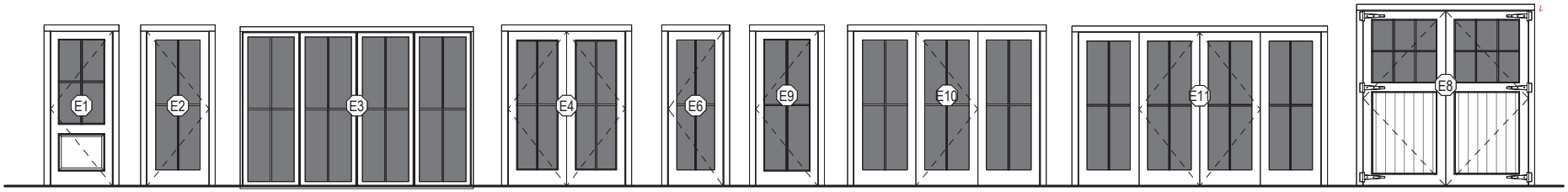

Locus Map




## Window Legend

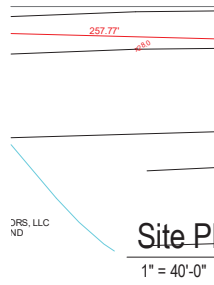
| WINDOW SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| WINDOW | QTY | UNIT WIDTH | UNIT HEIGHT | Rough Width | Rough Height | MANUFACTURER | MODEL | DP RATING |
| C | 9 | 2'-7 1/4" | 4'-7 1/4" | 2'-8" | 4'-8" | Andersen Corporation | ADH2848 | ≥ 30 |
| D | 2 | 2'-5 1/4" | 3'-7 1/4" | 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.

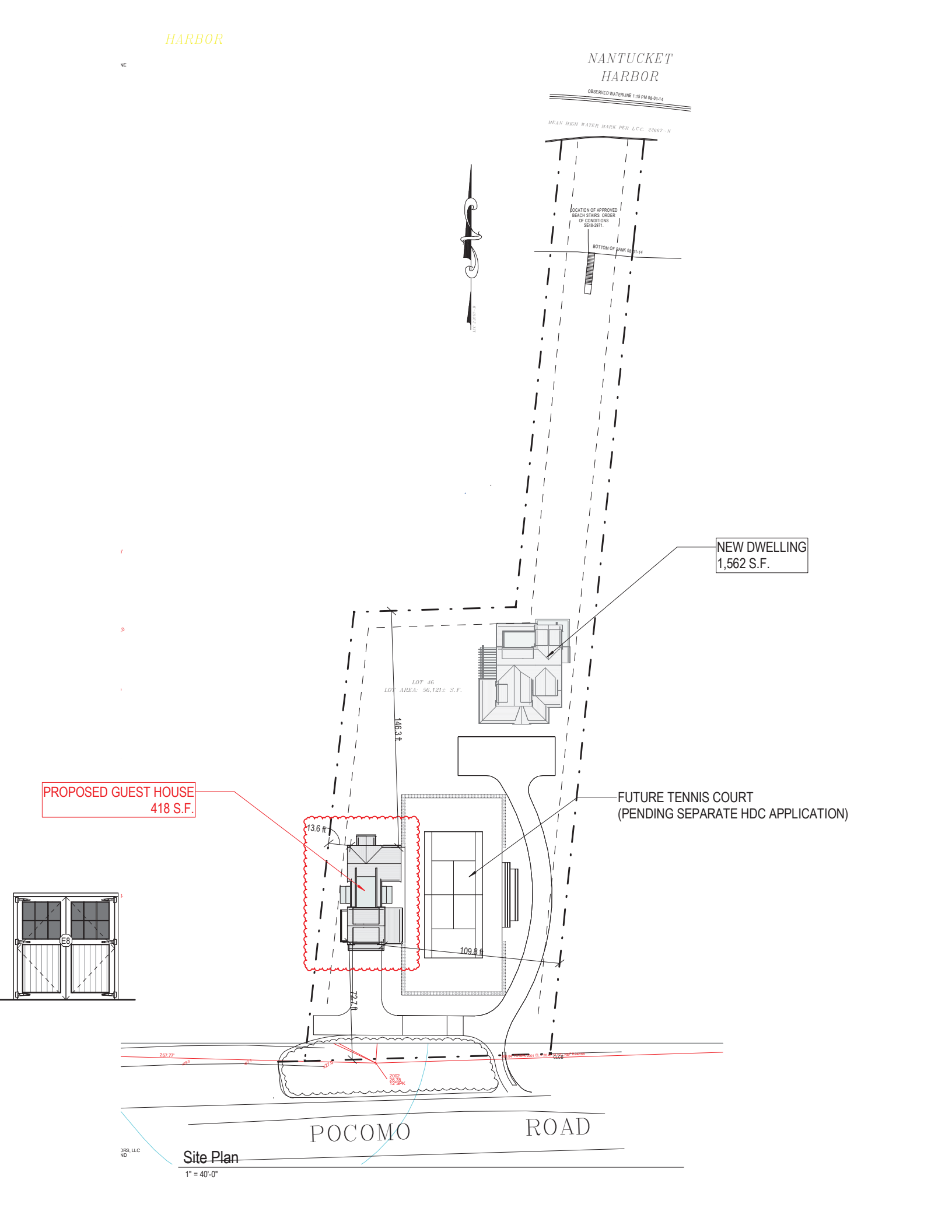


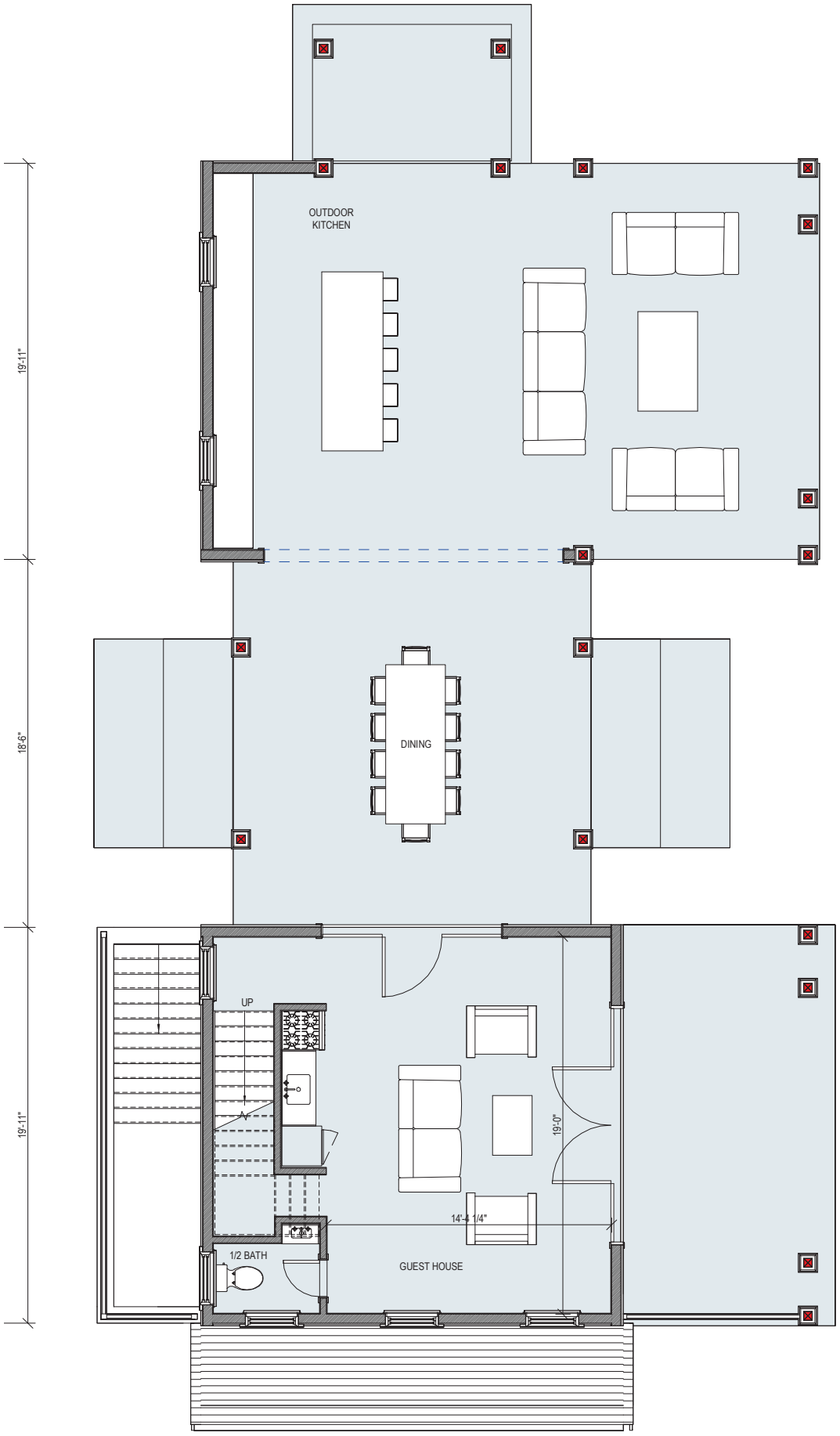

## Door Legend

| 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 |

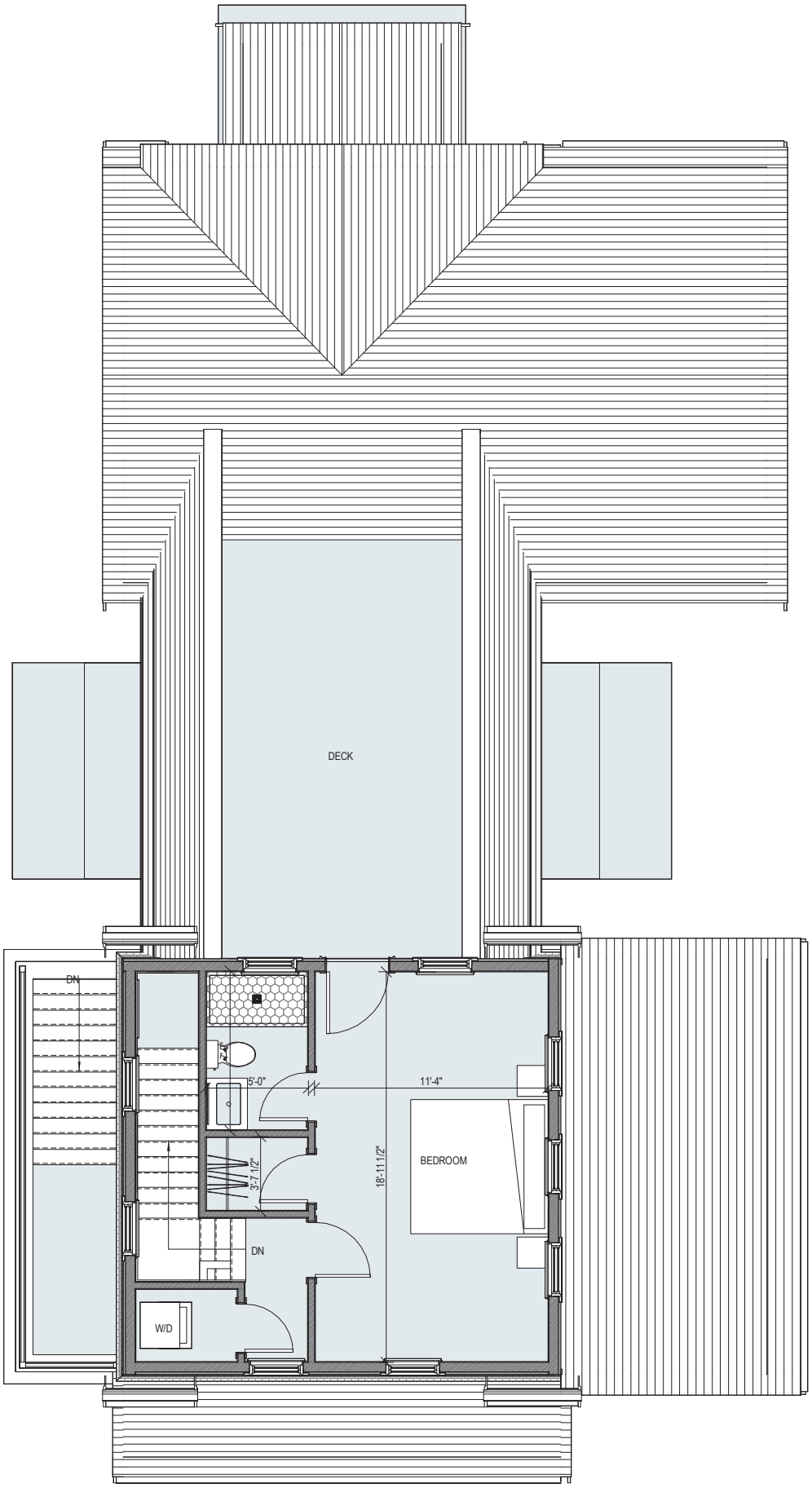



Site P
1" = 40'-0"

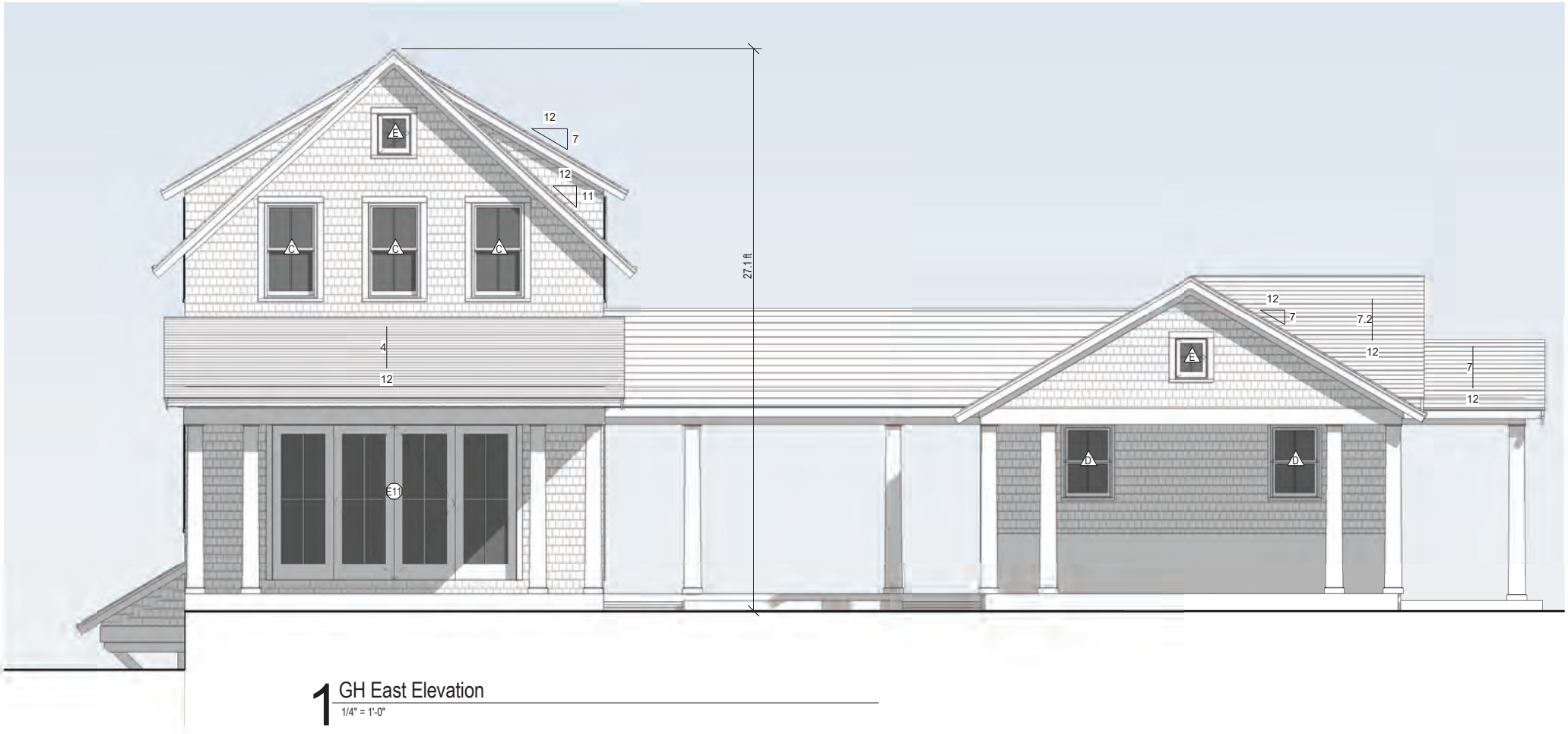

HARBOR
NANTUCKET
HARBOR
OBSERVED WATERLINE 1:15 PM 08-01-14
MEAN HIGH WATER MARK PER LCC 22667 - N
LOCATION OF APPROVED BEACH STAIRS. ORDER OF CONDITIONS SE48-2971.
BOTTOM OF BANK 08-01-14
NEW DWELLING
1,562 S.F.
LOT 46
LOT AREA: 56,121± S.F.
146.3 ft
PROPOSED GUEST HOUSE
418 S.F.
13.6 ft
FUTURE TENNIS 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
1/4" = 1'-0"




1 GH East Elevation

1/4" = 1'-0"



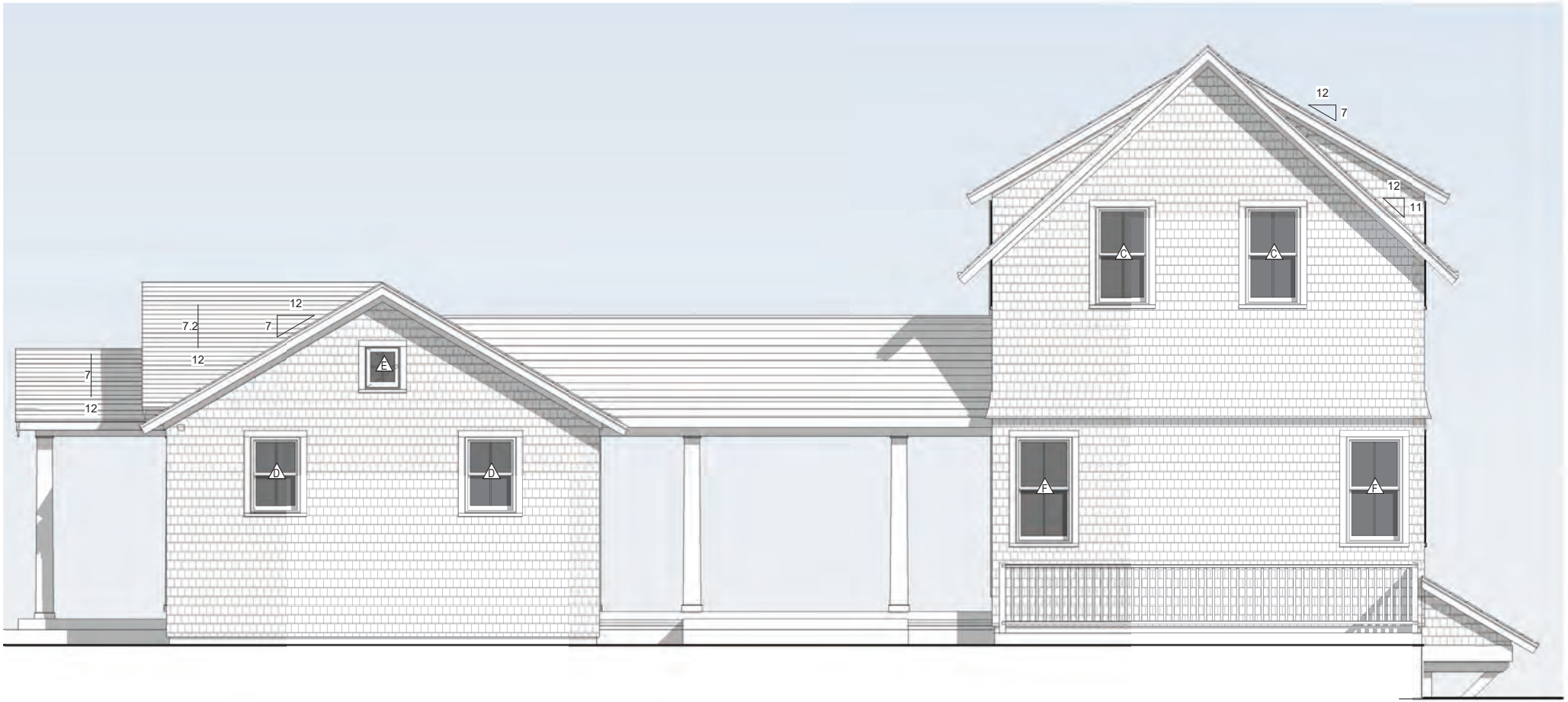

## 2 GH North Elevation.

1/4" = 1'-0"




4 GH South Elevation

1/4" = 1'-0"




3 GH West Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 10/29/24

HDC1024-10-11391

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Rd.

Owner of record: Elegance LLC

Mailing Address: 4 Winter St.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@e1

## AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: 10/24/24 Fee Paid: $ 561.20

Must be acted on by: 12/20/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 49' Sq. Footage 1st floor: 1,571 Decks/Patio: Size: 766 ☑ 1st floor ☐ 2nd floor

Width: 48' Sq. footage 2nd floor: 1,335 Size: 200 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 27'-11" South 27'-11" East 27'-11" West 27'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

## DETAIL OF WORK TO BE PERFORMED

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

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

**Roof Pitch**: Main Mass 11/12 Secondary Mass 11/12 Dormer 7/12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 8 Corner boards n/a Frieze 3

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural Clapboard (if applicable) n/a Roof Natural

Trim White Sash White Doors White, Hamilton Blue (Front)

Deck Natural Foundation Natural Fence n/a Shutters n/a

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

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

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury

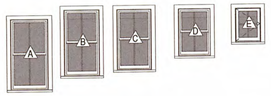
10.21.24

# Elegance LLC Residence

## 75 Pocomo Road
## Nantucket, MA 02554



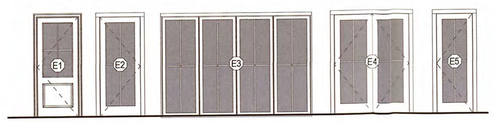

Locus Map




Window Legend

WINDOW SCHEDULE

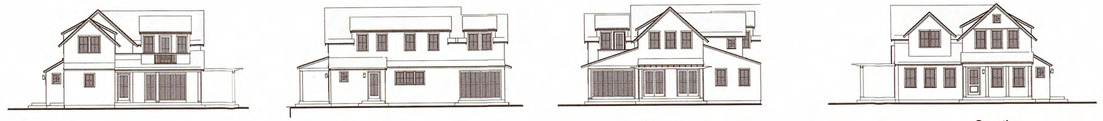
| WINDOW | QTY | UNIT WIDTH | UNIT HEIGHT | Rough Width | Rough Height | MANUFACTURER | MODEL | DP RATING |
|---|---|---|---|---|---|---|---|---|
| A | 5 | 2'-10" | 5'-4" | 2'-10 3/4" | 5'-4 3/4" | Andersen Corporation | ADH2848 | ≥ 30 |
| B | 3 | 2'-8" | 5'-0" | 2'-8 3/4" | 5'-0 3/4" | Andersen Corporation | ADH2848 | ≥ 30 |
| C | 20 | 2'-7 1/4" | 4'-7 1/4" | 2'-8" | 4'-8" | Andersen Corporation | ADH2848 | ≥ 30 |
| D | 4 | 2'-5 1/4" | 3'-7 1/4" | 2'-6" | 3'-8" | Andersen Corporation | ADH2638 | ≥ 30 |
| E | 5 | 1'-11 1/4" | 2'-7 1/4" | 2'-0" | 2'-8" | Andersen Corporation | ACW2028 | ≥ 30 |
| WWWWWWWWW WWWWWWWWW WWWWWWW | 1 | 1'-8" | 2'-0" | 1'-8 3/4" | 2'-0 3/4" | Andersen Corporation | ACW2028 | ≥ 30 |

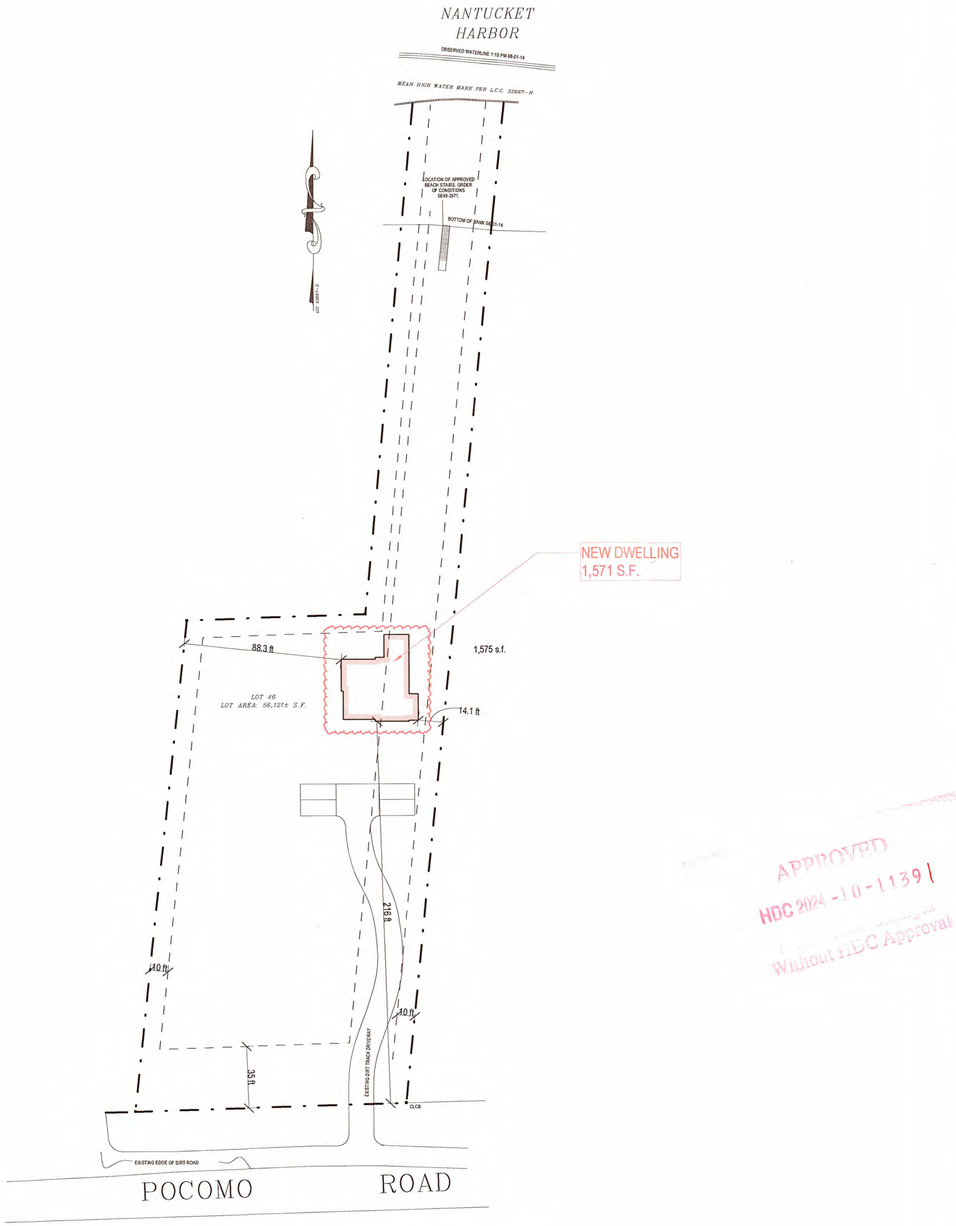



Door Legend

EXTERIOR DOOR SCHEDULE

| DOOR | QUANTITY | UNIT WIDTH | UNIT HEIGHT | ROUGH WIDTH | ROUGH HEIGHT | MANUFACTURER | DP RATING |
|---|---|---|---|---|---|---|---|
| E1 | 2 | 3'-0" | 7'-6" | 3'-1 1/2" | 7'-6 3/4" | Andersen | ≥ 30 |
| E2 | 3 | 3'-0" | 7'-6" | 3'-1 1/2" | 7'-6 3/4" | Andersen | ≥ 30 |
| E3 | 3 | 11'-3 1/2" | 7'-8 5/8" | 11'-4 3/4" | 7'-9 1/8" | NanaWall Systems, Inc. | ≥ 30 |
| E4 | 2 | 5'-8" | 7'-6" | 5'-8 3/4" | 7'-6 1/2" | Andersen | ≥ 30 |
| E5 | 1 | 2'-8" | 7'-6" | 2'-9 1/2" | 7'-6 3/4" | Andersen | ≥ 30 |




Site Plan
1" = 40'-0"

APPROVED
HDC 2024-10-11391
Without HDC Approval

HDC SUBMISSION

# 1912

*Elegance LLC Residence*
75 Pocomo Road
Nantucket, MA 02554

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

COVER SHEET

### Site Information

| | |
|---|---|
| Map & Parcel: | 15 / 7 |
| Current Zoning: | LUG 3 |
| Minimum Frontage: | 200' |
| Front Setback: | 35' |
| Side/Rear Setback: | 10' |
| Lot Size: | 56,121 sf |
| Min. Lot Size: | 120,000 sf |
| Allowable G.C.: | 2,000 sf |
| Existing G.C.: | N/A |
| Proposed G.C.: | 1,571 sf |
| Total Proposed G.C.: | 1,571 sf |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions
Revision 3 Date 3

RECEIVED
OCT 21 2024
By

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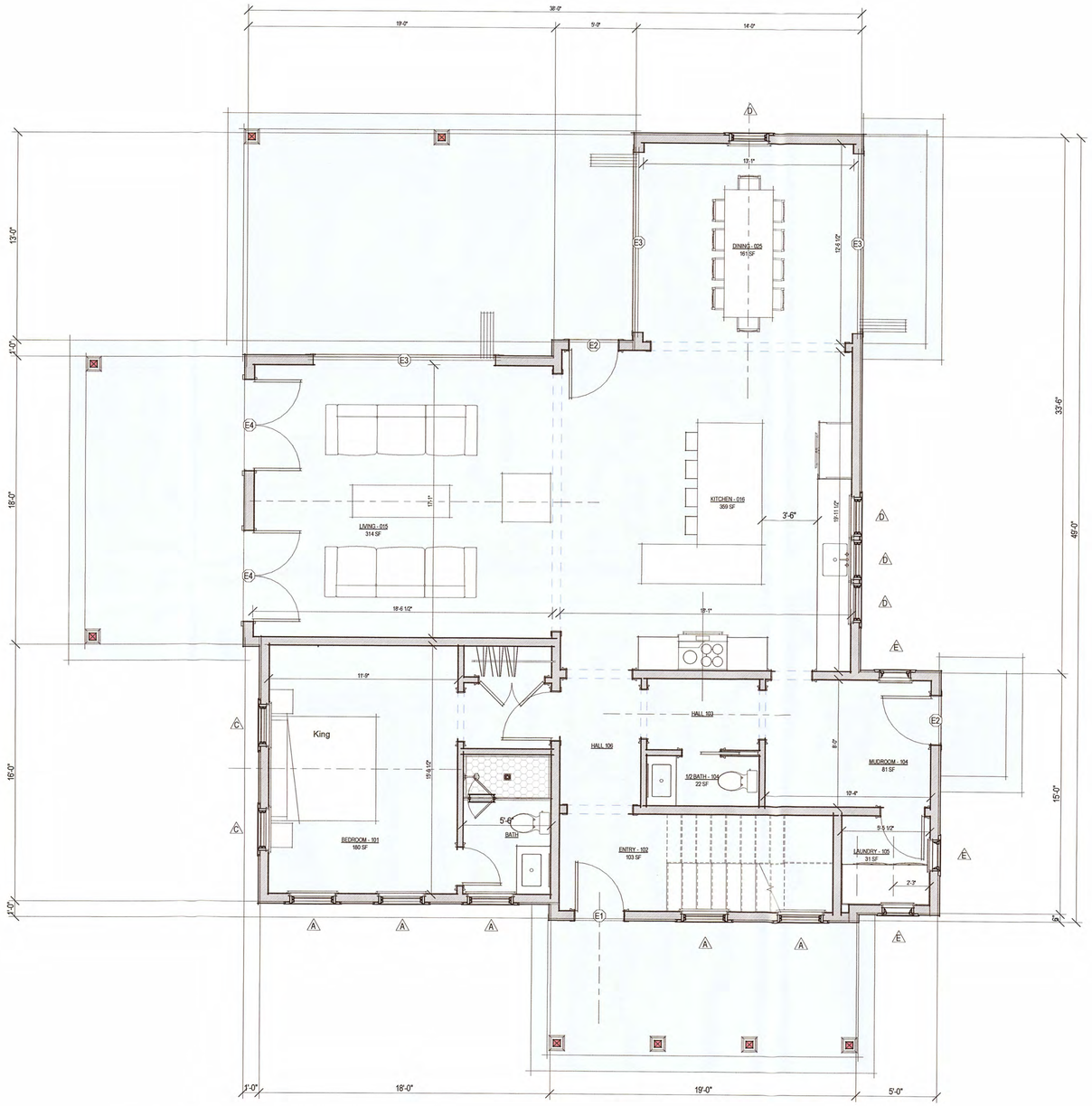
G.101
1912

10.21.24

HDC SUBMISSION




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

# 1912

*Elegance LLC*
*Residence*
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emeritus
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## FIRST FLOOR PLAN

### Site Information

| | |
|---|---|
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Revisions


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A.101
1912

10.21.24

HDC SUBMISSION




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




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

# 1912

*Elegance LLC*
*Residence*
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Nantucket, MA 02554


emeritus
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P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com


## EXTERIOR ELEVATIONS

### Site Information

| | |
|---|---|
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APPROVED
HDC 2024-10-11391
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Revisions

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A.201
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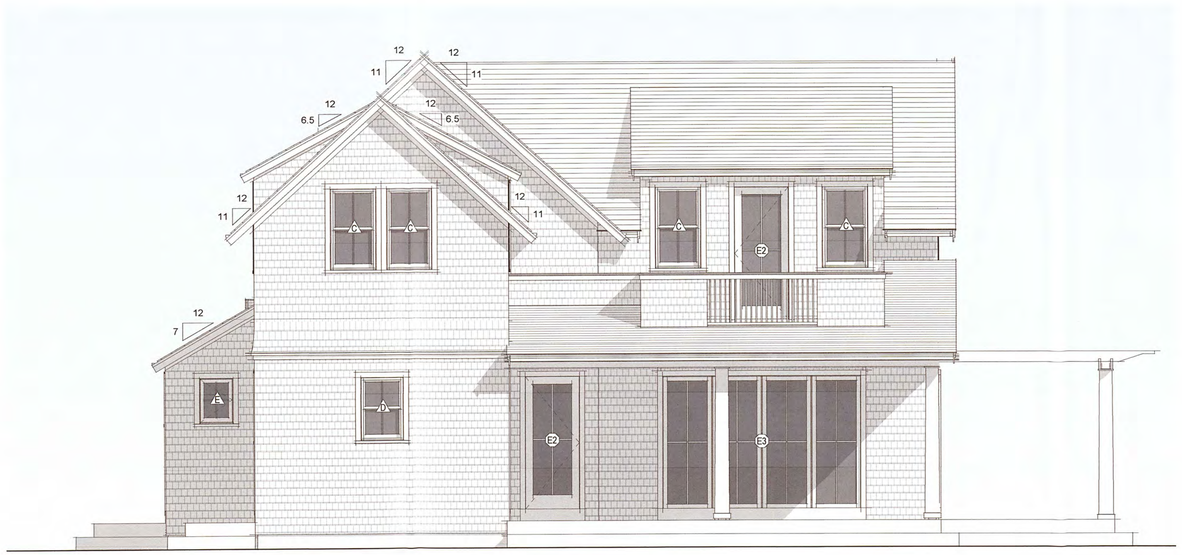

1 North Elevation
1/4" = 1'-0"



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

# 1912

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## EXTERIOR ELEVATIONS

### Site Information

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APPROVED
HDC 2024-10-11391

Revisions

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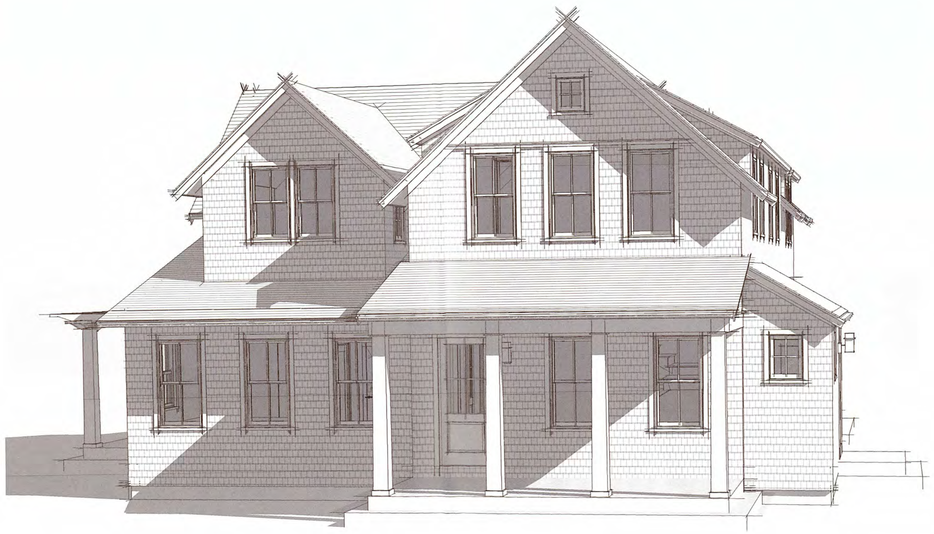
A.202
1912

10.21.24

HDC SUBMISSION









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## PERSPECTIVE VIEWS

### Site Information

| | |
|---|---|
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Revisions

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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** | | | | | | | | |

9589 0710 5270 1006 2102 78

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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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NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

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

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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

9589 0710 5270 1006 2103 08

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Postage
$

Postmark Here

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

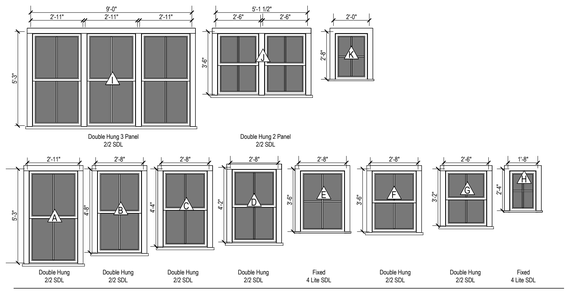
## Nantucket, MA

12.20.2024

HDC Submission

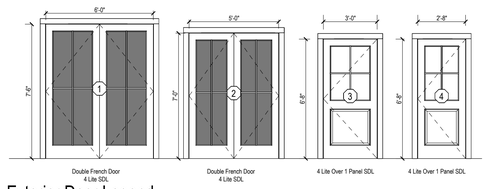


Locus Map



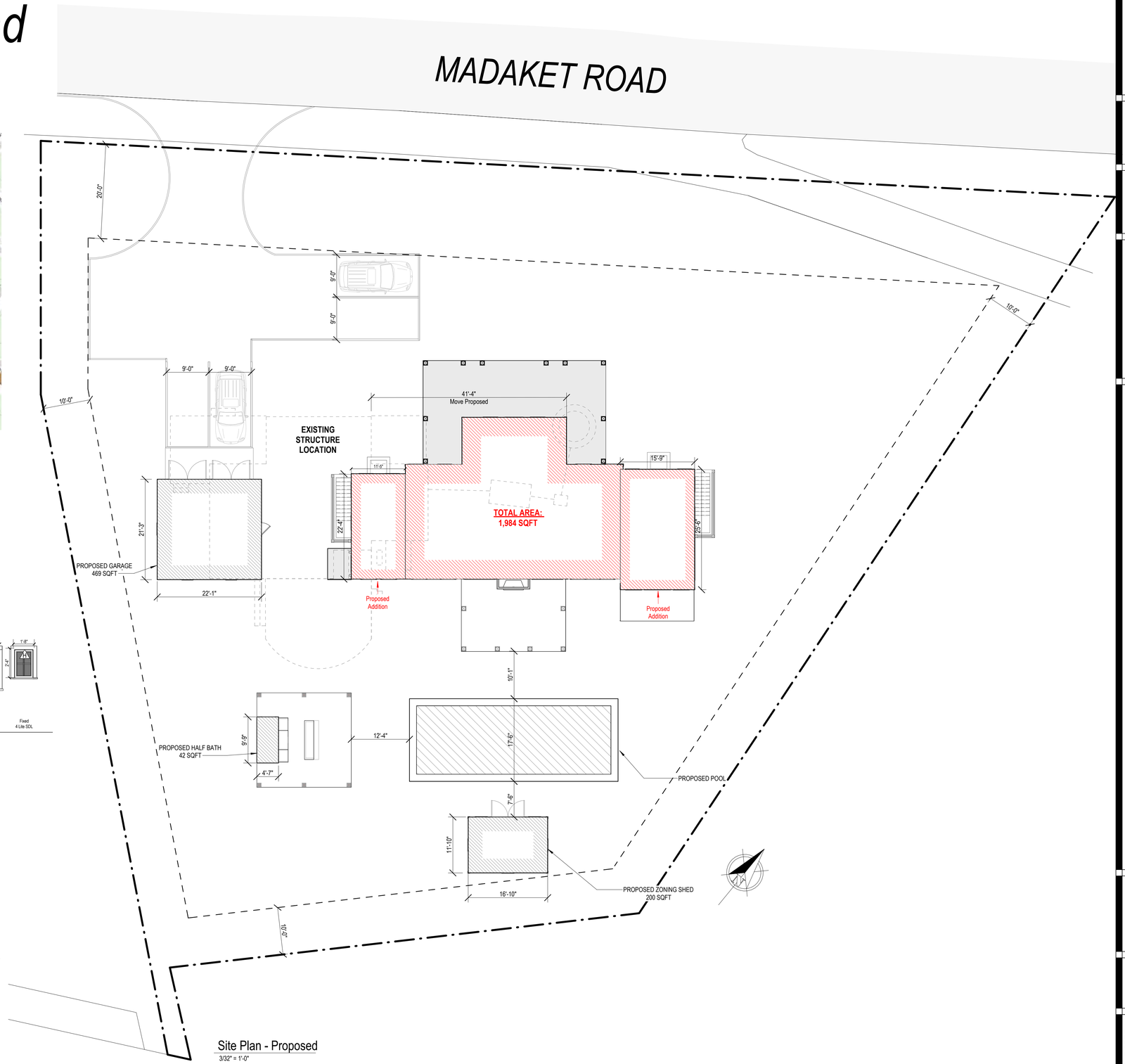

Window Legend

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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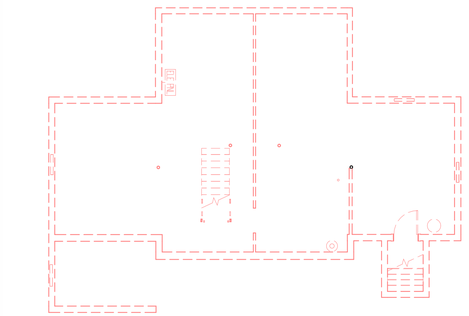
A.0.1

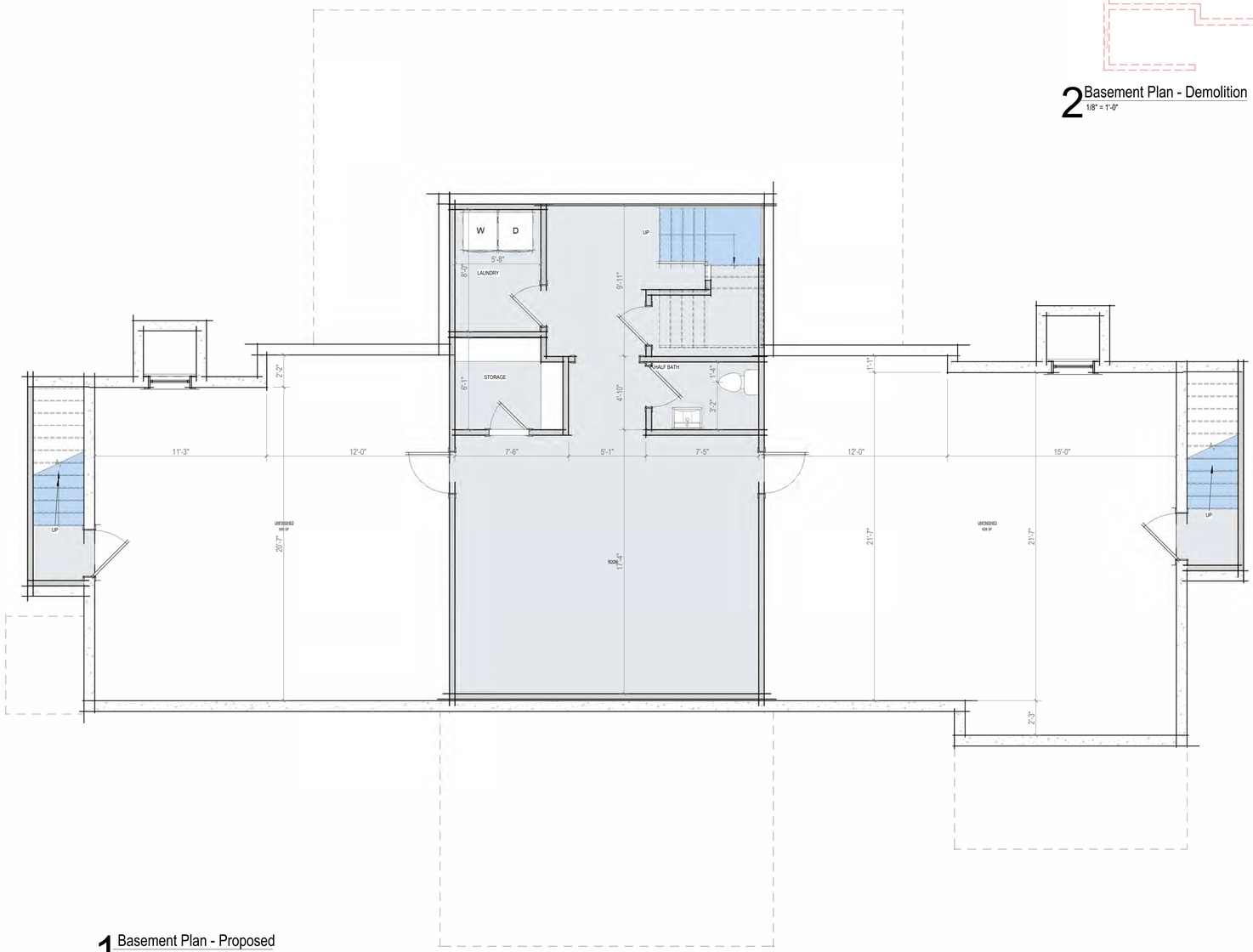
2414

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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8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com


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| Total Proposed G.C.: | 1,984 sqft |

## Sheet Index - Architectural & Structural

**Revisions**

**Basement Plan - Proposed**


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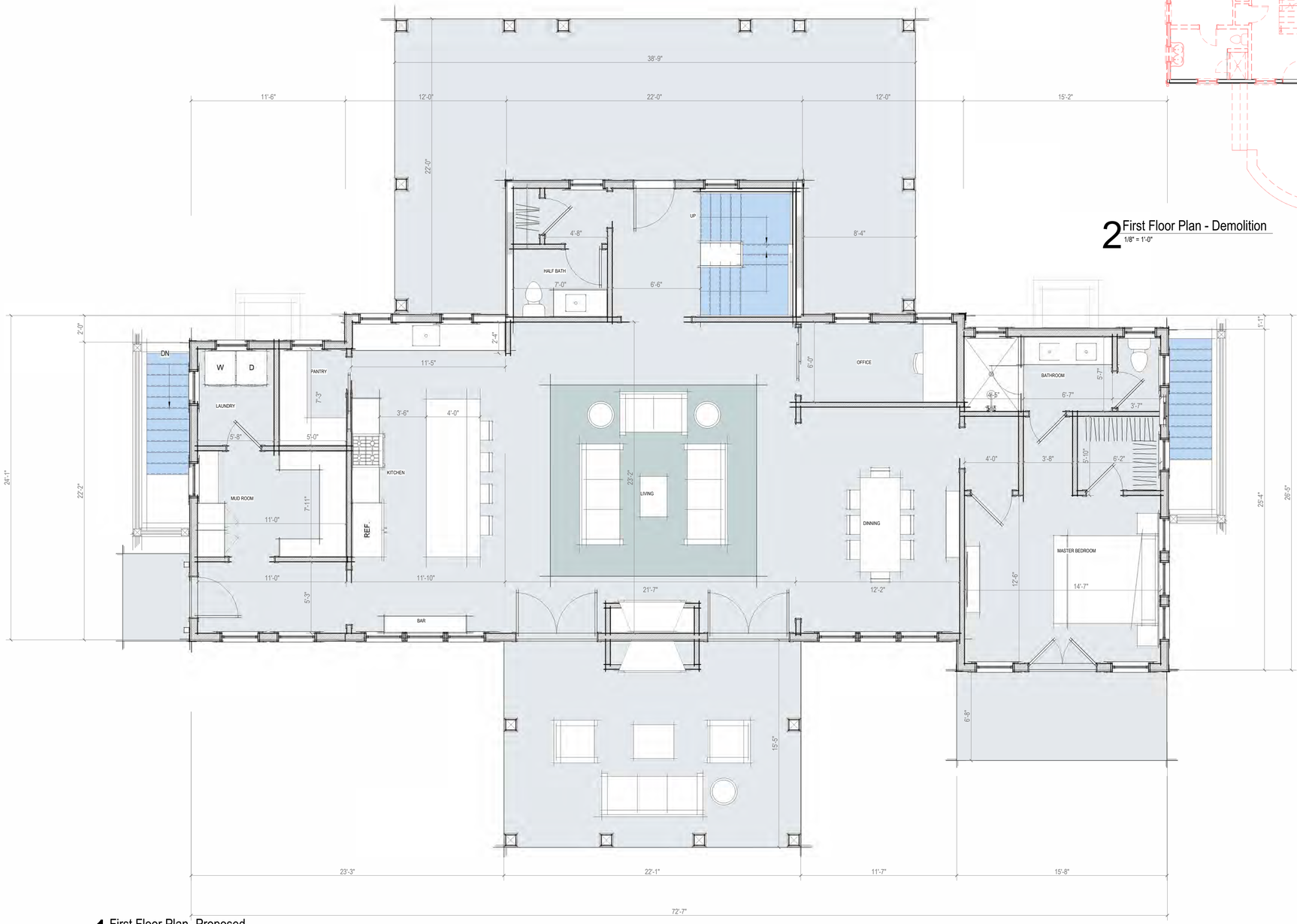
A.1.0

2414

12.20.2024

HDC Submission




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

2 First Floor Plan - Demolition
1/8" = 1'-0"

# 2414

*300 Madaket Road*

Nantucket, MA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## Site Information

| | |
|---|---|
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| Current Zoning: | VR |
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| Total Proposed G.C.: | 1,984 sqft |

## Sheet Index - Architectural & Structural

**Revisions**

**First Floor Plan - Proposed**


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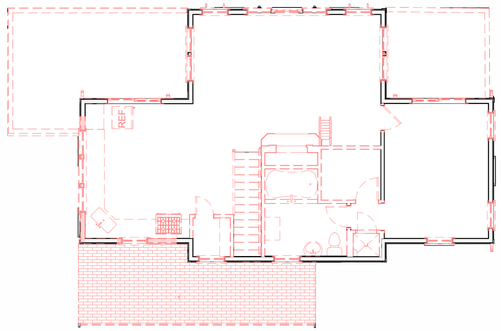
A.1.1

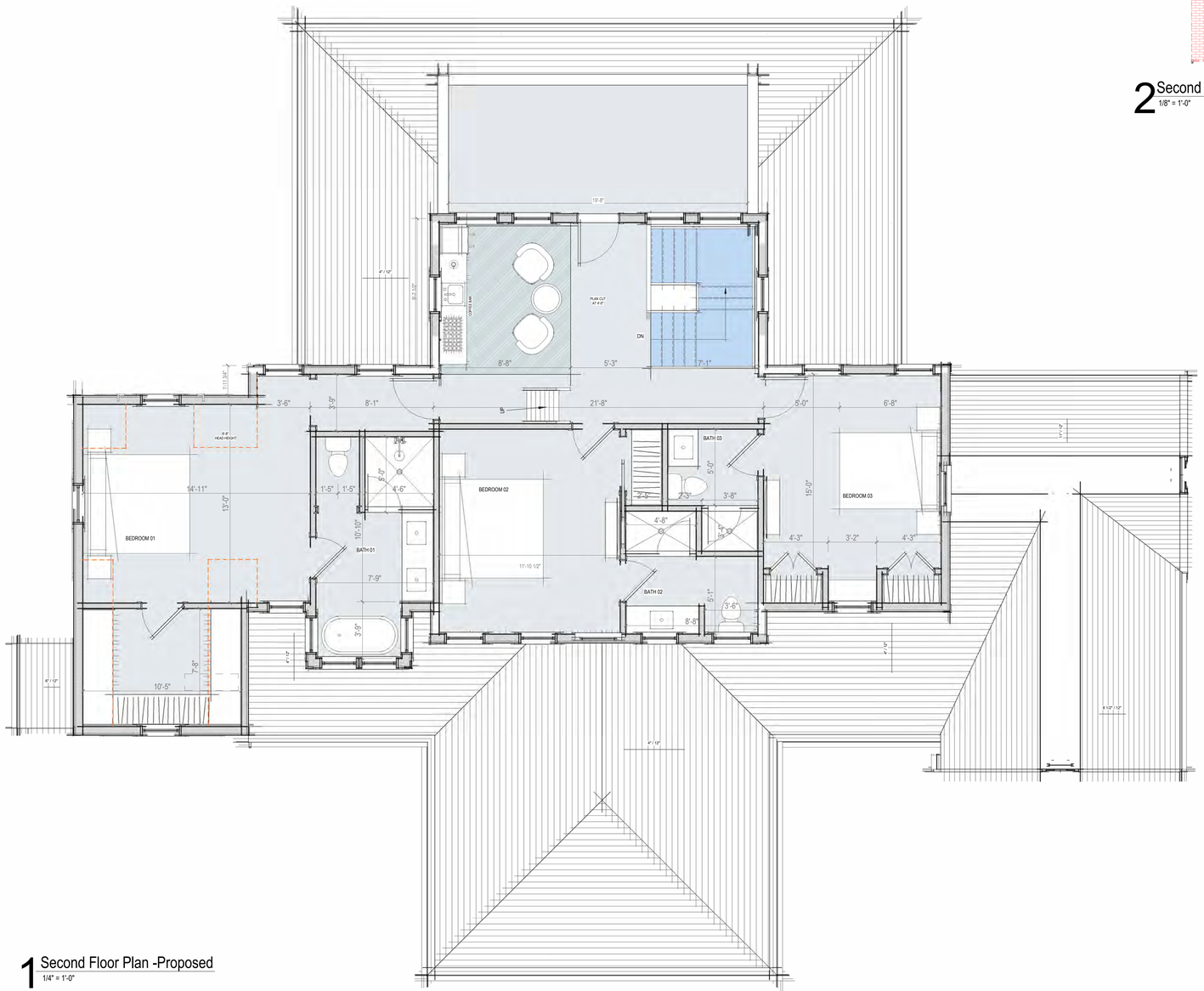
2414

12.20.2024

HDC Submission



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




1 Second Floor Plan -Proposed
1/4" = 1'-0"

# 2414

*300 Madaket Road*

Nantucket, MA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## Sheet Index - Architectural & Structural

**Revisions**

**Second Floor Plan - Proposed**


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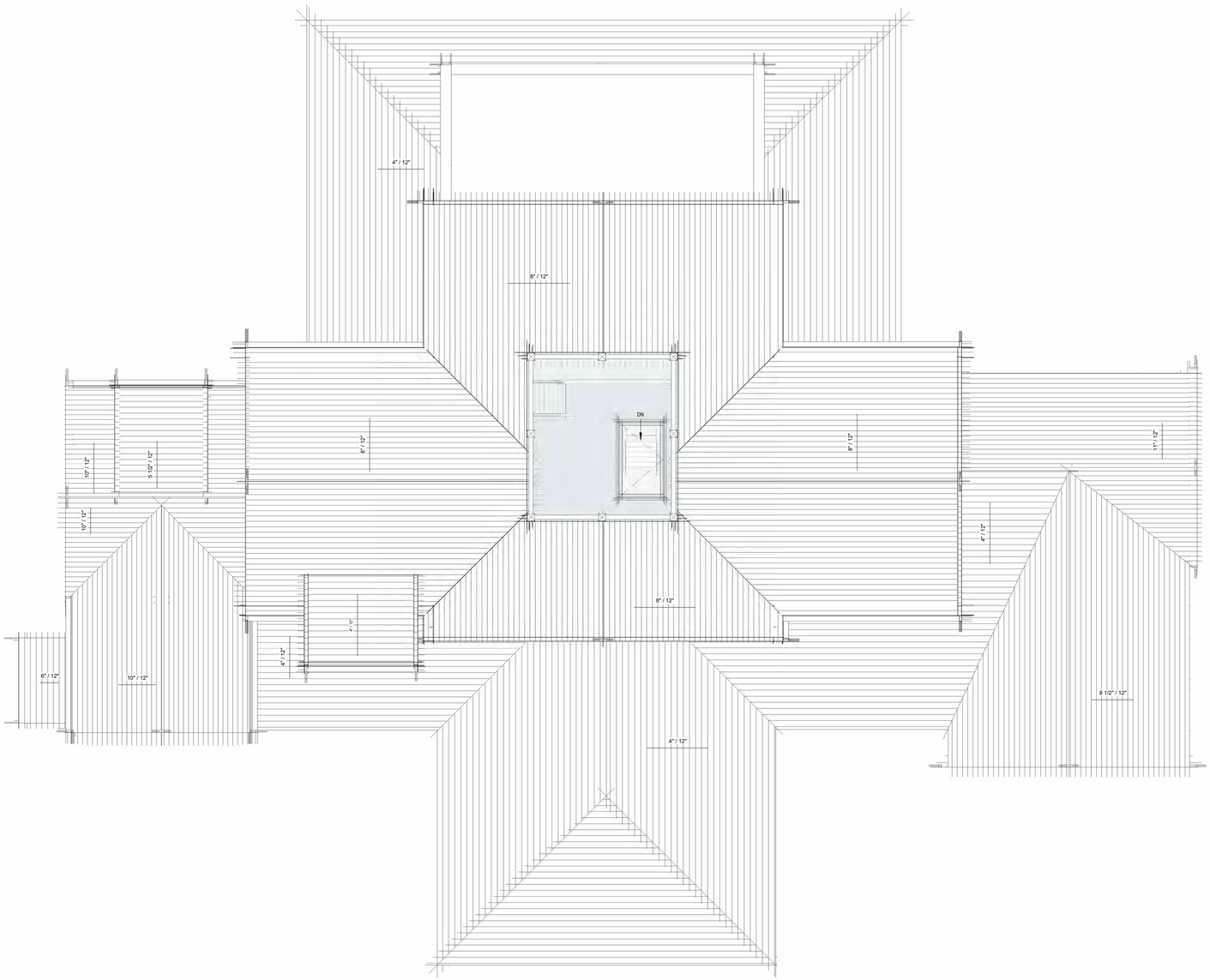
A.2.1

2414

12.20.2024

HDC Submission




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

# 2414

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## Sheet Index - Architectural & Structural

**Revisions**

**Roof Walk Plan - Proposed**


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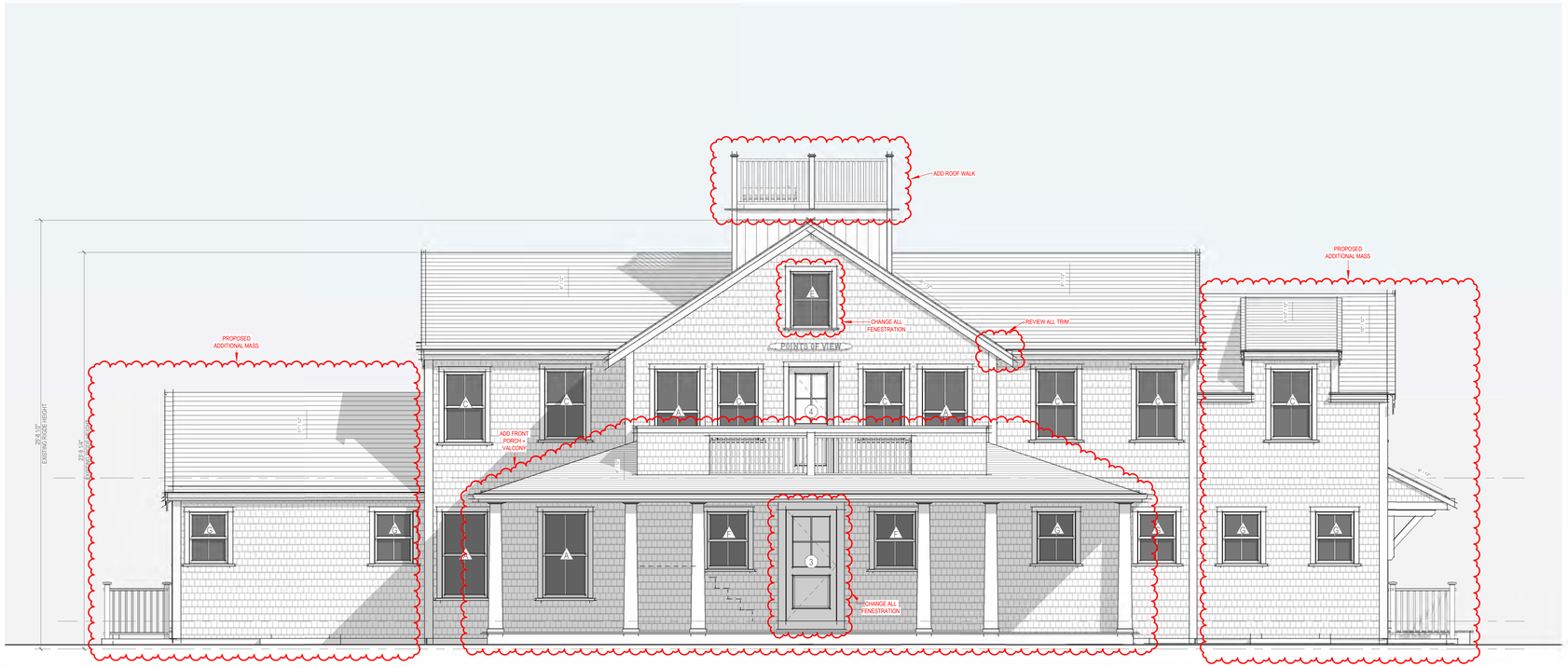
A.2.2

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

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## Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

## Exterior Elevations - Proposed

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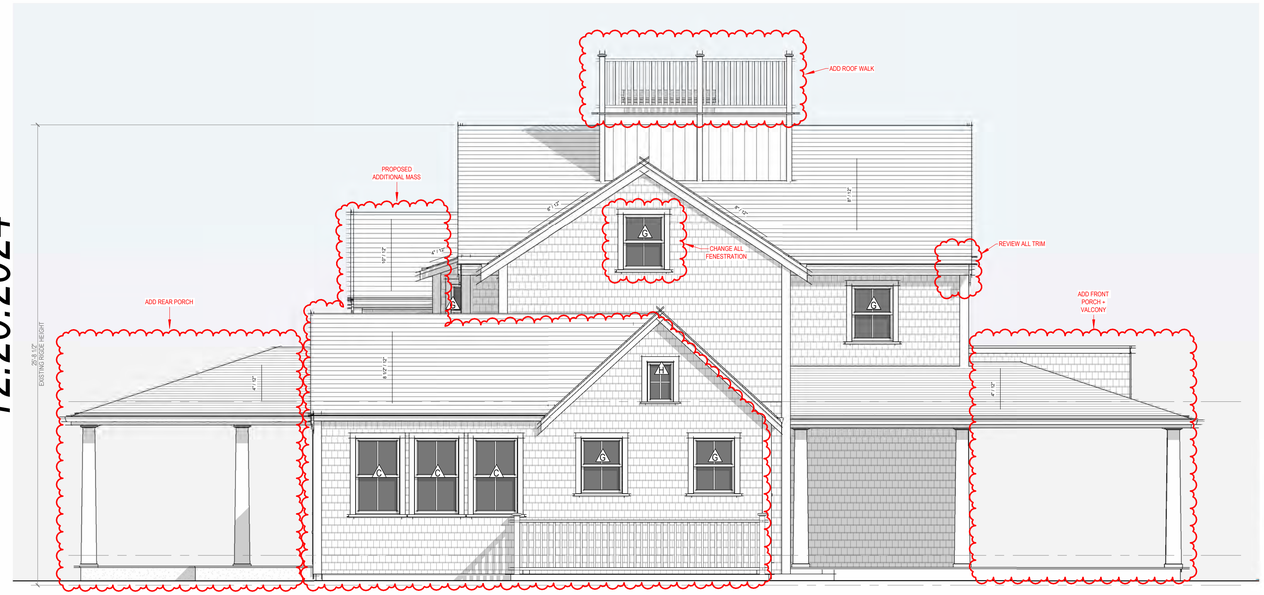
E.1.1

2414

12.20.2024

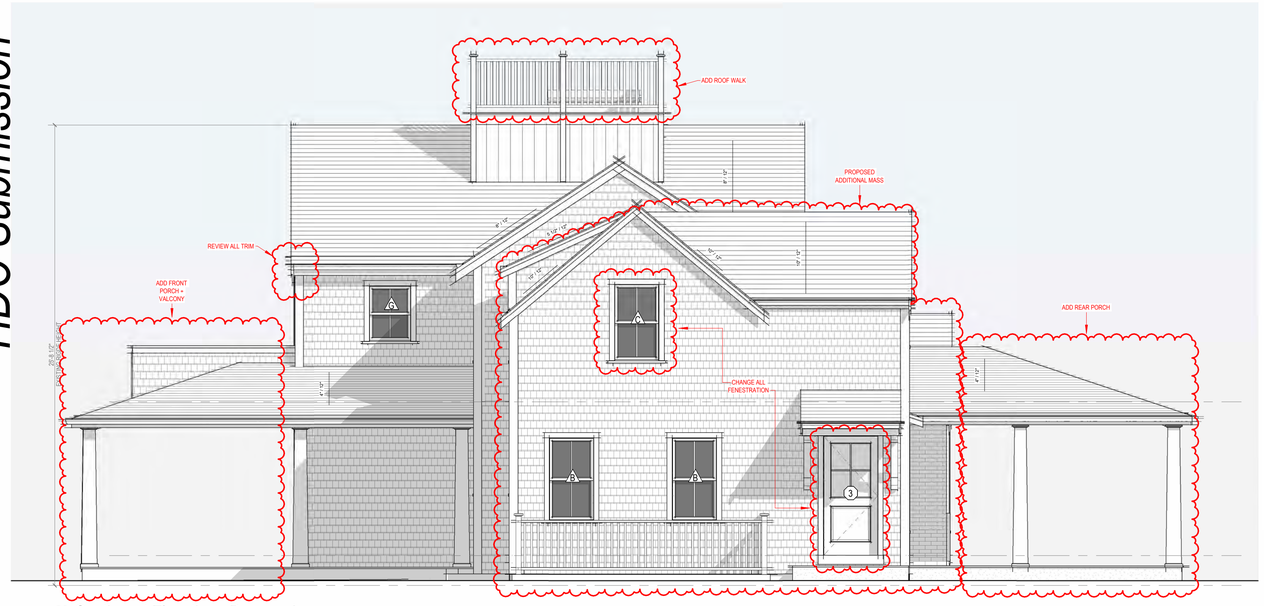
HDC Submission




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
8 Williams Lane
Nantucket, MA 02554
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## Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

## Exterior Elevations - Proposed

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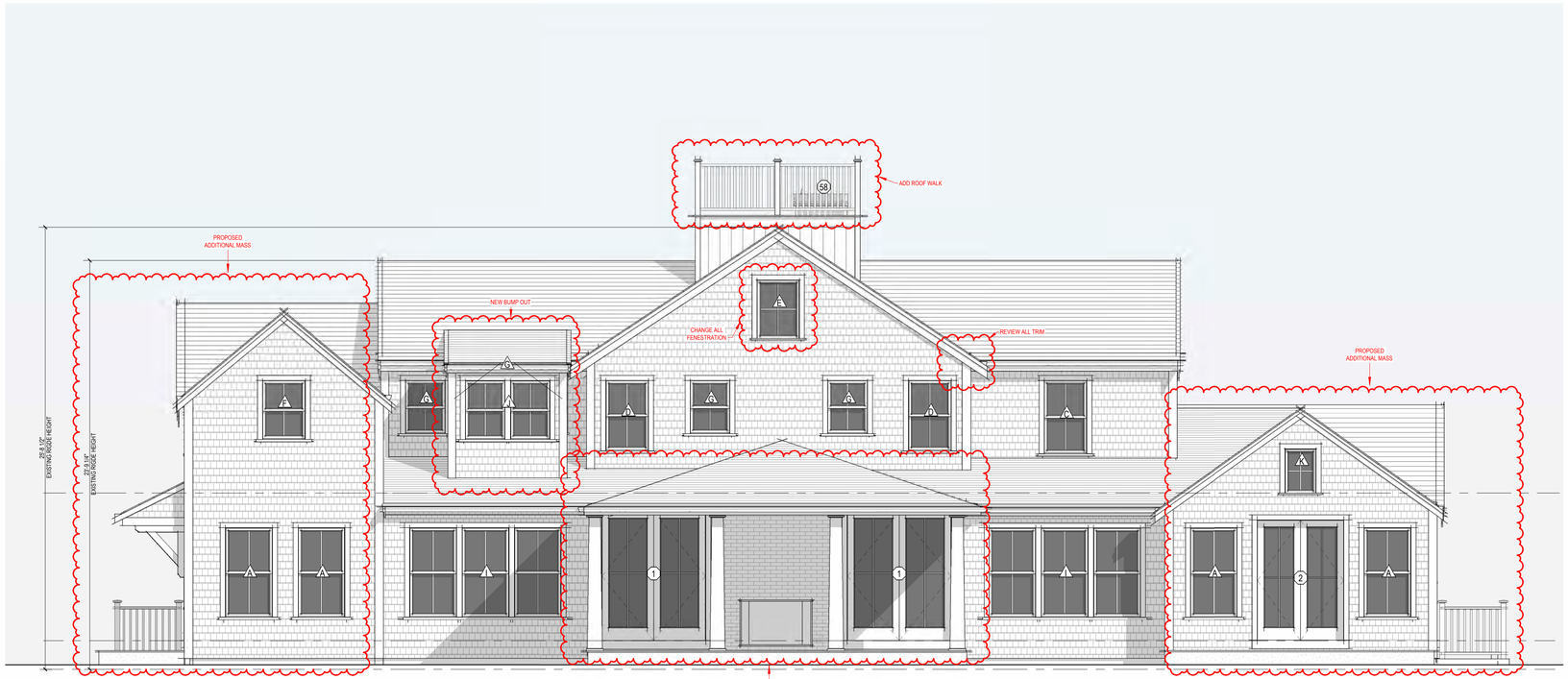
**E.1.2**

**2414**

12.20.2024

HDC Submission




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



Southeast Elevation - Demolition
3/16" = 1'-0"

# 2414

*300 Madaket Road*

Nantucket, MA

emeritus
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www.emeritusltd.com

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## Sheet Index - Architectural & Structural

**Revisions**

| | |
|---|---|
| Revision 1 | Date 1 |

## Exterior Elevations - Proposed

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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
www.emeritusltd.com

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## Sheet Index - Architectural & Structural

**Revisions**

**Perspective**

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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

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**Sheet Index - Architectural & Structural**

**Revisions**

**Existing Photos**

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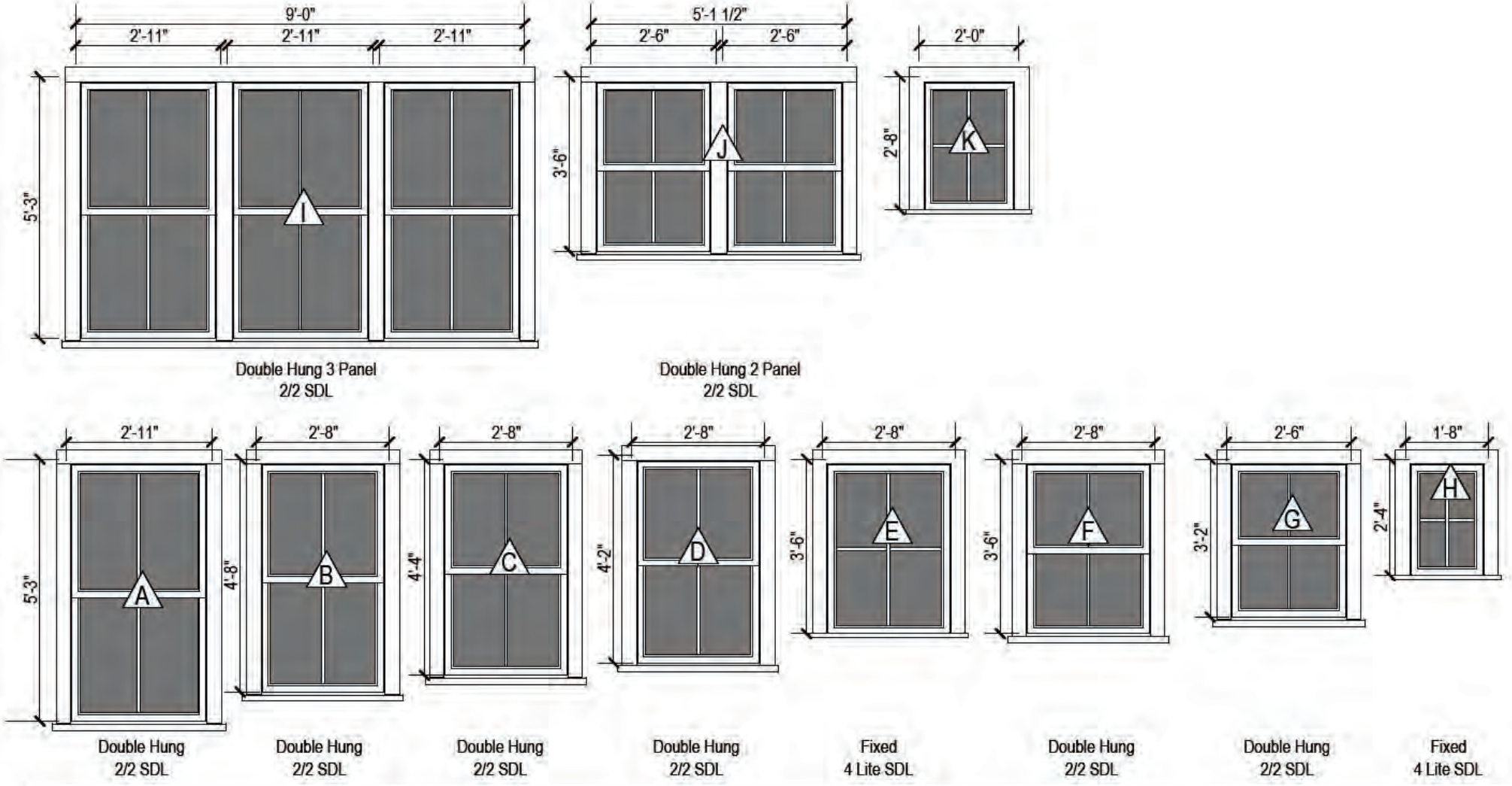
# 300 Madaket Road

## Nantucket, MA

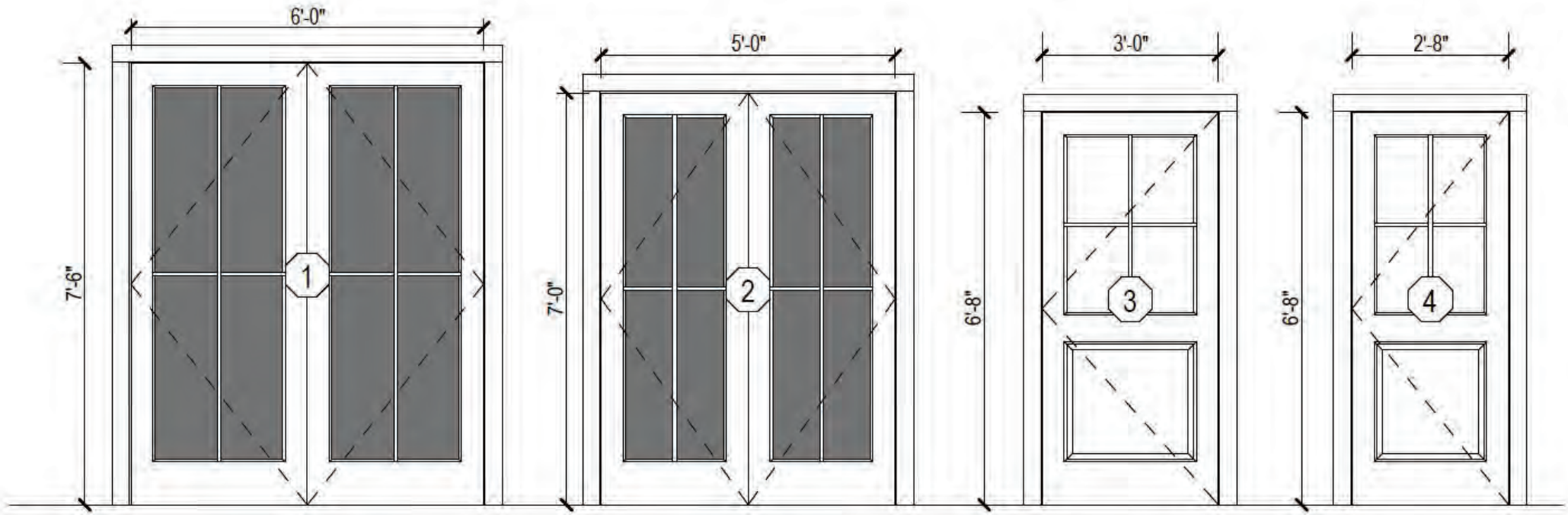



Locus Map




# Window Legend

1/4" = 1'-0"




Double French Door
4 Lite SDL

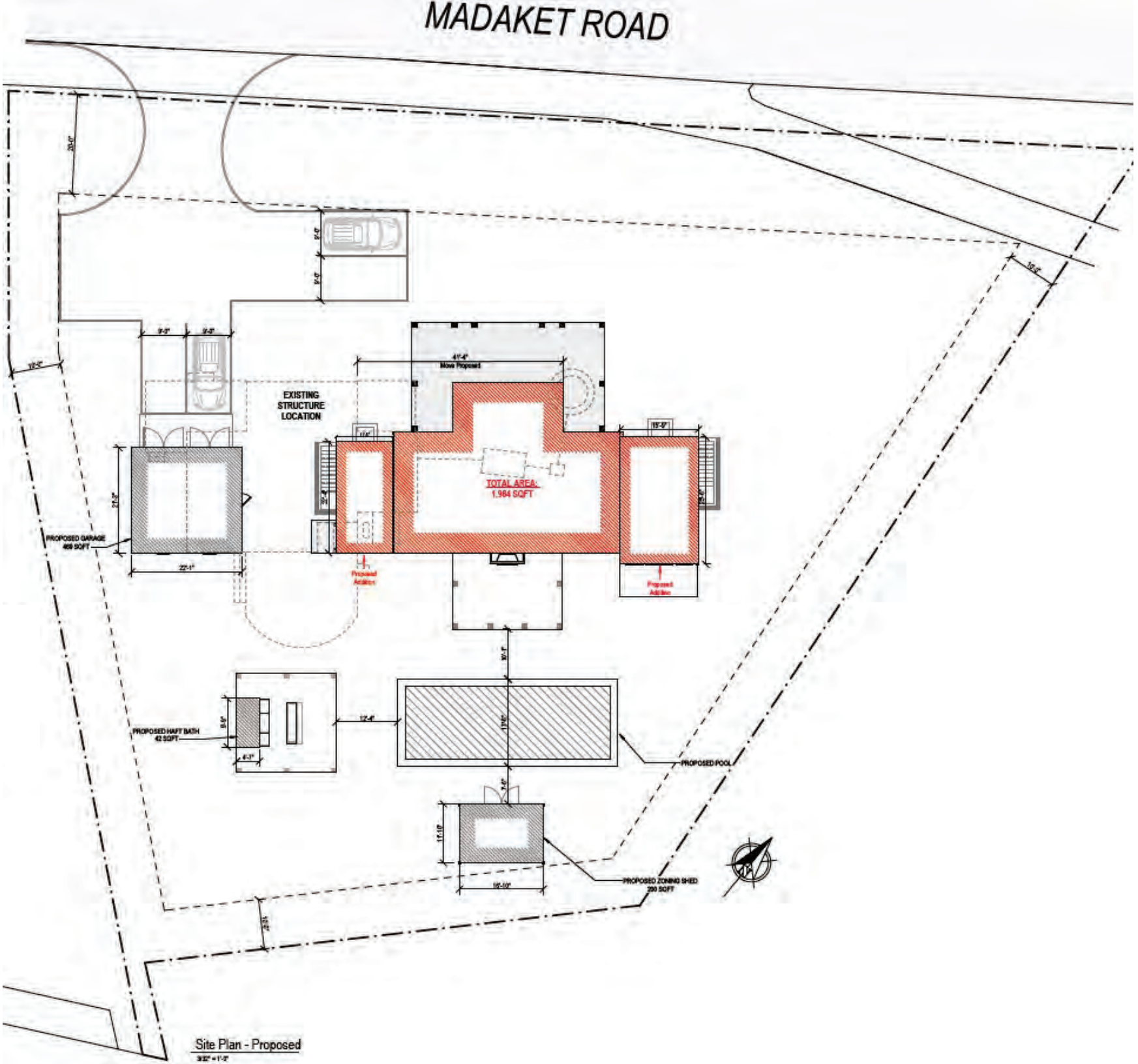
Double French Door
4 Lite SDL

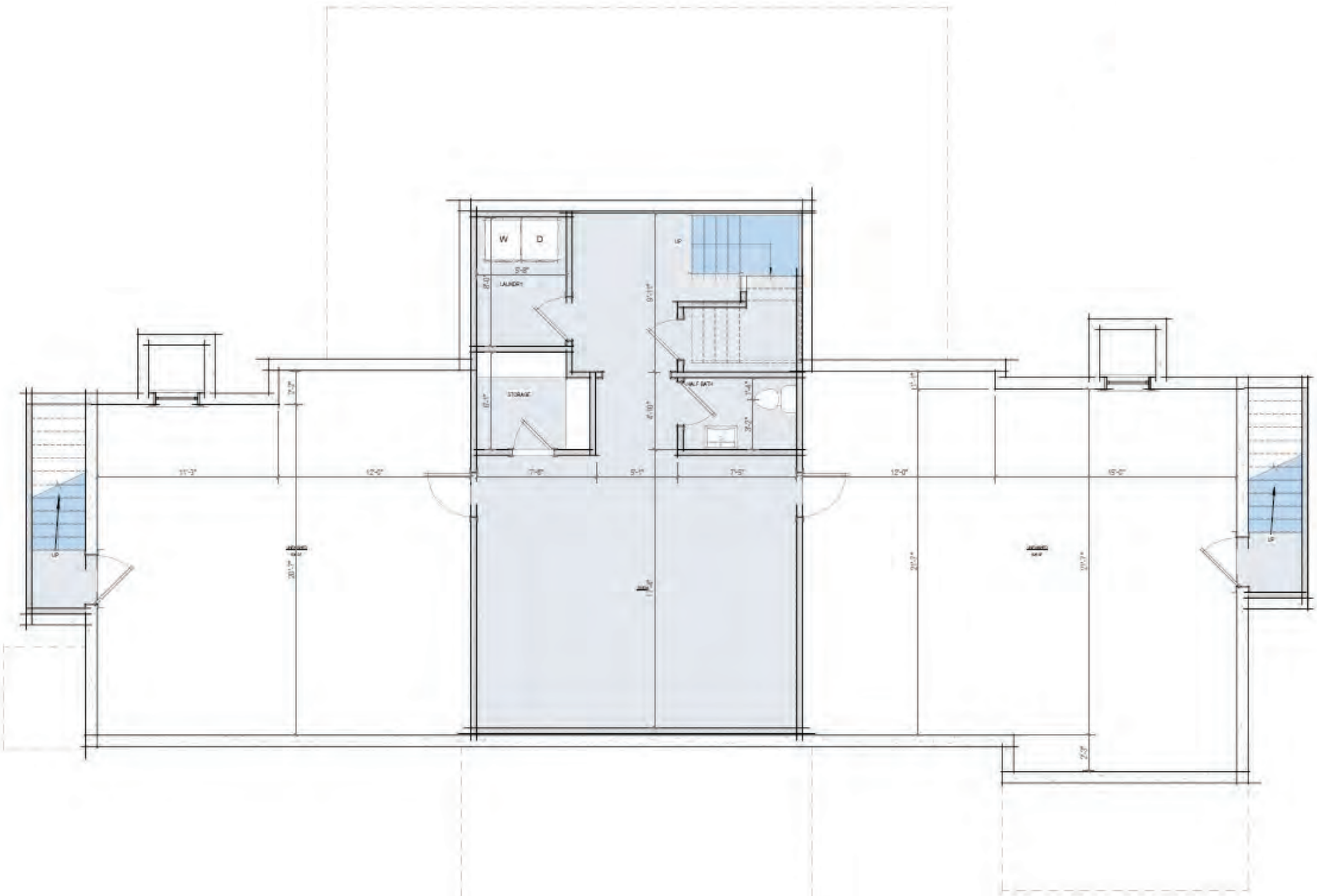
4 Lite Over 1 Panel SDL

4 Lite Over 1 Panel SDL

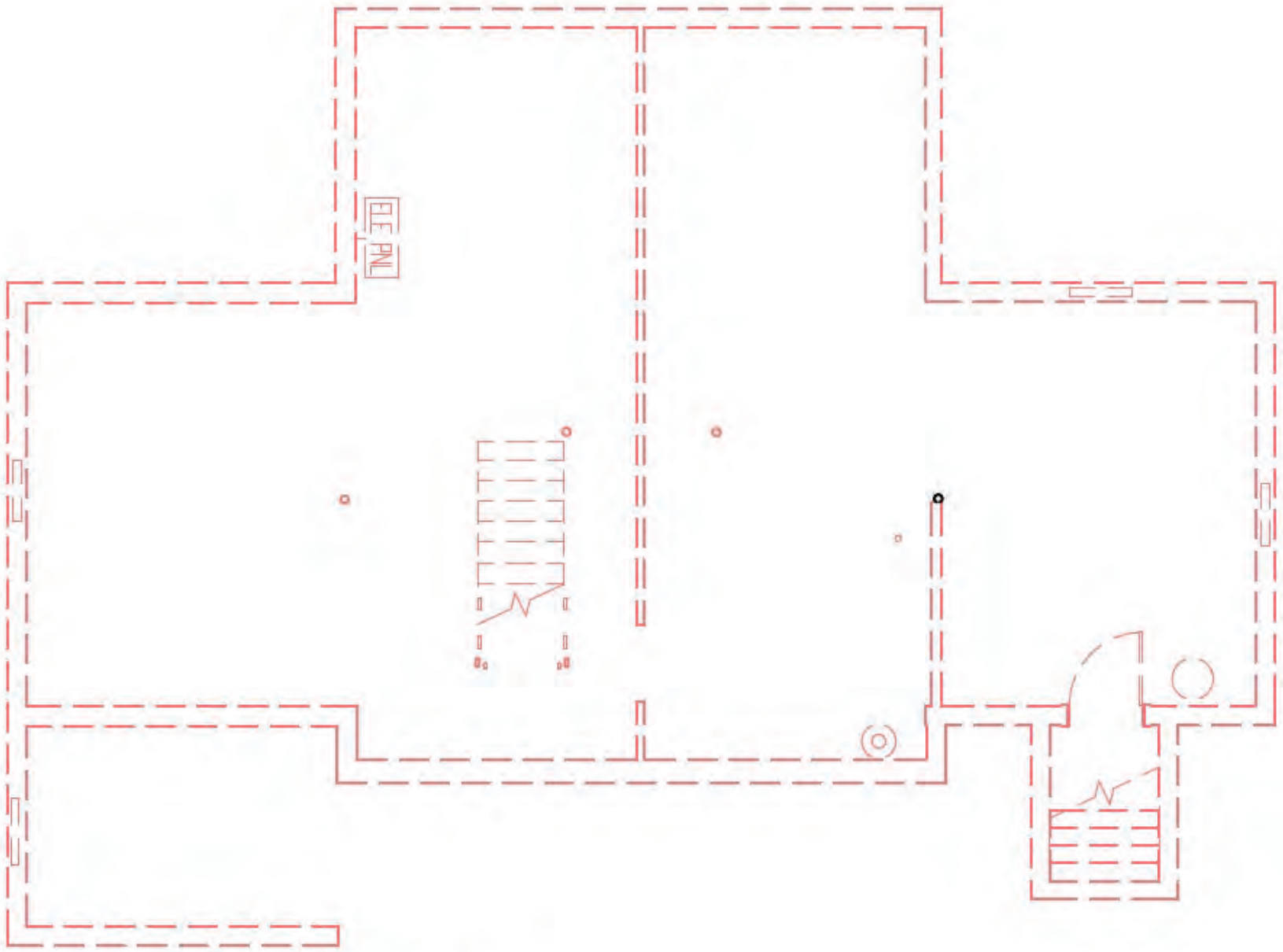
# Exterior Door Legend

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

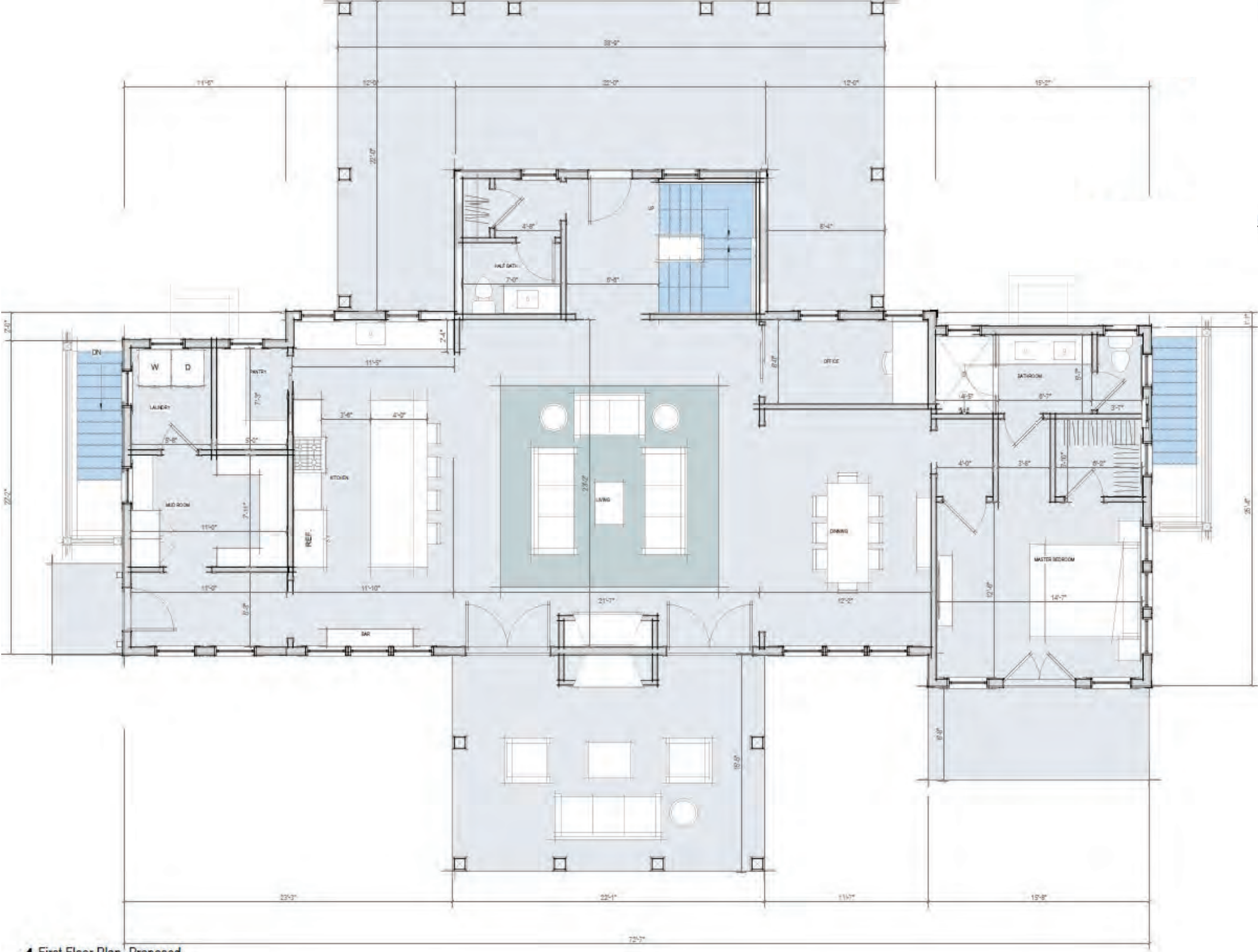



1 Basement Plan - Proposed
1/4" = 1'-0"

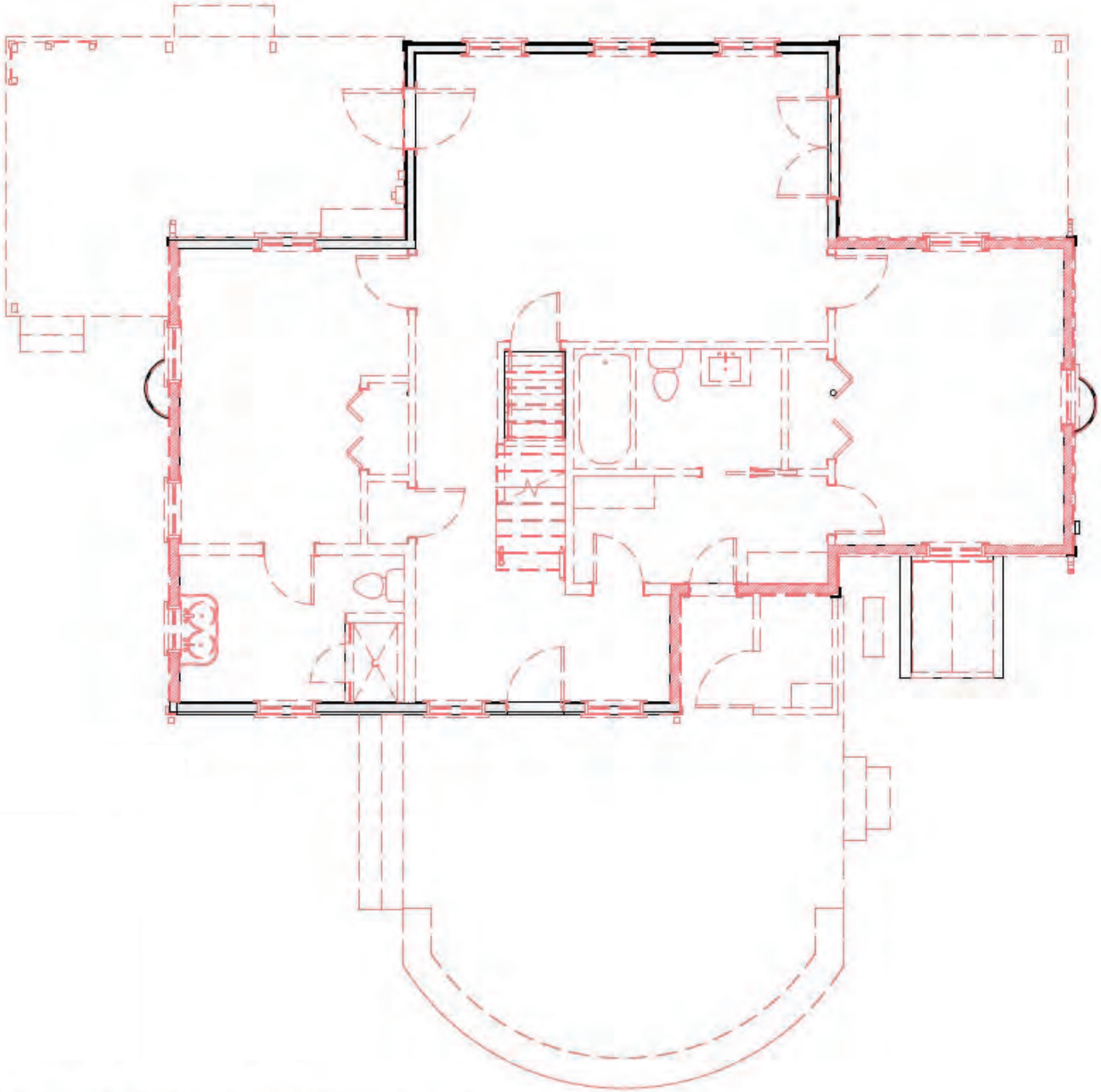



# 2 Basement Plan - Demolition

1/8" = 1'-0"

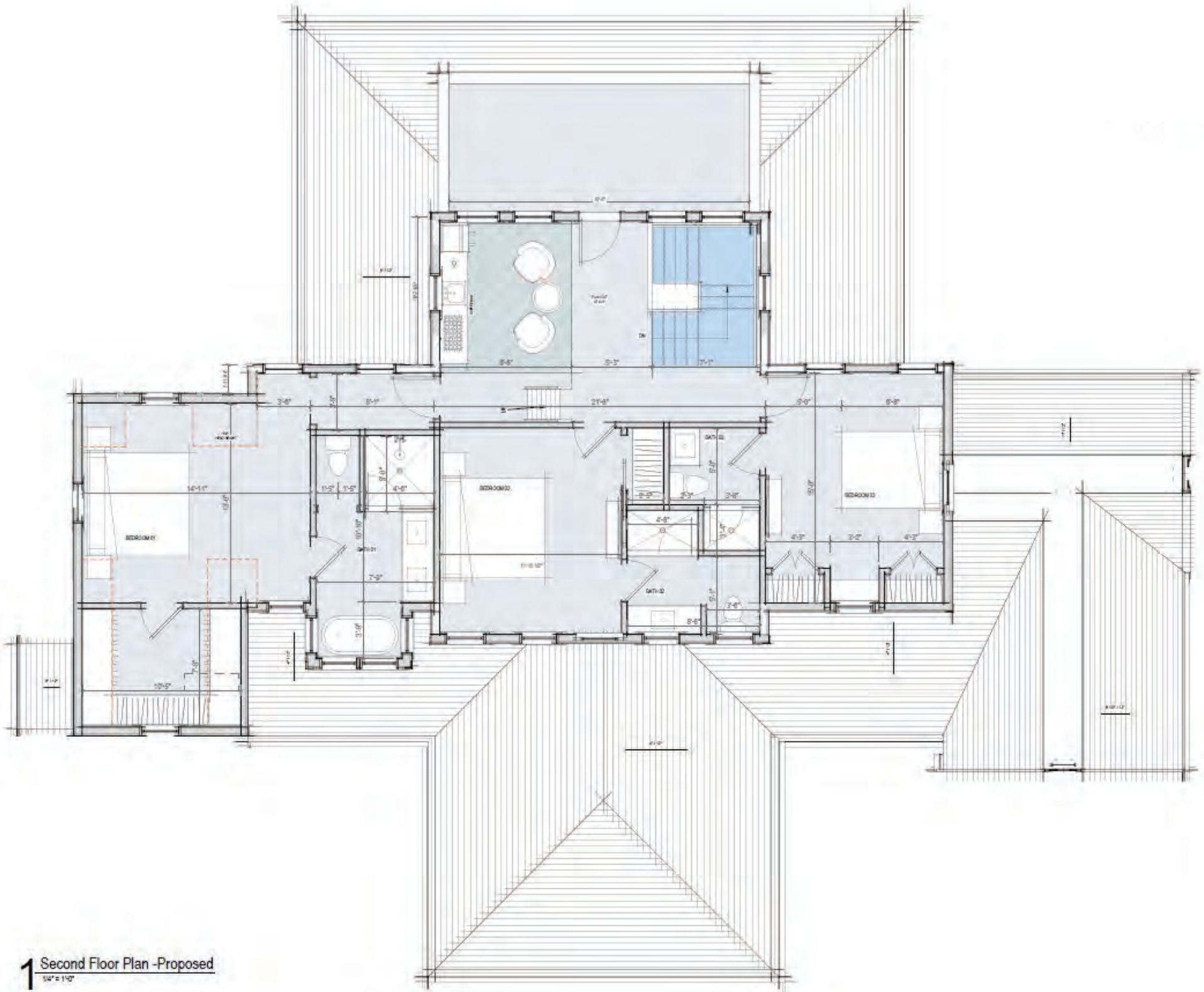



1 First Floor Plan -Proposed
1/4" = 1'-0"

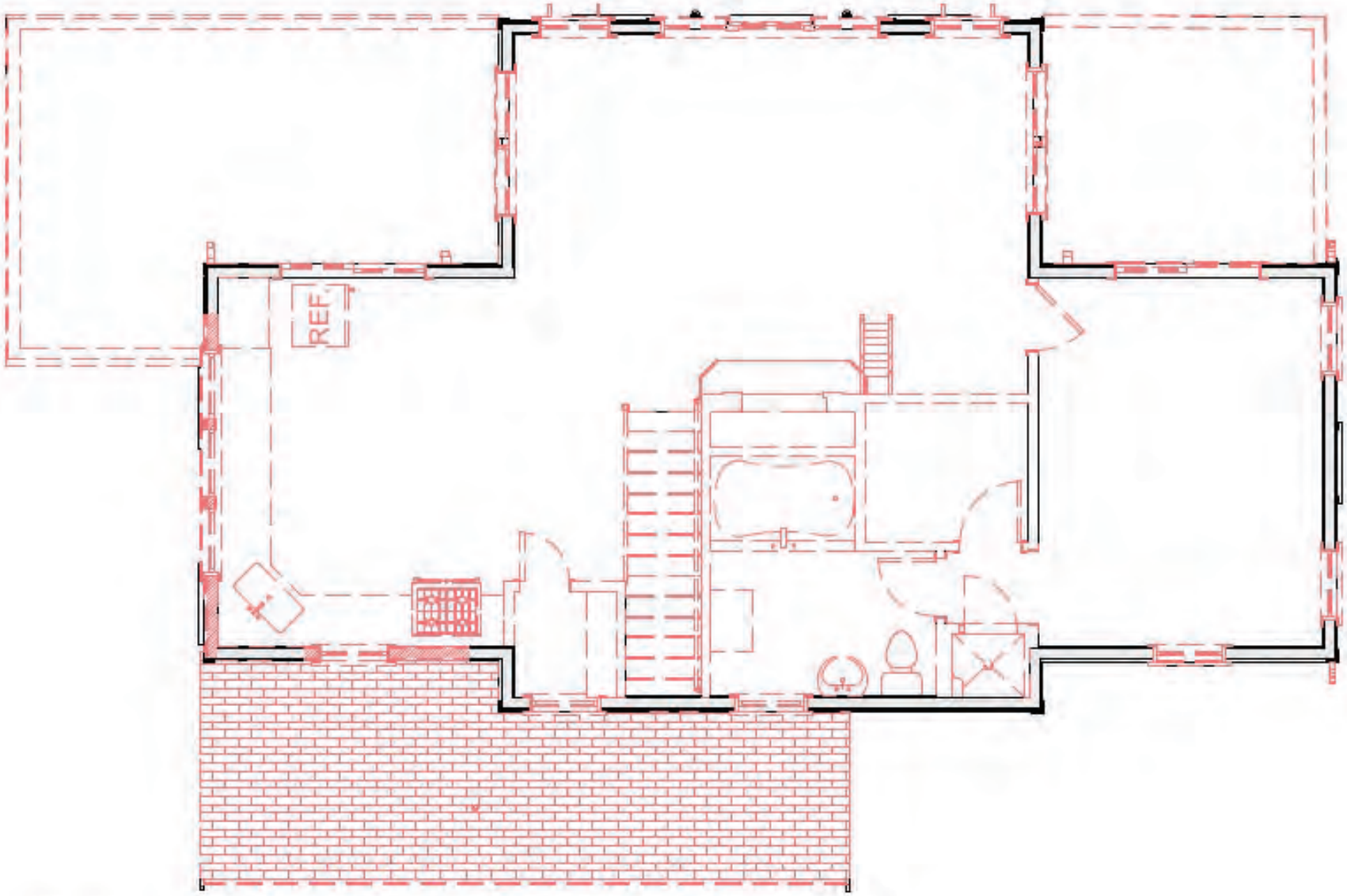


## 2 First Floor Plan - Demolition

1/8" = 1'-0"

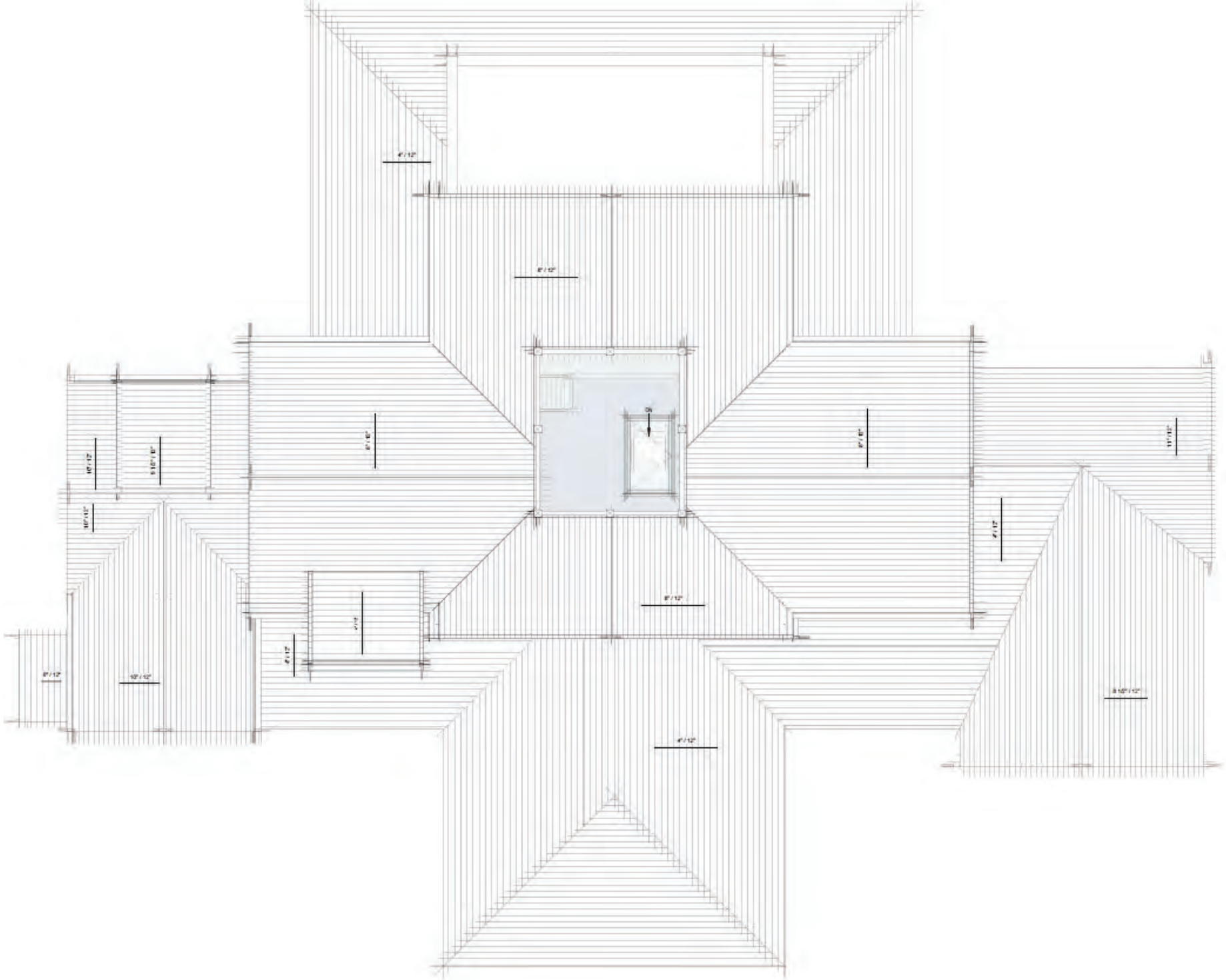


1 Second Floor Plan -Proposed
1/4" = 1'-0"



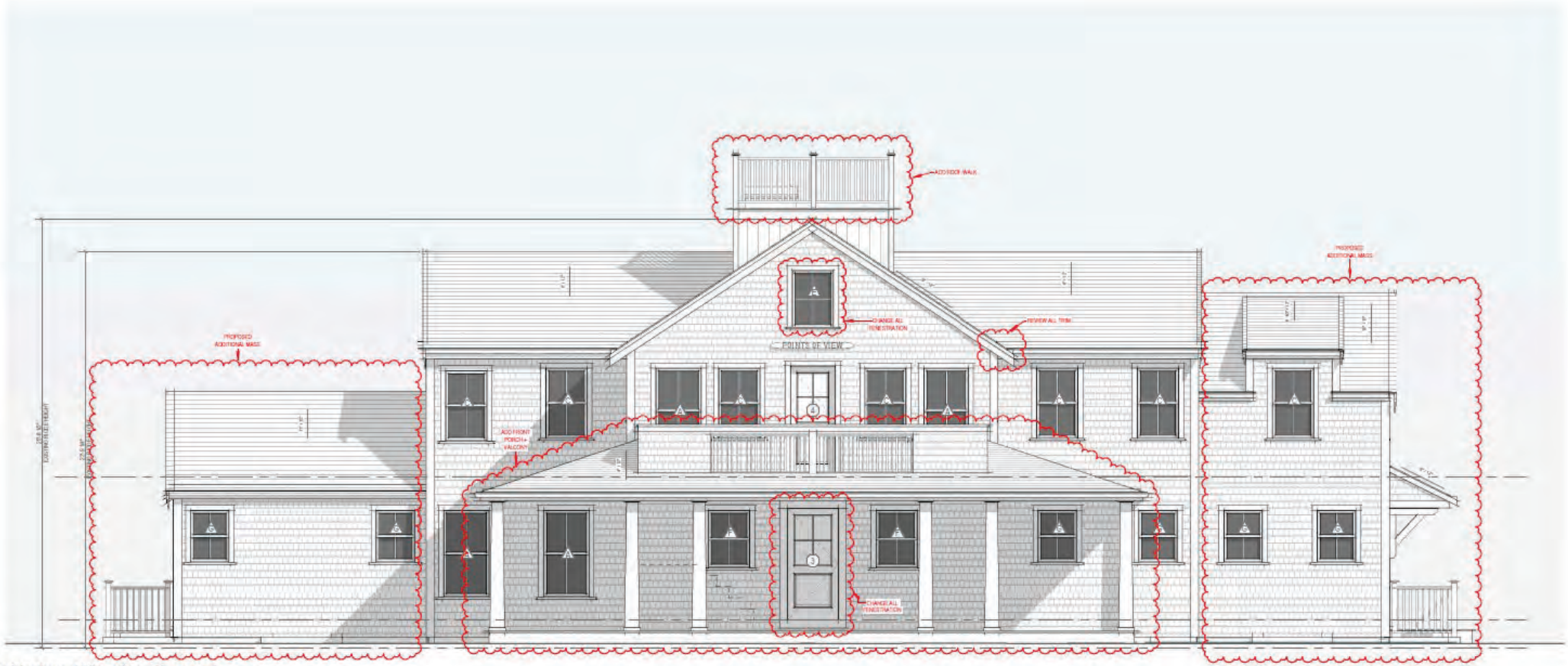

## 2 Second Floor Plan - Demolition

1/8" = 1'-0"



Roof Walk - Proposed

1/4" = 1'-0"



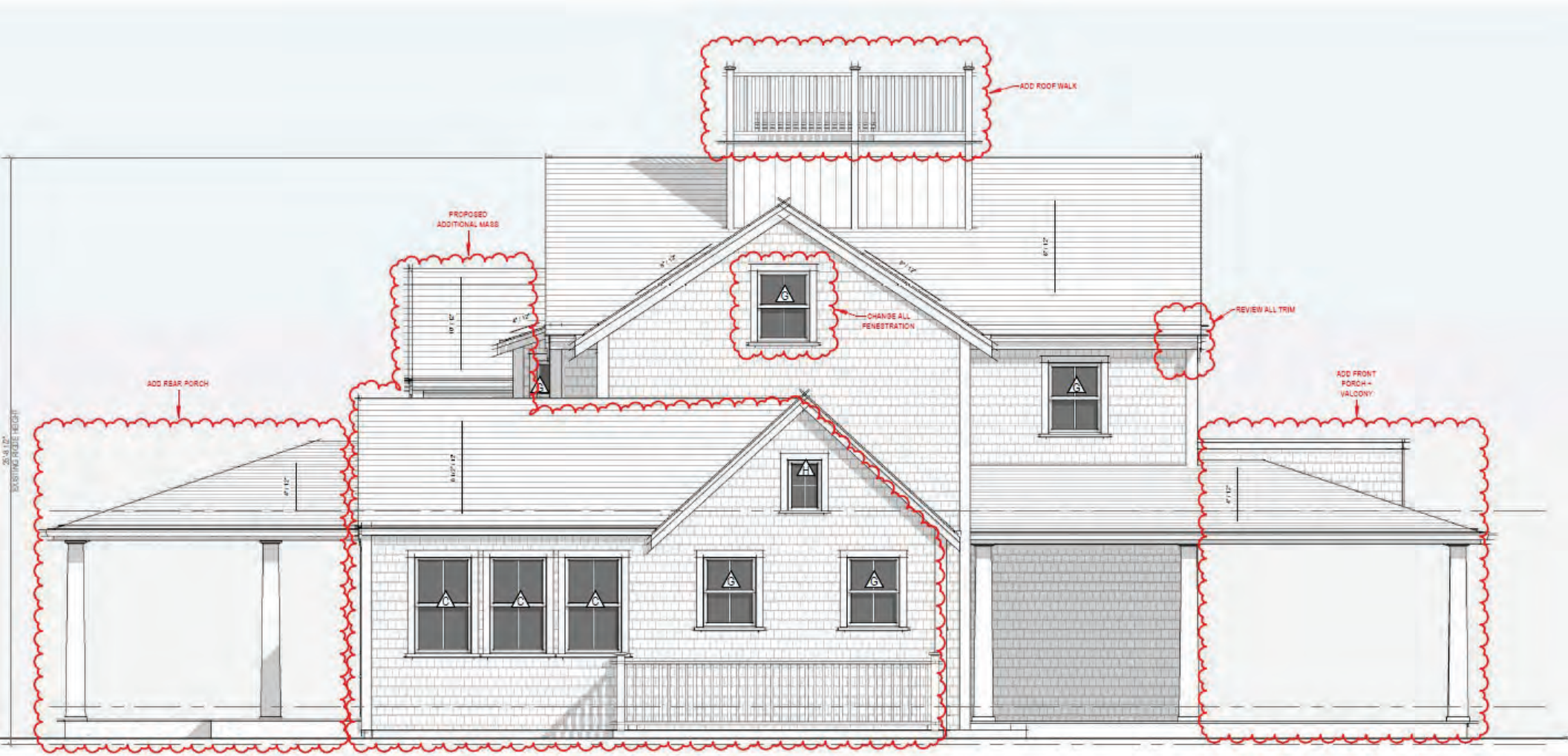

1 Northwest Elevation - Proposed

Not to Scale



## Northwest Elevation - Demolition

3/16" = 1'-0"



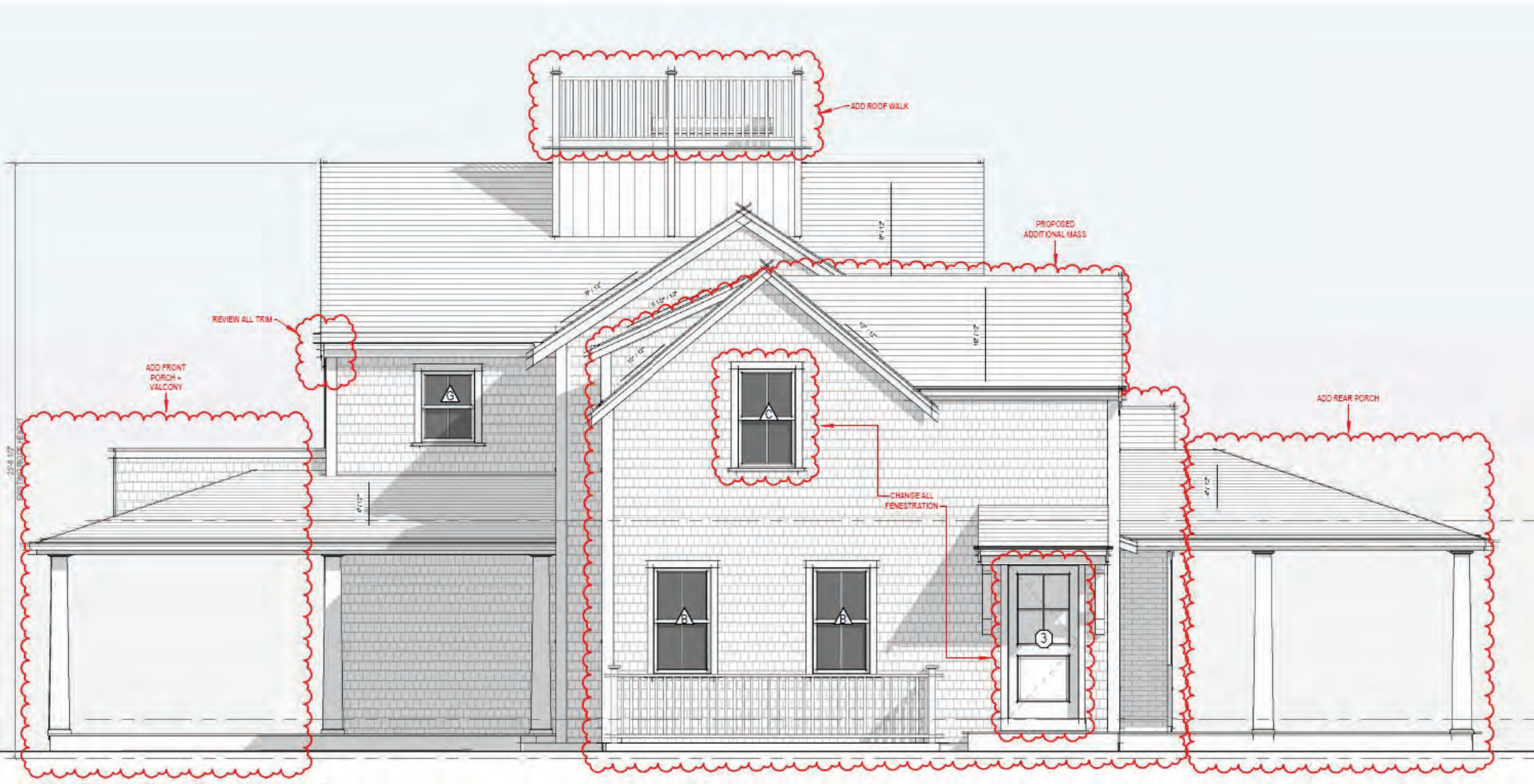

1 Northeast Elevation - Proposed

1/4" = 1'-0"



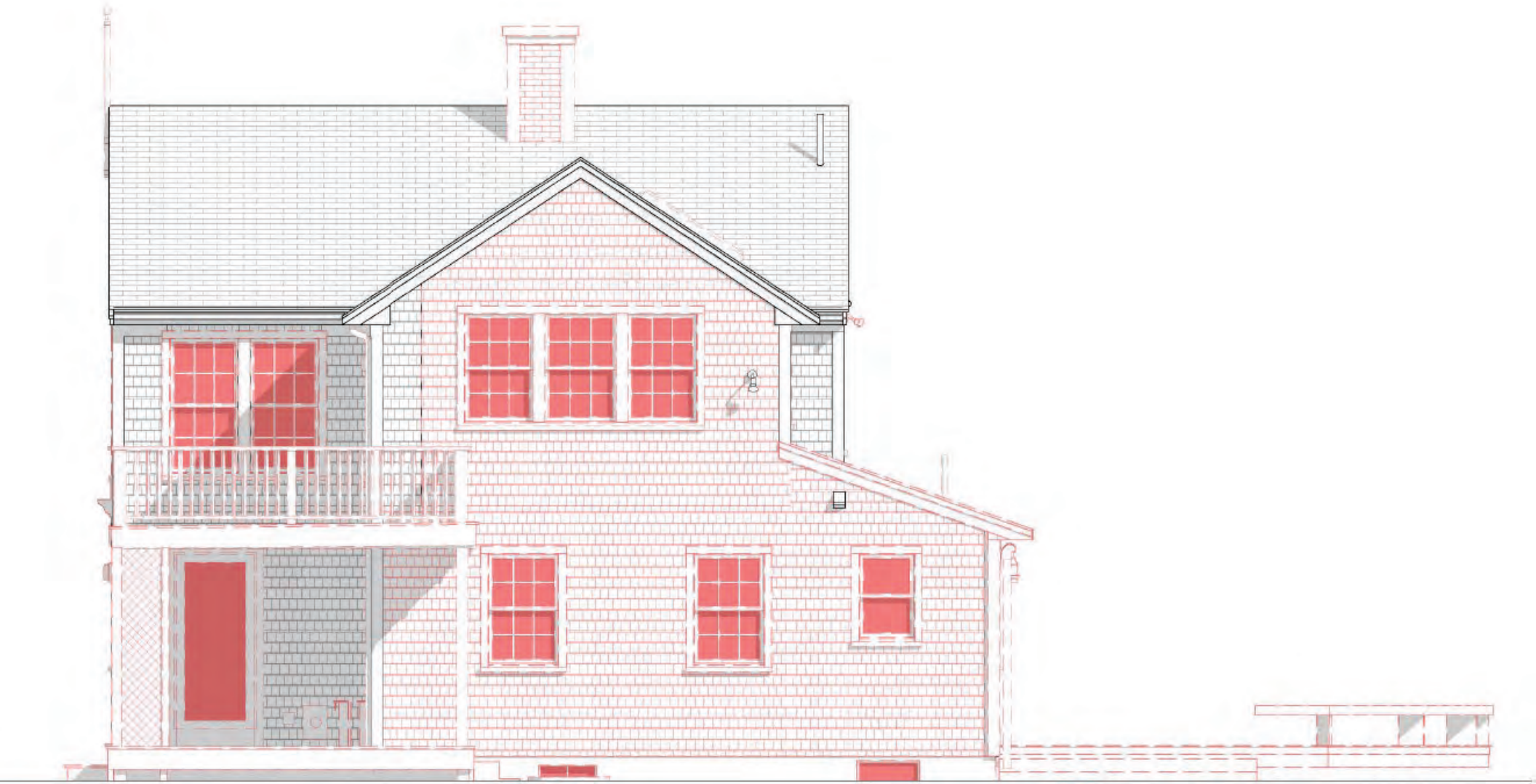
## Northeast Elevation - Demolition

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.

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BOX 1447
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
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NANTUCKET, MA 02584

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RAITH GREGORY P
7 SHEEP COMMONS
NANTUCKET, MA 02554

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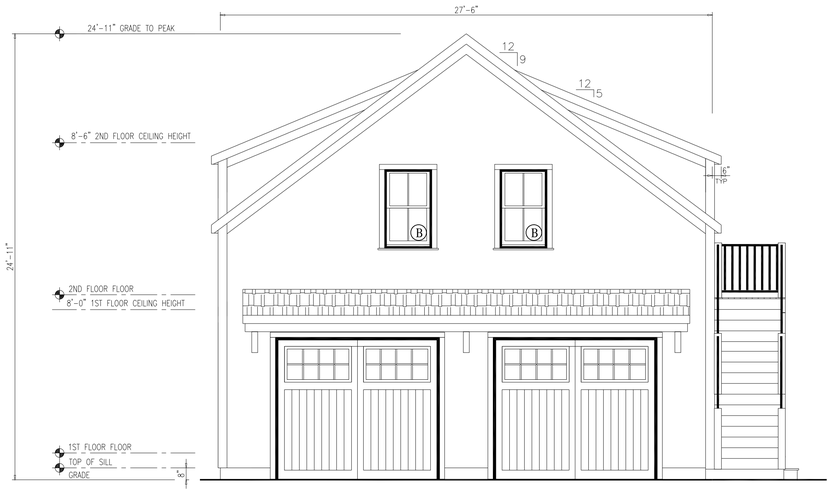
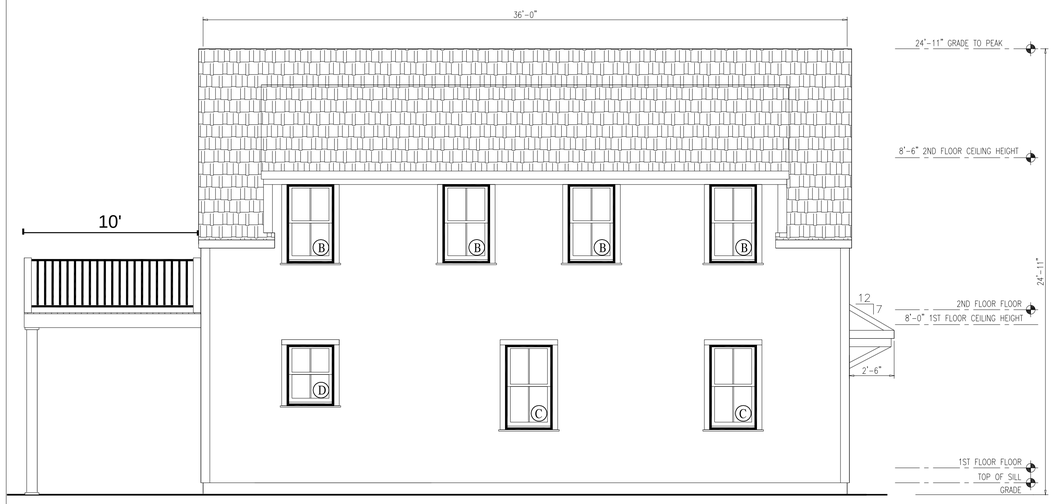
## NORTH




## 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

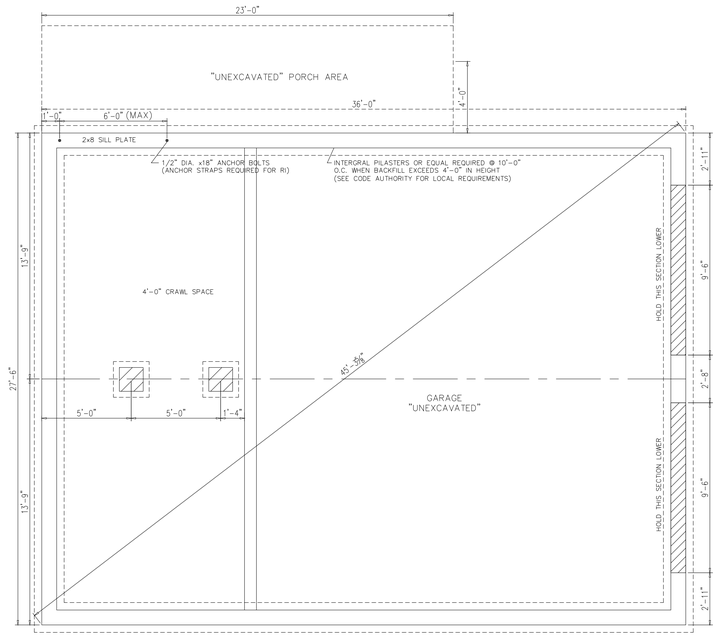
PROJECT:
45389
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 11/1/24
SCALE: 1/4"=1'-0"
FILENAME: 45389 PD2

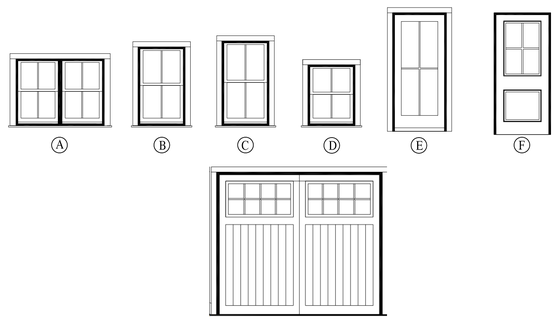
SHEET:
ELEV-

# 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

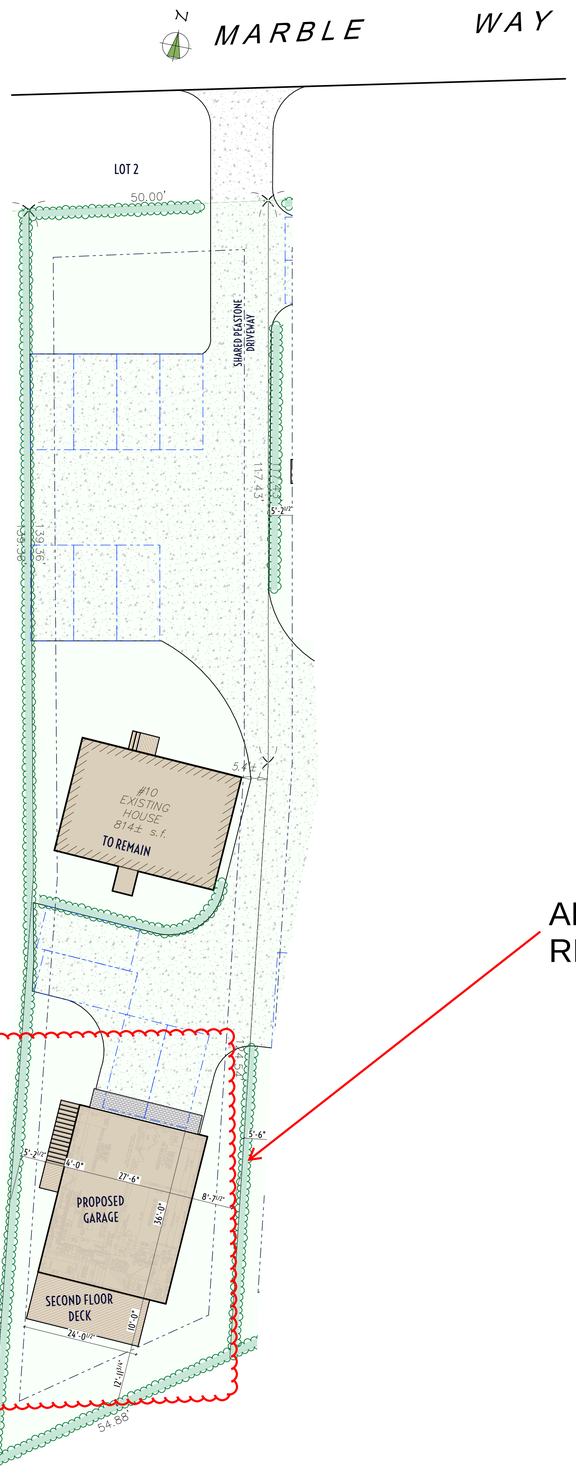
MODIFICATIONS

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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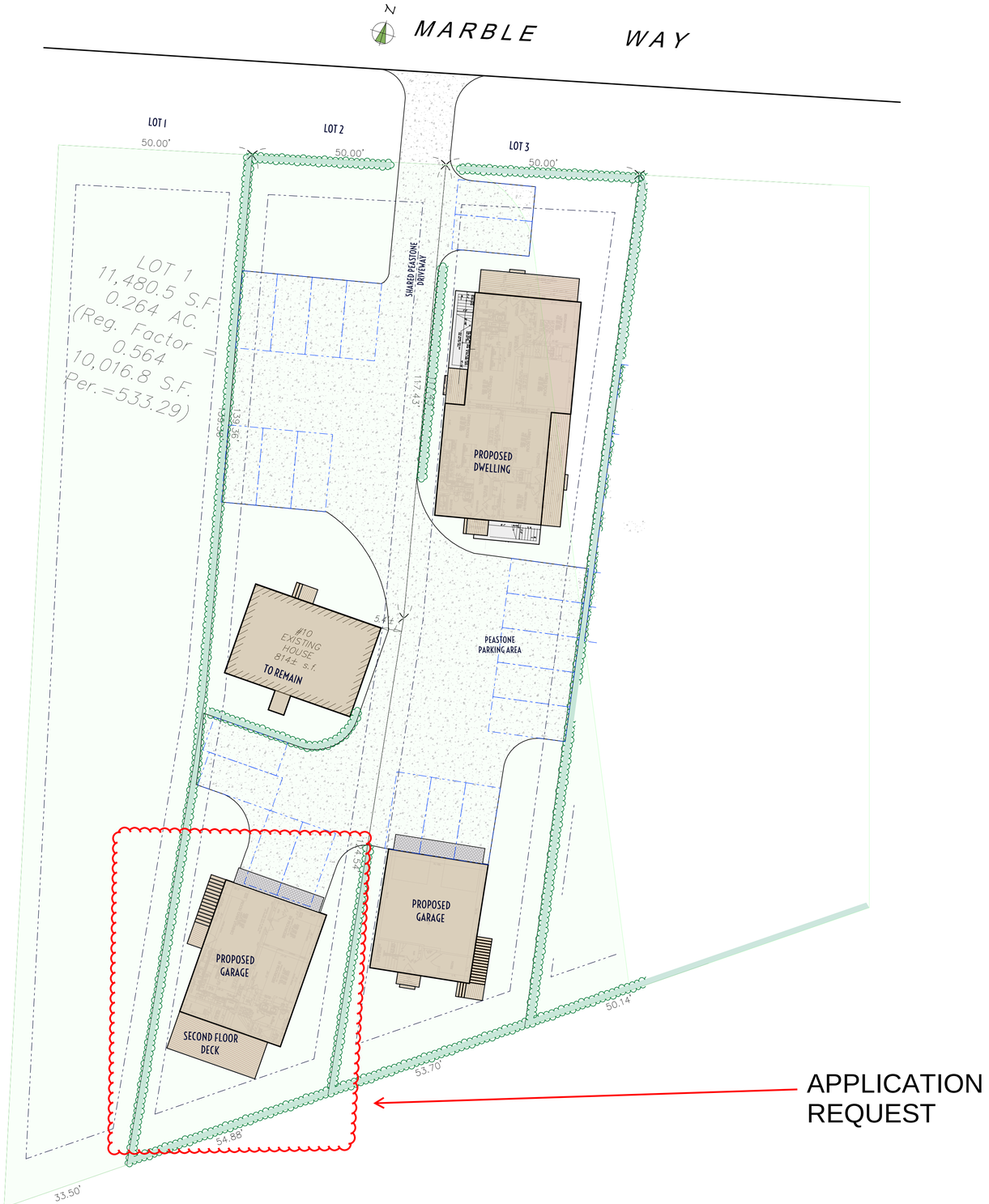


APPLICATION REQUEST

1 SITE PLAN BUILDING FOOTPRINTS ONLY
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
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| | |

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 |
| --- | --- |
| | |
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| | |

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.

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- ☐ Adult Signature Required $ _____
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02584 9998

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75A BARTLETT RD
NANTUCKET, MA 02554

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DEC 19 2024
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BEAUDETTE RICHARD P TR
10 MARBLE WAY NOM TR
35D OLD SOUTH RD
NANTUCKET, MA 02554

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NANTUCKET POST OFFICE
DEC 19 2024
02584 9998

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77 BARTLETT RD
NANTUCKET, MA 02554

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

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NANTUCKET POST OFFICE
DEC 19 2024
02584 9998

CONTE CATHERINE E TR
CASSIDY FAMILY TR
PO BOX 23
NANTUCKET, MA 02554

PS ... r Instructions

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# U.S. Postal Service™
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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
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NANTUCKET POST OFFICE
DEC 19 2024
02584 9998

CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554

PS ... nstructions

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# 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
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Extra Services & Fees *(check box, add fee as appropriate)*
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NANTUCKET POST OFFICE
DEC 19 2024
02584 9998

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9:00 AM
NANTUCKET, MA 02554

P ... or Instructions

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

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OFFICIAL USE

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- ☐ Adult Signature Restricted Delivery $ _____

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NANTUCKET POST OFFICE
DEC 19 2024
02584 9998

SKAR JOAN & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

... for Instructions

## NORTH



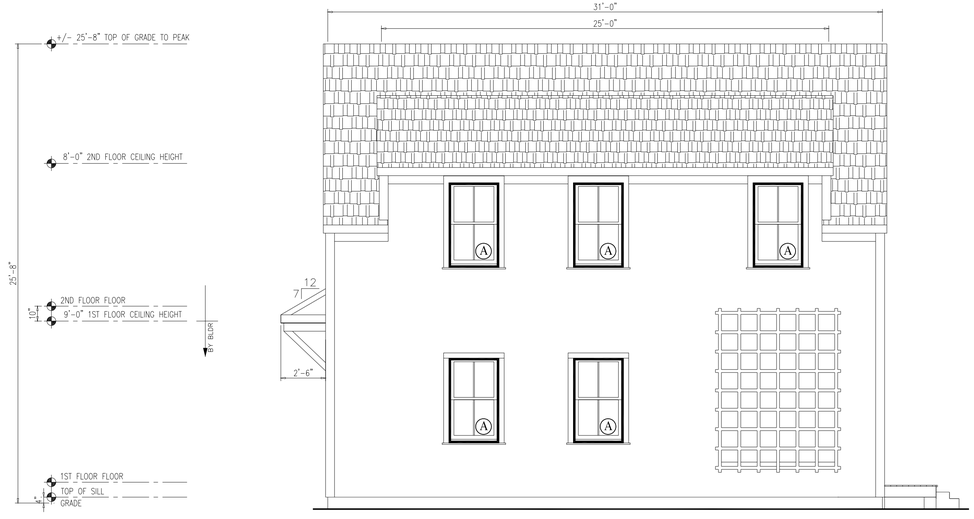

## EAST




## 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

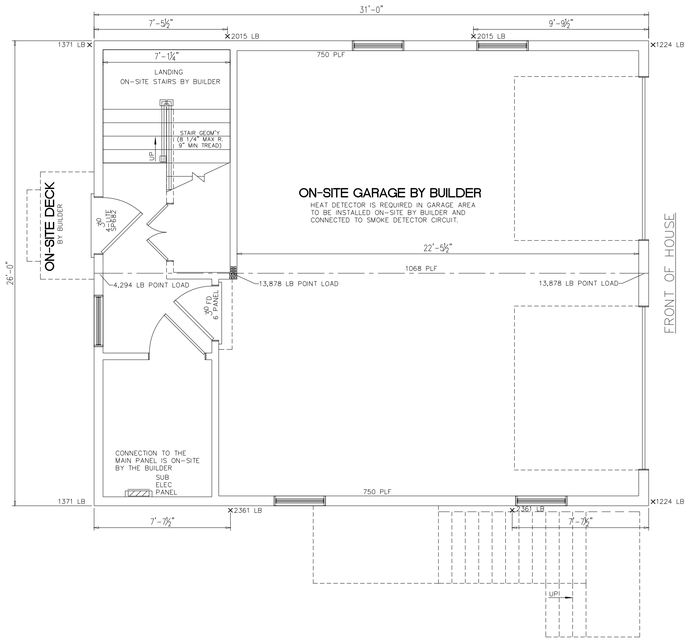
PROJECT:
45400
2ND FLOOR

TITLE:
ELEVATIONS

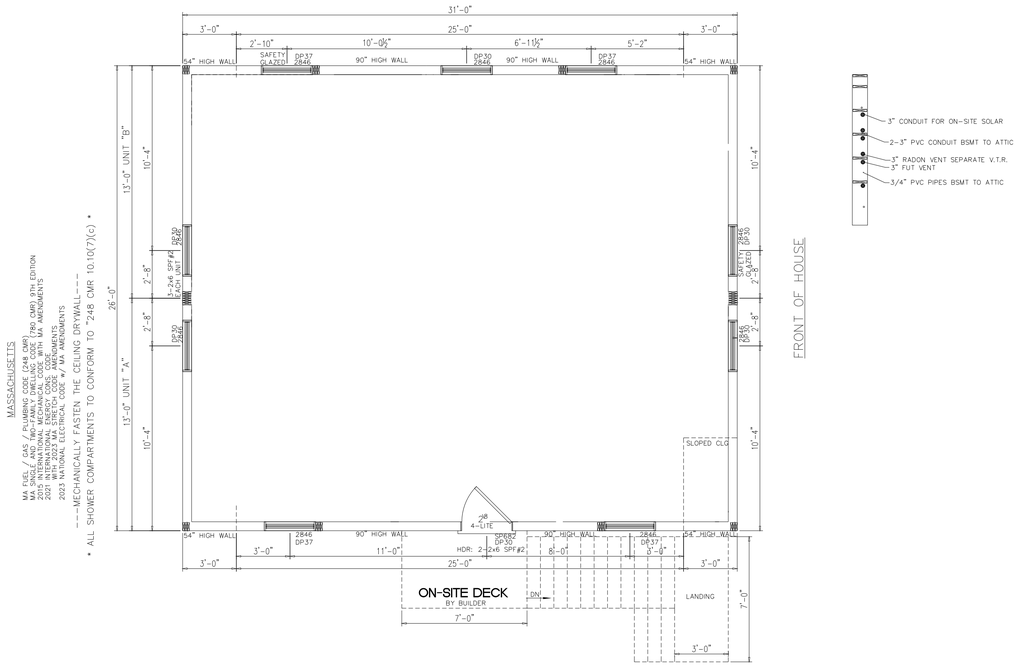
DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

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

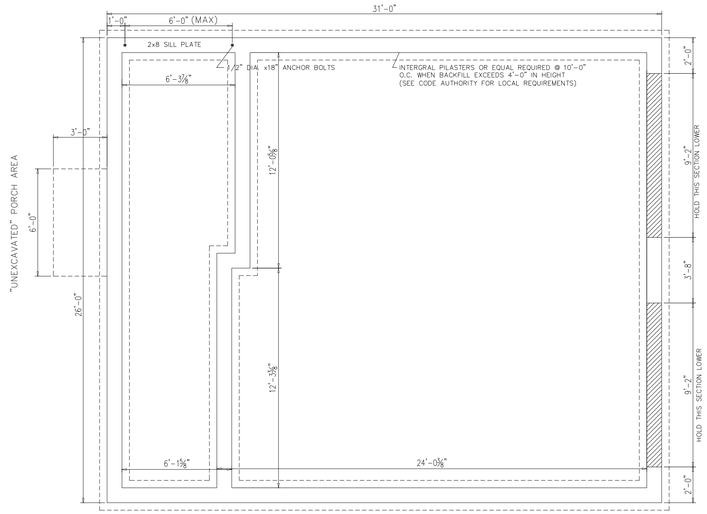
PROJECT:
45400
2ND FLOOR

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
PLAN -

# FOUNDATION




NOTES:

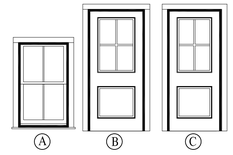
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS 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

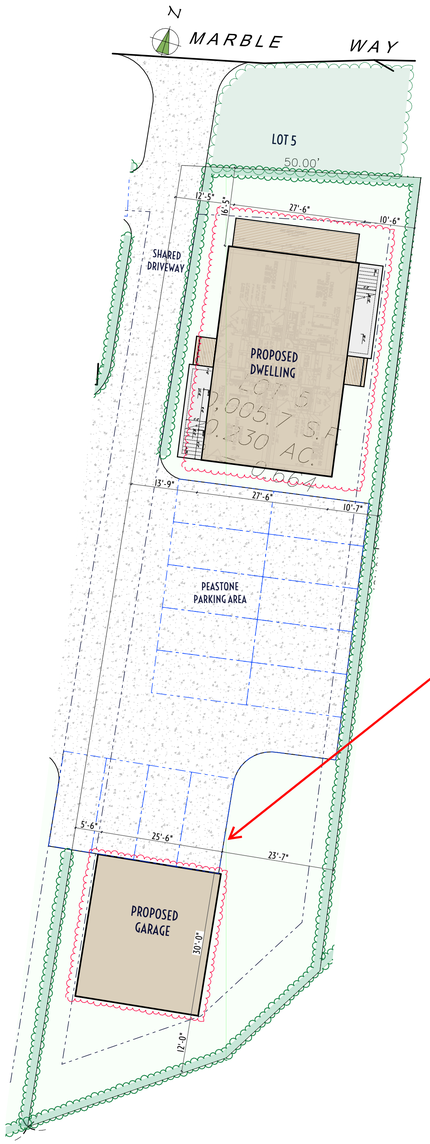
MODIFICATIONS

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 |
|---|---|
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| | |

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 |

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




1 LOCUS M-66 P-103

**Property Information**

| | |
|---|---|
| **Property ID** | 4912 |
| **Location** | 6 MARBLE WY |
| **Owner** | 6A MARBLE WAY LLC |

MAP FOR REFERENCE ONLY
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Geometry updated 06/04/2024
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Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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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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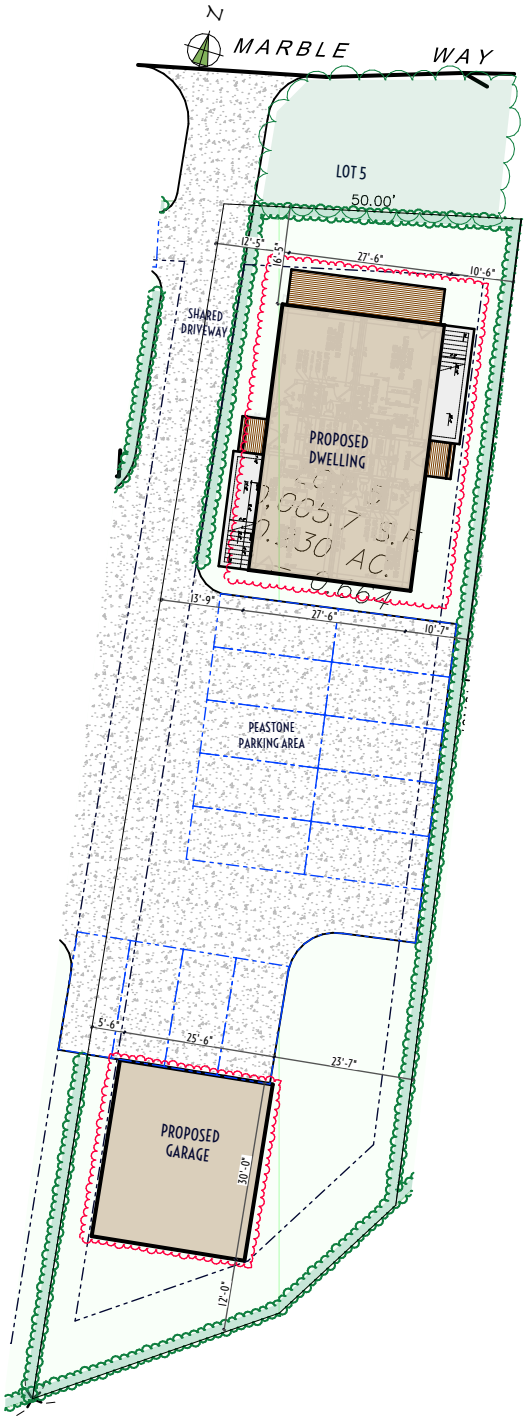


1 HDC SITE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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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

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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

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 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

# HDC Submission Only - Not For Construction

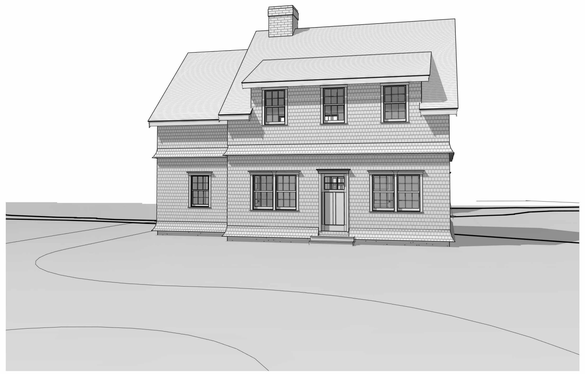
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

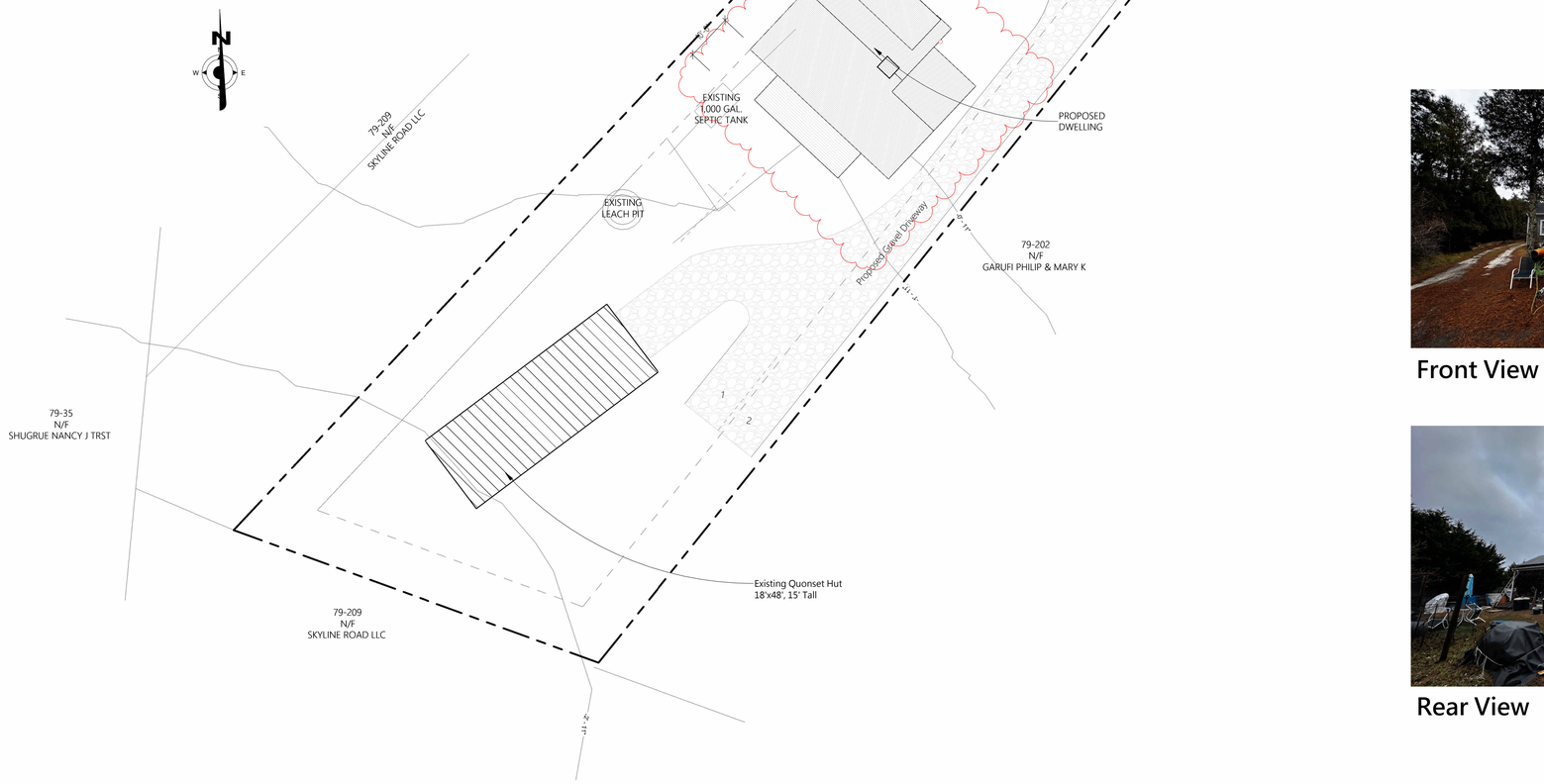
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

## 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. | | |



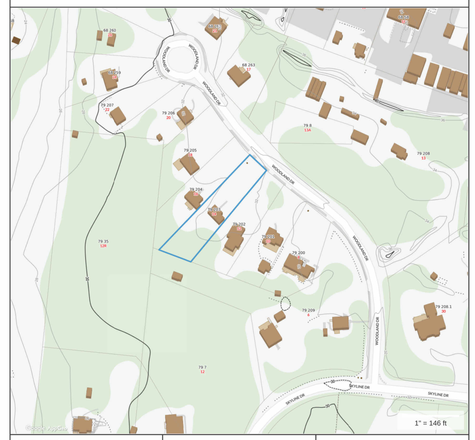
3D View




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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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

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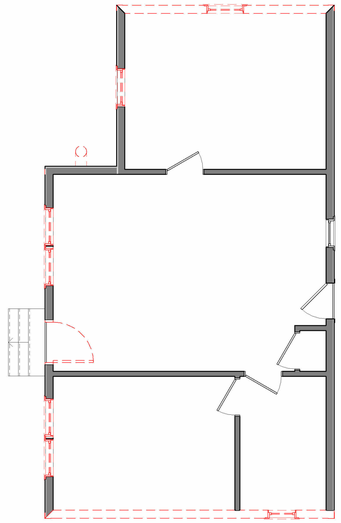
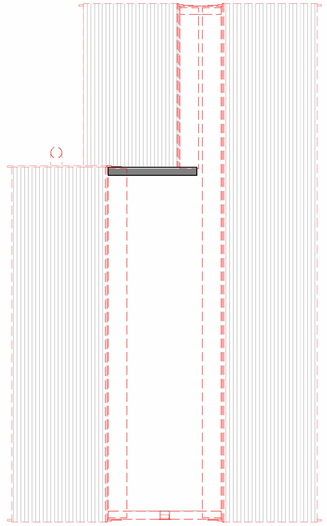


## 1 Existing/Demo Level 1
3/16" = 1'-0"



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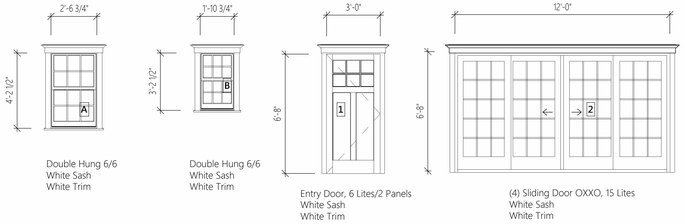
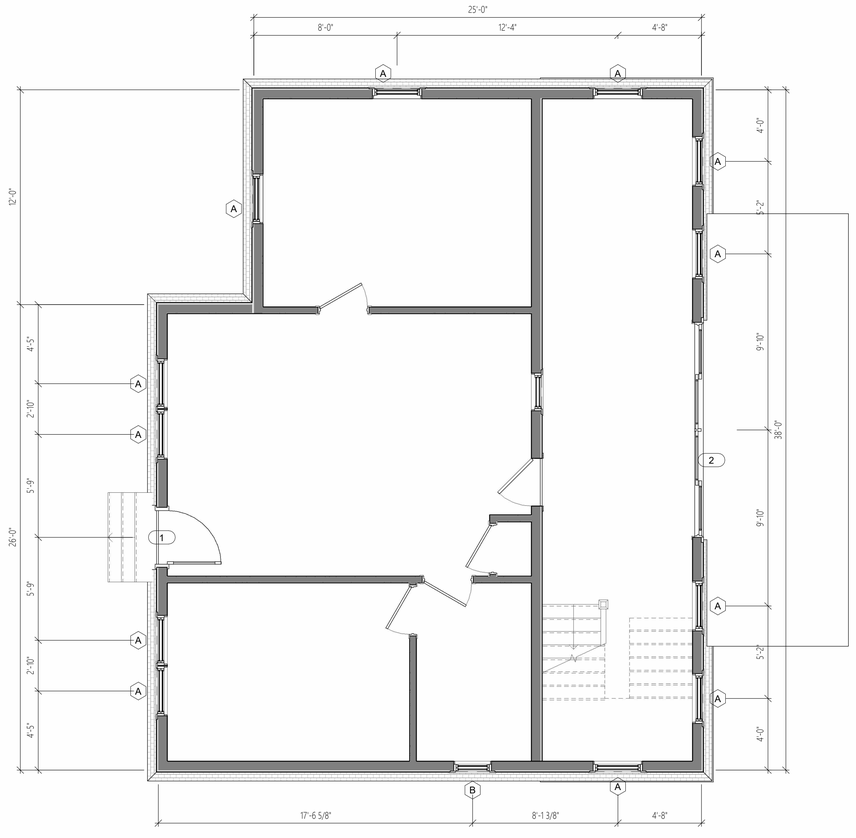
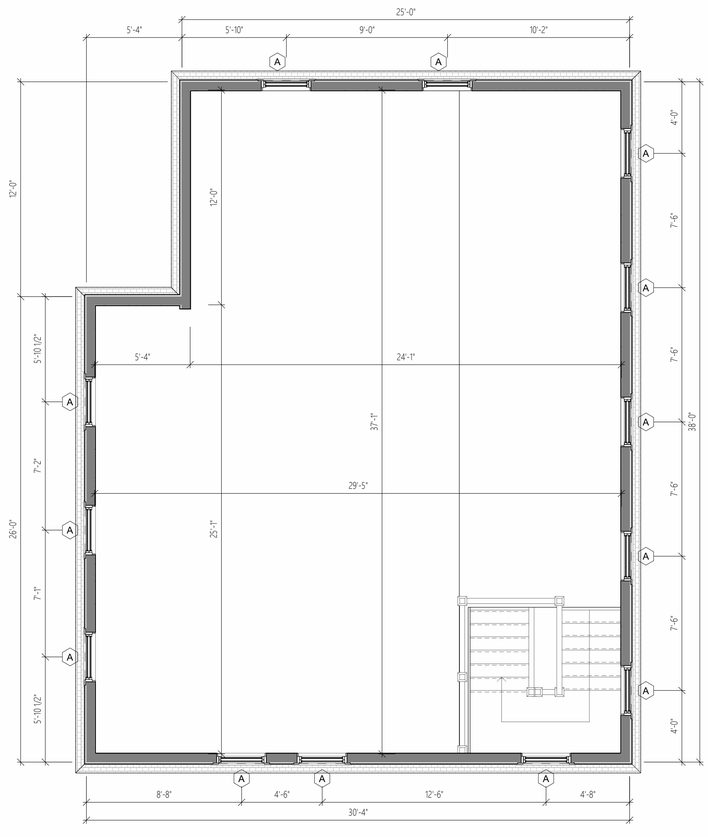



## Window & Door Schedule
1/4" = 1'-0"




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




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

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# 14 Woodland Dr.

14 Woodland Dr, Nantucket, MA
02554

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Floor Plans

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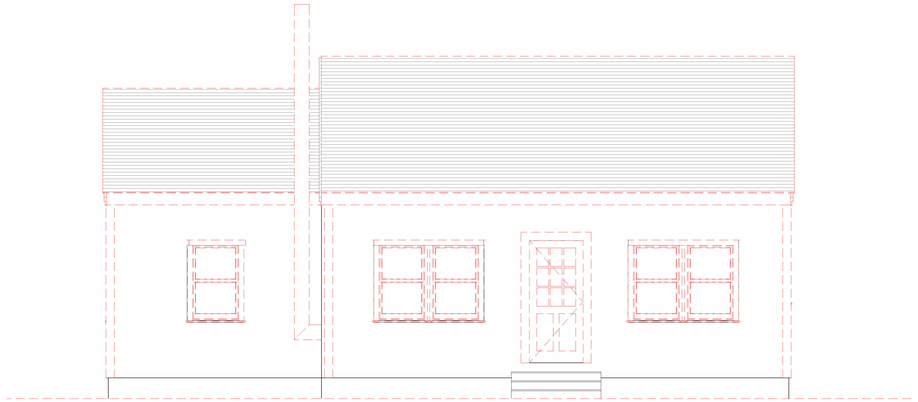

1 Existing West Elevation, Demo
1/4" = 1'-0"




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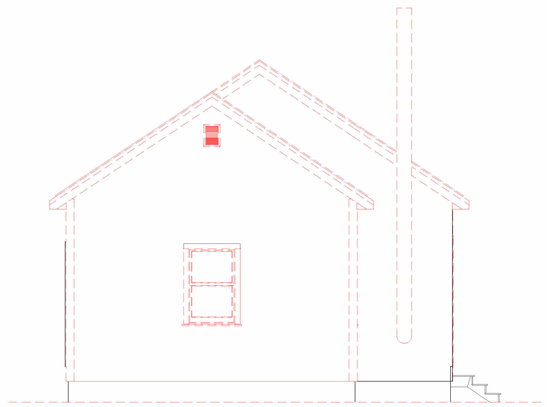
1/4" = 1'-0"



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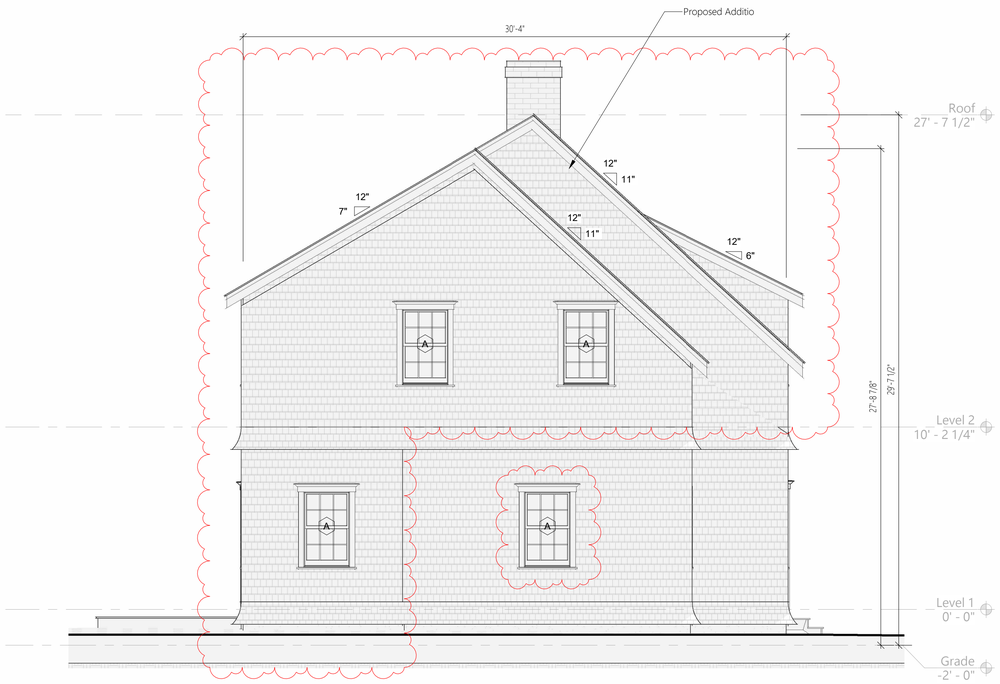


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02554

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Elevations

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Scale 1/4" = 1'-0"

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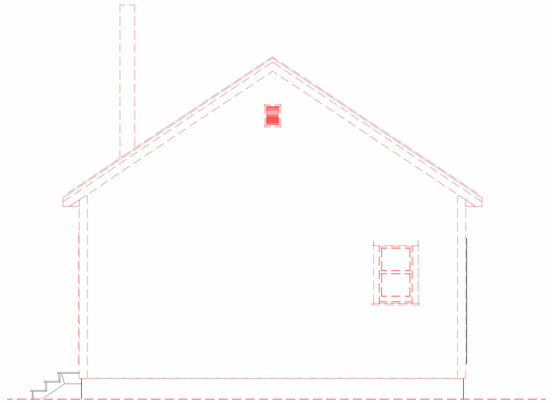

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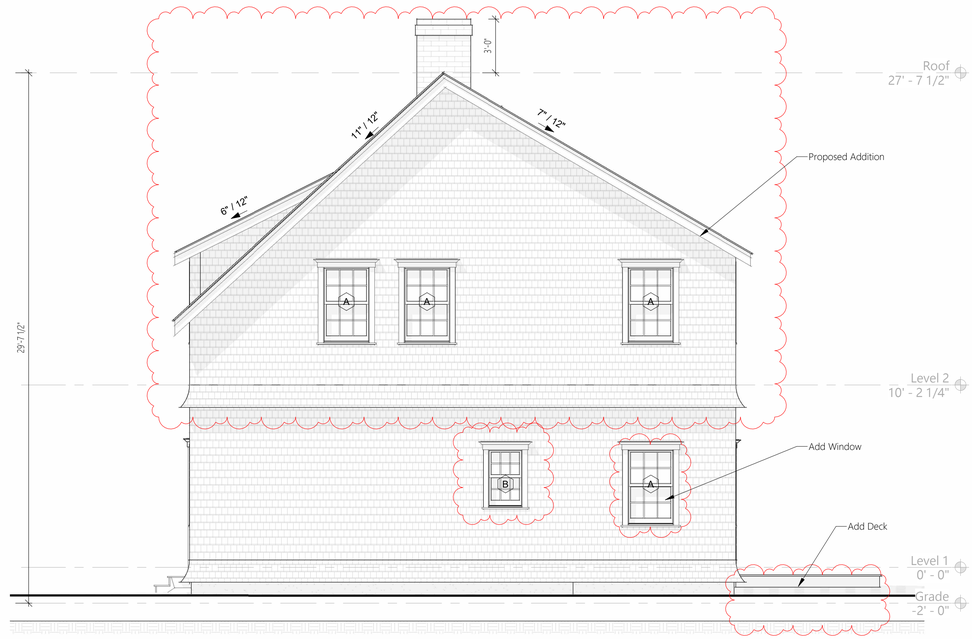


3 New South Elevation
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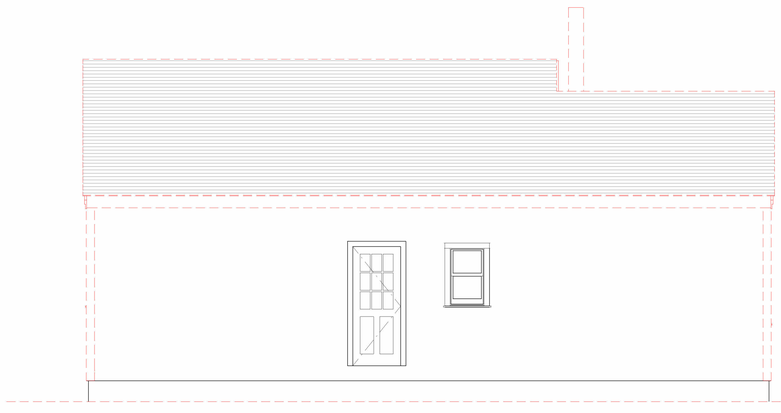

2 Existing East Elevation, Demo
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4 New East Elevation
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Scale 1/4" = 1'-0"

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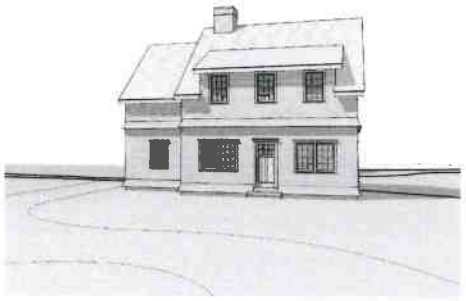
## HDC Submission Only - Not For Construction

### Property Info:

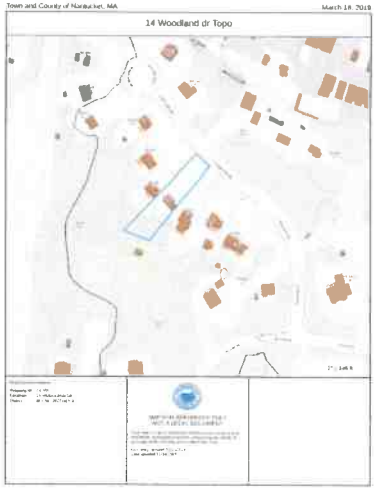
| | | | |
|---|---|---|---|
| Map & Parcel | 79-203 | Lot Size | 20,000 sq. ft. |
| District/Zoning | R20 | Allowable Ground Coverage | 2,500 sq. ft. |
| Minimum Lot Size | 20,000 sq ft | Existing Ground Coverage | 1,609 sq. ft. |
| Frontage | 75 ft | Proposed Ground Coverage | 342 sq. ft. |
| Ground 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

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Front View



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Side View 2


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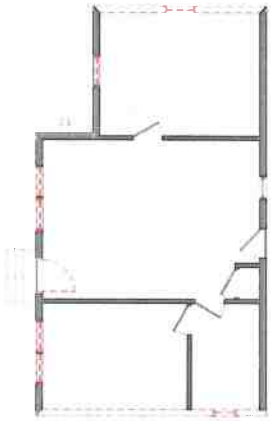

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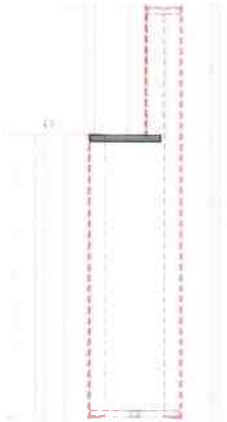

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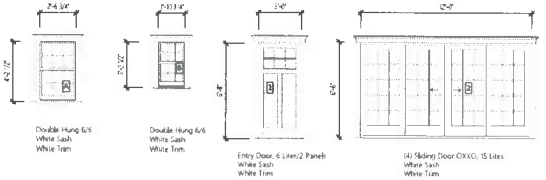


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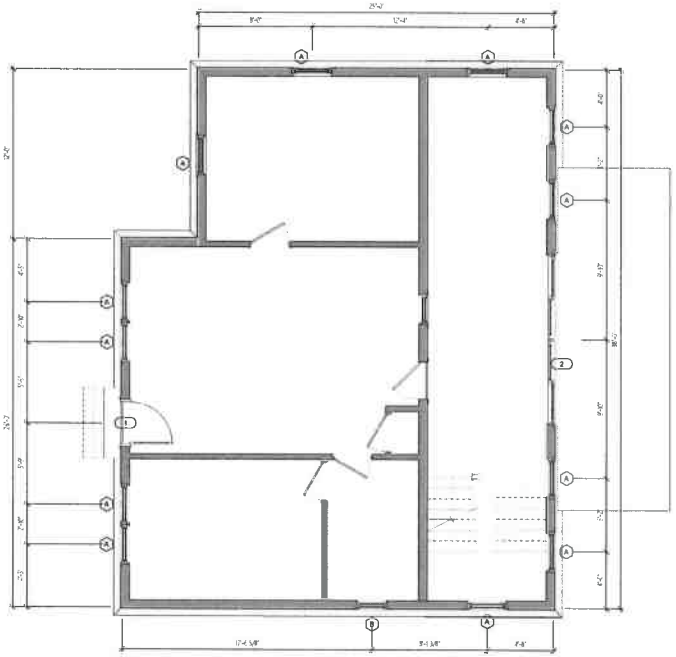

2 New Level 1
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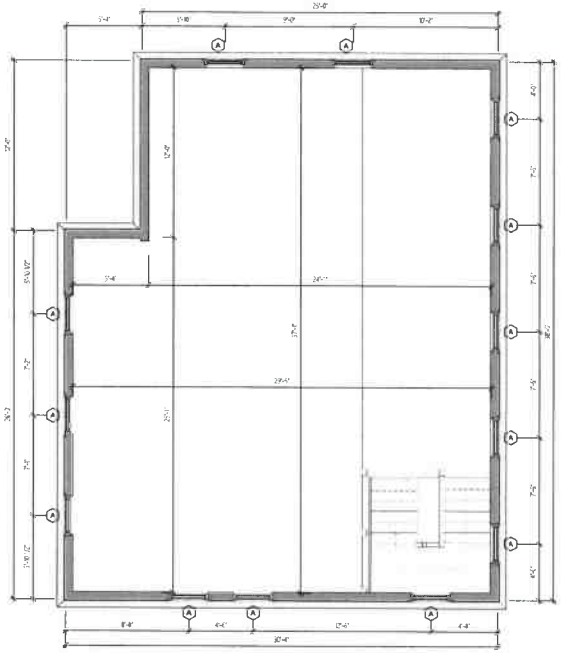

4 New Level 2
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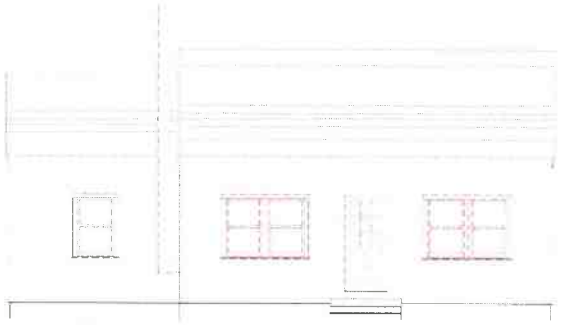

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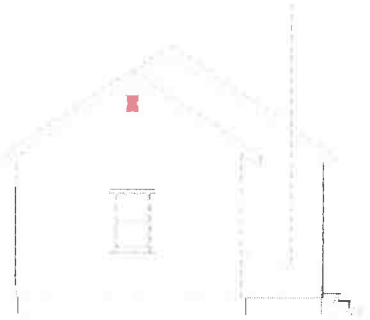

2 Existing North Elevation, Demo
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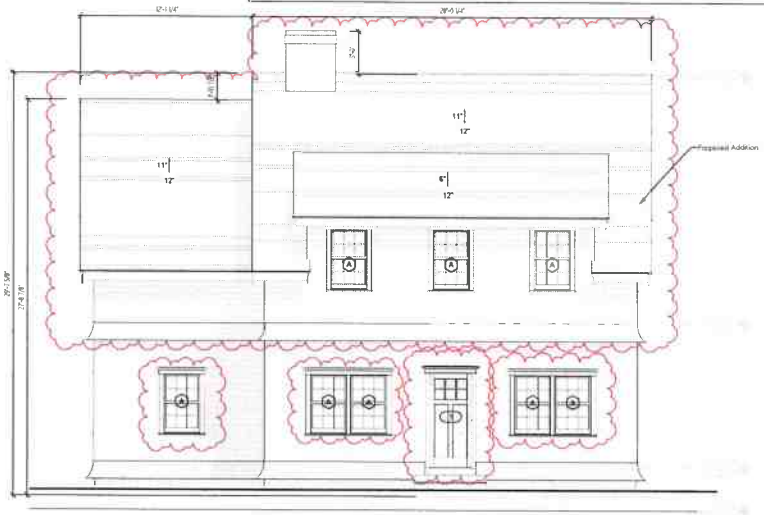


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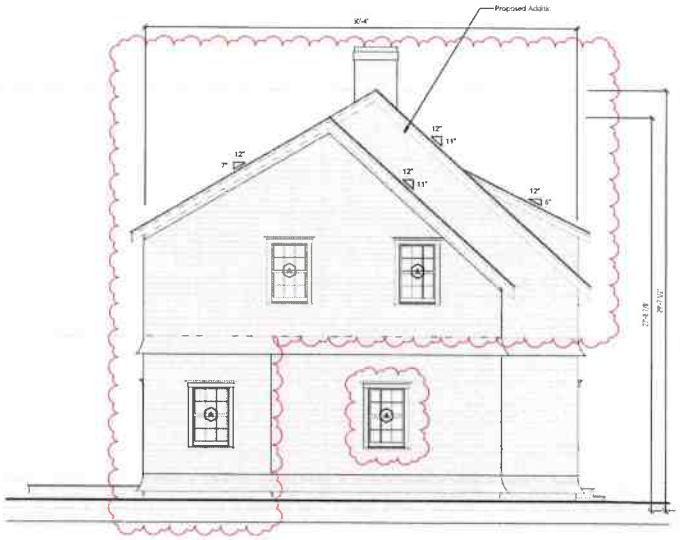


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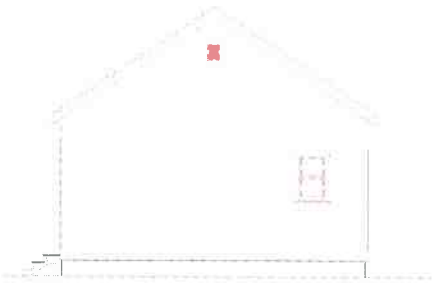

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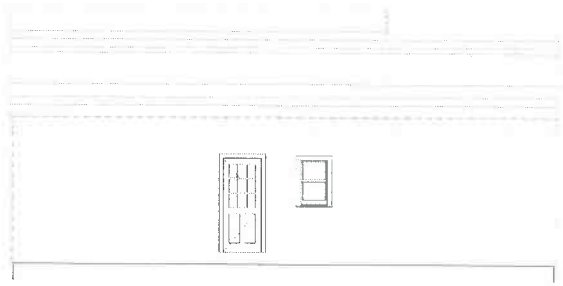

2 Existing East Elevation, Demo
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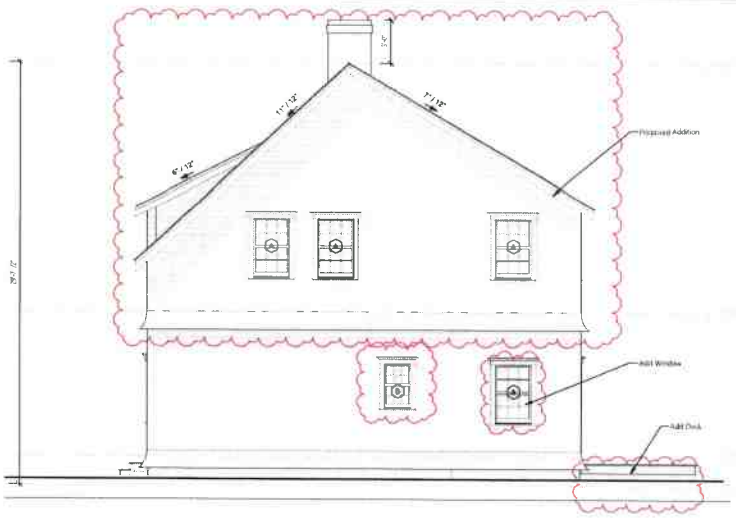


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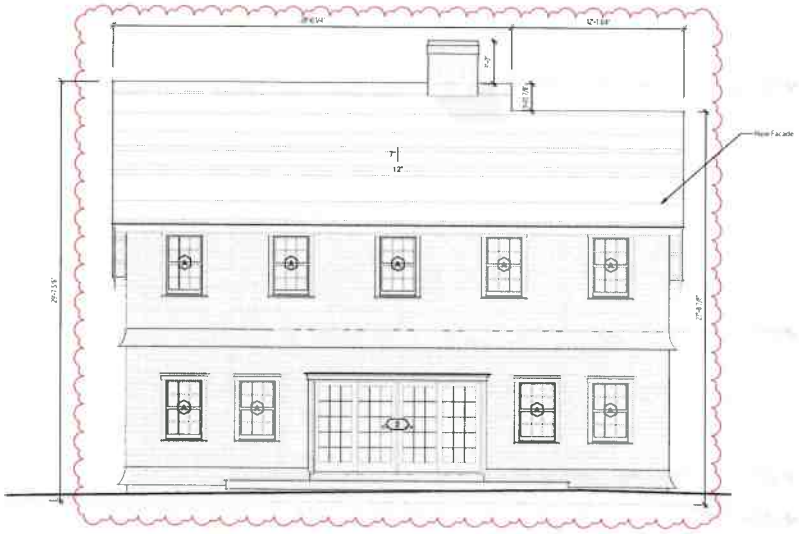


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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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

**REQUIRED WITH ALL APPLICATIONS:** 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. | | |

# HDC Submission Only - Not For Construction

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3 Existing Garage Side View



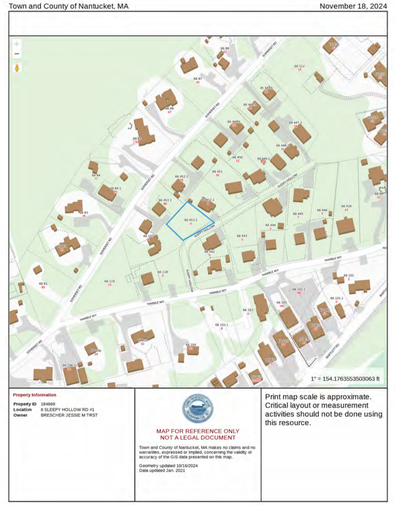
4 Existing Garage Front View



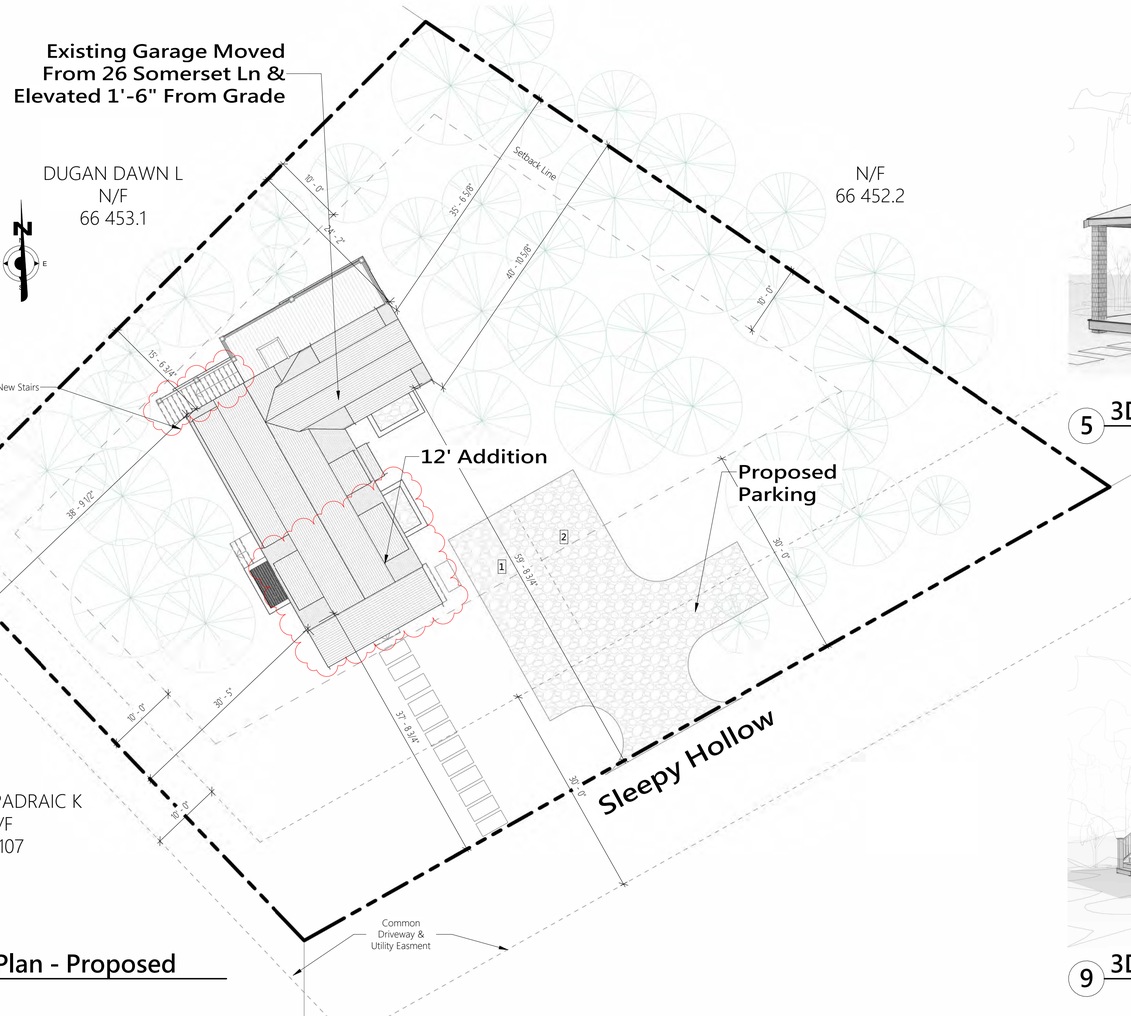
7 Existing Garage Side View 2



8 Existing Garage Rear View



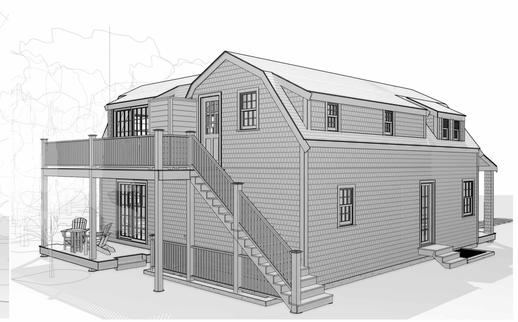

2 Locus Map




1 Site Plan - Proposed
1" = 10'-0"



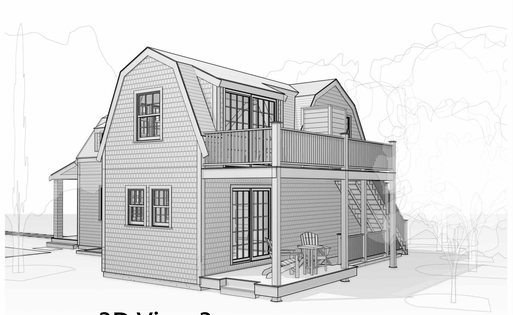
5 3D View 1



6 3D View 4



9 3D View 2



10 3D View 3

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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

Site Plan

**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

**C.101**

Scale

As indicated

12/12/2024 4:09:42 PM

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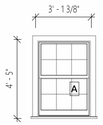
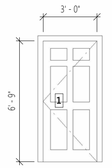


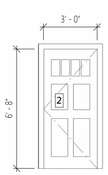

Double Hung 6/6
Tristam's Red Sash
Tristam's Red Trim



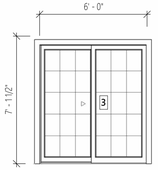

Double Hung 6/6
Tristam's Red Sash
Tristam's Red Trim



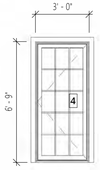

Front Door 6 Panel
Tristam's Red Sash
Tristam's Red Trim




Front Door 4 Panel/4 Lite
Tristam's Red Sash
Tristam's Red Trim



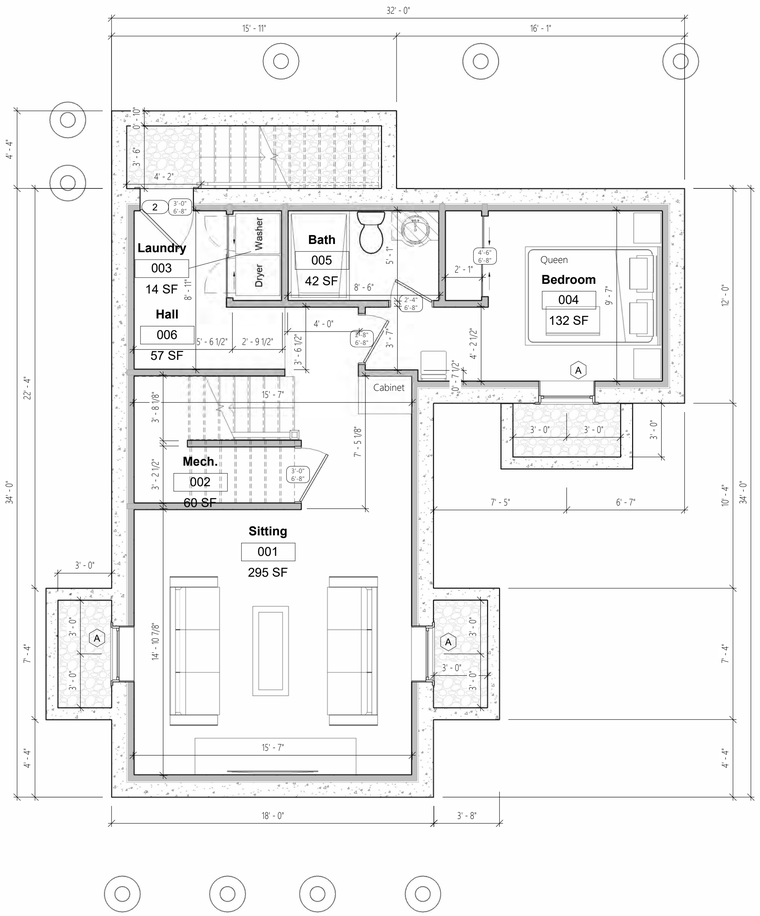

Front Door 6 Panel
Tristam's Red Sash
Tristam's Red Trim




Inswing Door 15 Lites
Tristam's Red Sash
Tristam's Red Trim

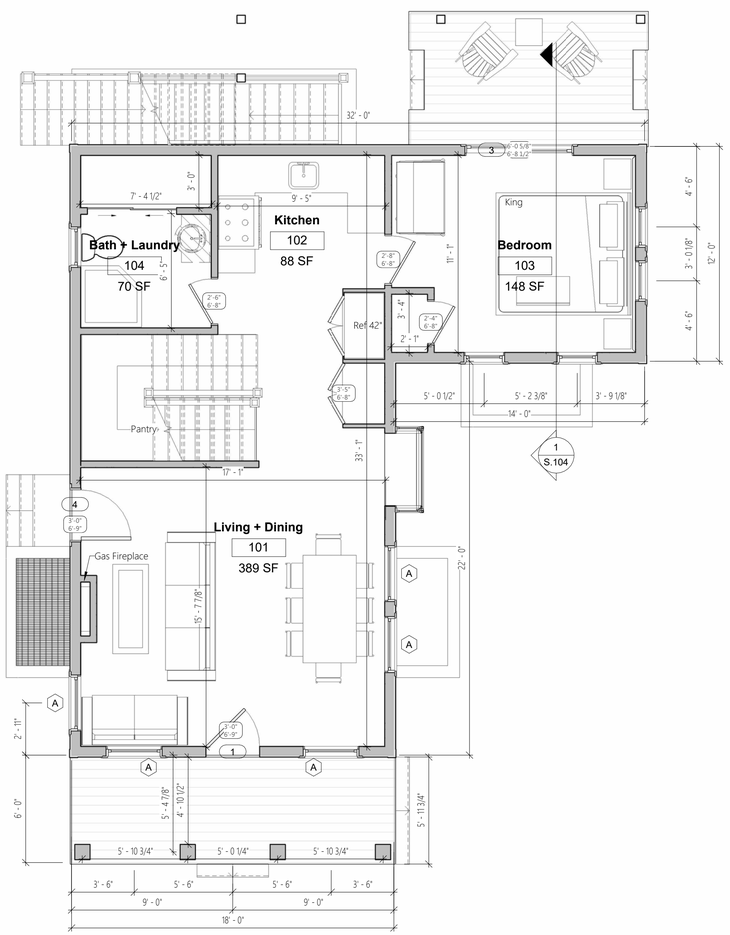
## Window & Door Schedule

**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"

12/12/2024 4:09:47 PM

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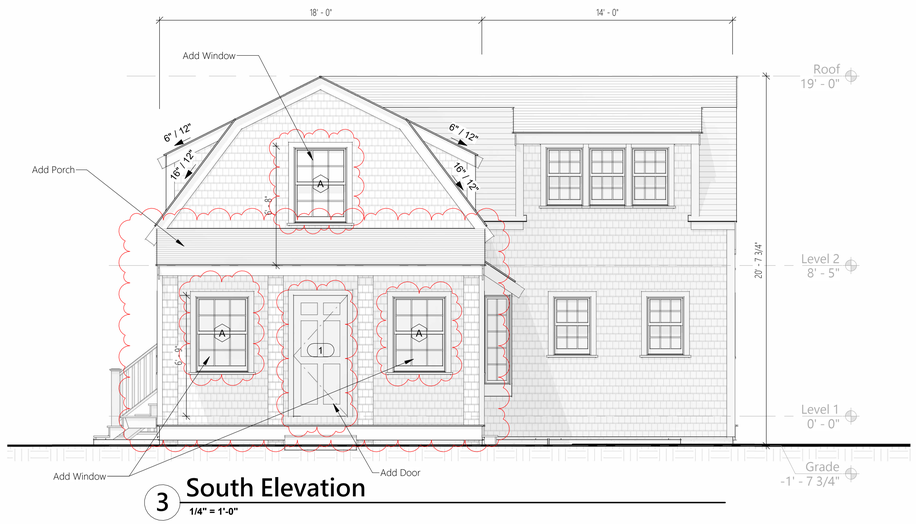
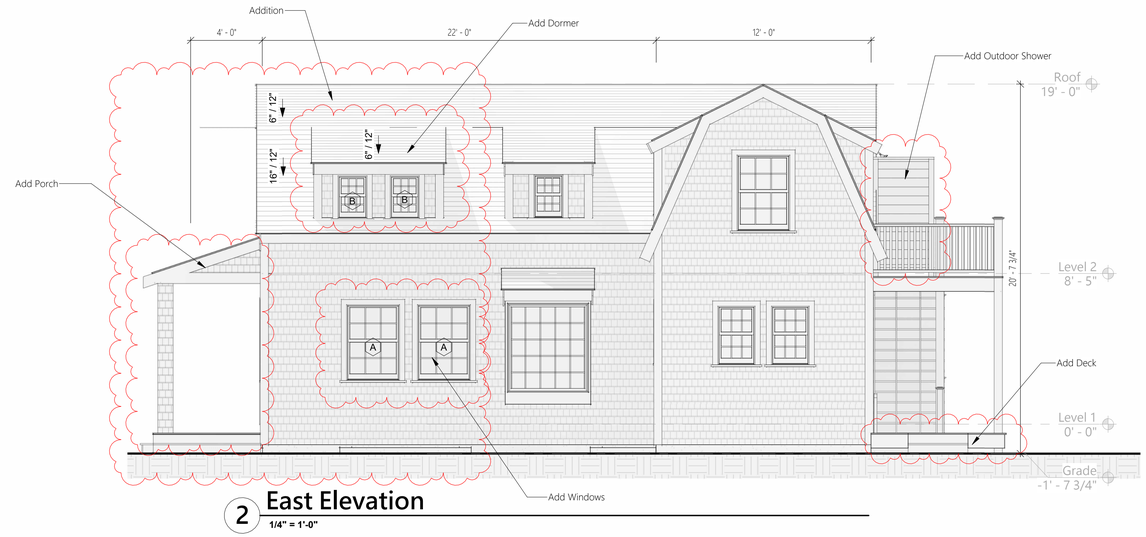



## 3 South Elevation

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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Sheet

Exterior Elevation

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Revisions

A.201

Scale

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



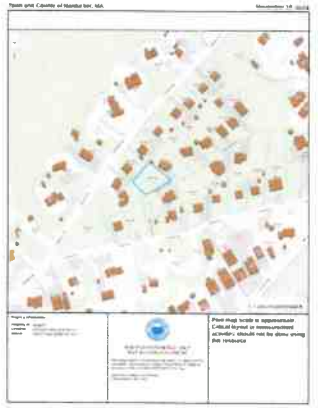
4 Existing Garage Front View



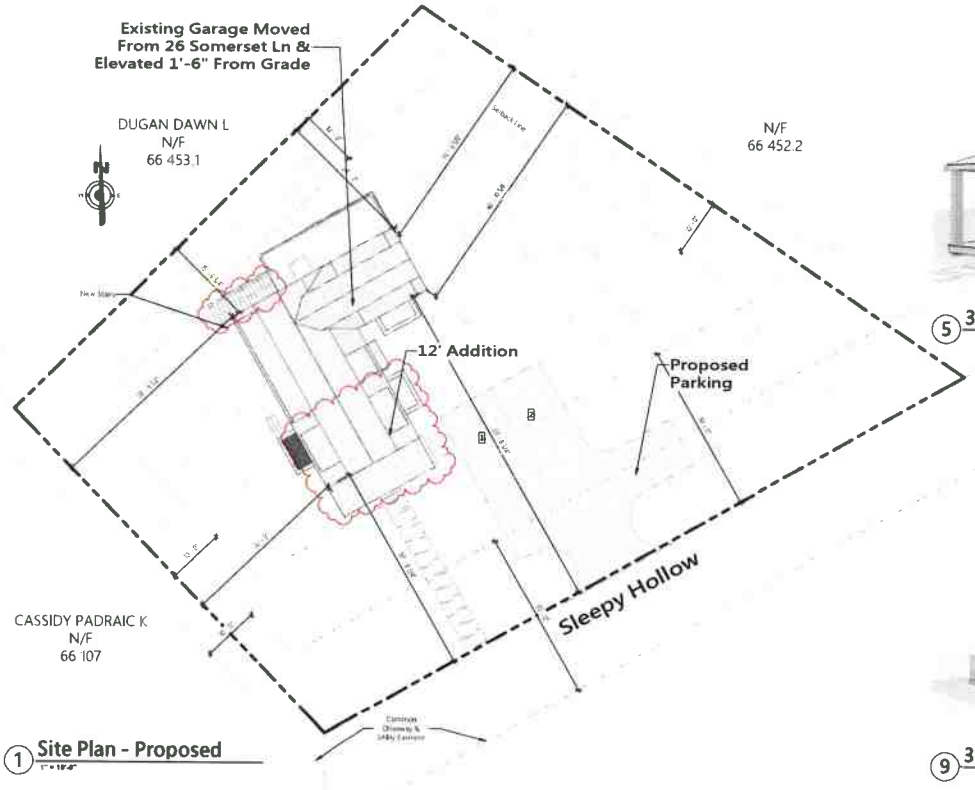
7 Existing Garage Side View 2



8 Existing Garage Rear View



2 Locus Map



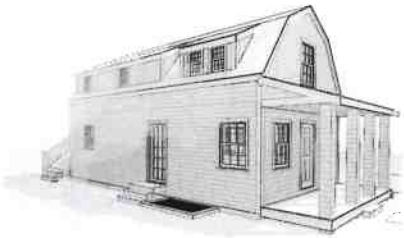

1 Site Plan - Proposed



5 3D View 1



6 3D View 4



9 3D View 2



10 3D View 3

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Revisions

C.101

Scale As indicated

12/12/2024 4:08:42 PM

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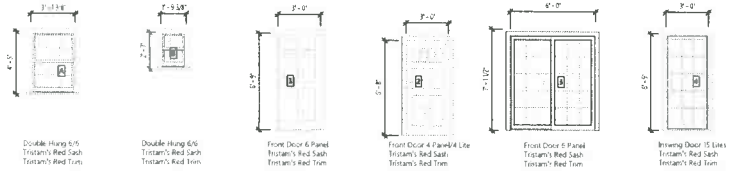
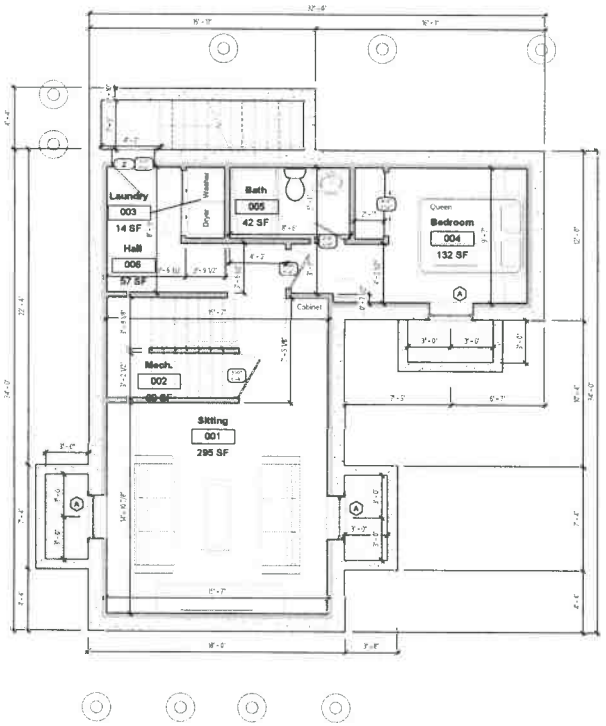


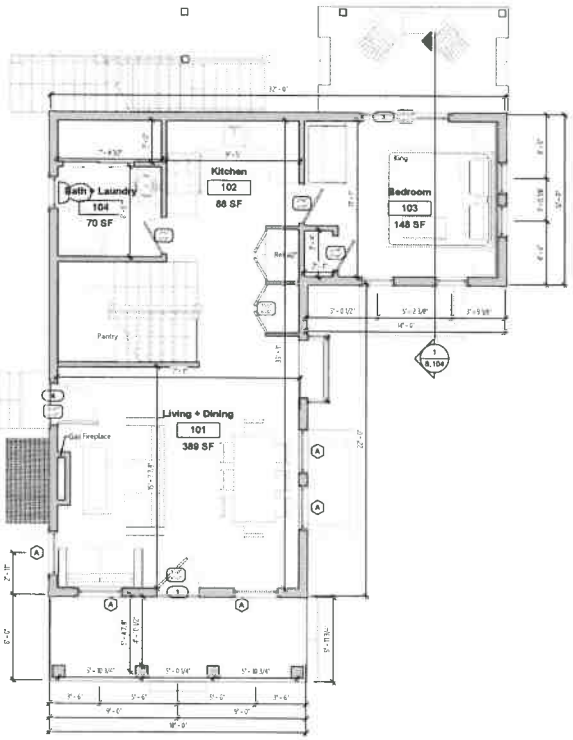

## Window & Door Schedule

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

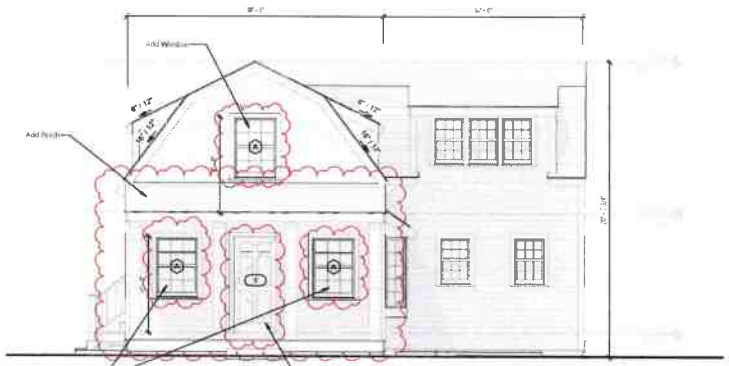
A.101

Scale 1/4" = 1'-0"

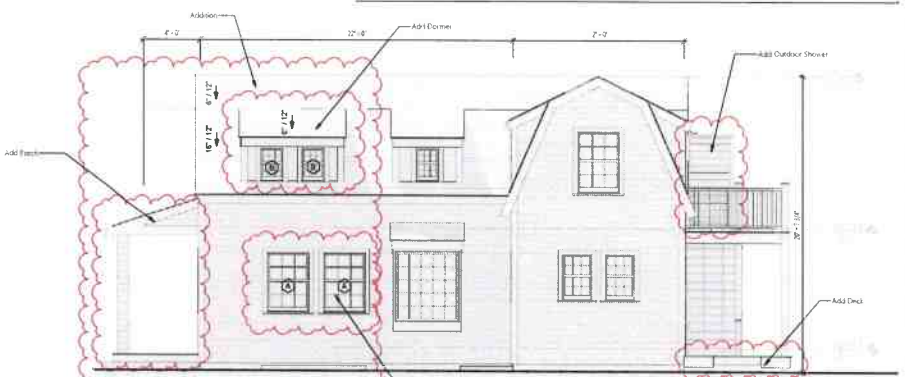
12/12/2024 4:08:47 PM

HDC Submission Only - Not For Construction

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



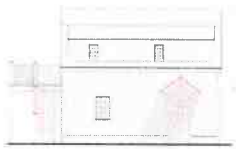

3 South Elevation
1/4" = 1'-0"




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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Project

**Brescher's Residence**

6 Sleepy Hollow, Nantucket, MA 02554

Sheet

Exterior Elevation

**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.201**

Scale As indicated

12/12/2024 4:08:54 PM

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

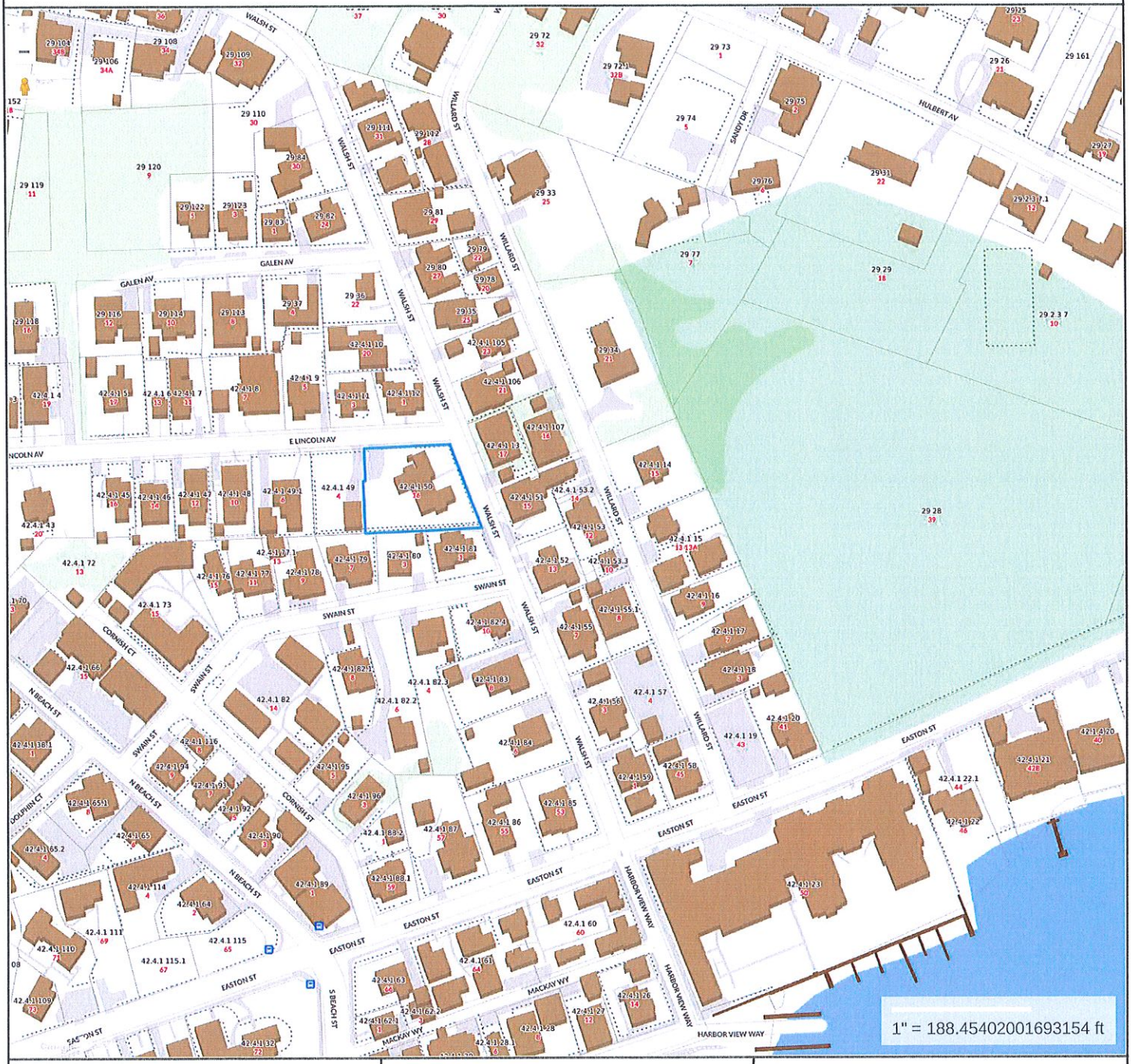
12-20-2024

**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 |

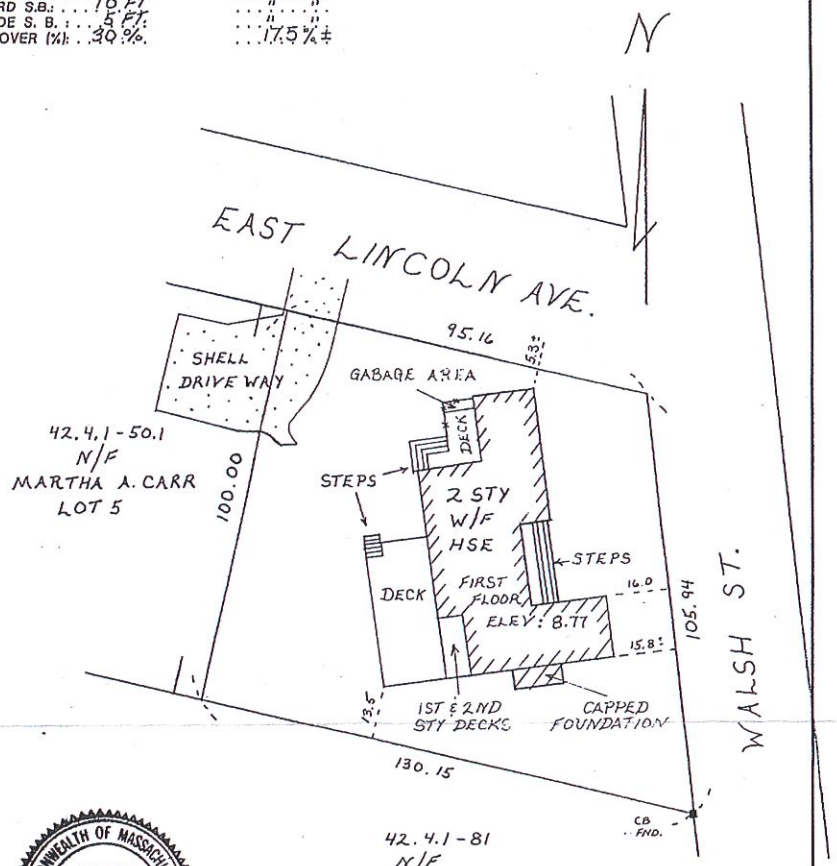
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

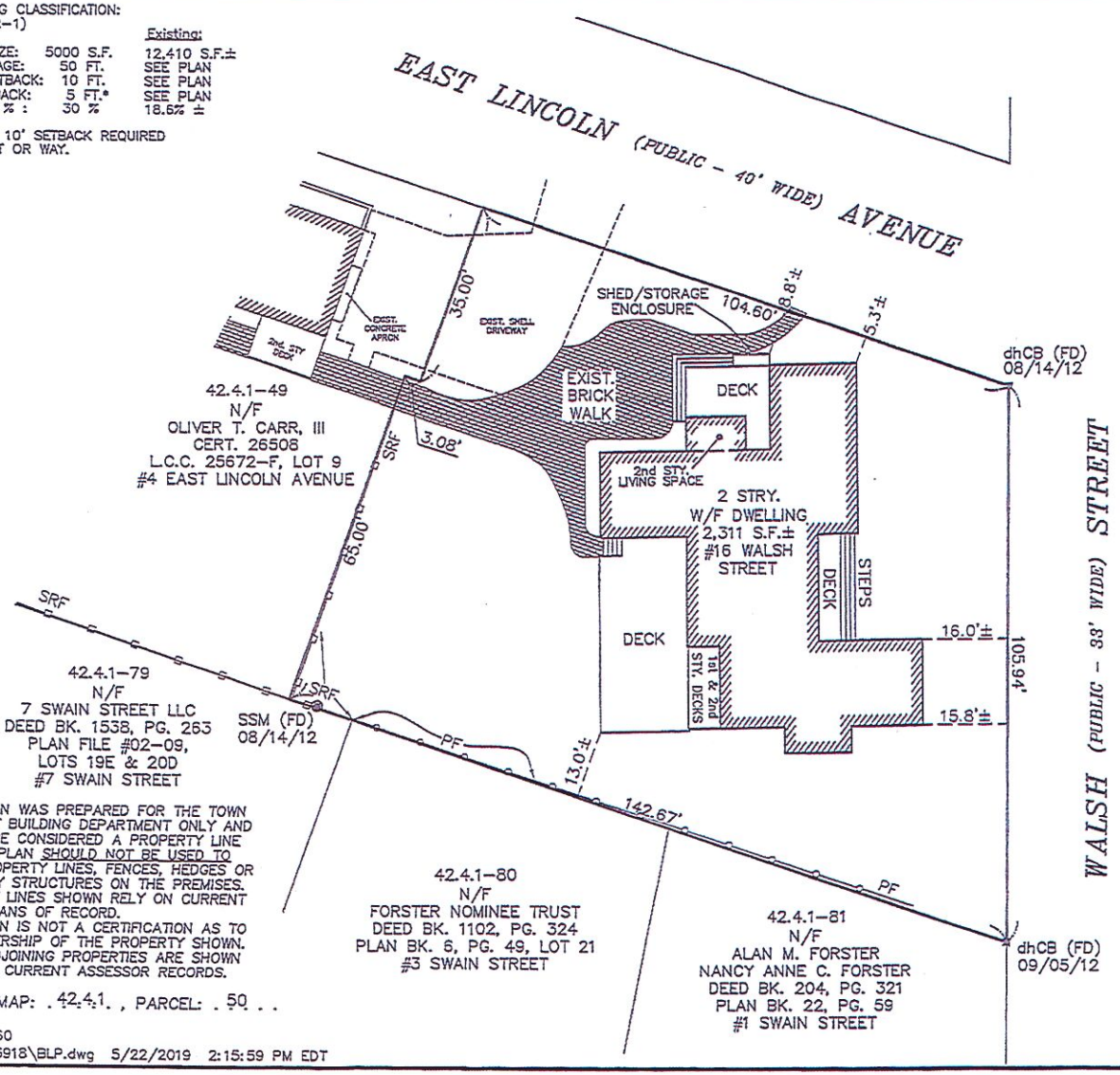

NOT TO BE RECORDED. B10-136 B-3918

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.




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

ASSESSOR MAP: . 42.4.1. , PARCEL: . 50 . .

T:\PAJE 2 JOB 60
V:\DRAWFILES\B3918\BLP.dwg 5/22/2019 2:15:59 PM EDT

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

L.C.C. 25672-A

**LEGEND**

| | |
|---|---|
| dhCB (FD) ■ | DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND |
| SSM (FD) ◎ | DENOTES STEEL SURVEY MARKER FOUND |
| SRF | DENOTES SPLIT RAIL FENCE (TYP.) |
| PF | DENOTES 5' TALL PLANK FENCE |

# BUILDING LOCATION PLAN
OF LAND IN
## NANTUCKET, MASS.

SCALE: 1"= 20' DATE: MAY 22, 2019

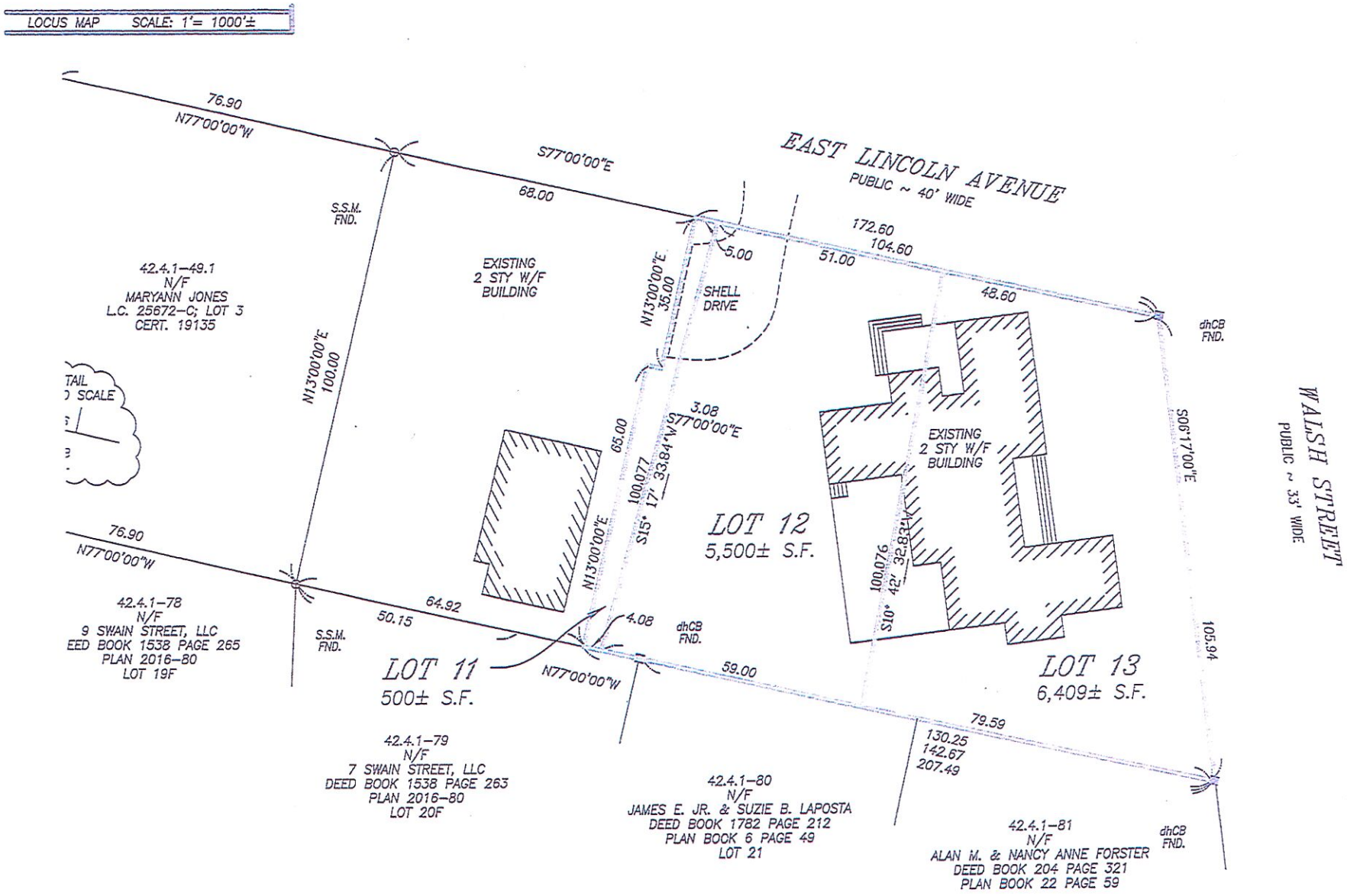
*MARTHA A. CARR, TRUSTEE*
*EAST LINCOLN AVENUE REALTY TRUST*
Owner: . . . . . .

Cert.: . #15597. . L.C. Plan: 25672-F, LOT 19 .

Locus: . . . 16 WALSH STREET . . . . . .


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


B3918


LOCUS MAP SCALE: 1"= 1000'±
EAST LINCOLN AVENUE
PUBLIC ~ 40' WIDE
WALSH STREET
PUBLIC ~ 33' WIDE
76.90
N77°00'00"W
S77°00'00"E
68.00
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

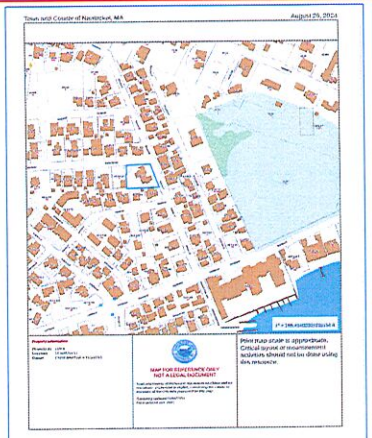
EXISTING SITE
DRAWING INDEX

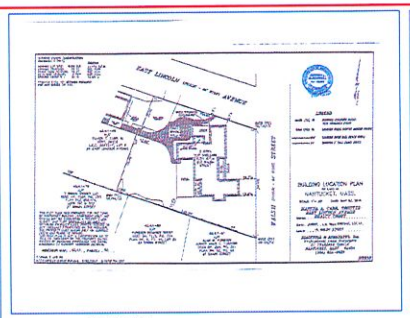
1 SITE PLAN
ZONING INFO.

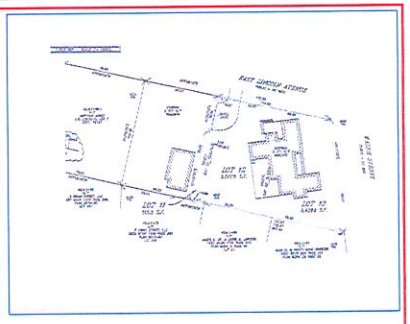
2 FLOOR PLANS:
1st & 2nd LEVELS

3 NORTH & WEST ELEVATIONS
DOOR & WINDOW SCHEDULES

4 SOUTH & EAST ELEVATIONS
DOOR & WINDOW SCHEDULES

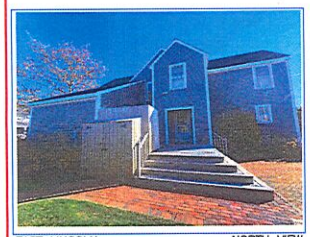




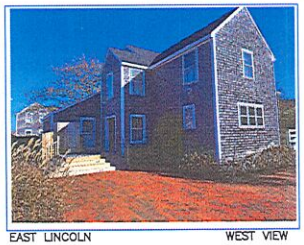


LOCUS MAP
16 WALSH STREET

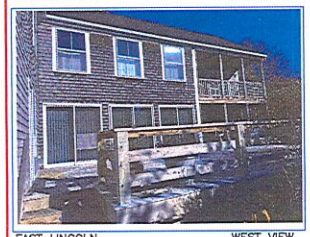
| | |
|---|---|
| MAP NO. | 42.4.1 |
| PARCEL NO. | 50 |
| ZONING CLASSIFICATION | R1 |
| LOT AREA: EXISTING | 11,909 s.f. |
| PROPOSED LOTS: | |
| LOT 12 | 5,500 s.f. |
| LOT 13 | 6,409 s.f. |
| SETBACKS: | |
| FRONT YARD@ANY STREET | 10' |
| REAR/SIDE | 5' |
| G.C.R. | 30% |
| ALLOWED G.C. | 1,650 s.f. |
| EXISTING G.C. | 0 |
| PROPOSED G.C. | 1,646 s.f. |



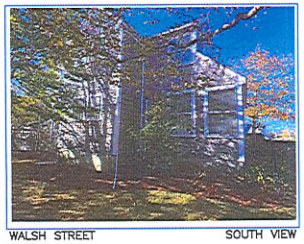
EAST LINCOLN NORTH VIEW



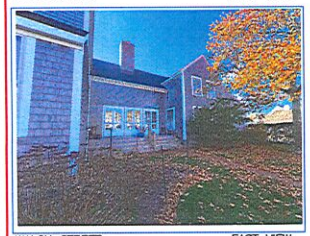
EAST LINCOLN WEST VIEW



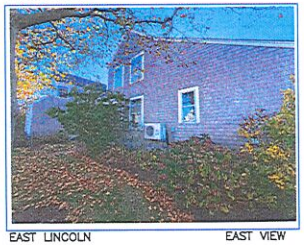
EAST LINCOLN WEST VIEW



WALSH STREET SOUTH VIEW



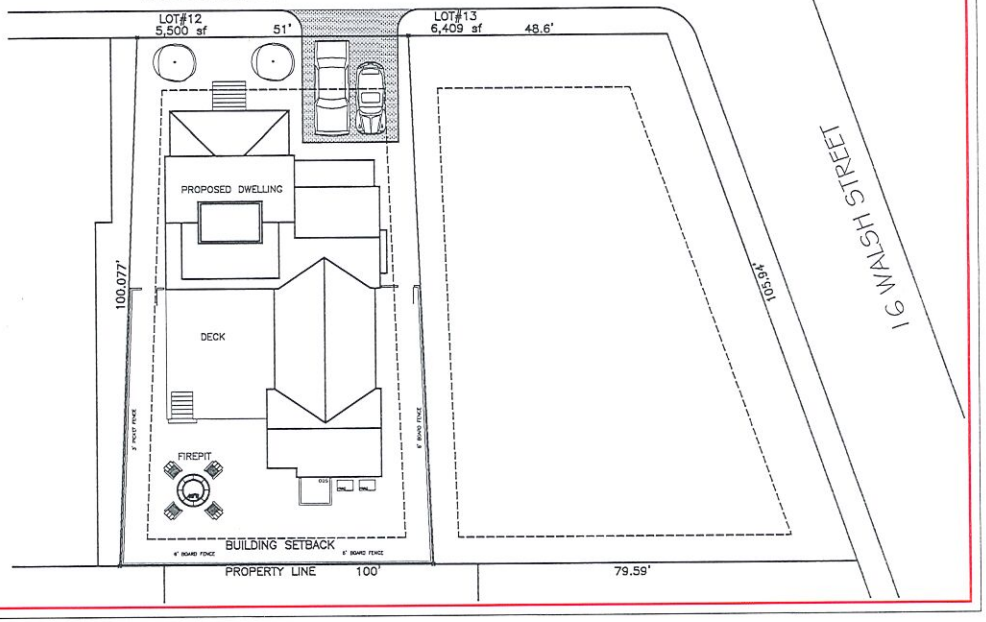
WALSH STREET EAST VIEW



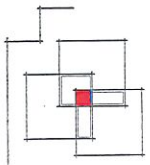
EAST LINCOLN EAST VIEW

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.

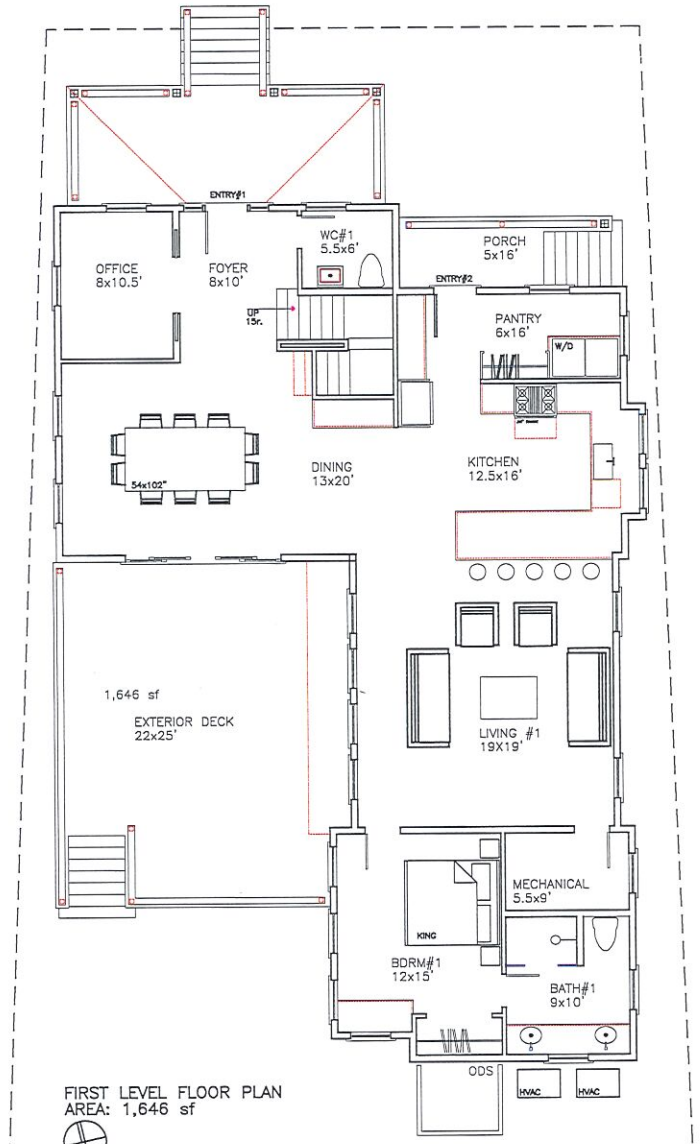
COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS
ZONING INFO.

DATE
12-21-2024

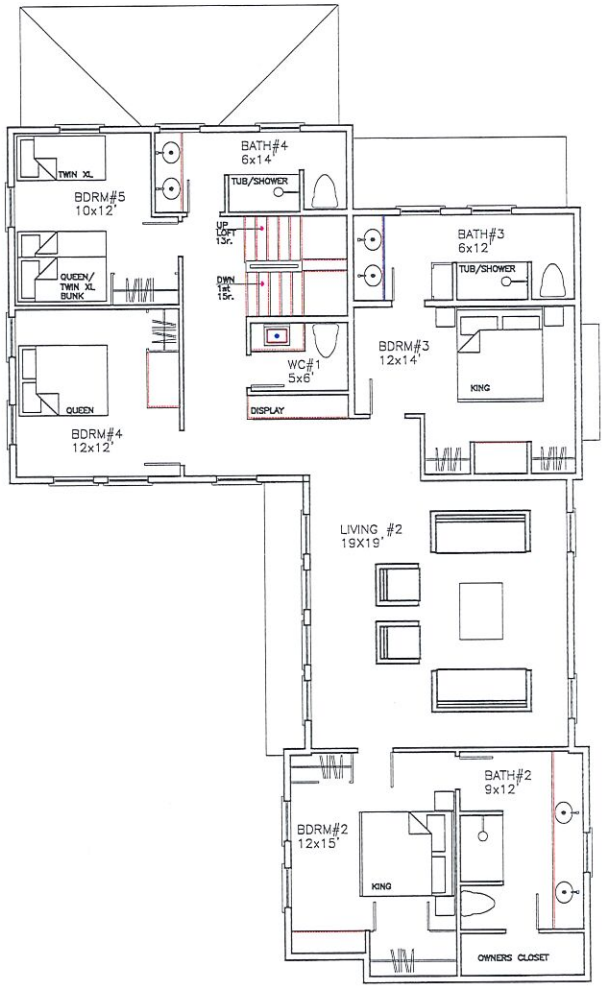
SCALE
3/32 "=1'0"

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.

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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.

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

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City, State, ZIP+4® WASHINGTON DC 20016

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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
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Street and Apt. No., or PO Box No. 1995 AUGUSTA DR
City, State, ZIP+4® CENTER VALLEY, PA 18034

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| ☐ Certified Mail Restricted Delivery | $0.00 |
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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $3.58 |

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Street and Apt. No., or PO Box No. 3602 OLDOWN ST NW
City, State, ZIP+4® WASHINGTON DC 20016

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

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Sent To CLARE
Street and Apt. No., or PO Box No. 1008 N EDISON ST
City, State, ZIP+4® ARLINGTON VA 22205

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

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12/20/2024

Sent To GUTDGMS
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| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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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

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Hamden CT 06517

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

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Street and Apt. No., or PO Box No.: 66 LAUREL RD
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Darien CT 06820

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| Certified Mail Fee | $4.85 |
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| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Street and Apt. No., or PO Box No.: 10 TAYLOR WALK LN
City, State, ZIP+4®: DARIEN CT 06820

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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 | $7.66 |

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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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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
NANTUCKET POST OFFICE
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

U.S. Postal Service™
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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
Postmark Here
NANTUCKET POST OFFICE
DEC 19 2024
02584 9998
7020 1810 0001 2800 8192
POLLACK ELLIOT & EILEEN
87 WESTERLY TERRACE
HARTFORD, CT 06105

Postmark Here
DEC 19 2024
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



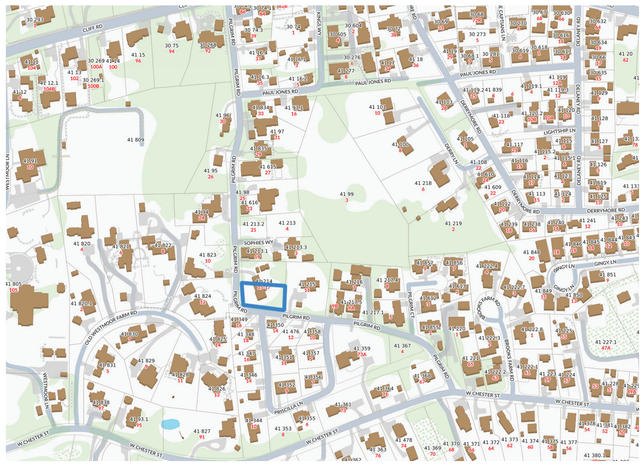
Right (East) Elevation



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

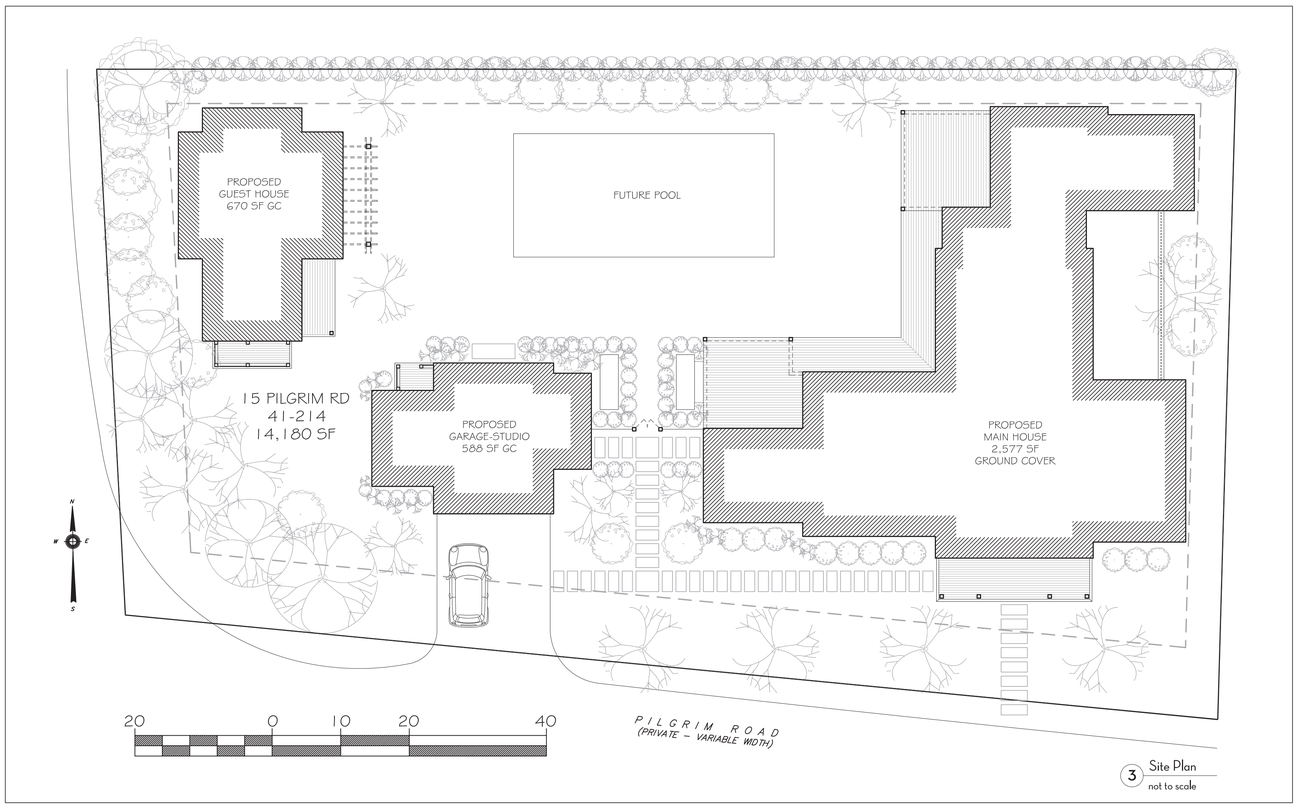

| | |
|---|---|
| G100: | Site Plan, Locus, Site Photo, Notes |
| A300-301: | Exterior Elevations |
| G102: | Window and Door Schedule |
| A100-102: | Floor Plans |


## 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

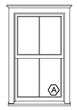
Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

15 PILGRIM ROAD
MAIN HOUSE
Nantucket, MA 02554

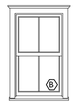
Sheet: Main House
A301

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.



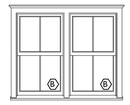

"A" Single Window
RO 3'2-5/8"w x 5'5-3/8"h
2/2 Double Hungs

Totals:
(3) Non-tempered



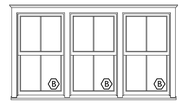

"B" Single Window
RO 3'0-5/8"w x 5'1-3/8"h
2/2 Double Hung

Totals:
(8) Non-Tempered
(3) Tempered



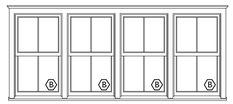

"B" Double Window
RO TBDw x 5'1-3/8"h
2/2 Double Hung

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



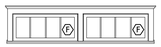

"D" Single Window
RO 2'6-5/8"w x 4'1-3/8"h
2/2 Double Hung

Totals:
(7) Non-Tempered
(1) Tempered




"E" Single Window
RO 2'2"w x 2'8"h
2w2h

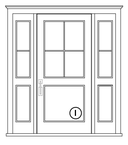
Totals:
(6) Awning
(1) Fixed
(1) Fixed Tempered




"F" Double Mull Transom
RO 8'1"w x 1'8"h
Double 4w Fixed Mulled

Totals:
(2) Non-Tempered

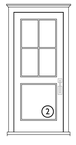
15 Pilgrim Road MAIN HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (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

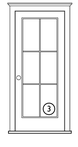
Totals:
(1) RH Inswing




"2" Mudroom Door
Door Size: 2'10"w x 7'0"h **2-1/4" Thickness

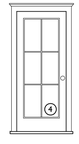
Single Point Hardware
Screen/Storm

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



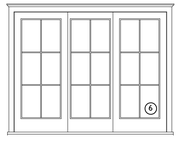

"4"
Door Size: 2'10"w x 7'0"h **2-1/4 Thickness
Single Point Hardware
Screen/Storm

Totals:
(2) LH Inswing



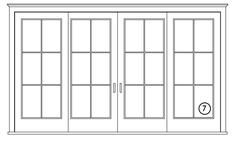

"5" Lift and Slide Door
Door Size: 6'0"w x 7'0"h

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:

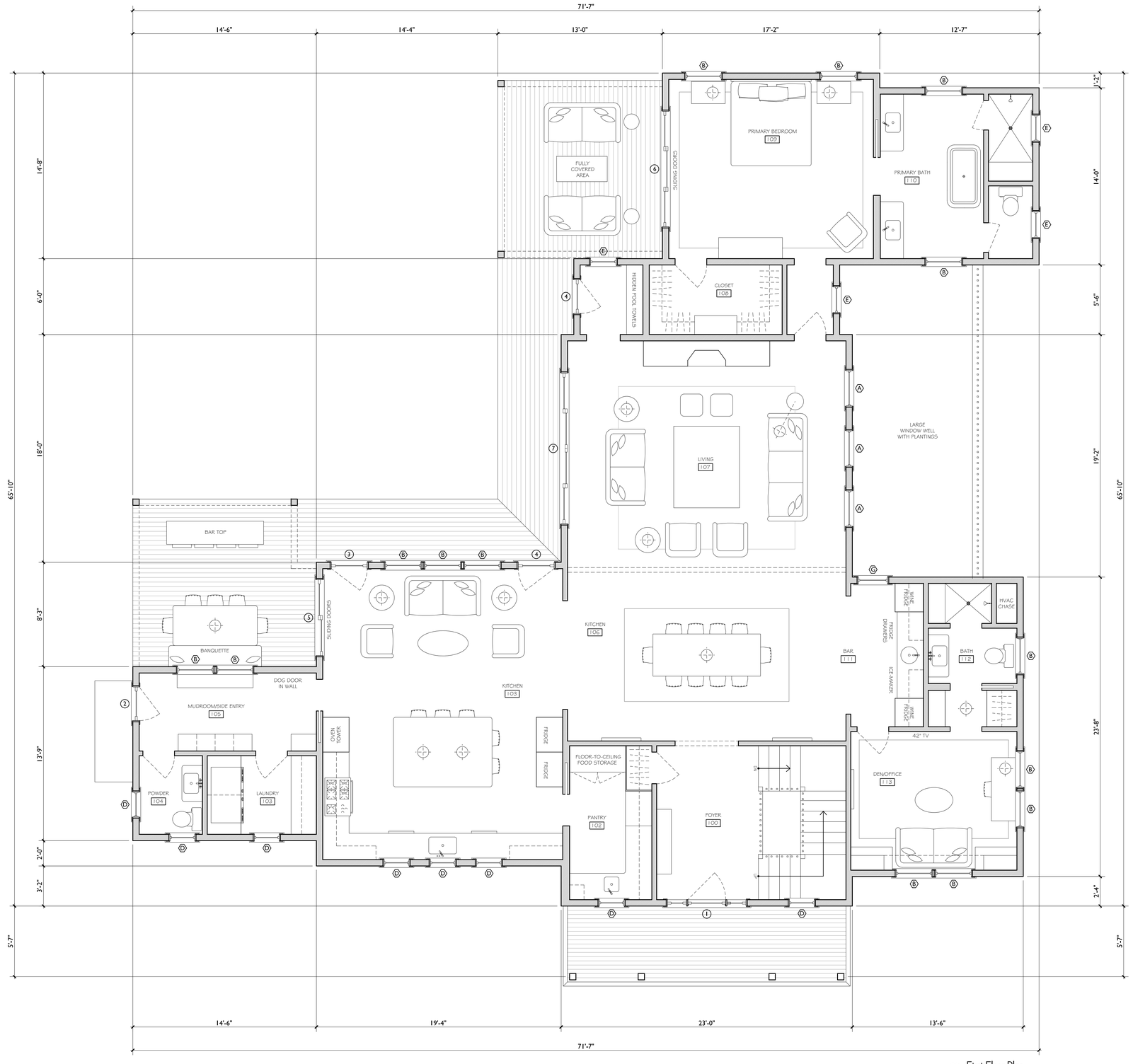
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

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:

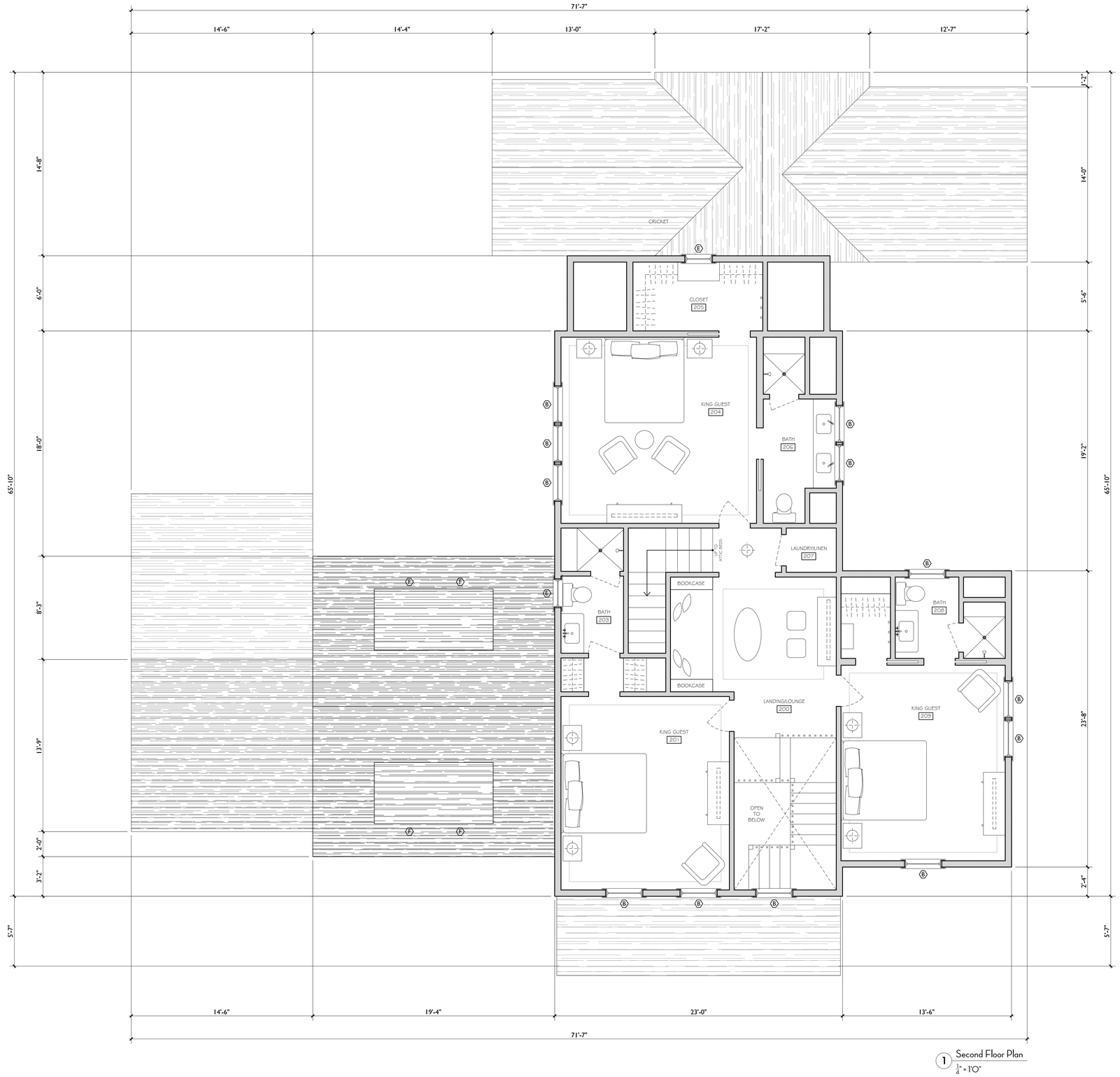
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

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

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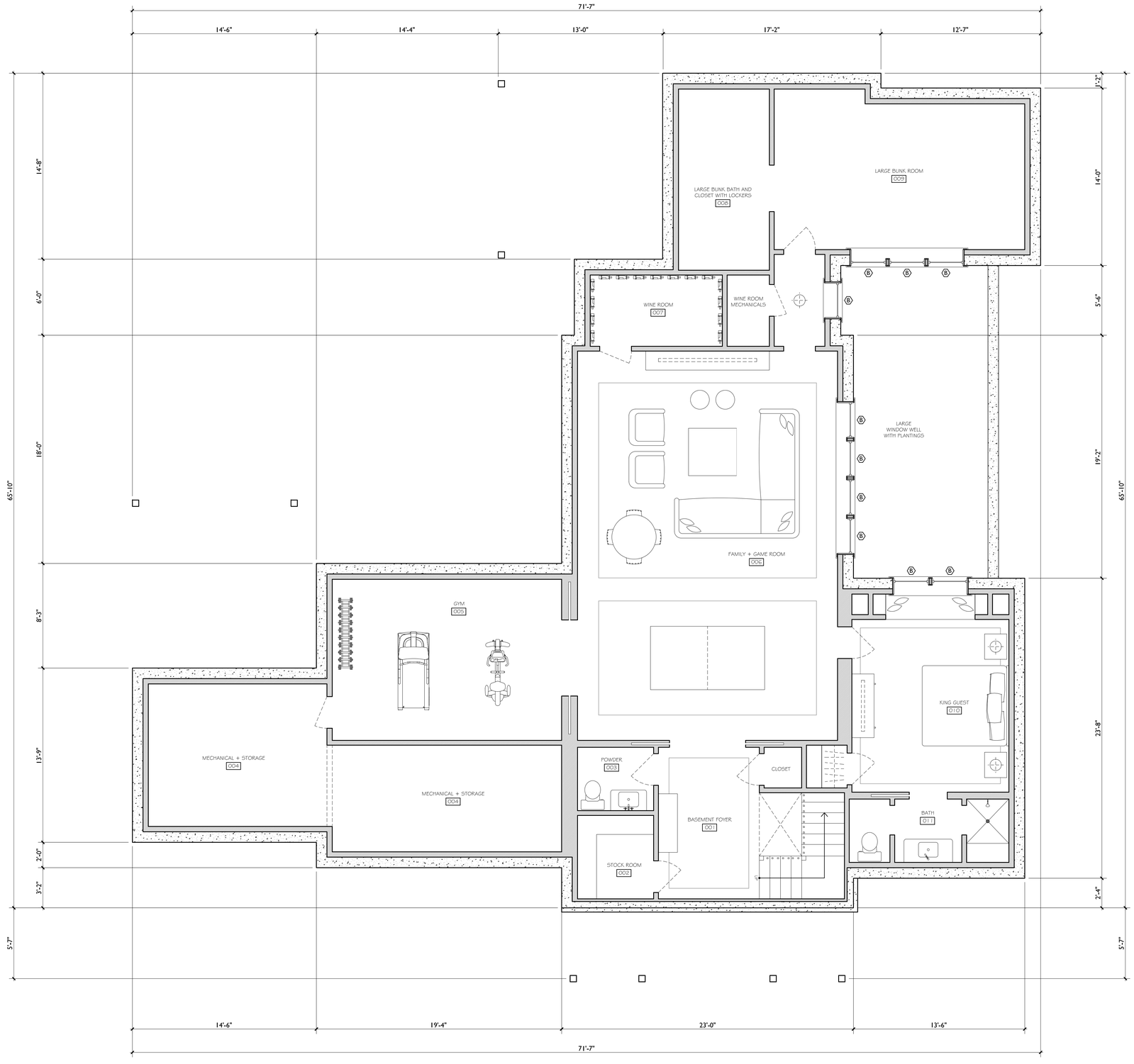
Title + Date:
Floor Plans

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 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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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

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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.

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 (East) Elevation



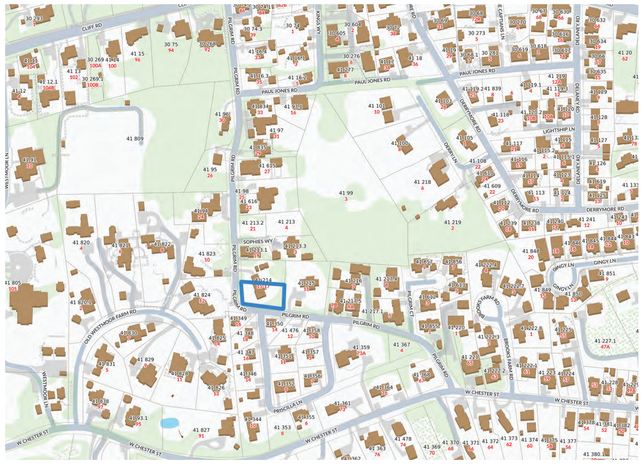
Right (North) Elevation



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:

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Hooksett, NH 03106
T. 603.232.6142

Builder:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

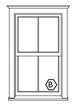
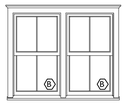
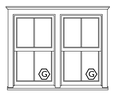
Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

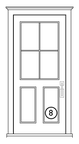
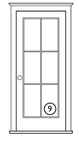
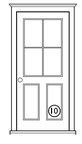
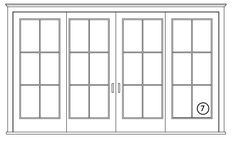
15 PILGRIM ROAD
GUEST HOUSE
Nantucket, MA 02554

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<br>RO 3'0-5/8"w x 5'1-3/8"h<br>2/2 Double Hung<br><br>Totals:<br>(3) Non-Tempered<br>(2) Tempered |  "B" Double Window<br>RO TBDw x 5'1-3/8"h<br>2/2 Double Hung<br><br>Totals:<br>(1) Tempered |  "D" Single Window<br>RO 2'6-5/8"w x 4'1-3/8"h<br>2/2 Double Hung<br><br>Totals:<br>(1) Non-Tempered | |
|  "G" Single Window<br>RO 2'8-5/8"w x 4'5-3/8"h<br>2/2 Double Hung<br><br>Totals:<br>(3) Non-Tempered<br>(1) Tempered |  "G" Double Mull Window<br>RO TBD"w x 4'5-3/8"h<br>2/2 Double Hung<br><br>Totals:<br>(2) Non-Tempered |  "H" Single Window<br>RO 3'0"w x 1'8"h<br>3w Fixed<br><br>Totals:<br>(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"<br>Door Size: 3'0"w x 7'0"h **2-1/4" Thickness<br><br>Single Point Hardware<br>No screen/storm<br><br>Totals:<br>(1) LH Inswing |  "9"<br>Door Size: 2'8"w x 7'0"h<br><br>Totals:<br>(1) LH Outswing |  "10"<br>Door Size: 3'0"w x 7'0"h **2-1/4" Thickness<br><br>Single Point Hardware<br>With screen/storm<br><br>Totals:<br>(1) RH Inswing | |
|  "7" Lift and Slide Door<br>Door Size: 12'0"w x 7'0"h<br><br>Totals:<br>(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:

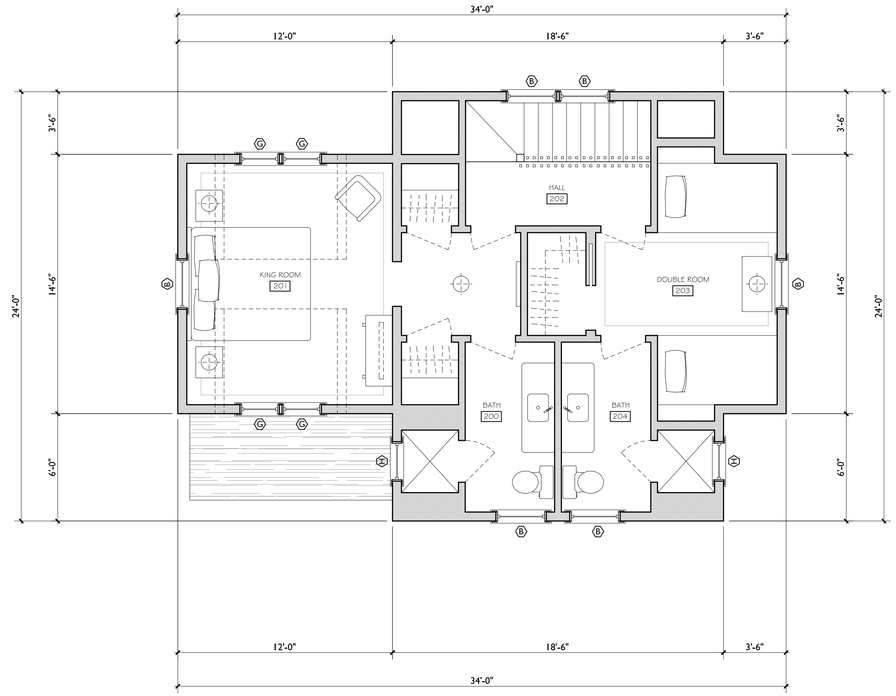
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Window and Door Schedule

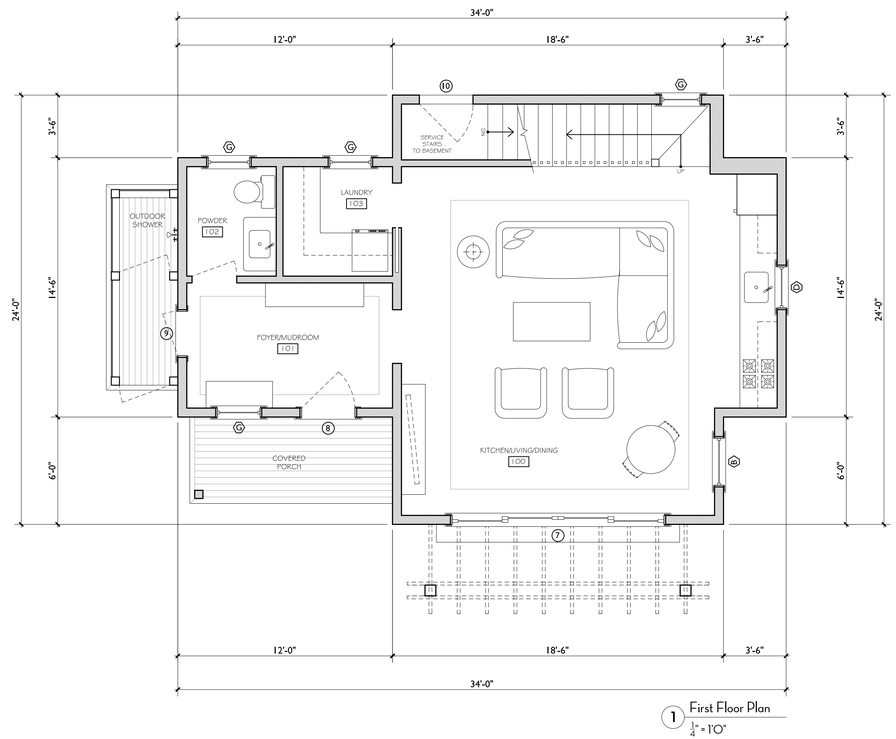
HDC Submittal 12/20/2024

15 PILGRIM ROAD
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
G102




2 Second Floor Plan
1/4" = 1'0"




1 First Floor Plan
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 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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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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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.

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 Garage-Studio

## SHEET INDEX

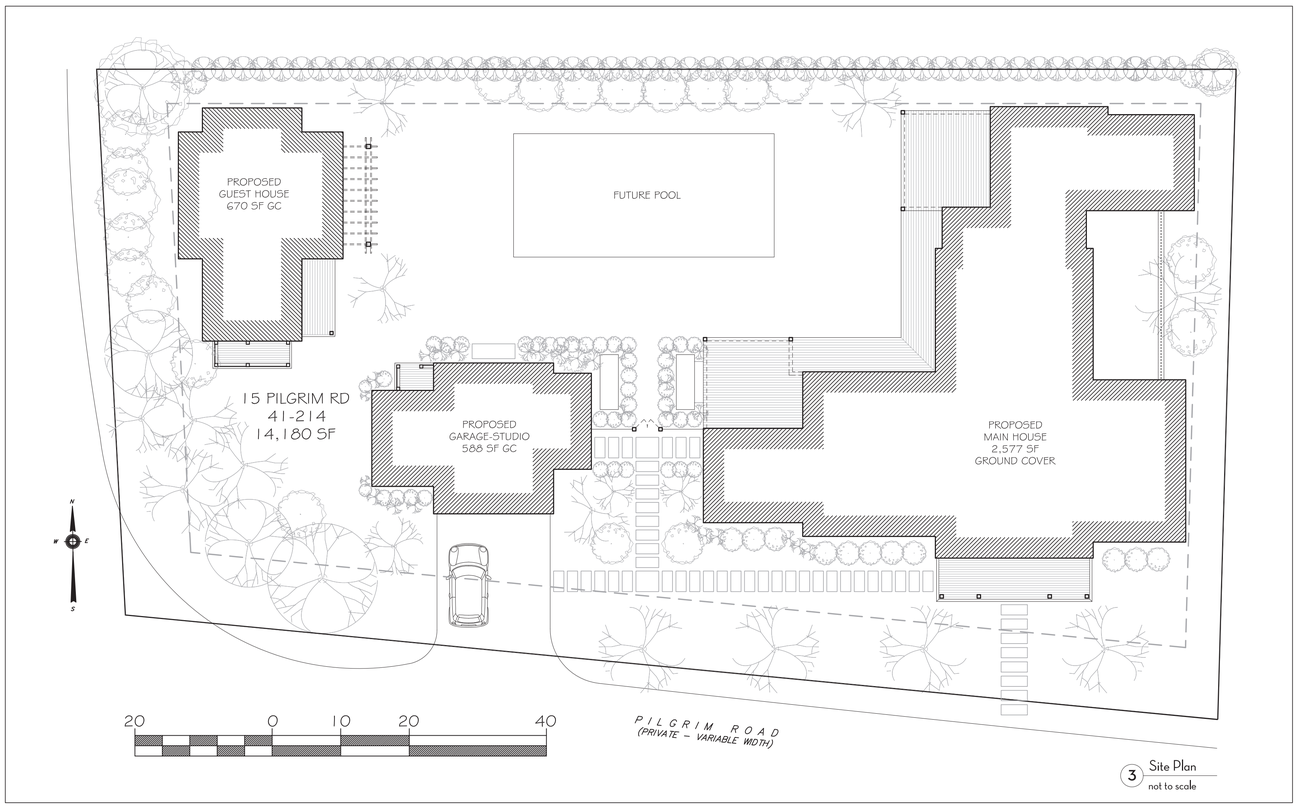

G100: Site Plan, Locus, Site Photo, Notes
A300: Exterior Elevations
G102: Window and Door Schedule
A100: Floor Plans


## 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

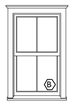
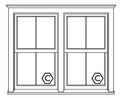
Title + Date:
Exterior Elevations

HDC Submittal 12/20/2024

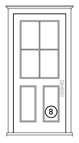
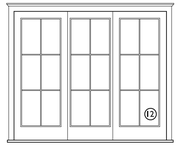
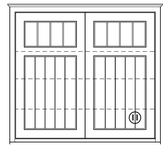
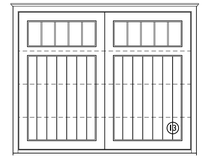
15 PILGRIM ROAD
GARAGE-STUDIO
Nantucket, MA 02554

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<br>RO 3'0-5/8"w x 5'1-3/8"h<br>2/2 Double Hung<br><br>Totals:<br>(1) Non-Tempered |  "C" Double Mull Window<br>RO TBD"w x 4'9-3/8"h (single window RO 2' 10-5/8")<br>2/2 Double Hung<br><br>Totals:<br>(2) Non-Tempered |  "E" Single Window<br>RO 2'2"w x 2'8"h<br>2w2h<br><br>Totals:<br>(1) Awning<br>(1) Fixed Tempered |  "H" Single Window<br>RO 3'0"w x 1'8"h<br>3w Fixed<br><br>Totals:<br>(3) Non-Tempered<br>(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"<br>Door Size: 3'0"w x 7'0"h **2-1/4" Thickness<br><br>Single Point Hardware<br>No screen/storm<br><br>Totals:<br>(1) LH Inswing |  "12" Lift and Slide Door<br>Door Size: 9'0"w x 7'5"h<br><br>Totals:<br>(1) Outer Panels Operate, with sliding screens |  "12" Overhead Lift Door<br>Door Size: 8'0"w x 7'6"h<br><br>Totals:<br>(1) Wood with SDL lights |  "13" Overhead Lift Door<br>Door Size: 10'0"w x 8'0"h<br><br>Totals:<br>(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:

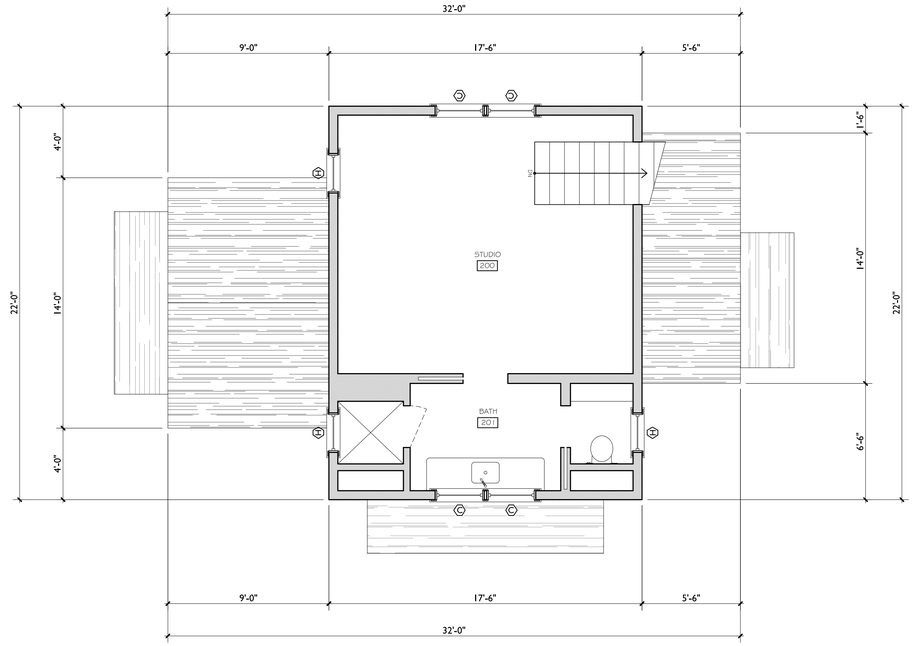
Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Window and Door Schedule

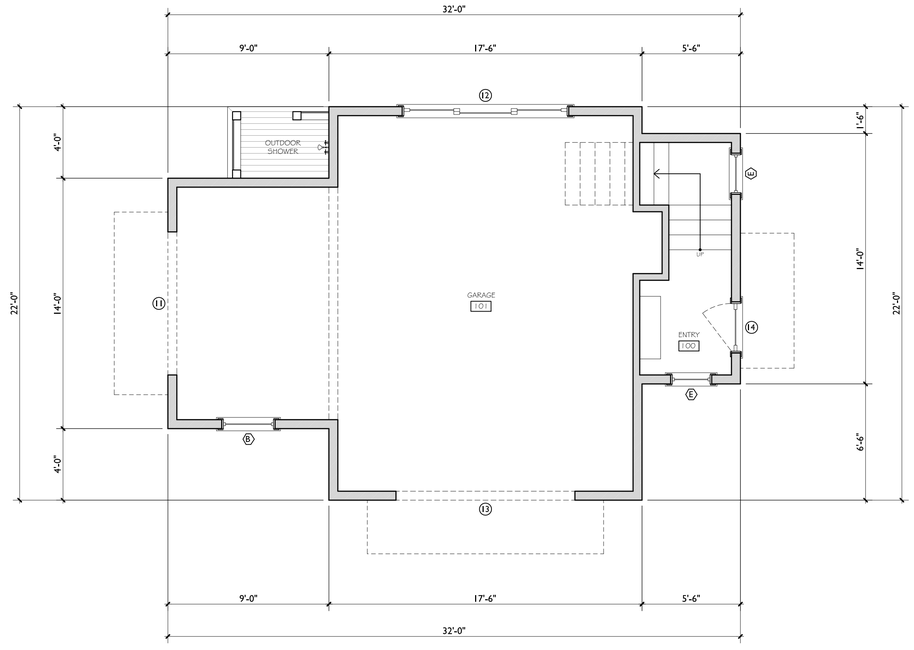
HDC Submittal 12/20/2024

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

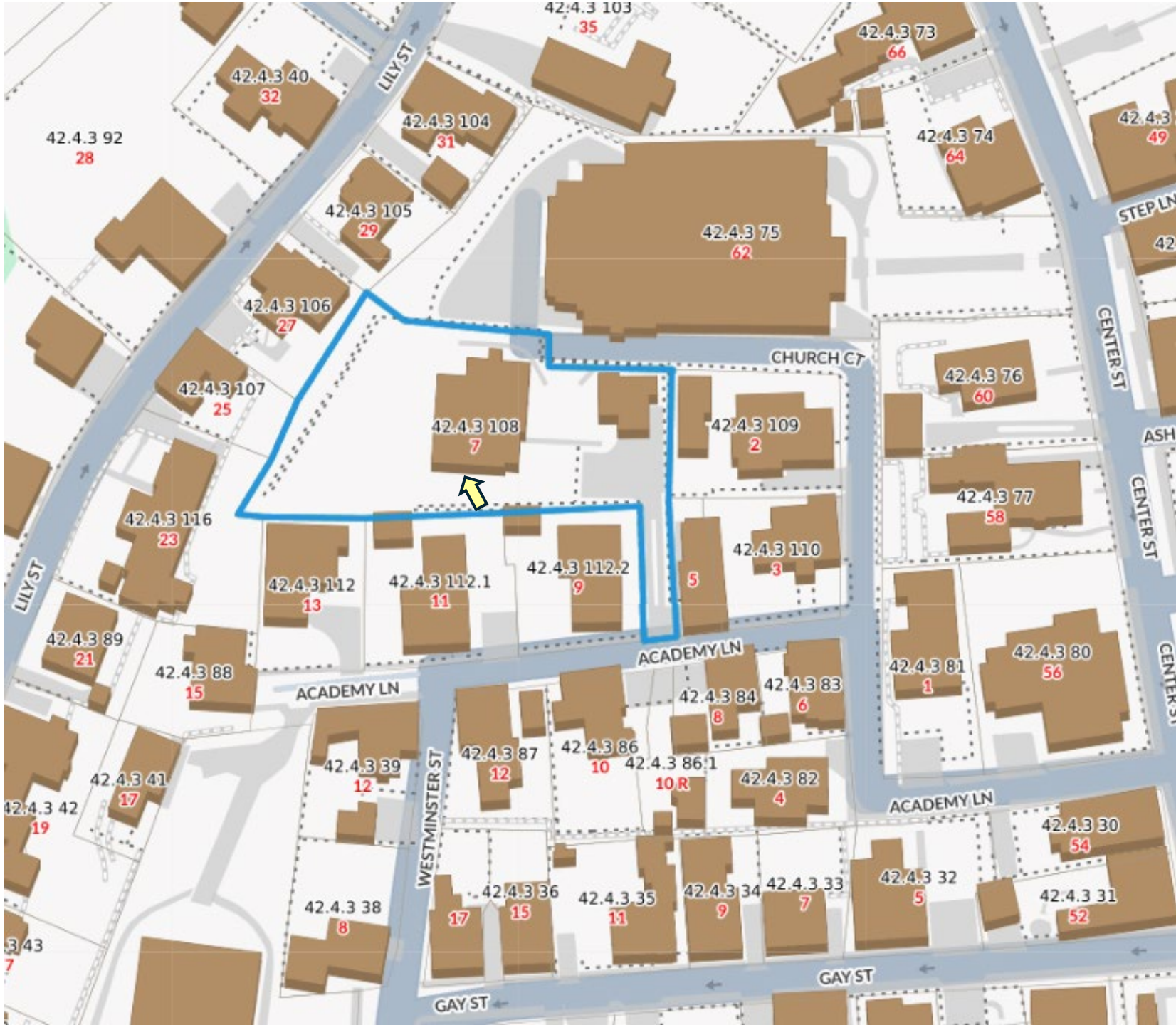
# Hanson Family

Replace one window

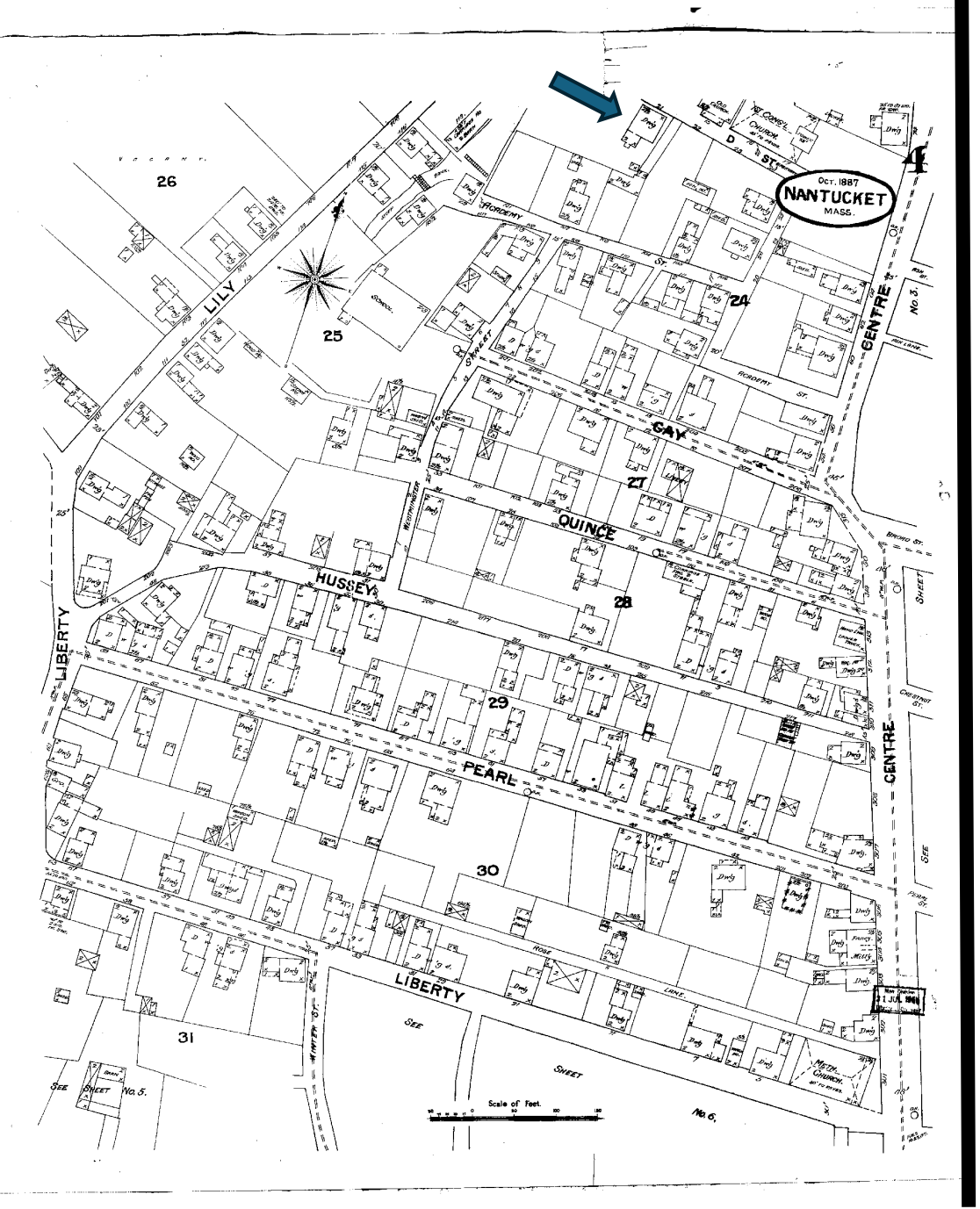
12-19-24



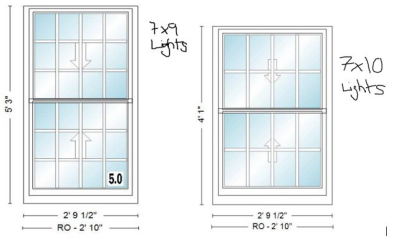
Captain Reuban Bunker house
circa 1800



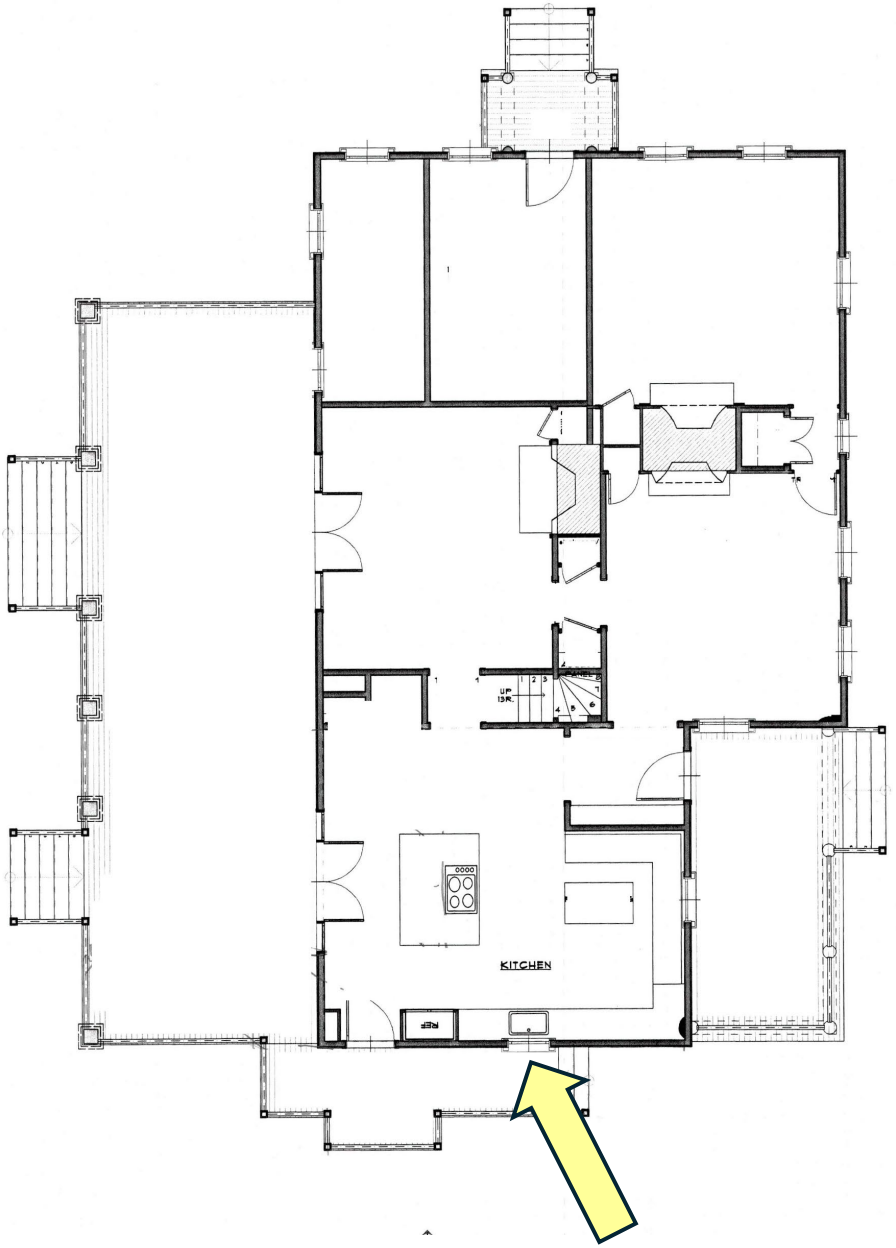

First Congregational
Church Nantucket
Church Ct
7
2
58
3
Church Ct
9
5
11




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

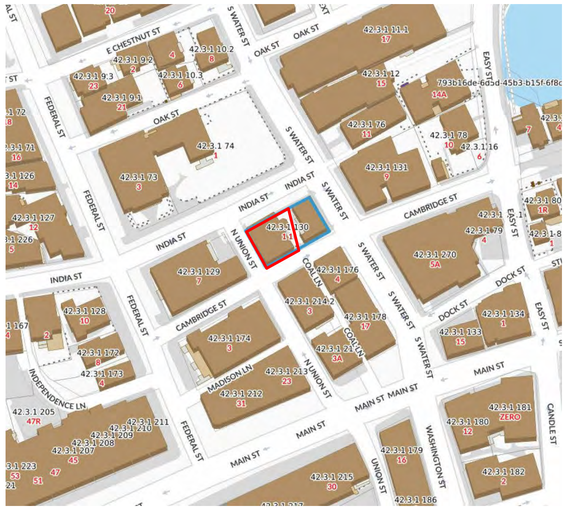
**Date:** 1/6/22

# *Mixed Use Building*

## 1 Cambridge Street
## Nantucket, MA 02554

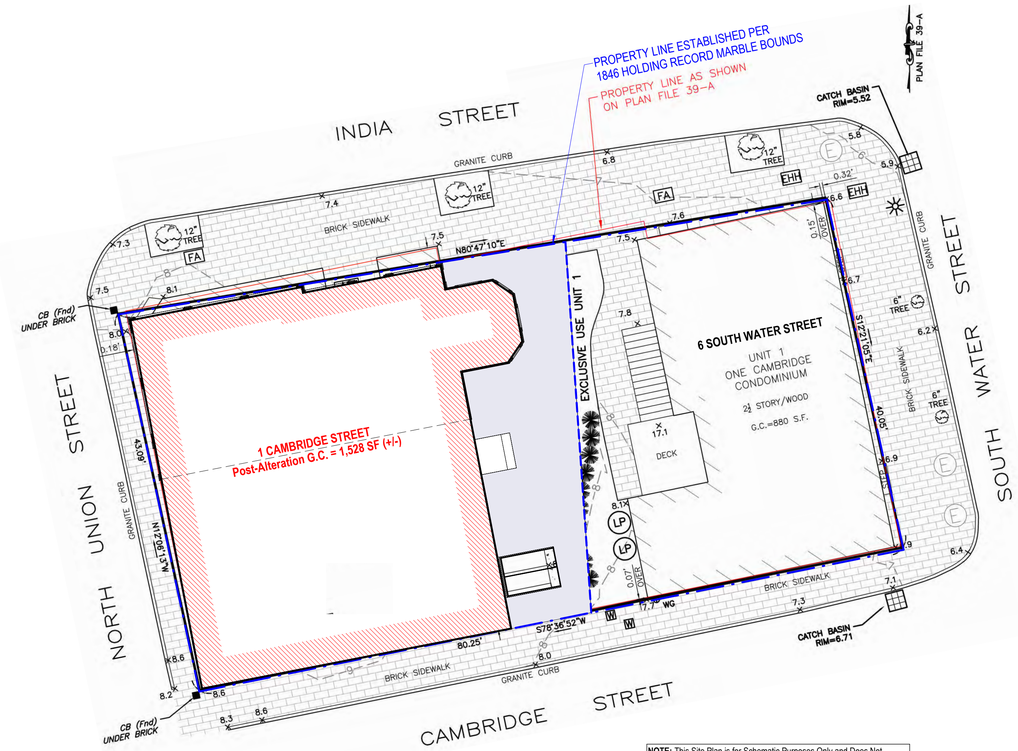
12.20.24

*H.D.C. Application*



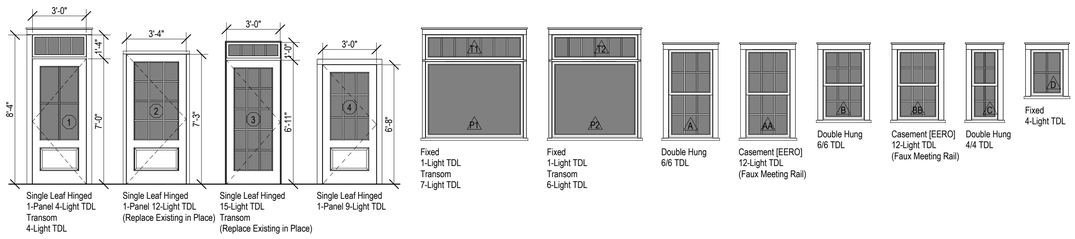

1 Locus & Aerial Map
Not to Scale






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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S.2.0 Foundation Details
S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Building Sections
D.1.1 Roof, Floor & Wall Assemblies


**Revisions**

**Cover Sheet**


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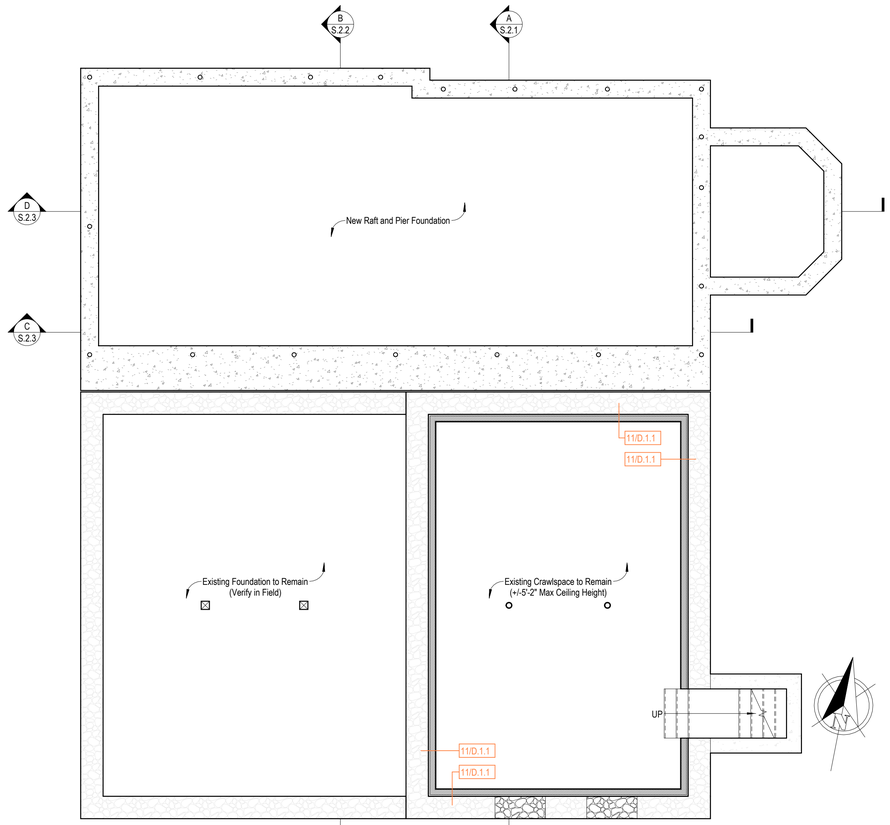
**A.0.1**

**2053**

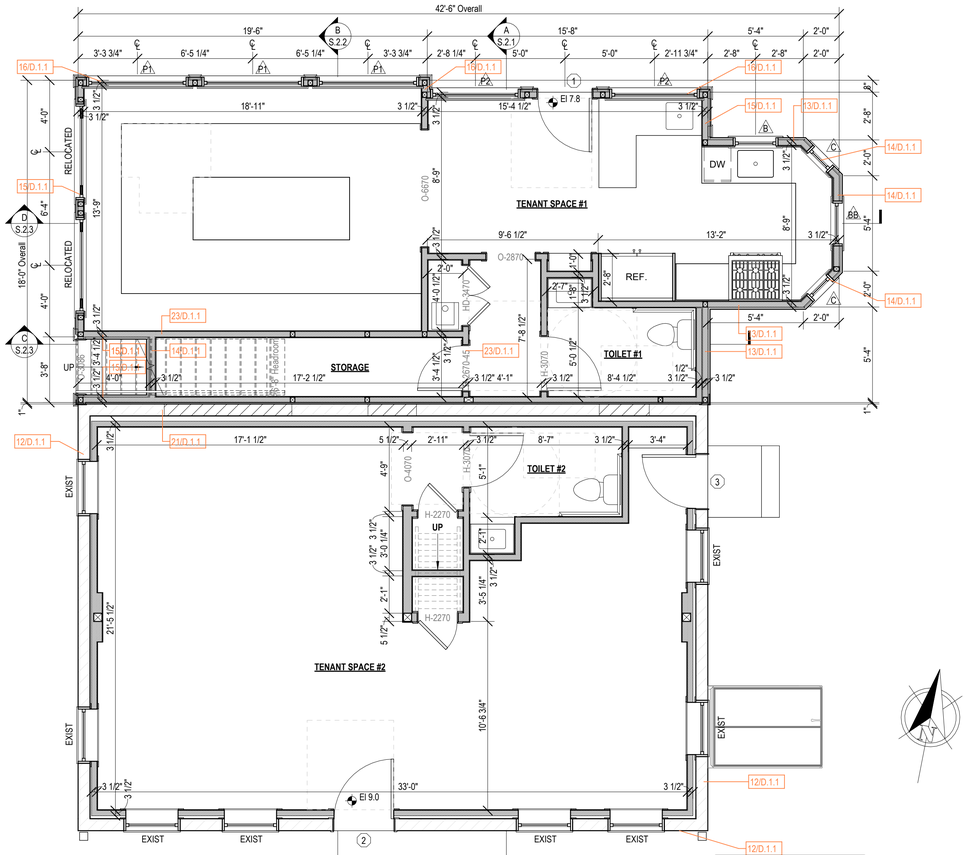
12.20.24

H.D.C. Application



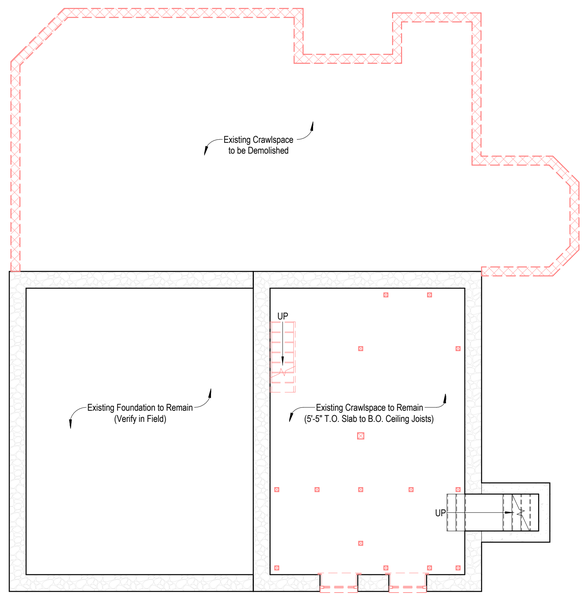

1 Crawlspace Plan - Proposed
1/4" = 1'-0"

**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.

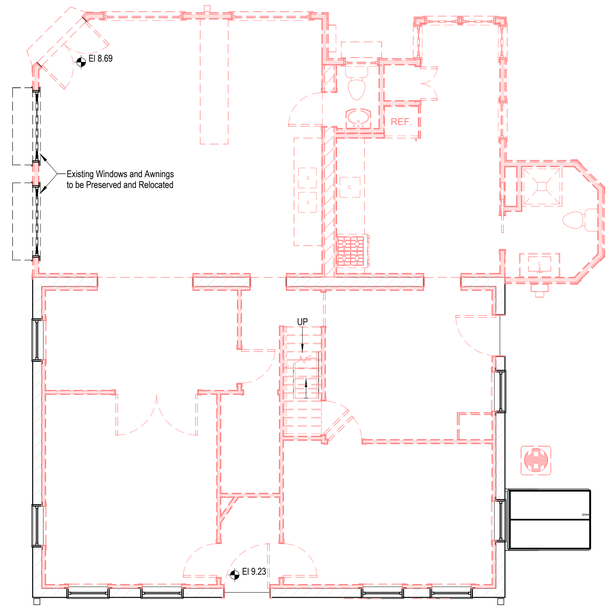
2 First Floor Plan - Proposed
1/4" = 1'-0"




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"

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| S.2.2 | Building Sections |
| S.2.3 | Building Sections |
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**Floor Plans**


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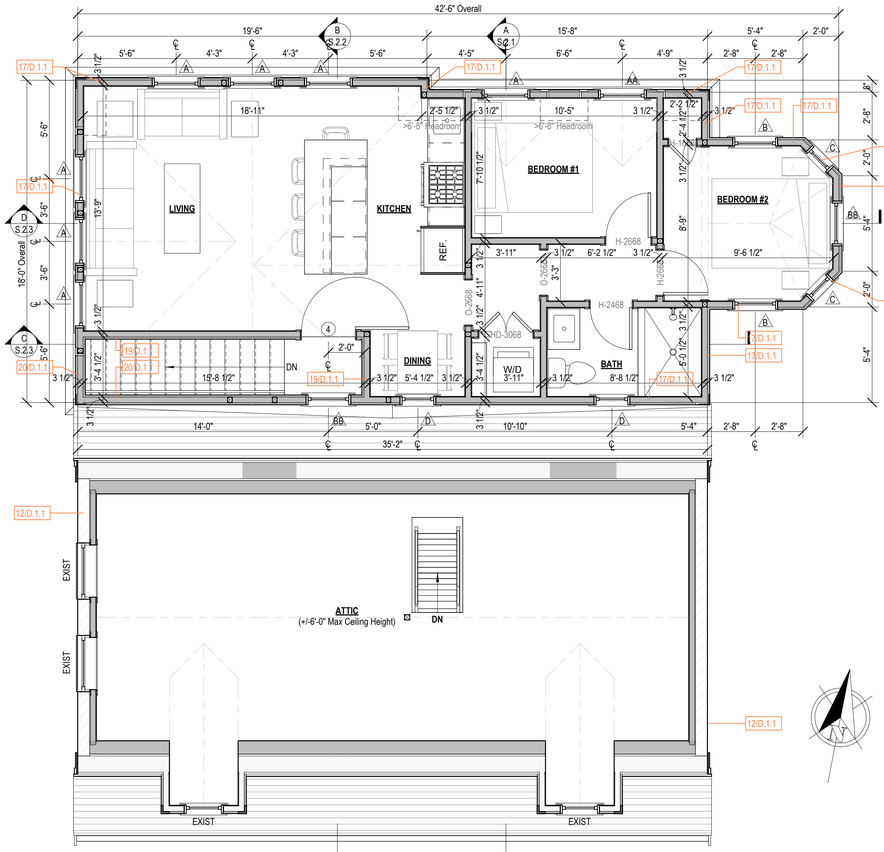
**A.1.1**
**2053**

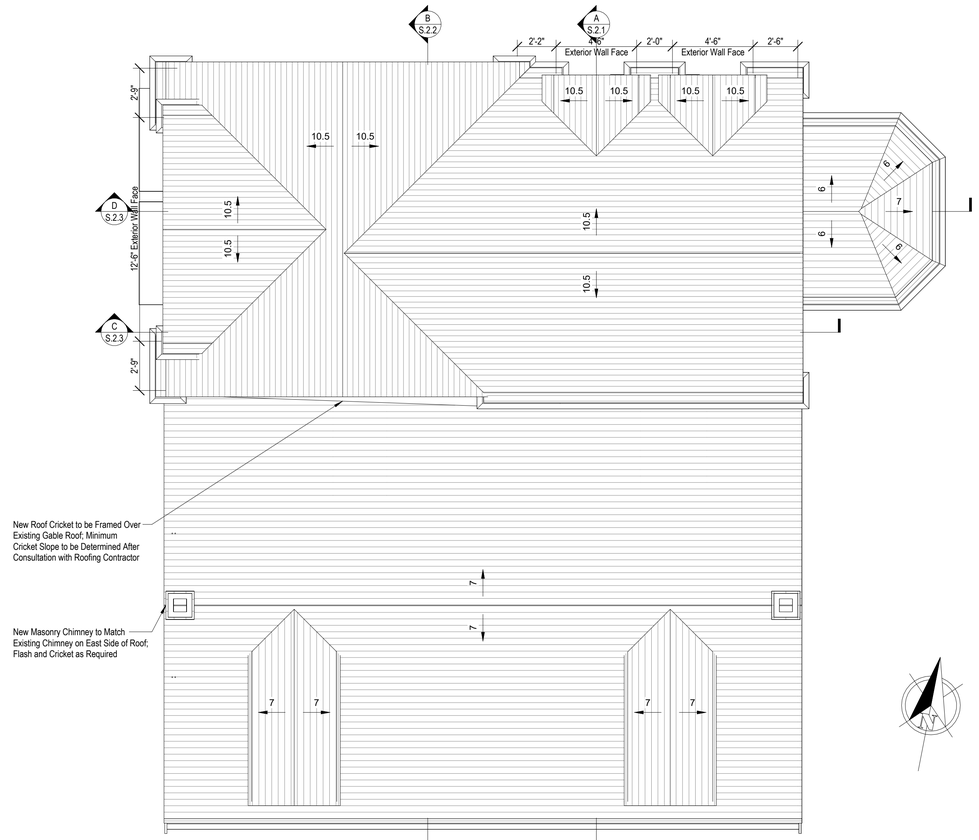
12.20.24

H.D.C. Application

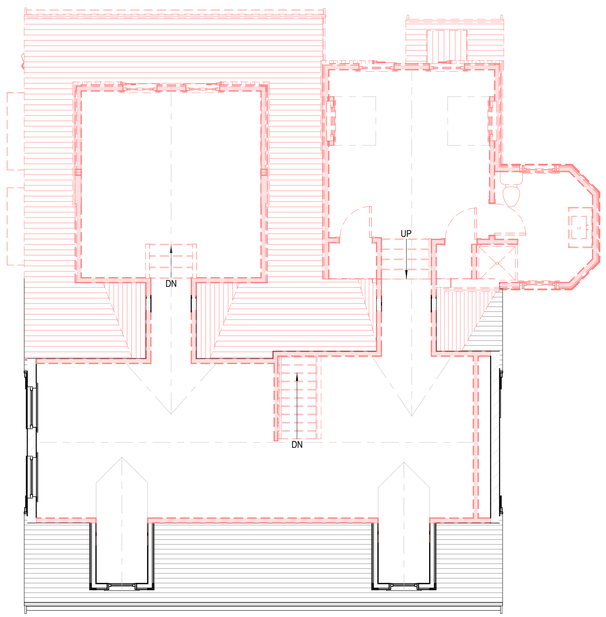



1 Second Floor Plan - Proposed
1/4" = 1'-0"

**NOTE:** Refer to Wall Assemblies on D.1.1.
All Interior Partitions to be Type 22/D.1.1
Except Where Otherwise Specified.



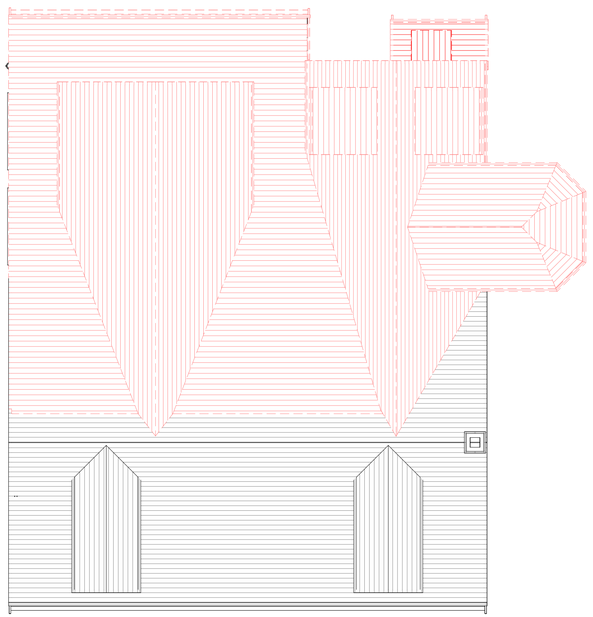

2 Roof Plan - Proposed
1/4" = 1'-0"




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"

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**A.1.2**
**2053**

12.20.24

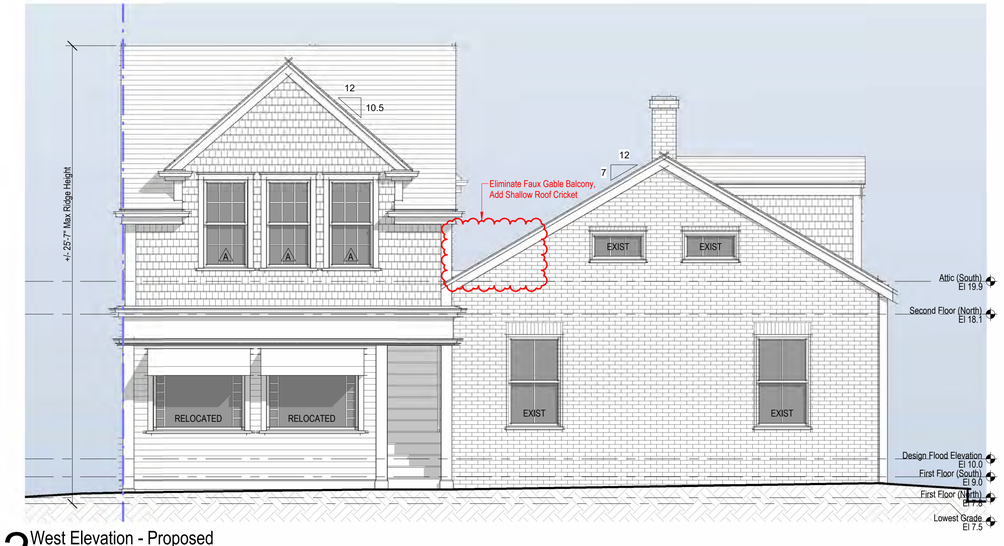
H.D.C. Application

**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.




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




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



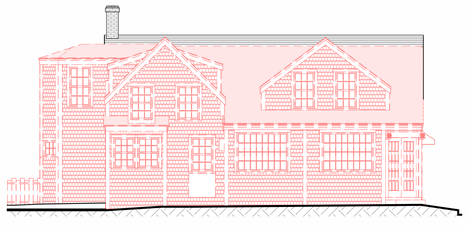
North Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



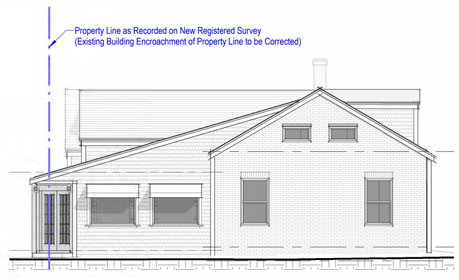
West Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



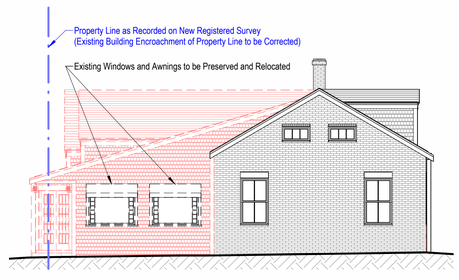
North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"




West Elevation - Existing
1/8" = 1'-0"




West Elevation - Demolition
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**Revisions**

**Exterior Elevations**


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**A.2.1**
**2053**

12.20.24

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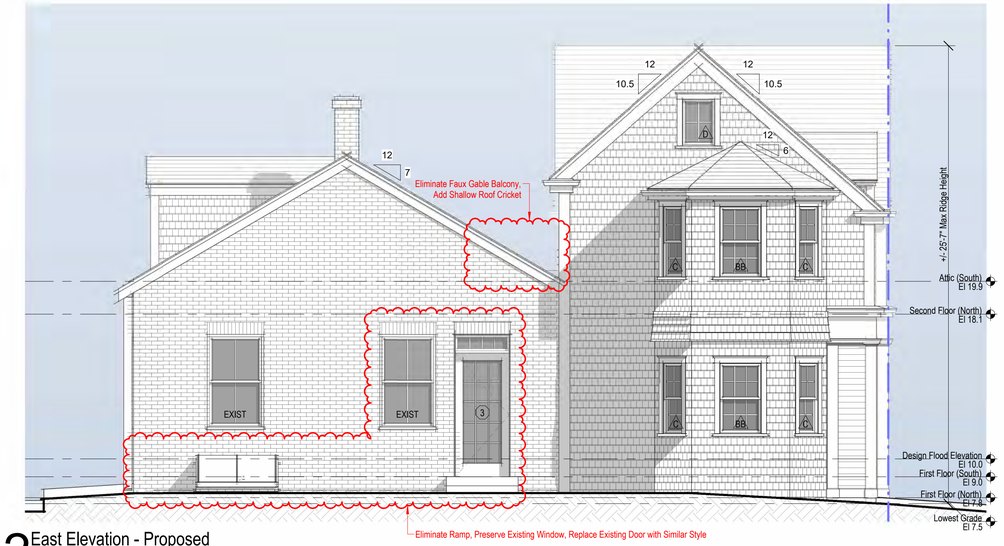



2 East Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



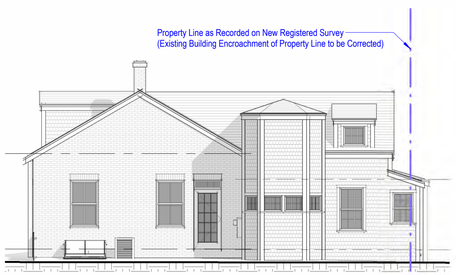
East Elevation - Previously Approved (04-23-24)
1/8" = 1'-0"



South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"




East Elevation - Existing
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East Elevation - Demolition
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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.)



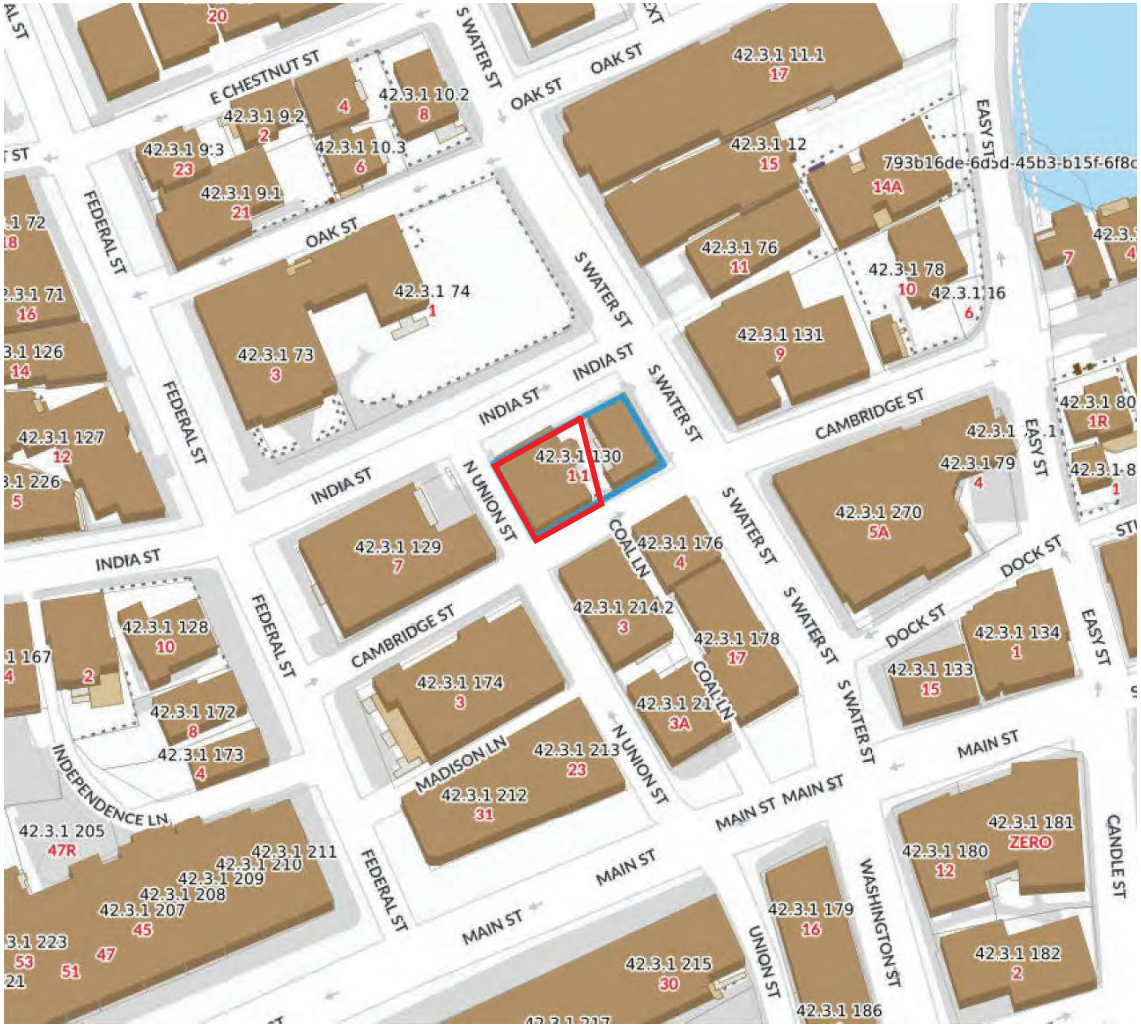
Existing North Photo (India St.)

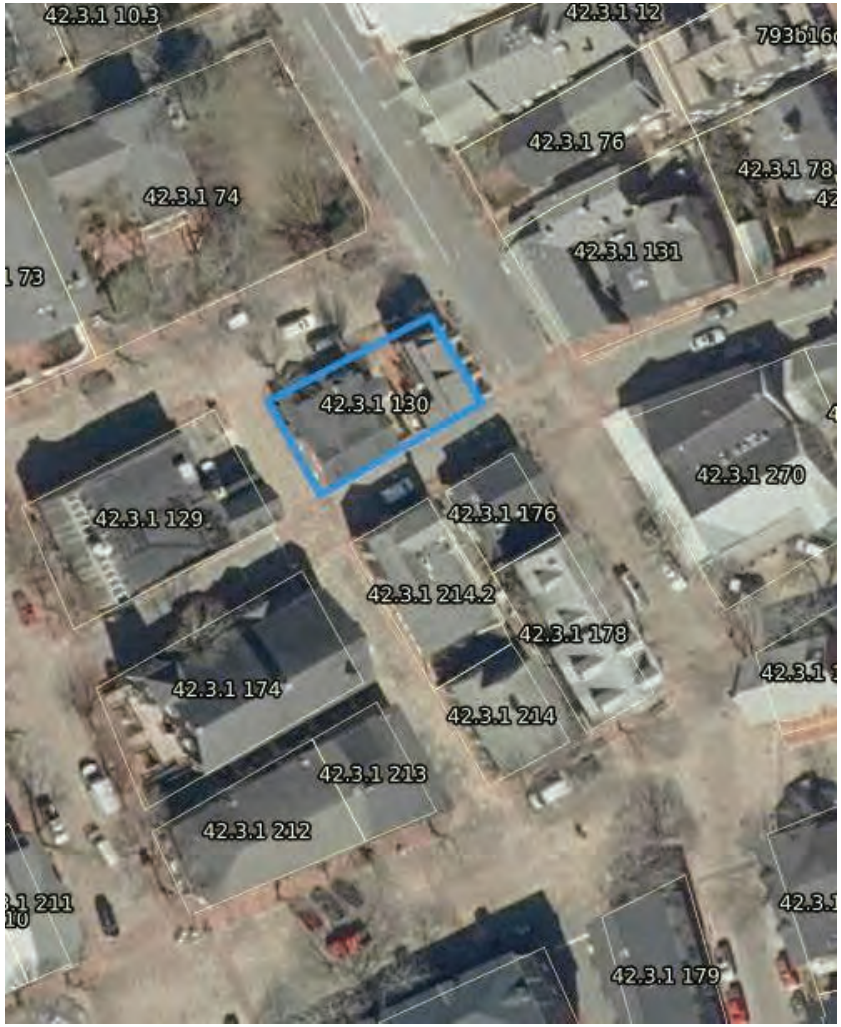


Existing Northwest Photo (India St. @ North Union St.)



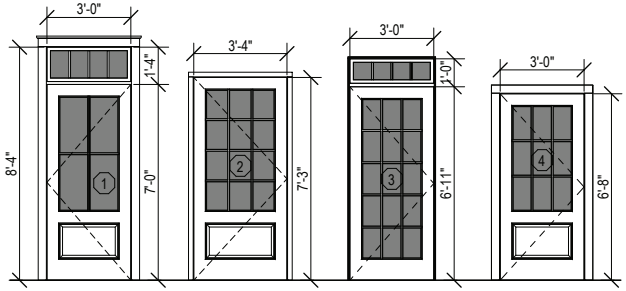
Existing West Photo (North Union St.)

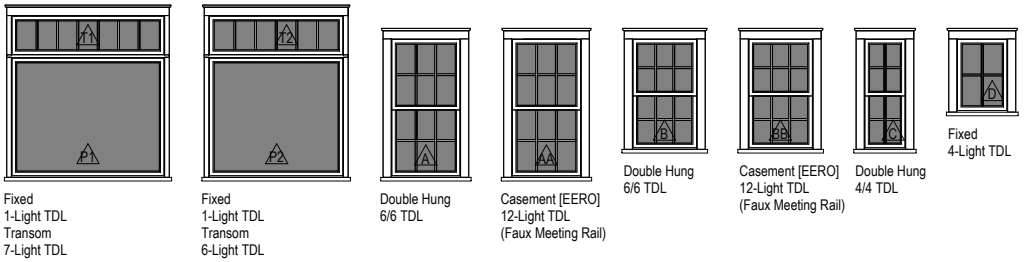



1 Locus & Aerial Map

Not to Scale




# 2 Exterior Door & Window Legend

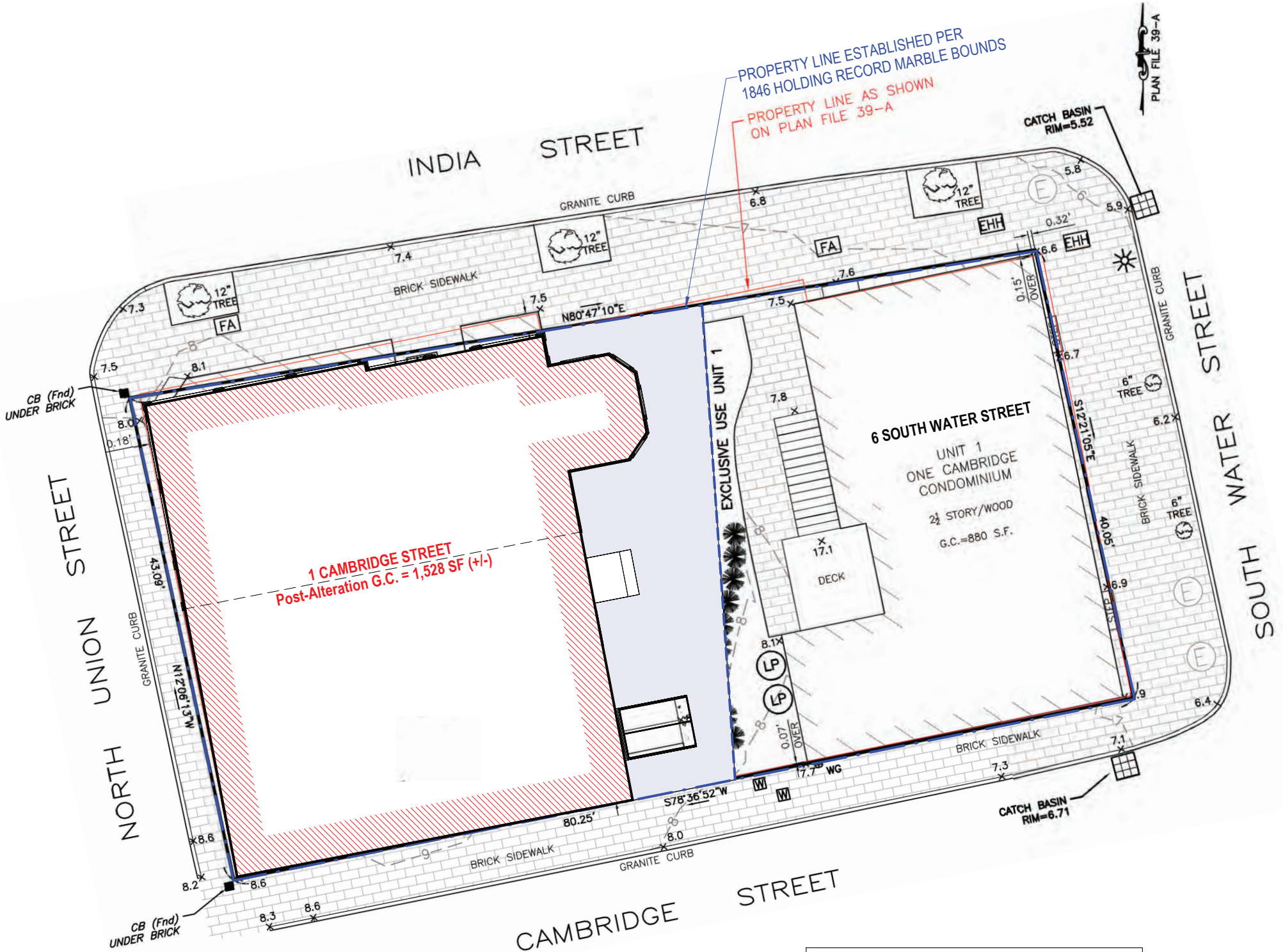
1/4" = 1'-0"

| 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 |

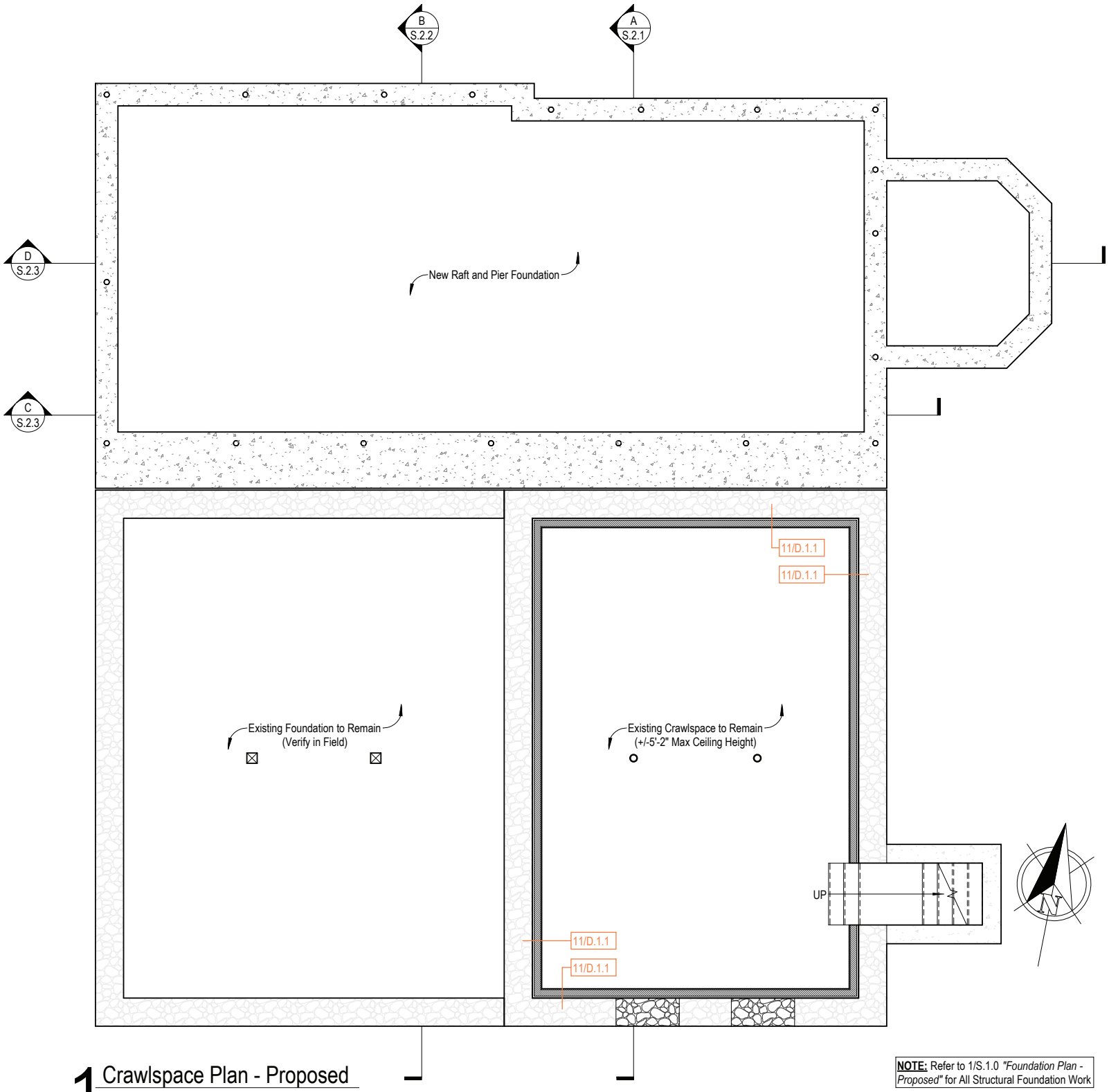
**EXTERIOR DOOR & WINDOW NOTES**

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"

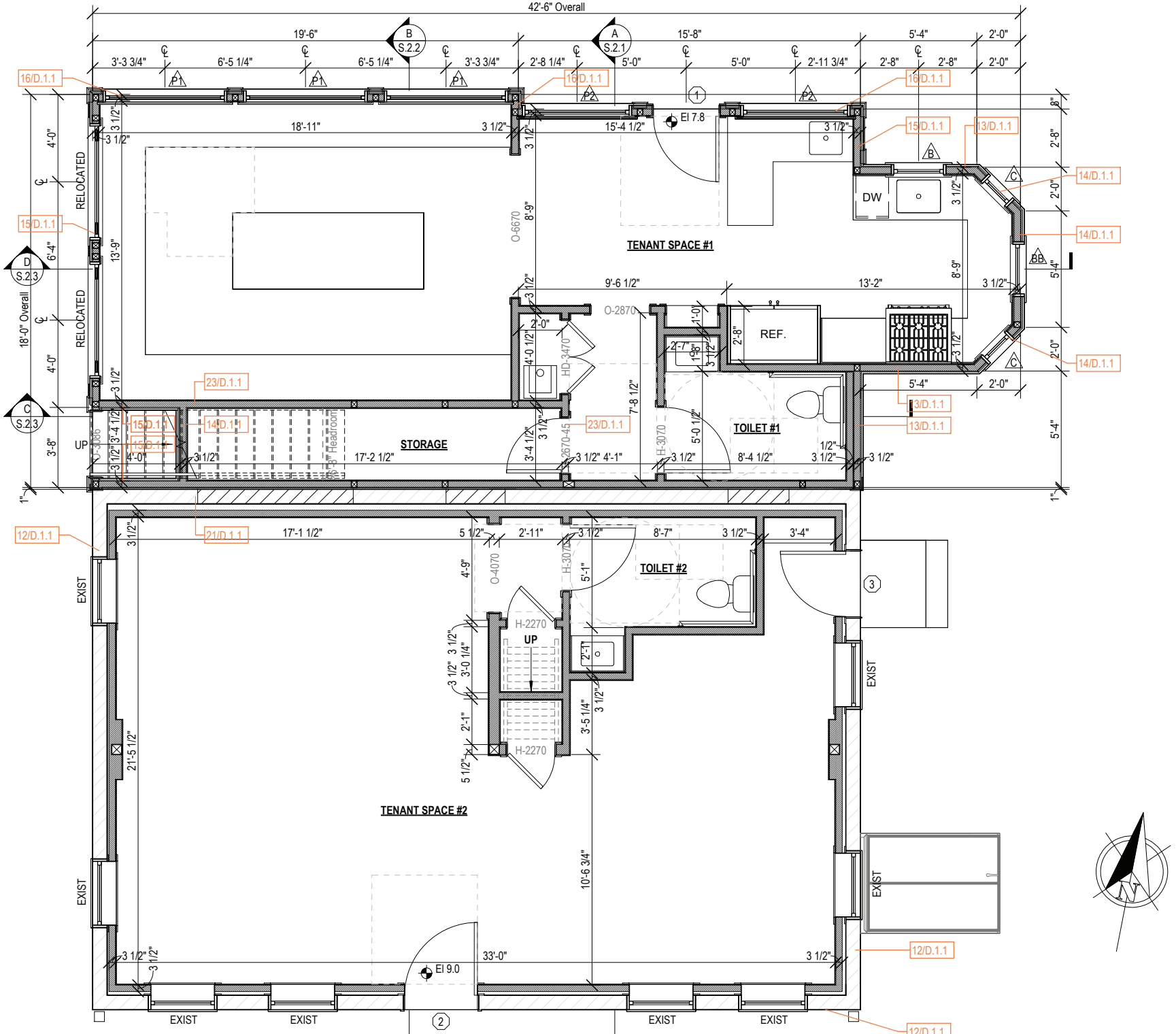
**NOTE:** This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. Refer to Stamped Site Plan by *Site Design Engineering, LLC* for All Proposed Site Work and Zoning Information.




# 1 Crawlspace Plan - Proposed

1/4" = 1'-0"

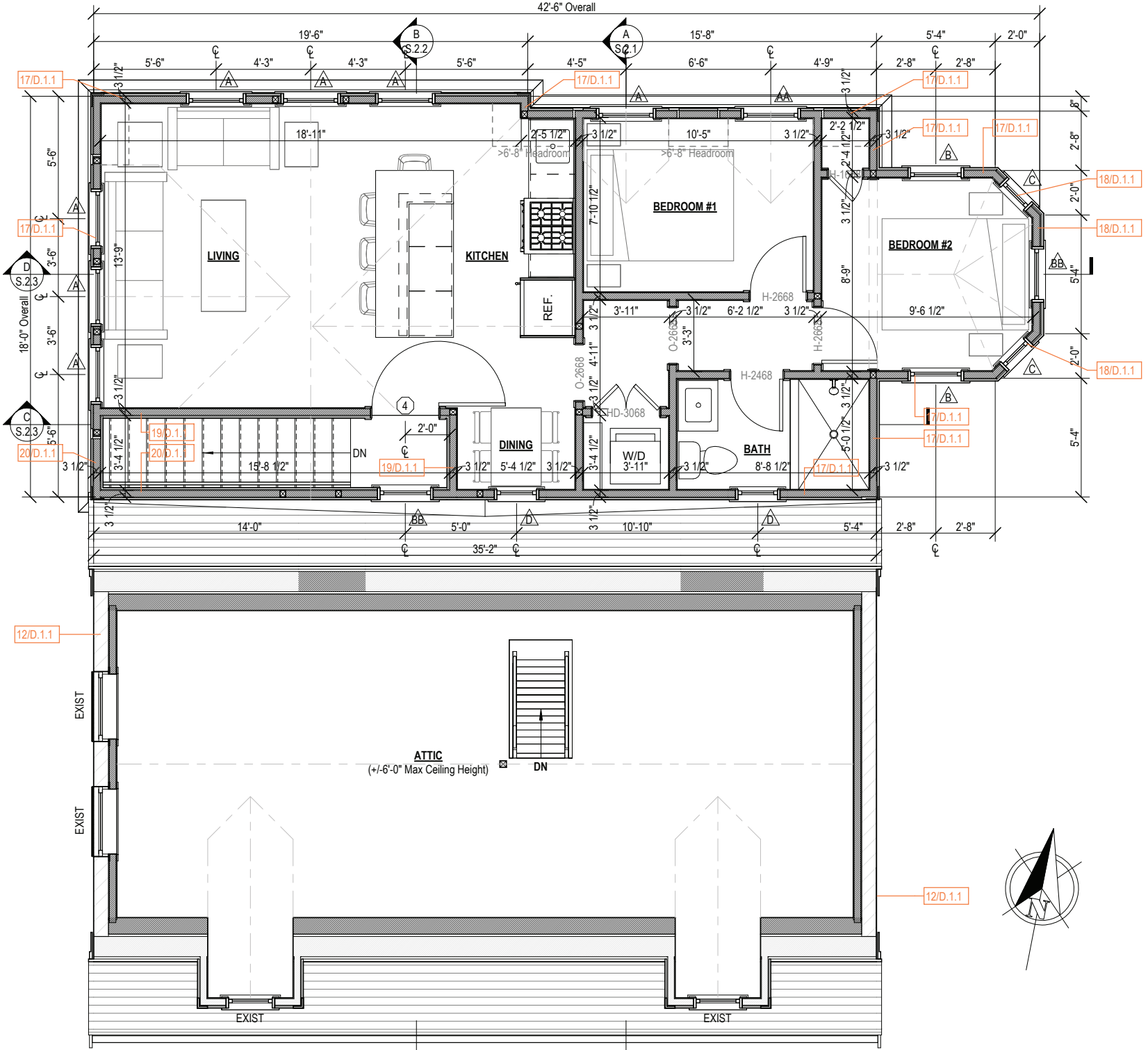
**NOTE:** Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work




## 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"



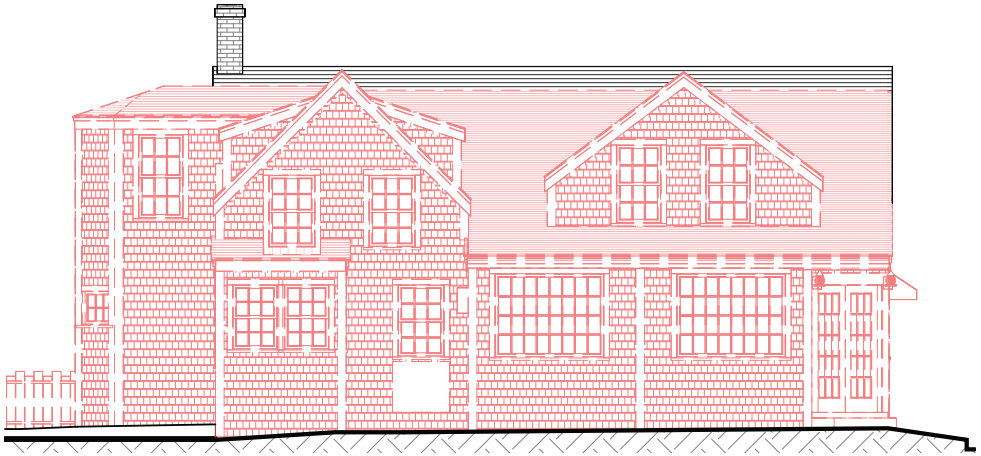

North Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



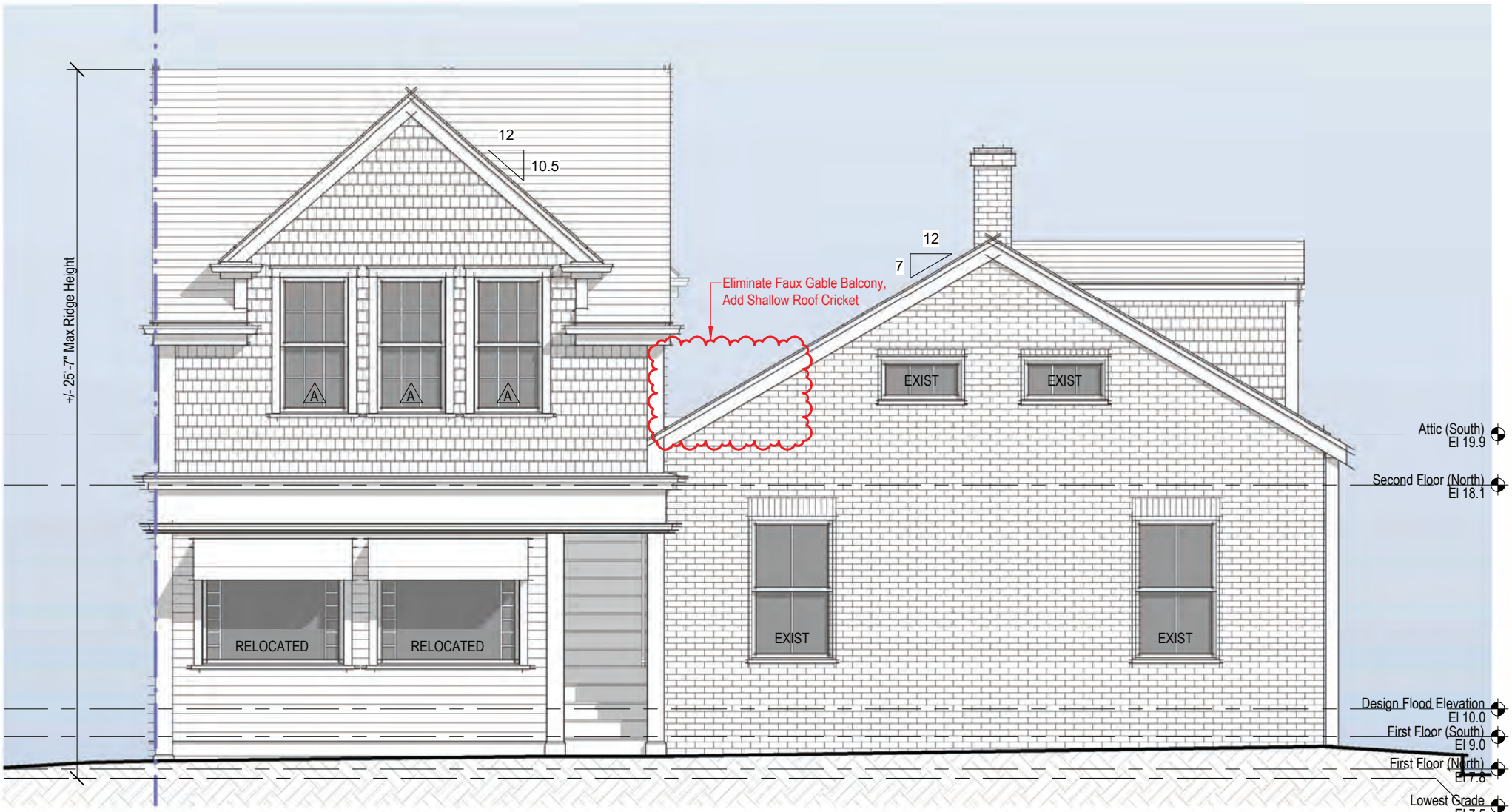
North Elevation - Existing

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



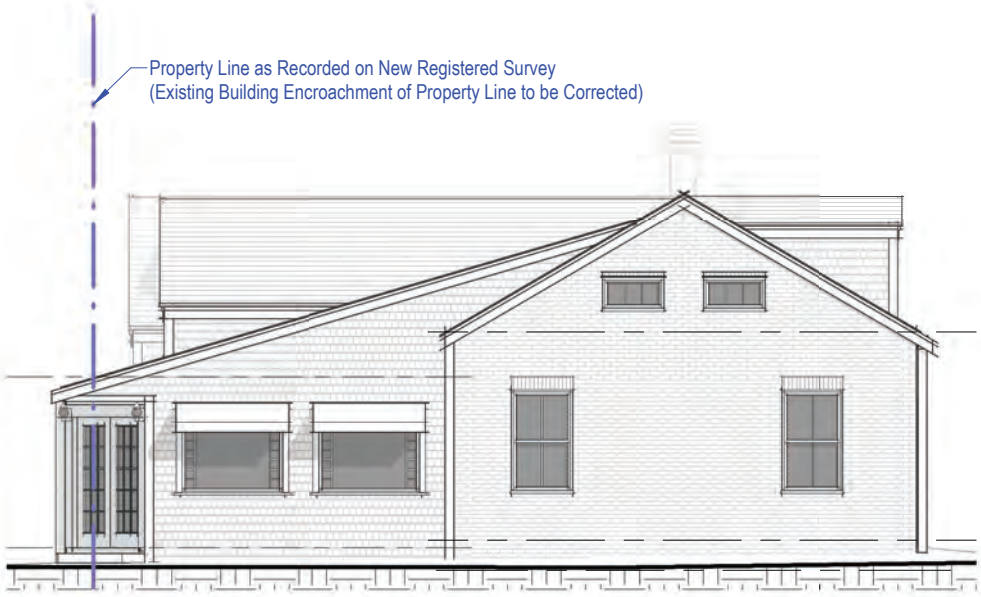

## 2 West Elevation - Proposed

1/4" = 1'-0"



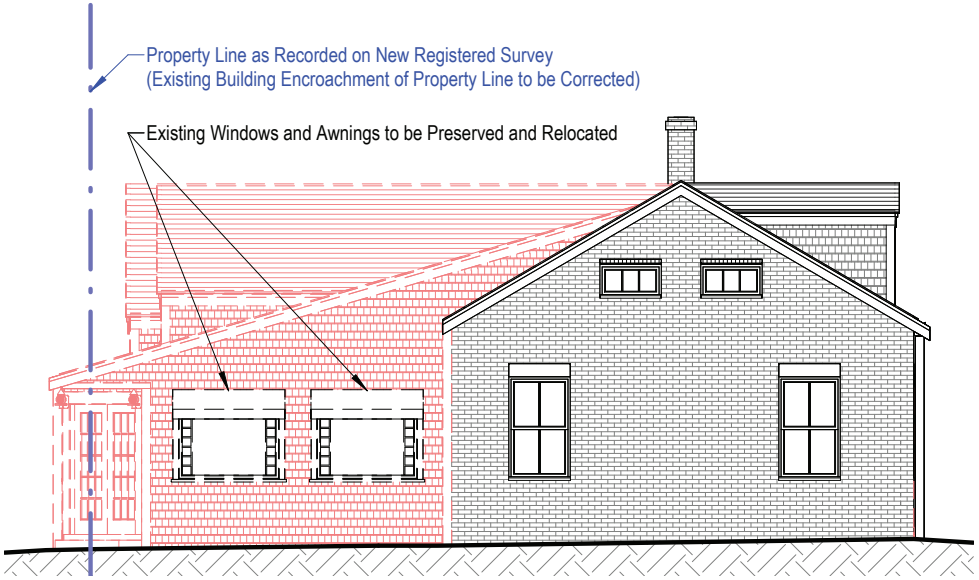

## West Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



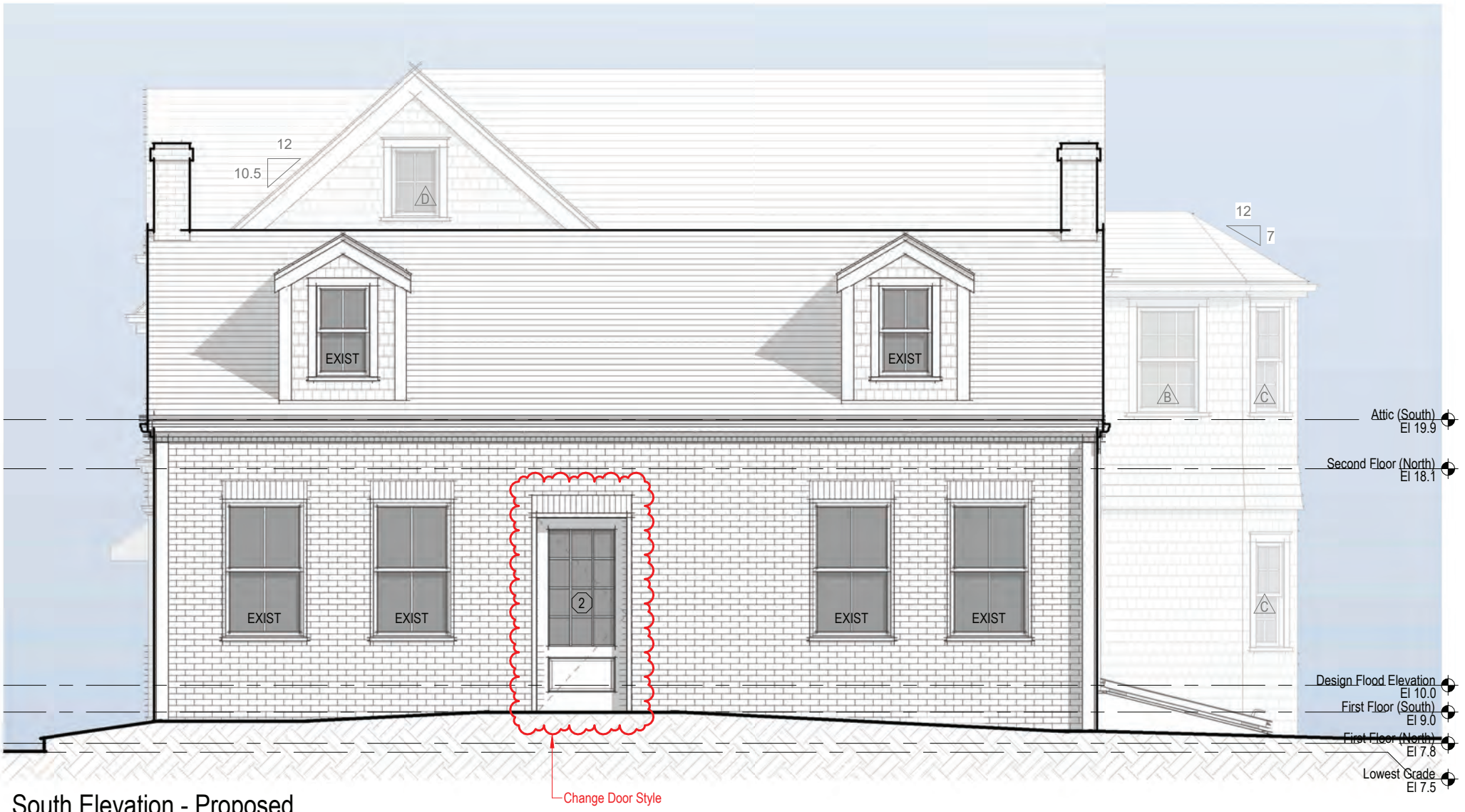

## West Elevation - Existing

1/8" = 1'-0"




## West Elevation - Demolition

1/8" = 1'-0"




# 1 South Elevation - Proposed

1/4" = 1'-0"



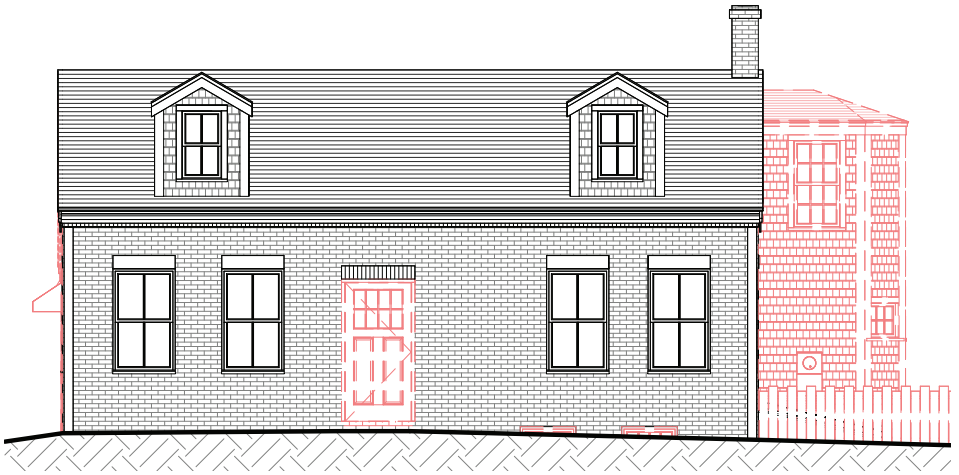

South Elevation - Previously Approved (04-23-24)

1/8" = 1'-0"



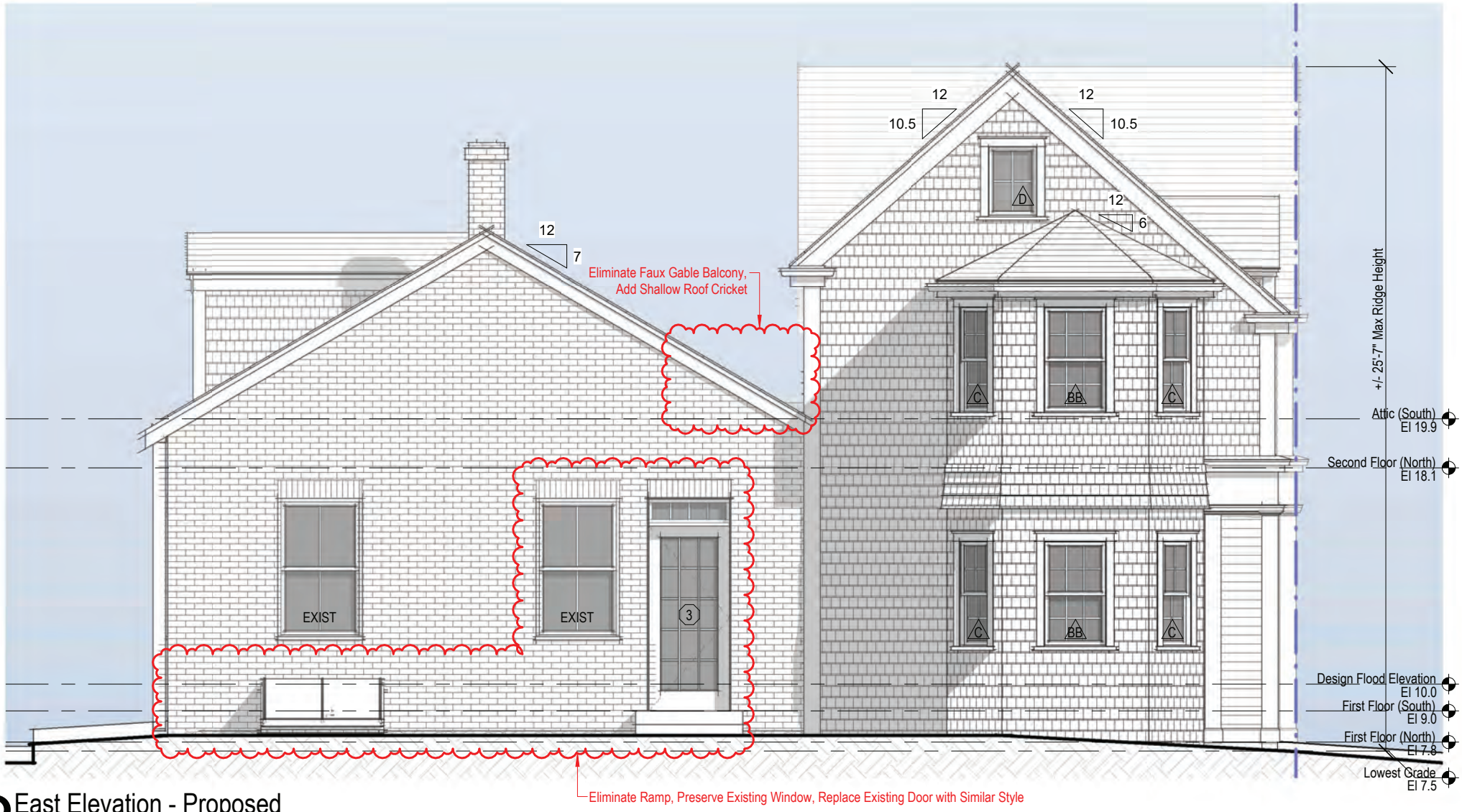
South Elevation - Existing

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



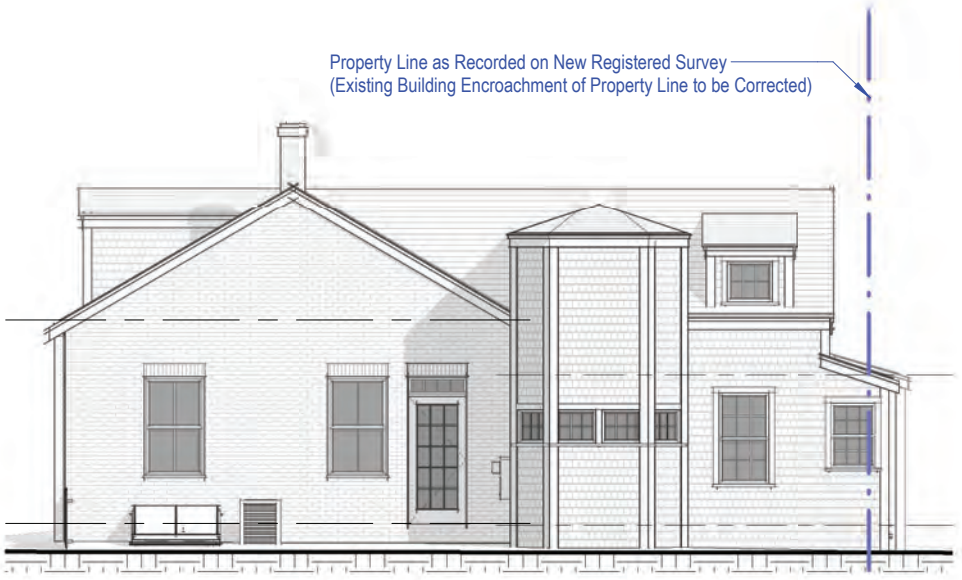

# 2 East Elevation - Proposed

1/4" = 1'-0"



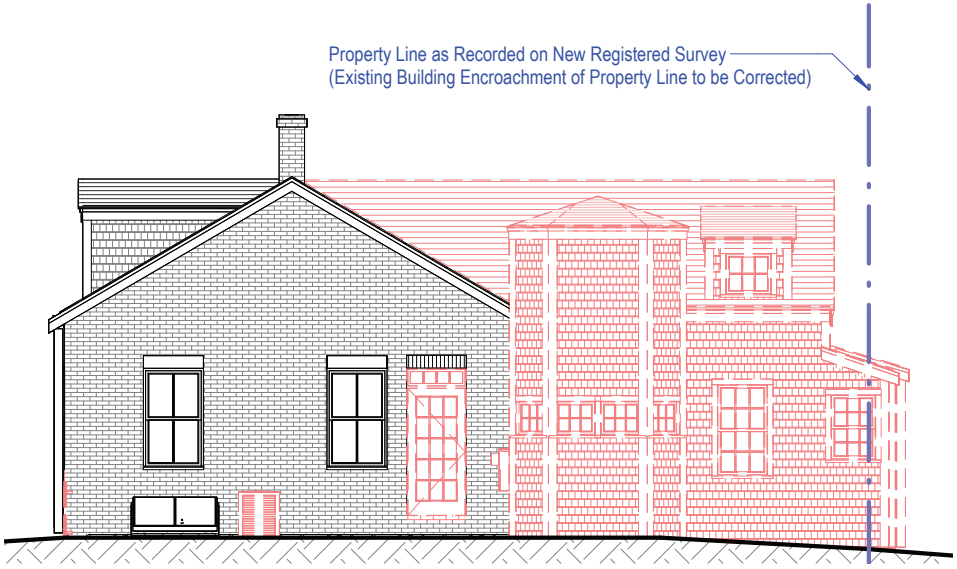

## East Elevation - Previously Approved (04-23-24)

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*

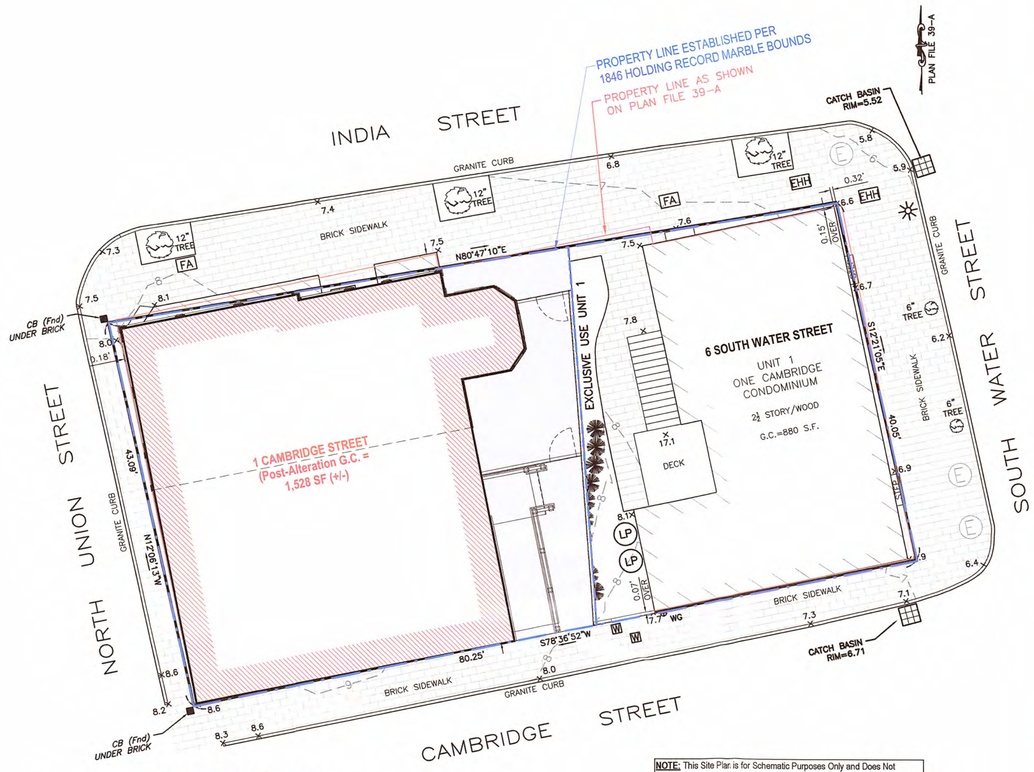
## 1 Cambridge Street
## Nantucket, MA 02554

03.25.24




1 Locus & Aerial Map
Not to Scale

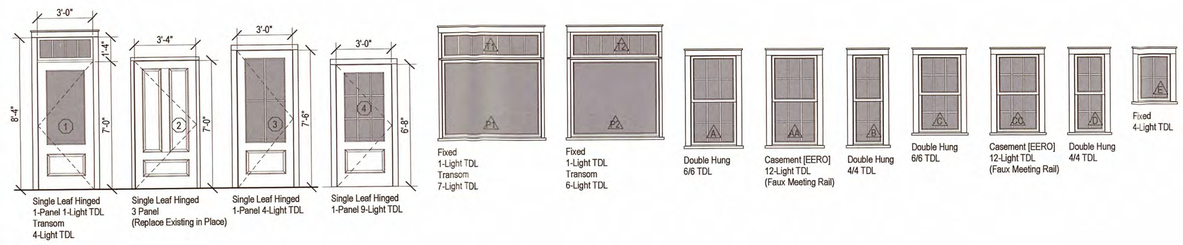



3 Site Plan - Proposed
1/8" = 1'-0"

**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 |
| AA | 2 | 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 | 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 |
| 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 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 |
| A.0.2 | Code Analysis |
| A.0.3 | Code Analysis |
| A.0.4 | Code Plans |
| A.1.1 | Floor Plans |
| 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

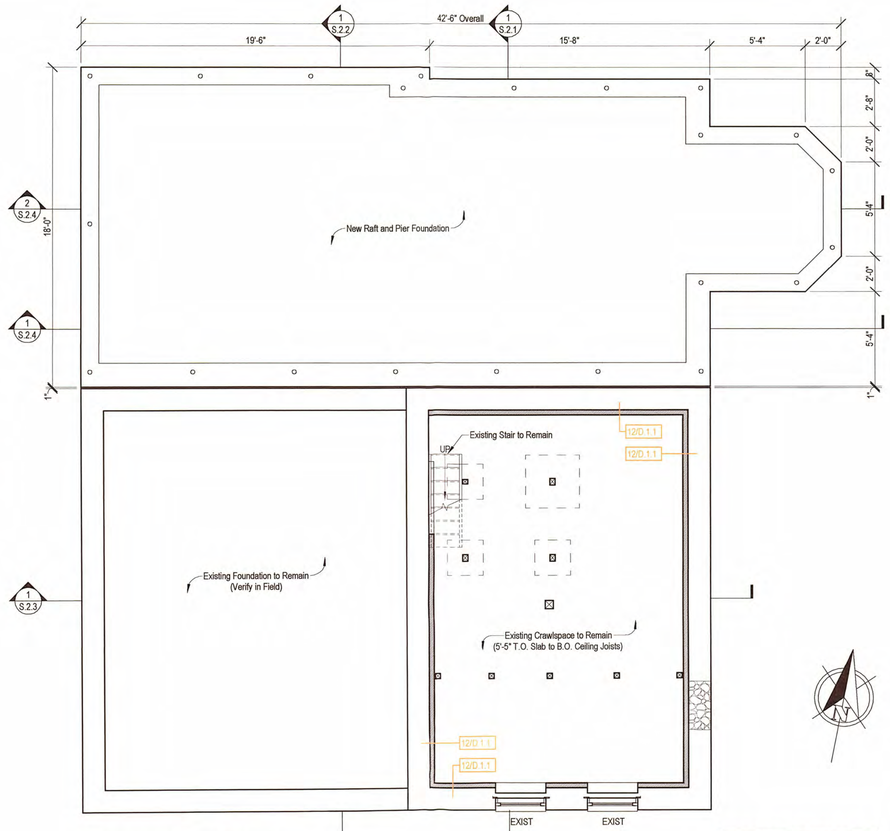

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

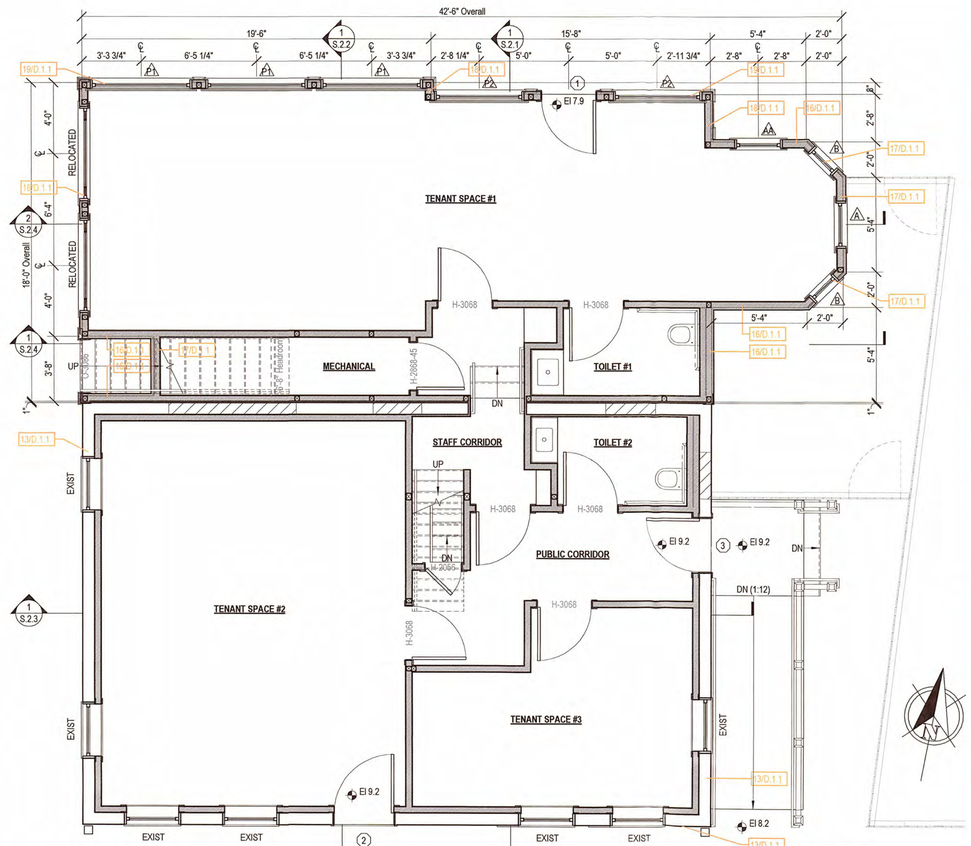
03.25.24

H.D.C. Submission



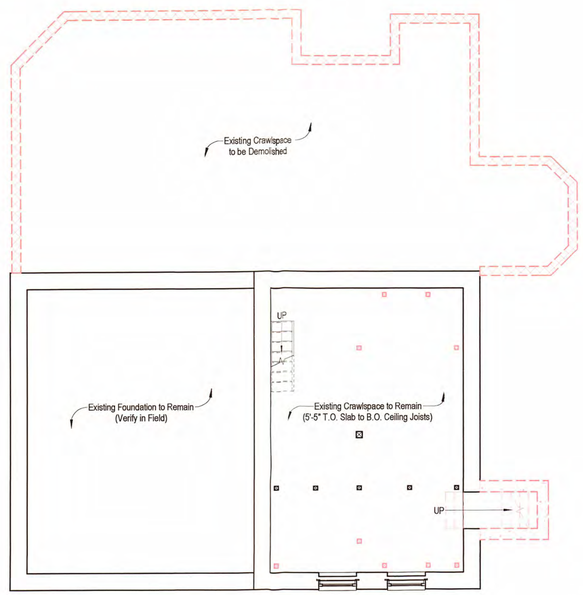

1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work




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

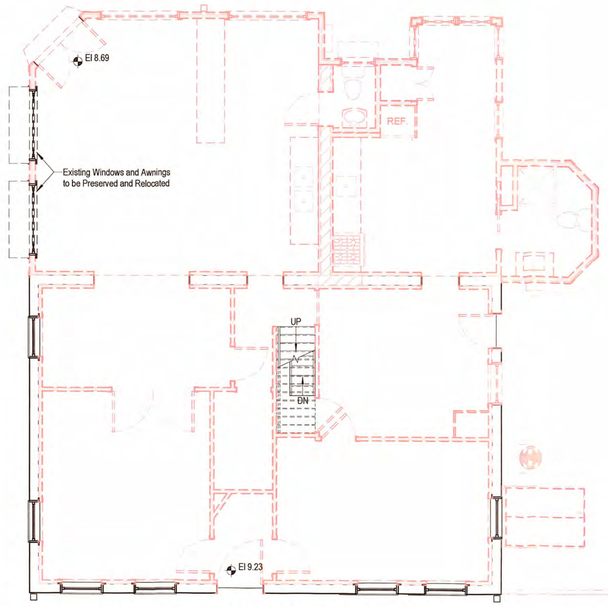
NOTE: Refer to Wall Assemblies on D.1.1. All Interior Partitions This Level to be Type 23/D.1.1 Except Where Otherwise Specified.




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. |

## Sheet Index - Architectural & Structural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A.0.2 Code Analysis
A.0.3 Code Analysis
A.0.4 Code Plans
A.1.1 Floor Plans
A.1.2 Floor Plans
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A.2.2 Exterior Elevations
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S.1.1 First Floor Framing Plan
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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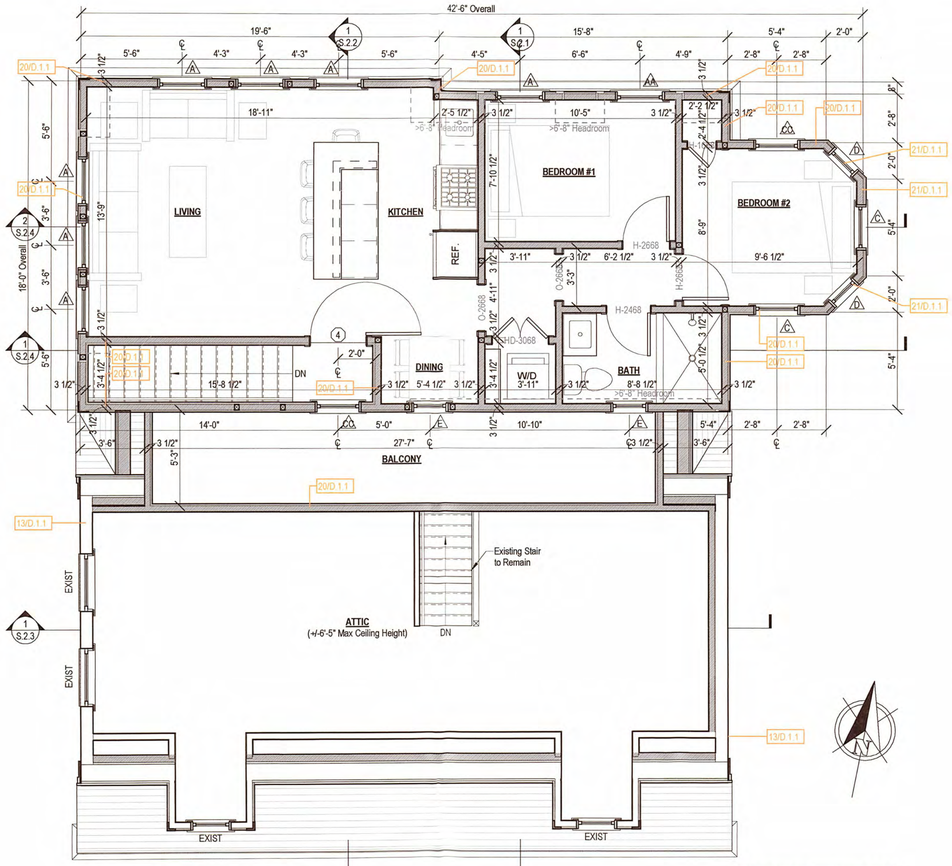
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.


A.1.1
2053

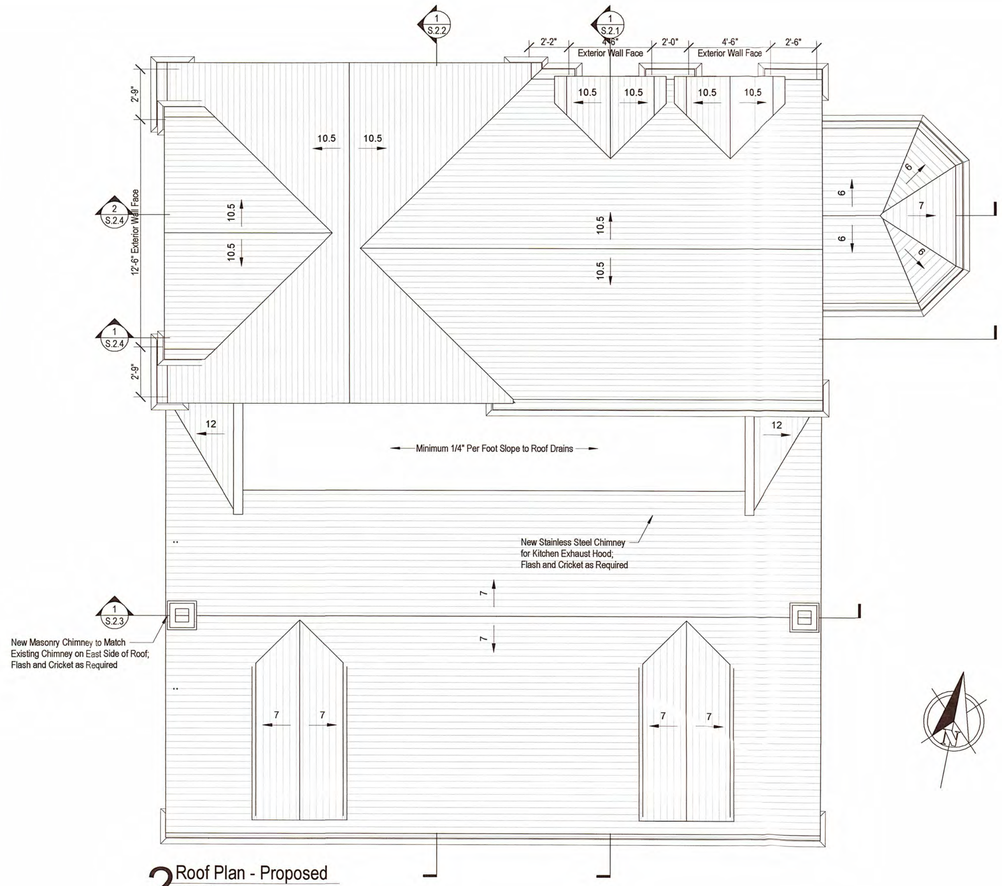
03.25.24

H.D.C. Submission

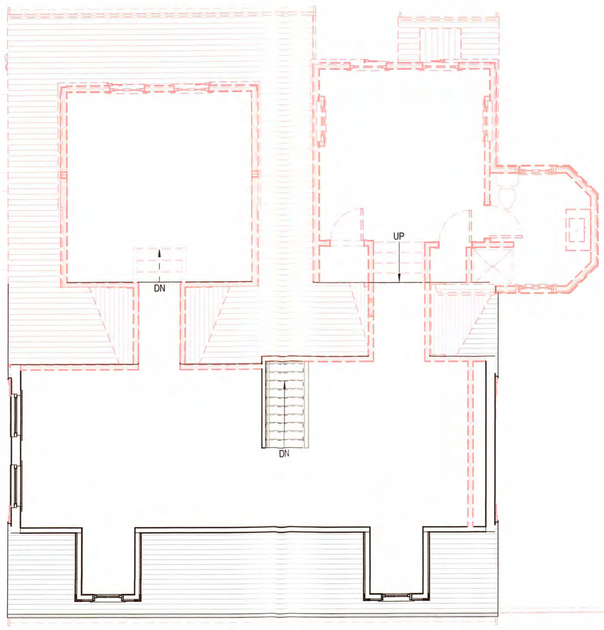



1 Second Floor Plan - Proposed
1/4" = 1'-0"

**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.



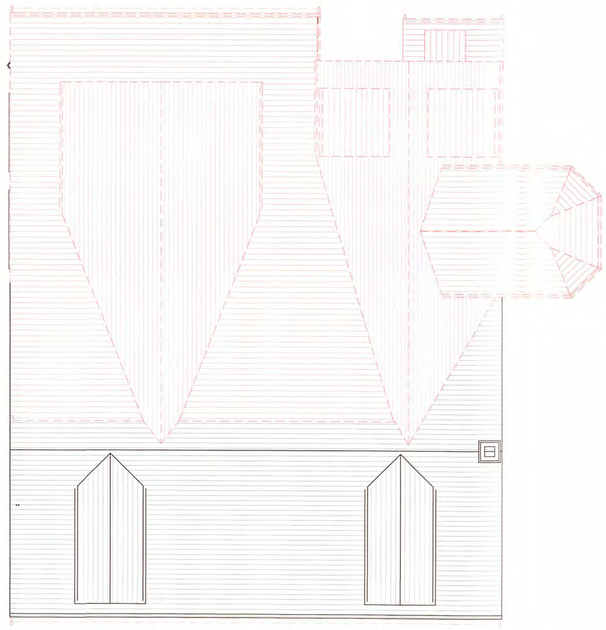

2 Roof Plan - Proposed
1/4" = 1'-0"




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*

1 Cambridge Street
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emeritus
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(508) 378-9602
domdwd@aol.com


## Site Information

| | |
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| Map & Parcel: | 42.3.1 / 130.2 |
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| Minimum Frontage: | 35 ft |
| Front Setback: | 0 ft |
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| 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


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| A.0.3 | Code Analysis |
| A.0.4 | Code Plans |
| A.1.1 | Floor Plans |
| 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 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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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"



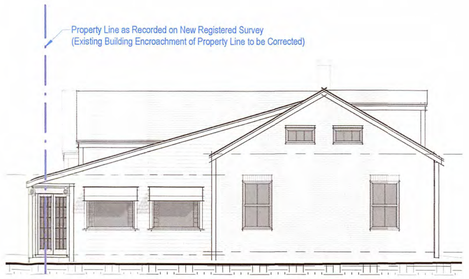
West Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



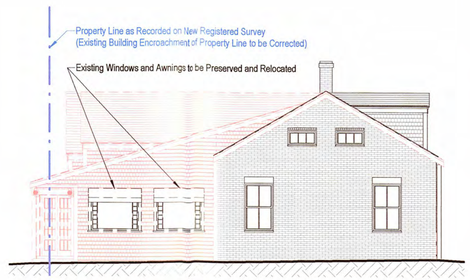
North Elevation - Existing
1/8" = 1'-0"



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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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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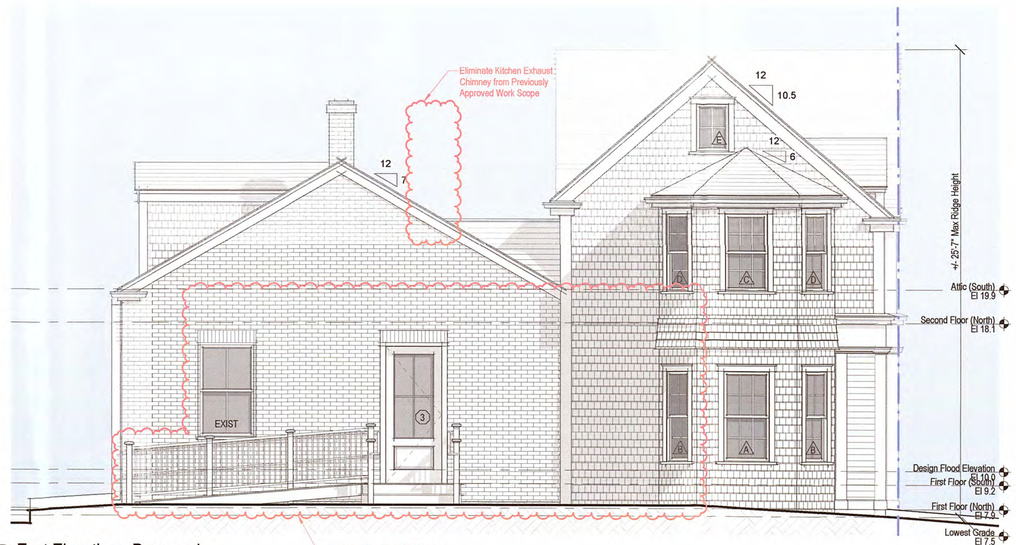
A.2.1
2053

03.25.24

H.D.C. Submission




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




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



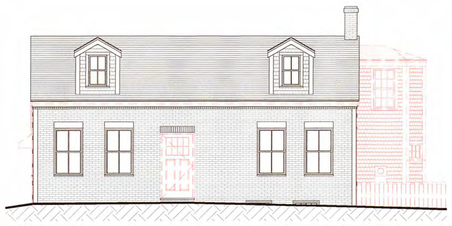
South Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



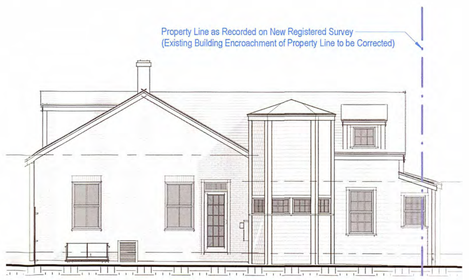
East Elevation - Previously Approved (04-26-22)
1/8" = 1'-0"



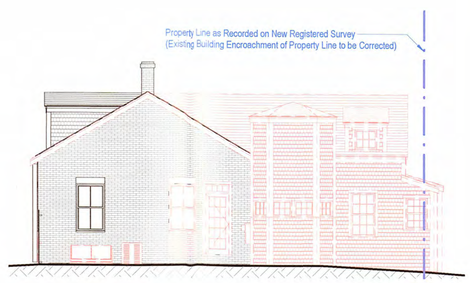
South Elevation - Existing
1/8" = 1'-0"



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
8 Williams Lane
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DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9601
domdean@aol.com

## Site Information

| | |
|---|---|
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| Front Setback: | 0 ft |
| Side/Rear Setback: | 0 / 5 ft |
| Lot Size: | 3,332 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
HDC2024.03.10149
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.**

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

The certificate is valid for three years from 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

Val Oliver

Stephen Welch
Vice-Chairman

ASSOCIATE COMMISSIONERS

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: _____

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- ✓ 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"



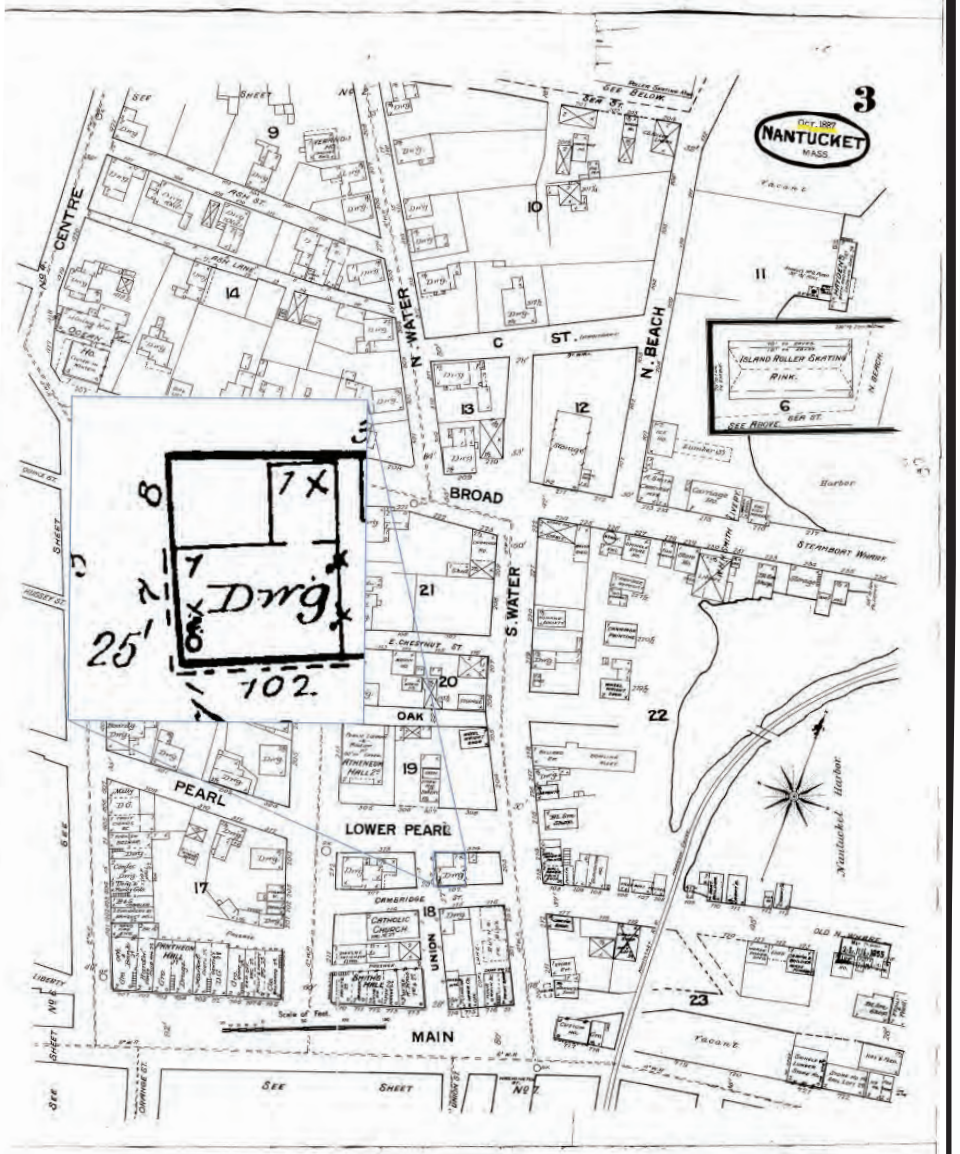



Revised 5/89

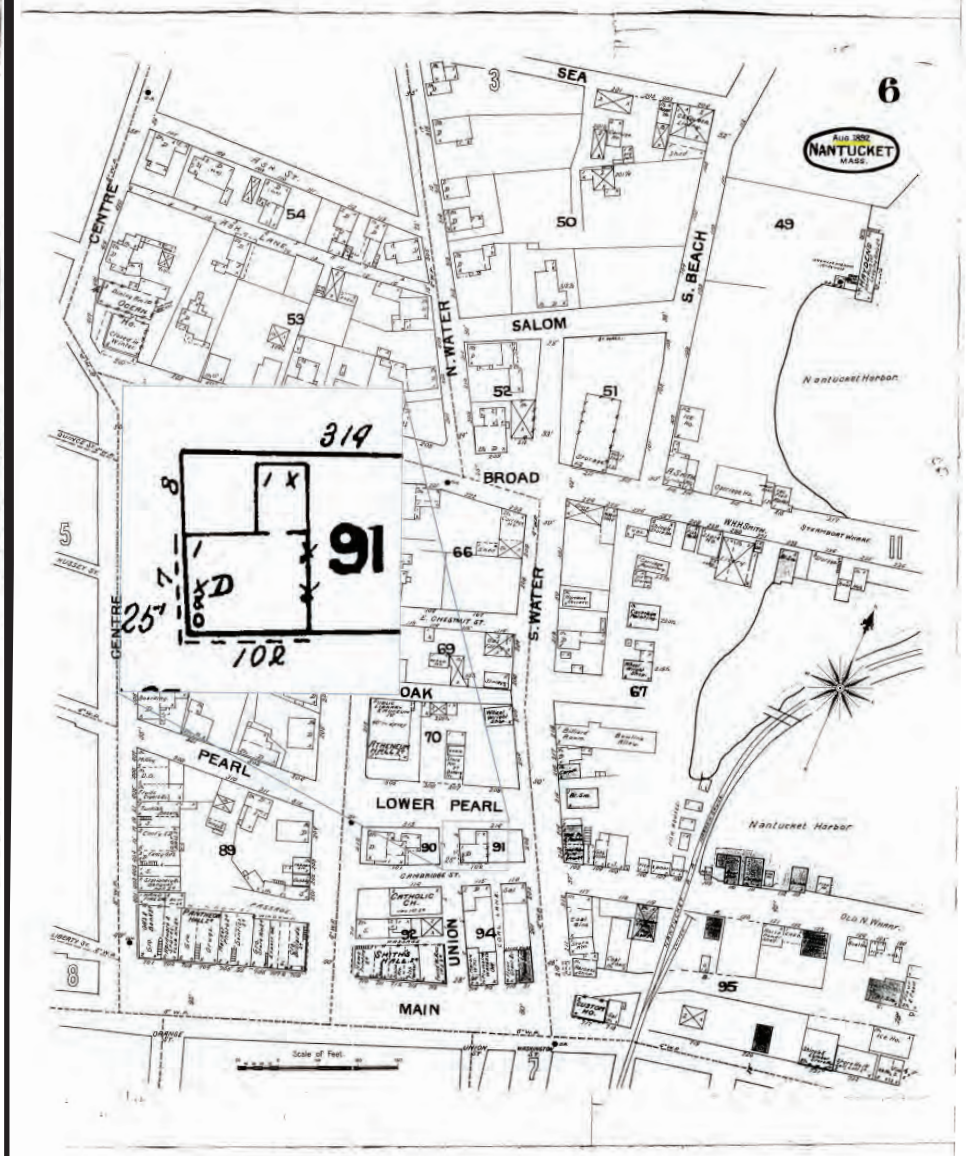
emeritus

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA

Sanborn Map 1887



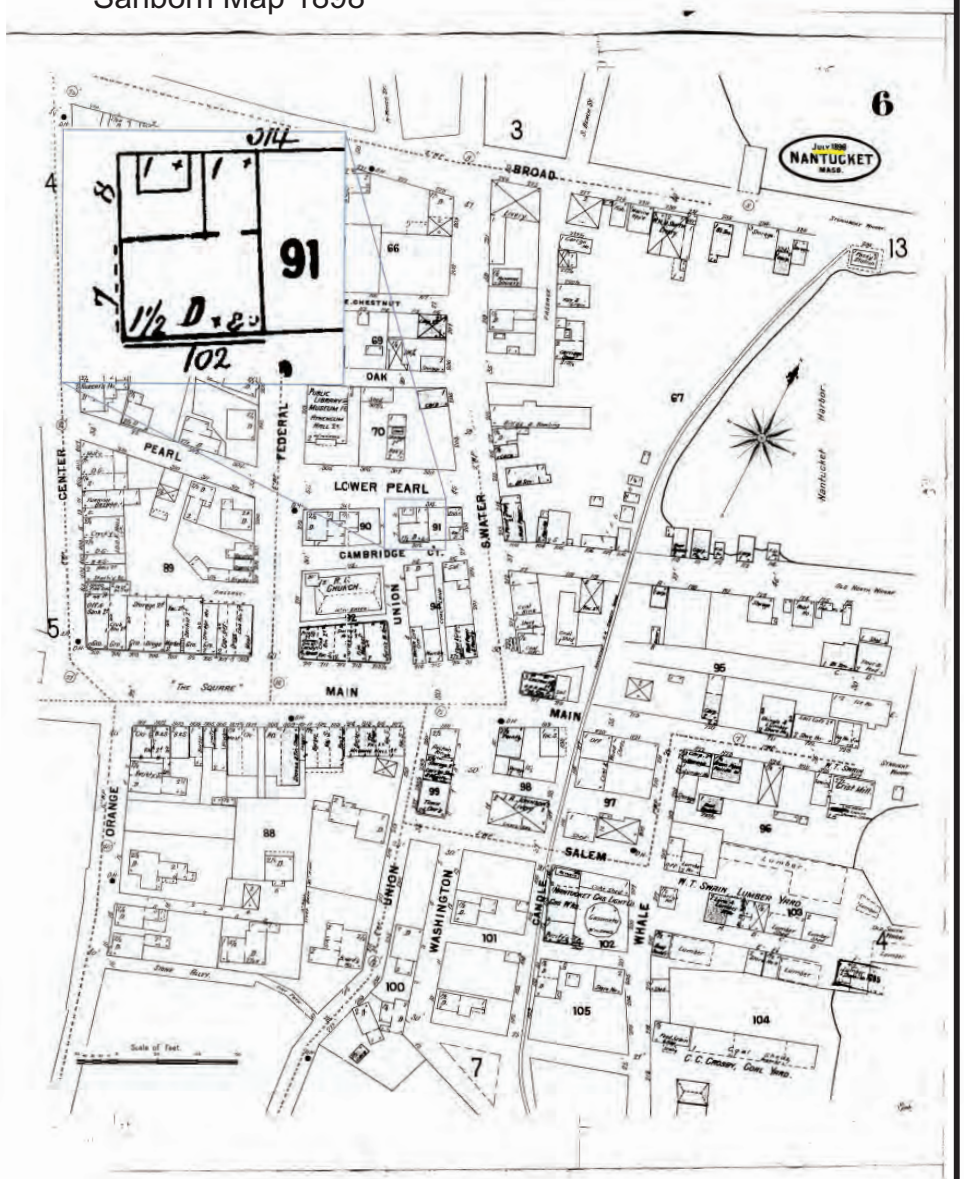

Sanborn Map 1892



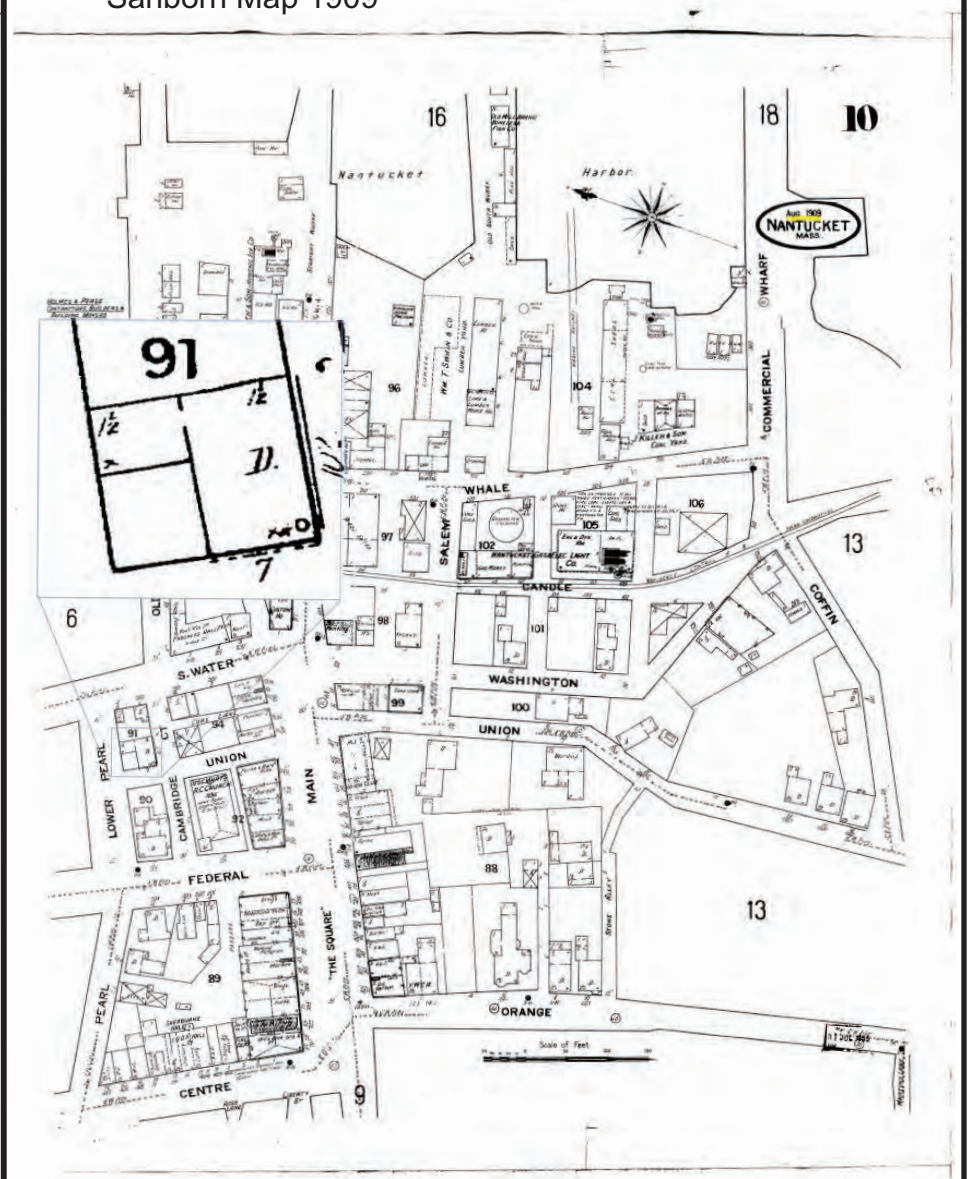

Nantucket Historic District Commission
Supplemental Materials
1 Cambridge Street, Nantucket, MA

emeritus

Sanborn Map 1898



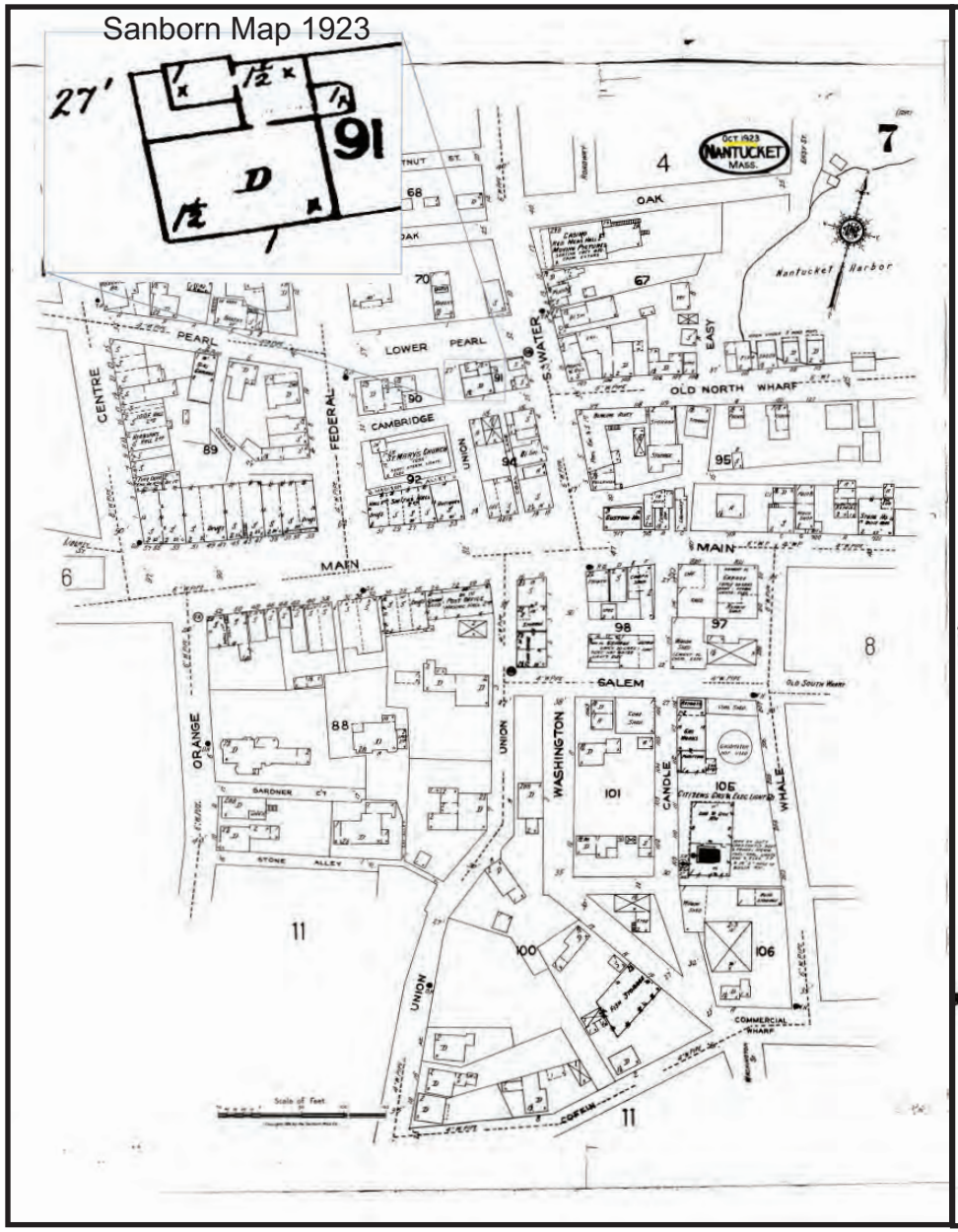

Sanborn Map 1909



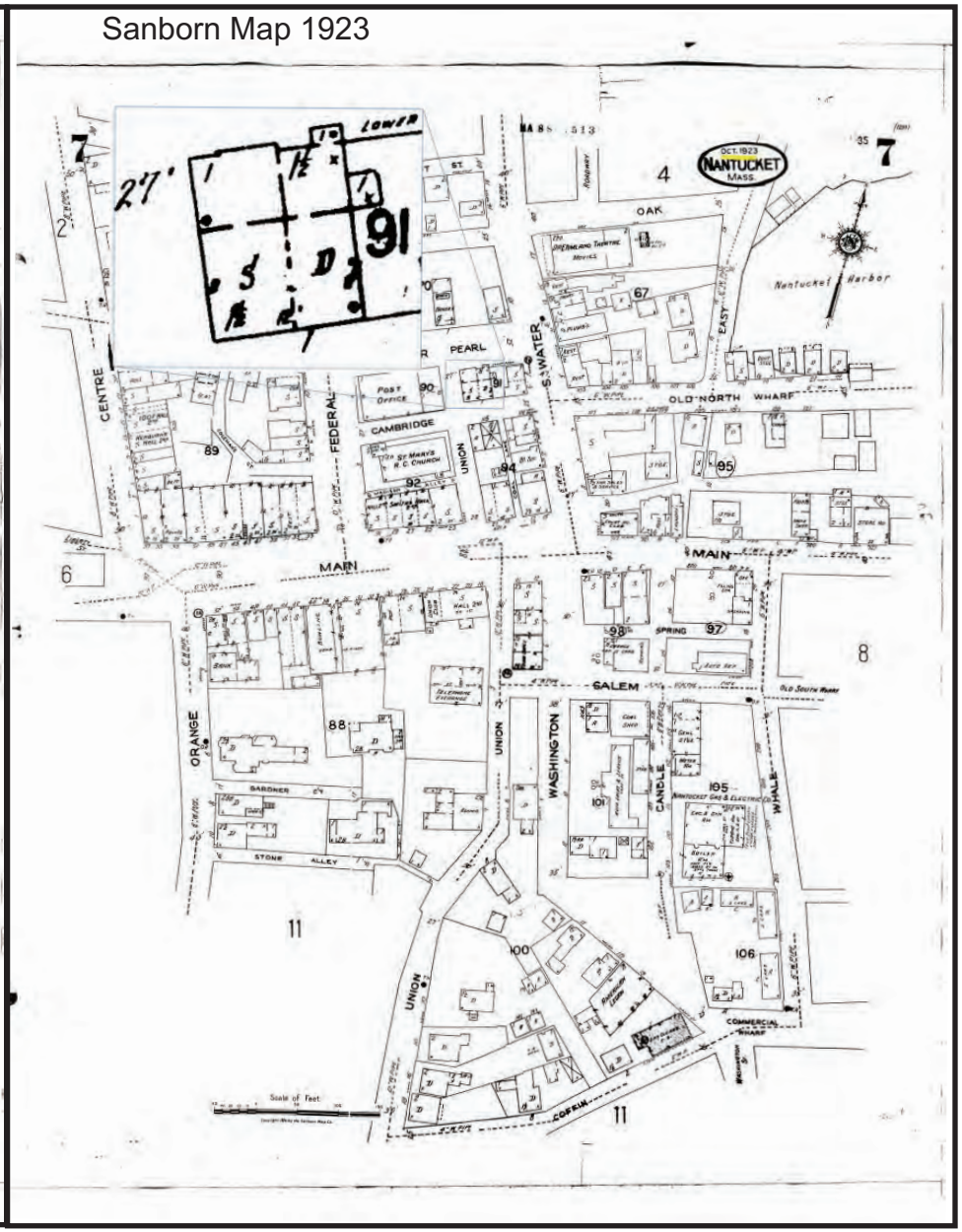

emeritus

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



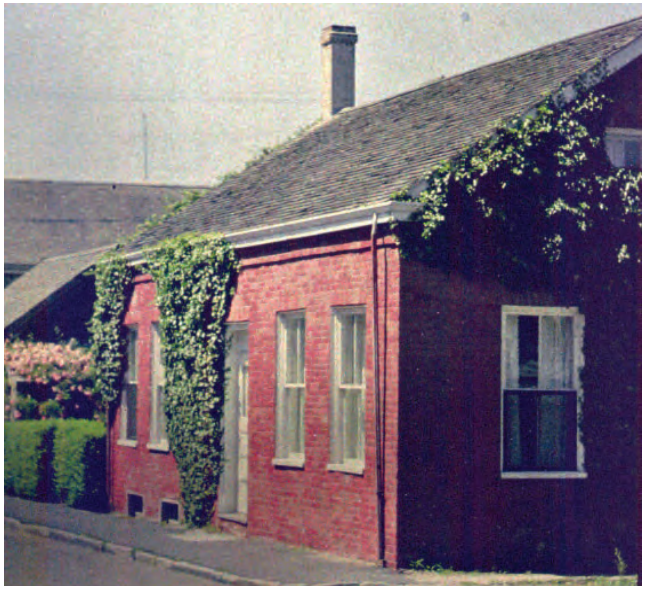
2009

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

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

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

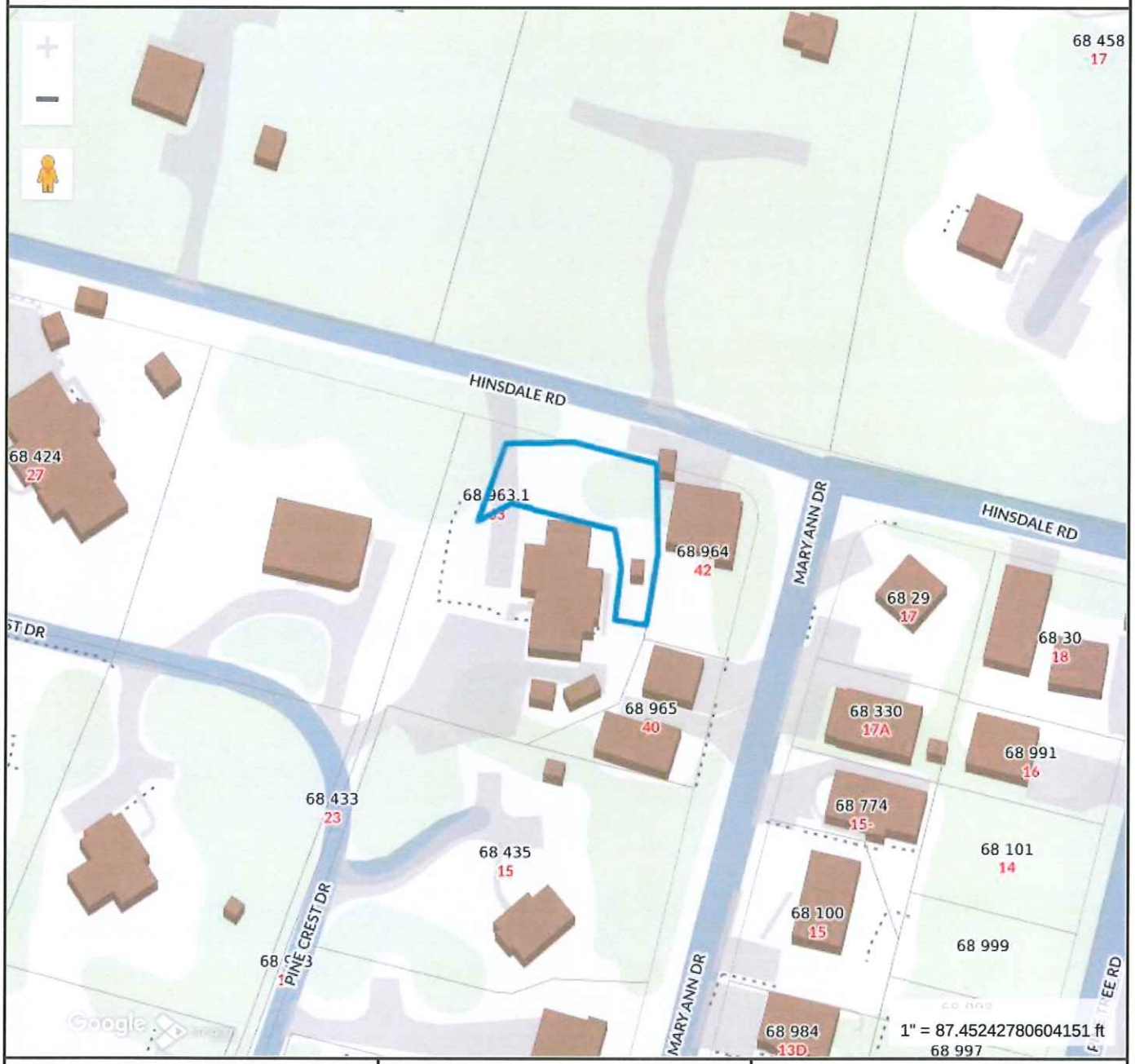
**WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:**

**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

**U.S. Postal Service™**
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*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

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

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

9589 0710 5270 1006 2079 33

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Fredericksburg, VA 22405

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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

WIGHT DANIEL TRST
505 LENDALL LANE
FREDERICKSBURG, VA 22405

for Instructions

9589 0710 5270 1006 2078 96

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OFFICIAL USE

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| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $5.58 |

0056 08

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OCT 03 2024

10/03/2024

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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Concord, MA 01742

OFFICIAL USE

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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

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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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

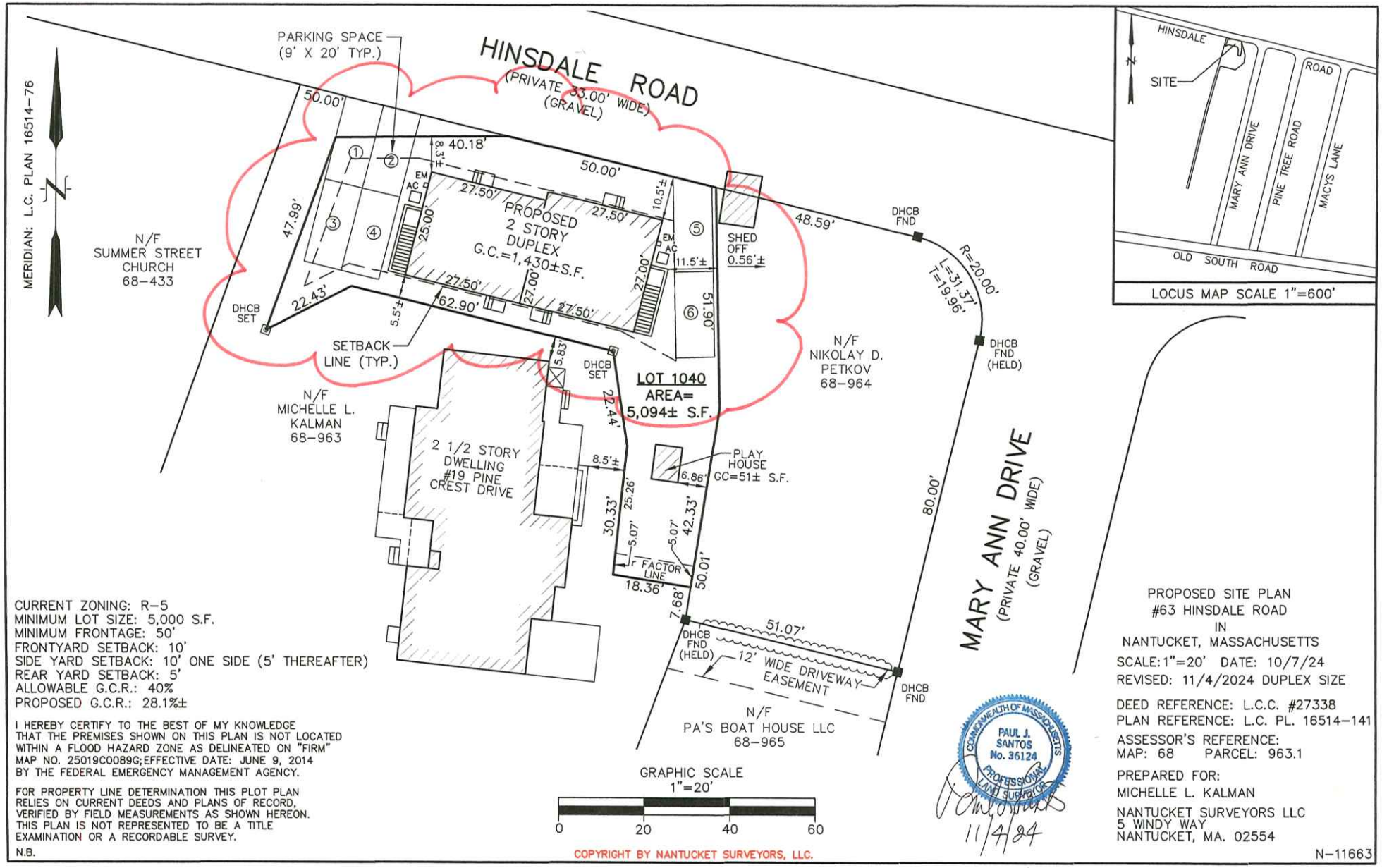
Postmark Here

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

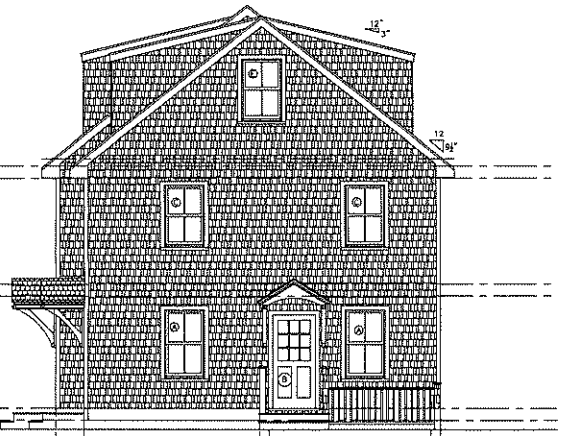
PREPARED FOR:
MICHELLE L. KALMAN

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

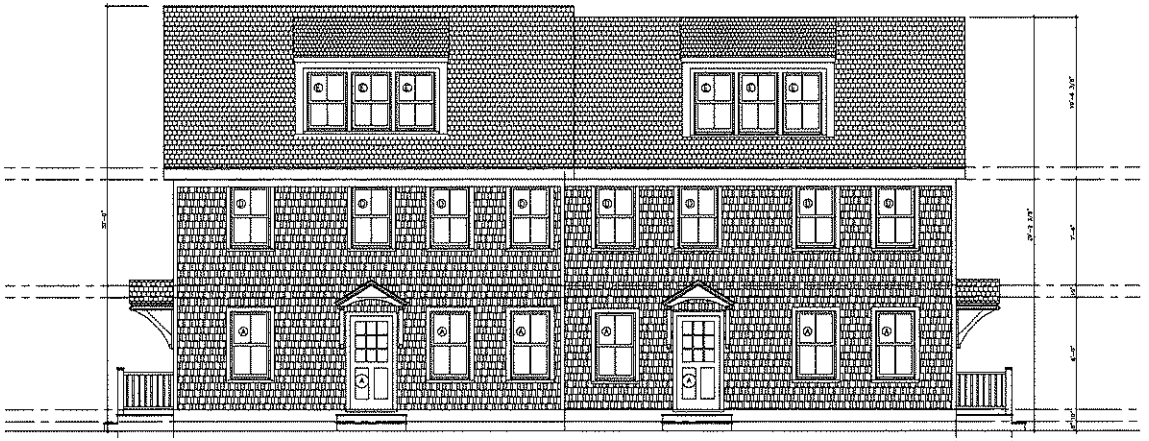
N-11663

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

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"



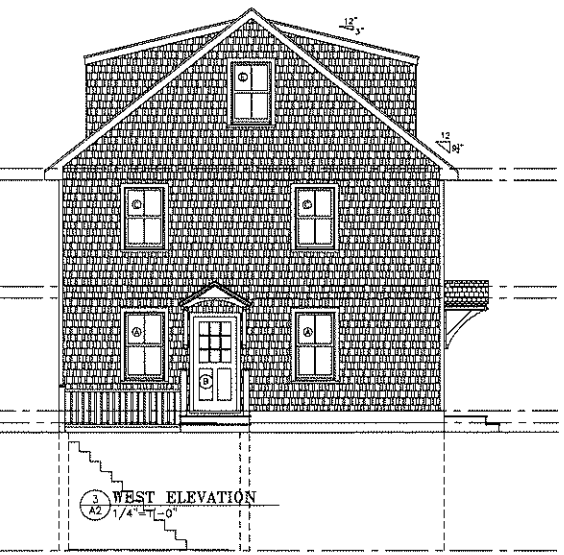
2 A2 NORTH ELEVATION
1/4"=1'-0"

## 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

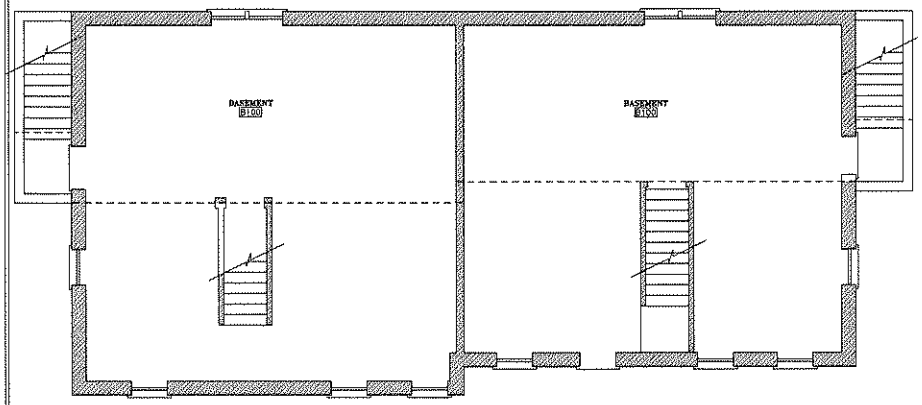
NJ LIC. NO. 21AI00964600
PA LIC. NO. RA-013733-R
MA LIC. NO. 953597-A&R

| | |
|---|---|
| PROJECT NO. | 63 Hinsdale |
| DATE | 12.20.24 |
| SCALE | AS NOTED |
| DRAWN BY | MHH |

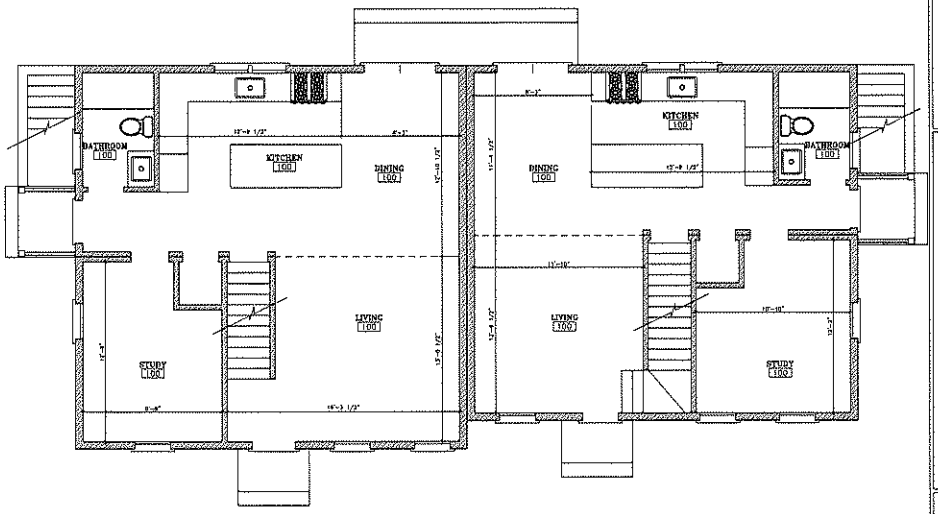
REVISIONS:

EXTERIOR ELEVATIONS

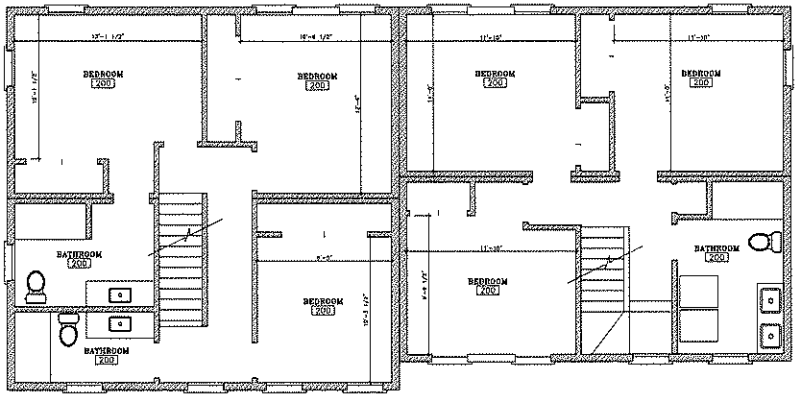
SHEET NO.
A2



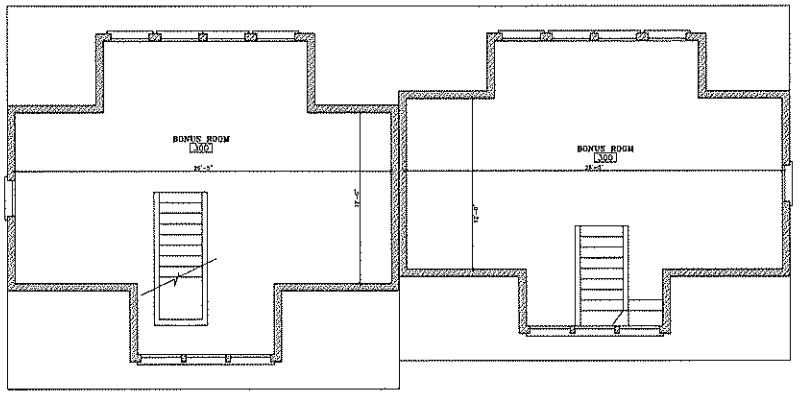

1 A1 BASEMENT PLAN
1/4"=1'-0"




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
Architect, Inc.
238 Mercer Street
Trenton, New Jersey 08611
Cell: 609-577-2046
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



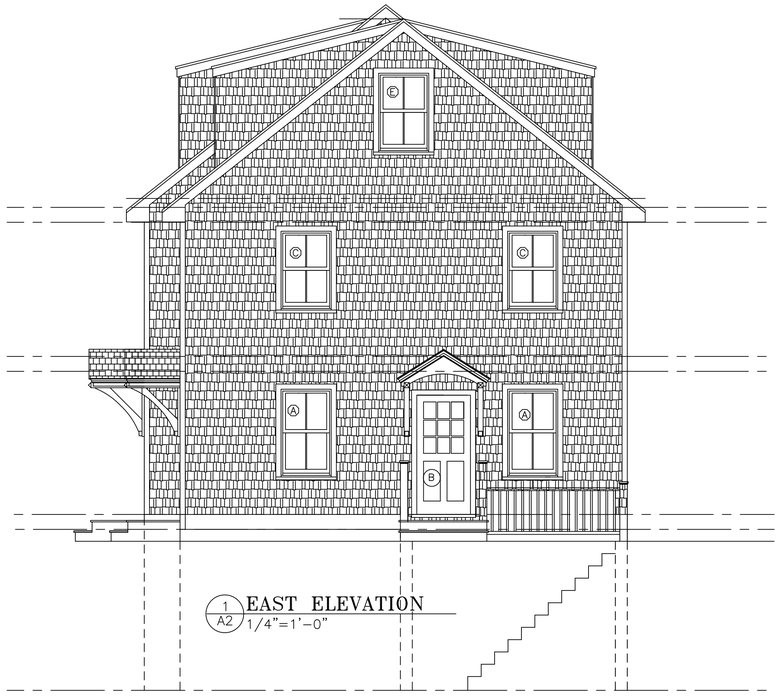









HIDEOUT
19



1 A2 EAST ELEVATION
1/4"=1'-0"



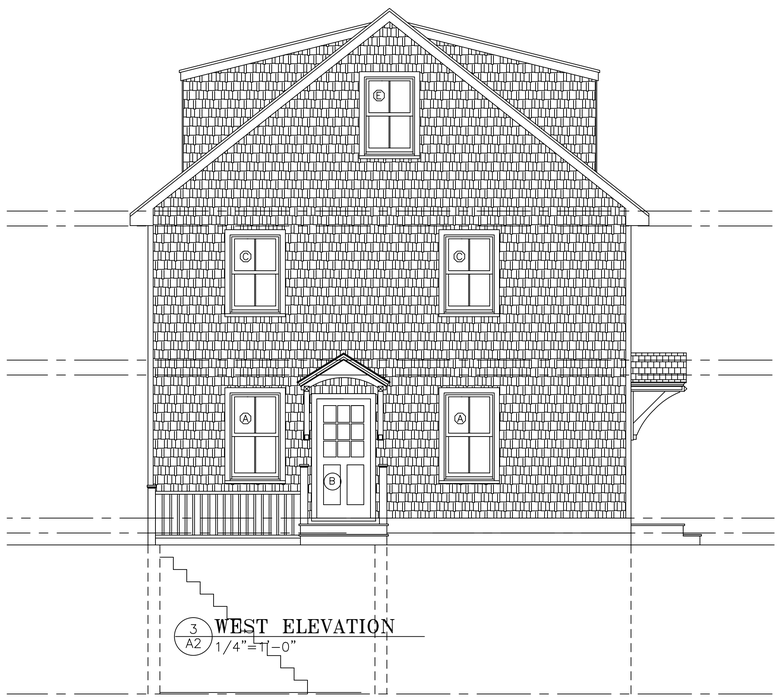

2 A2 NORTH ELEVATION
1/4"=1'-0"

## 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

MAXIMILLIAN HAYDEN
Architect, Inc.
238 Mercer Street
Trenton, New Jersey 08611
Cell 609-577-2046
max@maxhaydenarchitect.com

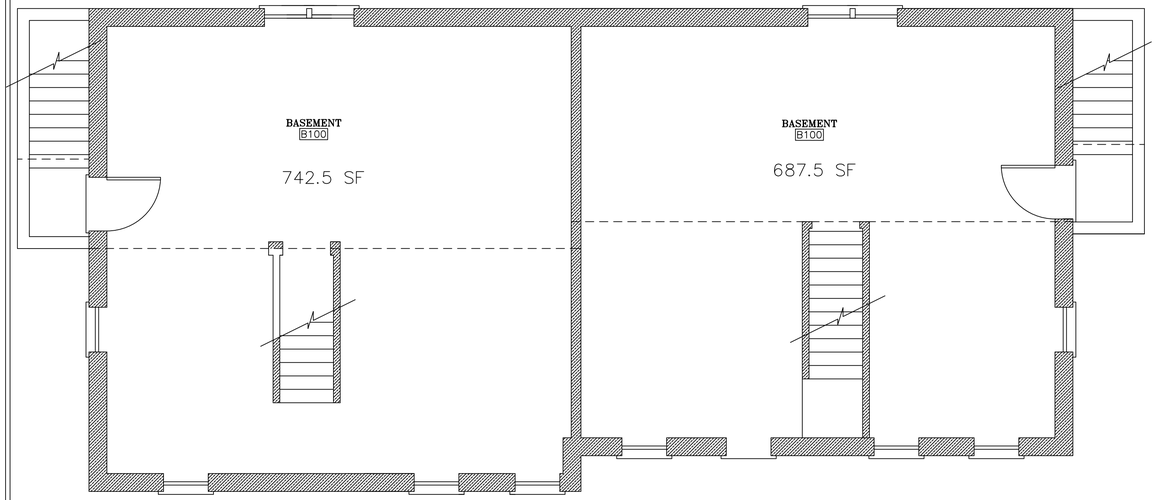
NJ LIC. NO. 21A100960600
PA LIC. NO. RA-013733-B
MA LIC. NO. 953397-AR-R

| | |
|---|---|
| PROJECT NAME : | 63 Hinsdale |
| DATE: | 12.20.24 |
| SCALE : | AS NOTED |
| DRAWN BY : | MJH |

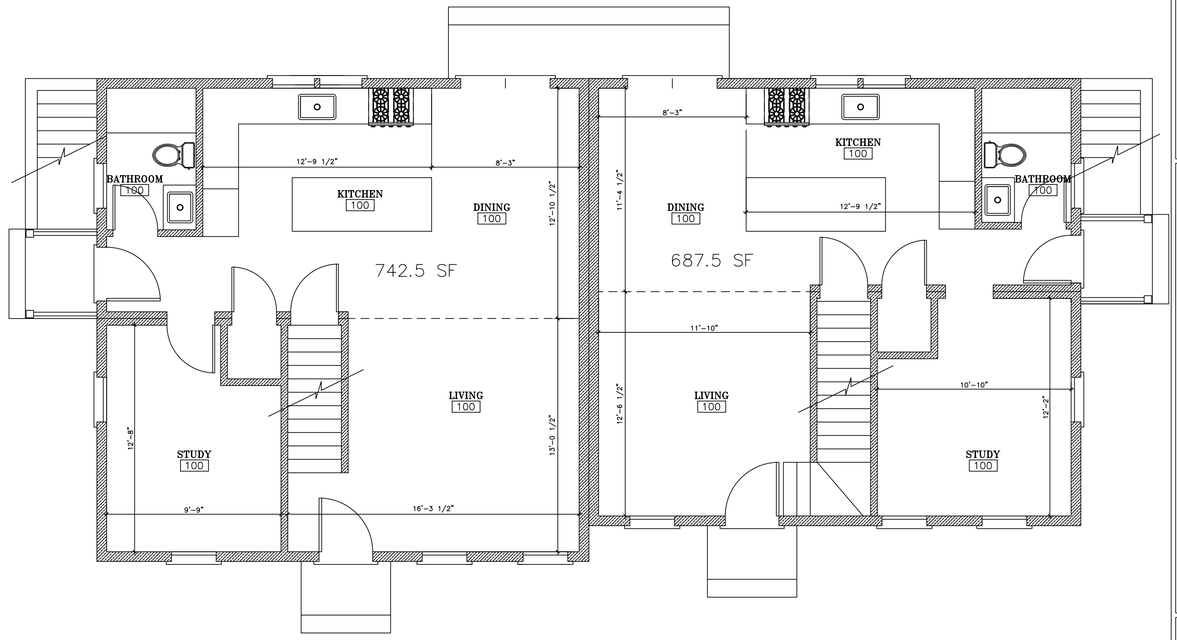
REVISIONS:

EXTERIOR ELEVATIONS
DWG TITLE :

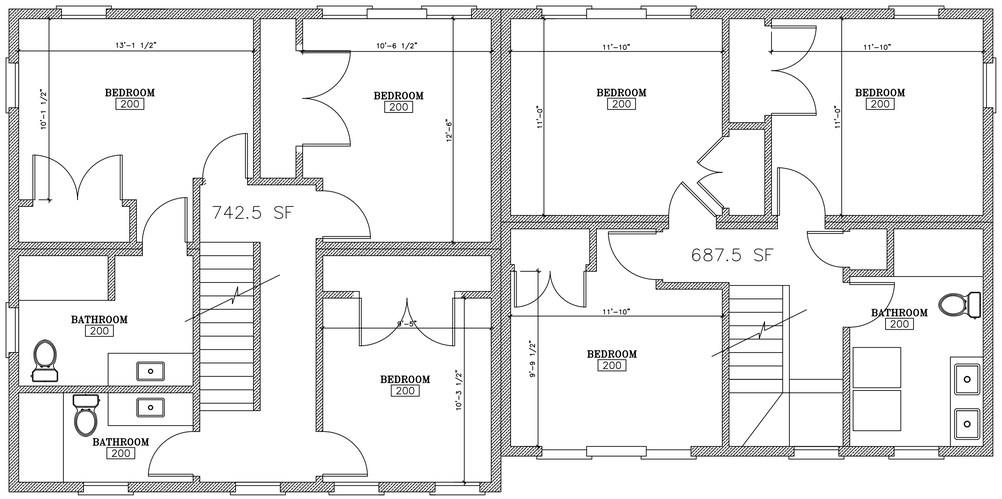
A2
DWG # :



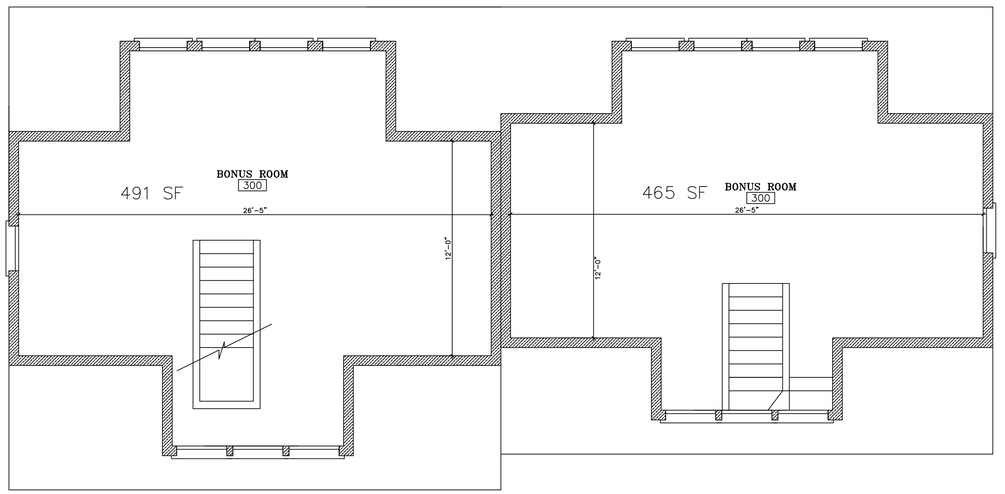

1 / A1 BASEMENT PLAN
1/4"=1'-0"




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
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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 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 | • |
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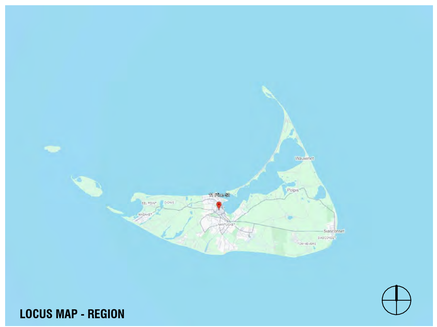
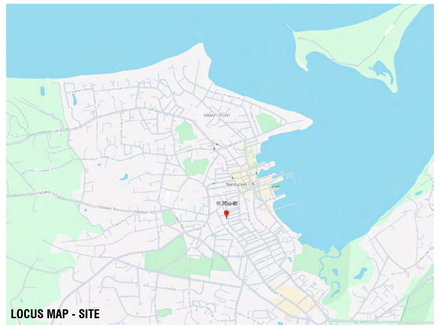
| HDC-01 | HISTORICAL INFORMATION | • |
| HDC-02 | EXISTING CONDITIONS | • |
| HDC-02 | HISTORICAL INFORMATION | • |
| HDC-03 | SITE PLAN | • |
| HDC-03 | EXISTING SURVEY | • |
| HDC-04 | BLDG. ELEVS. & FL. PLANS | • |
| HDC-04 | EXISTING PHOTOS | • |

### 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

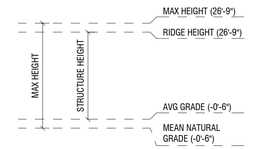
| | REFERENCE | PERMITTED | PROPOSED | |
|---|---|---|---|---|
| MINIMUM LOT SIZE (SF) | ARTICLE V - 16.A | 5,000 SF | 5,564 SF | IN COMPLIANCE |
| GROUND COVER | ARTICLE V - 16.A | 40 % | 26.4 % | |
| | | 2,225 SF | 1,472 SF | |
| MAXIMUM BUILDING HEIGHT (FT/STORIES) | ARTICLE V - 17.A | 30' - 0" | 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

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|---|---|---|
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**NOT FOR CONSTRUCTION**

SIGN & SEAL

ISSUES

| | | |
|---|---|---|
| 1 | 12/23/2024 | HDC SUBMISSION |
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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" 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.
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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**

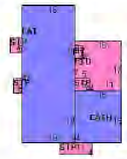
| Field | Description |
|---|---|
| Style: | Colonial |
| Model | Residential |
| Grade: | Avg to Good |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| 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

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.
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T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

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ISSUES

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|---|---|---|
| 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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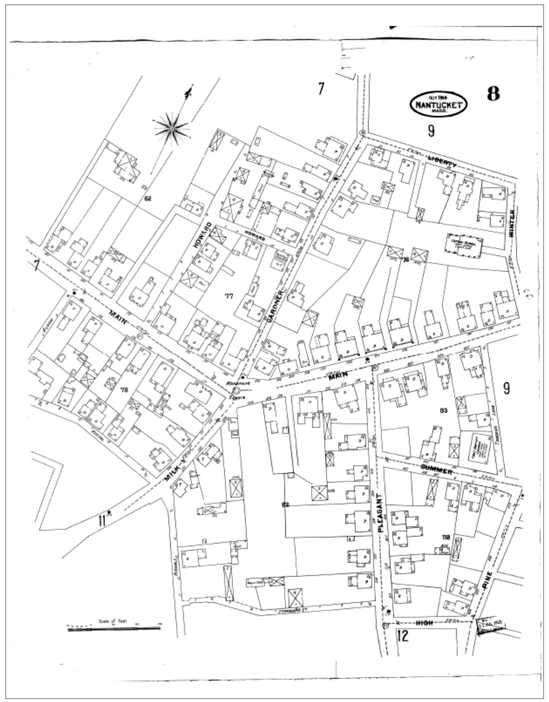
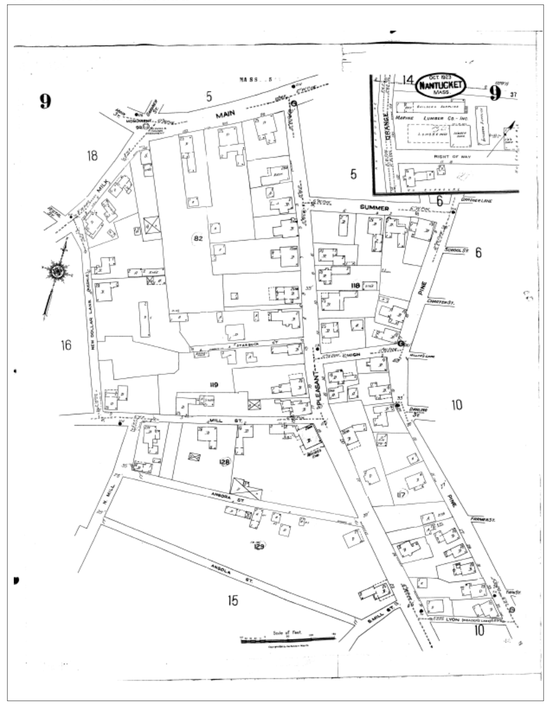
## SANBORN MAPS

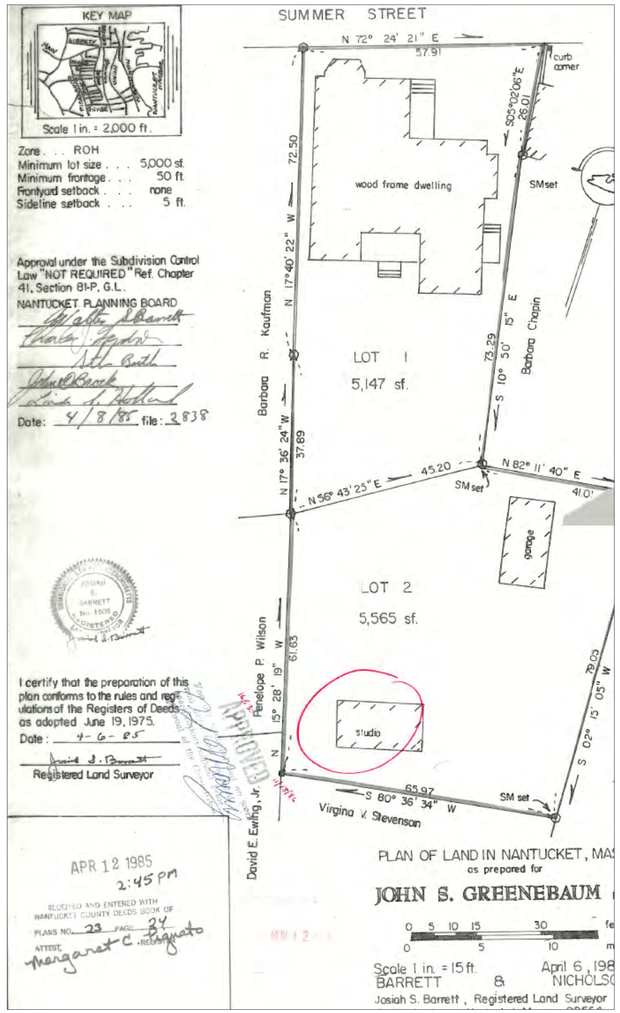
### 1904 NHA SANBORN MAP




### 1949 NHA SANBORN MAP




### DOB SCAN - 1985

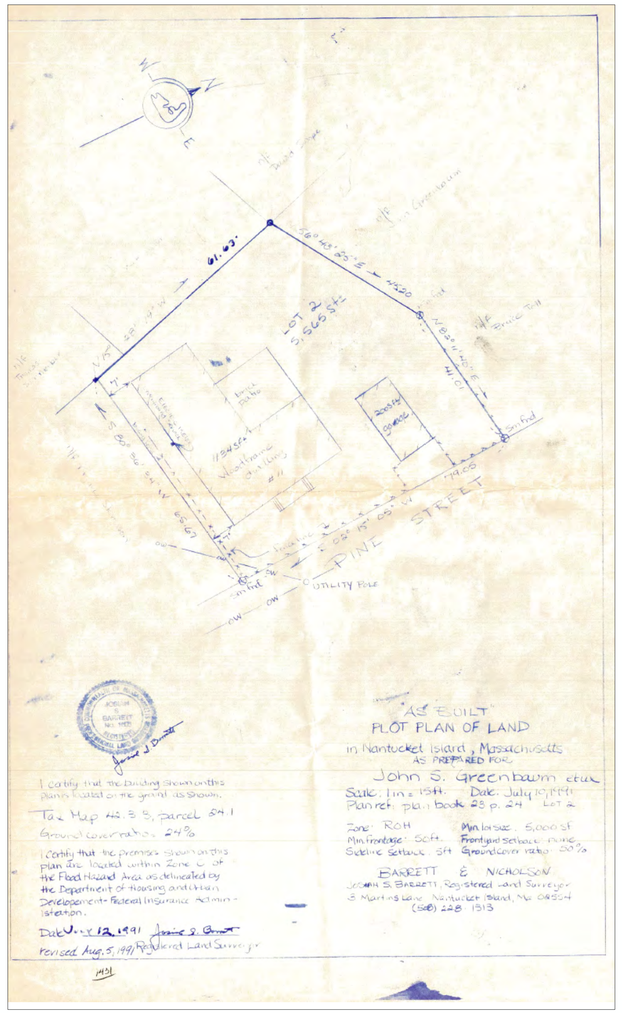



## AERIAL PHOTOS

### 1998




### DOB SCAN - 1991




# 11P

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NANTUCKET, MA 02554

**OWNER**

11 PINE REALTY TRUST
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**ARCHITECT**

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**CONTRACTOR**

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(508) 228-2786

**STRUCTURAL ENGINEER**

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**MEP ENGINEER**

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**LANDSCAPE ARCHITECT**

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**REVISIONS**

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**ISSUES**

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| 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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NANTUCKET, MA 02554

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## STRUCTURAL ENGINEER

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## MEP ENGINEER

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## ISSUES

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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

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## STRUCTURAL ENGINEER

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## MEP ENGINEER

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## REVISIONS

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## ISSUES

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| 1 | 12/23/2024 | HDC SUBMISSION |
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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

### OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

### ARCHITECT

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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### ISSUES

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| PROJ. NO. | PROJECT NUMBER |

EXTERIOR VIEWS

# HDC-06

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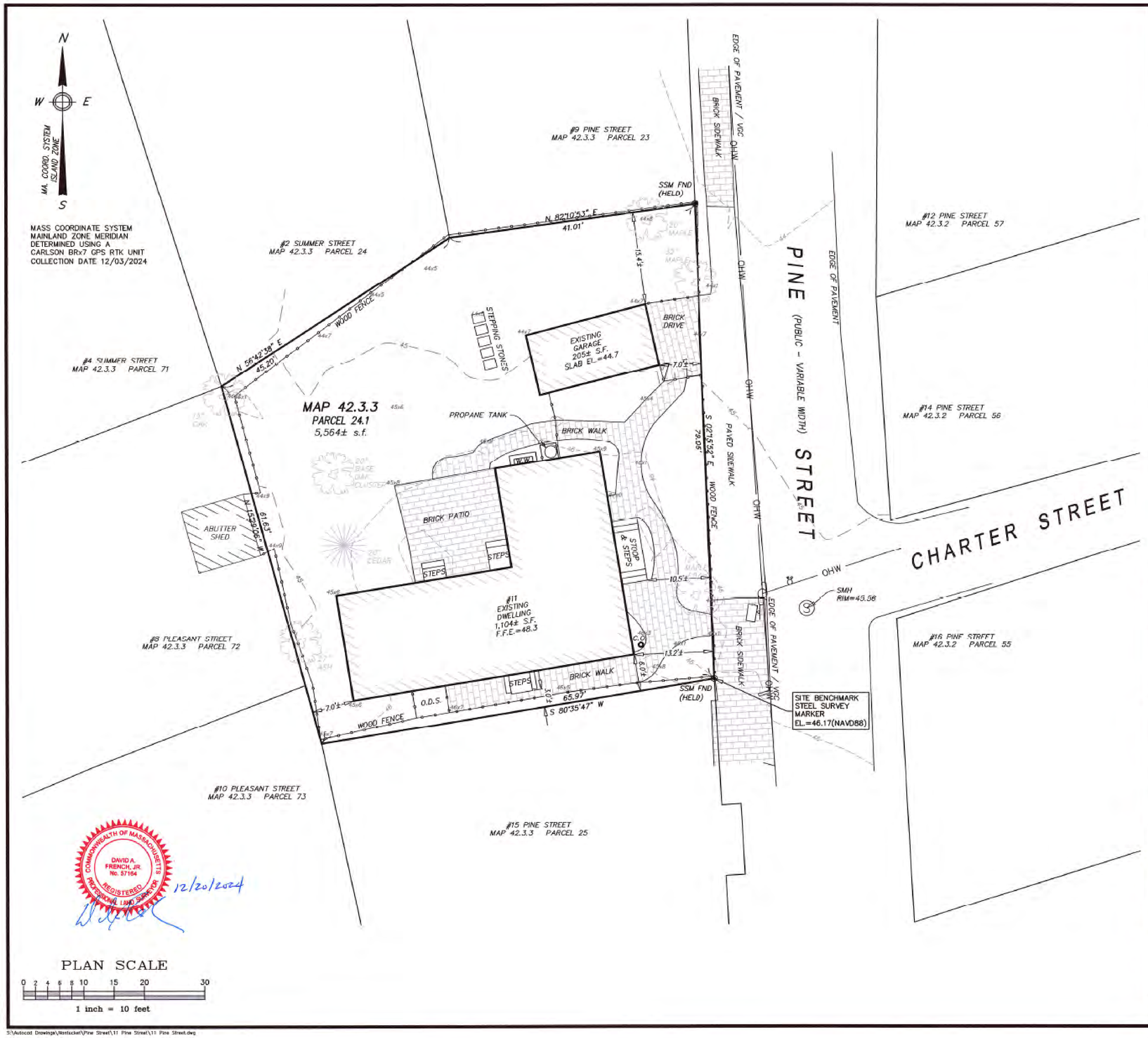
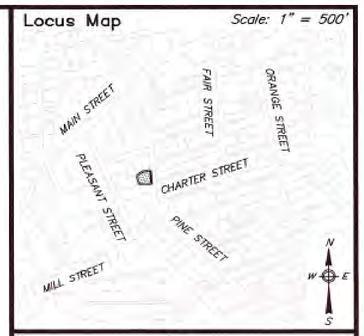



S:\Autocad Drawings\Nantucket\Pine Street\11 Pine Street\11 Pine Street.dwg

## 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

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT
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WORKSHOP/APD ARCHITECTURE DPC
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CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
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MEP ENGINEER
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LANDSCAPE ARCHITECT
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Nantucket, MA 0225
T: (508) 333-5138

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ISSUES

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DRAWING INFO

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| 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

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NANTUCKET, MA 02554

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|---|---|
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| 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
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**STRUCTURAL ENGINEER**
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**MEP ENGINEER**
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**ISSUES**

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|---|---|---|
| 1 | 12/23/2024 | HDC SUBMISSION |

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| 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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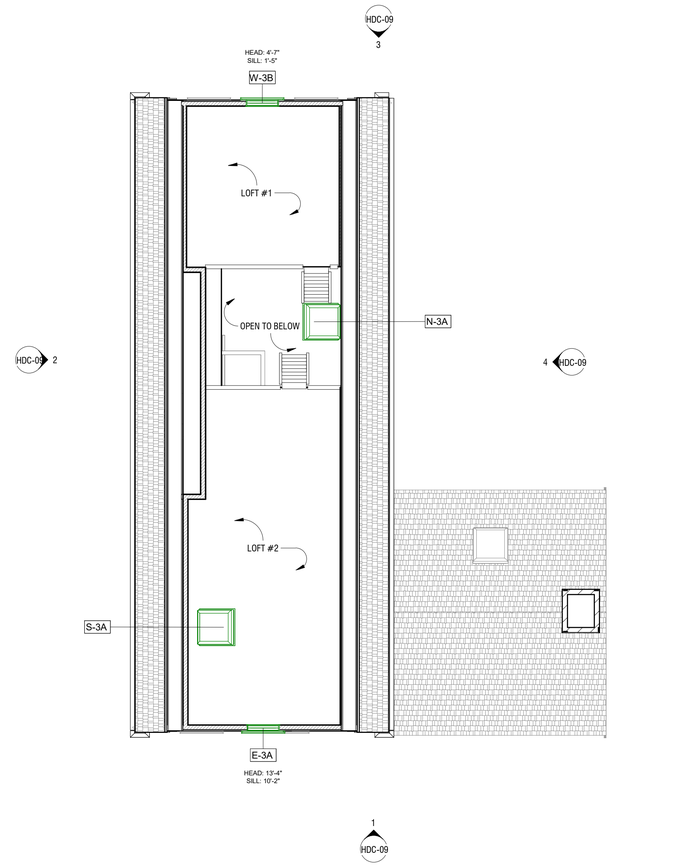
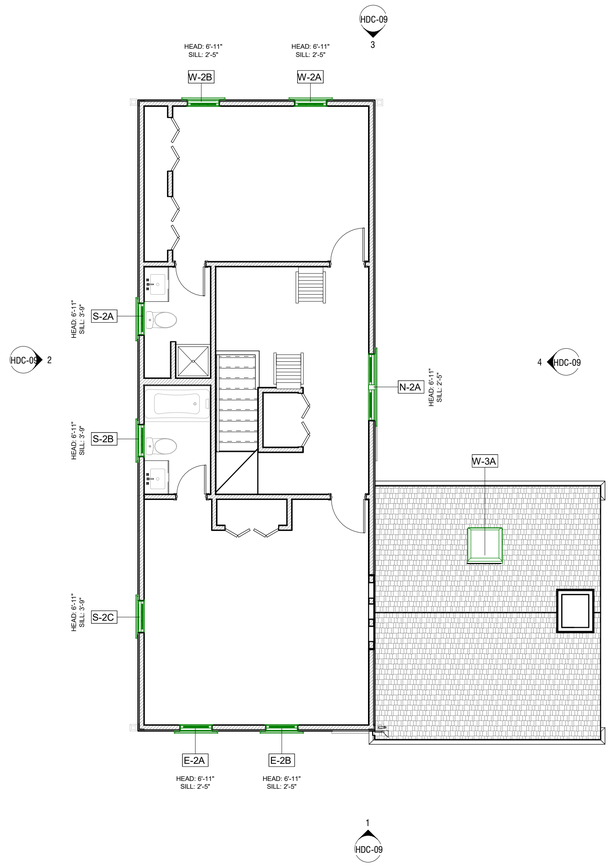
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



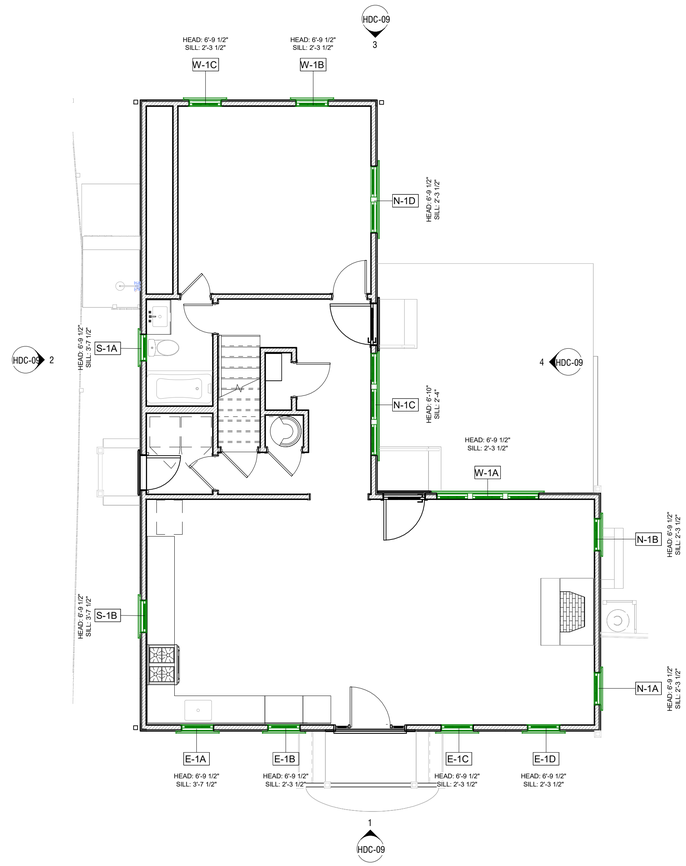

## 3 THIRD FLOOR - EXISTING

3/16" = 1'-0"




## 2 SECOND FLOOR - EXISTING

3/16" = 1'-0"




## 1 FIRST FLOOR PLAN - EXISTING

3/16" = 1'-0"

# 11P

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### MEP ENGINEER

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### ISSUES

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| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | DAJ |
| CHECKED BY: | SCS/TDW/ARK/MLW |
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| SCALE: | As indicated |
| 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

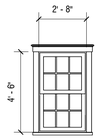

N-2A


W-1A

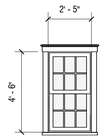
## EXISTING WINDOW SURVEY

| 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 |

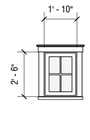
## WINDOW LEGEND - PROPOSED



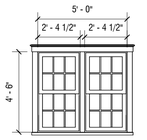
A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

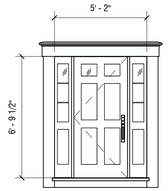


C
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

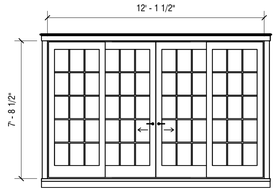


D
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

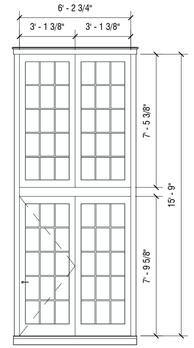
## DOOR LEGEND - EXISTING



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
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

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### ISSUES

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EXIST. WINDOW - SCHEDULE

# HDC-11

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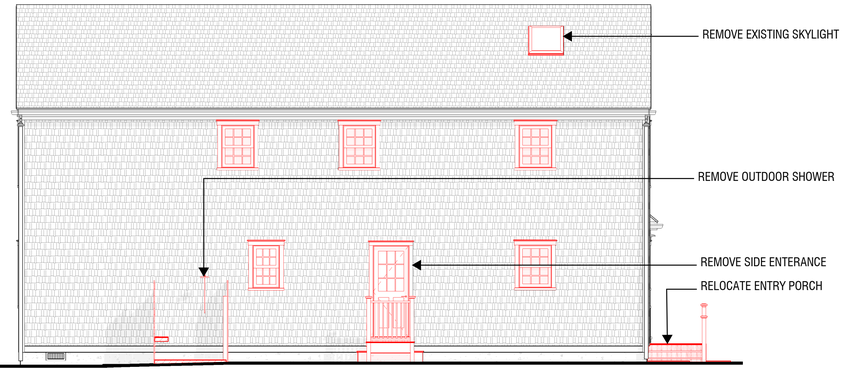
## 4 EXISTING ELEVATION - EAST

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



# 11P

RENOVATION TO EXISTING HOUSE

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NANTUCKET, MA 02554

**OWNER**

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

**ARCHITECT**

WORKSHOP/APD

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**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**

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19 Old South Road
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T: (508) 325-0044

**LANDSCAPE ARCHITECT**

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BUILDING ELEVATIONS

**HDC-12**

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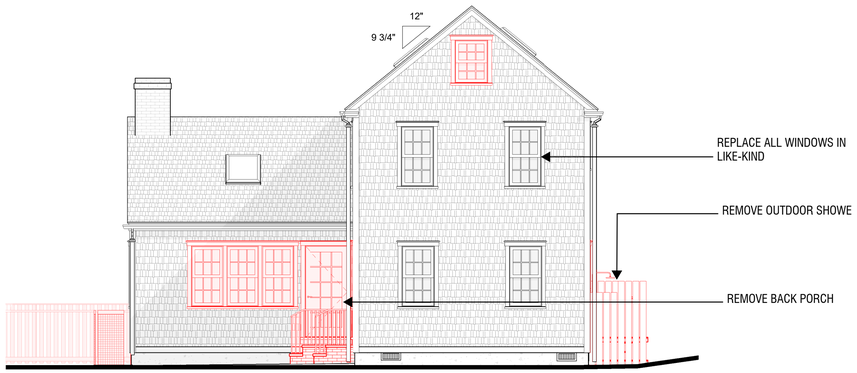
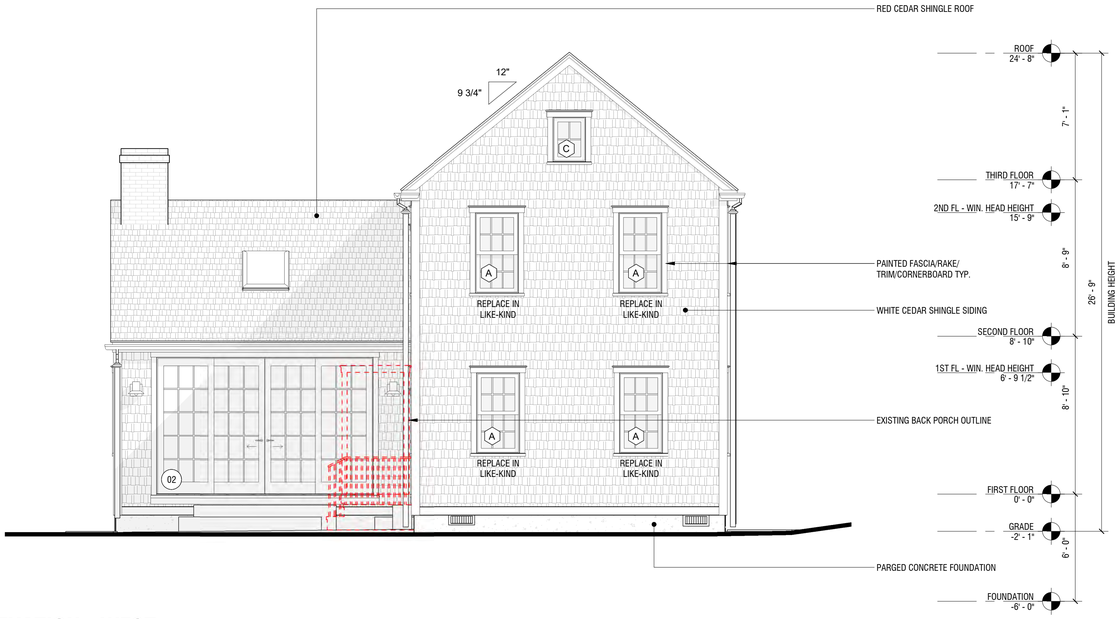


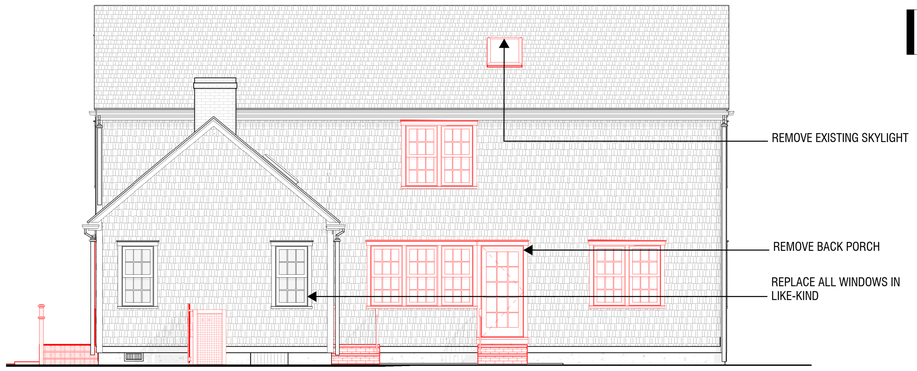

## 4 EXTERIOR ELEVATION - WEST

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"

# 11P

RENOVATION TO EXISTING HOUSE

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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BUILDING ELEVATIONS

# HDC-13

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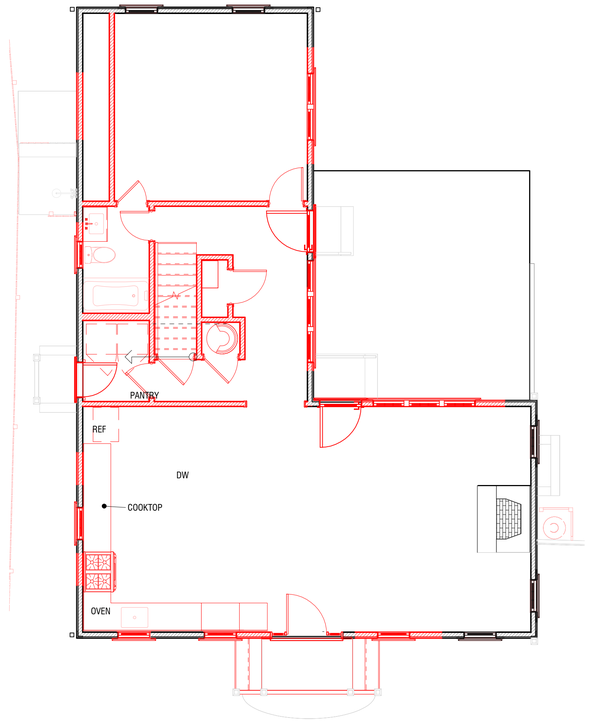
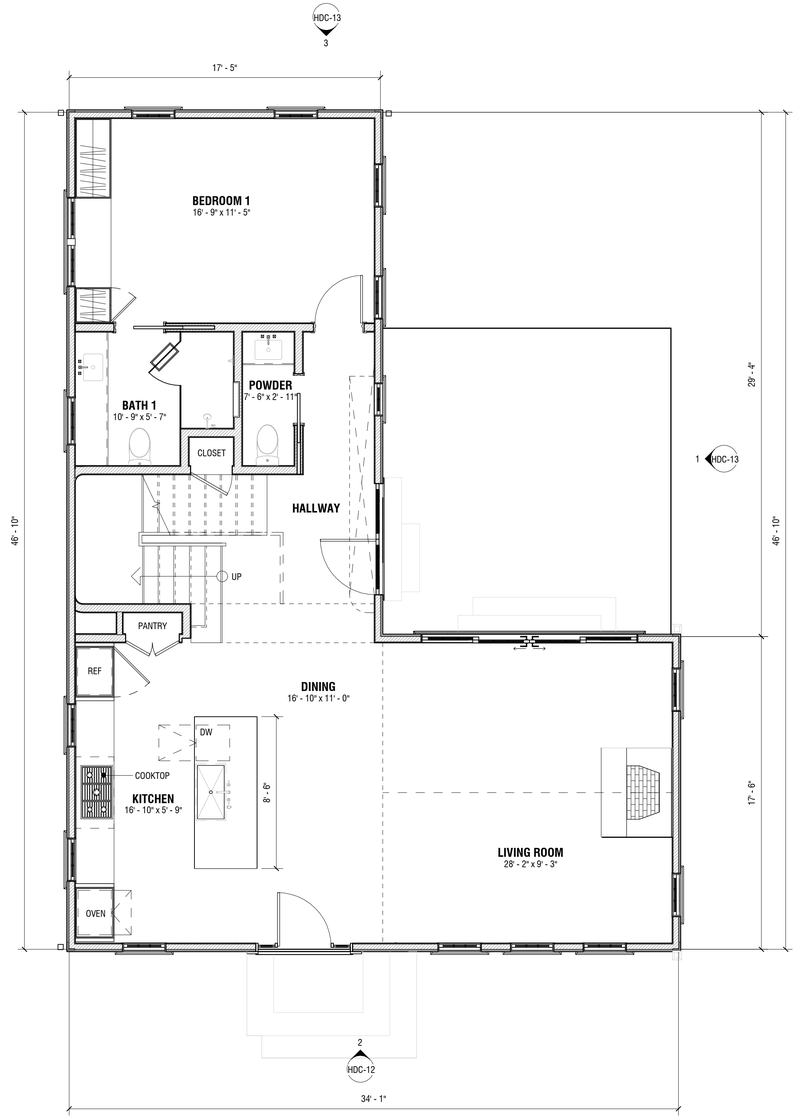



## 3 EXISTING PLAN - FIRST FLOOR

3/16" = 1'-0"




## 1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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RENOVATION TO EXISTING HOUSE

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NANTUCKET, MA 02554

## OWNER

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## STRUCTURAL ENGINEER

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## MEP ENGINEER

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FIRST FLOOR PLAN

# HDC-14

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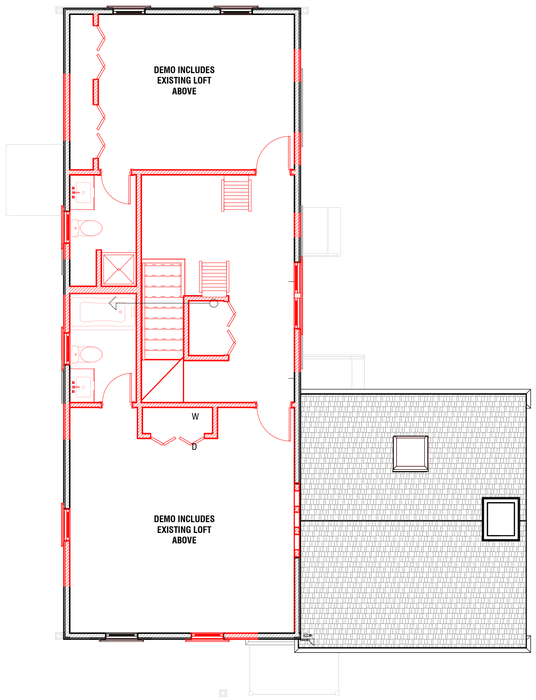
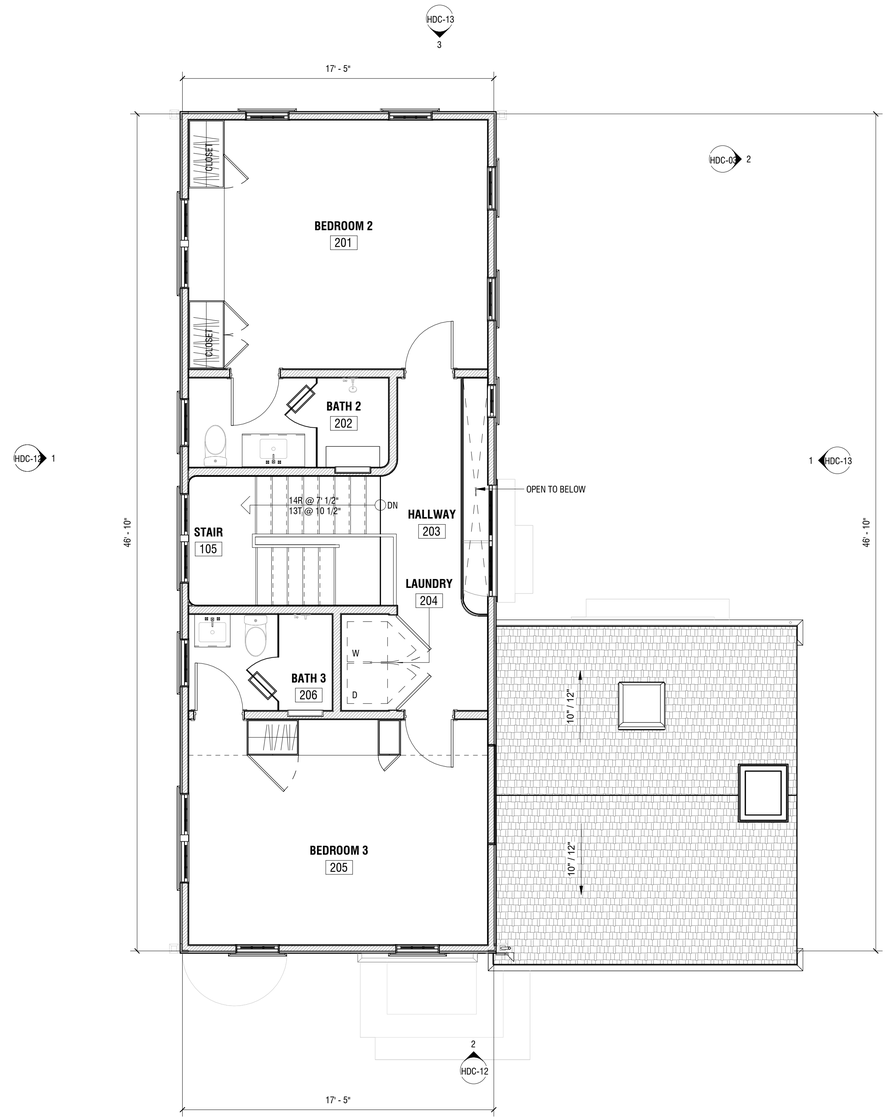



## 2 EXISTING PLAN - SECOND FLOOR

3/16" = 1'-0"




## 1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

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### STRUCTURAL ENGINEER

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### MEP ENGINEER

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### REVISIONS

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SECOND FLOOR PLAN

# HDC-15

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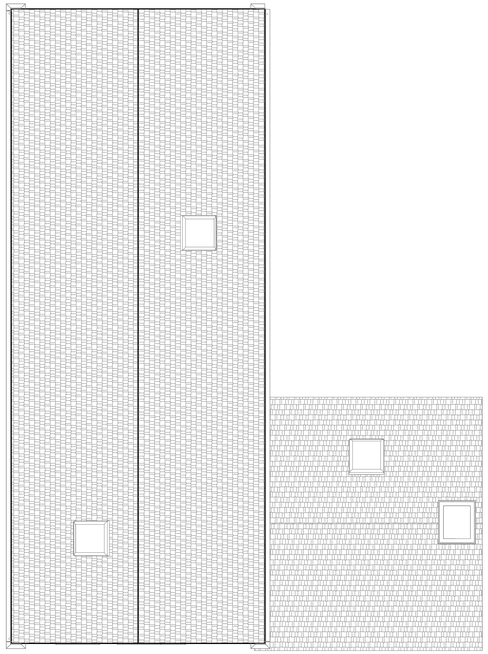
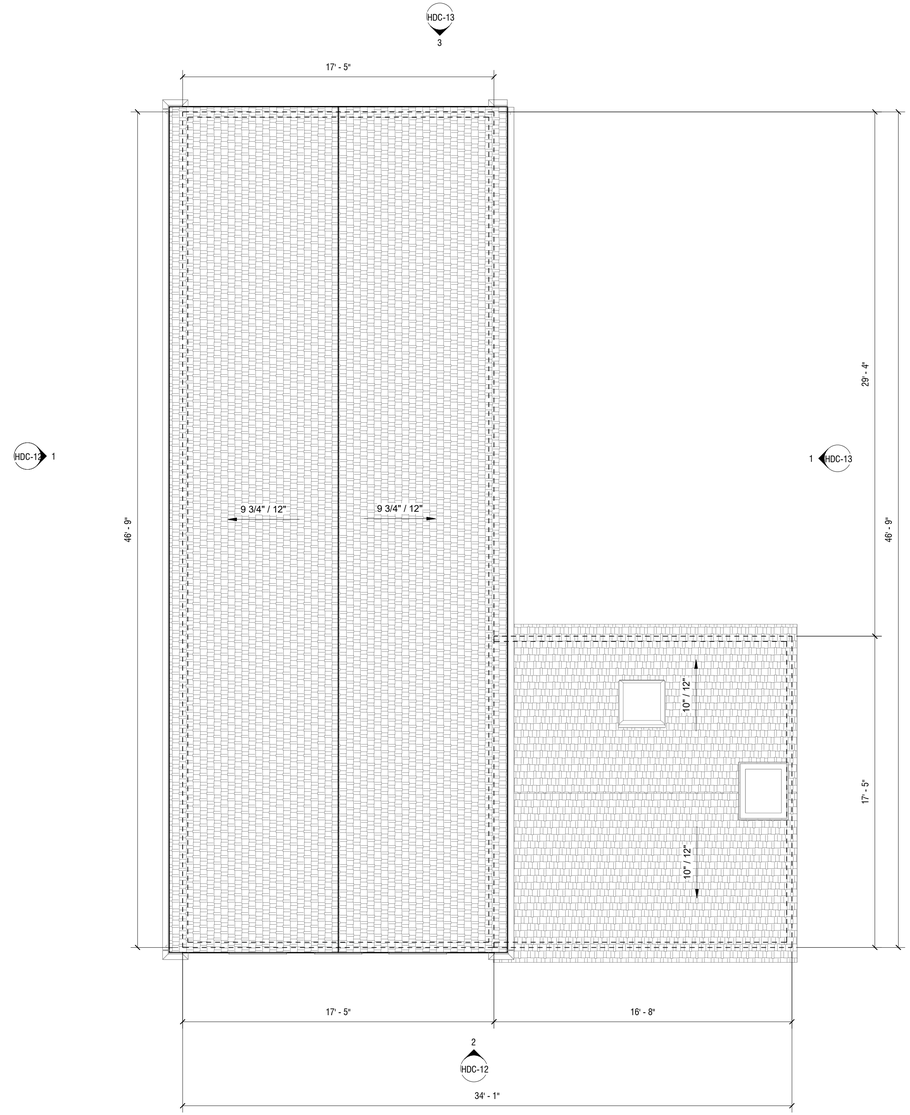


## 2 EXISTING PLAN - ROOF

3/16" = 1'-0"




## 1 PROPOSED ROOF PLAN

1/4" = 1'-0"

# 11P

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
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T: (212) 273-9712 info@workshopapd.com

### CONTRACTOR

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7 Windy Way
Nantucket, MA 02554
(508) 228-2786

### STRUCTURAL ENGINEER

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### MEP ENGINEER

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--

### SURVEYOR

BRACKEN
19 Old South Road
Nantucket, MA 02554
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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

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### ISSUES

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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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C/O GREENEBAUM JOHN S
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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**

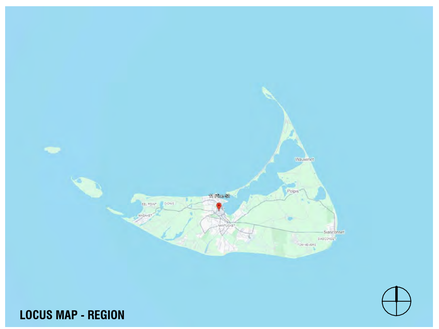
### DRAWING INDEX


| 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

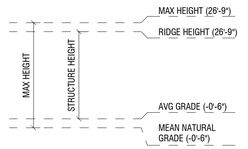
| | |
|---|---|
| Map / Parcel | 42.3.3 / 24.1 |
| Current Zoning | ROH |
| Min. Frontage | 50 FT |
| Front Setback | 0 FT |
| Side/Rear Setback | 5 FT |
| | |
| Lot Size | 5,564 SF |
| Allowable G.C. | 40% |
| Max. G.C. | 2,225 SF |
| | |
| Exisiting House G.C. | 1,107 SF |
| Proposed Main House G.C. | 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 |




# 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
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**

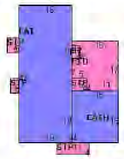
| Field | Description |
|---|---|
| Style: | Colonial |
| Model | Residential |
| Grade: | Avg to Good |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| 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
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: | |
| PROJ. NO. | PROJECT NUMBER |

HISTORICAL INFORMATION

# HDC-01

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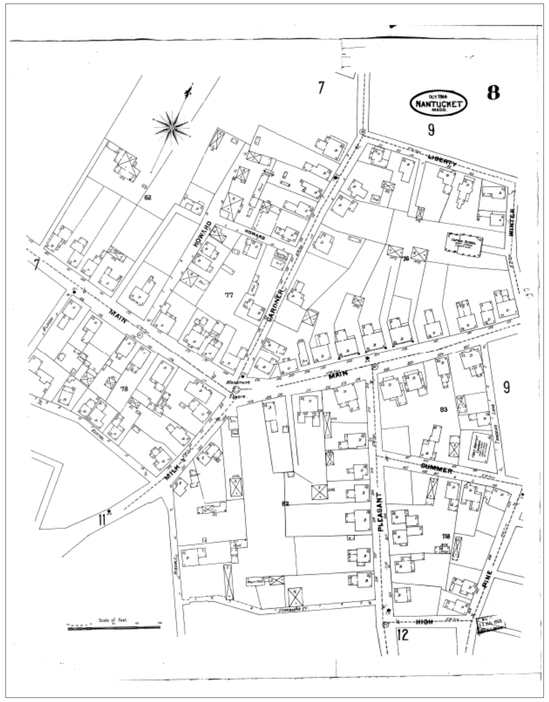
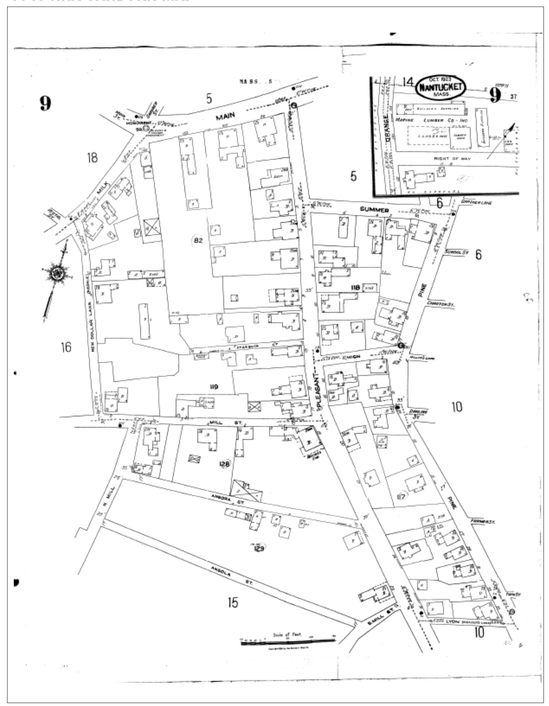
## SANBORN MAPS

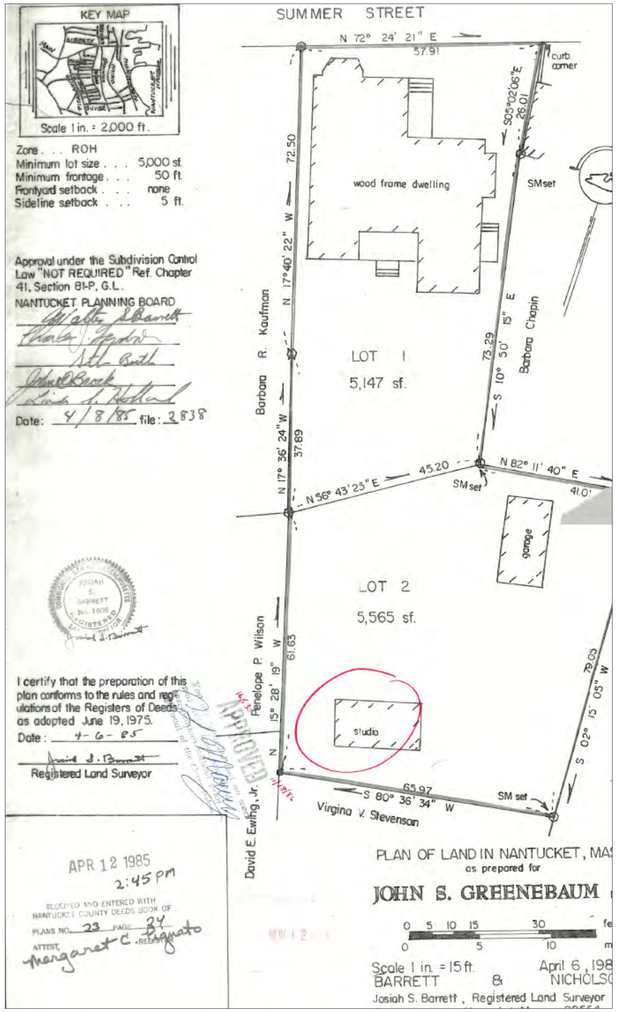
### 1904 NHA SANBORN MAP




### 1949 NHA SANBORN MAP




### DOB SCAN - 1985

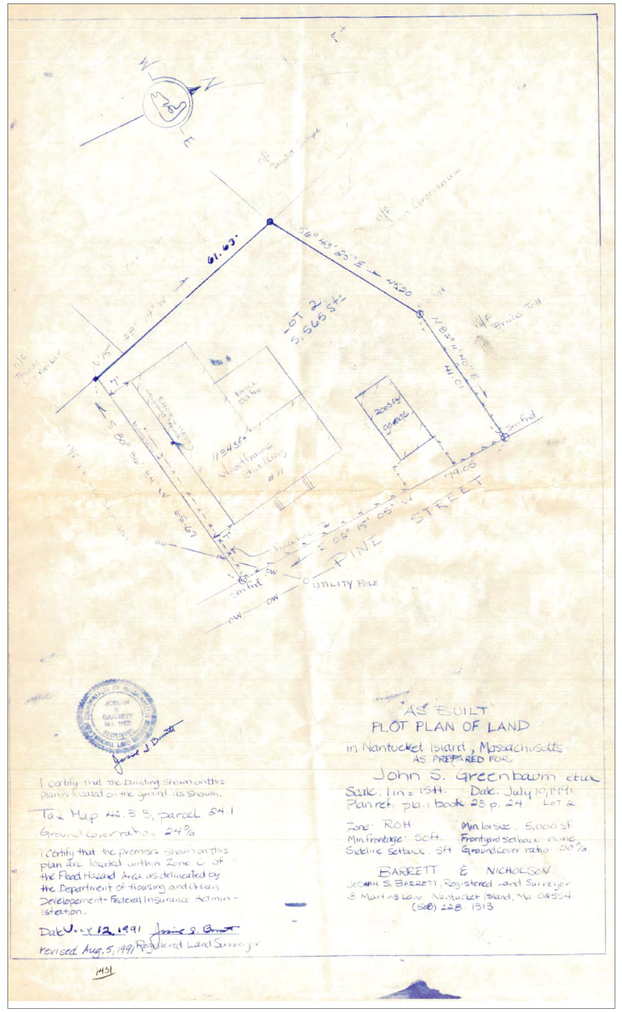


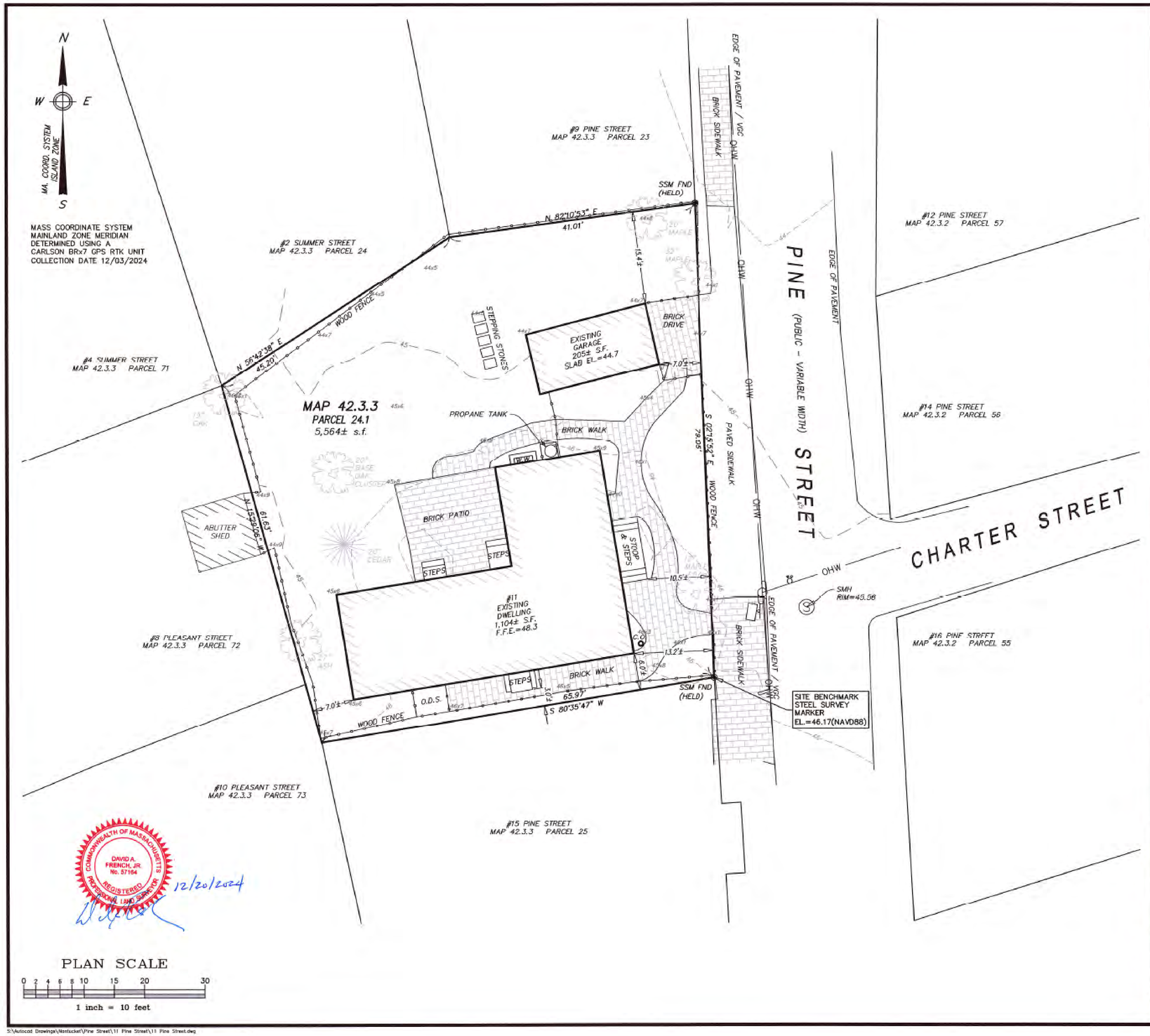

## AERIAL PHOTOS

### 1998




### DOB SCAN - 1991


N 76°45'35" E 44.20
61.03'
LOT 2
5,565 SQ. FT.
Wooden Shed
Asphalt Driveway
Wooden Shed
Wooden Shed
Wooden Shed



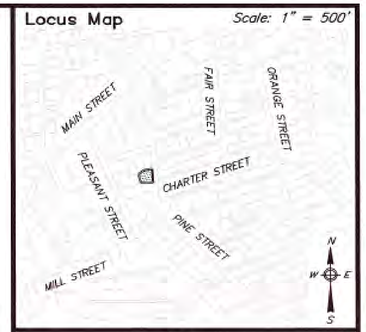

S:\Autocad Drawings\Nantucket\Pine Street\11 Pine Street\11 Pine Street.dwg

## 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
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

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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



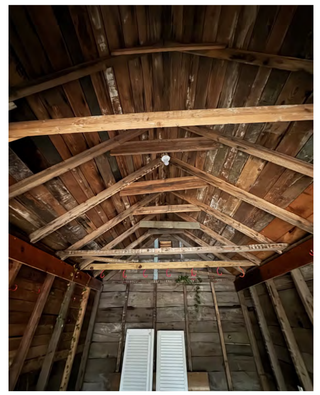
1. INTERIOR VIEW, SOUTH



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

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

| | | |
|---|---|---|
| | | |
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| | | |

**NOT FOR CONSTRUCTION**

SIGN & SEAL

## ISSUES

| | | |
|---|---|---|
| 1 | 12/23/2024 | HDC SUBMISSION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
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| | | |

## DRAWING INFO

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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TYLER REAL ESTATE LLC
C/O LORING WOLCOTT &
COOLIDGE
230 CONGRESS STREET

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NEWPORT COAST, CA 92657

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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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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



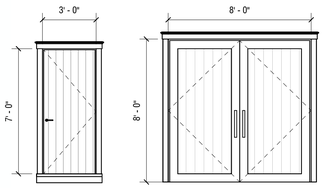
### PHOTOGRAPH FROM PINE STREET



### 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 | • |

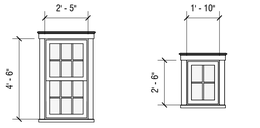
### DOOR LEGEND




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

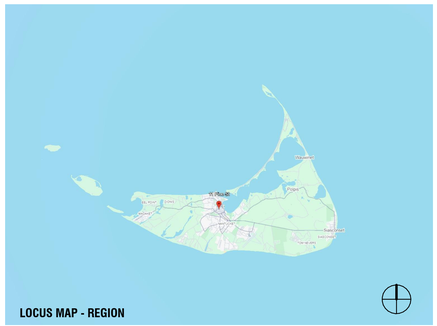



A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

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

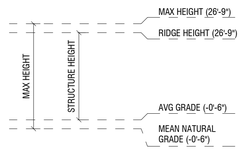
| | REFERENCE | PERMITTED | PROPOSED | |
|---|---|---|---|---|
| MINIMUM LOT SIZE (SF) | ARTICLE V - 16.A | 5,000 SF | 5,564 SF | IN COMPLIANCE |
| GROUND COVER | ARTICLE V - 16.A | 40 % | 26.4 % | |
| | | 2,225 SF | 1,472 SF | |
| MAXIMUM BUILDING HEIGHT (FT/STORIES) | ARTICLE V - 17.A | 30' - 0" | 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

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 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

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| 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

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--

## MEP ENGINEER

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## 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

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**NOT FOR CONSTRUCTION**

SIGN & SEAL

## ISSUES

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|---|---|---|
| 1 | 12/23/2024 | HDC SUBMISSION |
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## 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

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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STRUCTURAL ENGINEER
--
--

MEP 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 |
| SCALE: | 3/16" = 1'-0" |
| PROJ. NO. | PROJECT NUMBER |

SITE PLAN

**HDC-03**

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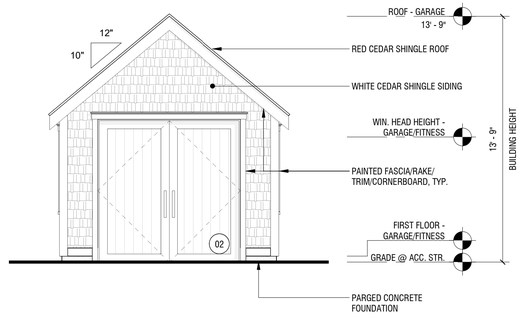
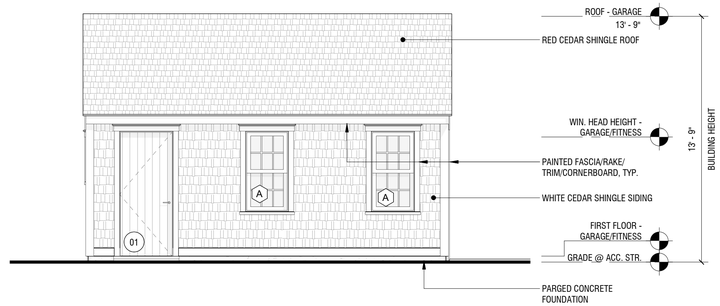


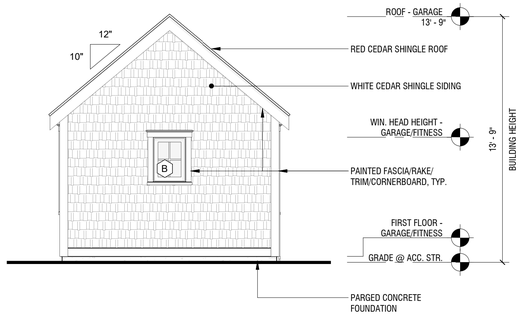

## 1 EAST ELEVATION - GARAGE

1/4" = 1'-0"



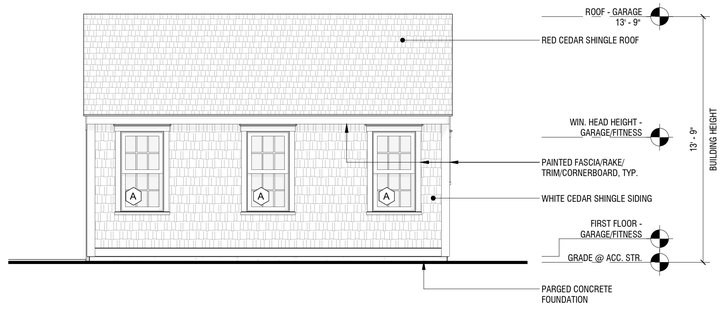

## 2 SOUTH ELEVATION - GARAGE

1/4" = 1'-0"



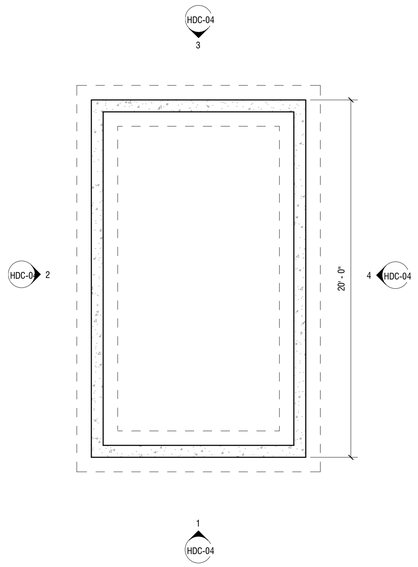

## 3 WEST ELEVATION - GARAGE

1/4" = 1'-0"



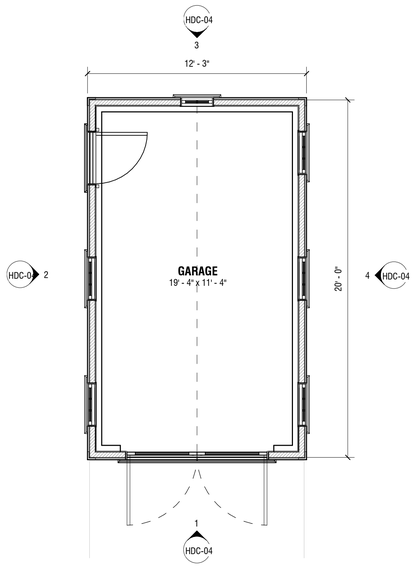

## 4 NORTH ELEVATION - GARAGE

1/4" = 1'-0"



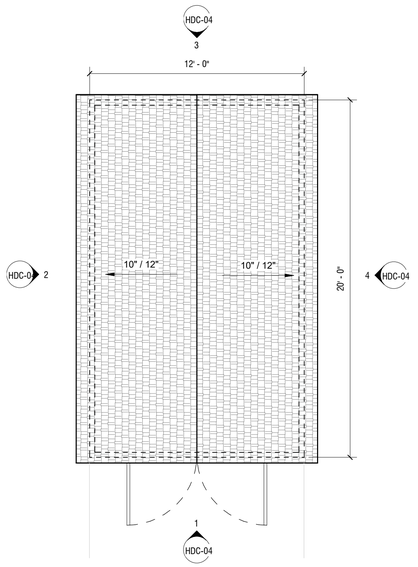

## 5 FOUNDATION PLAN - GARAGE

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

## 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-04

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

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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LEXINGTON, MA 02421

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LOUISVILLE, KY 40205-1903

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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



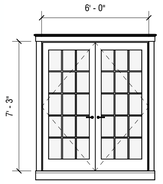
### PHOTOGRAPH FROM PINE STREET



### 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

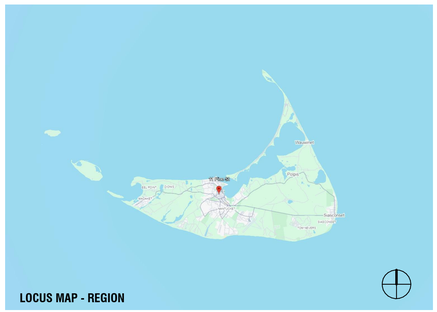



01

TYPE: DOUBLE FRENCH DOORS
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

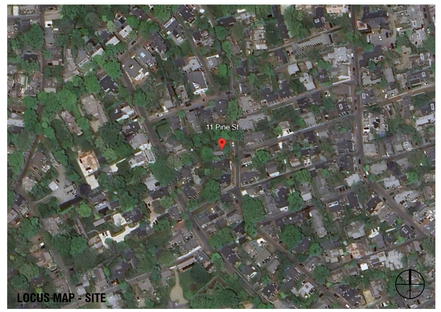
### ZONING INFORMATION

| | |
|---|---|
| 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

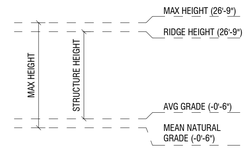
| | REFERENCE | PERMITTED | PROPOSED | |
|---|---|---|---|---|
| MINIMUM LOT SIZE (SF) | ARTICLE V - 16.A | 5,000 SF | 5,564 SF | IN COMPLIANCE |
| GROUND COVER | ARTICLE V - 16.A | 40 % | 26.4 % | |
| | | 2,225 SF | 1,472 SF | |
| MAXIMUM BUILDING HEIGHT (FT/STORIES) | ARTICLE V - 17.A | 30' - 0" | 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
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--

MEP ENGINEER
--
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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

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**NOT FOR CONSTRUCTION**

SIGN & SEAL

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| 1 | 12/23/2024 | HDC SUBMISSION |
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DRAWING INFO

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|---|---|
| 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 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**
--
--

**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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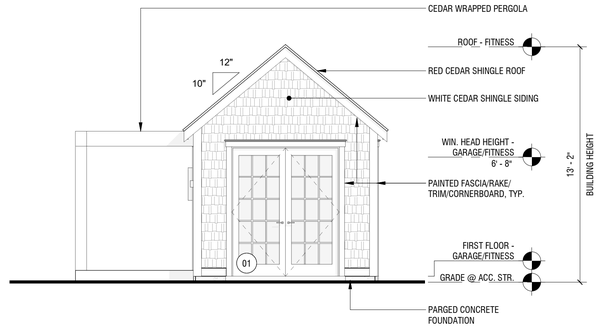
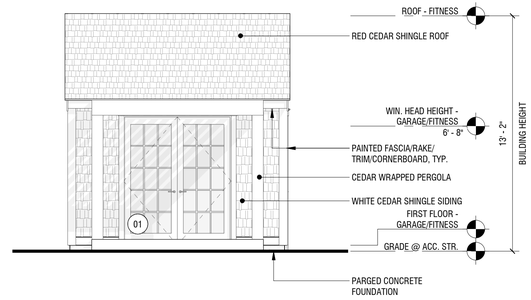


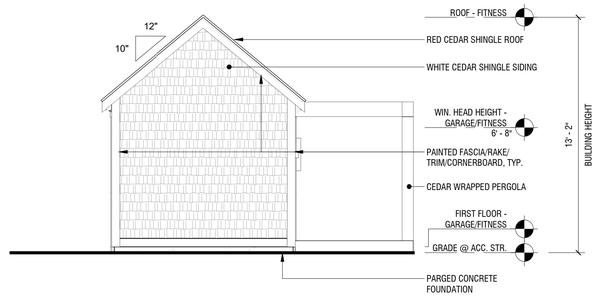

## 1 EAST ELEVATION - WELLNESS SHED

1/4" = 1'-0"



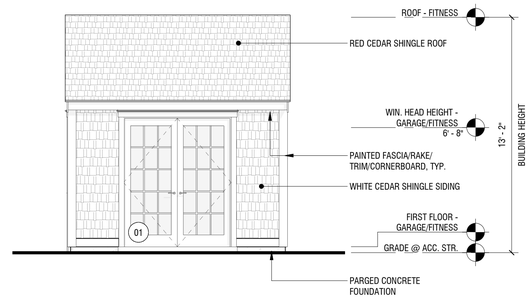

## 2 SOUTH ELEVATION - WELLNESS SHED

1/4" = 1'-0"



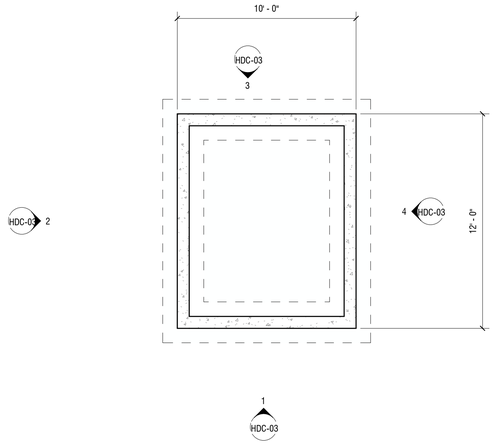

## 3 WEST ELEVATION - WELLNESS SHED

1/4" = 1'-0"



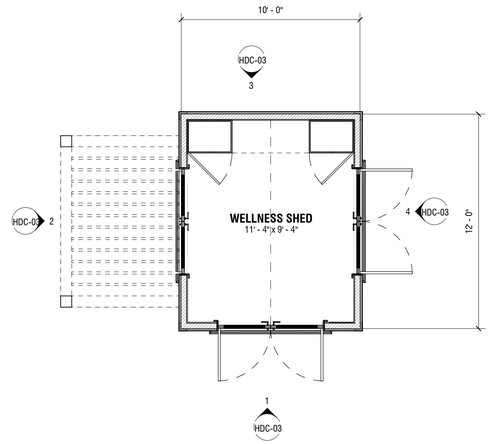

## 4 NORTH ELEVATION - WELLNESS SHED

1/4" = 1'-0"



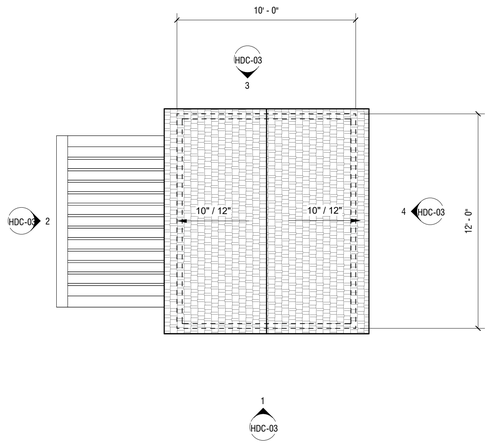

## 5 FOUNDATION PLAN - WELLNESS SHED

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
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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

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 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

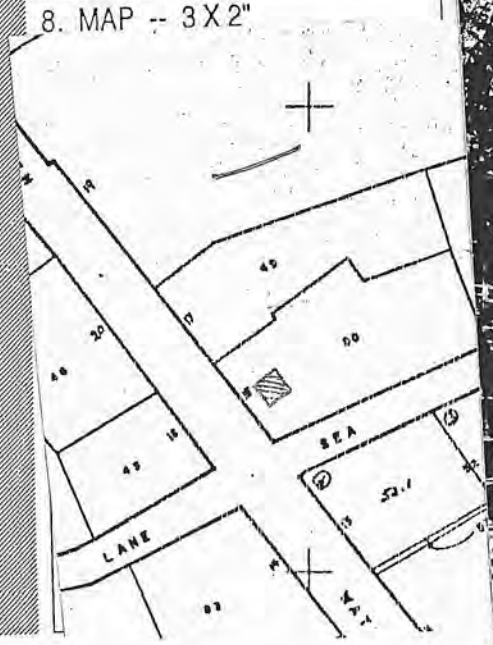
3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

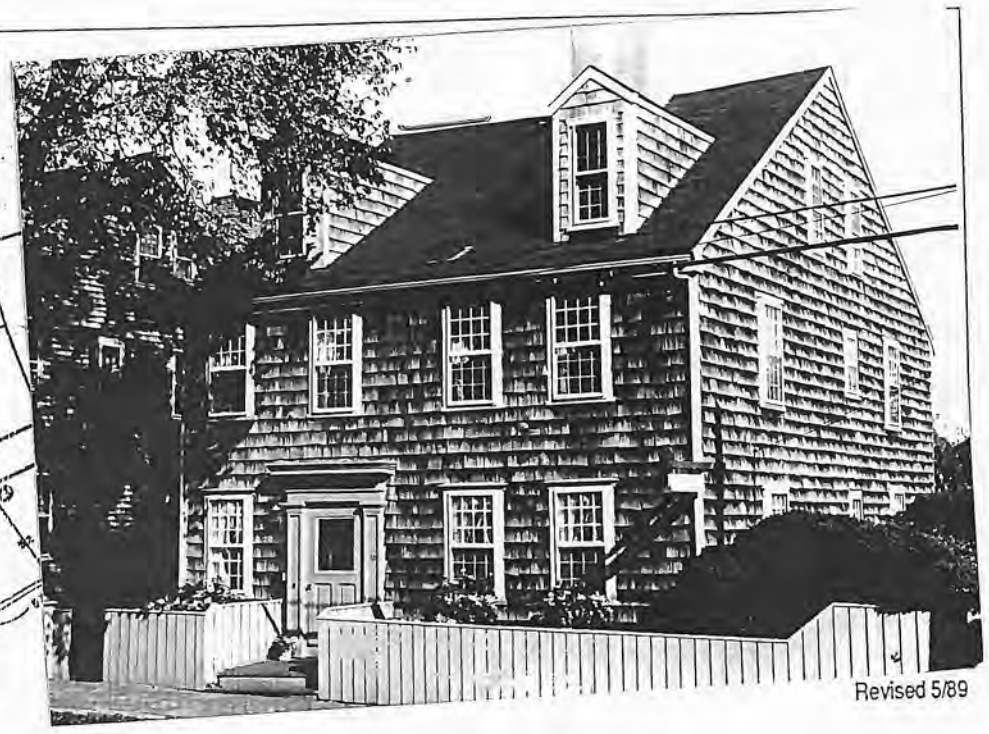
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805 probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2550. 1820 - Brayton to Samuel 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 _____

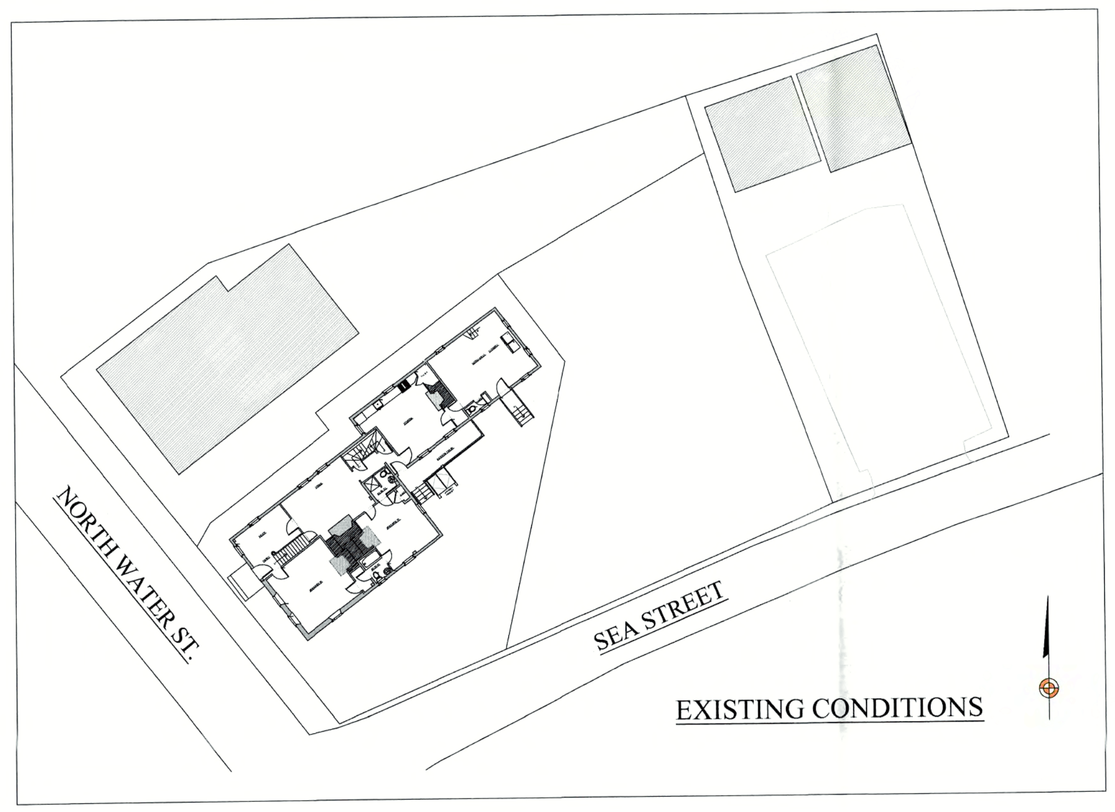
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

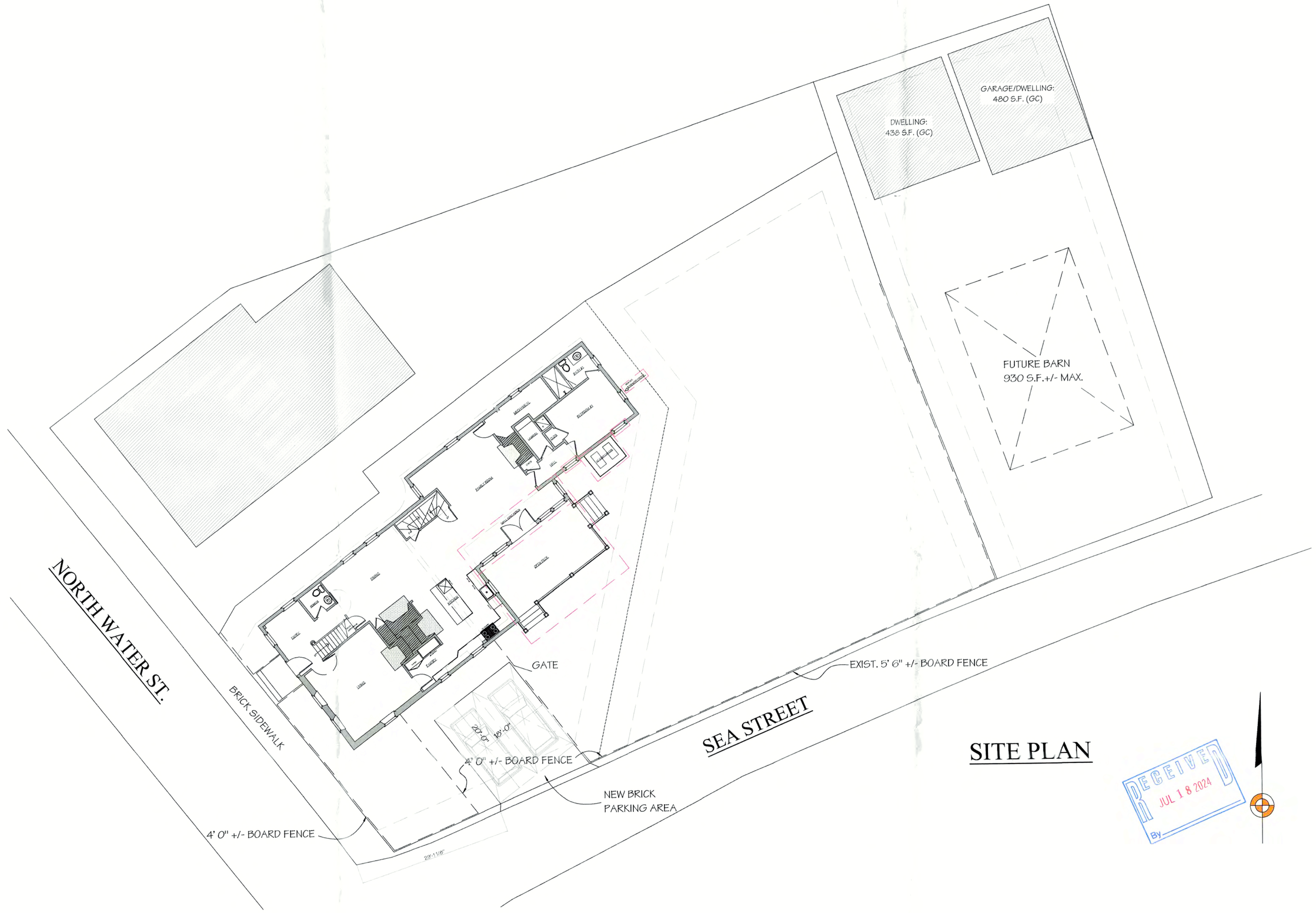
Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury

# *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

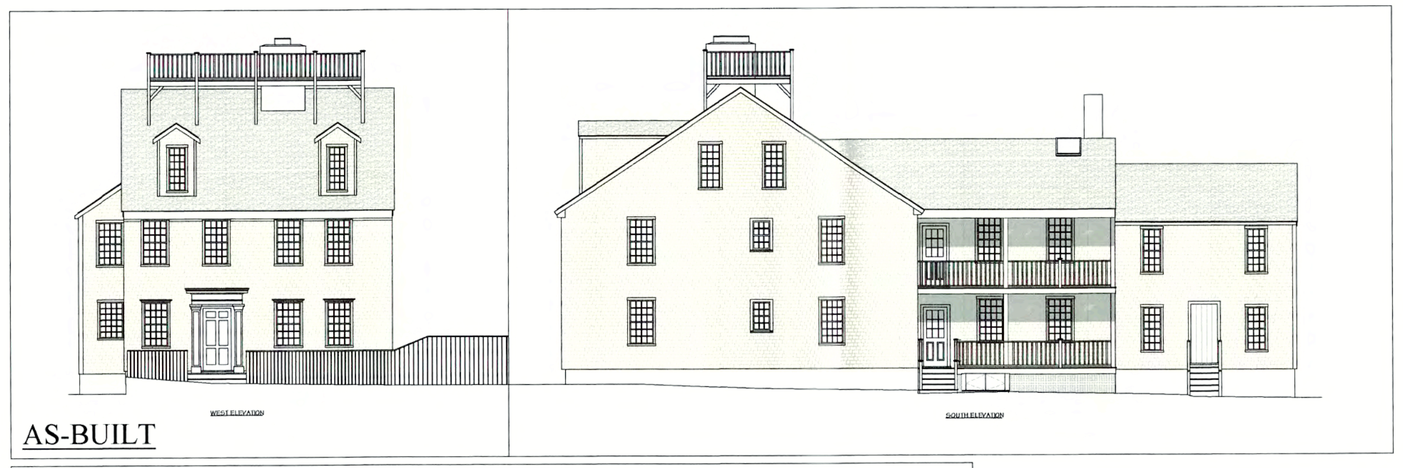
M/P: 42.4.2 / 50

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

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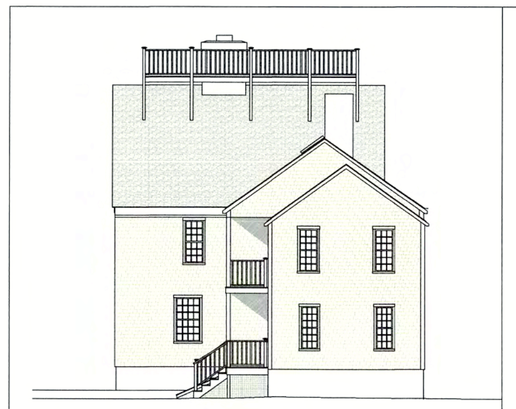
ELEVATIONS
DATE: 07/17/2024
SCALE: 1/4" = 1'0"

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

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BENFRA, INC
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 07/17/2024
SCALE: 1/4" = 1'0"

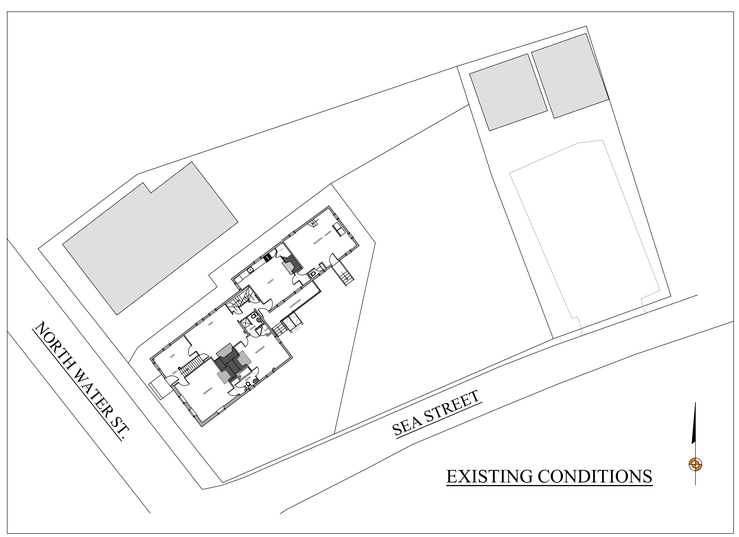
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

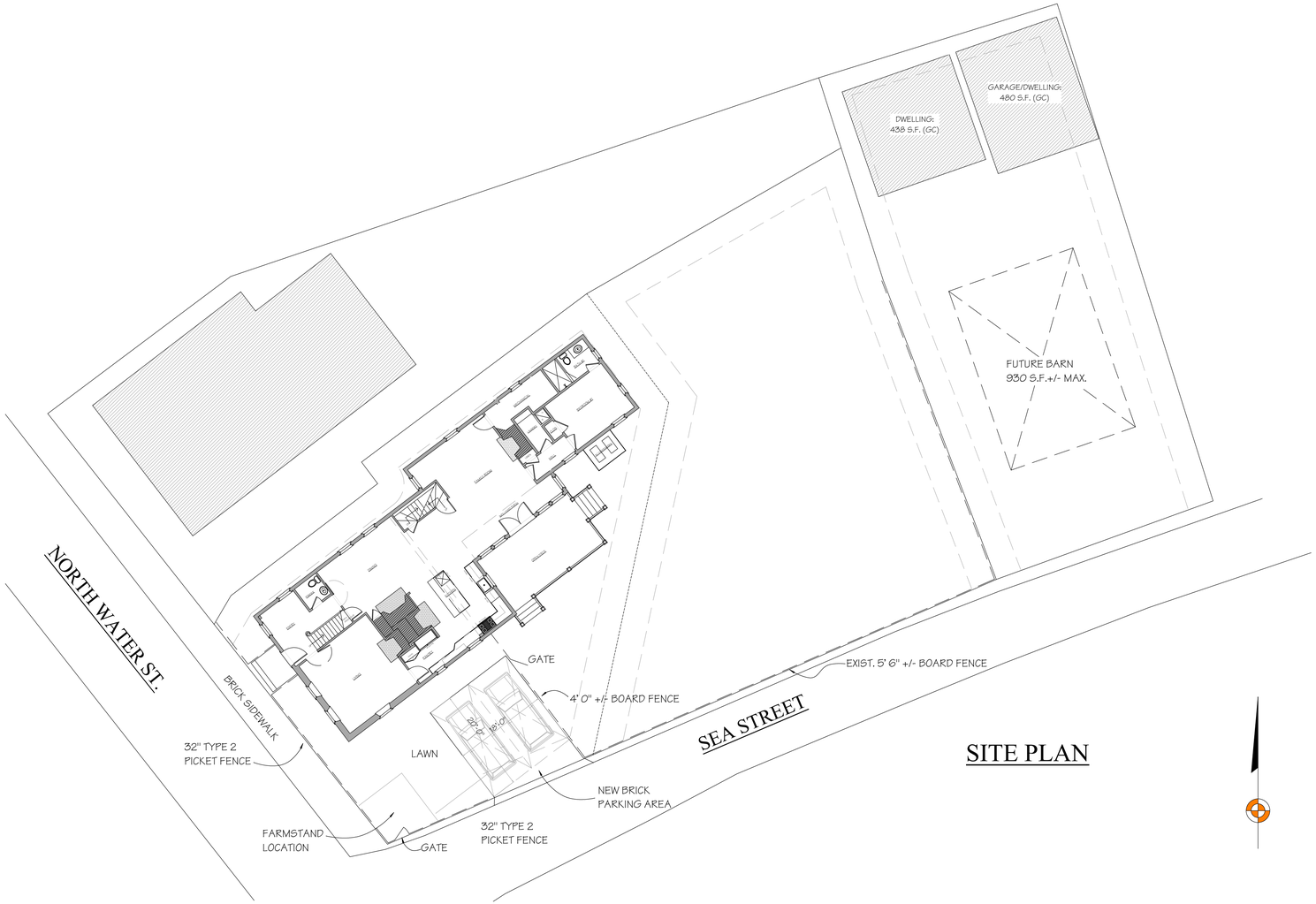
5

# 15 N. WATER ST.
# NANTUCKET, MA 02554




EXISTING CONDITIONS




SITE PLAN

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
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LOT AREA: 5,129 S.F.
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PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

NOT FOR CONSTRUCTION


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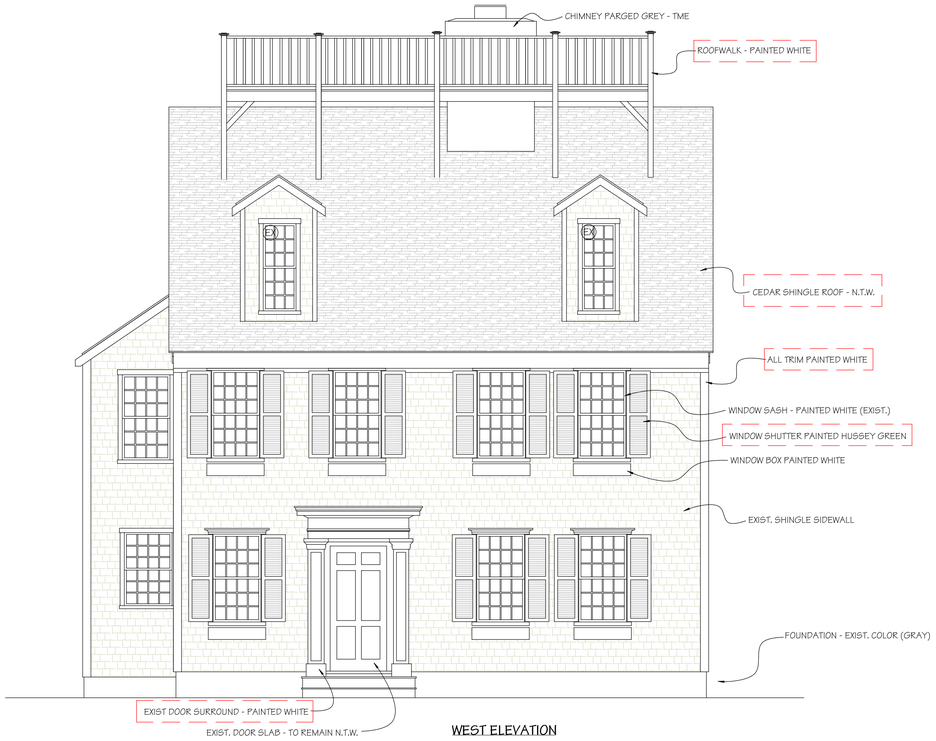
COVER SHEET
DATE: 12/23/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A




WEST ELEVATION



CURRENT APPROVAL



CURRENT APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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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

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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.**

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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°: 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**

***REQUIRED WITH ALL APPLICATIONS:***

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

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

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

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

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

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

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

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

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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.

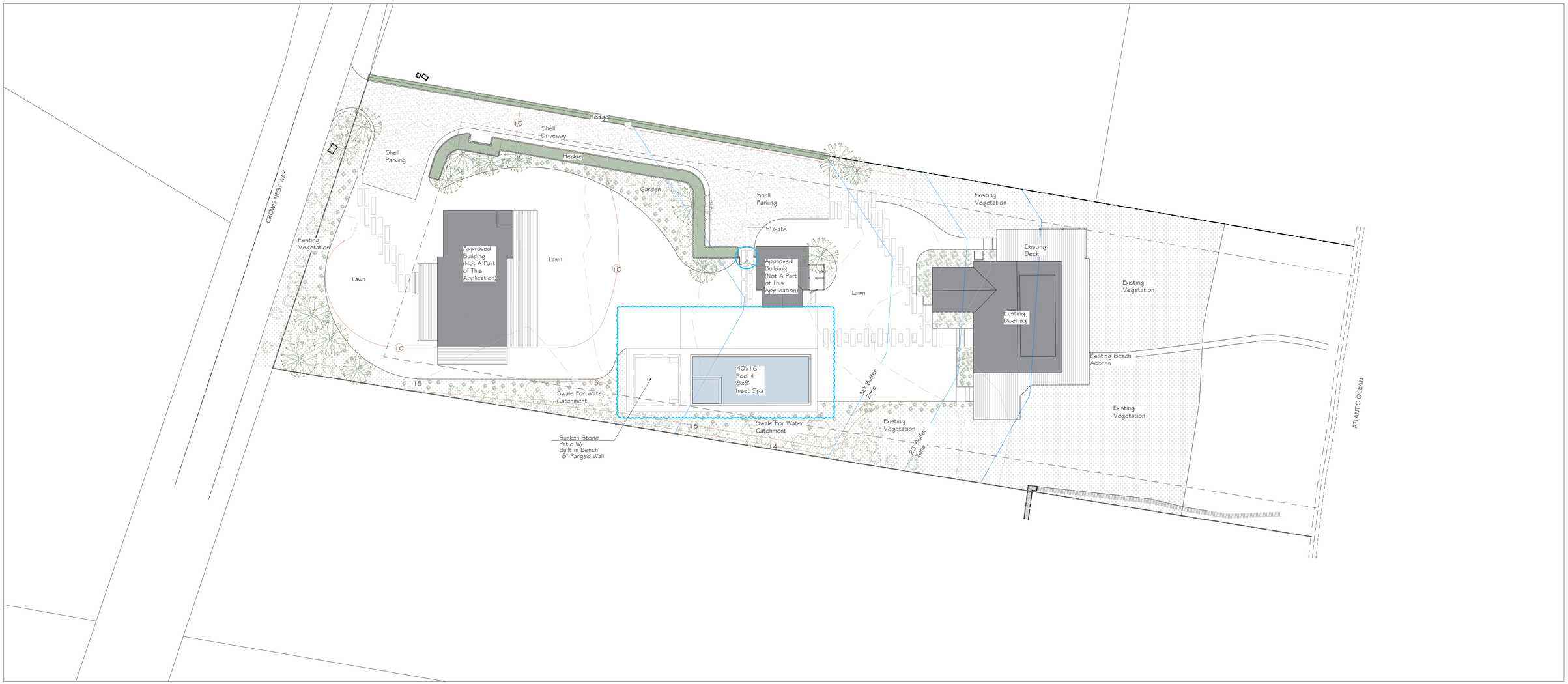
## COLORS

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

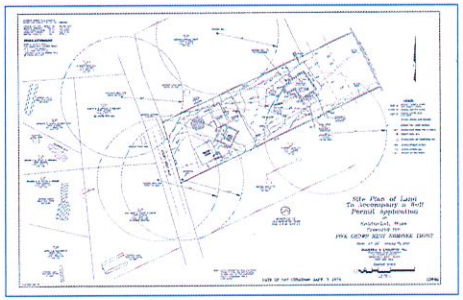
**HDC Plan**
Scale: 1/16"=1'-0"
12.23.2024
Page L.1

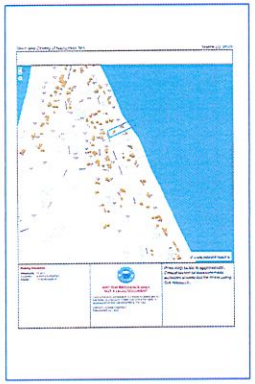
North

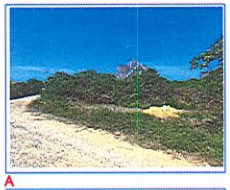
**JARDINS INTL., INC.**
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

DRAWING INDEX
1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION



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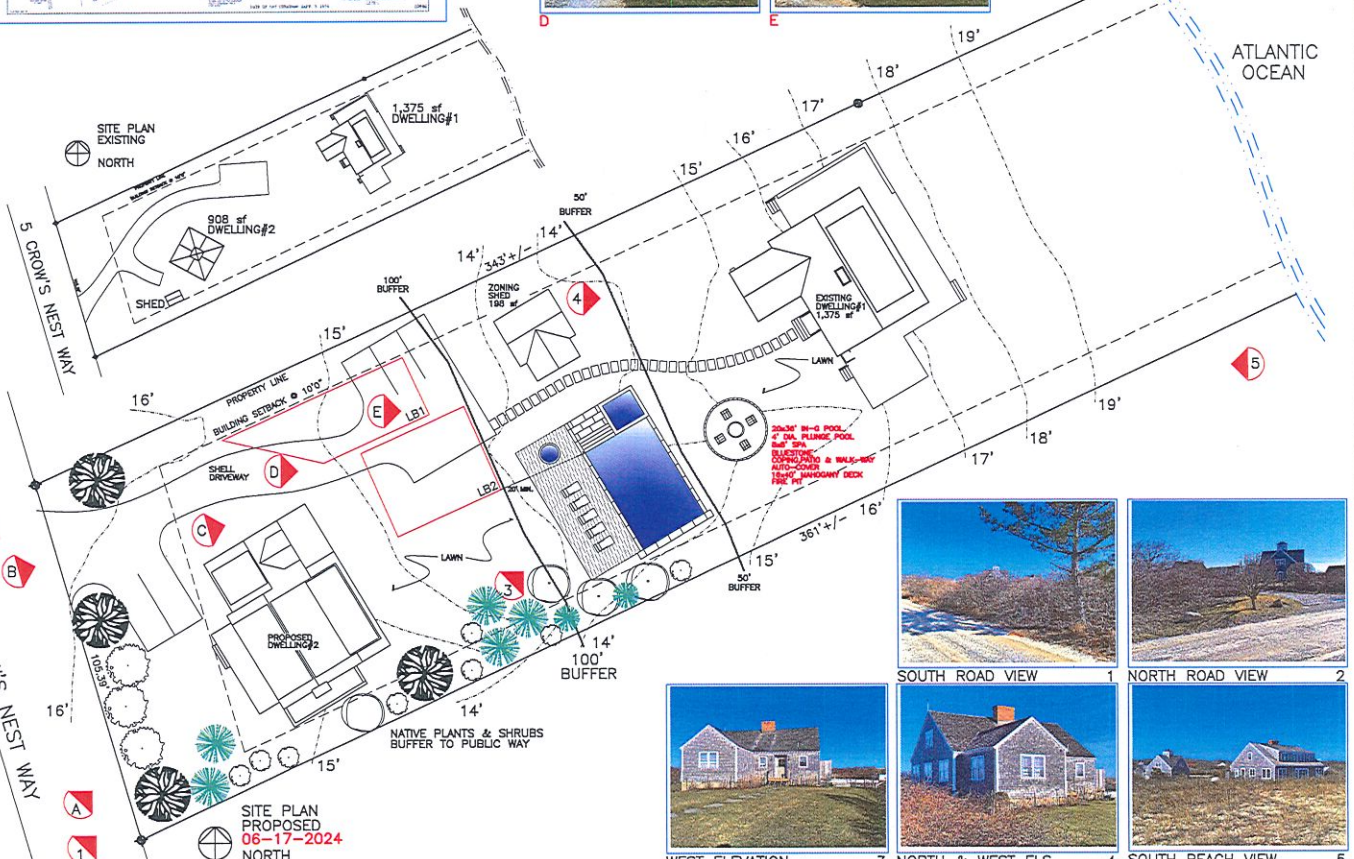



LOCUS MAP
5 CROW'S NEST WAY

| | |
|---|---|
| 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.

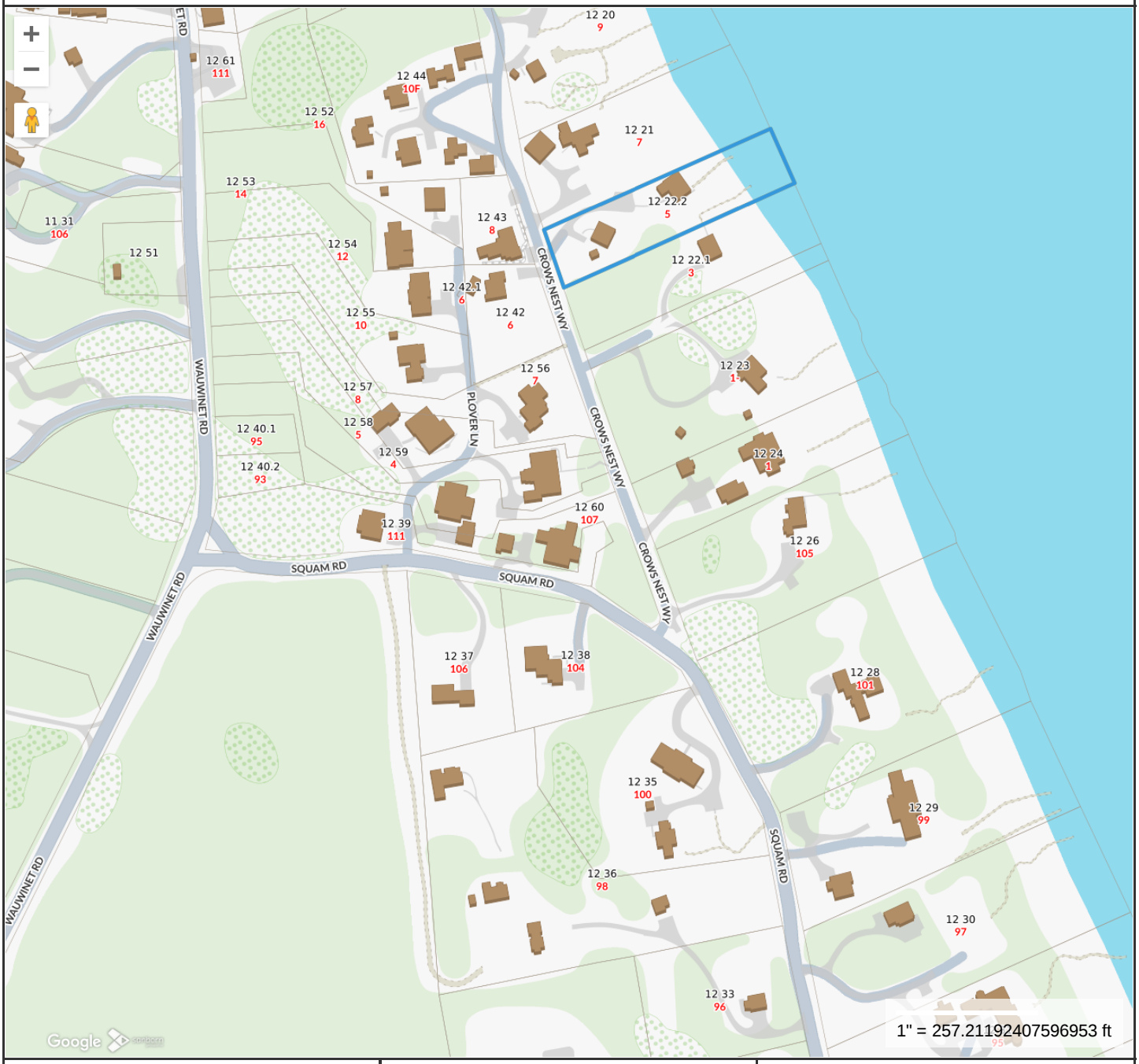
SCI COPYRIGHT 2024

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

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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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## 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.

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 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

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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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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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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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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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Street and Apt. No., or PO Box No.: 3309 Avondale Avenue
City, State, ZIP+4®: Fort Worth, TX 76109

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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

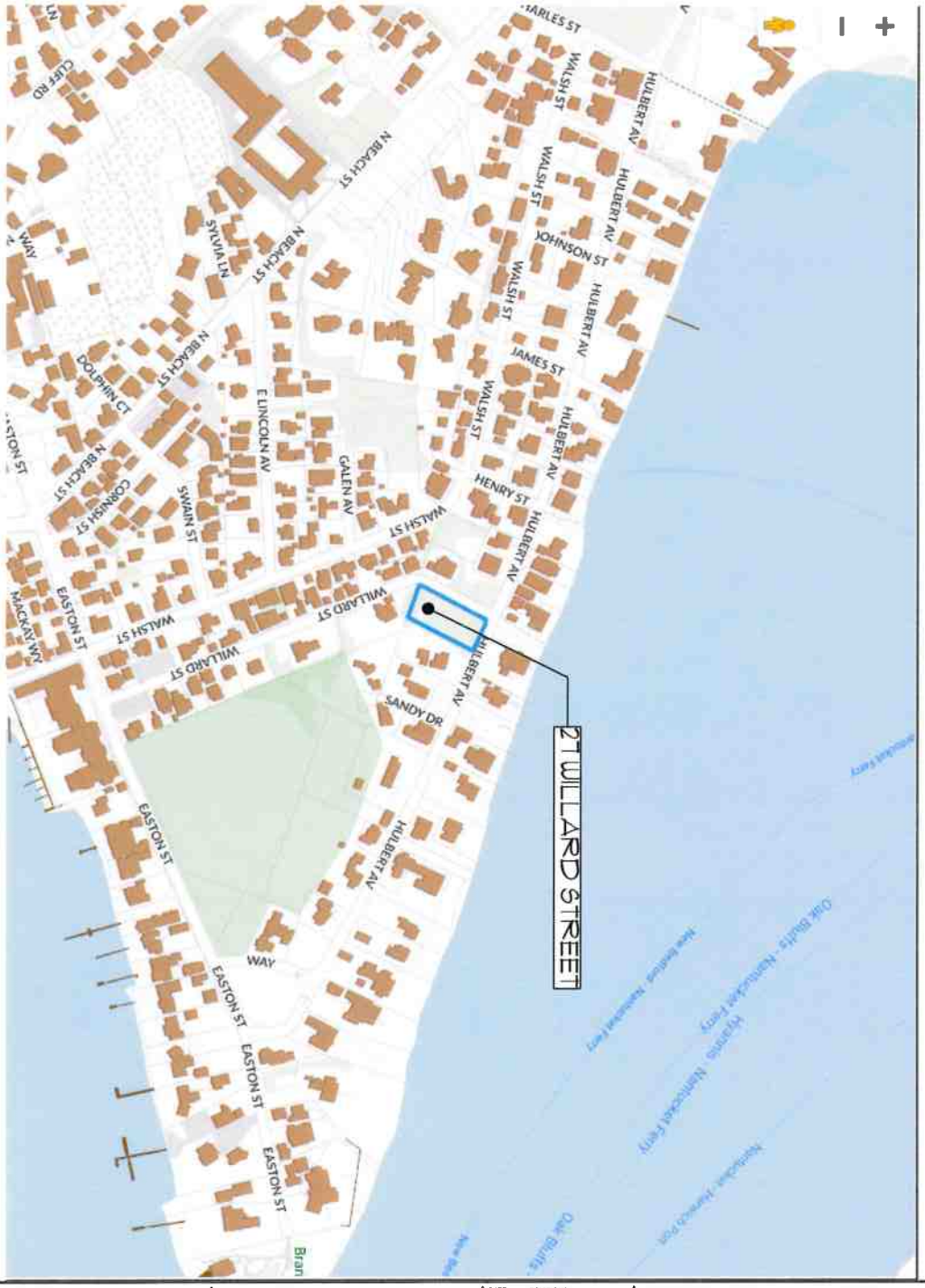
WYNTERWADE PROPERTY LLC
16 CHESTNUT STREET
RHINEBECK, NY 12572

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

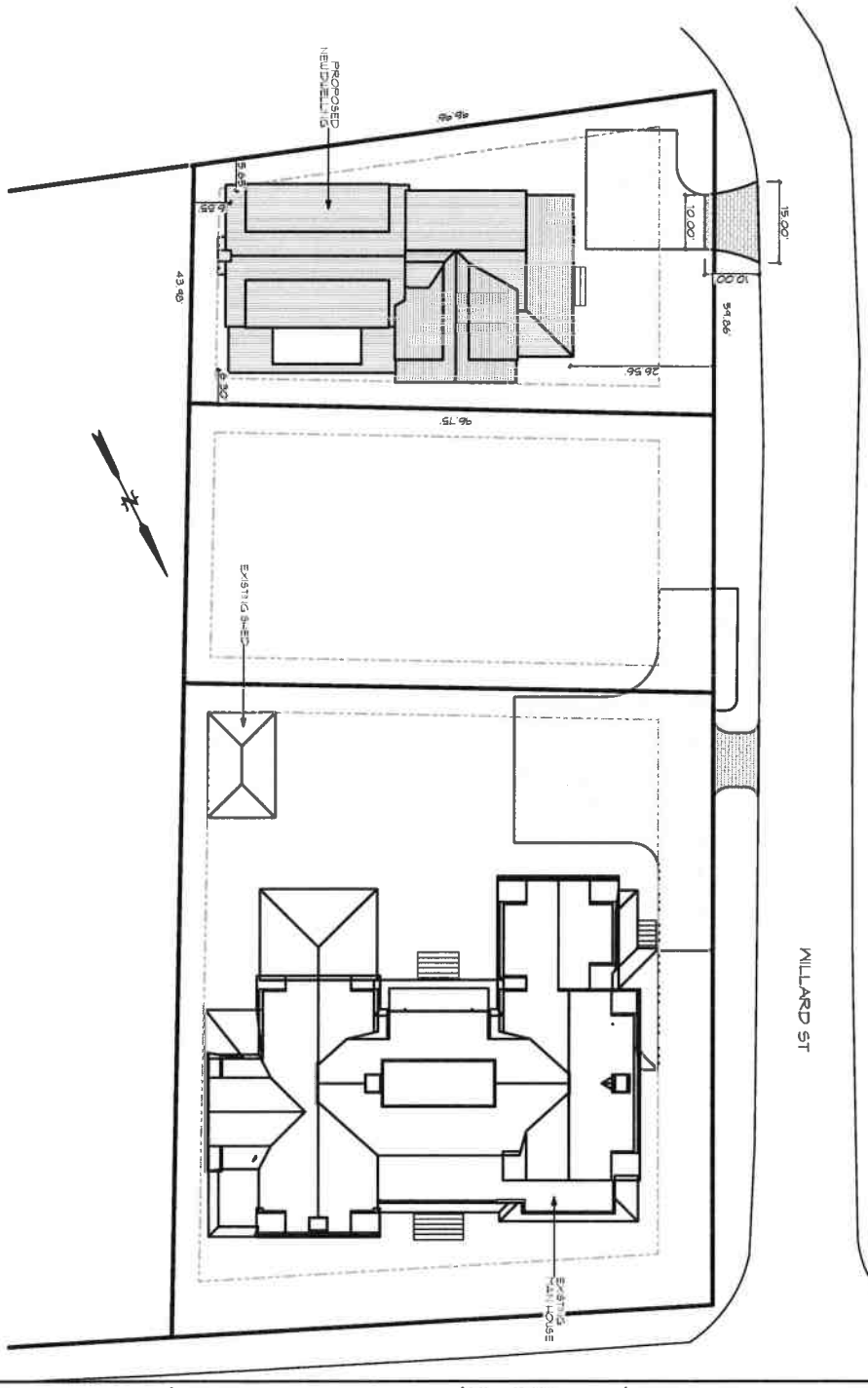
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72 2 PROJECT NO: 75 REVISED: 12/12/24

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 |
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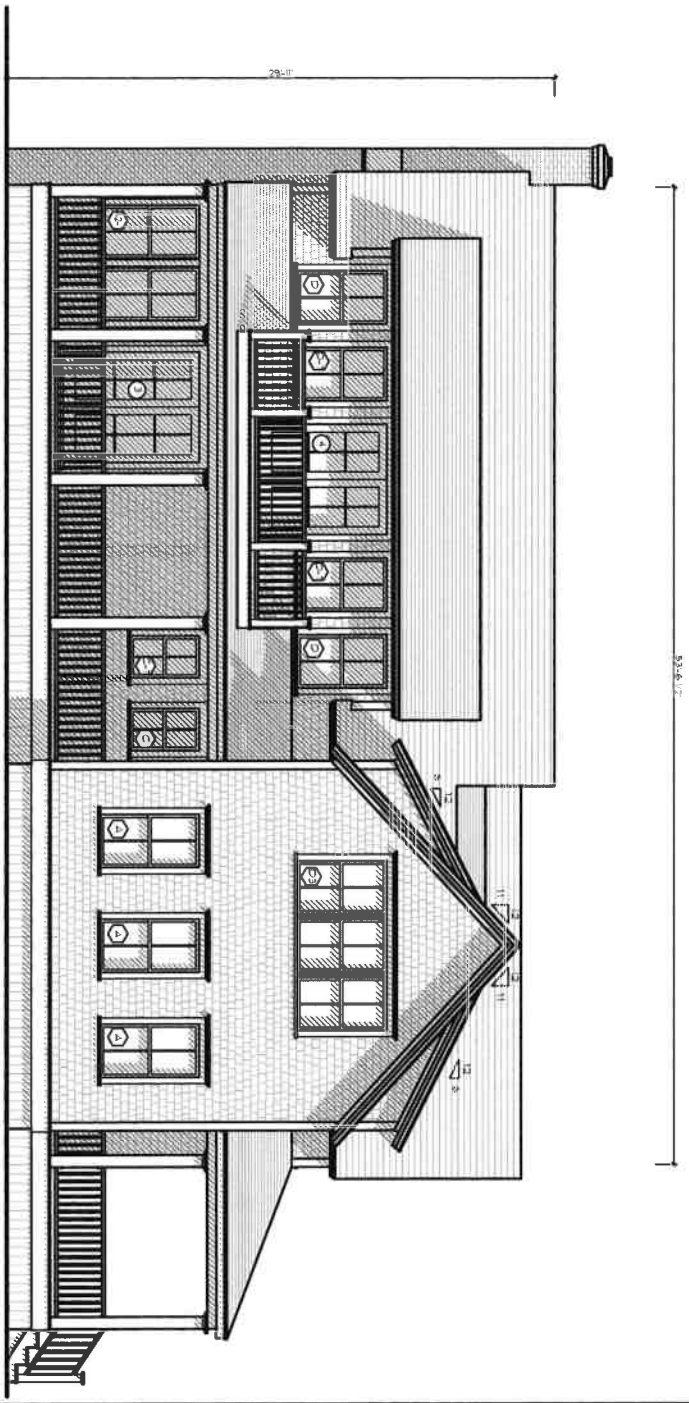


A-2.1

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

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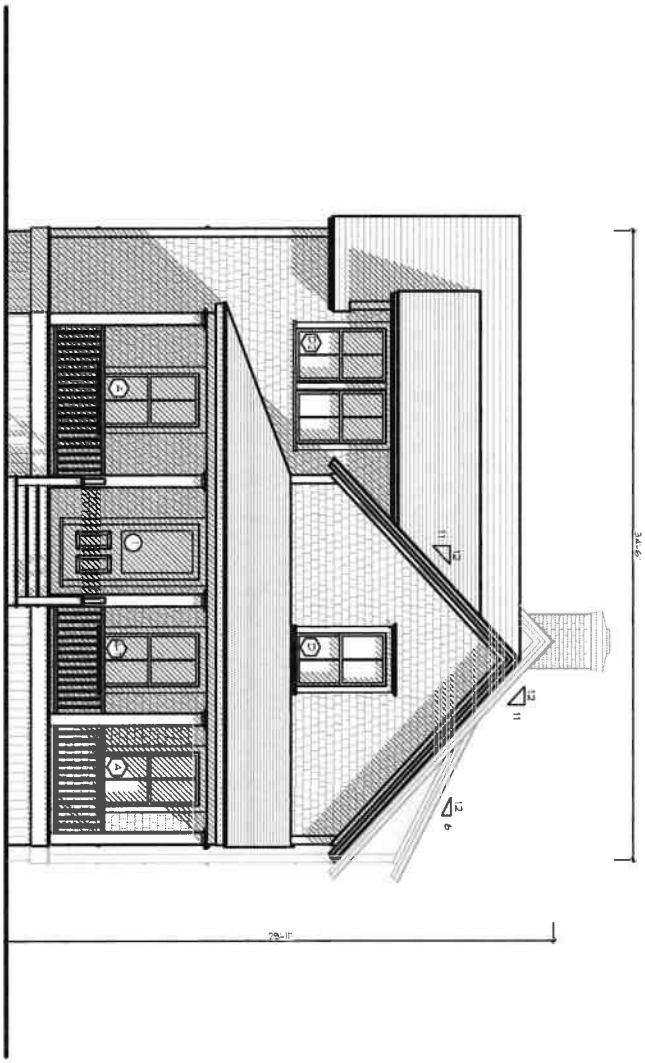


A-2.2

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

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P 508 728 5455 | P 617 482 4343

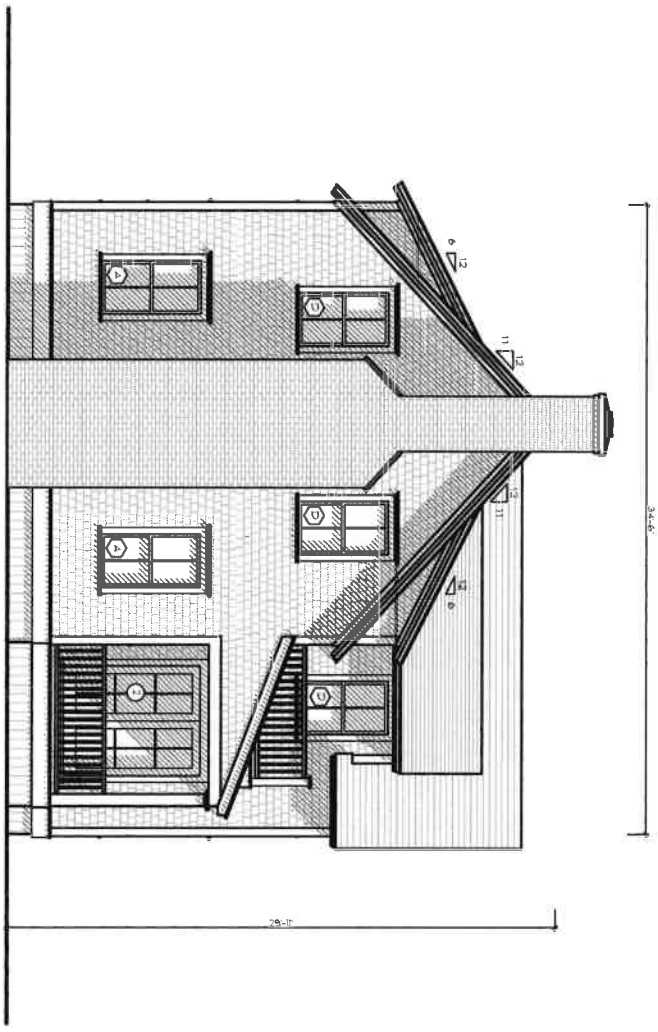
| DATE | REVISIONS |
|---|---|
| | |

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

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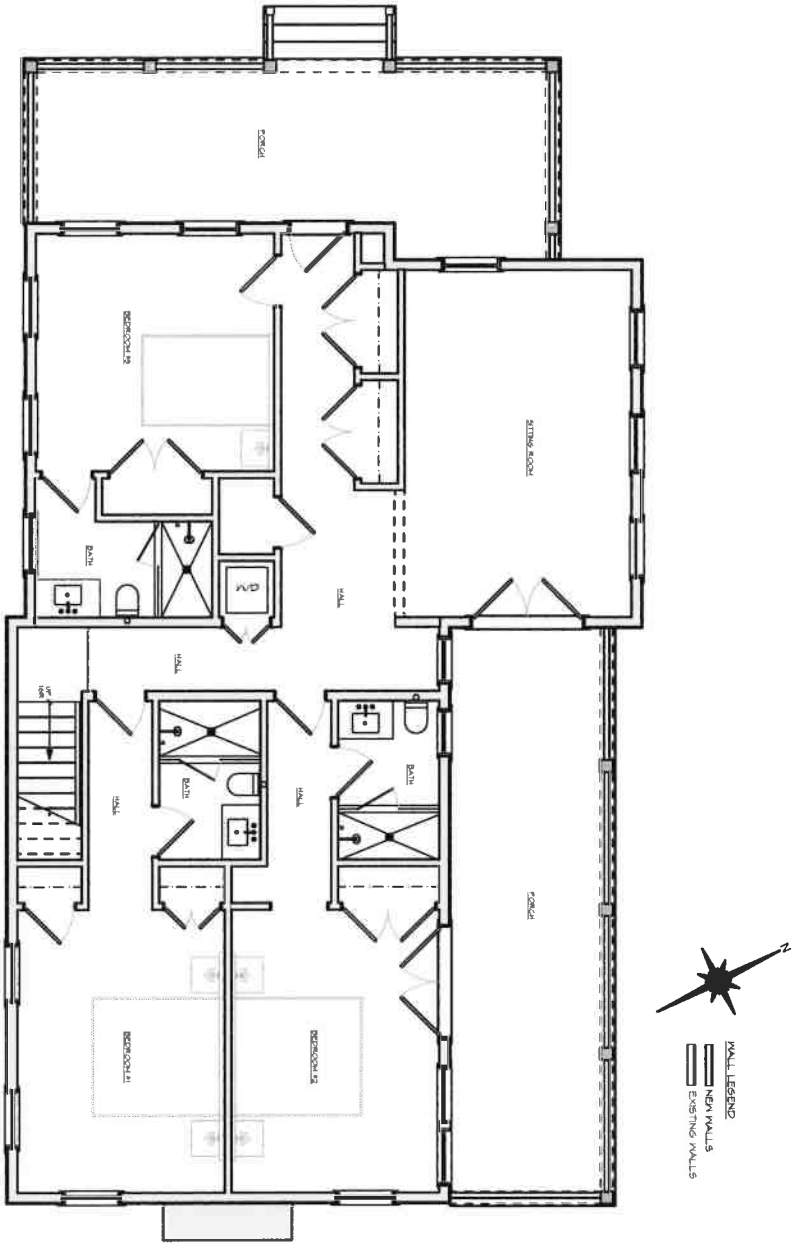


ID#
A-1.1

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

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First Floor Plan

| DATE | REVISIONS |
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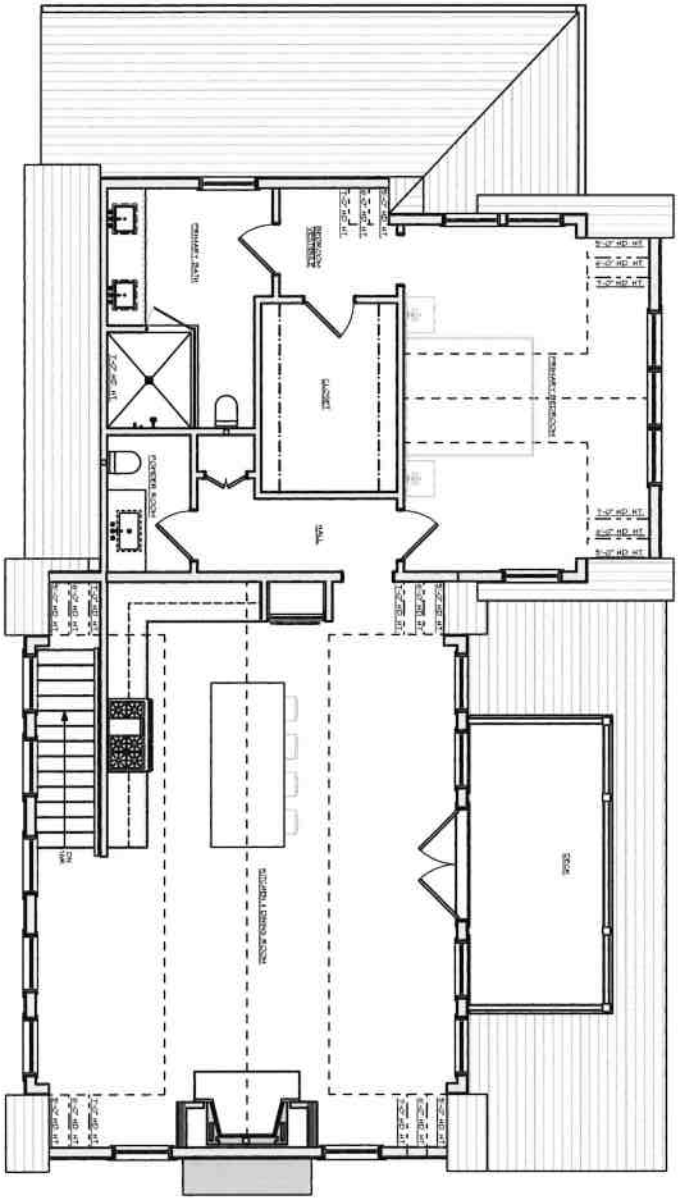

A-1.2

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

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Second Floor Plan

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**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



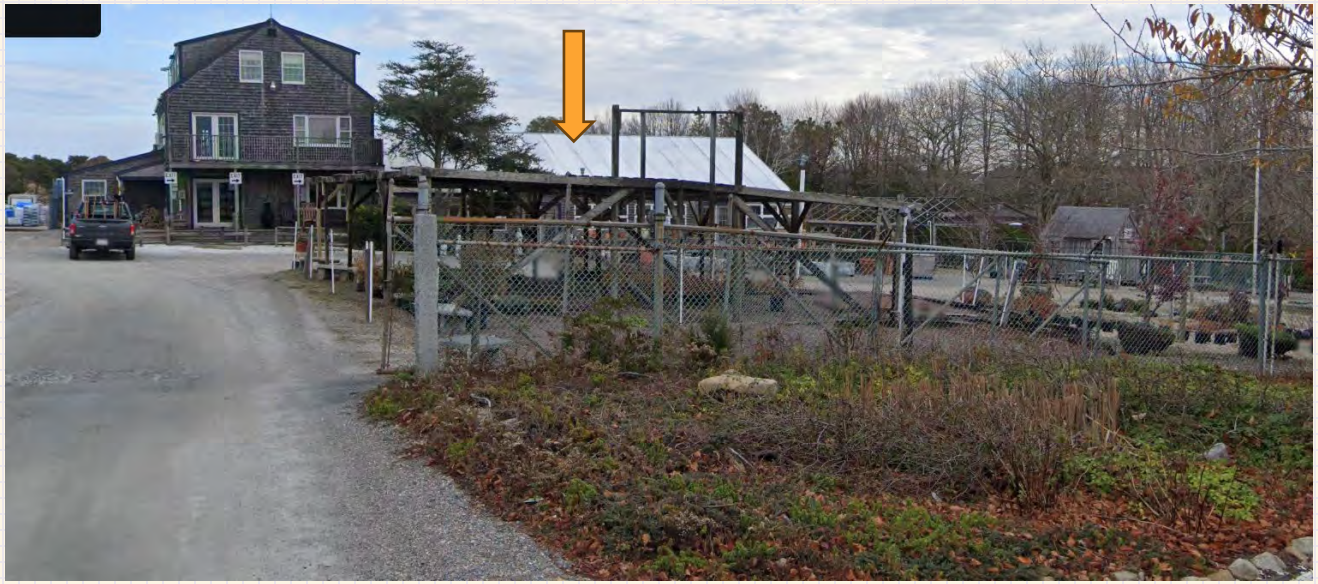








# Retail building to remain as is ; greenhouses to be demolished











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

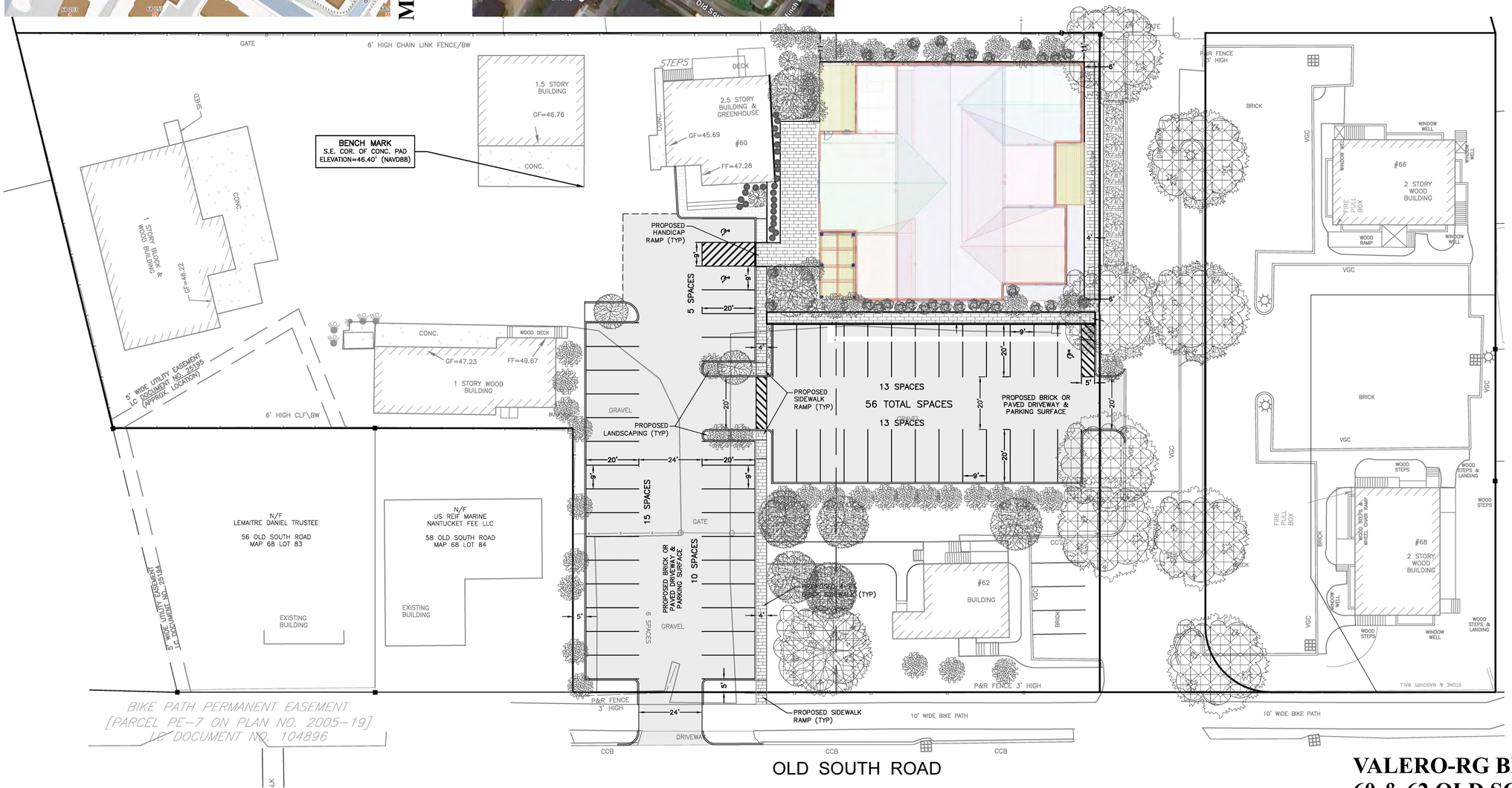








**EAST ELEVATION (REAR)**




**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**

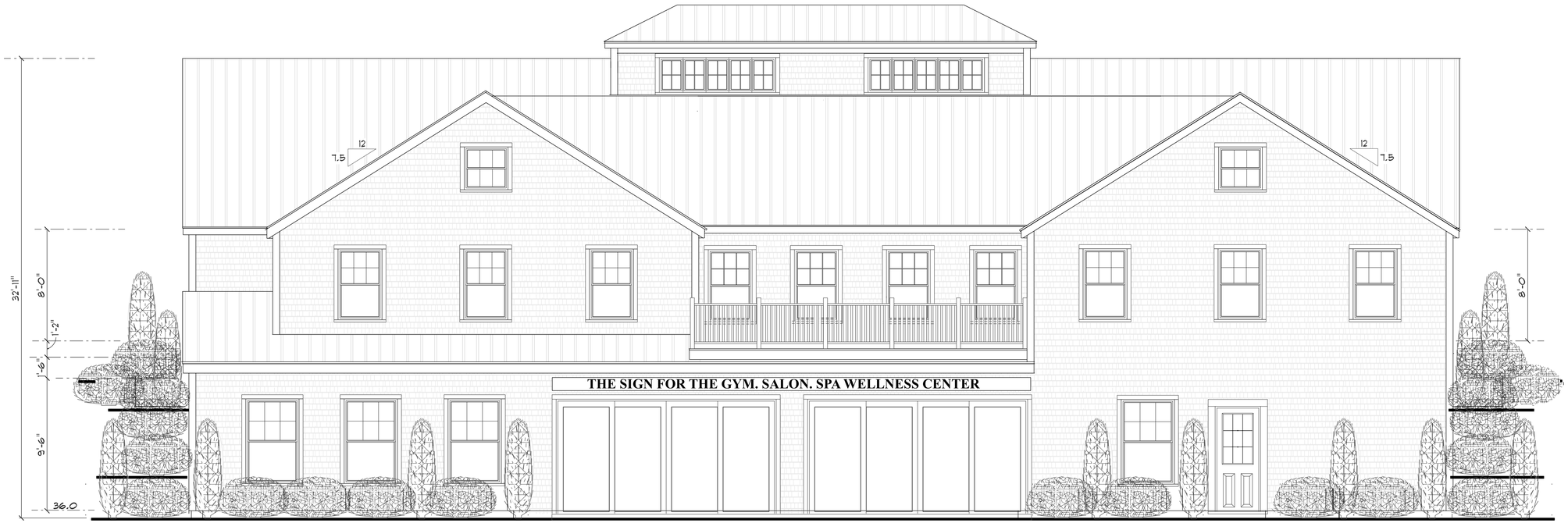



**FRONT-WEST ELEVATION**

**VALERO-RG BETA/GAMMA LLC**
**60 & 62 OLD SOUTH RD**
**PROPOSED GYM-MIXED USE BUILDING**
**12-28-24**




**RIGHT- SOUTH ELEVATION**

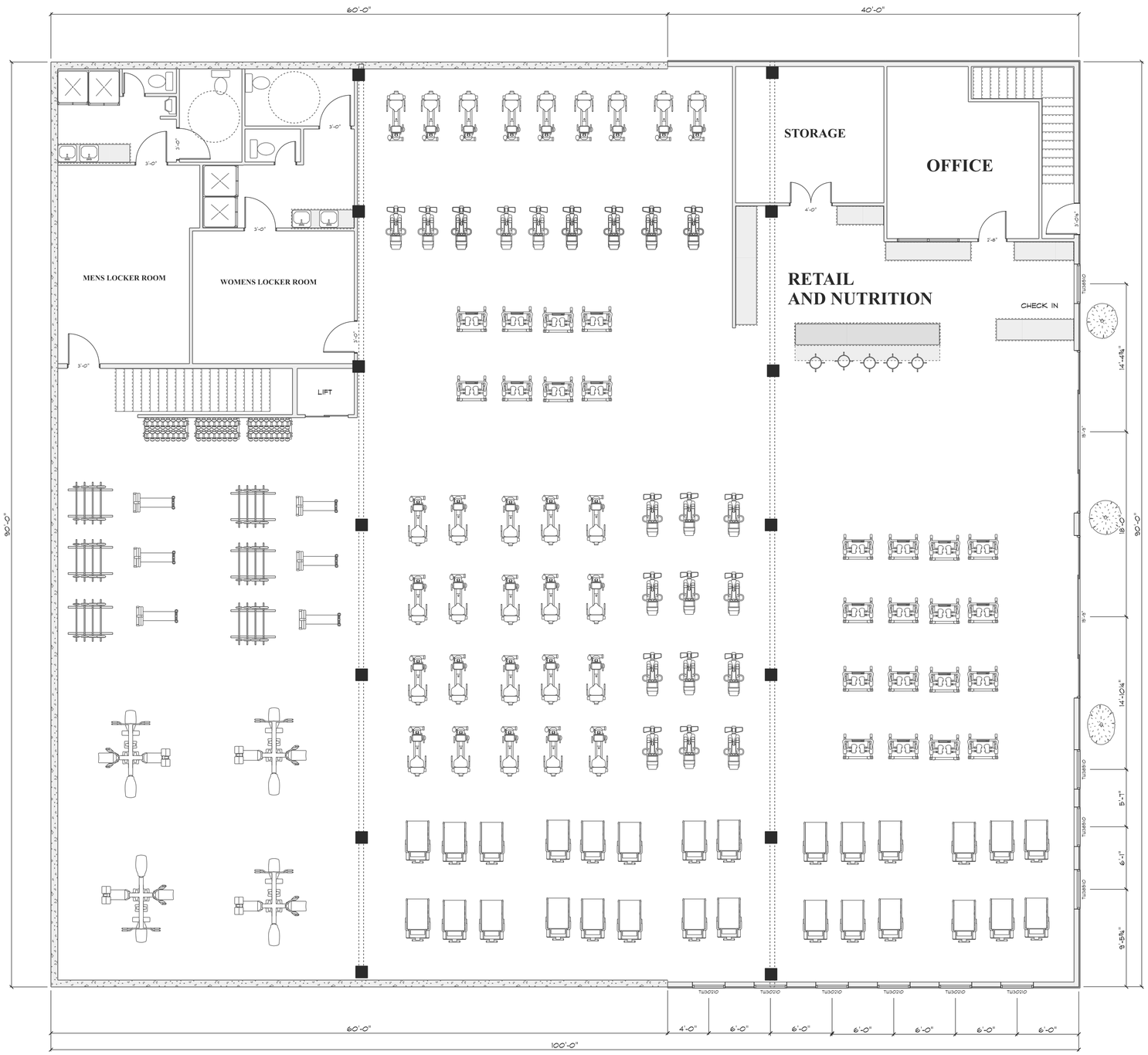



**REAR- EAST ELEVATION**

**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

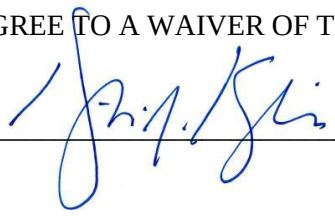
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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 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

9589 0710 5270 0324 7587 14

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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
$

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

9589 0710 5270 0324 7587 07

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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
$

Postmark Here

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

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

9589 0710 5270 0324 7586 84

**U.S. Postal Service™**
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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
$

Postmark Here

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.

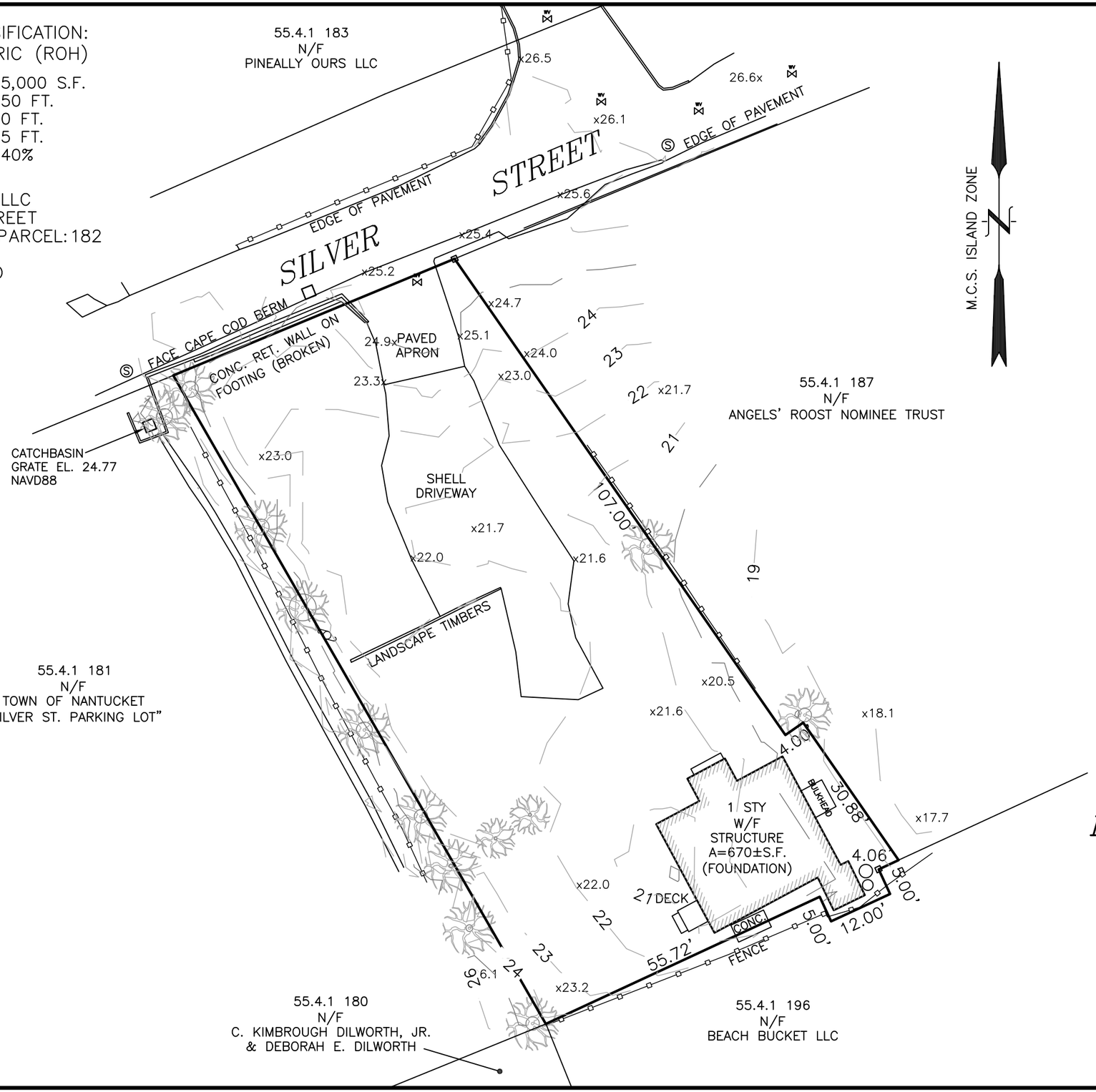
Geometry updated 10/16/2024
Data updated Jan. 2021

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*

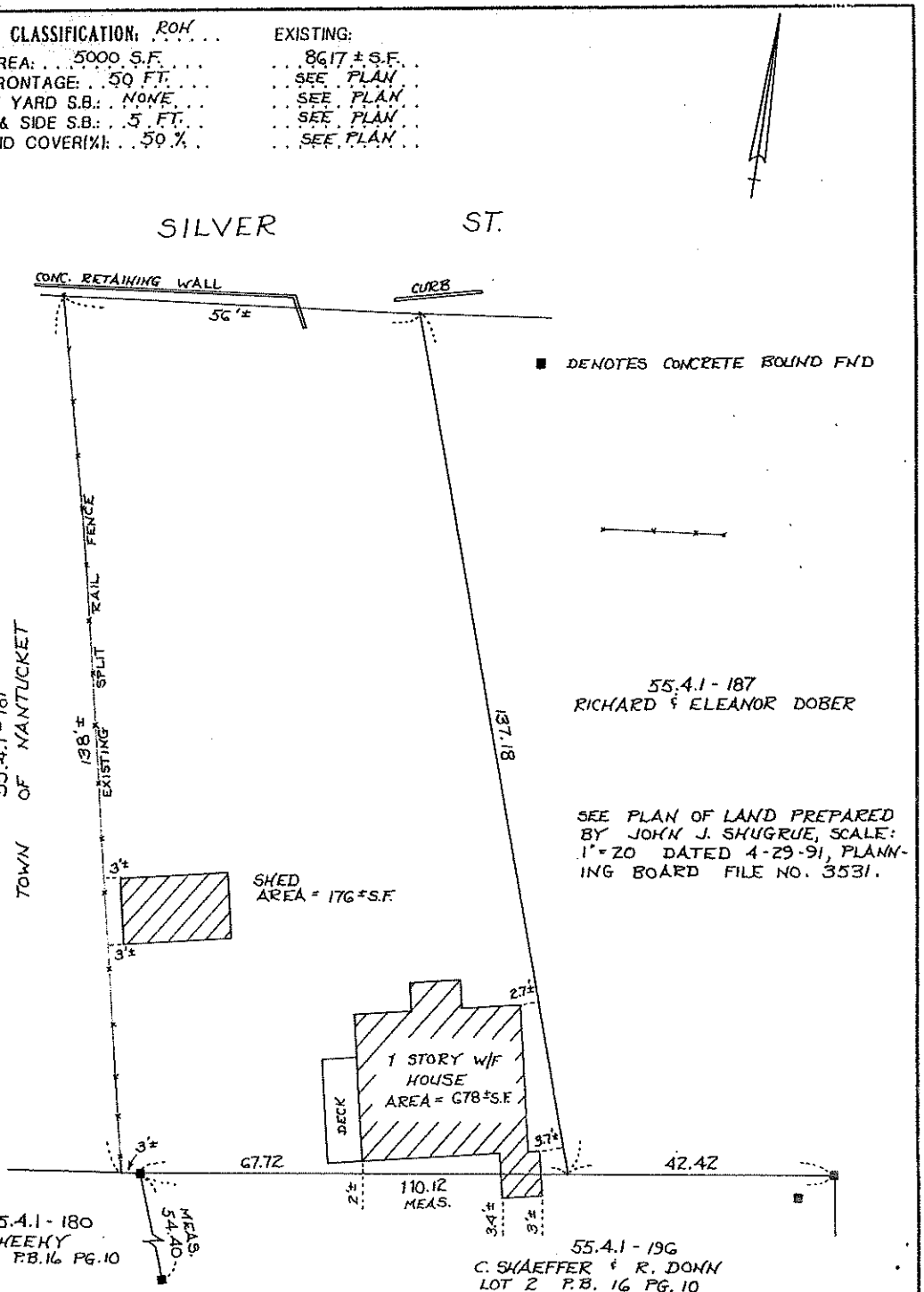
*PREPARED FOR: BEACH BUCKET LLC*

*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:

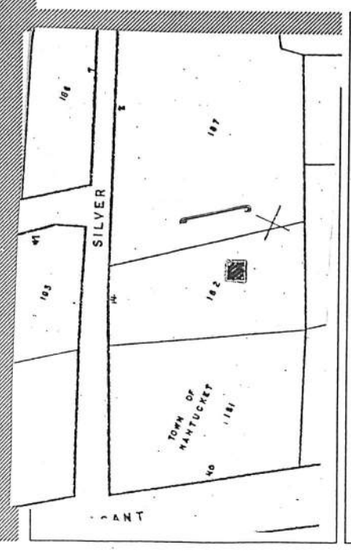
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

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?: _____

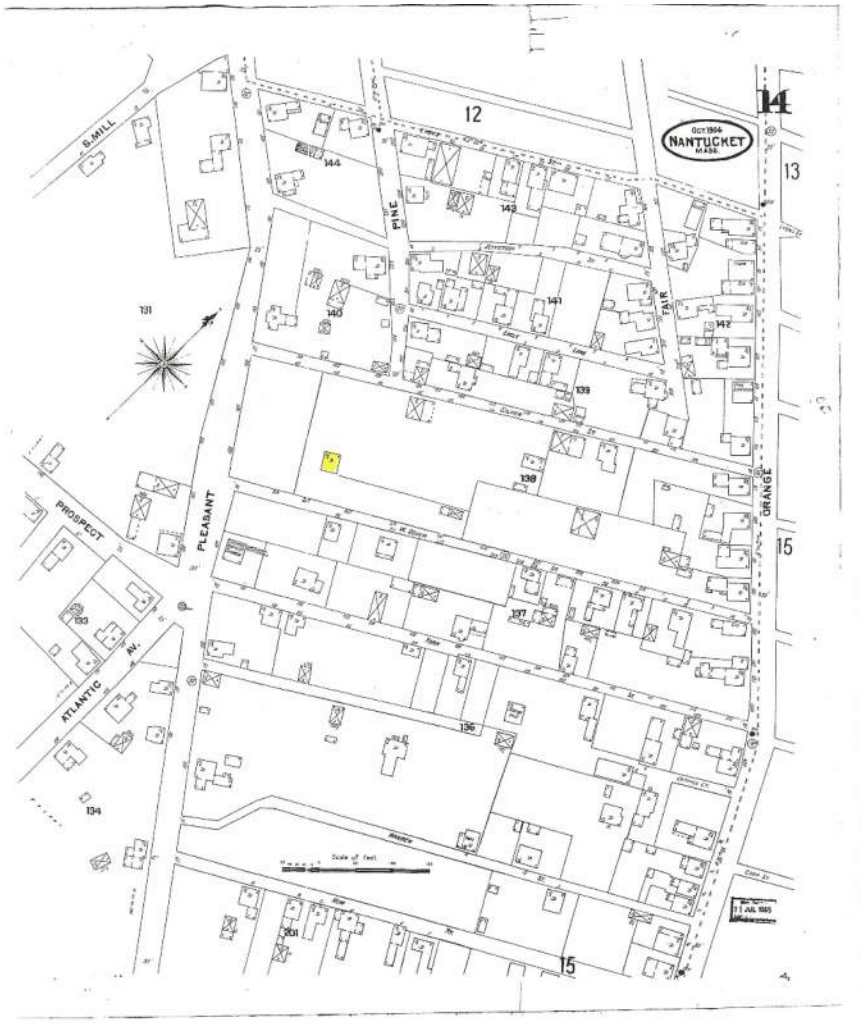
Major alterations or additions: _____
(with dates if known) _____

## SIGNIFICANCE:

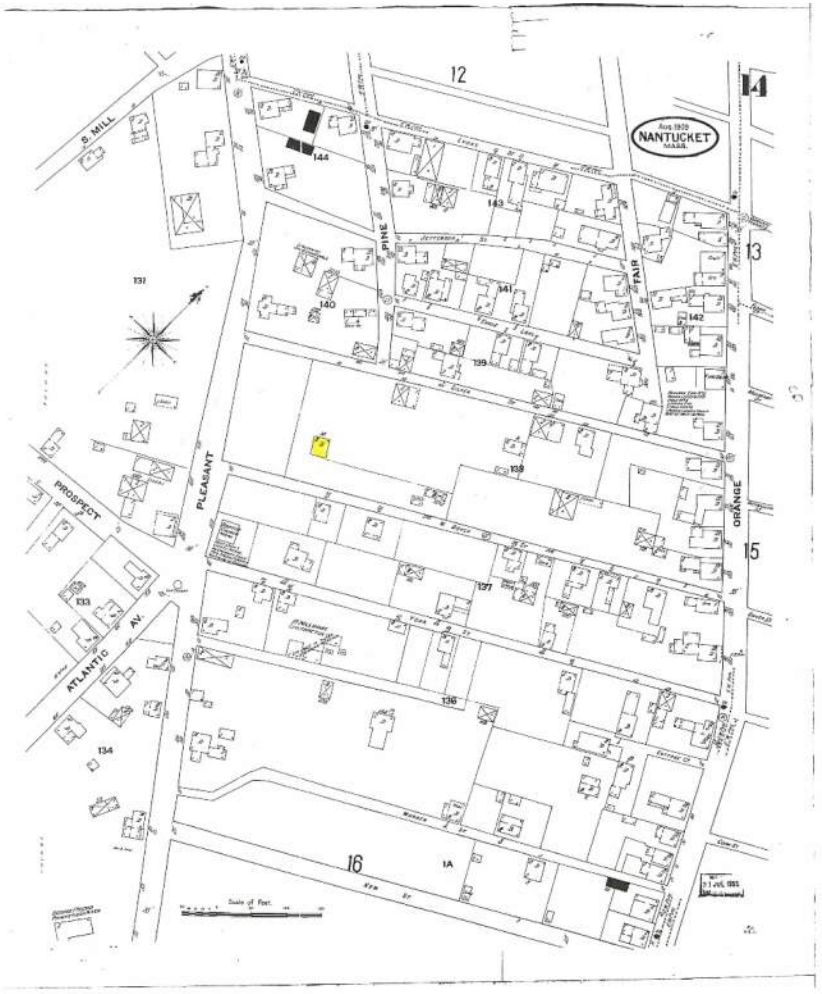
33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓ b. contributing ○ c. non-contributing

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: _____



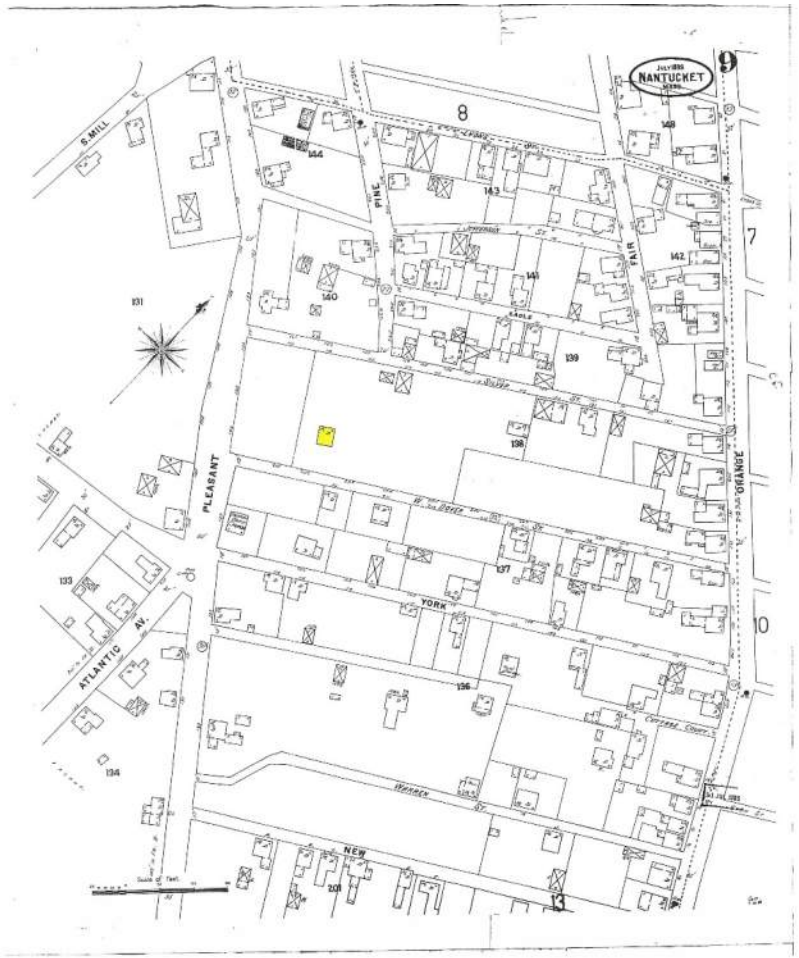

Sanborn Map 1904



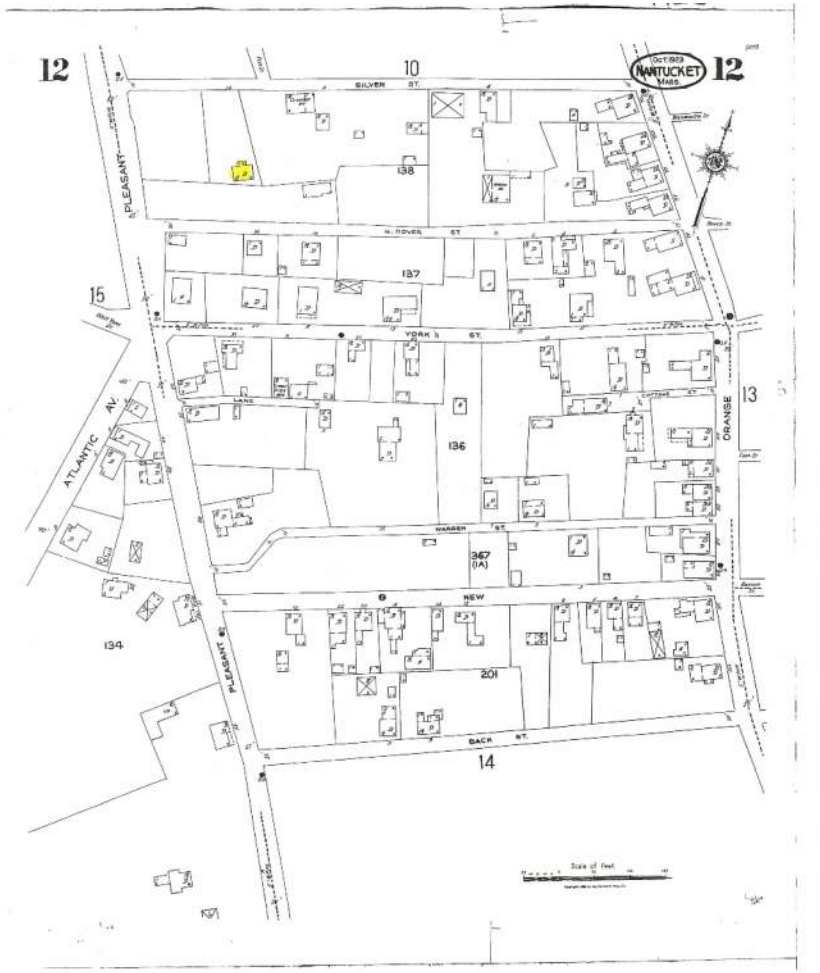

Sanborn Map 1909



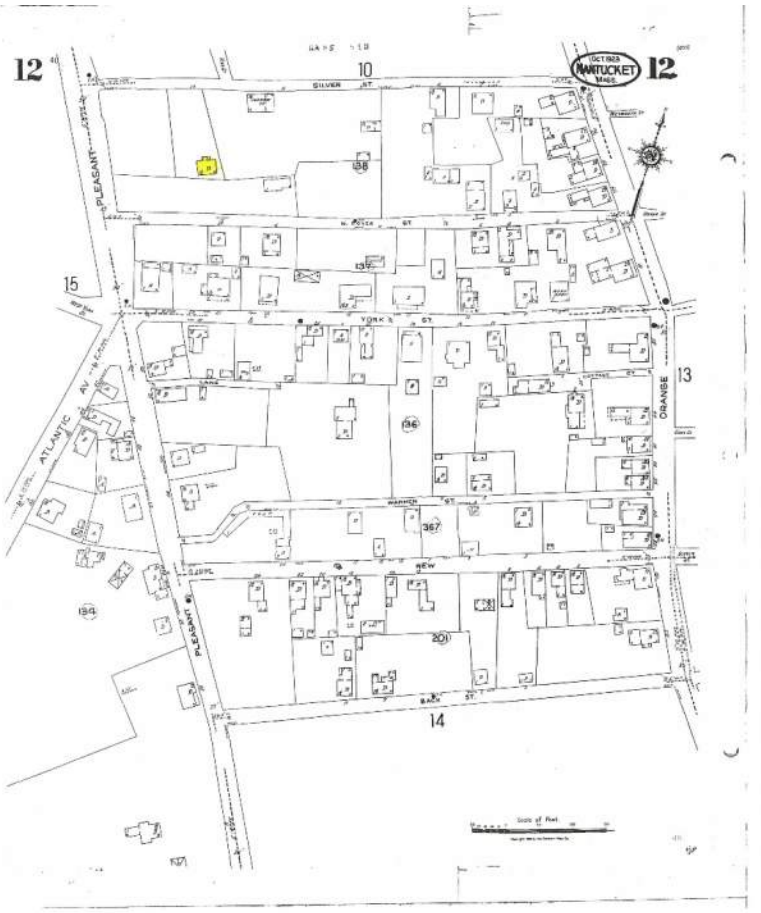

Sanborn Map 1892




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

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View Facing Northwest

*14 Silver Street*
Nantucket, MA 02554

**HDC Submission**
Date: 12.30.24

emeritus

# *14 Silver Street*

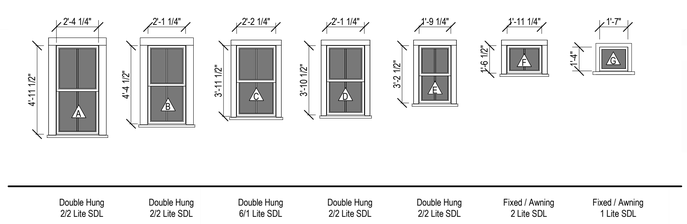
## Nantucket, MA 02554

12.30.24

*HDC Submission*

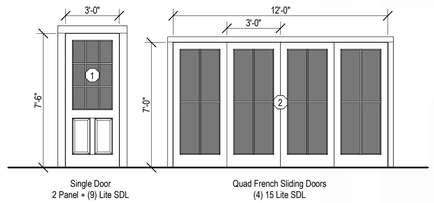



Locus Map



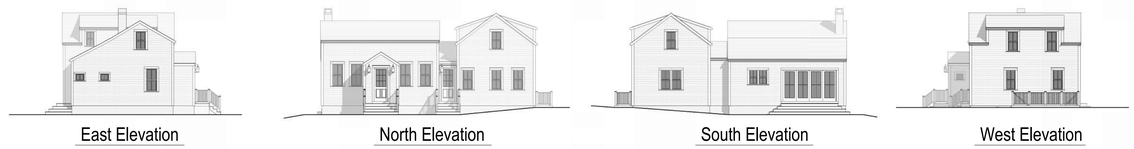

Window Legend

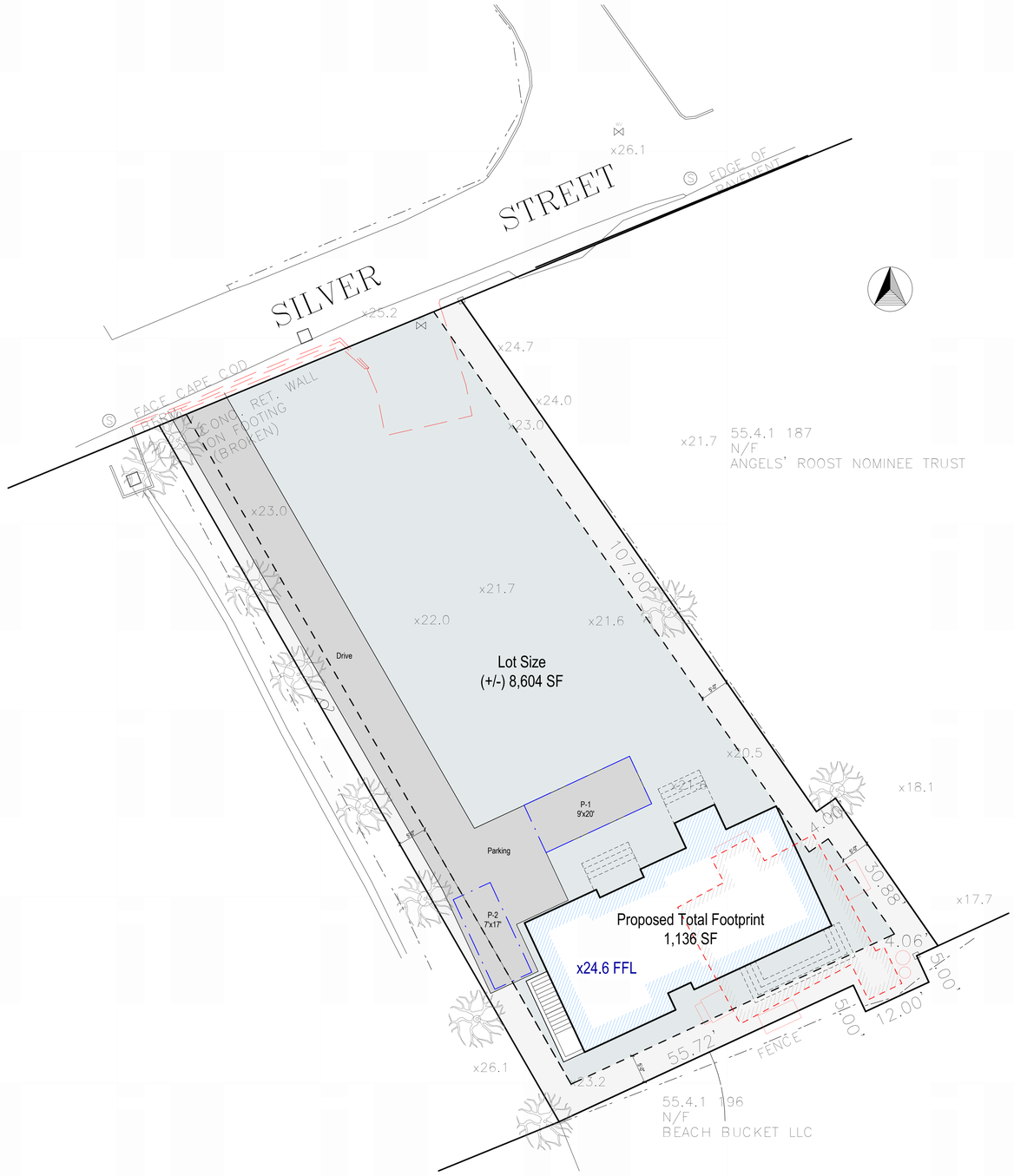
1/4" = 1'-0"




Exterior Door Legend

1/4" = 1'-0"




Site Plan

3/32" = 1'-0"

# 2431

*14 Silver Street*

Nantucket, MA 02554


emeritus

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 |
| Lot Size: | (+/-) 8,604 sf |
| 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 |

### Sheet Index - Architectural & Structural


SHEET INDEX

| | |
|---|---|
| A.0.1 | Cover Sheet |
| A.1.0 | Basement Plans |
| A.1.1 | First Floor Plans |
| A.1.2 | Second Floor Plans |
| A.2.1 | Exterior Elevations |
| A.2.2 | Exterior Elevations |
| A.4.1 | Perspective Views |


**Revisions**

**Cover Sheet**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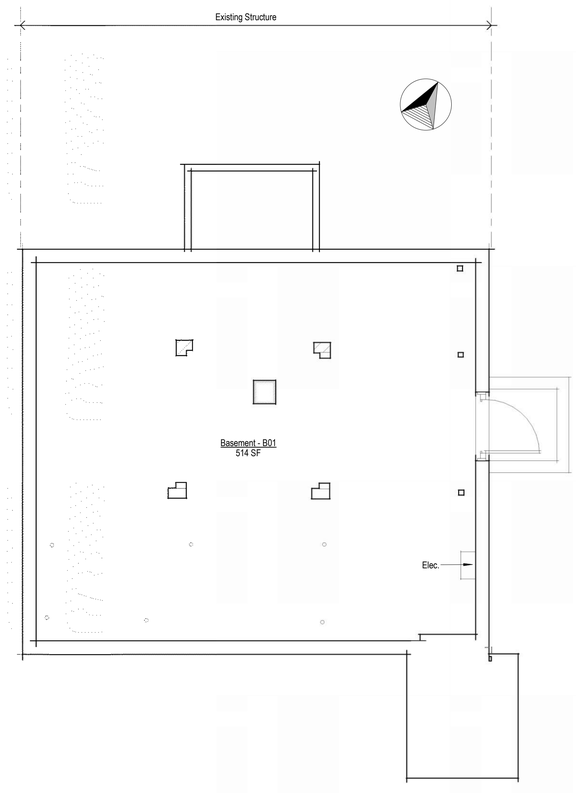
**A.0.1**

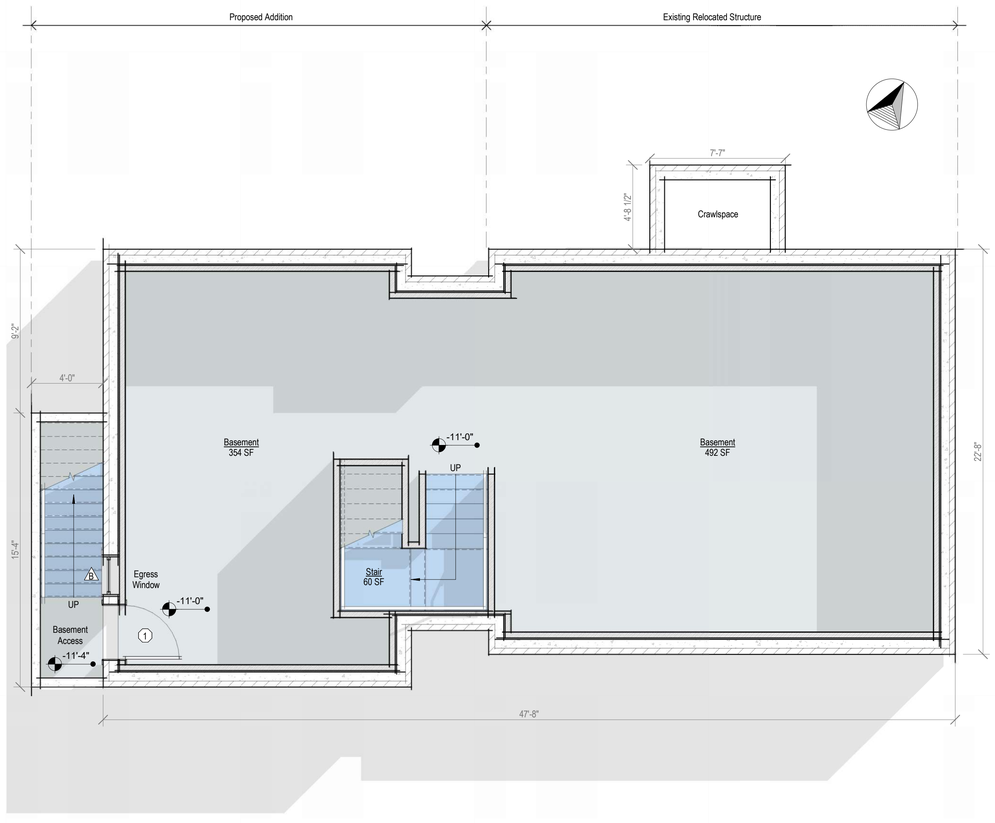
**2431**

HDC Submission 12.30.24




Basement Plan - Existing

1/4" = 1'-0"




Basement Plan - Proposed

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**Revisions**

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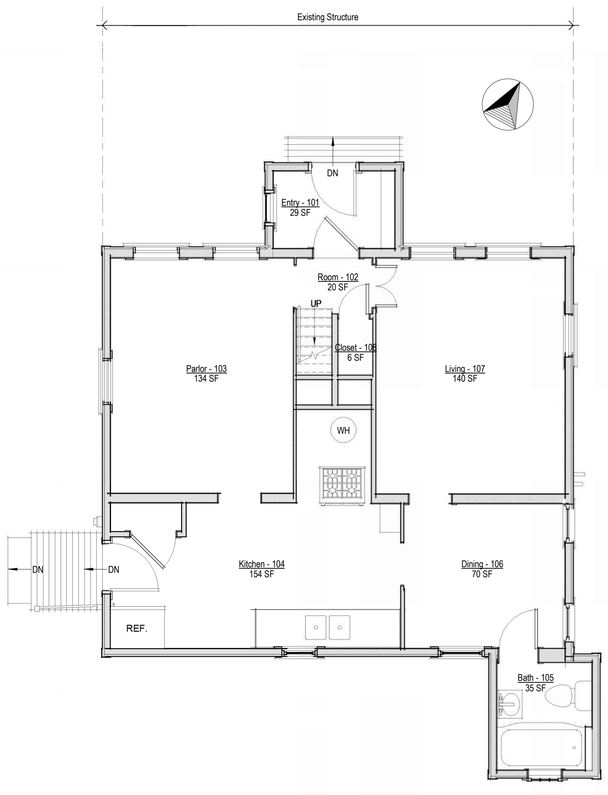
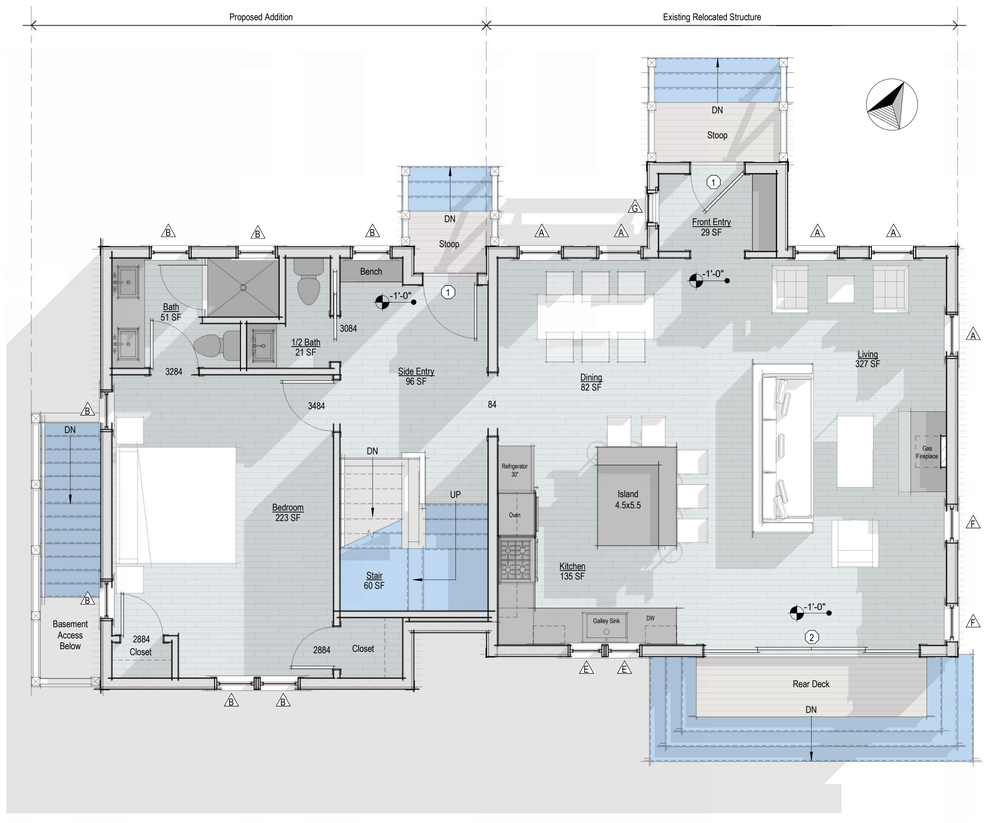



First Floor Plan - Existing

1/4" = 1'-0"




First Floor Plan - Proposed

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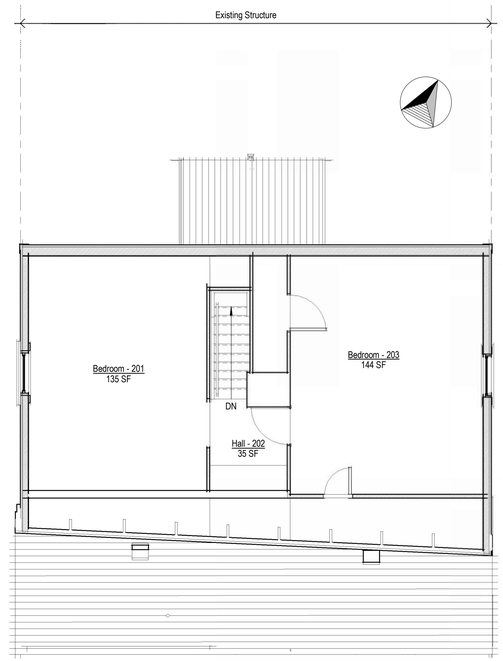
**A.1.1**

**2431**

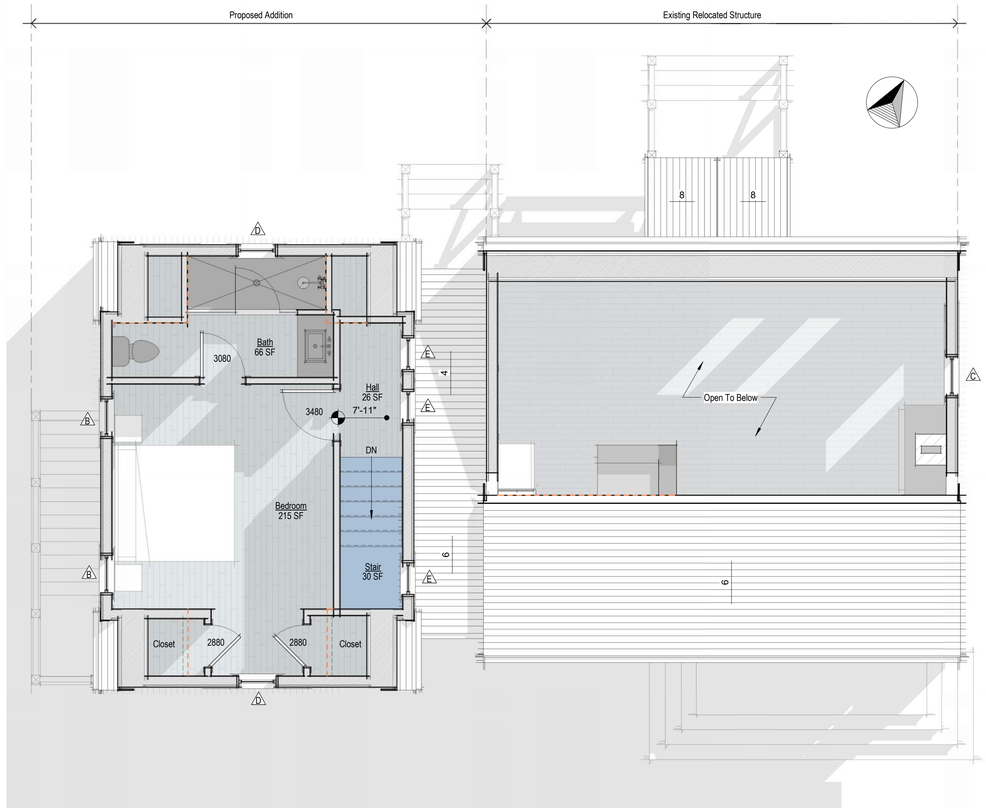
12.30.24

HDC Submission




Second Floor Plan - Existing

1/4" = 1'-0"




Second Floor Plan - Proposed

1/4" = 1'-0"

# 2431

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Nantucket, MA 02554


emeritus

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**Revisions**

**Second Floor Plans**


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**A.1.2**

**2431**

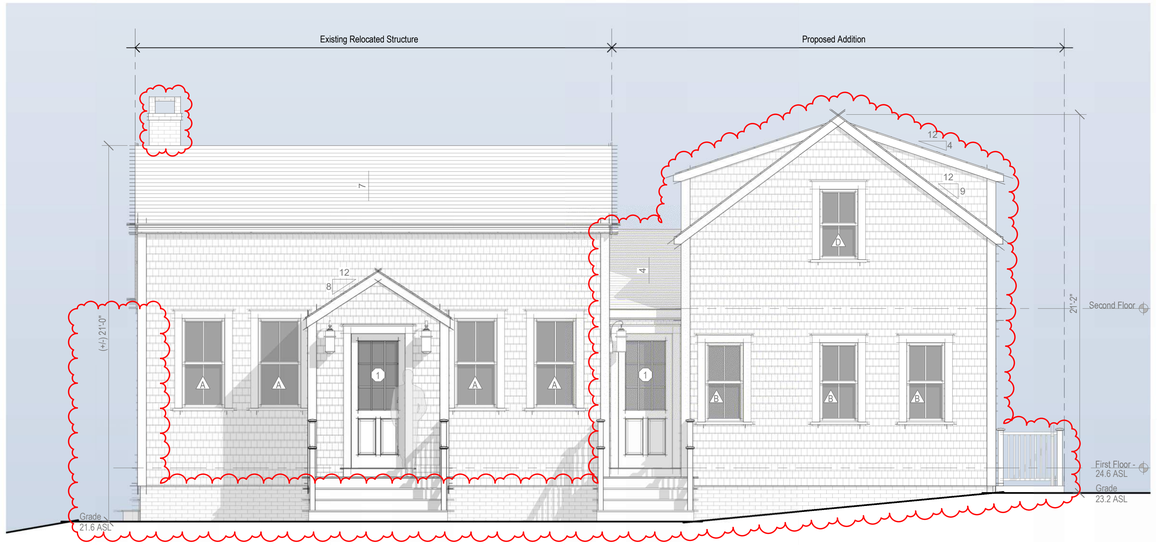
12.30.24

HDC Submission



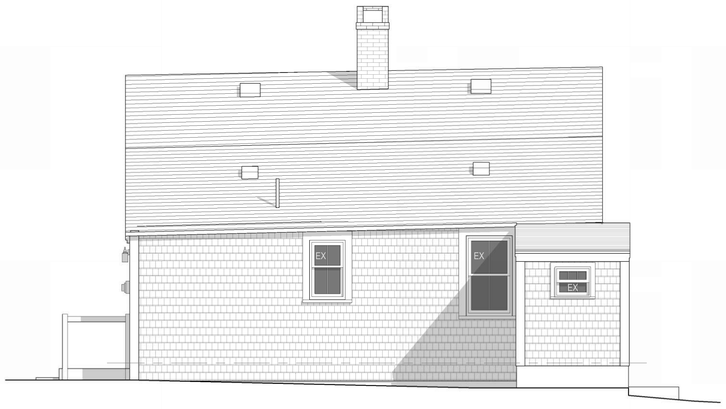

North Exterior Elevation - Existing

1/4" = 1'-0"



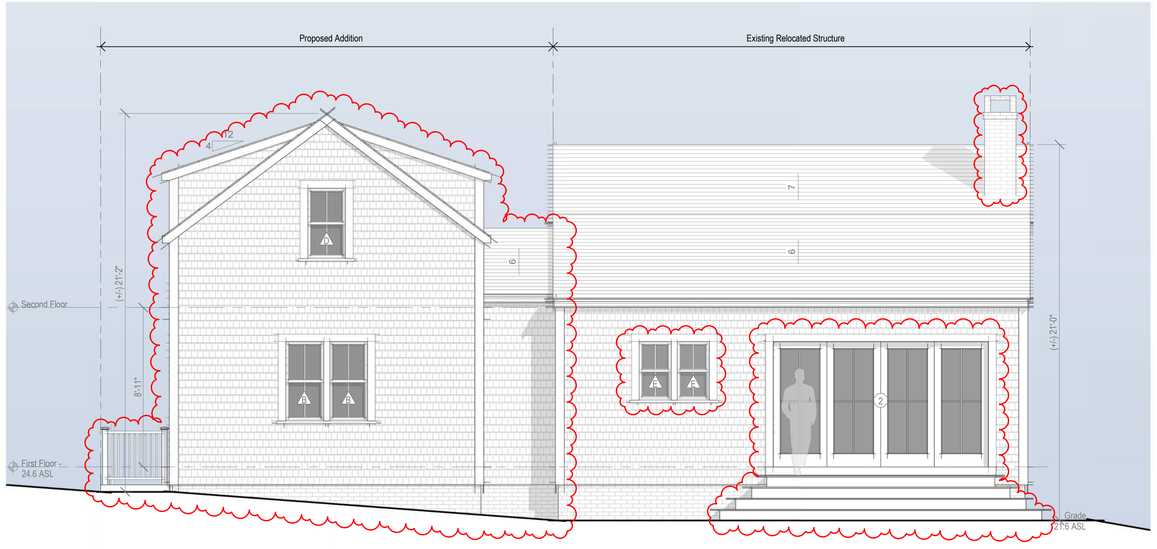

North Elevation - Proposed

1/4" = 1'-0"




South Exterior Elevation - Existing

1/4" = 1'-0"




South Elevation - Proposed

1/4" = 1'-0"

# 2431

*14 Silver Street*

Nantucket, MA 02554


emeritus

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 |
| Lot Size: | (+/-) 8,604 sf |
| 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 |

## Sheet Index - Architectural & Structural


SHEET INDEX

| | |
|---|---|
| A.0.1 | Cover Sheet |
| A.1.0 | Basement Plans |
| A.1.1 | First Floor Plans |
| A.1.2 | Second Floor Plans |
| A.2.1 | Exterior Elevations |
| A.2.2 | Exterior Elevations |
| A.4.1 | Perspective Views |


**Revisions**

**Exterior Elevations**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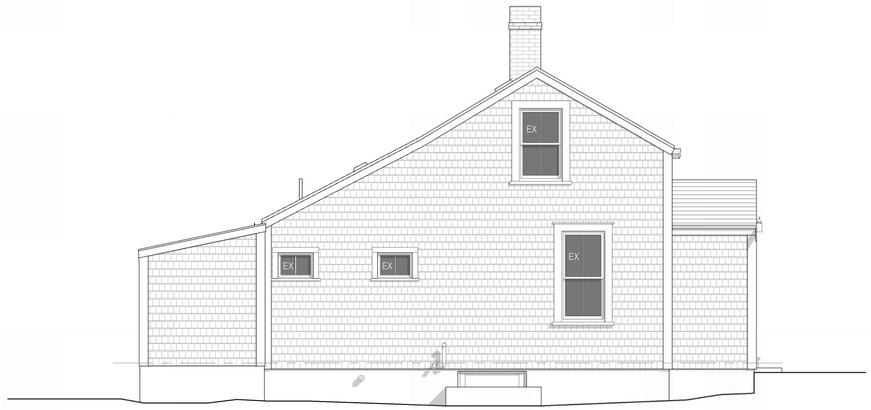
**A.2.1**

**2431**

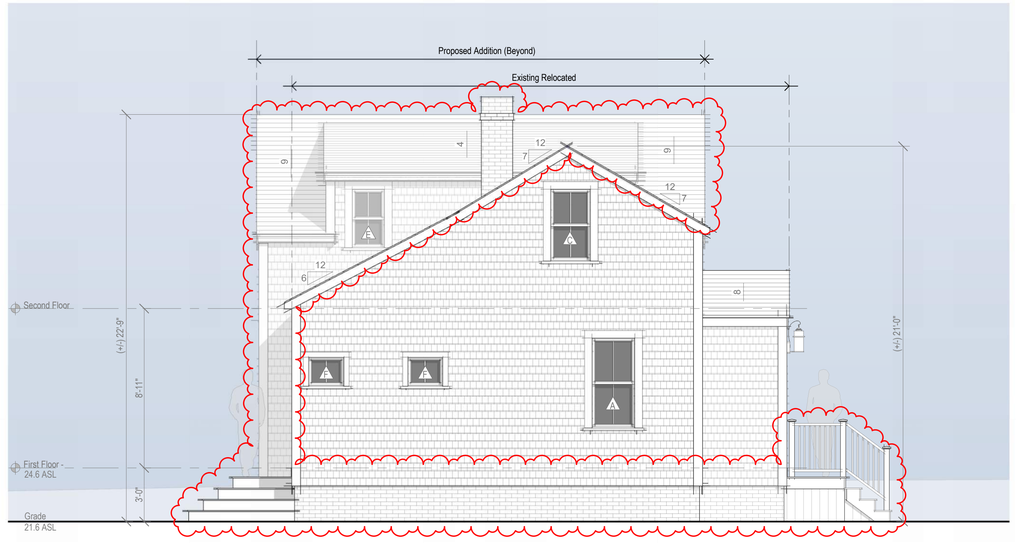
12.30.24

HDC Submission




East Exterior Elevation - Existing

1/4" = 1'-0"



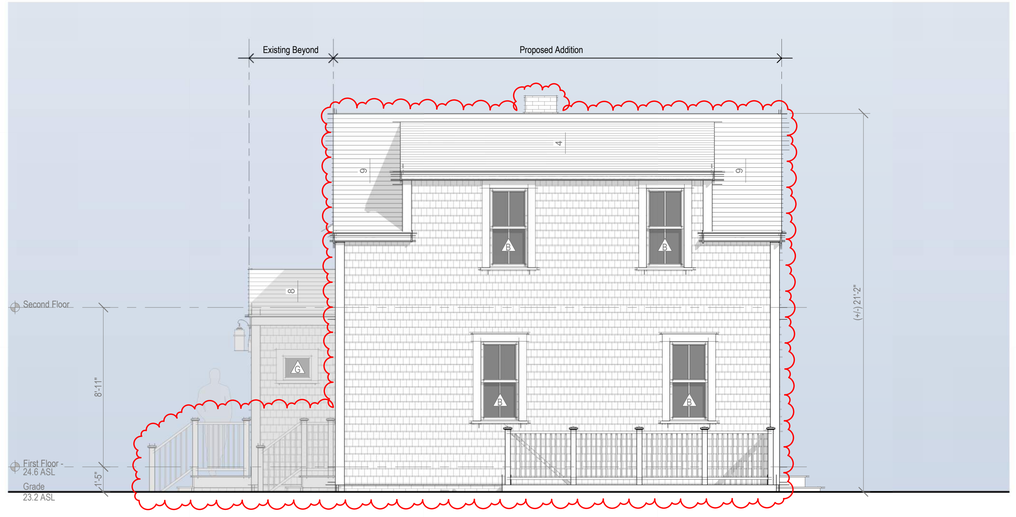

East Elevation - Proposed

1/4" = 1'-0"




West Exterior Elevation - Existing

1/4" = 1'-0"




West Elevation - Proposed

1/4" = 1'-0"

# 2431

*14 Silver Street*

Nantucket, MA 02554

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A.2.2 Exterior Elevations
A.4.1 Perspective Views

**Revisions**

## 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

*14 Silver Street*

Nantucket, MA 02554

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**Revisions**

**Perspective Views**

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A.4.1

2431

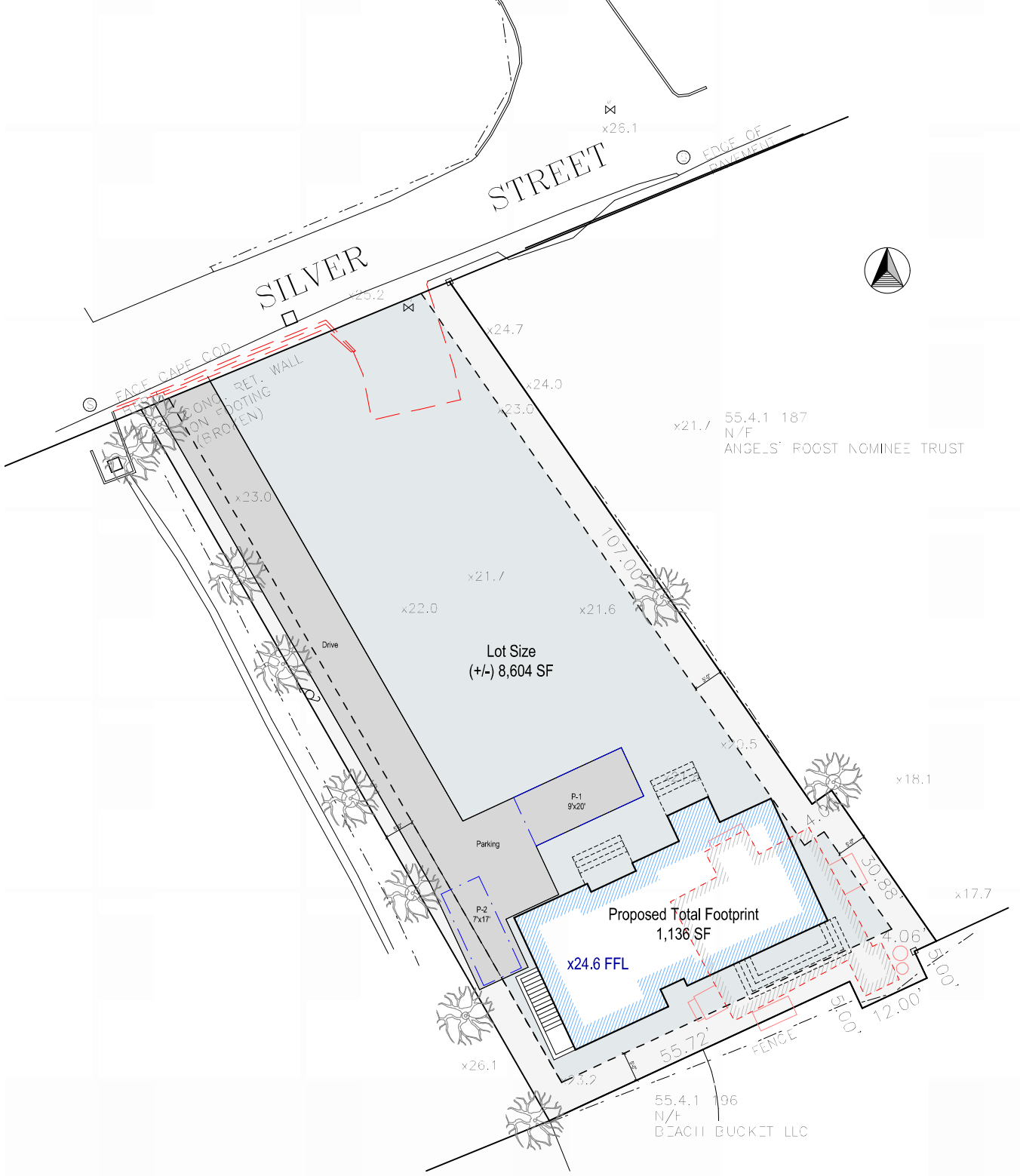
# 14 Silver Street

## Nantucket, MA 02554

12.30.24




Locus Map




Site Plan

3/32" = 1'-0"



East Elevation



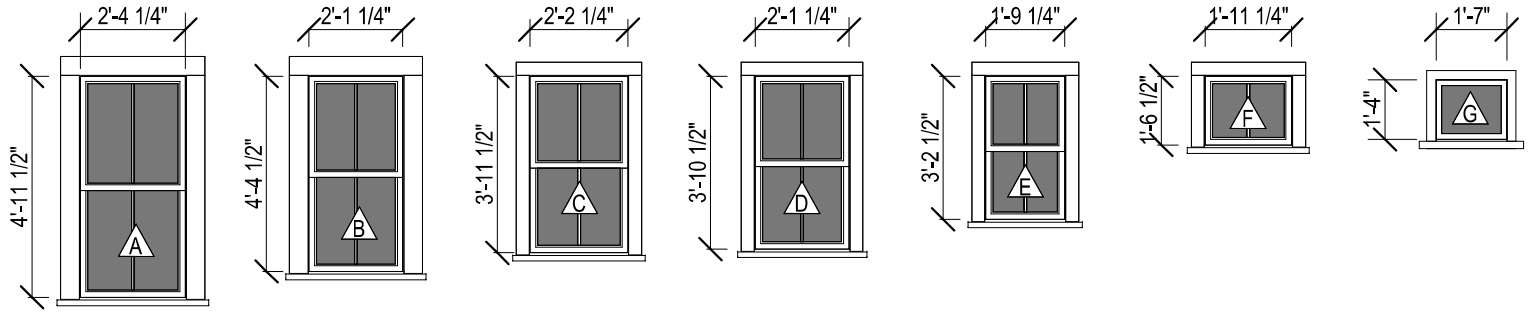
North Elevation



South Elevation



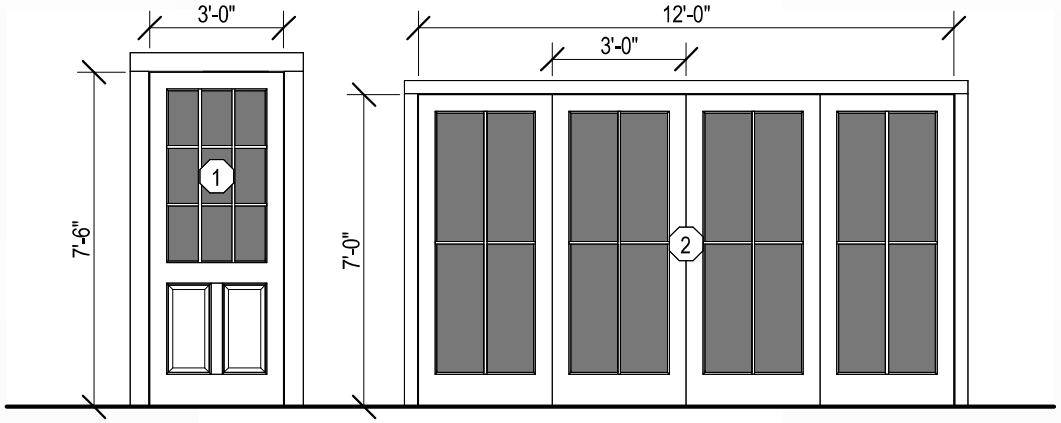
West Elevation




| Double Hung<br>2/2 Lite SDL | Double Hung<br>2/2 Lite SDL | Double Hung<br>6/1 Lite SDL | Double Hung<br>2/2 Lite SDL | Double Hung<br>2/2 Lite SDL | Fixed / Awning<br>2 Lite SDL | Fixed / Awning<br>1 Lite SDL |
|---|---|---|---|---|---|---|

## Window Legend

1/4" = 1'-0"

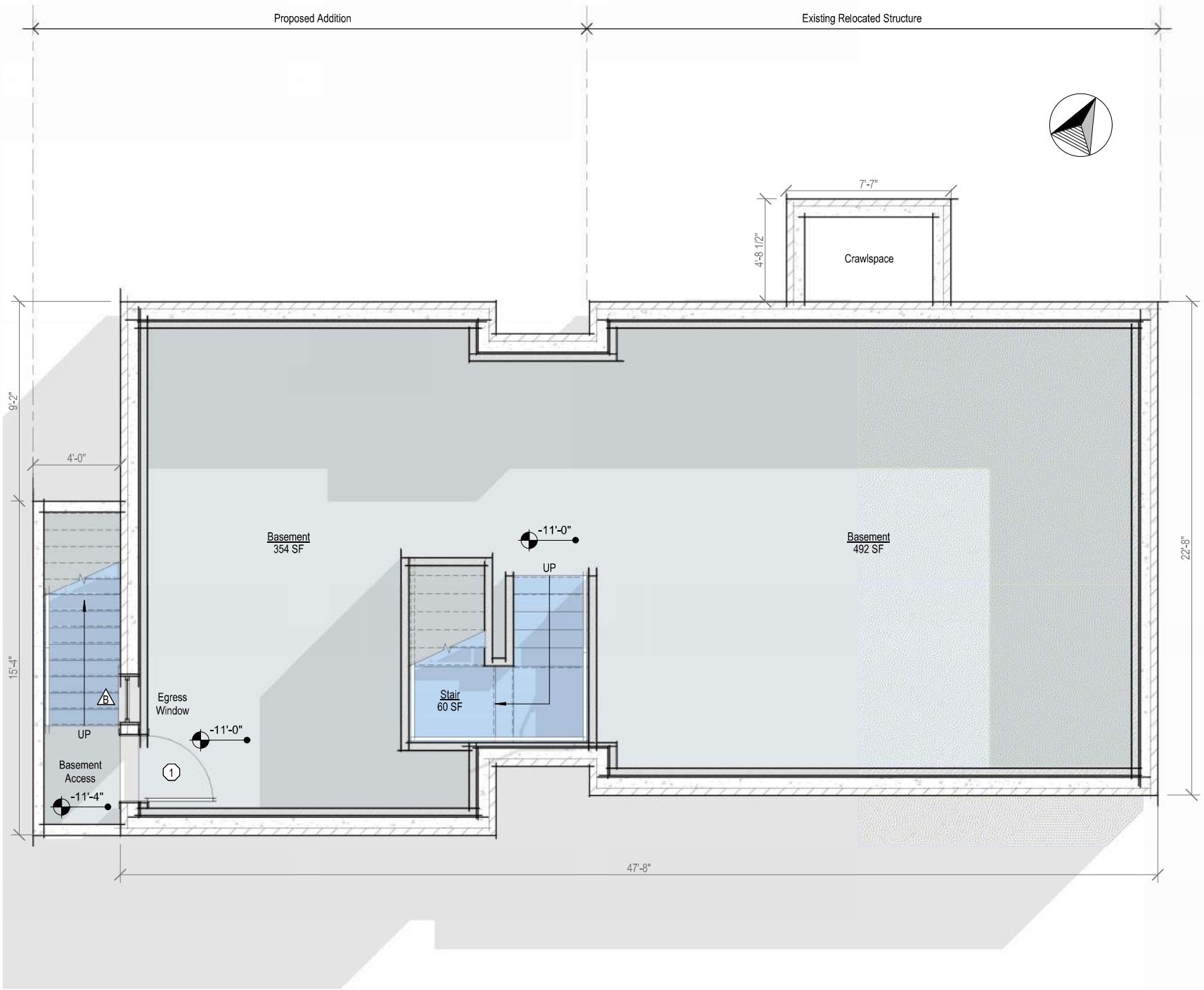



Single Door
2 Panel + (9) Lite SDL

Quad French Sliding Doors
(4) 15 Lite SDL

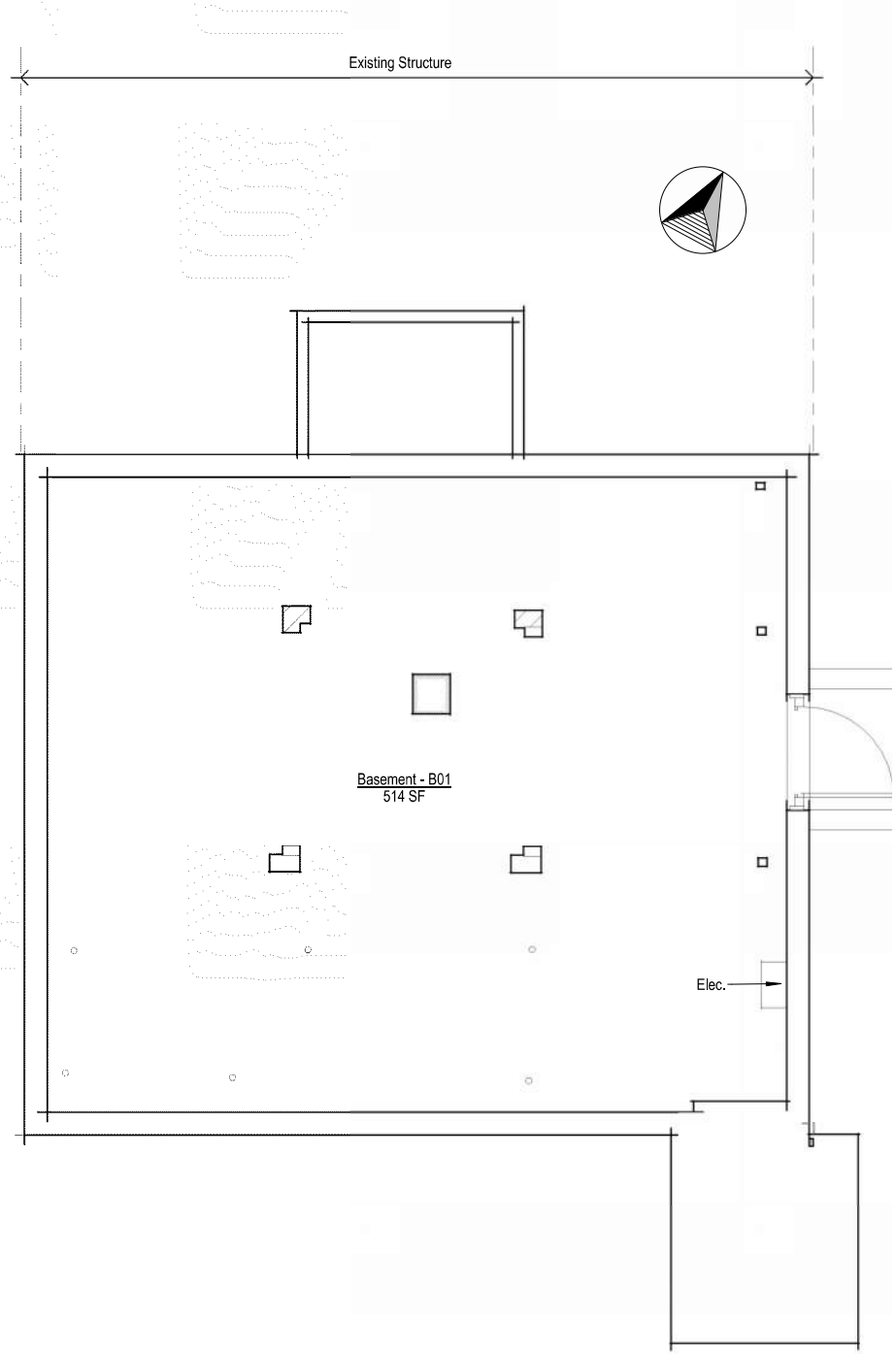
## Exterior Door Legend

1/4" = 1'-0"



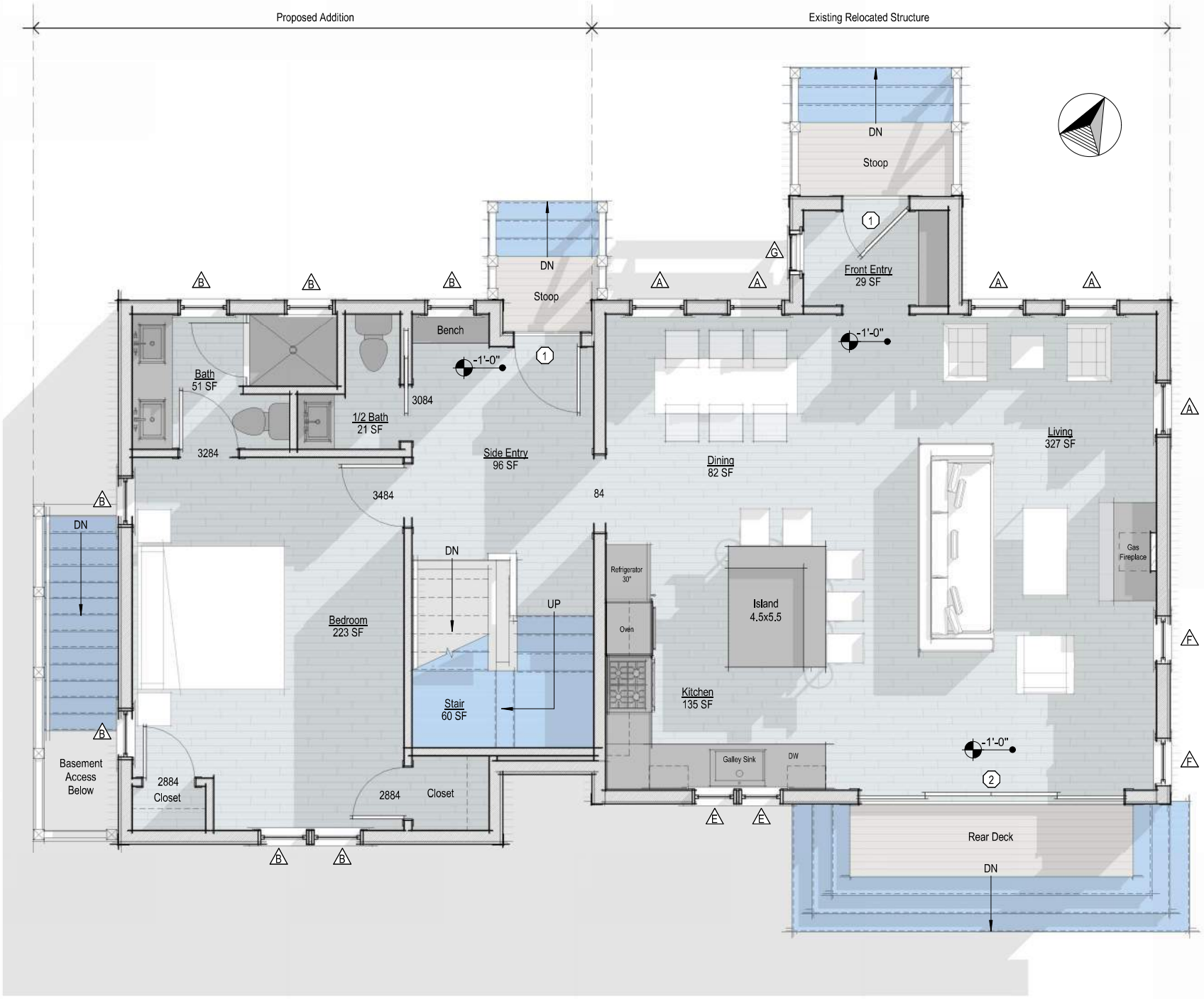

## Basement Plan - Proposed

1/4" = 1'-0"



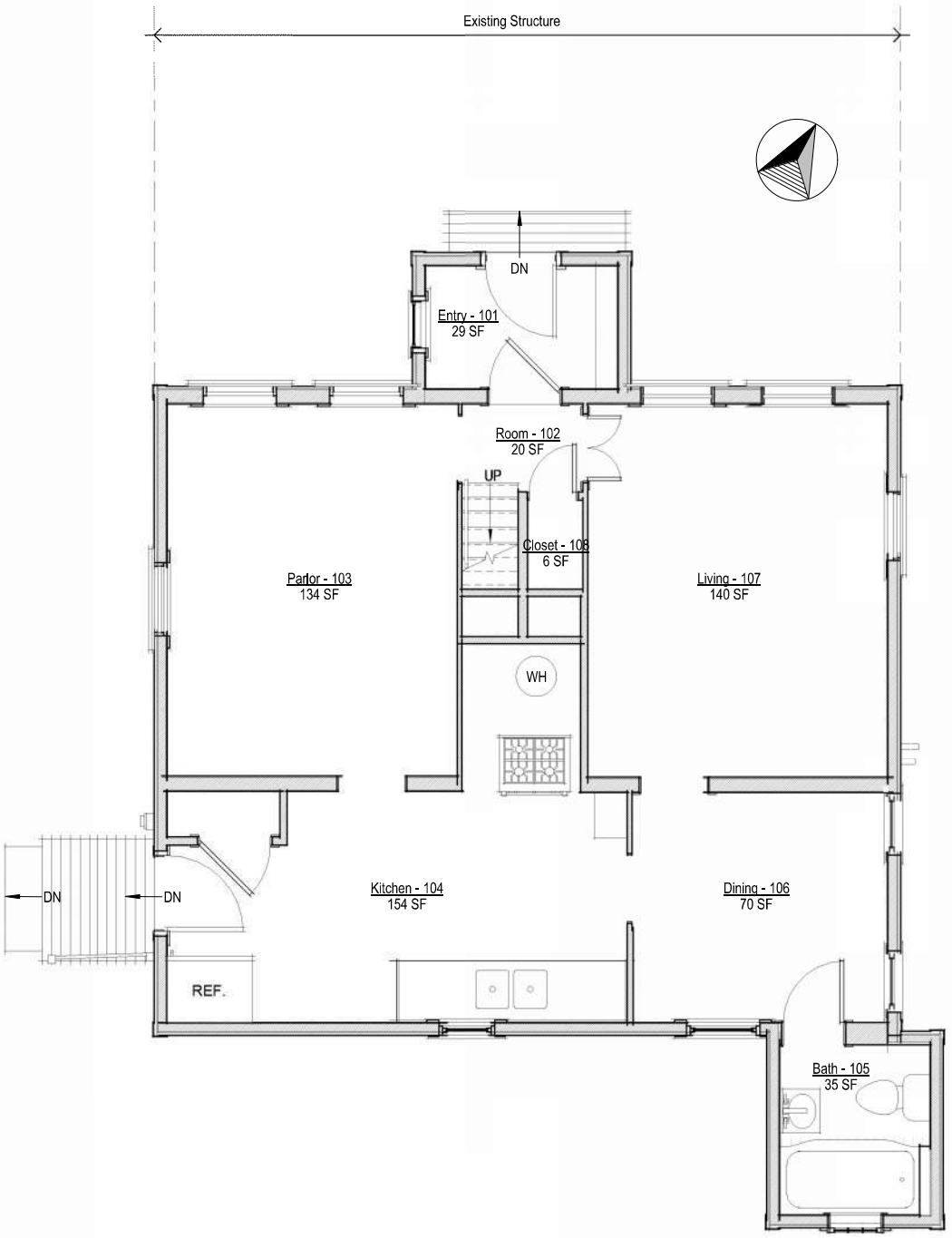

## Basement Plan - Existing

1/4" = 1'-0"



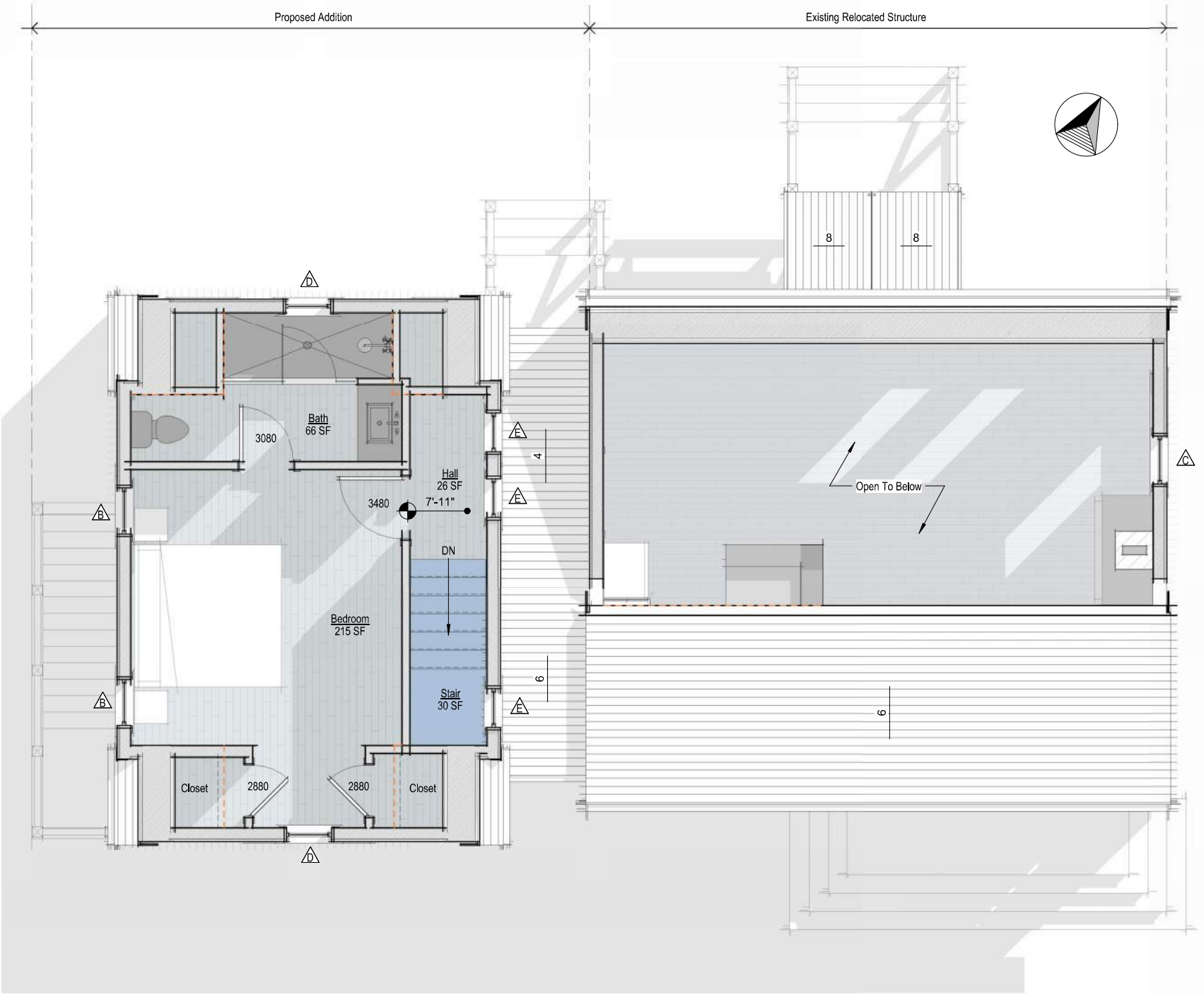

# First Floor Plan - Proposed

1/4" = 1'-0"



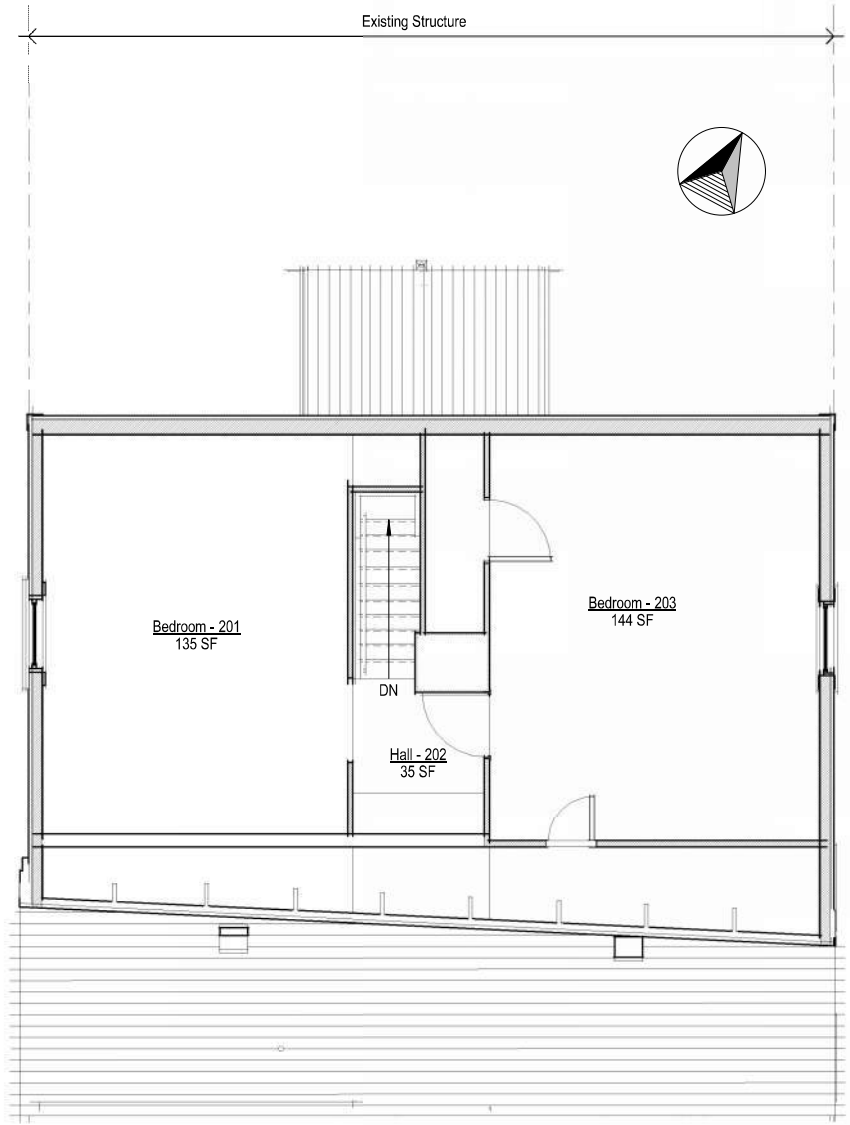

# First Floor Plan - Existing

1/4" = 1'-0"



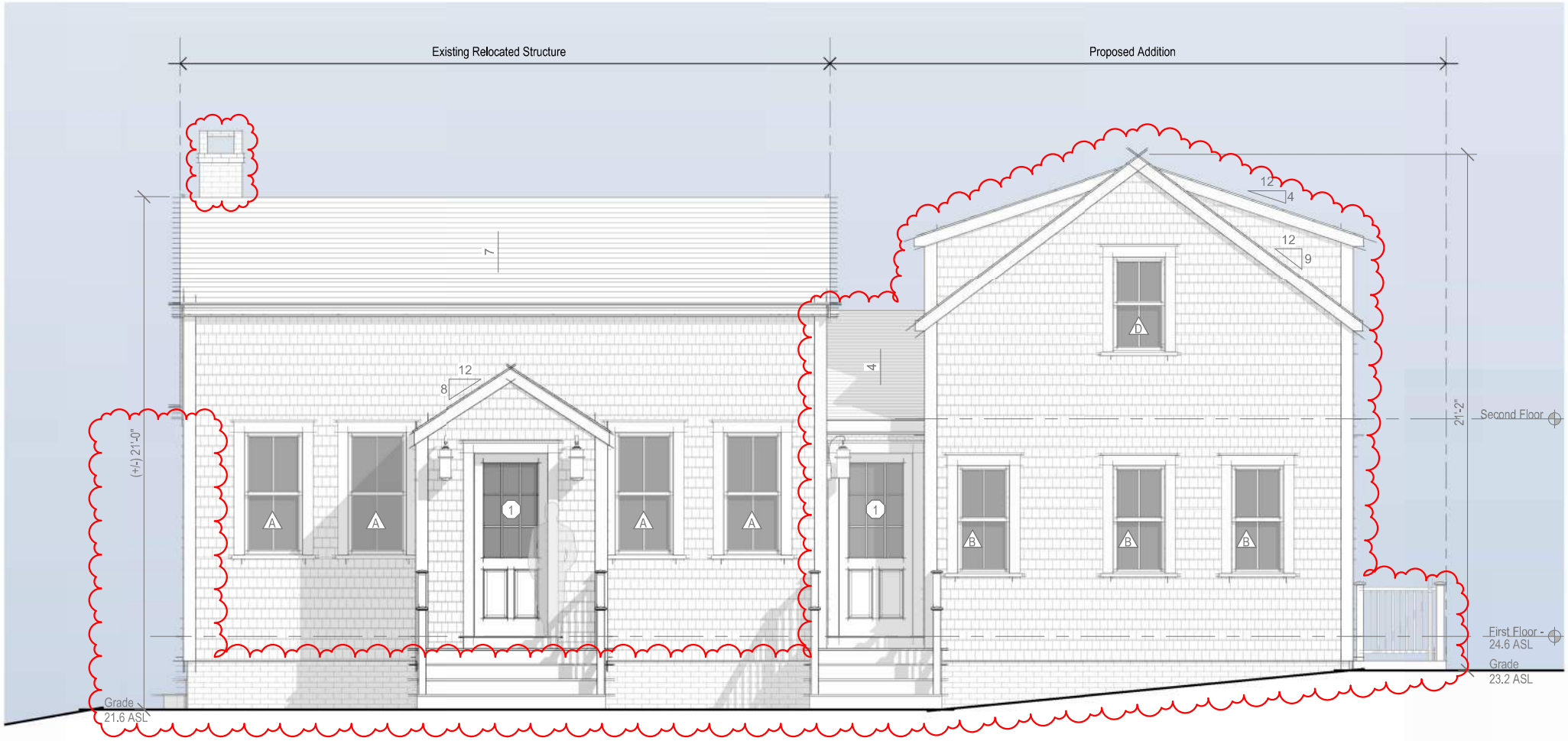

## Second Floor Plan - Proposed

1/4" = 1'-0"




## Second Floor Plan - Existing

1/4" = 1'-0"



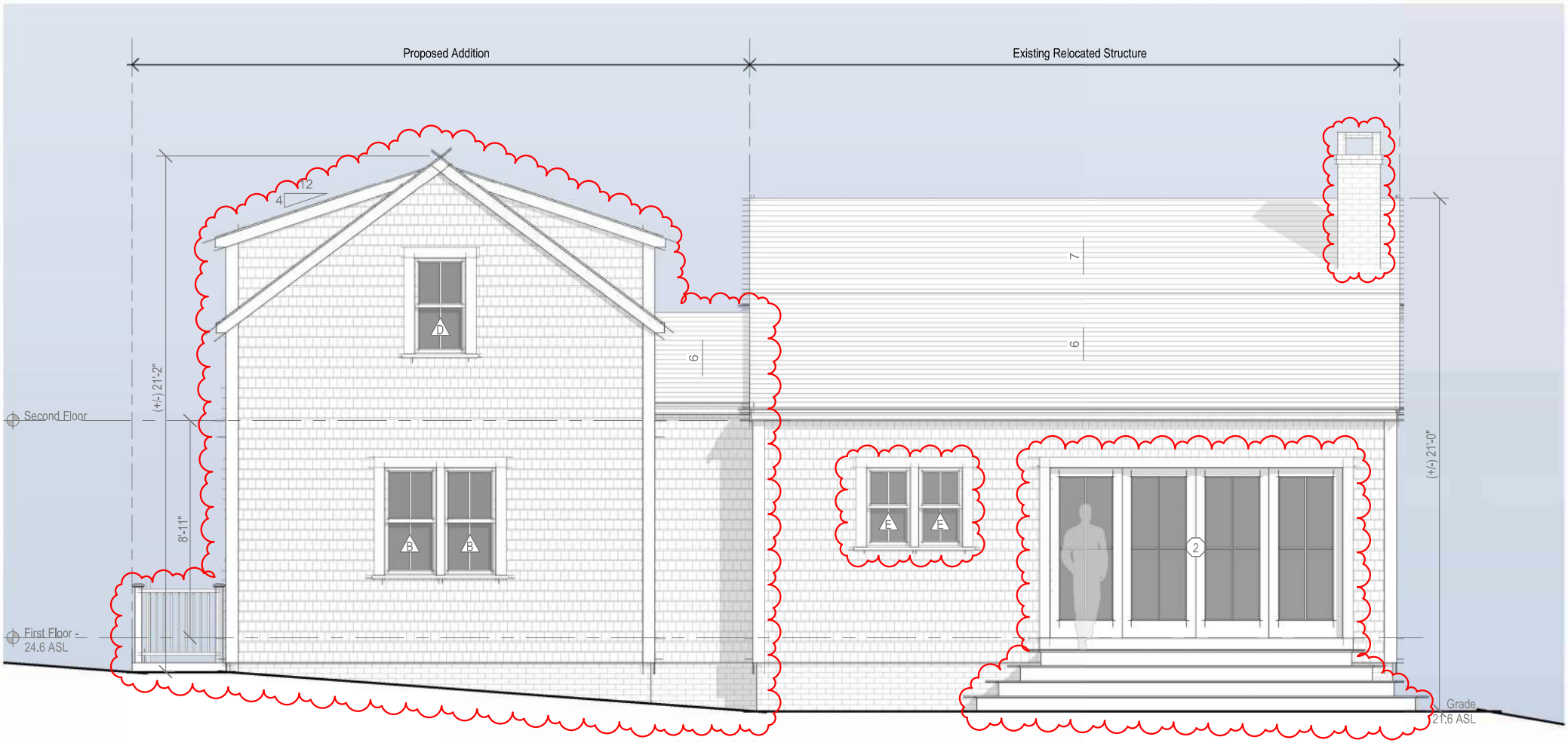

## North Elevation - Proposed

1/4" = 1'-0"




# North Exterior Elevation - Existing

1/4" = 1'-0"



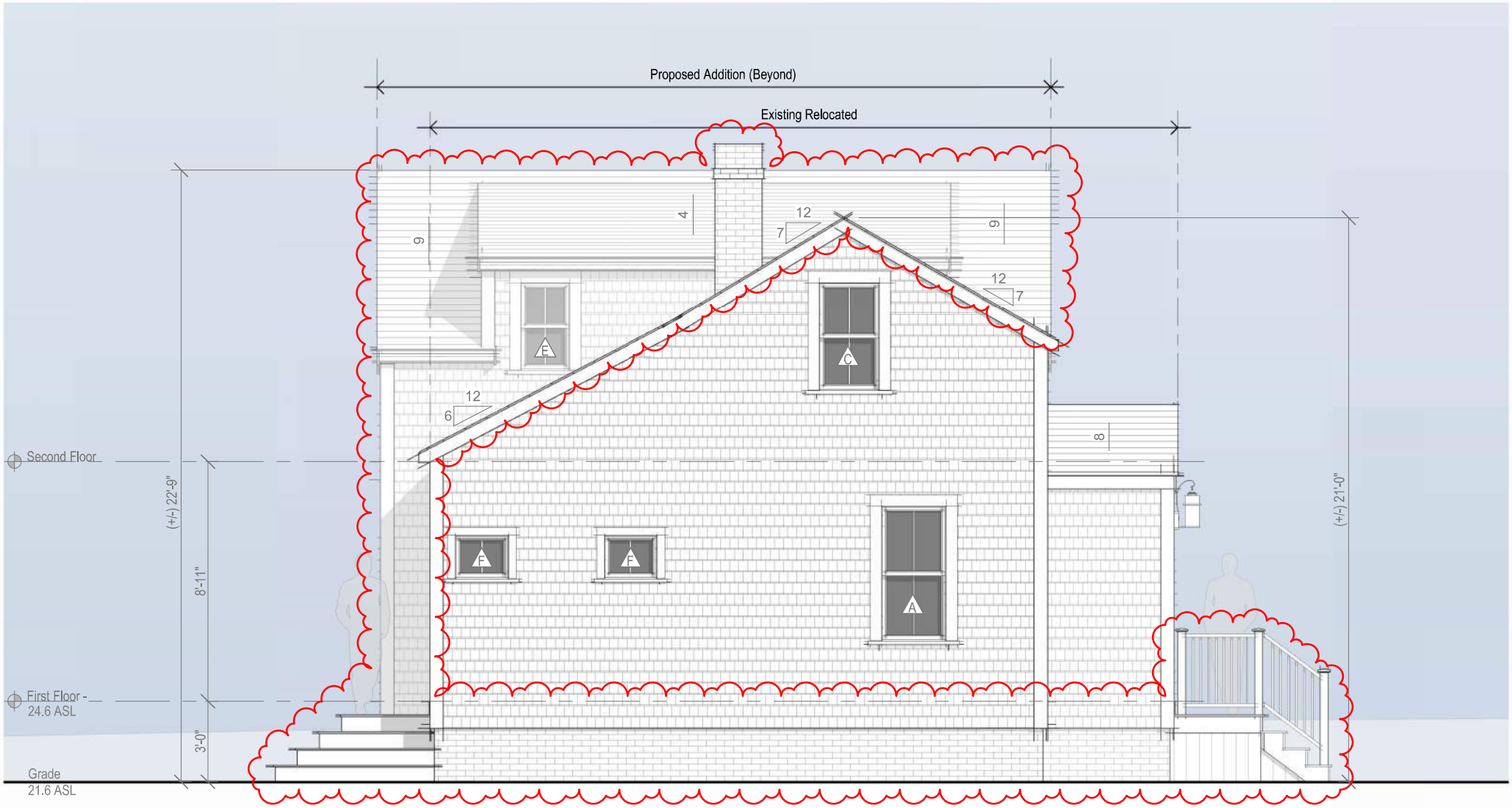

# South Elevation - Proposed

1/4" = 1'-0"



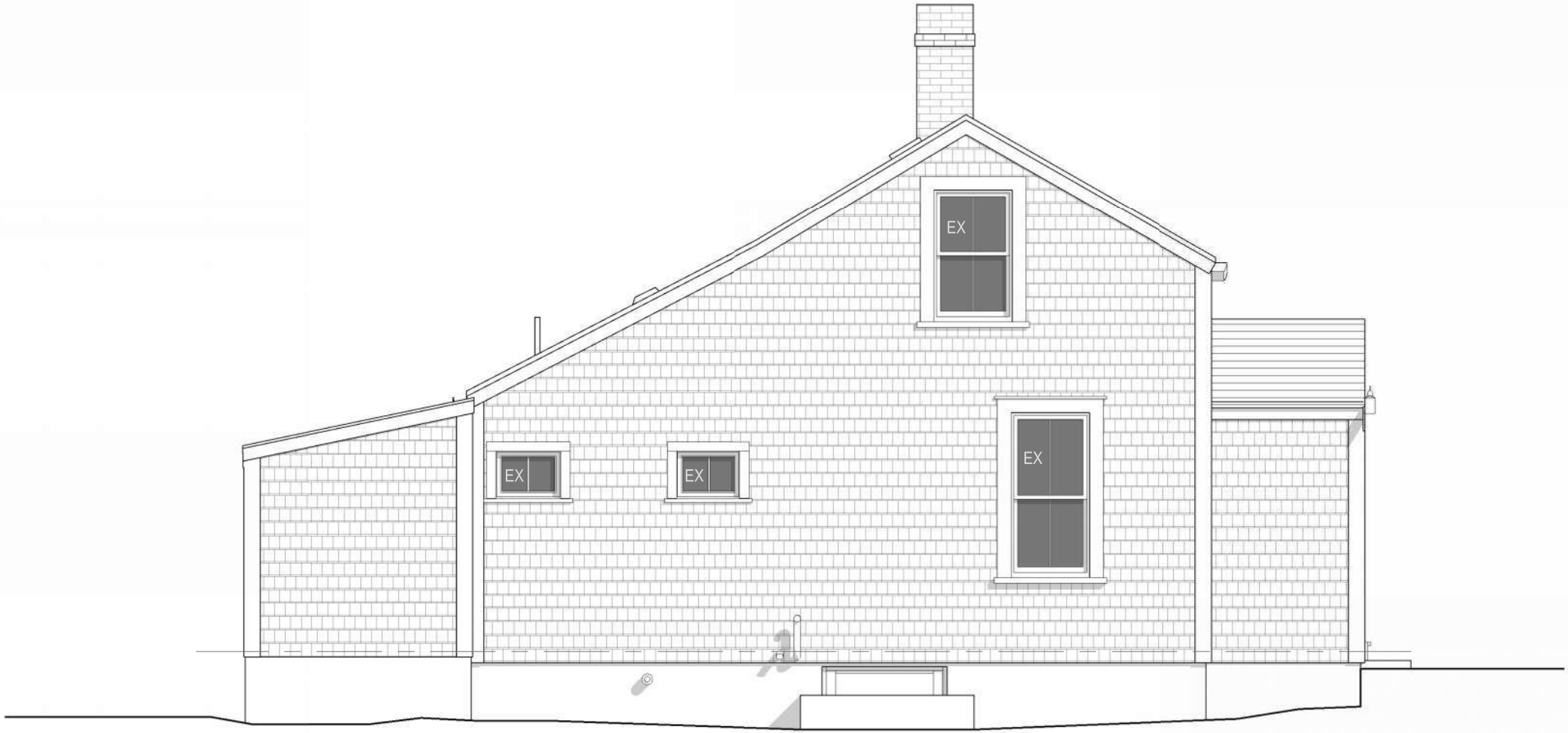

# South Exterior Elevation - Existing

1/4" = 1'-0"



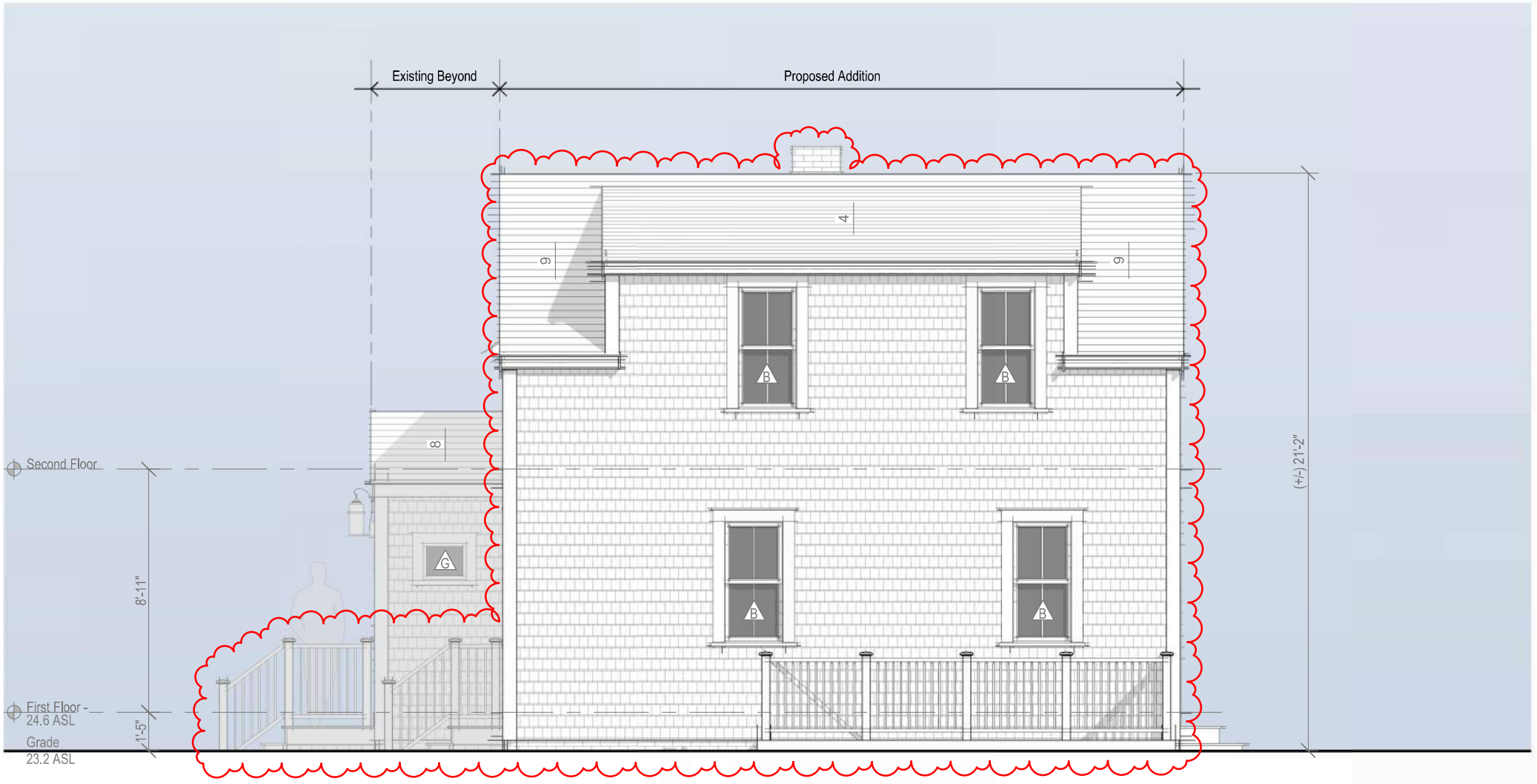

# East Elevation - Proposed

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

RECEIVED
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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DEC 30 2024
By



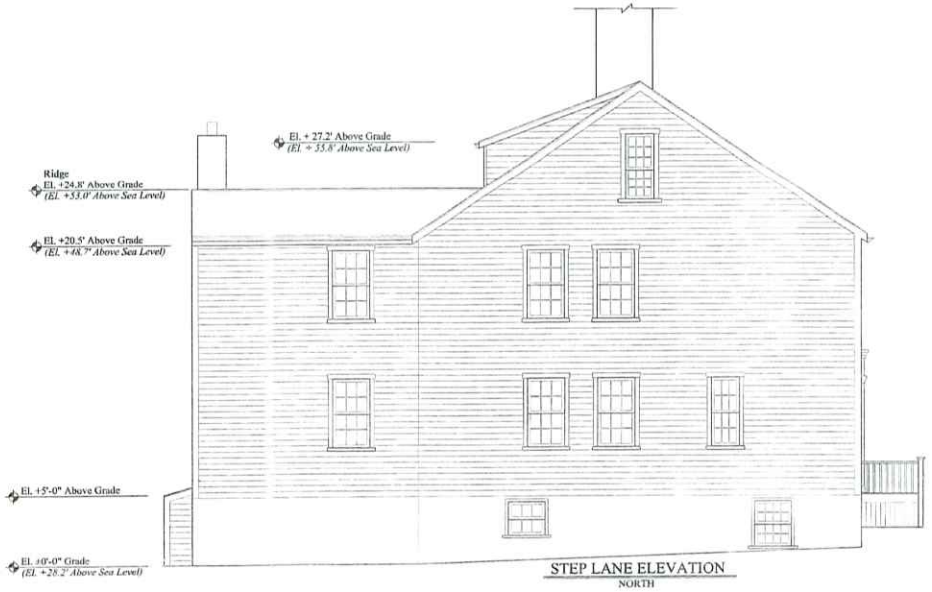

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

**Existing Elevations**
TITLE

1/4"=1'-0"
SCALE

**December 2024**
DATE

**HS Drafting**
Drafter



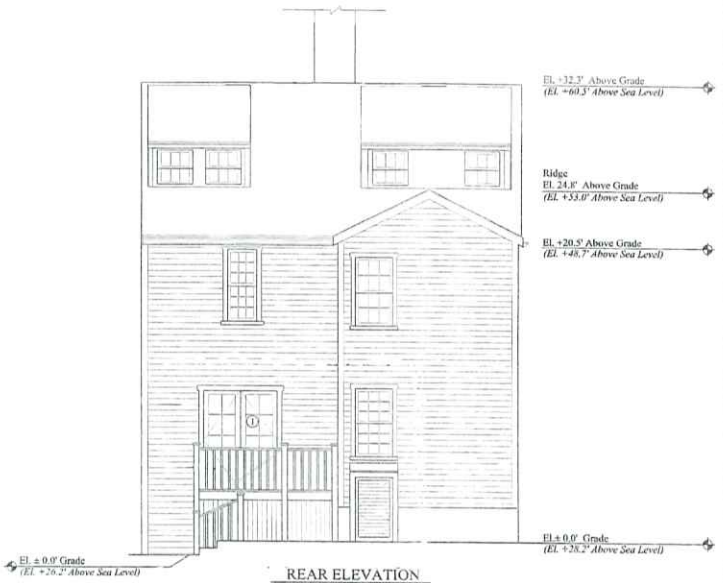

STEP LANE ELEVATION
NORTH




CENTRE STREET ELEVATION
WEST




SIDE YARD ELEVATION
SOUTH




REAR ELEVATION
EAST

RECEIVED
By
DEC 30 2024

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

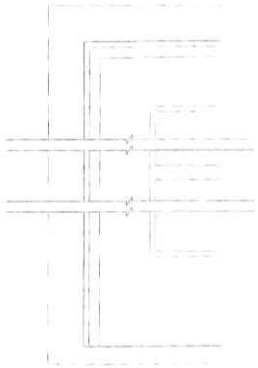
PROPOSED
WORK

PROPOSED ELEVATIONS
TITLE

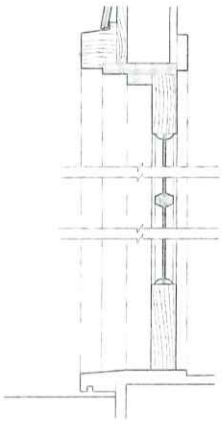
1/4"=1'-0"
SCALE

December 2024
DATE

HS Drafting
Drafter



ELEVATION

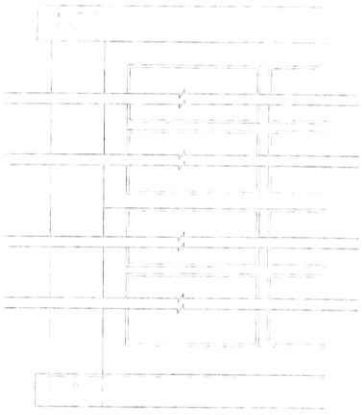


SILL / HEAD



JAMB

DOOR DETAILS
SCALE: 3" = 1'-0" (2)



ELEVATION



SILL / HEAD



JAMB

WINDOW DETAILS
SCALE: 3" = 1'-0" (1)

RECEIVED
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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

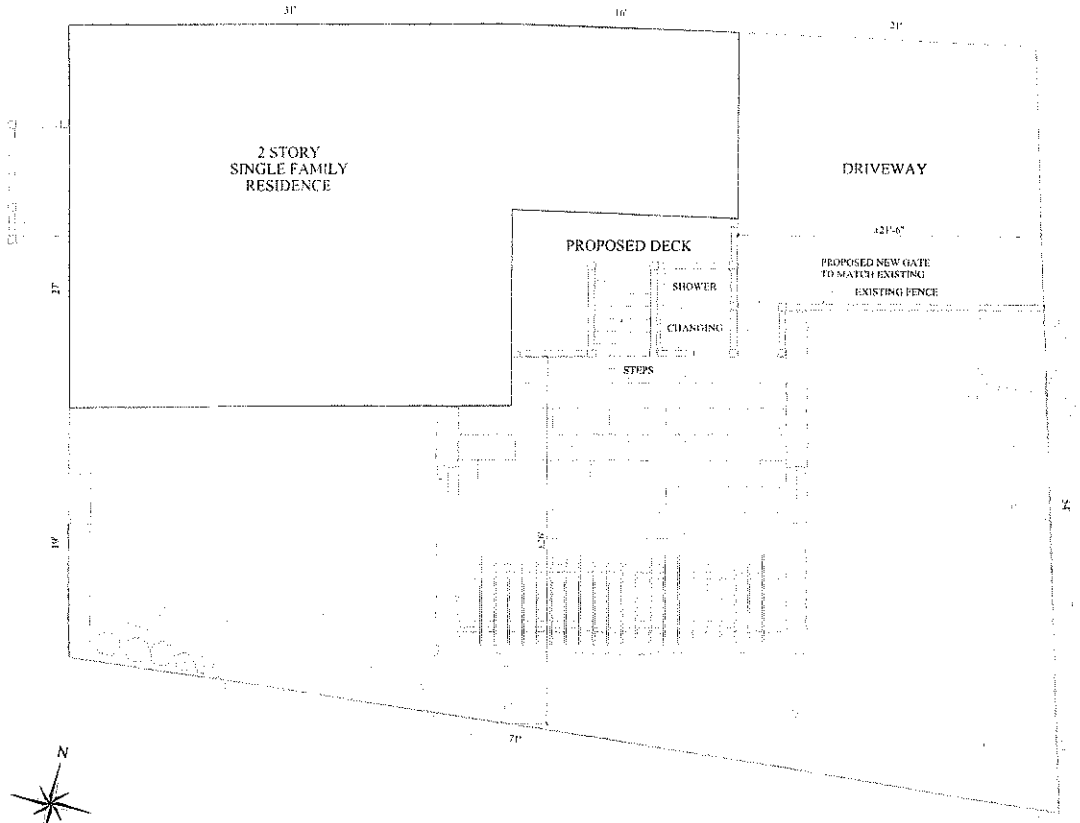
Revisions
Date No. Description

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

The office of
PLESKOW & RAEL, L.L.C.
13032 Beach Avenue
Venice, CA. 90292
Telephone (310) 577-9300
Telefax (310) 577-9302

16 Peabody Terrace, No. 12
Cambridge, MA. 02138
Telephone (310) 729-9019
Telefax (617) 547-3802

Revisions
Date No. Description

R-43 29

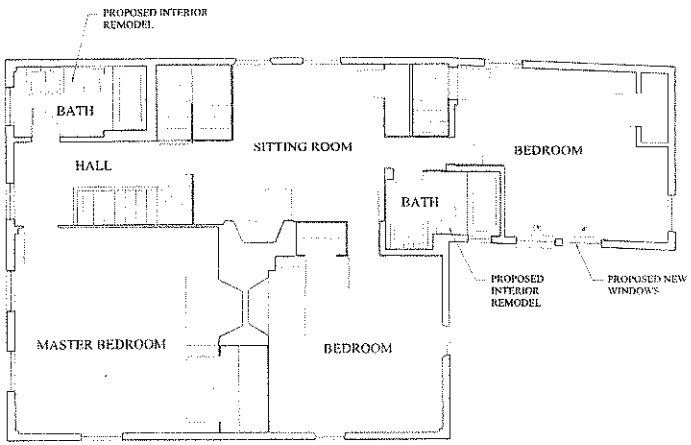
12/31/01

PLOT PLAN / LOCUS PLAN
TITLE

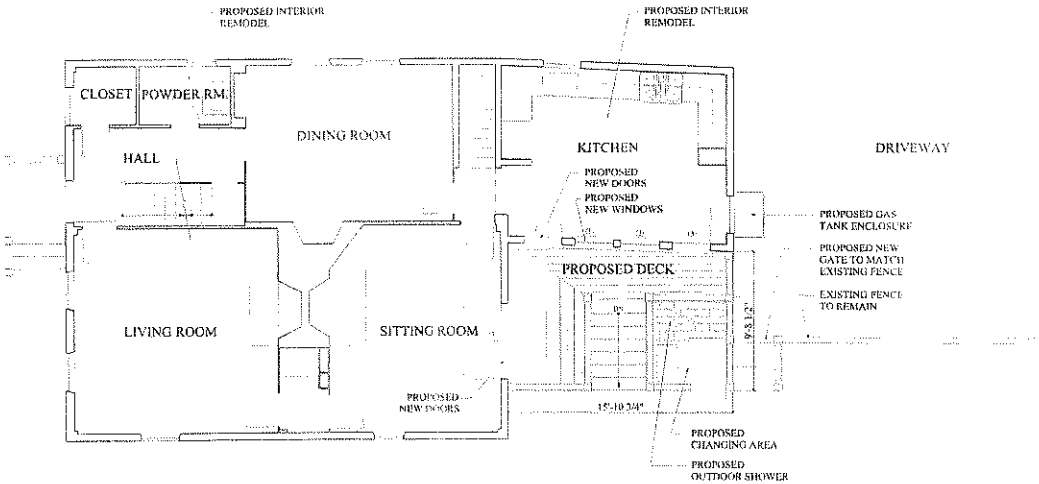
VARIES
SCALE

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.**

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

The certificate is valid for three years from 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°. 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 |

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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.

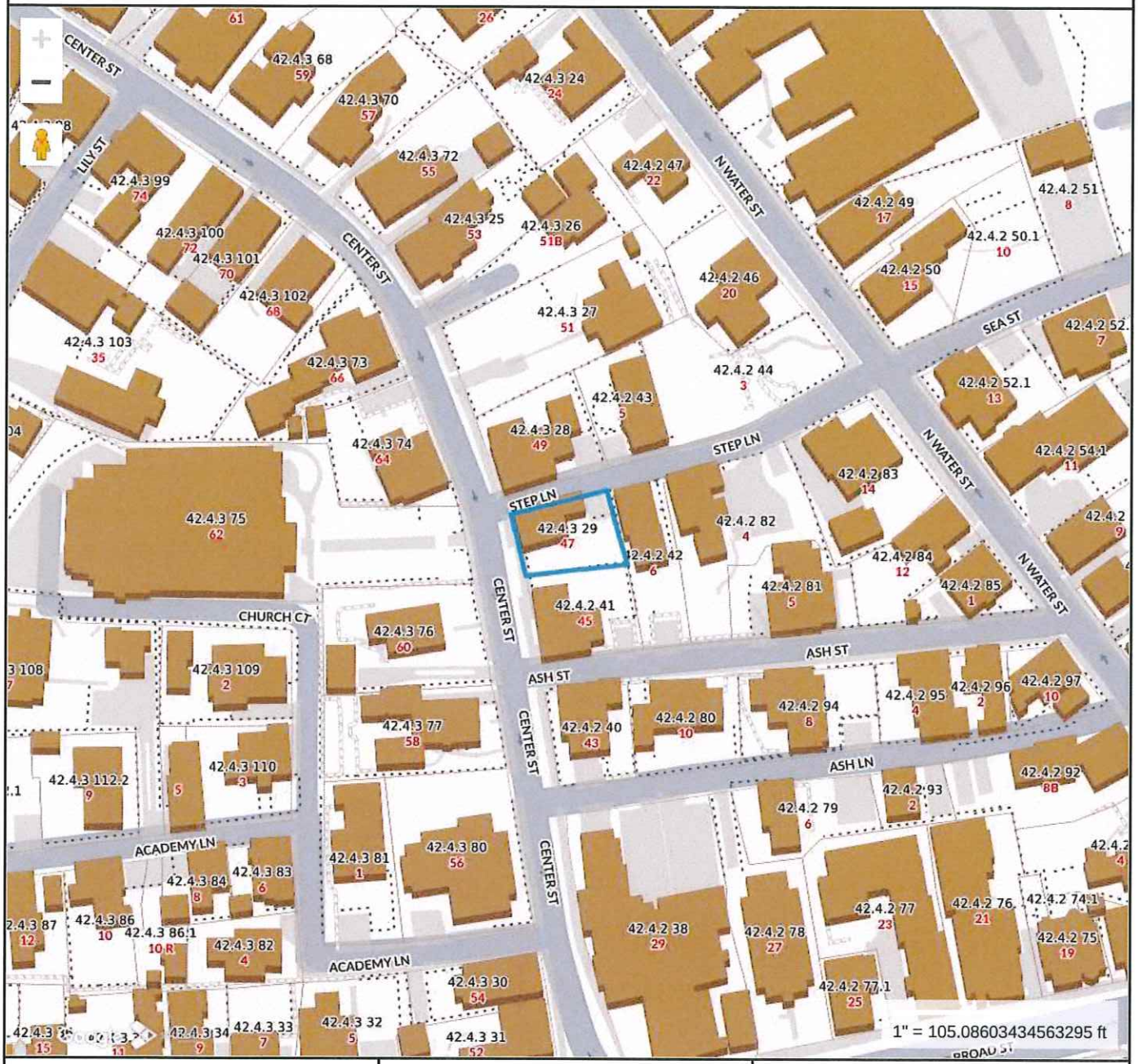
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- 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

RECEIVED
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By _____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

RECEIVED
DEC 30 2024
By






## 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**



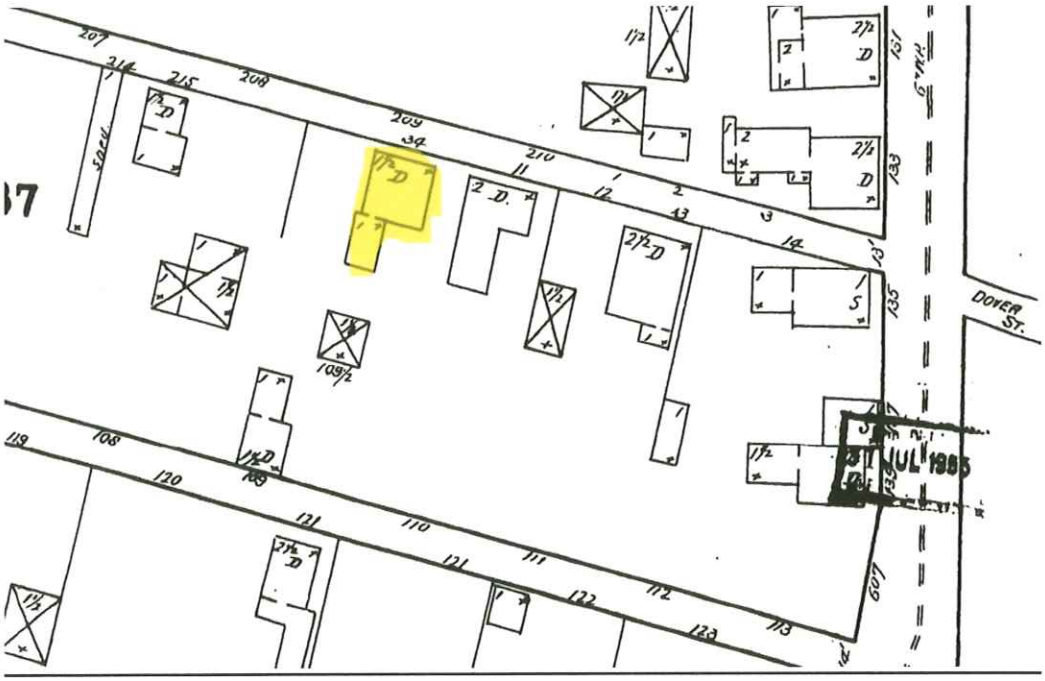
## NHA 1880s PHOTOGRAPH SHOWING 6/6 WINDOWS AND NO REAR ADDITION



## NHA 1880s PHOTOGRAPH



## NHA 1892 SANBORN MAP



## NHA 1898 SANBORN MAP



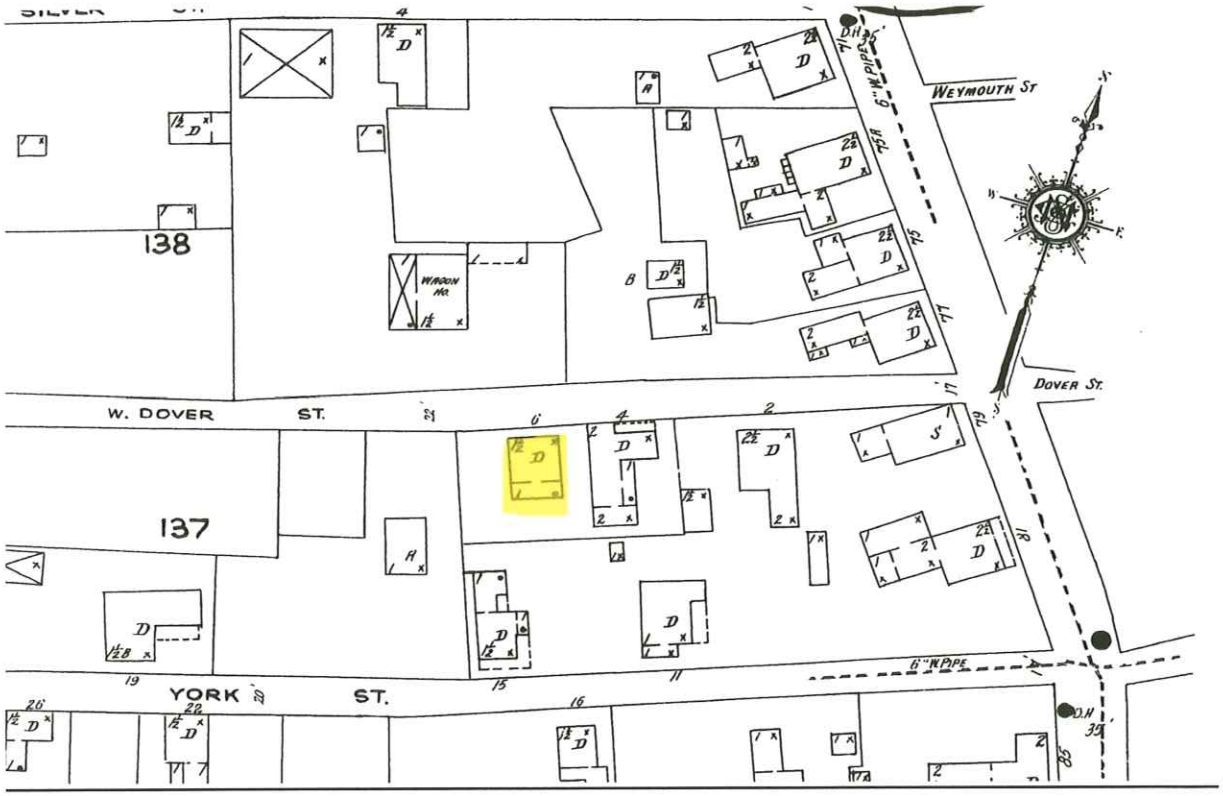

## NHA 1904 SANBORN MAP



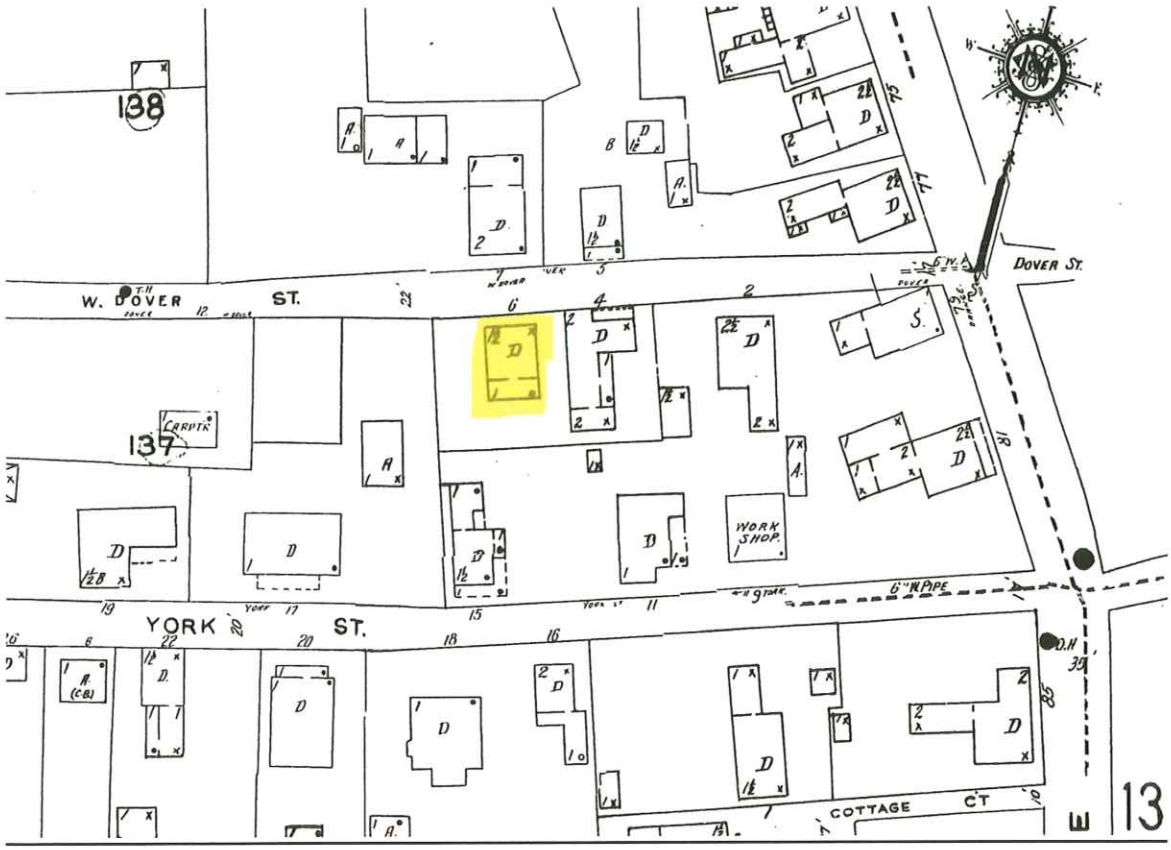

## NHA 1909 SANBORN MAP



## 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

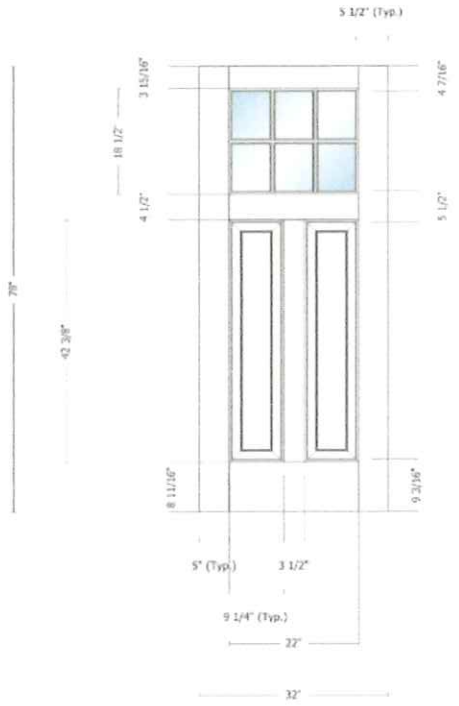
## 37662 Thermal Sash (SDL)

**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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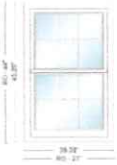
# Replace 11 Windows with new 6 over 6 windows (continued)

## 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

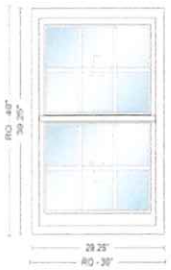


Proposed Layout – Window size with match the size of the existing 2nd floor windows. Window spacing will mirror the first floor windows.



## 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

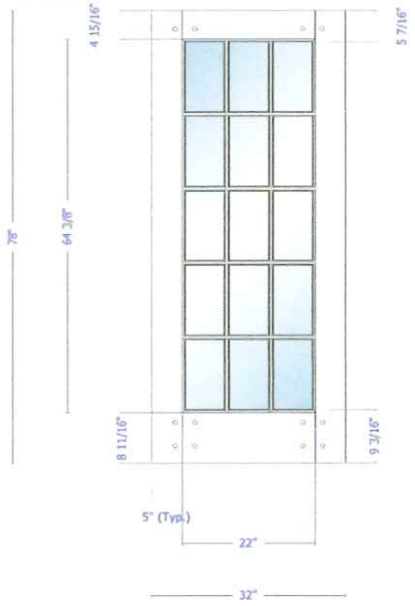


Add a single 32 inch exterior door that opens into the side yard + 2 brick steps (continued)

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

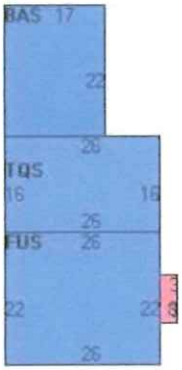
| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style: | Antique |
| Model | Residential |
| Grade: | Average |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior 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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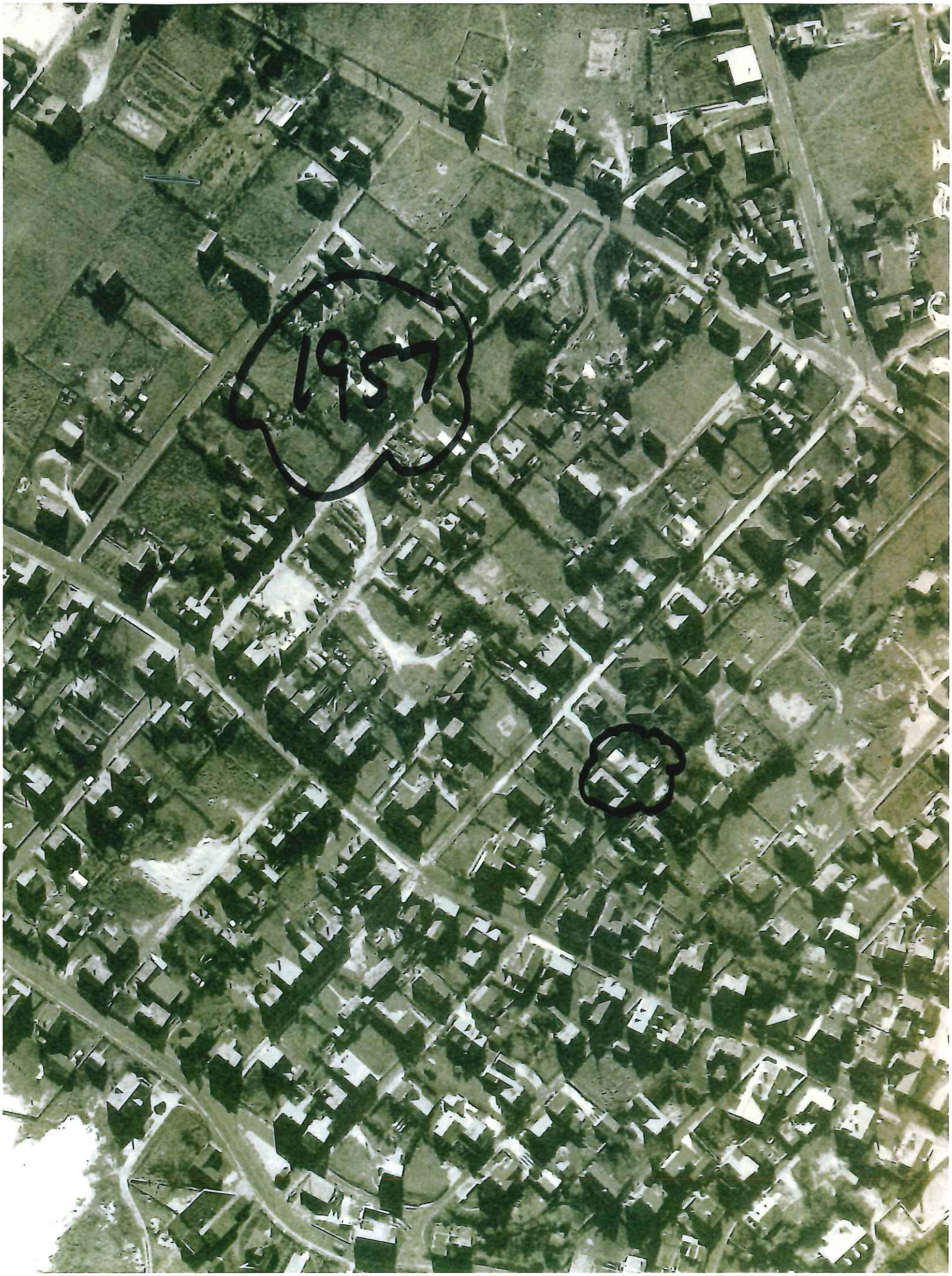
1938


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.

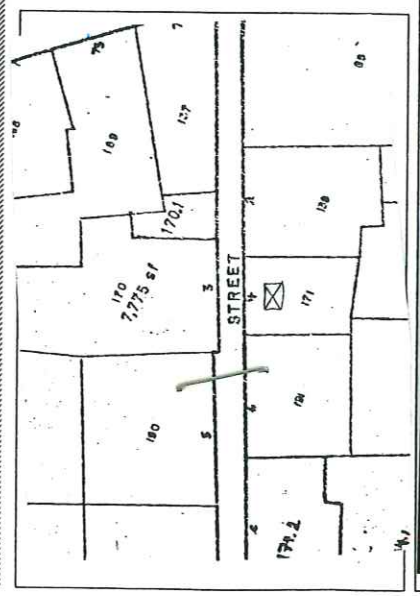
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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.

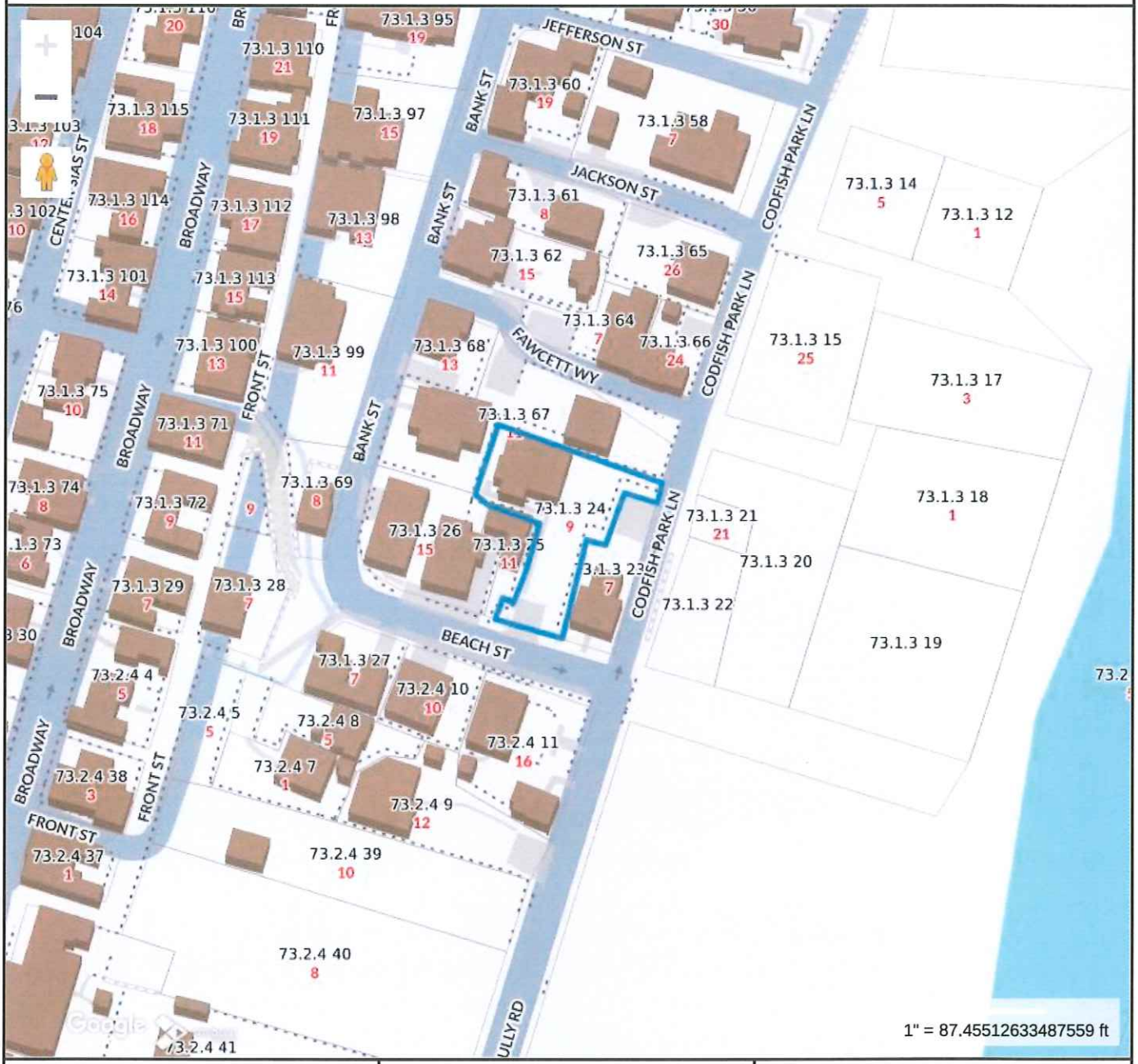
## COLORS

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**

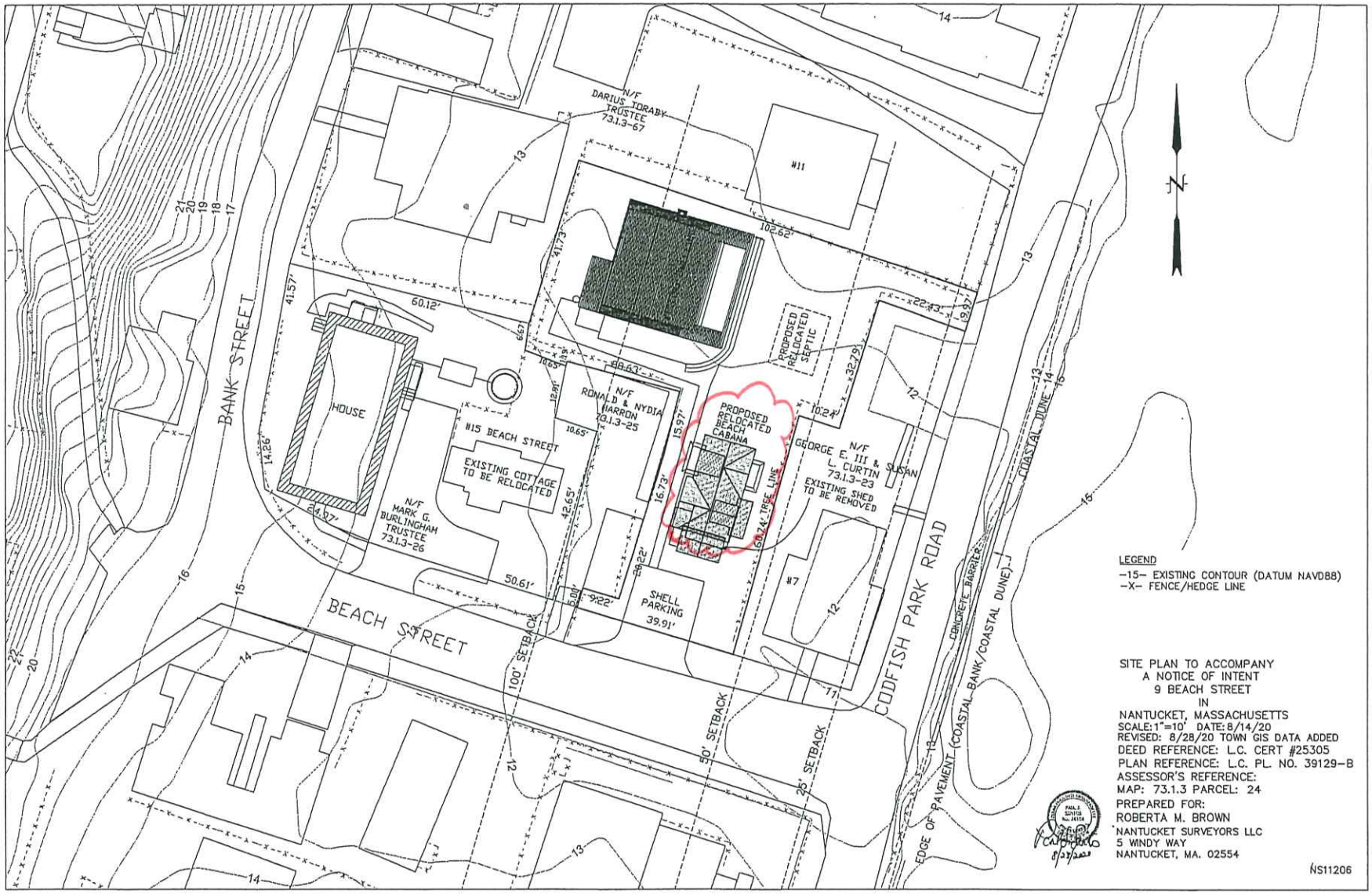
| | |
|---|---|
| **Property ID** | 11818 |
| **Location** | 9 BEACH ST |
| **Owner** | BROWN ROBERTA & DISSTON STUART TRS |

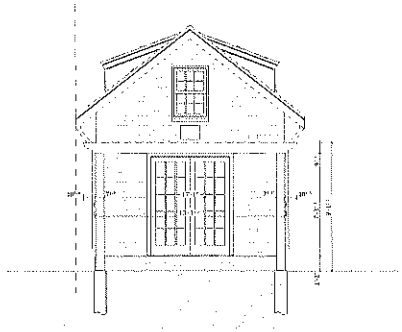
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

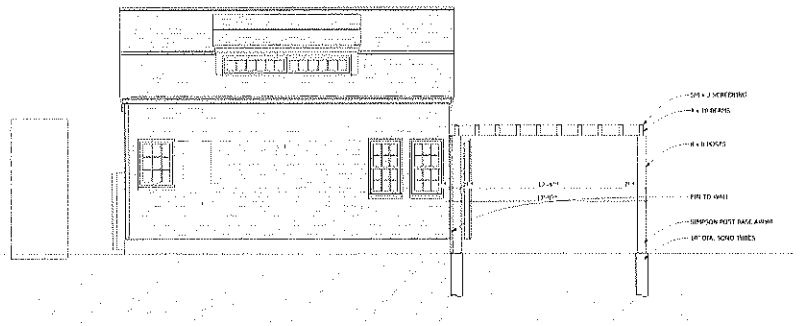
Geometry updated 10/16/2024
Data updated Jan. 2021

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"



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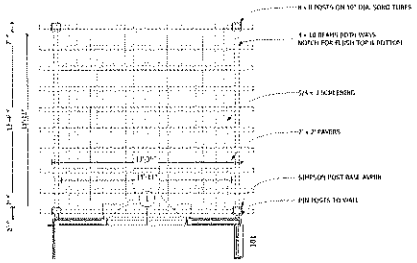
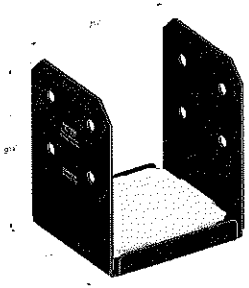
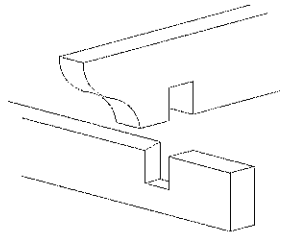
SCALE: 1/4" = 1'-0"



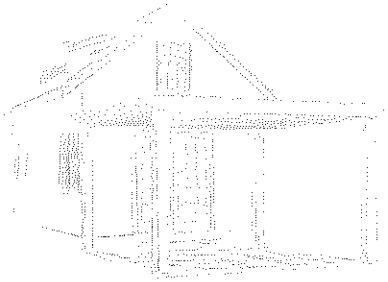
D1 1ST FLOOR (2)
SCALE: 1/4" = 1'-0"



D3 SIMPSON POST BASE AVP88
NOT TO SCALE



D4 BEAM INTERSECTION
SCALE: 1 1/2" = 1'-0"



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

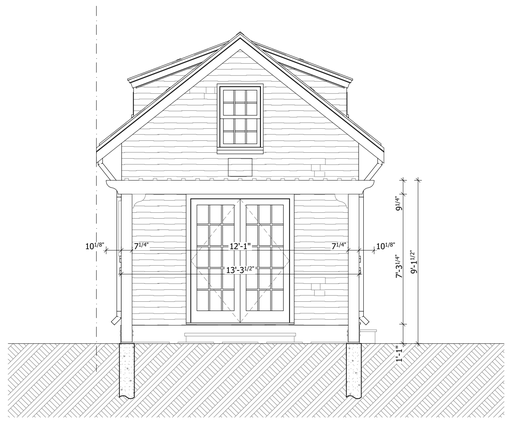
Drawing Title:
TRELLIS

| Project No.: | Project Manager: CK | Drawing No: |
|---|---|---|
| 00000 | Team: | SK-3 |

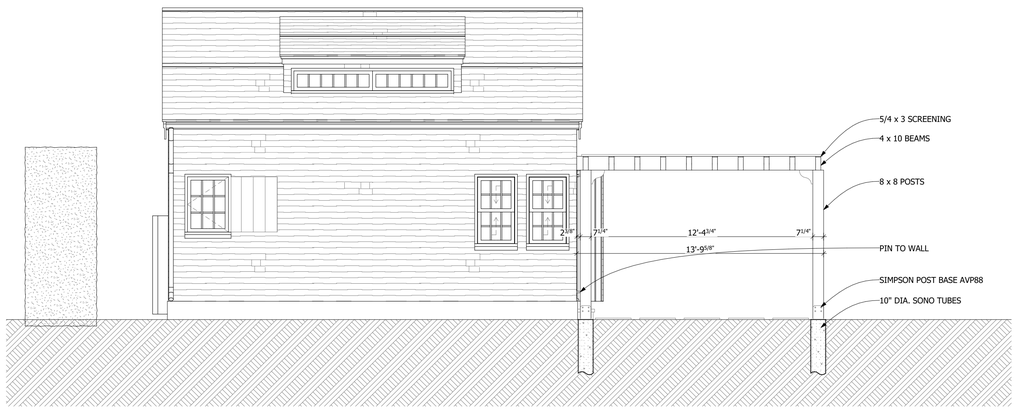
Issued on: 10/15/2024 for
BUILDING DEPARTMENT

NOTE: DO NOT SCALE DRAWINGS

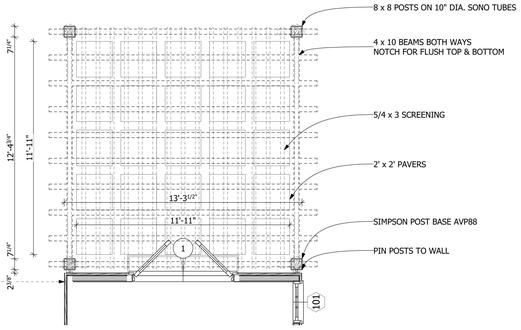
THIS DRAWING PRINTED ON 10/15/2024 AT 12:01 PM FROM M:\Elements\9 Beach Street Current - Cabana & House\2021-08-25 Cabana.pln




B1 NORTH ELEVATION (2)
SCALE: 1/4" = 1'-0"




B3 EAST ELEVATION (2)
SCALE: 1/4" = 1'-0"




D1 1ST FLOOR (2)
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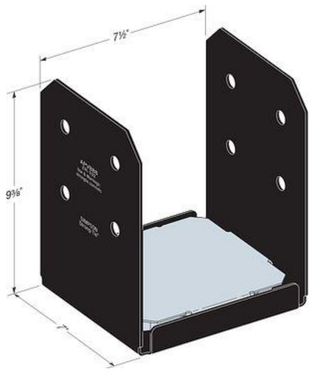
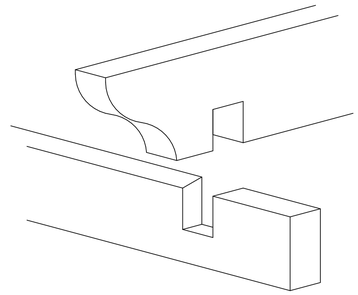



D3 SIMPSON POST BASE AVP88
NOT TO SCALE



D4 BEAM INTERSECTION
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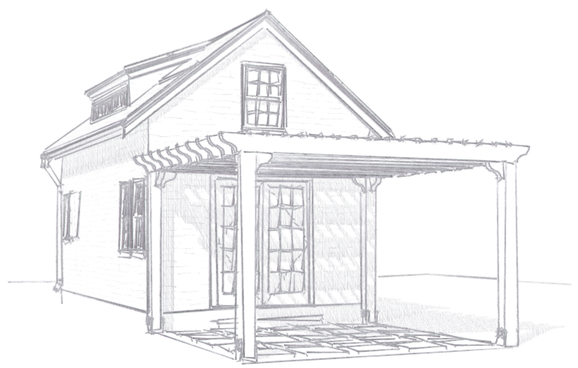


F1 PERSPECTIVE VIEW
NOT TO SCALE

| | 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


**OWNERSHIP AND CONDITIONS OF USE:**

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECTS. THE USE OF THIS DOCUMENT IS CONTINGENT UPON PAYMENT TO THE ARCHITECT FOR SERVICES RENDERED. NON-PAYMENT SHALL GIVE THE ARCHITECT THE AUTHORITY TO BAR DOCUMENT USE BY ANY AND ALL PARTIES. IF THE OWNER DISPUTES ANY ARCHITECT'S STATEMENTS FOR SERVICES, IT IS REQUIRED THAT THE OWNER ADVISE THE ARCHITECT IN WRITING WITHIN TEN (10) DAYS. REMAINING, UNDISPUTED PORTIONS ARE DUE AND PAYABLE UPON RECEIPT. THE OWNER SHALL INDEMNIFY THE ARCHITECT AGAINST ANY CLAIMS ALLEGING DAMAGES OR DELAYS INCURRED IN THE EVENT THE ARCHITECT EXERCISES THE RIGHT TO BAR DOCUMENT USE FOR NON-PAYMENT. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING.

**THIS DRAWING IS COPYRIGHT.**


NOTE: DO NOT SCALE DRAWINGS


THIS DRAWING PRINTED ON 10/15/2024 AT 12:01 PM FROM M:\Klouman\9 Beach Street\Current - Cabana & House\2021-08-25 Cabana.pln






ProzACK

**From:** Erin Donohue
**To:** Elisabeth O"Rourke
**Cc:** Nic Sconce
**Subject:** Permission
**Date:** Monday, December 30, 2024 1:44:01 PM
**Attachments:** image.png

---

Hello,

I, Erin Donohue, grant Elizabeth o'Rourke permission to sign HDC forms on my behalf for my property located at 26 Gosnold Road, Nantucket.

Thank you,



Erin Donohue

> I, Erin Donohue, grant Elisabeth O'Rourke permission to sign HDC forms on my behalf for my property located at 26 Gosnold Road, Nantuket.

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°: 30 PARCEL N°. 89

Street & Number of Proposed Work: 26 Gosnold Road

Owner of record: Erin Donohue

Mailing Address: 1128 Yonge St., STE 200, Toronto, ON M4W2L8

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Jardins International Inc.

Mailing Address: 53 Pleasant Street, Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: co@jardinsintl.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District _____) ☐ Roof ☐ Other 22'x11' Pool w/ Auto cover

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: Black wire mesh fence

Length: +/- 230'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 (match ex) Walkways Shell to match Ex (Patio) Blue Stone Walls Match ex

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Black wire mesh Shutters _____

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

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

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

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

## Waiver of the HDC 10 Day Hearing Requirement

I Elisabeth O'Rourke

AS AGENT FOR Erin Donohue

STREET ADDRESS 26 Gosnold RD

MAP/PARCEL 30/89

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.27.24

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 12.27.24

Signature Date

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

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

***REQUIRED WITH ALL APPLICATIONS:***

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

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

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

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

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

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

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

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

***REQUIRED WHERE APPLICABLE:***

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

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

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

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

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

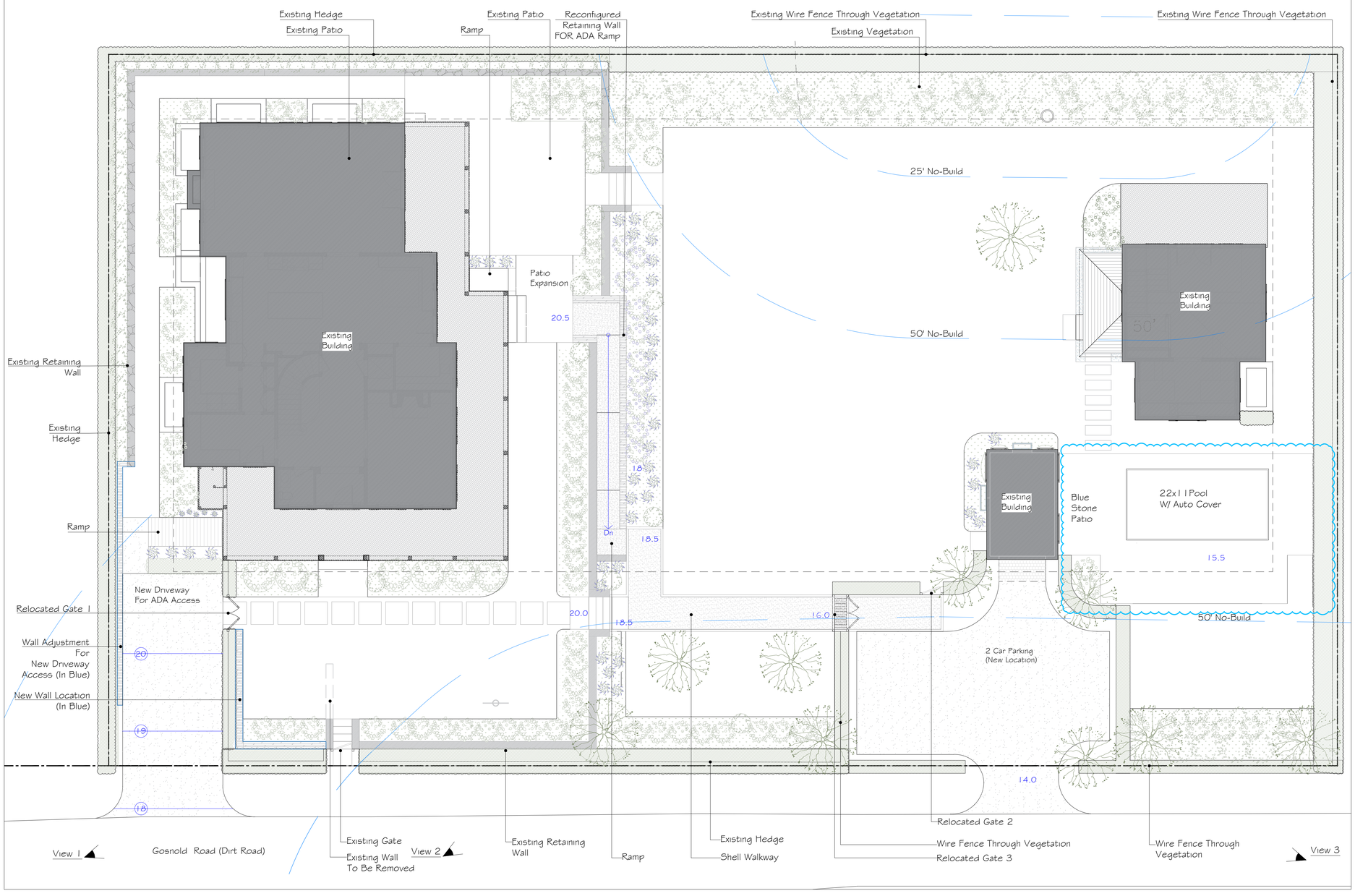
____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

**(initial to indicate read and understand)**

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

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




Street View 1



Street View 2



Street View 3



Existing Stone Wall & Steps



Existing Gates



Gate 1

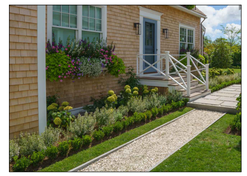


Gate 2



Gate 3

Shell Walkway



Existing Blue Stone Patio

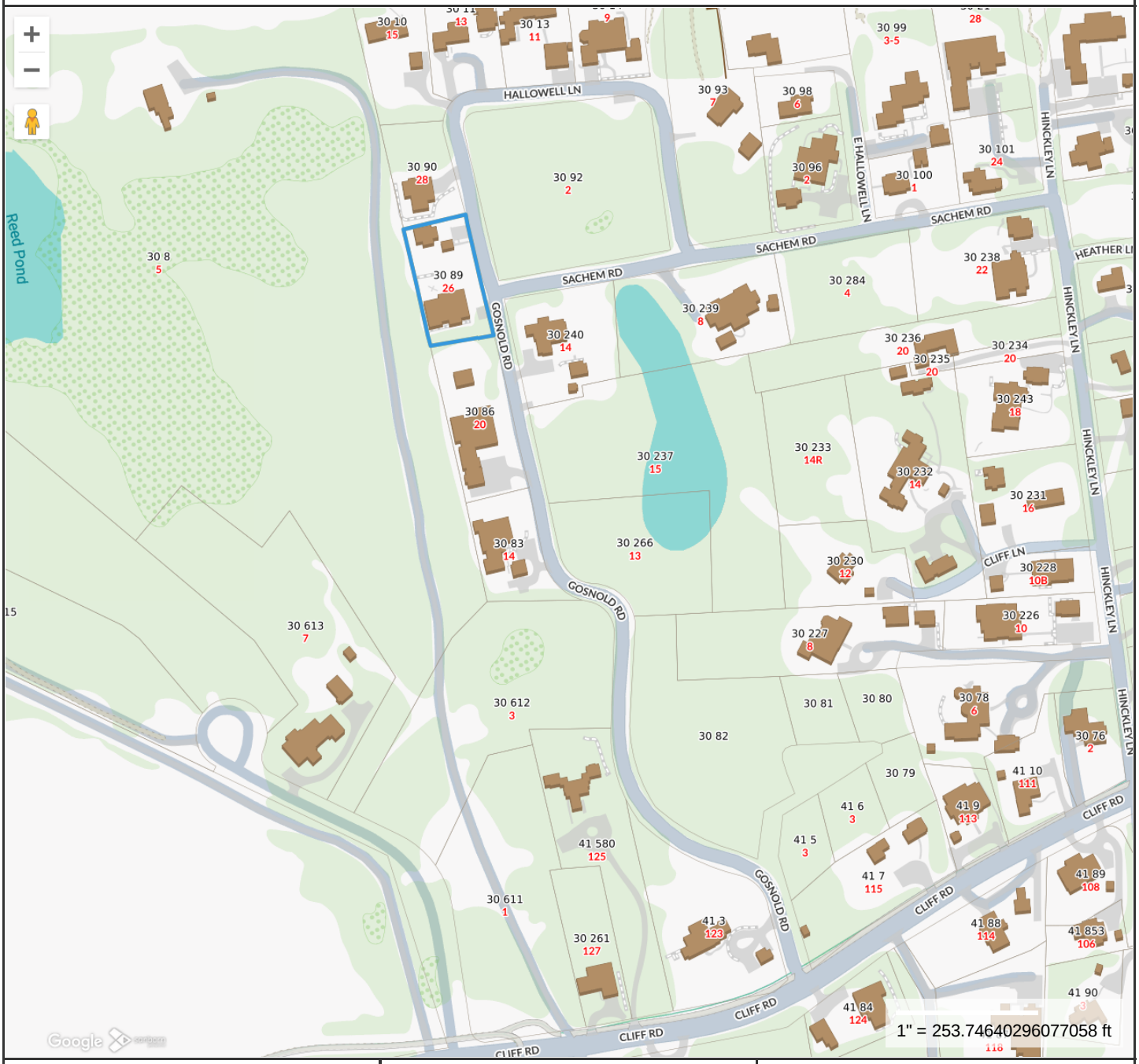


**DONOHUE RESIDENCE**
26 GOSNOLD RD.
NANTUCKET
MA

**HDC Plan**
Plan Scale: 1/8"=1'-0"
12.30.2024
Page L.1

North


**JARDINS INTL., INC.**
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com




**Property Information**

| | |
|---|---|
| **Property ID** | 1064 |
| **Location** | 26 GOSNOLD RD |
| **Owner** | DONOHUE ERIN |

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°: 67 PARCEL N°. 468.1

Street & Number of Proposed Work: 11 SOUTH SHORE RD

Owner of record: WEBSTER DAVID ENDICOTT JR TR

Mailing Address: 11 SOUTH SHORE RD

NANTUCKET, MA 02554

Contact Phone #: 508-228-3600 E-mail: _____

## AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE

Mailing Address: 11 SOUTH SHORE ROAD

NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: 599 SF

Width: 15'-9" Sq. footage 2nd floor: 599 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: 344 SF ☑ 1st floor ☐ 2nd floor

Size: 80 SF ☐ 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 23' +/- South 23' +/- East 23' +/- West 23' +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 4" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

**Roof Pitch**: Main Mass 7.5 /12 Secondary Mass _____/12 Dormer 3.5 /12 Other 4:12 Porches

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x3 on 1x10 Rake 1x3 on 1x10 Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing Match MH Door Frame Match MH Columns/Posts: Round _____ Square 8x8

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

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

**Doors*** (type and material): ☐ TDL ☑ SDL Front 6 Lite French Door Rear _____ Side 4 Panel Slidder

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 Light Gray - Match Main House Sash Black - Match Main House Doors Black - Match Main House

Deck Match Main House 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 1/2/25 Signature of owner of record Amy Ledoux Signed under penalties of perjury

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

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

***REQUIRED WITH ALL APPLICATIONS:***

✓ 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

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**(initial to indicate read and understand)**

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER David Webster Jr

MAILING ADDRESS 11 S Shore Road, Nantucket MA 02554

PROPERTY LOCATION 11 S Shore Road, Nantucket MA 02554

ASSESSORS MAP/PARCEL 67 / 468.1

SUBMITTED BY: Chip Webster Architecture

SEE ATTACHED PAGES

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

December 19, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SURFSIDE CROSSING LLC
C/O BEAUDETTE AND SWAIN LLC
PO  BOX 2049
NANTUCKET, MA 02584

WEINHOLD ERNEST J JR & SPLAINE MARY E
PO BOX 1461
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

CABRAL DIANE H & JAMES F
8 SOUTH SHORE RD
NANTUCKET, MA 02554

# 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:

11 South Shore Road, Nantucket, MA 02554

Address of Proposed Work: _____

Tax Map Number: 67 Parcel Number: 468.1

Owner of Record: David Webster Jr

Description of Proposal: New Construction / Guest House

Anticipated HDC Submission Date: January 7th

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.

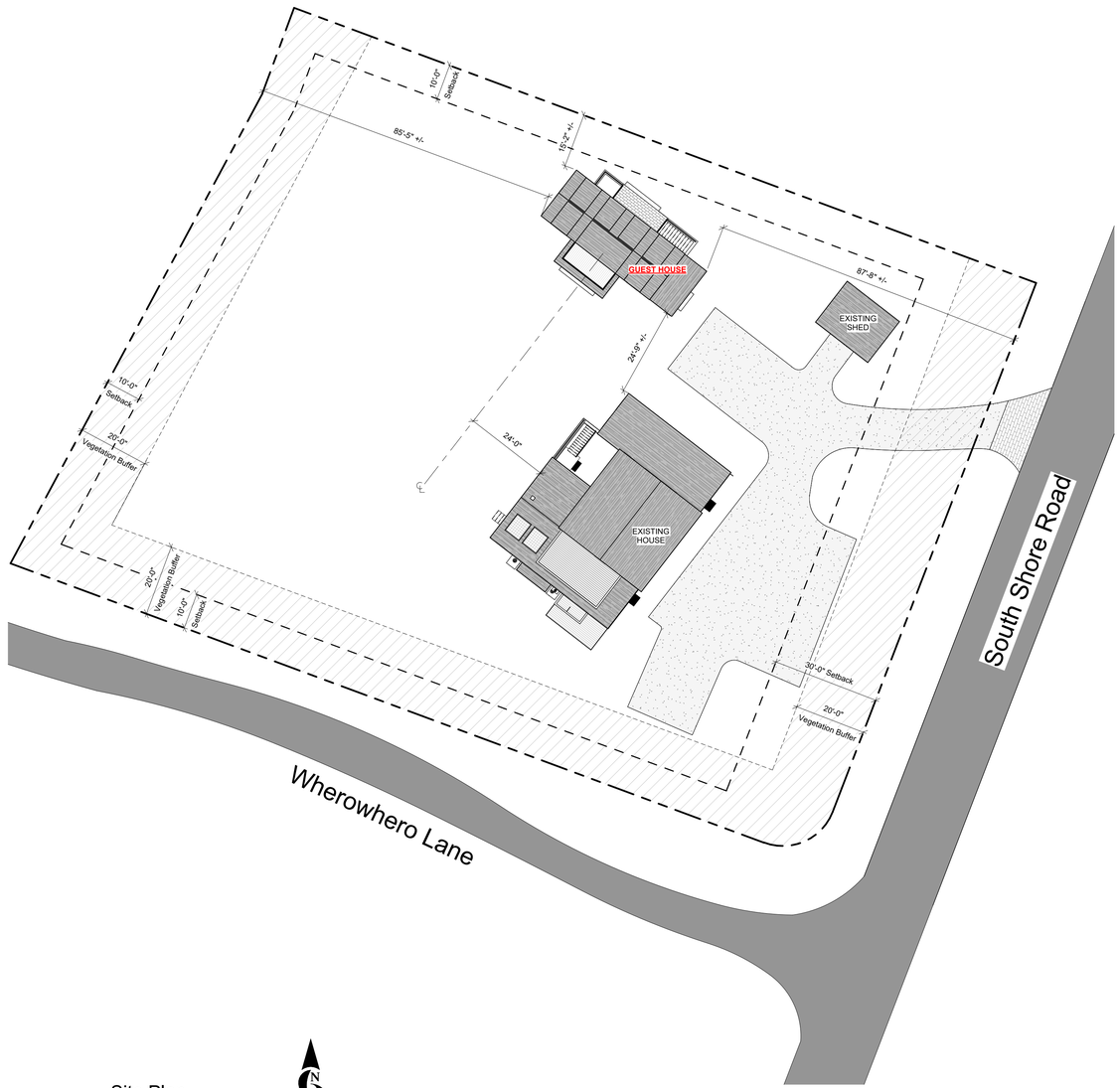
# *Webster*

New Business - Guest House

11 S Shore Road






1 Site Plan
1" = 20'-0"


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


DD - Not For Construction

**Webster**
11 S Shore Road
Site
**HDC1 Site Plan**

| # | Date | Note |
|---|---|---|
| 3 | 2024.12.20 | HDC Submission |

**HDC1**

12/23/2024 12:20:50 PM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VIEW FROM STREET



VIEW FROM DRIVEWAY



EXISTING HOUSE

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

DD - Not For Construction

**Webster**
11 S Shore Road
Site
**HDC2 Photos**

| # | Date | Note |
|---|---|---|
| 3 | 2024.12.20 | HDC Submission |

**HDC2**

12/23/2024 12:20:51 PM

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




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




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




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

2 0 2 4 6 8 10
1/4" = 1'-0" SCALE FEET

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

SD - Not For Construction

**Webster**
11 South Shore Road
Guest House
**HDC3 Elevations**

| # | Date | Note |
|---|---|---|
| 3 | 2024.12.20 | HDC Submission |

**HDC3**

12/23/2024 2:14:30 PM

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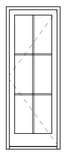
A



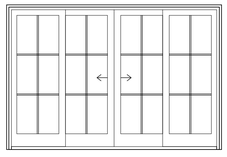
B

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

| WINDOW SCHEDULE - HDC | | | | | | |
|---|---|---|---|---|---|---|
| MARK | MANUFACTURER | MODEL | ROUGH WIDTH | ROUGH HEIGHT | FINISH | COMMENTS |
| A | Andersen Corporation | 400-Series Tilt-Wash Double Hung | 3'-2 1/8" | 4'-9 3/8" | Black | |
| B | Andersen Corporation | 400-Series Casement | 3'-0 7/16" | 3'-5 5/16" | Black | |



3080



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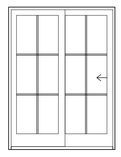

6080

Exterior Door Legend
1/4" = 1'-0"

| DOOR SCHEDULE - HDC | | | | | | |
|---|---|---|---|---|---|---|
| MARK | MANUFACTURER | MODEL | ROUGH WIDTH | ROUGH HEIGHT | FINISH | COMMENTS |
| 01 | Andersen Corporation | 400 Series | 3'-0 5/8" | 8'-0" | Black | |
| 02 | Andersen Corporation | 400 Series Gliding | 11'-9 1/2" | 8'-0" | Black | |
| 03 | Andersen Corporation | 400 Series | 3'-0 5/8" | 8'-0" | Black | |
| 04 | Andersen Corporation | 400 Series | 3'-0 5/8" | 8'-0" | Black | |
| 05 | Andersen Corporation | 400 Series Gliding | 11'-9 1/2" | 8'-0" | Black | |
| 06 | Andersen Corporation | 400 Series Gliding | 5'-11 3/4" | 8'-0" | Black | |
| 07 | Andersen Corporation | 400 Series Gliding | 5'-11 3/4" | 8'-0" | Black | |

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

SD - Not For Construction

**Webster**
11 South Shore Road
Guest House
**HDC4 Doors and Windows**

| # | Date | Note |
|---|---|---|
| 3 | 2024.12.20 | HDC Submission |

**HDC4**

12/23/2024 12:01:56 PM

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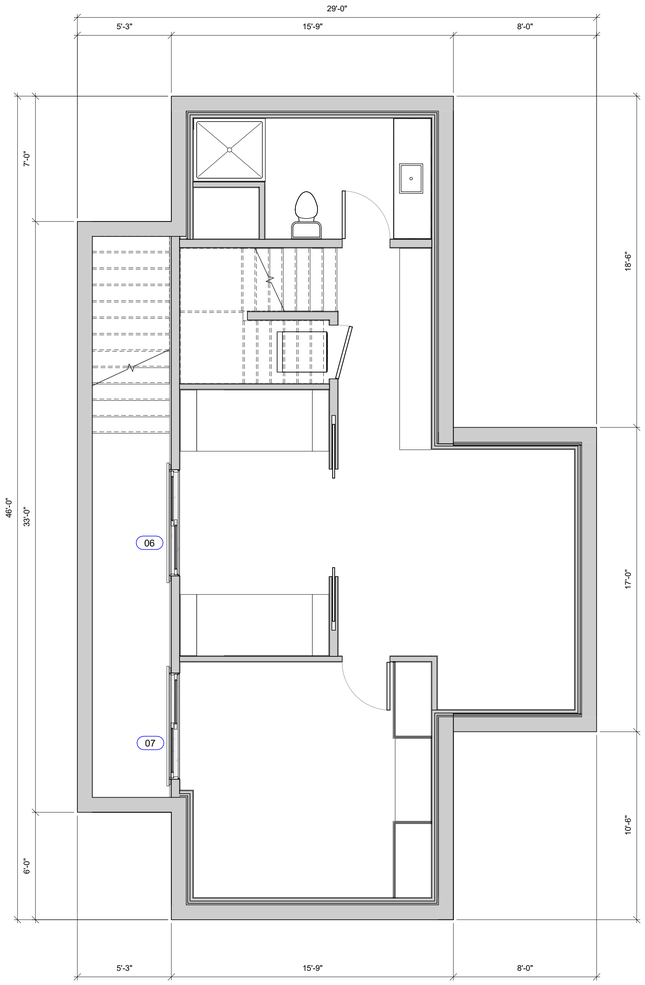
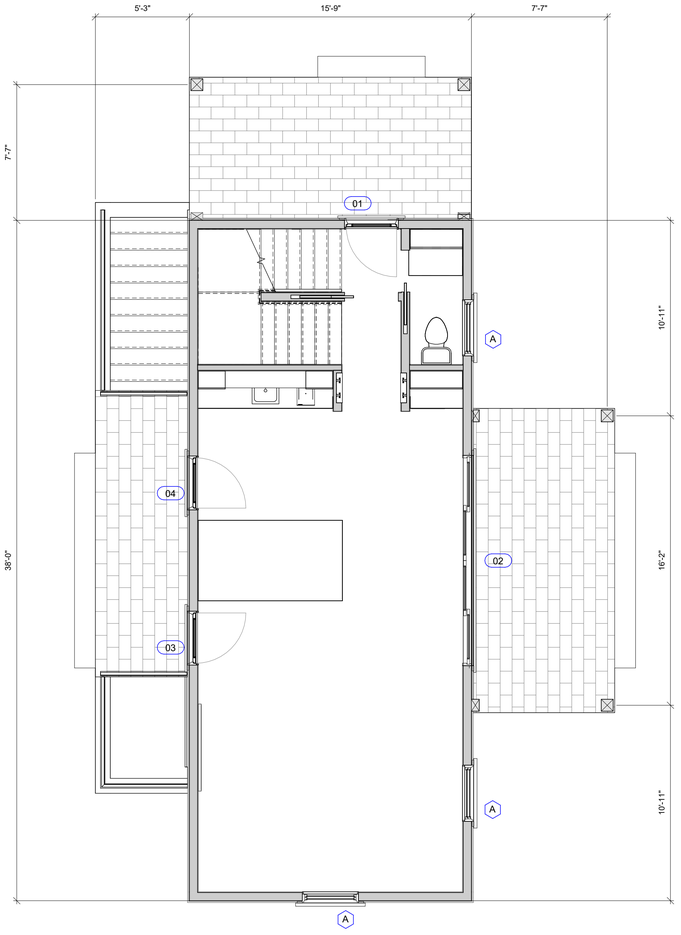
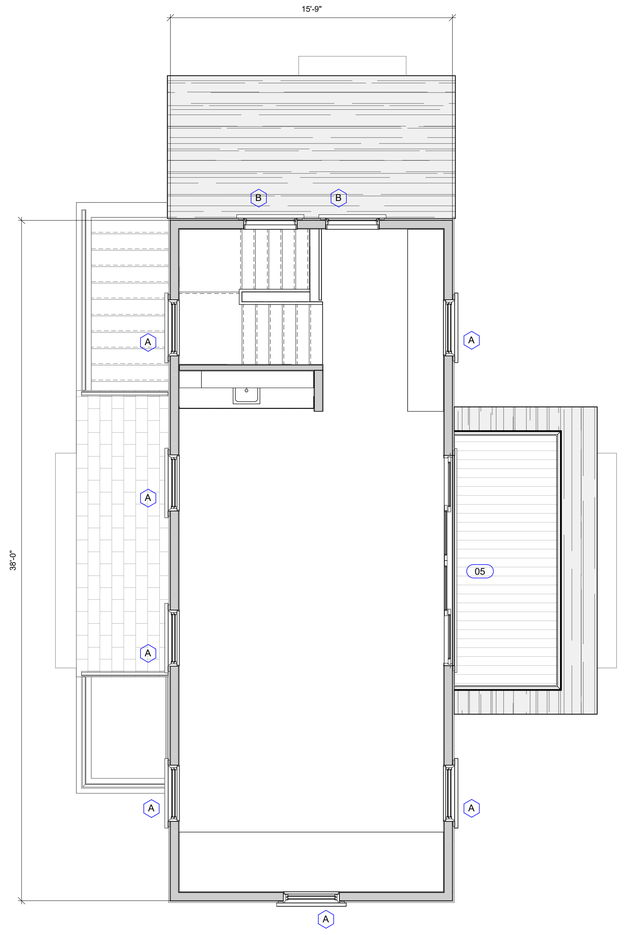



1 Basement Floor Plan
1/4" = 1'-0"




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




3 Second Floor Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

12/20/2024 12:01:57 PM

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

SD - Not For Construction

**Webster**
11 South Shore Road
Guest House
**HDC5 Floor Plans**

| # | Date | Note |
|---|---|---|
| 3 | 2024.12.20 | HDC Submission |

**HDC5**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 96

Street & Number of Proposed Work: 22 Sesachacha Rd

Owner of record: Robert + Debra DeCosta

Mailing Address: 22 Sesachacha Rd.
Nantucket MA 02554

Contact Phone #: 508-325-1920 E-mail: albacor@comcast.net

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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 10 /12 Secondary Mass 10 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size):** _____

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

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

**Windows*:** ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Cam Bridge. Dual Black Noir Duoble 8161
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 2 Jan 2025 Signature of owner of record _____ Signed under penalties of perjury




**Property Information**

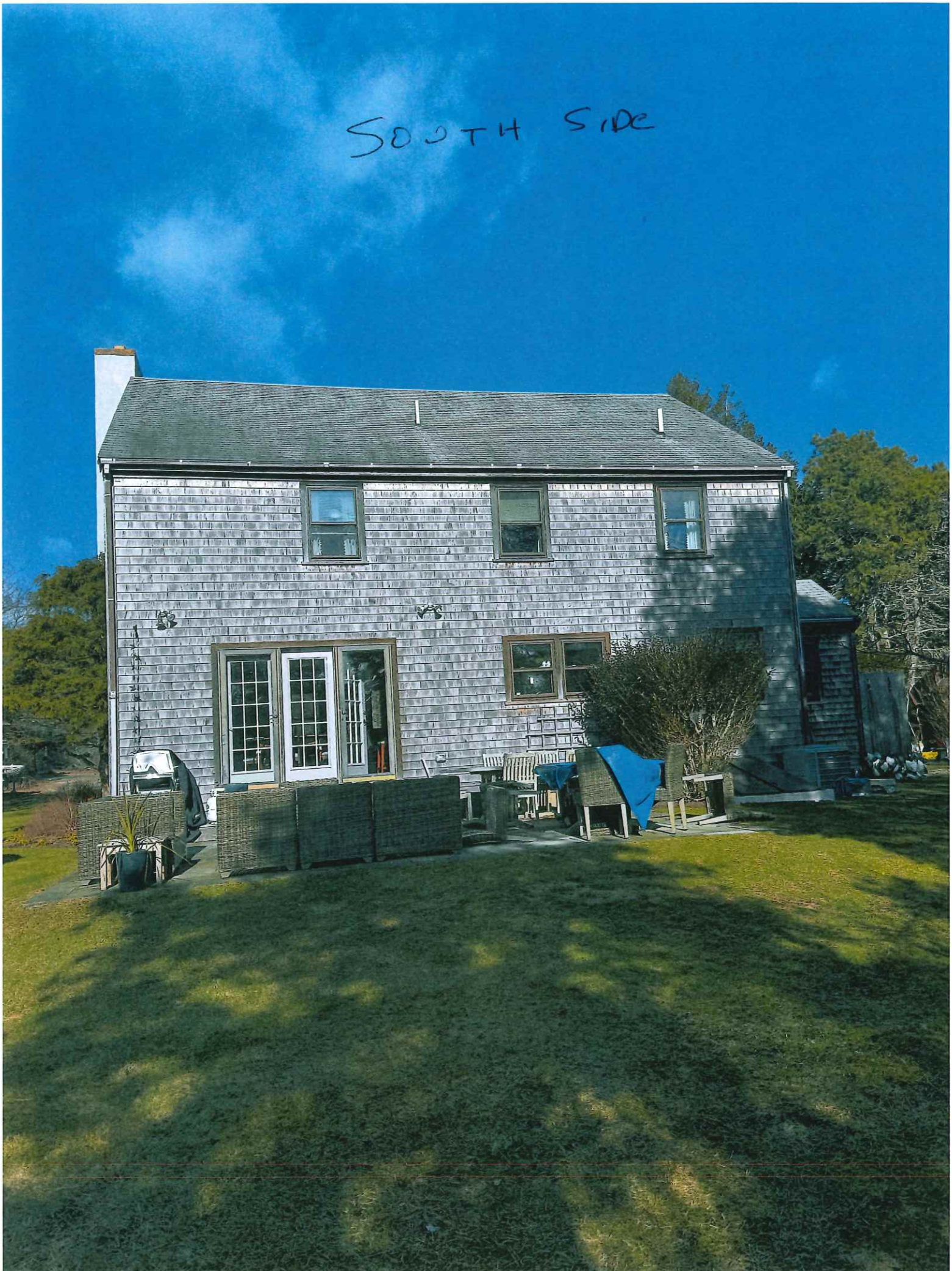
| | |
|---|---|
| **Property ID** | 6058 |
| **Location** | 22 SESAPANA RD |
| **Owner** | DECOSTA DEBRA P & & ROBERT R TRST |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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


SOUTH SIDE


NORTH SIDE

# 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 |

# 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 Robert DeCosta

AS AGENT FOR Self

STREET ADDRESS 22 Sesachacha Rd.

MAP/PARCEL 68 - 96

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2 Jan 25

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

2 Jan 25

Date

# 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 ____ CAROLYN THAYER

STREET ADDRESS ____ 13 RITTENHOUSE

MAP/PARCEL 68/646

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/30/24

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

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

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

Victoria P. Ewing 12/30/24

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°: 68 PARCEL N°. 646

Street & Number of Proposed Work: 13 Kittiwake Ln

Owner of record: Carolyn Thayer

Mailing Address: 13 Kittiwake Ln

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Victoria 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 FENESTRATION / CHANGE TO 2/2 AND 4 LT WINDOWS

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

REVISE FENESTRATION TO 2/2 AND 4 LITE WINDOWS (DORMER) W/3 LITE REAR DORMER

*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 N/C Door Frame N/C Columns/Posts: Round _____ Square _____

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

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES

**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 WCS NTW Clapboard (if applicable) _____ Roof _____

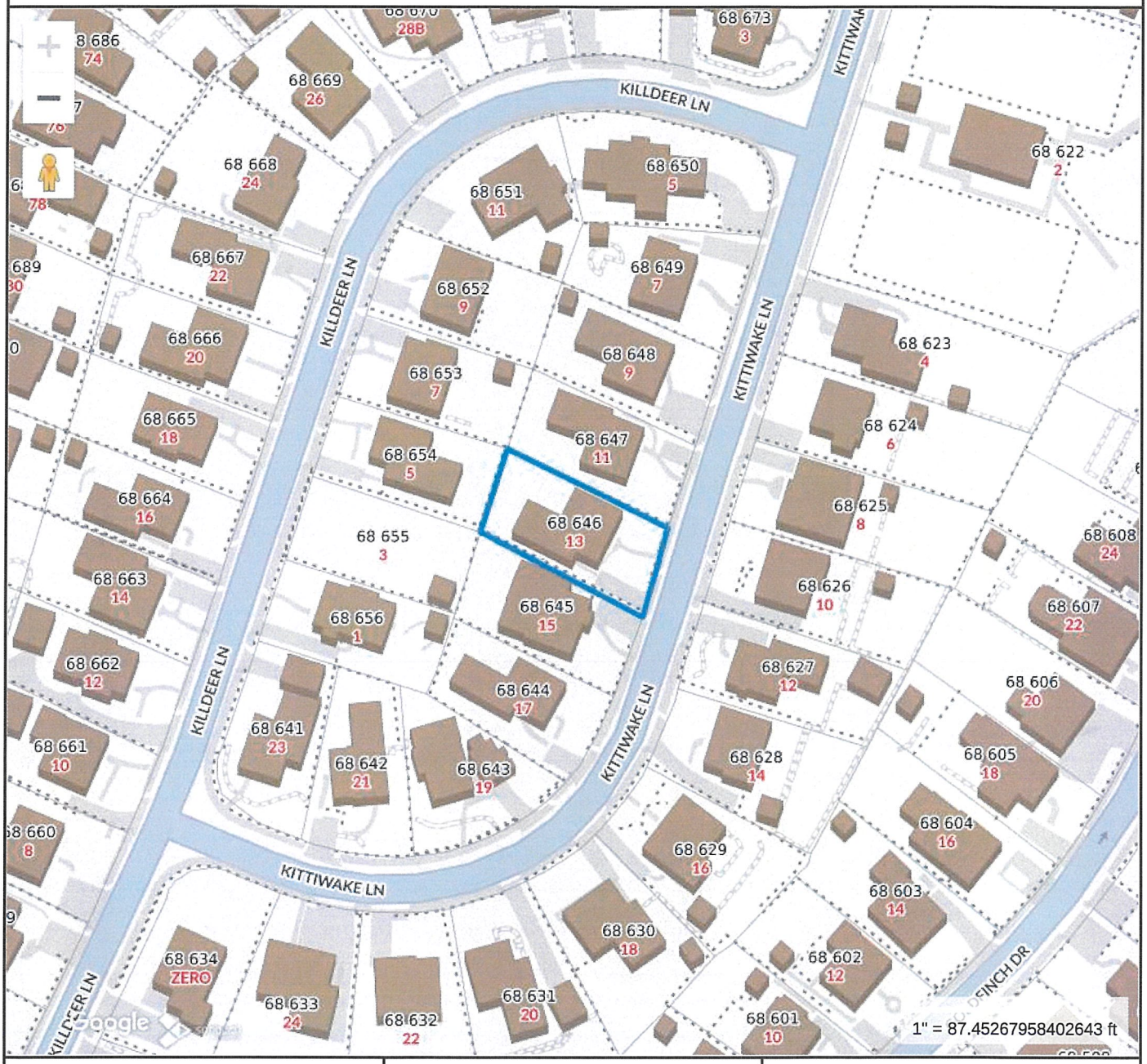
Trim WHITE Sash WHITE Doors _____

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 12/30/24 Signature of owner of record _____ Signed under penalties of perjury




**Property Information**

| | |
|---|---|
| **Property ID** | 6436 |
| **Location** | 13 KITTIWAKE LN |
| **Owner** | THAYER CAROLYN D |

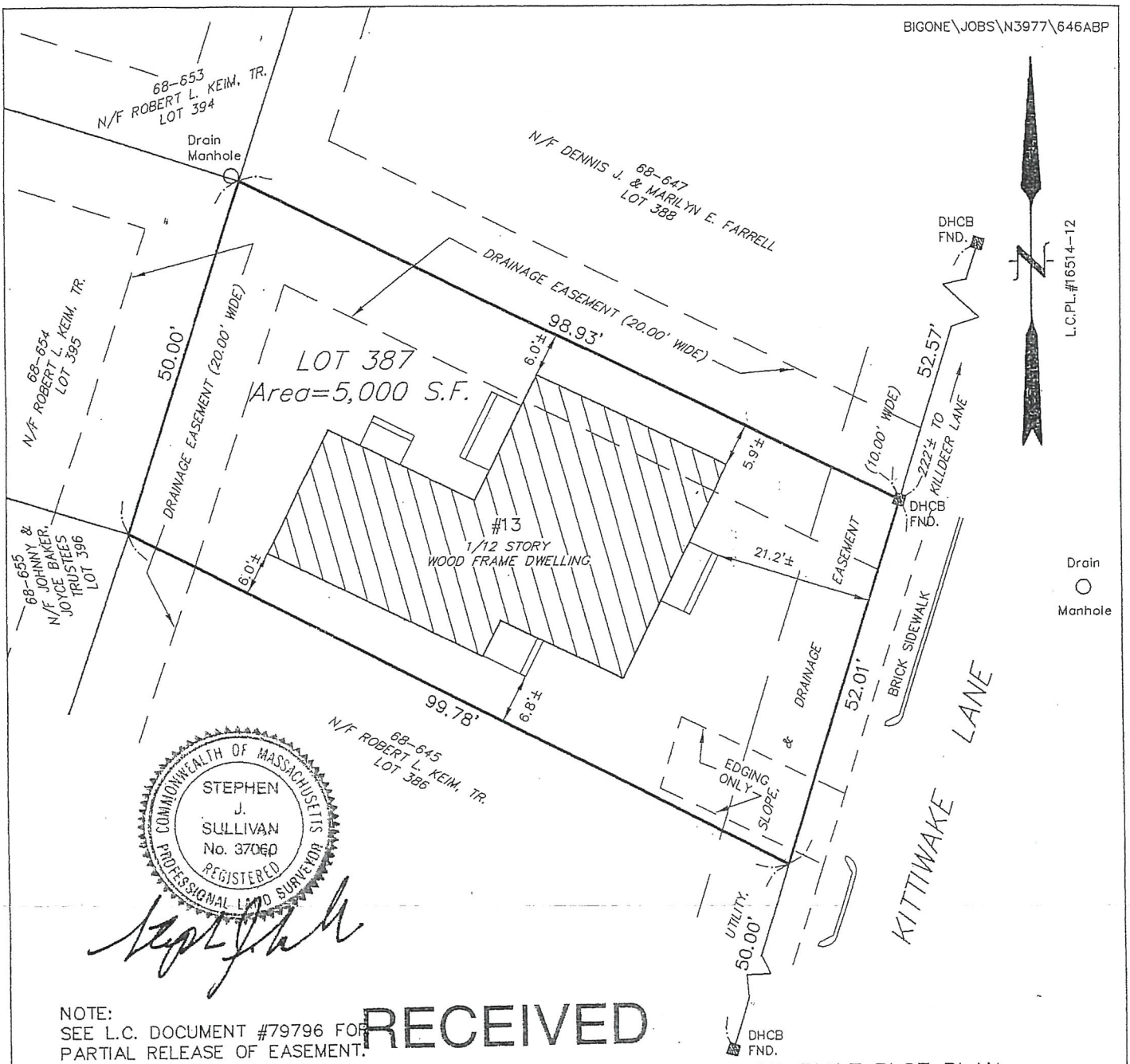
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

BIGONE\JOBS\N3977\646ABP




COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN
No. 37060
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE L.C. DOCUMENT #79796 FOR PARTIAL RELEASE OF EASEMENT.

RECEIVED
OCT 30 2000
NANTUCKET
BUILDING DEPT.

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: OCT. 11, 2000

| | |
|---|---|
| CURRENT ZONING: | RC-2/RWR |
| MINIMUM LOT SIZE: | 5,000 S.F. |
| MINIMUM FRONTAGE: | 40 FT. |
| FRONTYARD SETBACK: | 20 FT. |
| SIDE AND REAR SETBACK: | 5 FT. |
| ALLOWABLE G.C.R.: | 50% |
| EXISTING G.C.R.: | 27.6±% |

DEED REFERENCE: CERT.#19,217
PLAN REFERENCE: L.C.PL.#16514-12
ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 646
PREPARED FOR:
ROBERT L. KEIM, Tr.

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERRED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N.B. 227-71

N-3977.646


13 Kittiwake
South
13



13
KITTIWAKE
EAST



13
KITTIWAKE
WEST



13
KITTIWAKE
NORTH


13 Katwake
East



13
KITTIWARE
NORTH

ANDERSEN WINDOWS & DOORS

MARINE Home Center

**SOLD BY:**

Richard Ober
Contractor Sales
Marine Home Center
Nantucket, MA 02554
Office 508-228-0900 ext 1198
Mobile 508-221-1447

**SOLD TO:**

8 Van Fleet Circle
Nantucket, MA 02564

| CREATED DATE |
|---|
| 10/15/2024 |

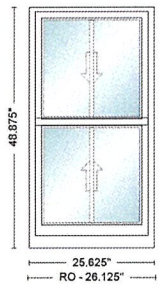
| LATEST UPDATE |
|---|
| 10/17/2024 |

| OWNER |
|---|
| Richard Ober |

# Abbreviated Quote Report - Customer Pricing

| QUOTE NAME | PROJECT NAME | QUOTE NUMBER | CUSTOMER PO# | TRADE ID |
|---|---|---|---|---|
| 13 KITTIWAKE | ORLANDO BARRETO | 6586634 | | 185173 |

**ORDER NOTES:** **DELIVERY NOTES:**



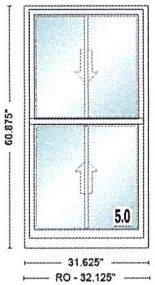

| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 100 | 3 | AA | None Assigned | $971.70 | $2,915.10 |

**RO Size: 26 1/8" x 48 7/8"** **Unit Size: 25 5/8" x 48 7/8"**

WDH20310E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, 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) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH20310E Full Screen Aluminum White PN:1610113

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.3 | 0.28 | NO | A1 | 21.8750 | 20.2500 | 3.07000 |



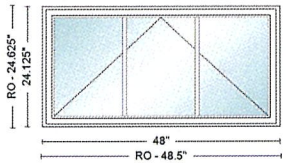

| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 200 | 19 | AA | None Assigned | $1,158.82 | $22,017.58 |

**RO Size: 32 1/8" x 60 7/8"** **Unit Size: 31 5/8" x 60 7/8"**

WDH26410E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, 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) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH26410E Full Screen Aluminum White PN:1610175

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.3 | 0.28 | NO | A1 | 27.8750 | 26.2500 | 5.08000 |




| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 300 | 1 | Vent | None Assigned | $1,066.00 | $1,066.00 |

**RO Size: 48 1/2" x 24 5/8"** **Unit Size: 48" x 24 1/8"**

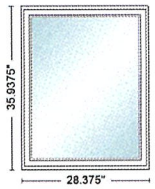
A41, Unit, 400 Series Awning, Installation Flange, White Exterior Frame, Pine w/White - Painted Interior Frame, Vent, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) 3 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

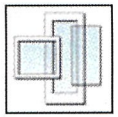
Hardware: PSA Traditional Folding White PN:1521039

Insect Screen 1: 400 Series Awning, A41 Full Screen Aluminum White PN:1505377

| Unit # | U-Factor | SHGC | ENERGY STAR |
|---|---|---|---|
| A1 | 0.29 | 0.29 | NO |

| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 400 | 3 | N A | 4 LITE GRILLE PATERN 2W2H | $465.68 | $1,397.04 |



**RO Size: 28 7/8" x 36 1/2"** **Unit Size: 28 3/8" x 35 15/16"**

CW13, 28 3/8 x 35 15/16, Sash, 400 Series Casement, Sash / Panel / Glass, White, Dual Pane Low-E4, Argon Fill, Stainless Glass / Grille Spacer

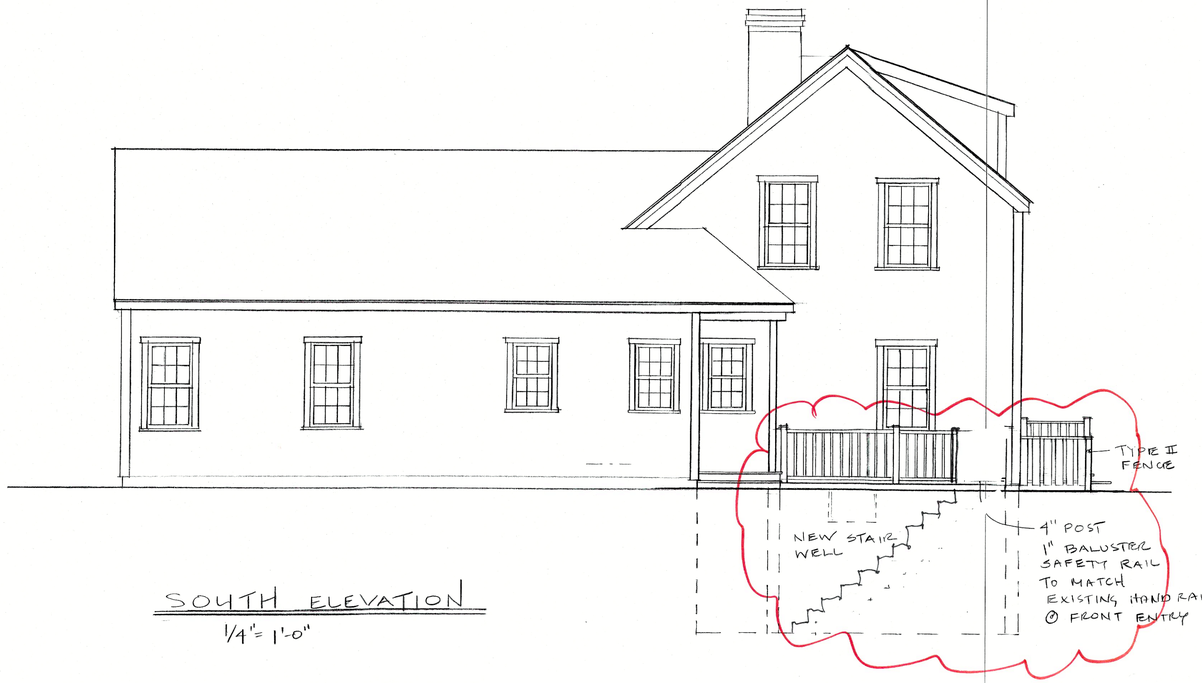
ENERGY STAR
---
NO

| | |
|---|---|
| SUB-TOTAL: | $27,395.72 |
| FREIGHT: | $0.00 |
| LABOR: | $0.00 |
| TAX: | $1,712.23 |
| **TOTAL:** | $29,107.95 |

CUSTOMER SIGNATURE_____ DATE_____

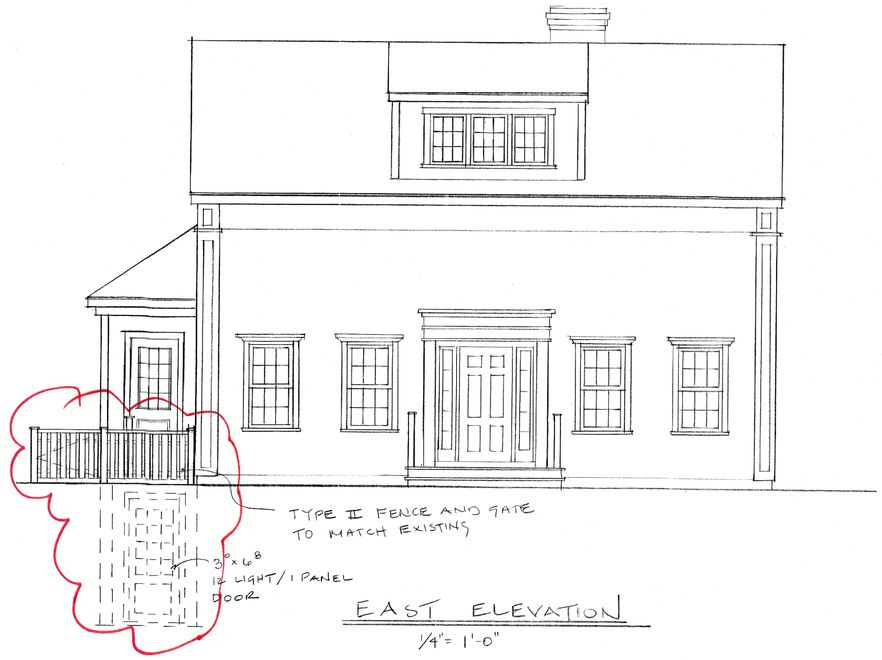
* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



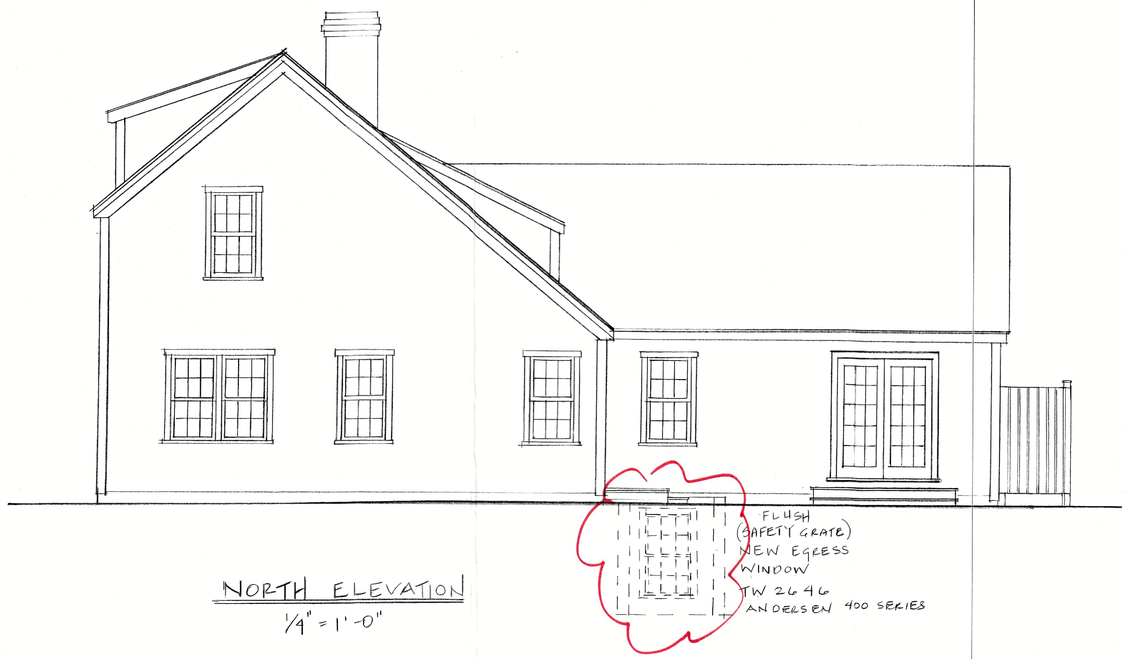

SOUTH ELEVATION

1/4"= 1'-0"




EAST ELEVATION

1/4"= 1'-0"




NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4"= 1'-0"

RECEIVED
OCT 7 2016
By

2016 OCT 7 PM 1:08

APPROVED
OCT 18 2016 # 66719
NO EXTERIOR CHANGES
WITHOUT PRIOR APPROVAL

CAROLYN THAYER
13 KITTIWAKE LN
NANTUCKET, MA
MAP 68 PARCEL 646

ELEVATIONS
1/4"= 1'-0"

THORNEWILL DESIGN, LLC
48 DUKES RD NANTUCKET
508-228-9161

8.11.16
8.15.16

A3

# 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 Elizabeth Goulet, Trs

STREET ADDRESS 51 Miacomet Ave

MAP/PARCEL 67 / 196

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

01-03-2025 — Date

Main house
mods (deck;
windows; etc)

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 196

Street & Number of Proposed Work: 51 MIACOMET AVE

Owner of record: ELIZABETH GOULET JR

Mailing Address: 18 UNION #3
CHARLESTOWN, MA 02129

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 PRIMARY STRUCTURE MODS

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

$50.00 Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12x 40 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

REVISIONS* 1. ~~East~~ Elevation (RIGHT) ⇒ WINDOWS; DOOR; O.S.; POOL EQUIP; STOOP; DECK

2. ~~South~~ EAST Elevation (FRONT) ⇒ WINDOWS; STOOP

Historic Name: N/A

(describe)

Historic Name: N/A (describe)

Original Date: 1977 (ASSESSOR)

Original Builder: N/A

2. South Elevation (FRONT) ⇒ WINDOWS; STOOP

3. West Elevation (REAR) ⇒ WINDOWS; DOOR; DECK; A/C; O.S.

4. ~~North~~ SOUTH Elevation (LEFT) ⇒ DECK; BOARD ENCL

Is there an HDC survey form for 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 TME (BACKBOARD & 1x4) Soffit (Overhang) _____ Corner boards _____ Frieze _____

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

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

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

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear SLIDER - 1 LT Side 1 LT FR.

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GREEN (TME)

Trim WHITE (TME) Sash WHITE Doors WHITE

Deck TREX OR EQ - GRAY 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 01.02.2025 Signature of owner of record Brook B Meeder FOR GOULET TR Signed under penalties of perjury

## Permission to sign & confirmation

BD

Thank you! Onward!! Get Outlook for iOS

Thu 1/2/2025 12:27 PM

Beth Edwards<bethedwards@hotmail.com>

Reply Reply all Forward

To: You; Tom Goulet

Thu 1/2/2025 12:25 PM

You have permission to sign any and all HDC applications for the main house, zoning shed, pool & landscape and pavilion revisions for 51 Miacomet Avenue.

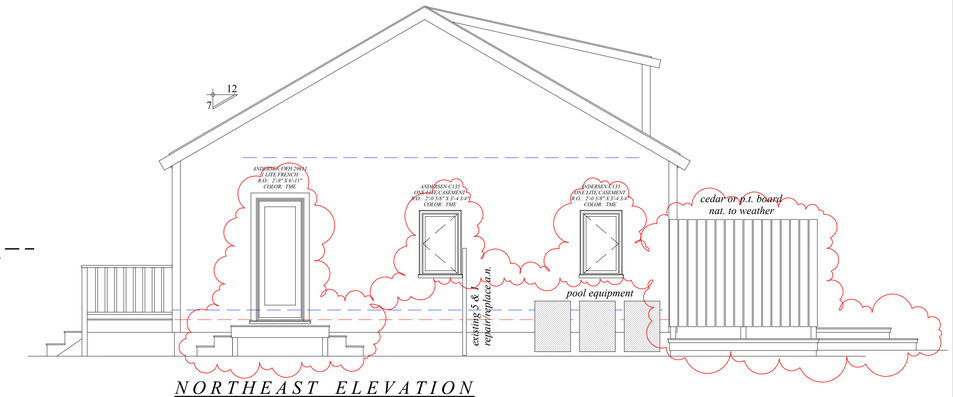
Thank you for all of your patience, expertise, and guidance.

Beth & Tom

H.D.C. SUBMISSION



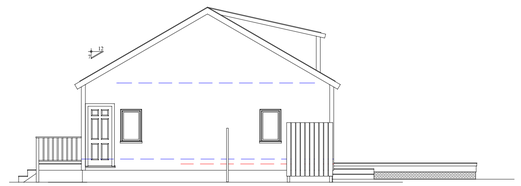

SOUTHEAST ELEVATION
facing miacomet ave



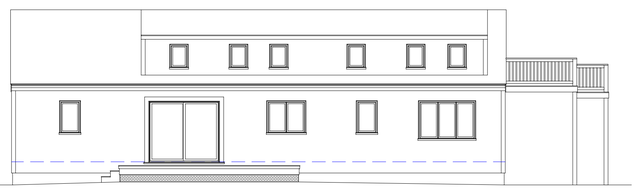

NORTHEAST ELEVATION
facing 49 miacomet



SOUTHEAST ELEVATION
facing miacomet ave



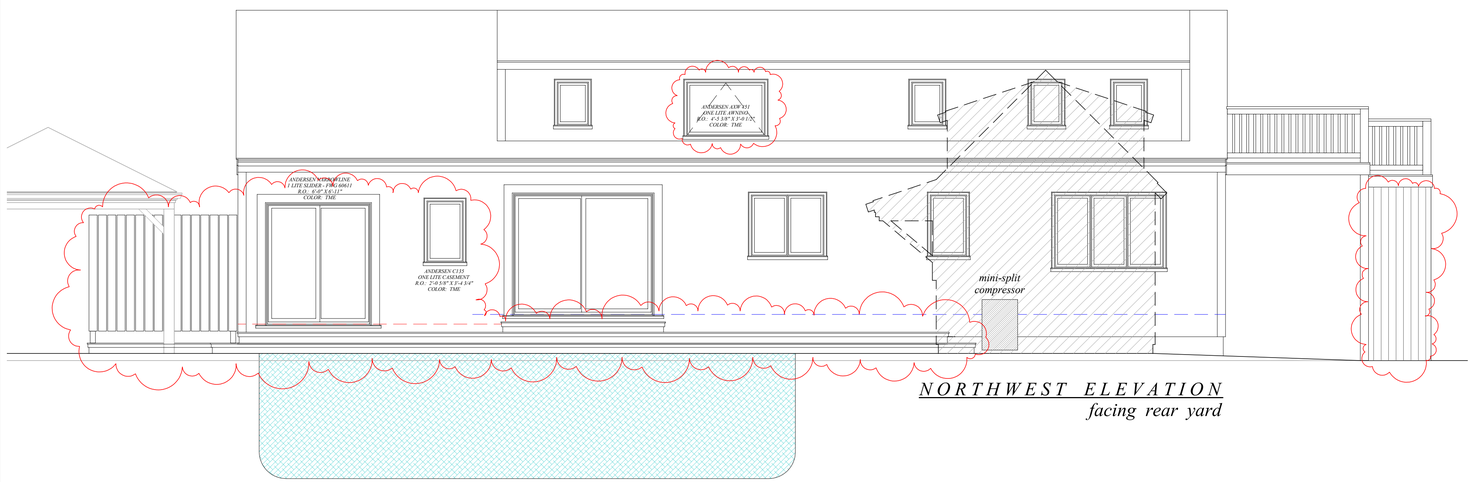

NORTHEAST ELEVATION
facing 49 miacomet



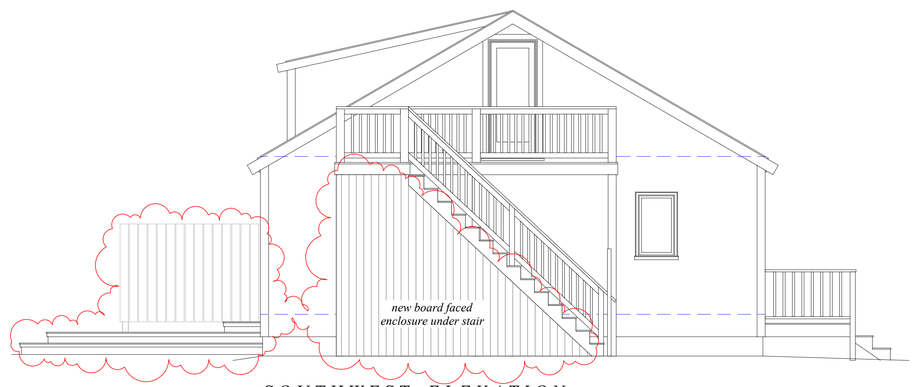
NORTHWEST ELEVATION
facing rear yard



SOUTHWEST ELEVATION
facing 53 miacomet




NORTHWEST ELEVATION
facing rear yard




SOUTHWEST ELEVATION
facing 53 miacomet

1

MAP - 67
PCL - 196

PRIMARY DWELLING MODS - GOULET
51 MIACOMET AVE
NANTUCKET, MA

2024
PROJECT YEAR

ELEVATIONS
SCALE: 1/4" = 1'0"; 1/8" = 1'0"
DATE: 08-02-24

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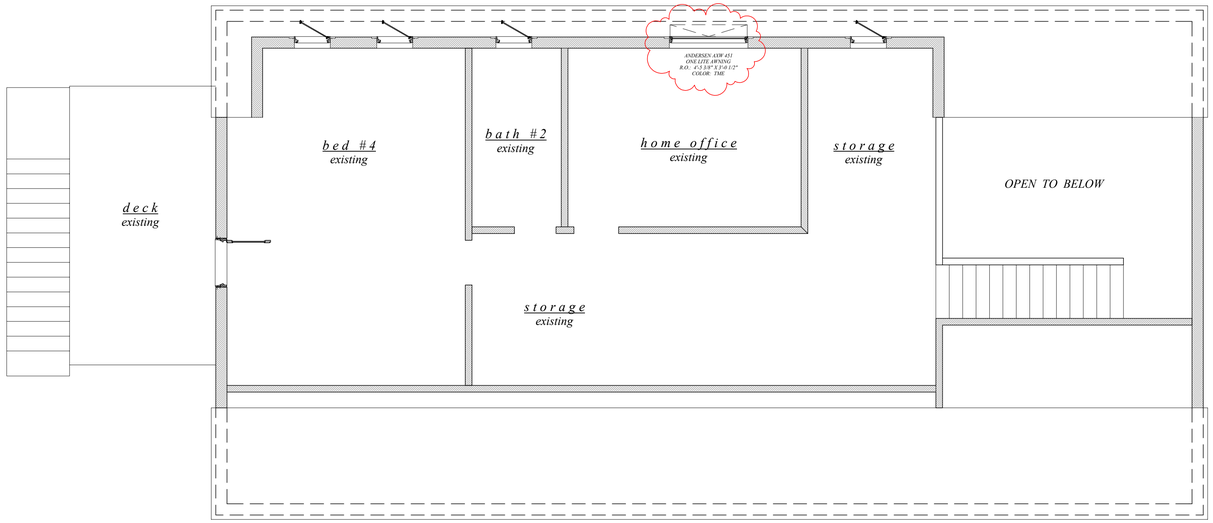
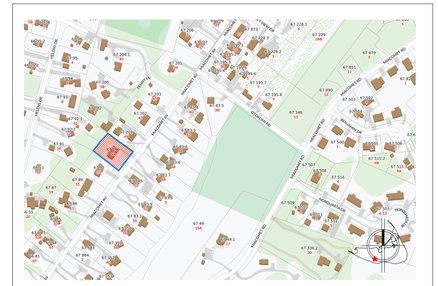
REVISIONS

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

H.D.C. SUBMISSION




SECOND FLOOR PLAN





FRONT ELEVATION - 51 MIACOMET ROAD





LEFT ELEVATION -
51 MIACOMET ROAD



REAR ELEVATION - 51 MIACOMET ROAD



RIGHT ELEVATION - 51 MIACOMET ROAD

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I Brook Meerbergen

AS AGENT FOR Elizabeth Goulet, Trs

STREET ADDRESS 51 Miacomet Ave

MAP/PARCEL 67 / 196

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON December 20, 2024

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

Brook F Meerbergen — Signature

01-03-2025 — Date

Zoning shed

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 196

Street & Number of Proposed Work: 51 MACOMET

Owner of record: ELIZABETH GOULET TRS

Mailing Address: 18 UNION #3
CHARLESTOWN, MA 02129

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.

ZONING

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

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

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

Size of Structure or Addition: Length: 16 Sq. Footage 1st floor: 196 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$50 — Width: 12 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 15'-10" South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

(describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X8 Rake 1X6 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GREY (MATCH HOUSE)

Trim WHITE Sash WHITE Doors WHITE

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 01-03-25 Signature of owner of record Brook R Mealy FOR GOURET, TRS Signed under penalties of perjury

## Permission to sign & confirmation

BD

Thank you! Onward!! Get Outlook for iOS

Thu 1/2/2025 12:27 PM

Beth Edwards<bethedwards@hotmail.com>

Reply Reply all Forward

To: You; Tom Goulet

Thu 1/2/2025 12:25 PM

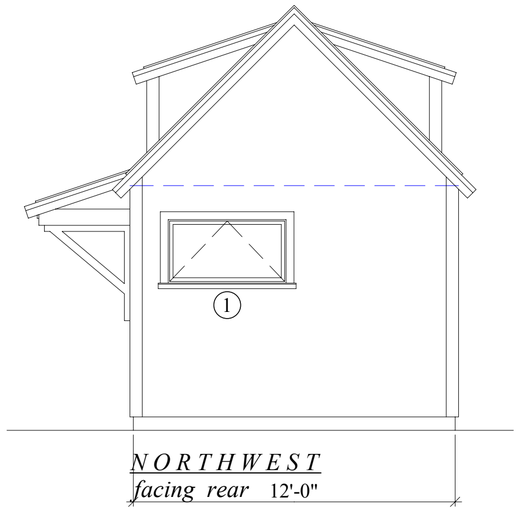
You have permission to sign any and all HDC applications for the main house, zoning shed, pool & landscape and pavilion revisions for 51 Miacomet Avenue.

Thank you for all of your patience, expertise, and guidance.

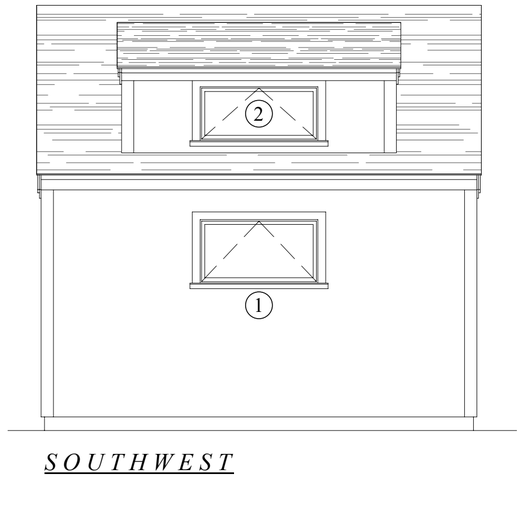
Beth & Tom



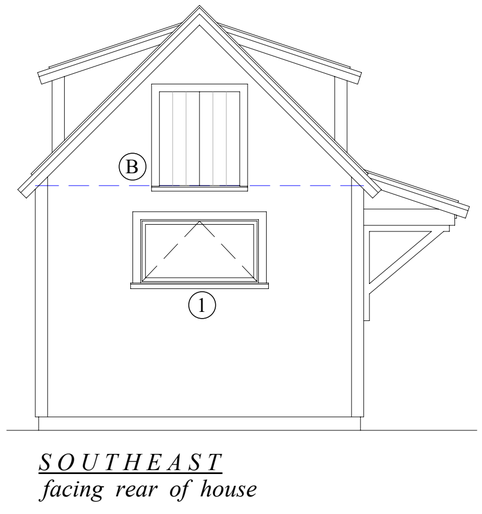

*NORTHEAST*
*facing pool* 16'-0"



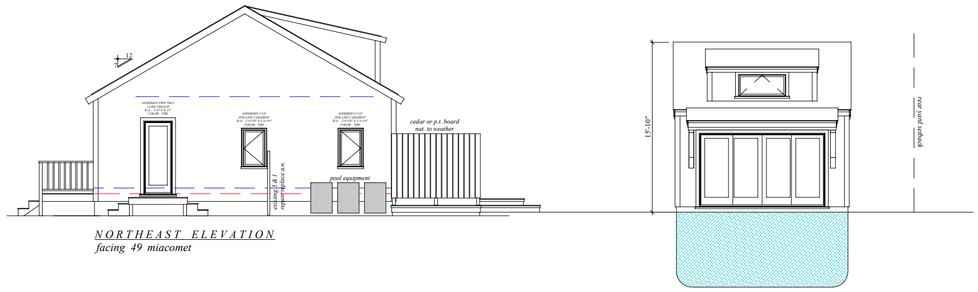

*NORTHWEST*
*facing rear* 12'-0"



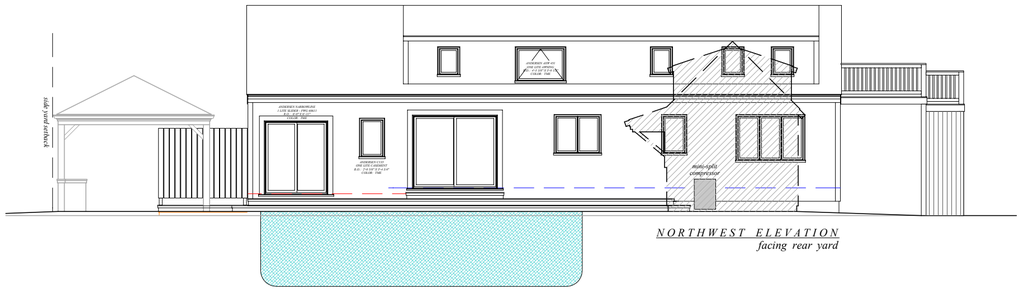

*SOUTHWEST*



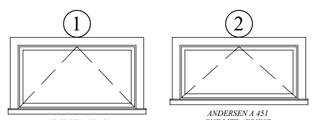

*SOUTHEAST*
*facing rear of house*




*NORTHEAST ELEVATION*
*facing 49 miacomet*

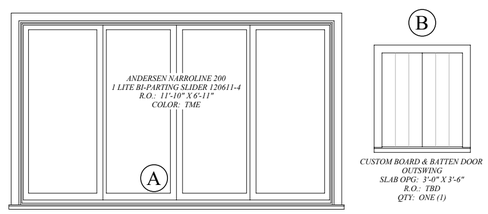



*NORTHWEST ELEVATION*
*facing rear yard*



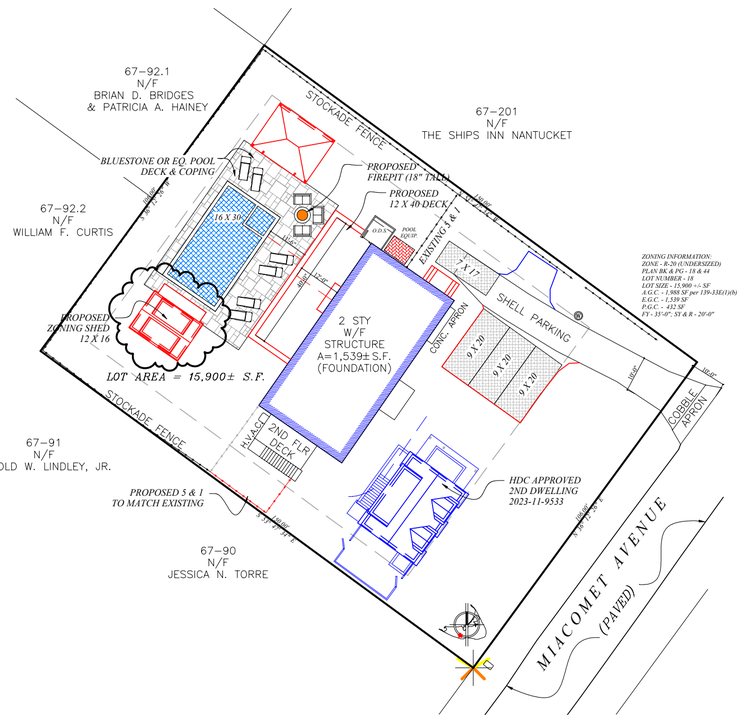

*ANDERSEN AW 451*
*ONE LITE AWNING*
*R.O.: 4'-5 3/8" X 2'-4 7/8"*
*COLOR: TME*

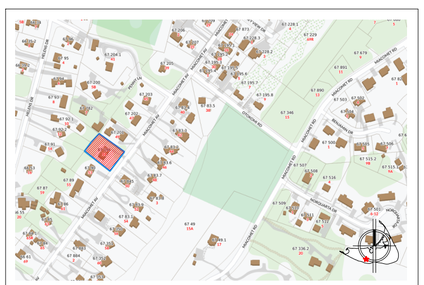
*ANDERSEN A 451*
*ONE LITE AWNING*
*R.O.: 4'-5 3/8" X 2'- 5/8"*
*COLOR: TME*



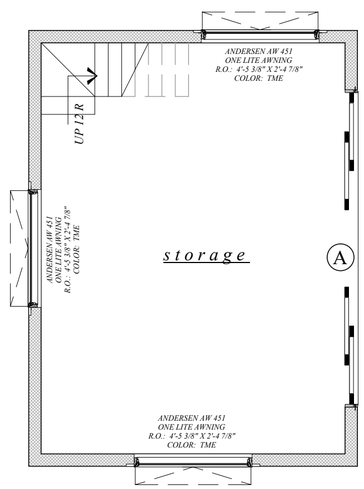

*ANDERSEN NARROLINE 200*
*1 LITE BI-PARTING SLIDER 120611-4*
*R.O.: 11'-10" X 6'-11"*
*COLOR: TME*

*CUSTOM BOARD & BATTEN DOOR*
*OUTSWING*
*SLAB QPG: 3'-0" X 3'-6"*
*R.O.: TBD*
*QTY: ONE (1)*

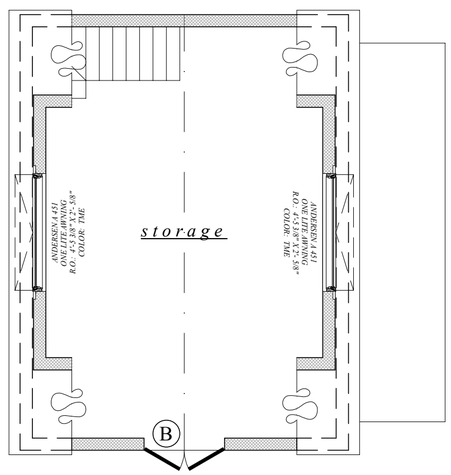


*LOCUS MAP - NOT TO SCALE*
*GOULET - MAP 67; PCL 196*




*FIRST FLOOR*




*SECOND FLOOR*

*H.D.C. SUBMISSION*

1

MAP - 67
PCL - 196

ZONING SHED - GOULET
51 MIACOMET AVE.
NANTUCKET, MA

2025
PRINT DATE

ELEVATIONS; PLANS; SITE; LOCUS
SCALE: 1/4" = 1'-0"
SITE SCALE: 1" = 20'-0"
DATE: 01-02-25

REVISIONS

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

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AS AGENT FOR Elizabeth Goulet, Trs

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MAP/PARCEL 67 / 196

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

Brook F Meerbergen — Signature

01-03-2025 — Date

Rev coA
2023-11-9531
pool; hardscape
etc

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 196

Street & Number of Proposed Work: 51 MIACOMET AVE

Owner of record: ELIZABETH GOULET, TRS

Mailing Address: 18 UNION #3

CHARLESTOWN, MA 02129

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02564

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. 2023-11-9531

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

Size of Structure or Addition: Length: Δ = 30' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$50 — 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

POOL LENGTH Δ'd TO 30'-0"; ADD FIREPIT; MODIFY PATIO SURROUND

Historic Name: (describe)

Original Date:

Original Builder:

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

FIREPIT & MODIFY PATIO SURROUND (LARGER); 5&1 FENCE TYME
FIREPIT HT. MAX ⇒ 18"

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 6'-0" TYME
Type: 5X1 DIAMOND LATTICE
Length: PLAN

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

NO OTHER

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways BLUESTONE PATIO Walls _____

* Note: Complete door and window schedules are required.

### COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence P.T. 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 01-03-25 Signature of owner of record Brook Meeuf FOR GOULETTES Signed under penalties of perjury

## Permission to sign & confirmation

BD

Thank you! Onward!! Get Outlook for iOS

Thu 1/2/2025 12:27 PM

Beth Edwards<bethedwards@hotmail.com>

Reply Reply all Forward

To: You; Tom Goulet

Thu 1/2/2025 12:25 PM

You have permission to sign any and all HDC applications for the main house, zoning shed, pool & landscape and pavilion revisions for 51 Miacomet Avenue.

Thank you for all of your patience, expertise, and guidance.

Beth & Tom

CERTIFICATE NO: _____ DATE ISSUED: 11/28/23

HDC2023-11-9531

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 196

Street & Number of Proposed Work: 51 MIACOMET AVE

Owner of record: ELIZABETH GOULET TR

Mailing Address: 18 UNION ST #3
CHARLESTOWN, MA 02129

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 2452

Date application received: 11/22/23 Fee Paid: $ 200

Must be acted on by: 1/5/24

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/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 BLUESTONE POOL DECK; RED PARKING SPUR

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

#200 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: 2. South Elevation 16 x 28 POOL w/

Historic Name: (describe)

Original Date:

Original Builder:

2. South Elevation 16 x 28 POOL W/ BLUESTONE DECK & COPING;

3. West Elevation

4. North Elevation WHITE SHELL/STONE TME DRIVE.

Is there an HDC survey form for 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 _____

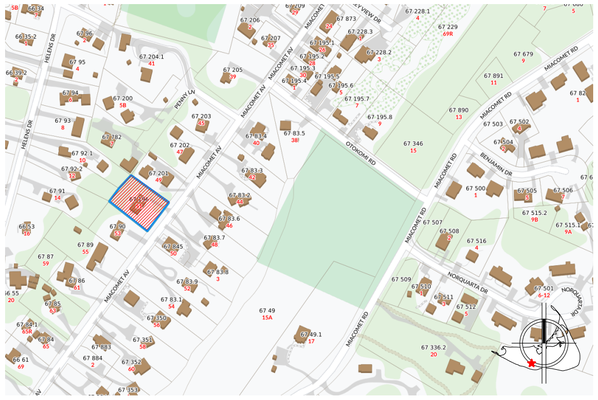
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

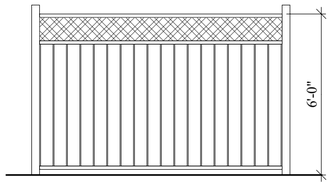
Date 11.15.23 Signature of owner of record Brook P. Mee FOR GOULET Signed under penalties of perjury

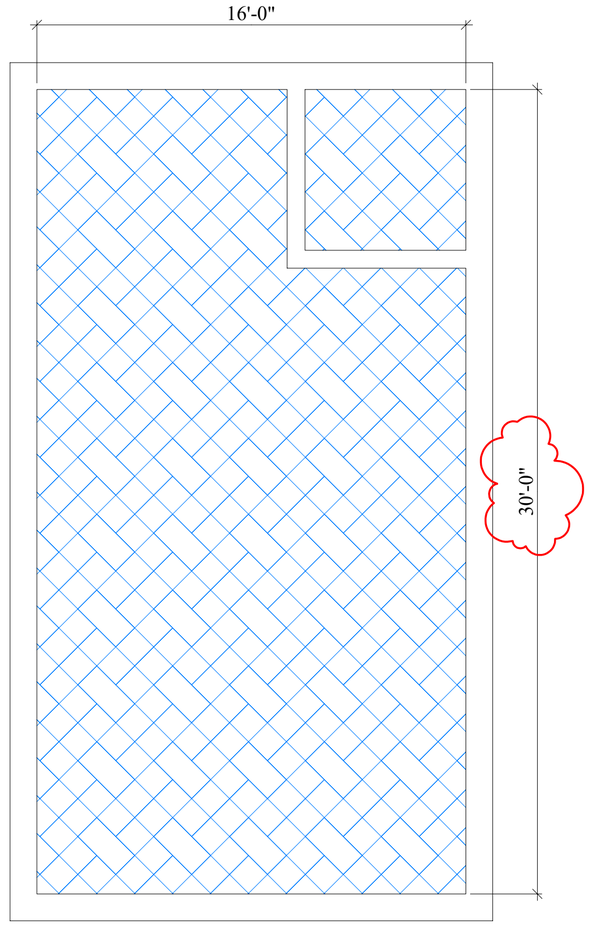
H.D.C. SUBMISSION

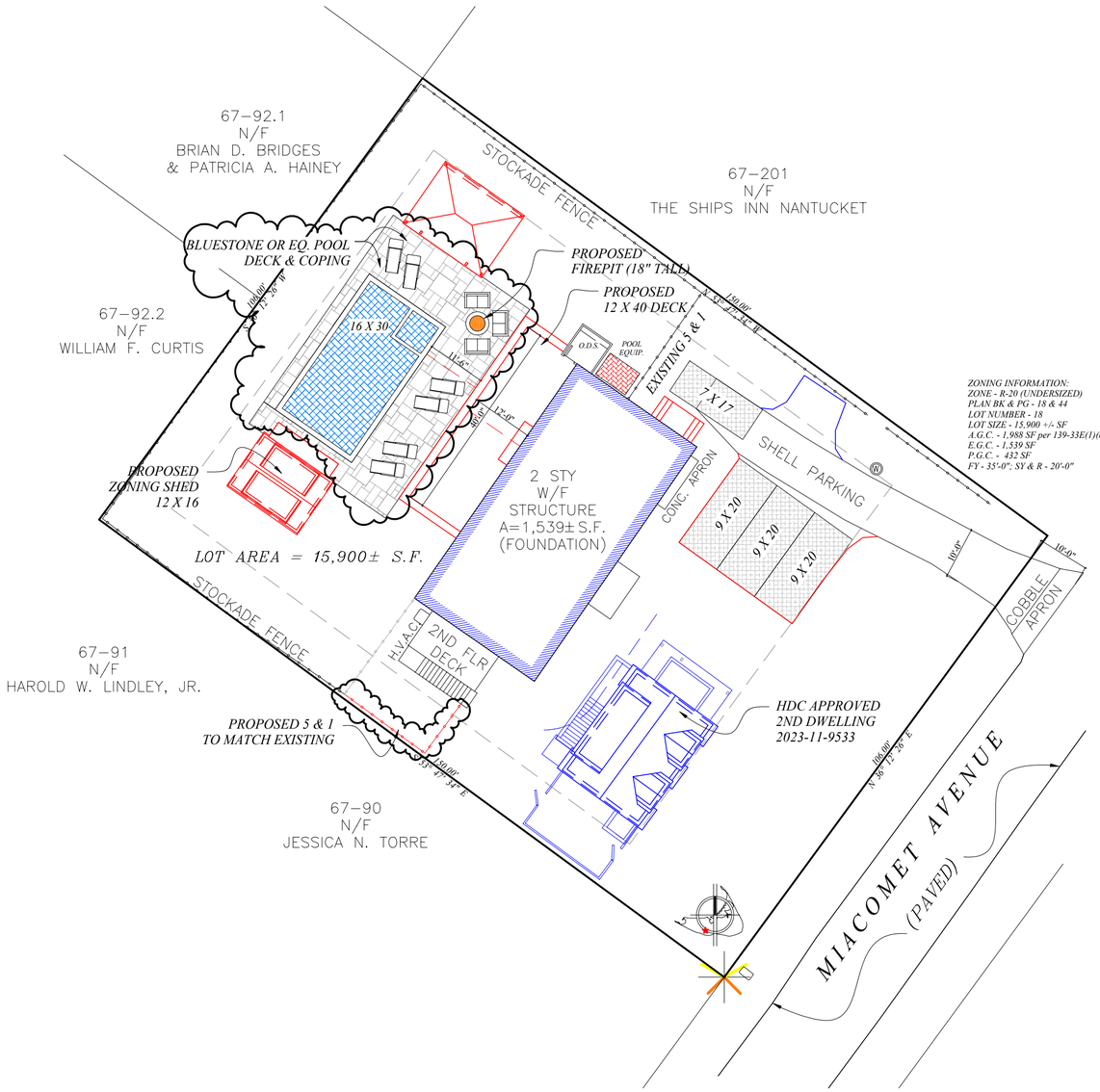
# REVISE 2023-11-9531
# POOL SIZE; SURROUND; FIREPIT




*LOCUS MAP - NOT TO SCALE*
*GOULET - MAP 67; PCL 196*




1

MAP - 67
PCL - 196

POOL / HARDSCAPE / FENCE - GOULET
51 MIACOMET AVE.
NANTUCKET, MA

2025
PRINT DATE

PLANS; SITE LOCUS
SCALE: 1/4" = 1'-0"
SITE SCALE: 1" = 20'-0"
DATE: 01-03-25

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

REVISIONS

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

# 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 Elizabeth Goulet, Trs

STREET ADDRESS 51 Miacomet Ave

MAP/PARCEL 67 / 196

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

01-03-2025 — Date

Rev coA
2023-11-9532
gazebo/pavilion

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 196

Street & Number of Proposed Work: 51 MIACOMET AVE

Owner of record: ELIZABETH GOULET TRS

Mailing Address: 18 UNION #3
CHARLESTOWN, MA 02129

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. 2023-11-9532 (GAZEBO/PAVILION)

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

Size of Structure or Addition: Length: 18 Sq. Footage 1st floor: _____

Width: 14 Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 252 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

$50 →

Difference between existing grade and proposed finish grade: North NO Δ'S → South _____ East _____ West _____

Height of ridge above final finish grade: North 12'-8" → South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

? HEIGHT Δ'S TO 12'-8"

Historic Name:

Historic Name: (describe)

Original Date:

Original Builder:

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

LxW Δ's TO 14'x18'

Is there an HDC survey form for 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 _____

NO OTHER

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

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

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Δ's TO CoA

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 01.03.25 Signature of owner of record Brock Meeks FOR GOULET, TRS Signed under penalties of perjury

## Permission to sign & confirmation

BD

Thank you! Onward!! Get Outlook for iOS

Thu 1/2/2025 12:27 PM

Beth Edwards<bethedwards@hotmail.com>

Reply Reply all Forward

To: You; Tom Goulet

Thu 1/2/2025 12:25 PM

You have permission to sign any and all HDC applications for the main house, zoning shed, pool & landscape and pavilion revisions for 51 Miacomet Avenue.

Thank you for all of your patience, expertise, and guidance.

Beth & Tom

CERTIFICATE NO: _____ DATE ISSUED: 11/28/23

HDC2023-11-9532

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 196

Street & Number of Proposed Work: 51 MIACOMET AVE

Owner of record: ELIZABETH GOULET, TR

Mailing Address: 18 UNION ST #3
CHARLESTOWN, MA 02129

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: 11/22/23 Fee Paid: $ 50 24-53

Must be acted on by: 1/5/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other OPEN GAZEBO 12x16

Size of Structure or Addition: Length: 16 Sq. Footage 1st floor: _____

Width: 12 Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

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

Size: _____ ☐ 1st floor ☐ 2nd floor

#50

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

Height of ridge above final finish grade: North 12'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name:

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed Ø ☐ 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 _____ ☐ 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 Ø Soffit (Overhang) 8" Corner boards Ø Frieze Ø

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 5X7

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GREY (MATCH MAIN DWLLG)

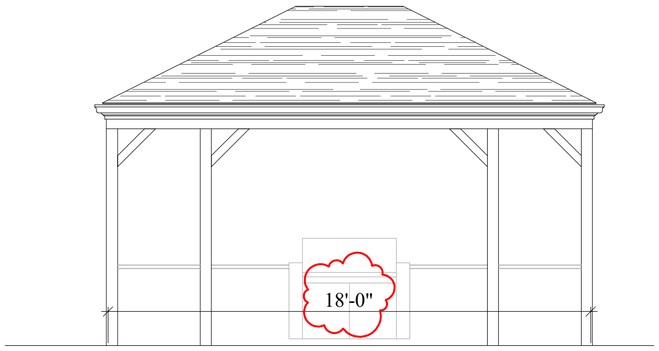
Trim WHITE Sash _____ Doors _____

Deck NTW MAHOG OR TREX GREY Foundation _____ Fence _____ Shutters _____

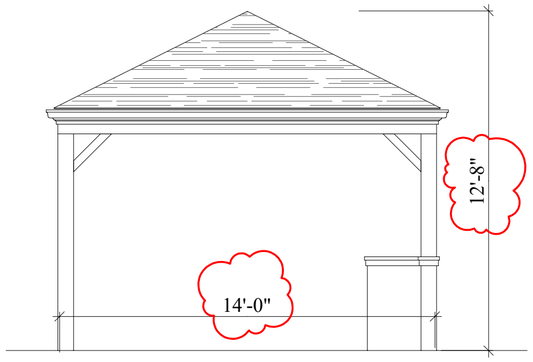
* Attach manufacturer's color samples if color is not from HDC approval list.

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

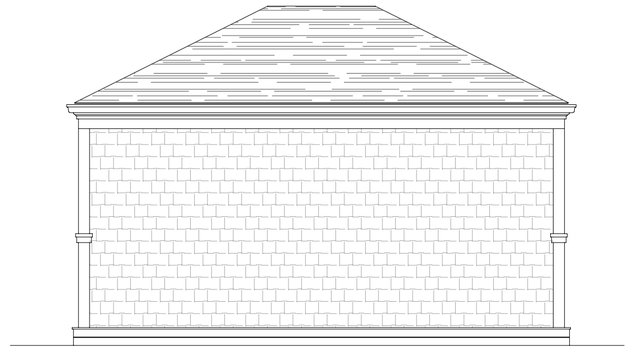
Date 11.15.23 Signature of owner of record Brook P Meuf FOR GOULET Signed under penalties of perjury




*SOUTHWEST*
*facing pool*

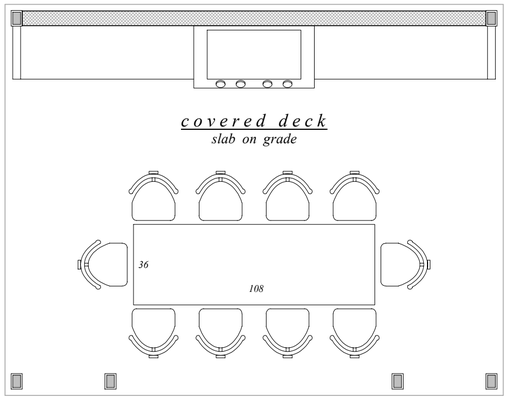



*SOUTHEAST*
*facing rear of house*



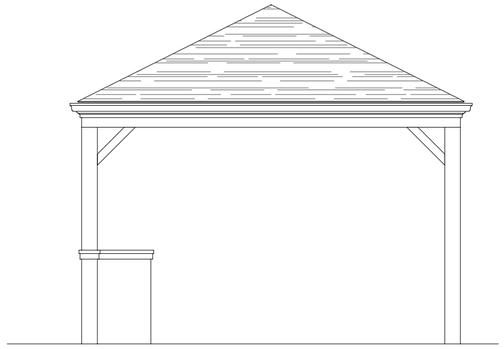
*NORTHEAST*

# *REVISE 2023-11-9532*
# *GAZEBO SIZE*

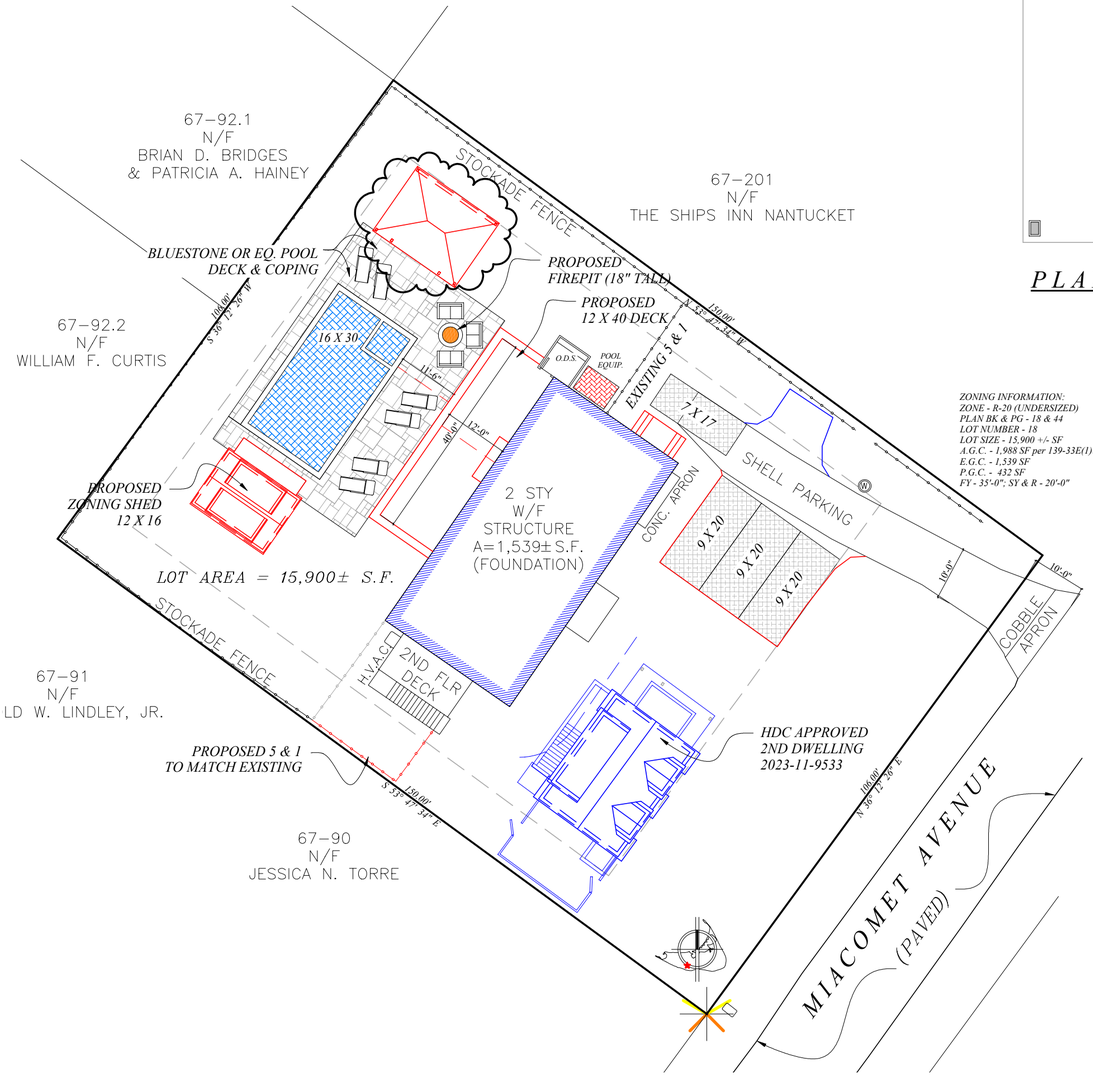


*covered deck*
*slab on grade*

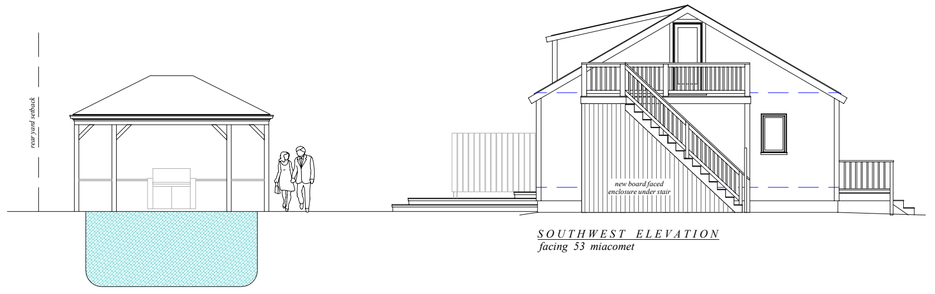
*PLAN*



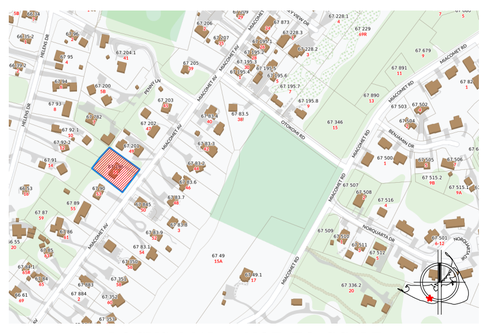
*NORTHWEST*




*ZONING INFORMATION:*
*ZONE - R-20 (UNDERSIZED)*
*PLAN BK & PG - 18 & 44*
*LOT NUMBER - 18*
*LOT SIZE - 15,900 +/- SF*
*A.G.C. - 1,988 SF per 139-33E(1)(b)*
*E.G.C. - 1,539 SF*
*P.G.C. - 432 SF*
*FY - 35'-0"; SY & R - 20'-0"*




*SOUTHWEST ELEVATION*
*facing 53 miacomet*



*LOCUS MAP - NOT TO SCALE*
*GOULET - MAP 67; PCL 196*

**H.D.C. SUBMISSION**

1

MAP - 67
PCL - 196

GAZEBO - GOULET
51 MIACOMET AVE.
NANTUCKET, MA

2025
PRINT DATE

ELEVATIONS; PLANS; SITE; LOCUS
SCALE: 1/4" = 1'-0"
SITE SCALE: 1" = 20'-0"
DATE: 01-03-25

REVISIONS

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 50

Street & Number of Proposed Work: 137 Old South RD

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: _____ E-mail: wobrien@redevelopment.com

## AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 101 Old South RD #520

Nantucket, MA 02554

Contact Phone #: 508-332-2645 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 (194) all black PV modules to rooftop.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 11/3/24 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:***

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

**COMMISSIONERS**

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Connie Patten

**STAFF**

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I ACK SMART ENERGY

AS AGENT FOR NIR RETAIL LLC

STREET ADDRESS 137 OLD SOUTH RD

MAP/PARCEL 69 / 50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/3/25

**WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:**

**SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline F. Wallace 1/3/25

Signature Date

Docusign Envelope ID: F4A951BF-812E-46E1-8529-870FEF8B75FA

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 137 Old South Road

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,

DocuSigned by:
William O'Brien
E8597F0DC2134C6...

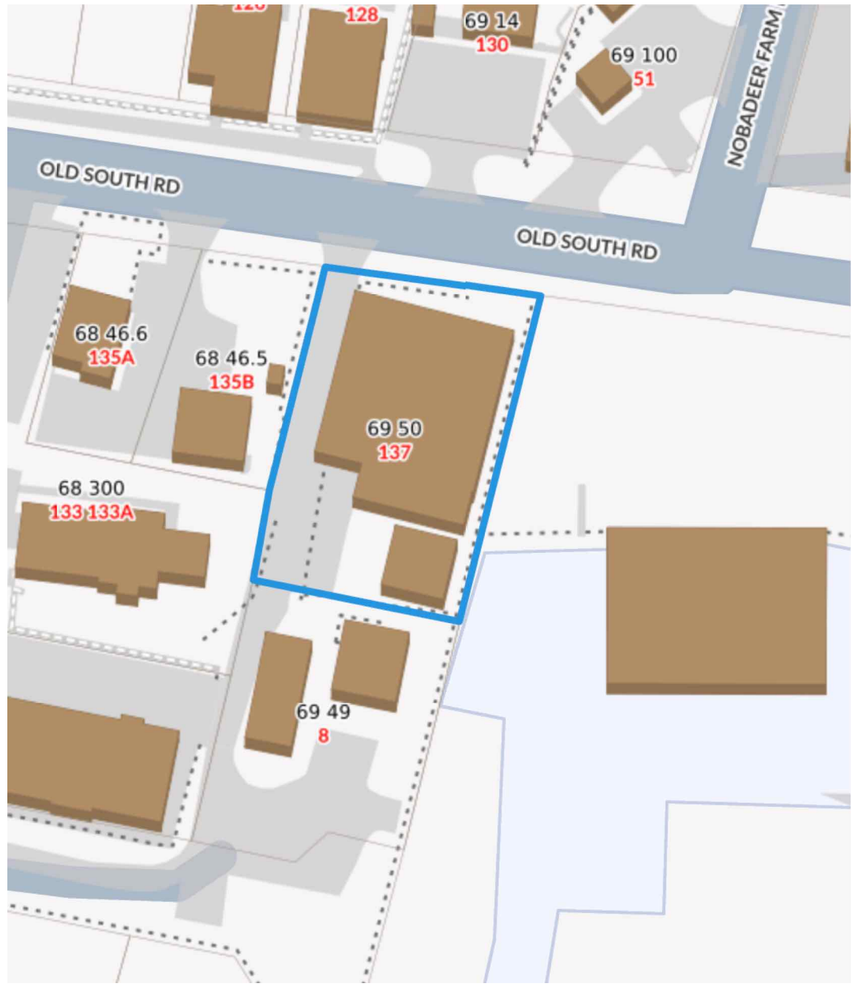
Signature

William O'Brien

Name

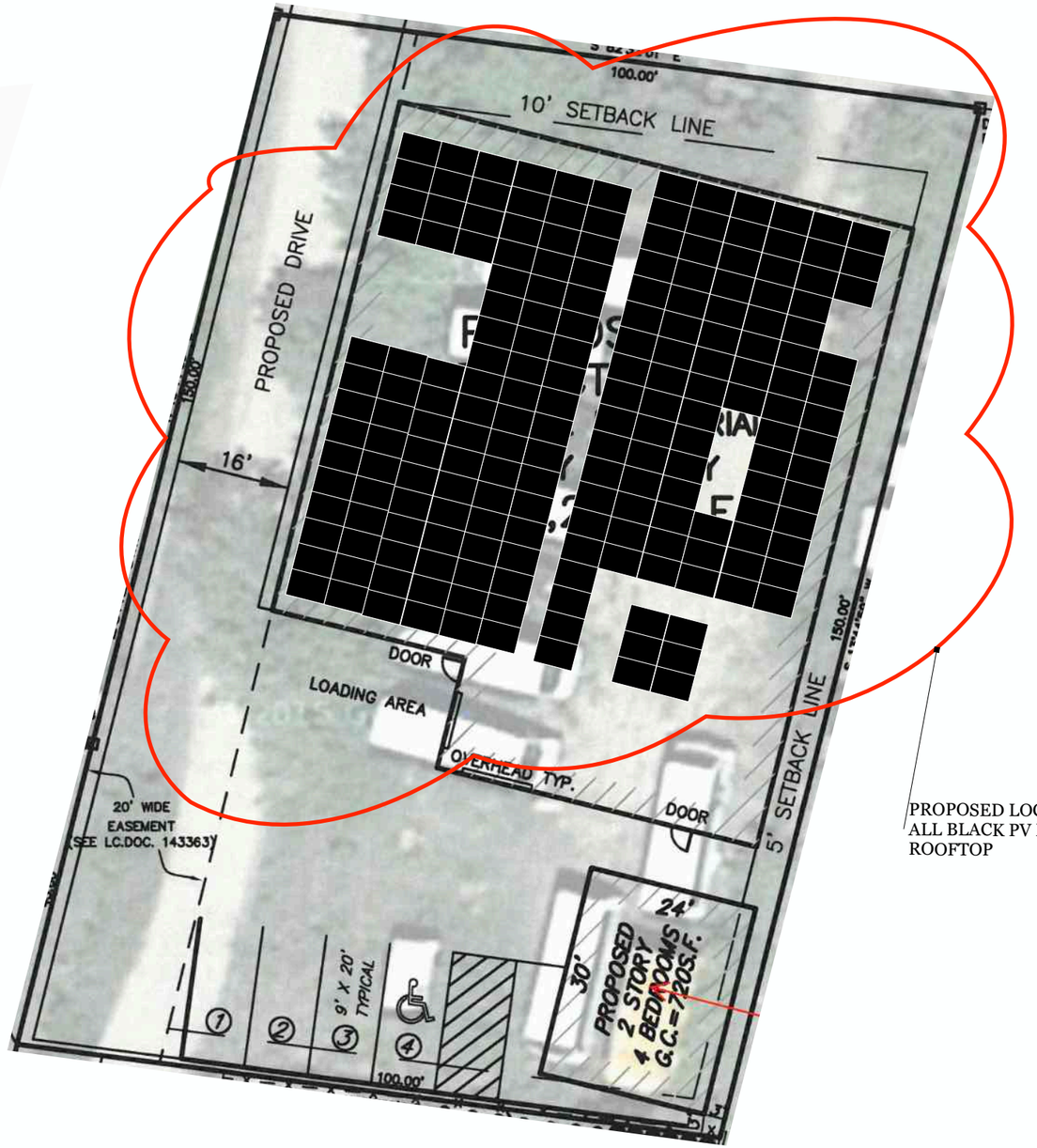
11/6/2024

Date




Locus Map
Scale: Not to scale

Zoning Class: CMI
Front Setback: 0ft
Side/Rear Setback: 0ft/0 ft




PROPOSED LOCATION OF (194) ALL BLACK PV MODULES TO ROOFTOP

Site Plan
Scale: 1" = 20”

N

0 20

ACK SMART
(508) 257-1786
www.ACKsmart.com

# GIS & SITE PLAN

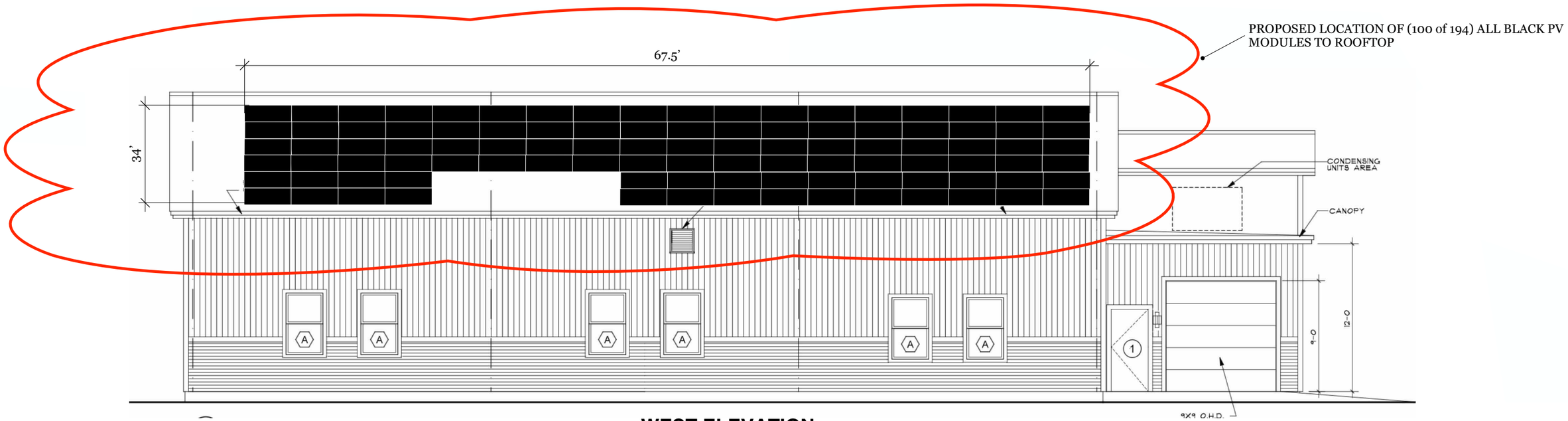
ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

| | |
|---|---|
| Owner: | NIR Retail LLC |
| Site Address: | 137 Old South Rd |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 69 | Parcel: 50 |

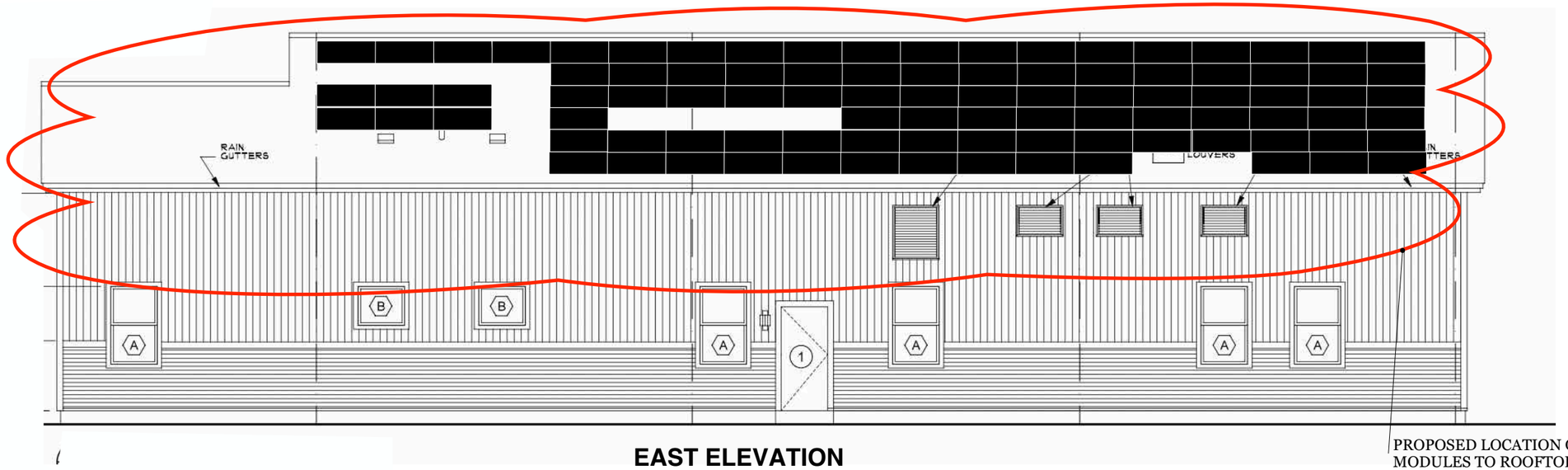
REVISIONS

| | MM/DD/YY | REMARKS |
|---|---|---|
| 1 | 12/17/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PV 01




**WEST ELEVATION**




**EAST ELEVATION**

0 4' 8'

Scale: 1/8" = 1' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

# ELEVATIONS

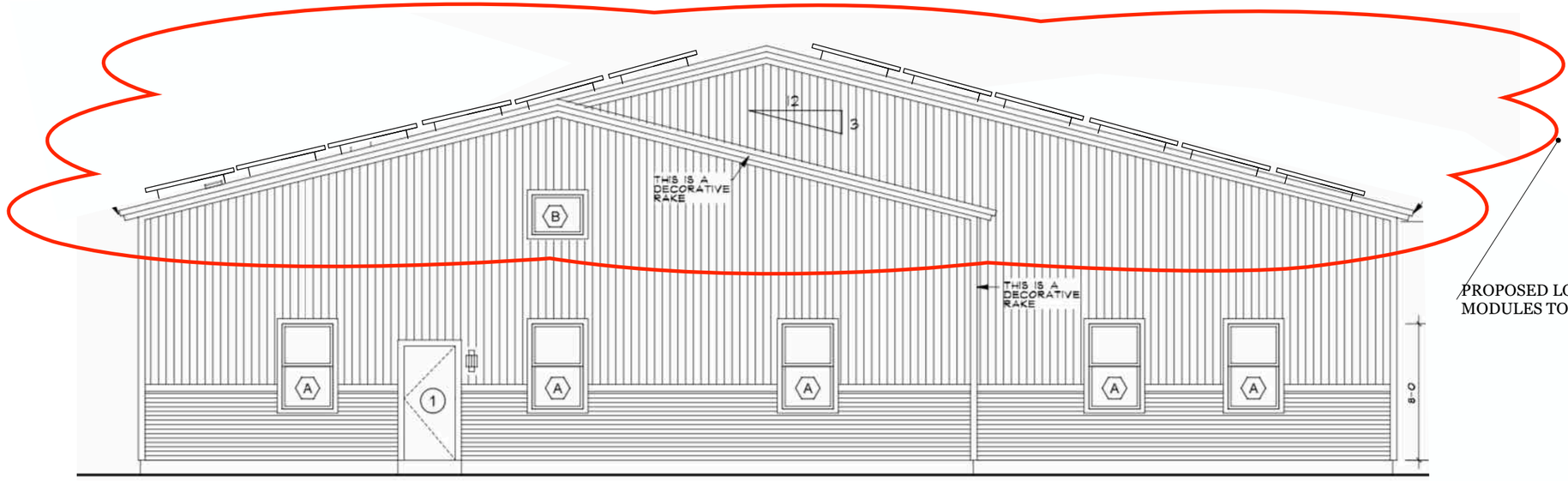
ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

| | |
|---|---|
| Owner: | NIR Retail LLC |
| Site Address: | 137 Old South Rd |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 69 | Parcel: 50 |

REVISIONS

| | | |
|---|---|---|
| 1 | 12/17/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

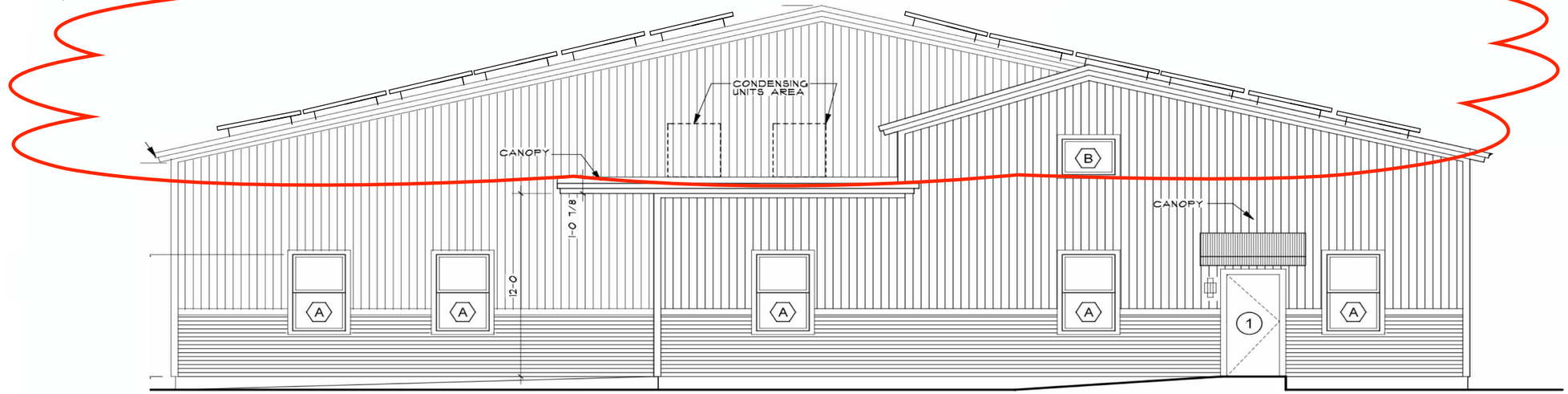
PV 02




PROPOSED LOCATION OF (194) ALL BLACK PV MODULES TO ROOFTOP

**NORTH ELEVATION**

PROPOSED LOCATION OF (194) ALL BLACK PV MODULES TO ROOFTOP




**SOUTH ELEVATION**

Scale: 1/8” = 1’ 0”

0 4’ 8’

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# ELEVATIONS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

| | |
|---|---|
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REVISIONS

| | | |
|---|---|---|
| 1 | 12/17/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 03

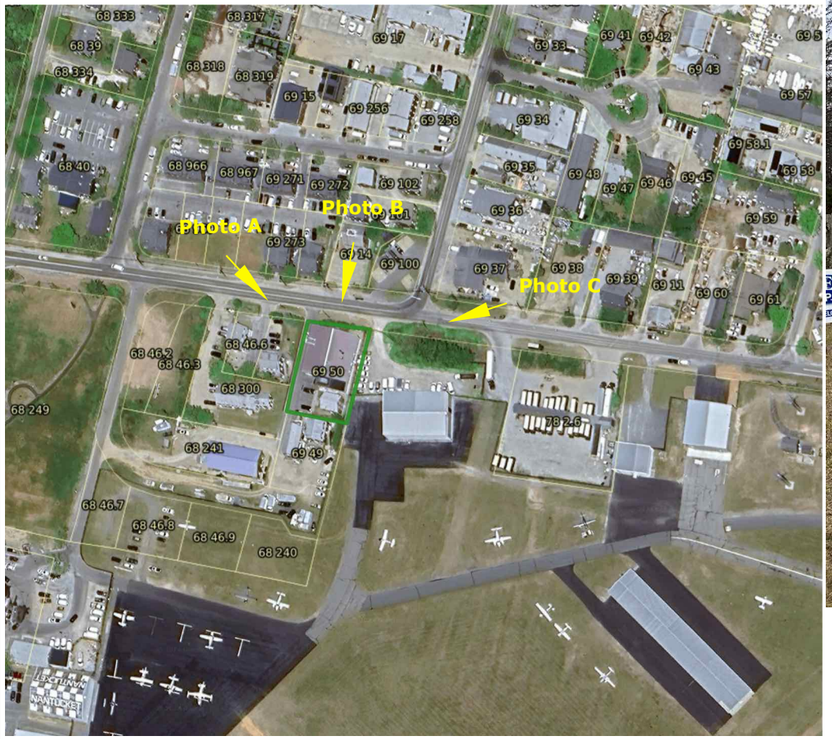





PHOTO A





PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

# PHOTOS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

| | |
|---|---|
| Owner: | NIR Retail LLC |
| Site Address: | 137 Old South Rd |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 69 | Parcel: 50 |

REVISIONS

| | | |
|---|---|---|
| 1 | 12/17/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 04

# Q.TRON BLK M-G2+ SERIES

qcells

PRELIMINARY

**410 - 430 Wp | 108 Cells**
**22.4 % Maximum Module Efficiency**

MODEL Q.TRON BLK M-G2+



### High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

### 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)

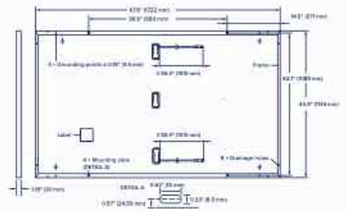
**The ideal solution for:**

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 |

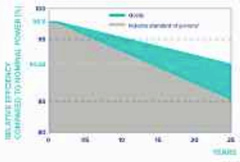


## ▪ Electrical Characteristics

| 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 |
| | Short Circuit Current[1] | $I_{SC}$ [A] | 13.39 | 13.42 | 13.46 | 13.49 | 13.53 |
| | Open Circuit Voltage[1] | $V_{OC}$ [V] | 38.58 | 38.61 | 38.64 | 38.67 | 38.70 |
| | Current at MPP | $I_{MPP}$ [A] | 12.68 | 12.75 | 12.82 | 12.88 | 12.95 |
| | Voltage at MPP | $V_{MPP}$ [V] | 32.32 | 32.55 | 32.77 | 32.98 | 33.20 |
| | 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 |
| | Short Circuit Current | $I_{SC}$ [A] | 10.79 | 10.82 | 10.84 | 10.87 | 10.90 |
| | Open Circuit Voltage | $V_{OC}$ [V] | 36.61 | 36.63 | 36.66 | 36.69 | 36.71 |
| | Current at MPP | $I_{MPP}$ [A] | 9.97 | 10.03 | 10.09 | 10.15 | 10.21 |
| | 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**

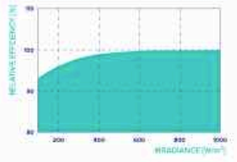



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 8 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_2022-05_Rev01_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

# PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

| | |
|---|---|
| Owner: | NIR Retail LLC |
| Site Address: | 137 Old South Rd |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 69 | Parcel: 50 |

REVISIONS

| | | |
|---|---|---|
| 1 | 12/17/24 | 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°: 56 PARCEL N°. 357

Street & Number of Proposed Work: 14 Friendship Lane

Owner of record: Josiah Newman

Mailing Address: 1 Perry Lane
Nantucket, Ma. 02554

Contact Phone #: 508-367-4720 E-mail: josiah@jndesign
build.com

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

**FOR OFFICE USE ONLY**

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Doors and windows

Size of Structure or Addition: Length: 17'1" Sq. Footage 1st floor: 440 a' Decks/Patio: Size: 20'x7' ☐ 1st floor ☒ 2nd floor
Width: 19'5" Sq. footage 2nd floor: 80 a' Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No Change South NC East NC West NC
Height of ridge above final finish grade: North M.E. 24'3" South NC East NC West NC

Additional Remarks

Historic Name: _____

Original Date: 1986

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* 1. East Elevation (describe)
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed M.E. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 9 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) M.E.

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Copper 2"

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front Custom Rear _____ Side Marvin
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

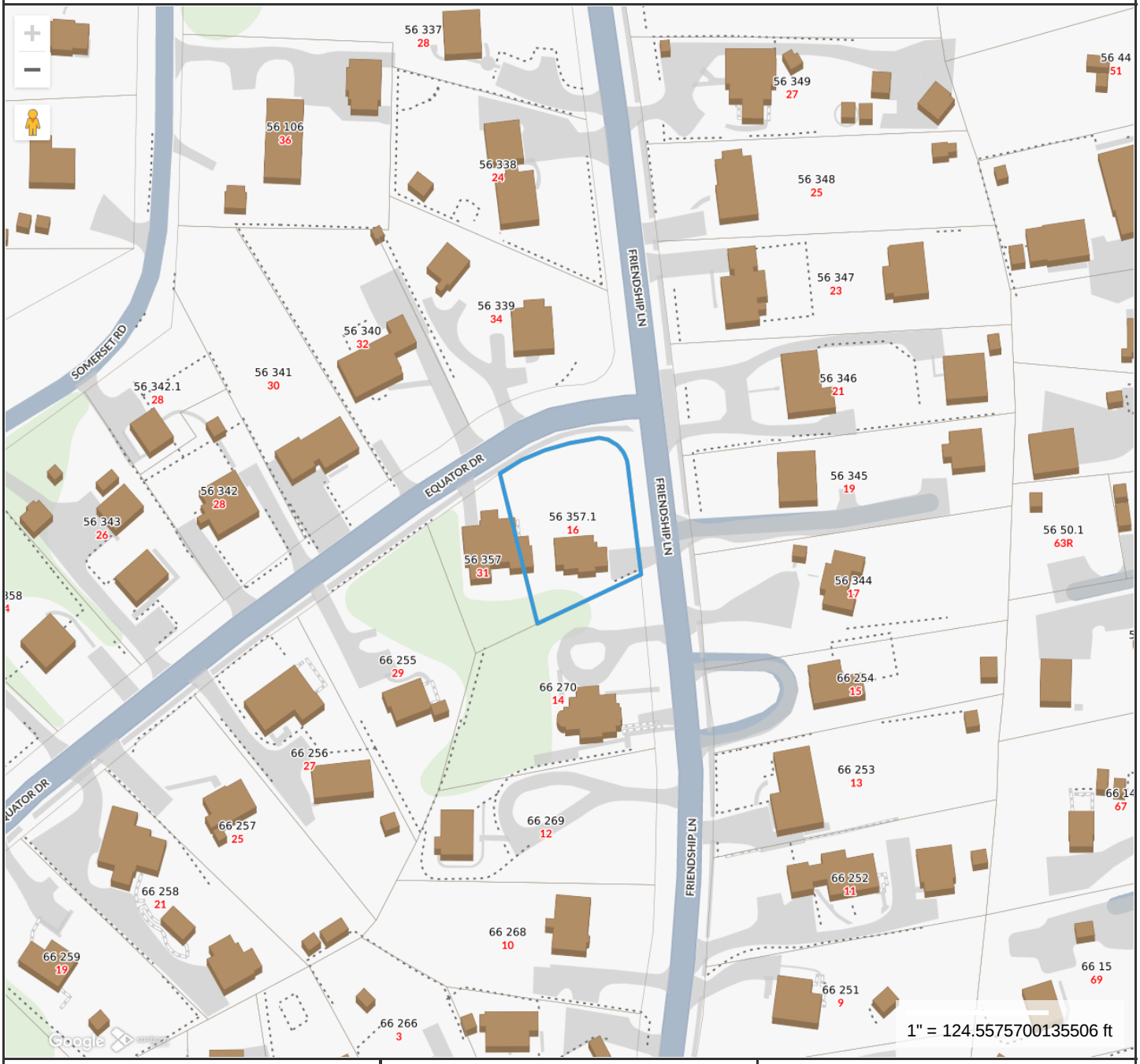
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 1/3/2025 Signature of owner of record _____ Signed under penalties of perjury

# 16 Friendship Locus




**Property Information**

| | |
|---|---|
| **Property ID** | 191422 |
| **Location** | 16 FRIENDSHIP LN |
| **Owner** | NEWMAN JOSIAH C |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

*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.*


EAST


NORTH


WEST


SOUTH

## DRAWING INDEX


1. site
2. floor plans
3. east elevation
4. north elevation
5. west elevation
6. south elevation


## PROPERTY DETAILS.

| | |
|---|---|
| Map / Parcel: | 56 357 |
| Zoning District: | R-20 |
| Frontage: | 75' |
| Front Setback: | 30' |
| Side / Rear Setback: | 10' |
| Lot Size: | *11,524 s.f. |
| Existing G.C.: | 717 s.f. |
| Allowable G.C.: | 838 s.f. |

## LOCUS MAP

Town and County of Nantucket, MA — January 3, 2025

16 Friendship Locus




Property Information
Property ID 161422
Location 16 FRIENDSHIP LN
Owner NEWMAN JOSIAH C.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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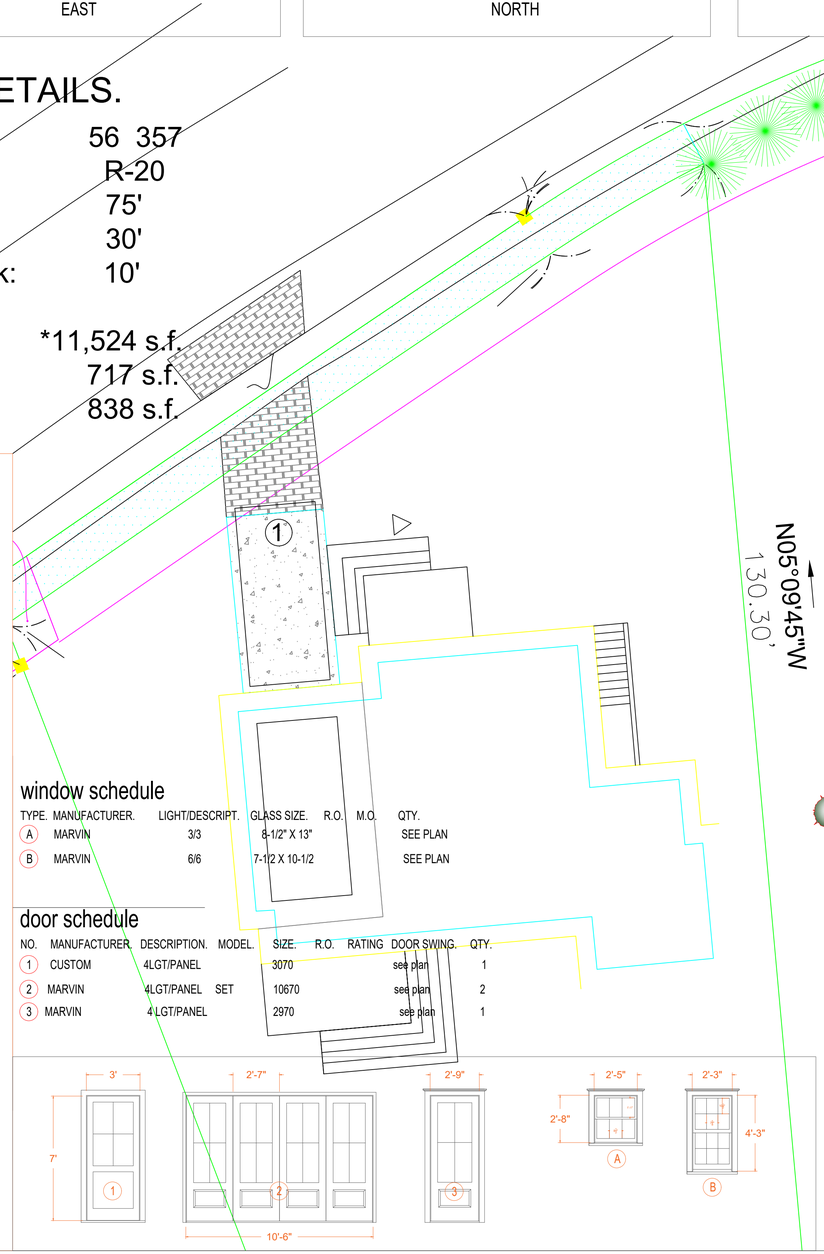



LOT 108
NHNC LOT
11,524 S.F.±

1½ STRY.
W/F DWELLING
833 S.F.± proposed
#16 FRIENDSHIP
LANE

N

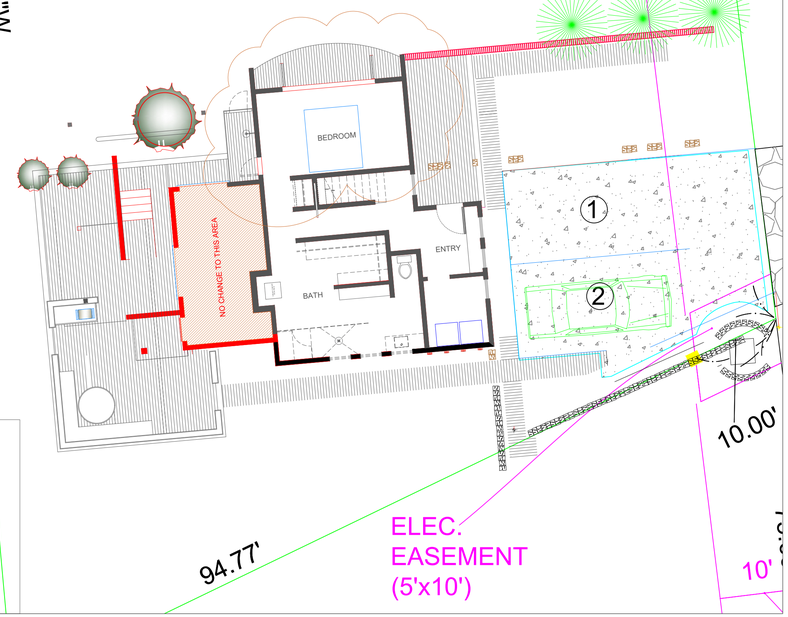
N05°09'45"W
130.30'

S07°00'00"E
90.54'

94.77'

10.00'

ELEC.
EASEMENT
(5'x10')




## window schedule

| TYPE. | MANUFACTURER. | LIGHT/DESCRIPT. | GLASS SIZE. | R.O. | M.O. | QTY. |
|---|---|---|---|---|---|---|
| A | MARVIN | 3/3 | 8-1/2" X 13" | | | SEE PLAN |
| B | MARVIN | 6/6 | 7-1/2 X 10-1/2 | | | SEE PLAN |

## door schedule

| NO. | MANUFACTURER. | DESCRIPTION. | MODEL. | SIZE. | R.O. | RATING | DOOR SWING. | QTY. |
|---|---|---|---|---|---|---|---|---|
| 1 | CUSTOM | 4LGT/PANEL | | 3070 | | | see plan | 1 |
| 2 | MARVIN | 4LGT/PANEL | SET | 10670 | | | see plan | 2 |
| 3 | MARVIN | 4 LGT/PANEL | | 2970 | | | see plan | 1 |





JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Josiah Newman
16 Friendship Lane
Nantucket MA, 02554


DESCRIPTION:
HDC

site plan/locus

SCALE:
1/8"=1'

1/1/25

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EAST



NORTH

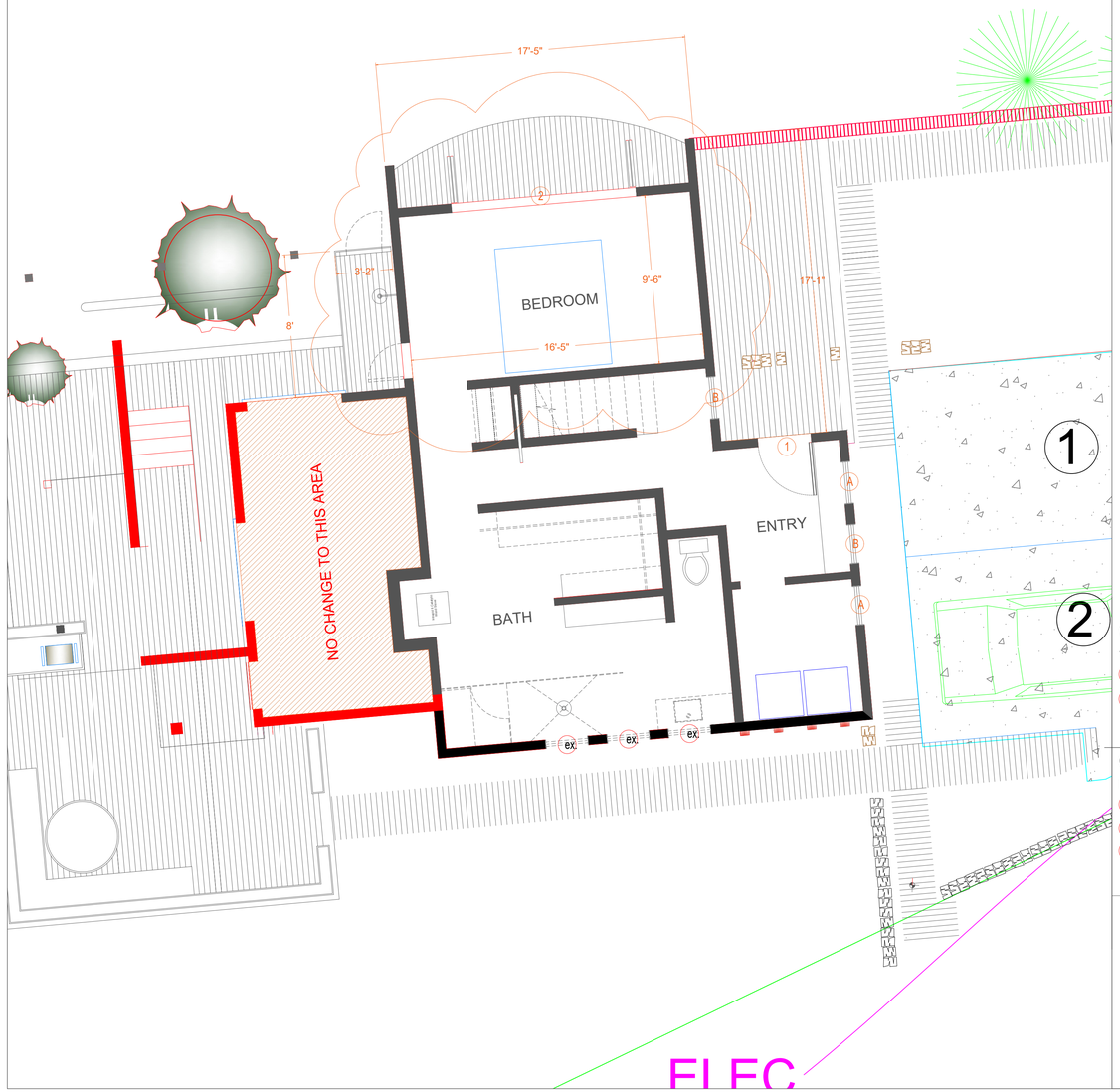


WEST

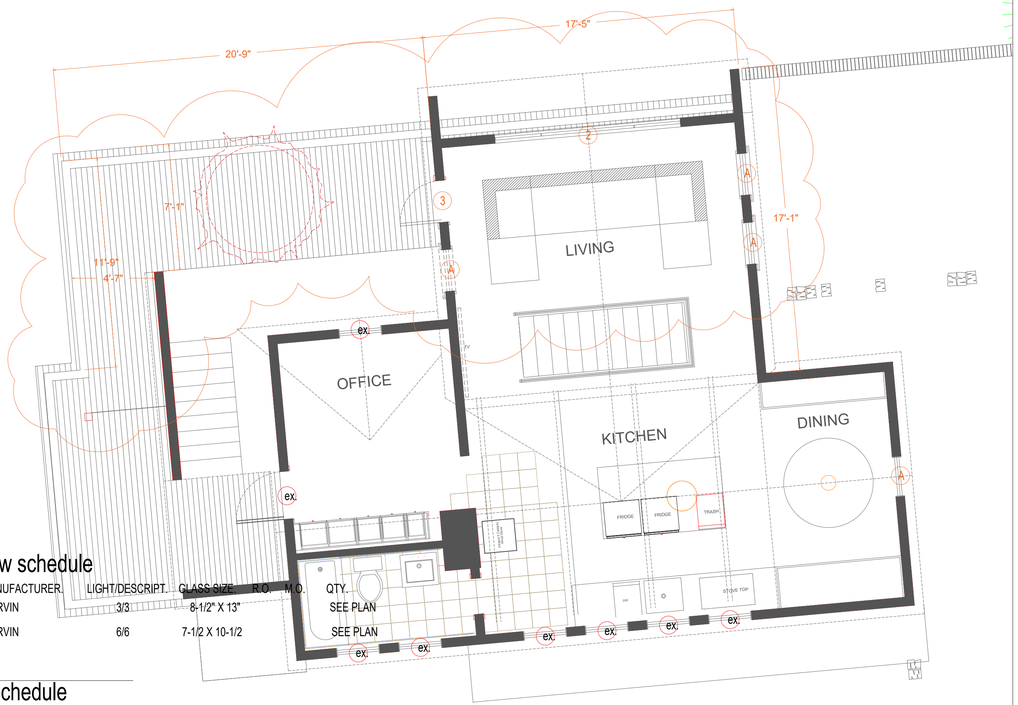


SOUTH

## FIRST FLOOR




## SECOND FLOOR




### window schedule

| TYPE. | MANUFACTURER. | LIGHT/DESCRIPT. | GLASS SIZE. | R.O. | M.O. | QTY. |
|---|---|---|---|---|---|---|
| A | MARVIN | 3/3 | 8-1/2" X 13" | | | SEE PLAN |
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### door schedule

| NO. | MANUFACTURER. | DESCRIPTION. | MODEL. | SIZE. | R.O. | RATING | DOOR SWING. | QTY. |
|---|---|---|---|---|---|---|---|---|
| 1 | CUSTOM | 4LGT/PANEL | | 3070 | | | see plan | 1 |
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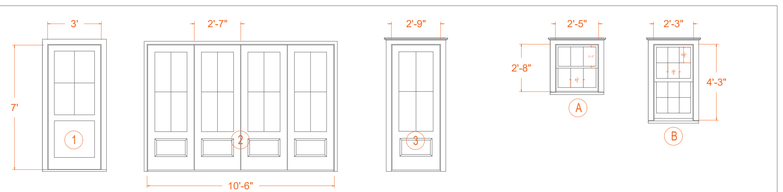
| 3 | MARVIN | 4 LGT/PANEL | | 2970 | | | see plan | 1 |





JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554


Josiah Newman
16 Friendship Lane
Nantucket MA, 02554

DESCRIPTION:
HDC

floor plans

SCALE:
1/4"=1'

1/1/25

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existing east elevation

## window schedule

| TYPE. | MANUFACTURER. | LIGHT/DESCRIPT. | GLASS SIZE. | R.O. | M.O. | QTY. |
|---|---|---|---|---|---|---|
| A | MARVIN | 3/3 | 8-1/2" X 13" | | | SEE PLAN |
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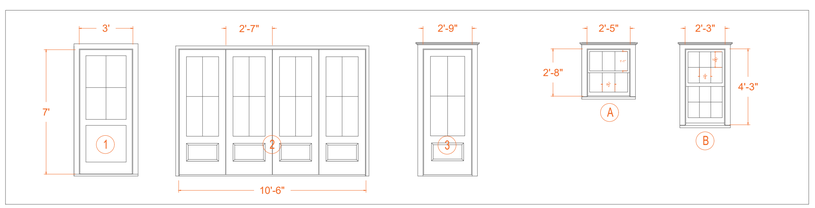
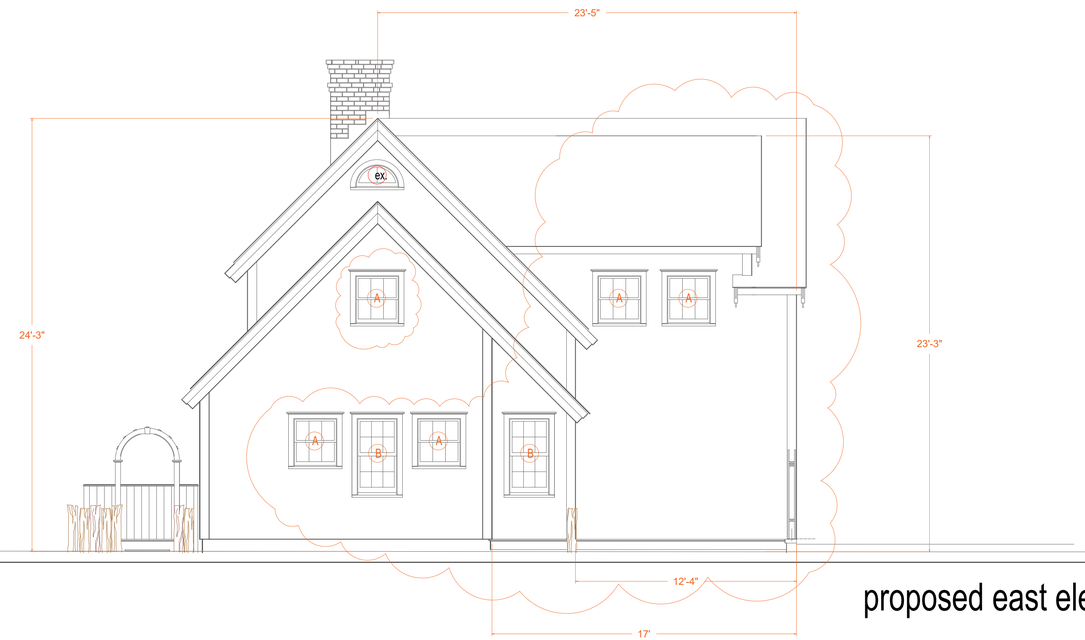
## door schedule

| NO. | MANUFACTURER. | DESCRIPTION. | MODEL. | SIZE. | R.O. | RATING | DOOR SWING. | QTY. |
|---|---|---|---|---|---|---|---|---|
| 1 | CUSTOM | 4LGT/PANEL | | 3070 | | | see plan | 1 |
| 2 | MARVIN | 4LGT/PANEL | SET | 10670 | | | see plan | 2 |
| 3 | MARVIN | 4 LGT/PANEL | | 2970 | | | see plan | 1 |




proposed east elevation

J.N. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Josiah Newman
16 Friendship Lane
Nantucket MA, 02554

DESCRIPTION:
HDC

east elevation

SCALE:
$\frac{1}{4}$"=1'

1/1/25

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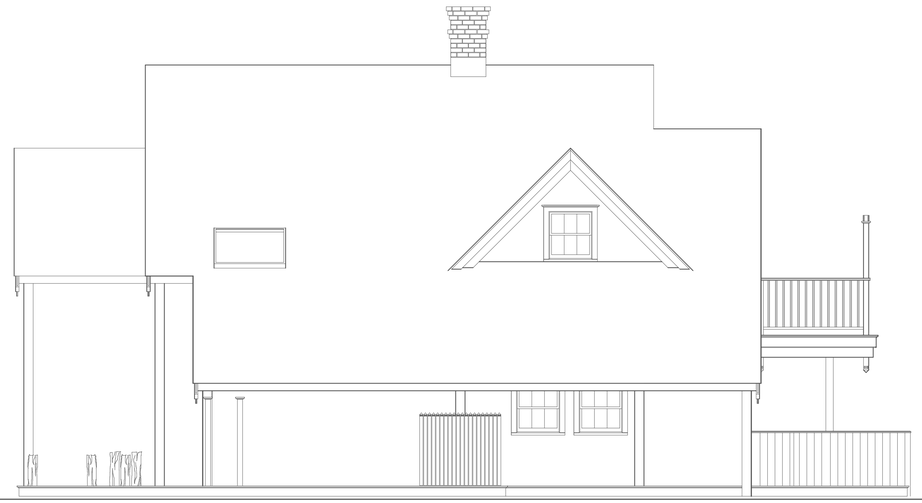

existing north elevation

## window schedule

| TYPE. | MANUFACTURER. | LIGHT/DESCRIPT. | GLASS SIZE. | R.O. | M.O. | QTY. |
|---|---|---|---|---|---|---|
| A | MARVIN | 3/3 | 8-1/2" X 13" | | | SEE PLAN |
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## door schedule

| NO. | MANUFACTURER. | DESCRIPTION. | MODEL. | SIZE. | R.O. | RATING | DOOR SWING. | QTY. |
|---|---|---|---|---|---|---|---|---|
| 1 | CUSTOM | 4LGT/PANEL | | 3070 | | | see plan | 1 |
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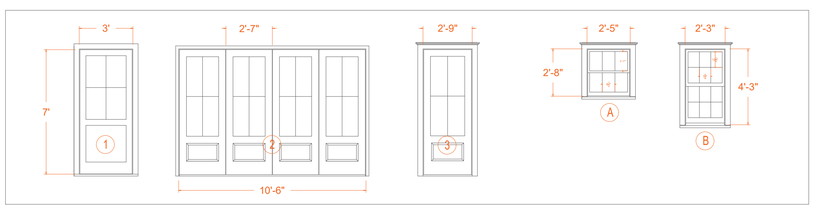





proposed north elevation


JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554


Josiah Newman
16 Friendship Lane
Nantucket MA, 02554

DESCRIPTION:
HDC

north elevation

SCALE:
$\frac{1}{4}$"=1'

1/1/25

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existing west elevation

## window schedule

| TYPE. | MANUFACTURER. | LIGHT/DESCRIPT. | GLASS SIZE. | R.O. | M.O. | QTY. |
|---|---|---|---|---|---|---|
| A | MARVIN | 3/3 | 8-1/2" X 13" | | | SEE PLAN |
| B | MARVIN | 6/6 | 7-1/2 X 10-1/2 | | | SEE PLAN |

## door schedule

| NO. | MANUFACTURER. | DESCRIPTION. | MODEL. | SIZE. | R.O. | RATING | DOOR SWING. | QTY. |
|---|---|---|---|---|---|---|---|---|
| 1 | CUSTOM | 4LGT/PANEL | | 3070 | | | see plan | 1 |
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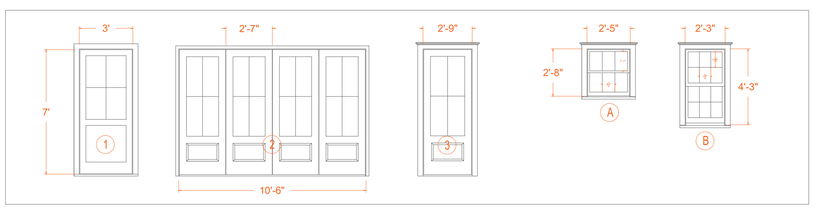


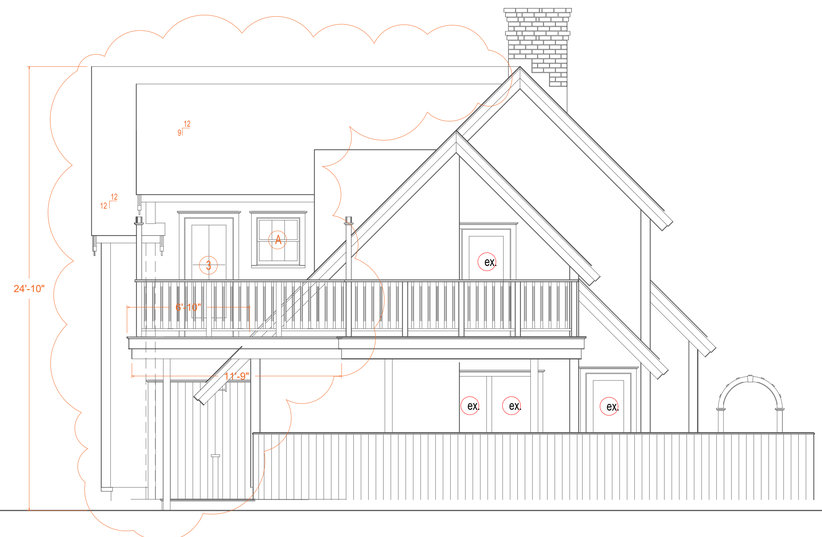


proposed west elevation

JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Josiah Newman
16 Friendship Lane
Nantucket MA, 02554

DESCRIPTION:
HDC

west elevation

SCALE:
$\frac{1}{4}$"=1'

1/1/25

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existing west elevation

## window schedule

| TYPE. | MANUFACTURER. | LIGHT/DESCRIPT. | GLASS SIZE. | R.O. | M.O. | QTY. |
|---|---|---|---|---|---|---|
| A | MARVIN | 3/3 | 8-1/2" X 13" | | | SEE PLAN |
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## door schedule

| NO. | MANUFACTURER. | DESCRIPTION. | MODEL. | SIZE. | R.O. | RATING | DOOR SWING. | QTY. |
|---|---|---|---|---|---|---|---|---|
| 1 | CUSTOM | 4LGT/PANEL | | 3070 | | | see plan | 1 |
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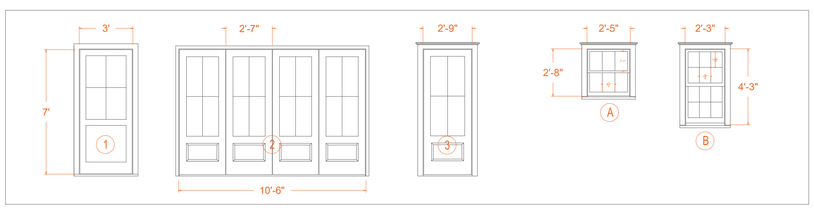
| 3 | MARVIN | 4 LGT/PANEL | | 2970 | | | see plan | 1 |







proposed west elevation

NO VISIBLE CHANGES

JN. DESIGN.BUILD
ONE PERRY LANE
NANTUCKET, MA 02554

Josiah Newman
16 Friendship Lane
Nantucket MA, 02554

DESCRIPTION:
HDC

west elevation

SCALE:
$\frac{1}{4}$"=1'

1/1/25

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°: 80 PARCEL N°. 171

Street & Number of Proposed Work: 4 Field Ave

Owner of record: Town Line LLC

Mailing Address: 24 Great Western Rd
Harwich MA 02645

Contact Phone #: 508 509 4657 E-mail: SLarson@robertbaer.com

## AGENT INFORMATION (if applicable)

Name: Robert B. Our Company

Mailing Address: 4 Field Ave Nantucket, MA

Contact Phone #: 508-509-4657 E-mail: SLarson@robertbaer.com

FOR OFFICE USE ONLY 026513

Date application received: 1/9/25 Fee Paid: $50

Must be acted on by: 2/28/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: Wood - Cedar - With Cups c/w Trim
Length: 191'

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 11-3-25 Signature of owner of record Sean Larson Signed under penalties of perjury

# Historic District Commission

# FENCE - GATE - ARBOR CHECKLIST




Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

| Y / N | |
|---|---|
| | REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete. |
| | Completed application -Application Fee- $50.00. |
| | Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| | Site Plan- 3 copies scaled at between 1"= 20' to 1"= 60' ; Site Plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X-------X------X-----  --------X----X---------- |
| | Pictures: (3 copies)<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested.<br>c. One (1) full set of pictures shall be scanned and submitted with complete application. |
| | Fence/Gate/Arbor Type: 3 copies of the following:<br>a. pictures/drawing of proposed must be included.<br>b. material types and finishes shall be included in the formal application<br>c. height and length. |
| | All documents MUST be legible. All sets MUST be collated and stapled. |

# 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 B. our Company

AS AGENT FOR Sean Larson

STREET ADDRESS 4 Field Ave

MAP/PARCEL 80/171

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:**

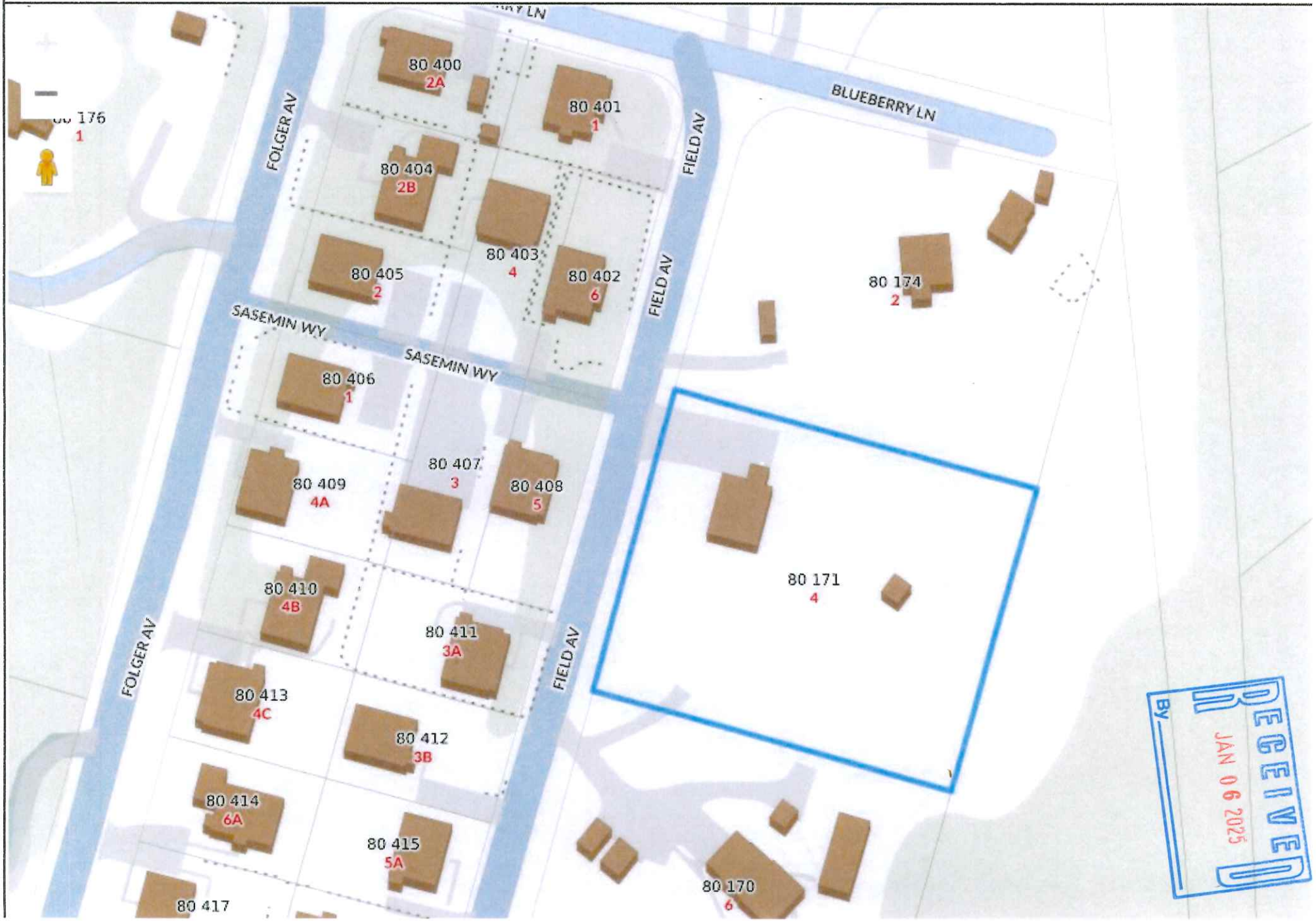
**SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...**

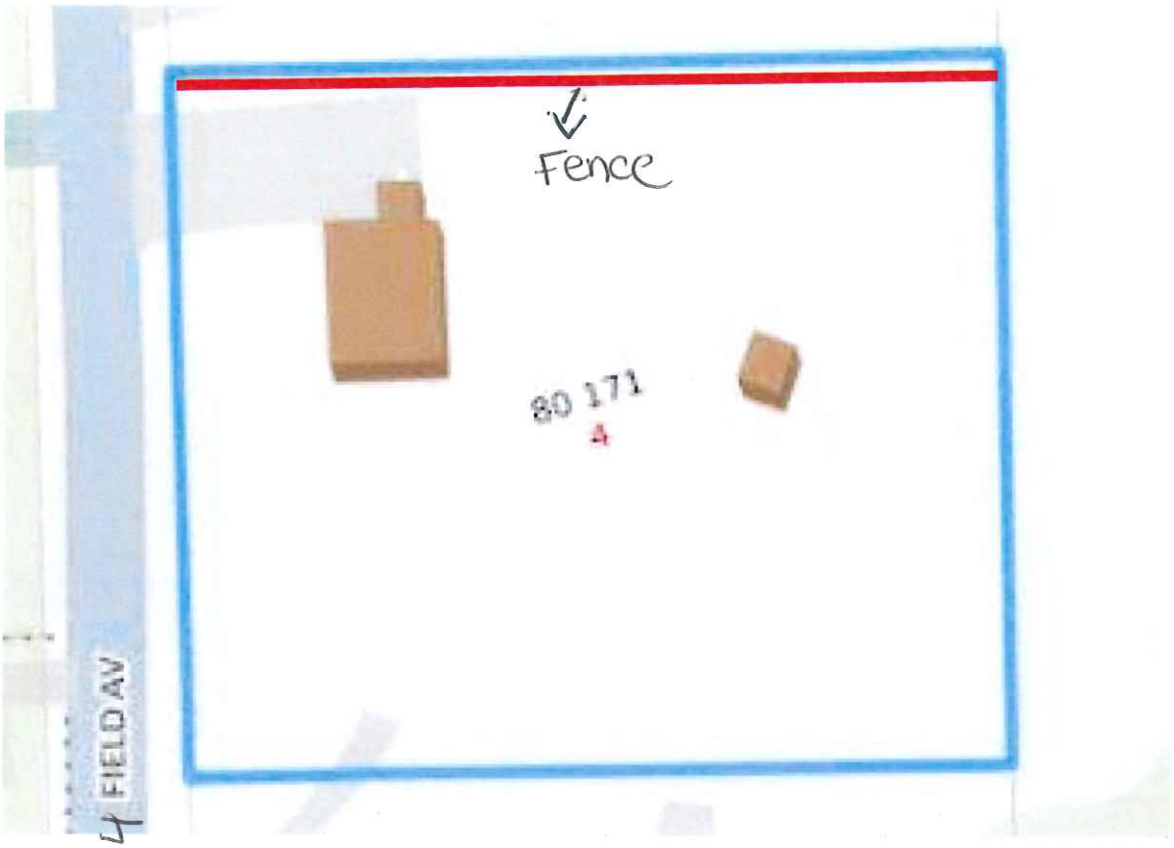
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Sean Larson 1-6-25

Signature Date

Town and County of Nantucket, MA



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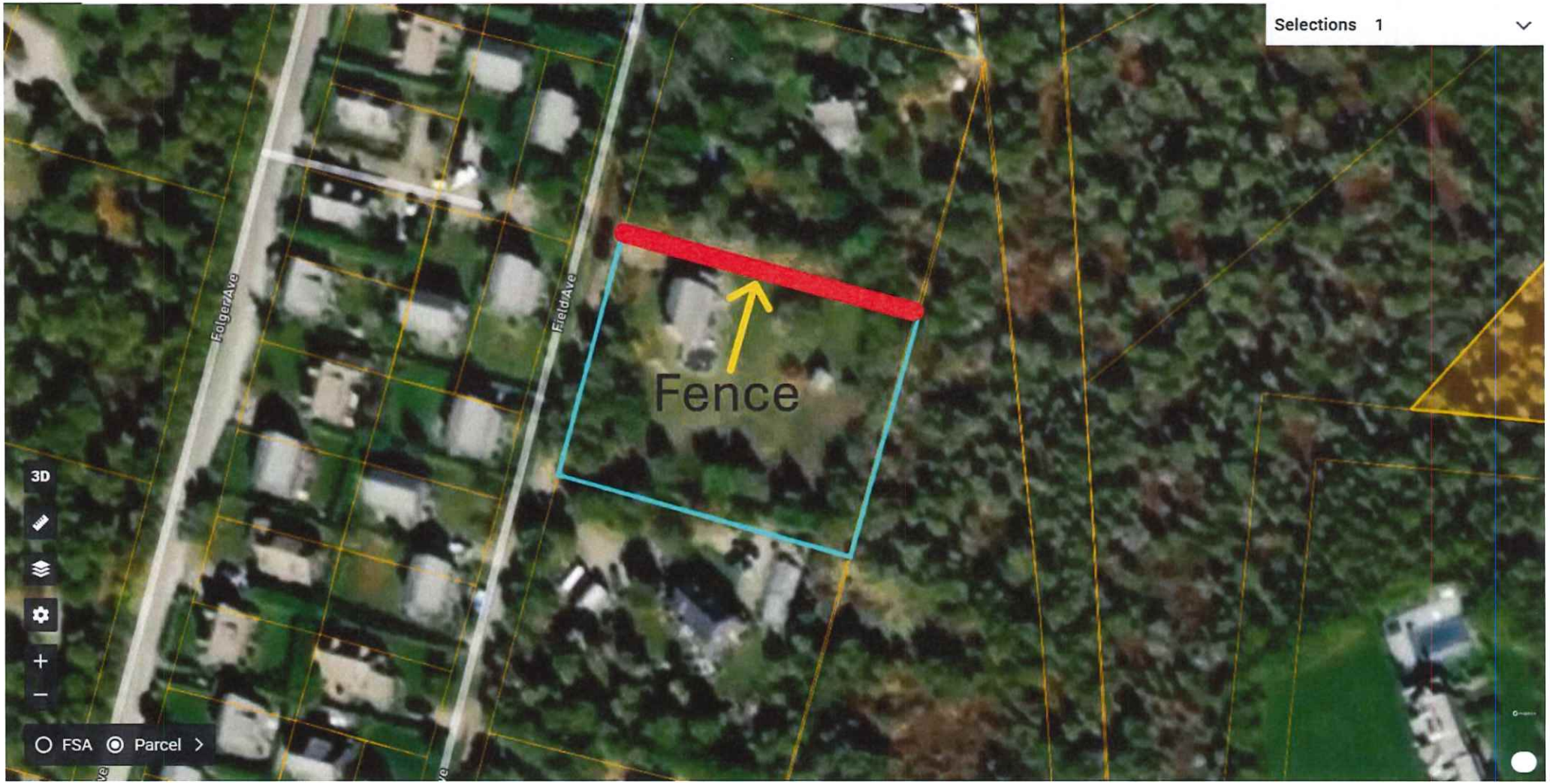
By

Map Customize 4 field ave Create Report Share/Embed SL



RECEIVED
JAN 09 2025

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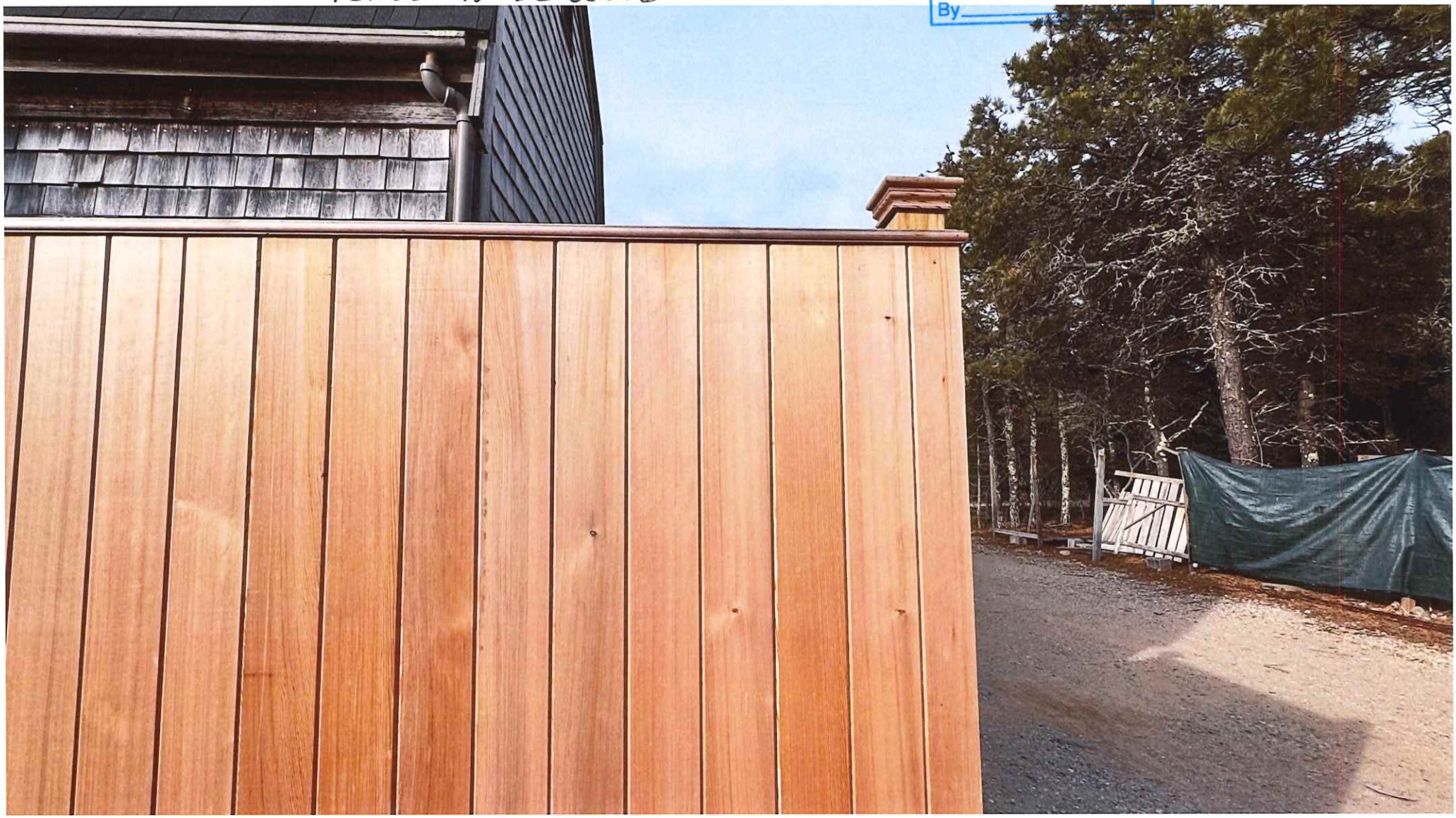
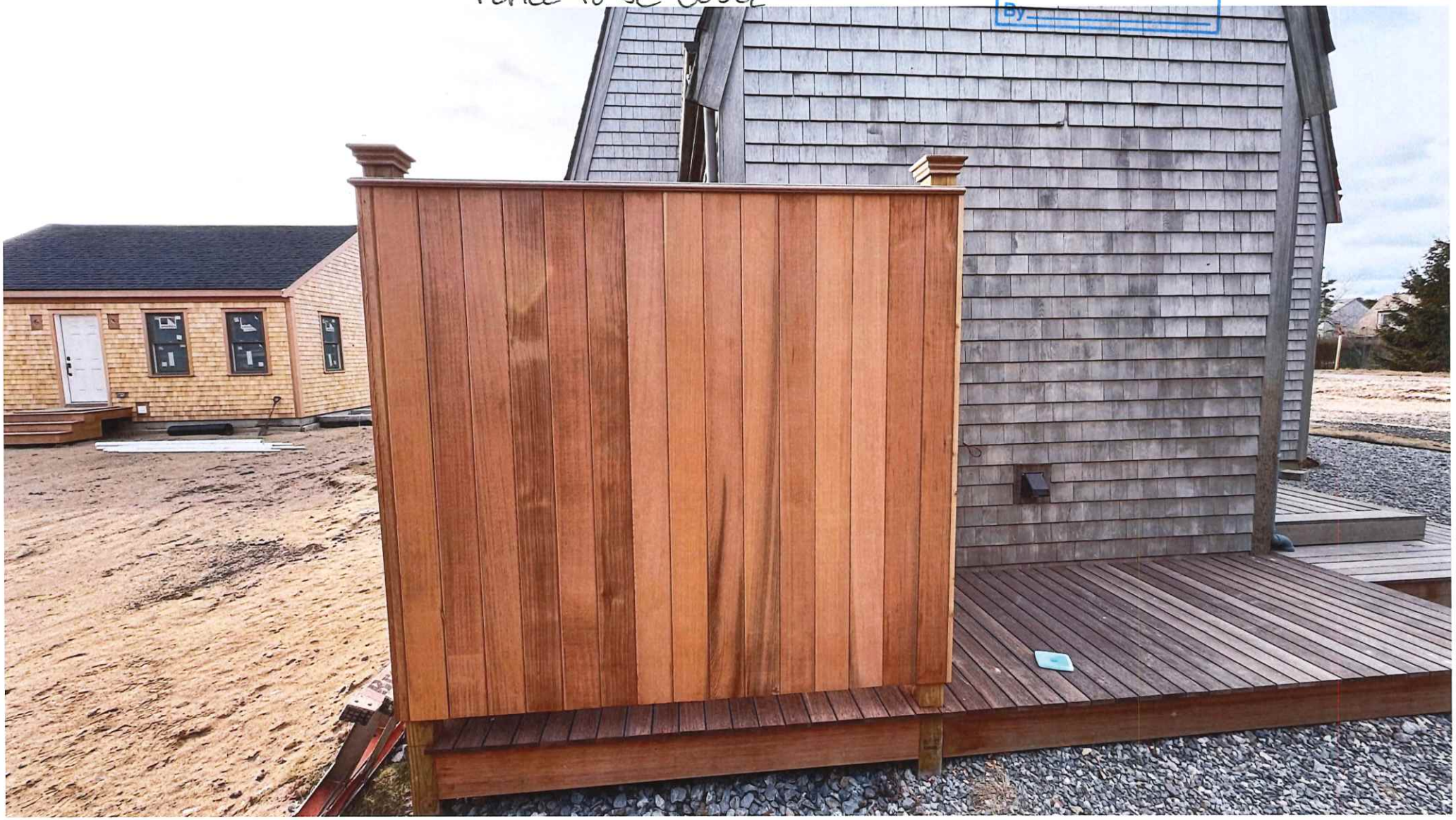
JAN 09 2025
By

Fence to be used



RECEIVED
JAN 09 2025
By

Fence to be used



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 112

Street & Number of Proposed Work: 44 MILESTONE RD.

Owner of record: VALERIE & RICHARD NORTON

Mailing Address: PO BOX 476

NANTUCKET, MA 02554

Contact Phone #: 508-221-5756 E-mail: VALERIE@NORTONPRESERVATIONTRUST.COM

## AGENT INFORMATION (if applicable)

Name: SAME AS ABOVE

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District WG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' 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 NO CHANGE East NO CHANGE West NO CHANGE

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

COPING STONE 14" GRANITE WITH GRASS ALL AROUND

INTERIOR FINISH: BLACK PEARL

Is there an HDC survey form for 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: EXISTING HORSE FENCE

Type: 3 RAIL / ADDED WIRE

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 1/2/25 Signature of owner of record Valerie Nort Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

— 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**

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 Valerie Not

~~AS AGENT FOR~~ OWNER/AGENT

STREET ADDRESS 44 MILESTONE RD.

MAP/PARCEL 54 - 112

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/7/25

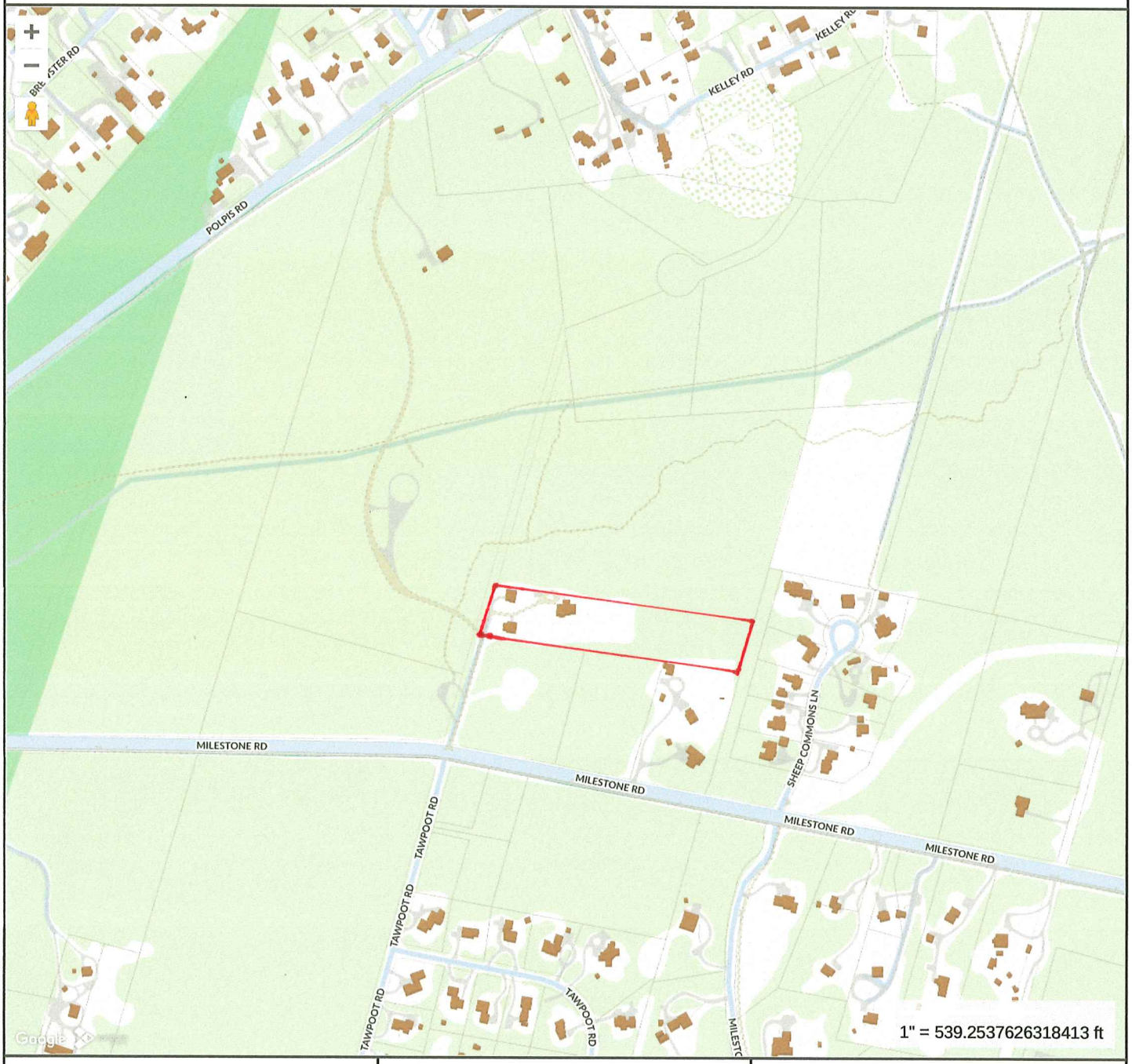
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**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.

Valerie G. Not — Signature

1/2/25 — Date




44 MILESTONE RD.

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.




44 MILESTONE RD.

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.



44 MILESTONE

POOL BEYOND FENCE

44 MILESTONE RD — POOL LOCATION

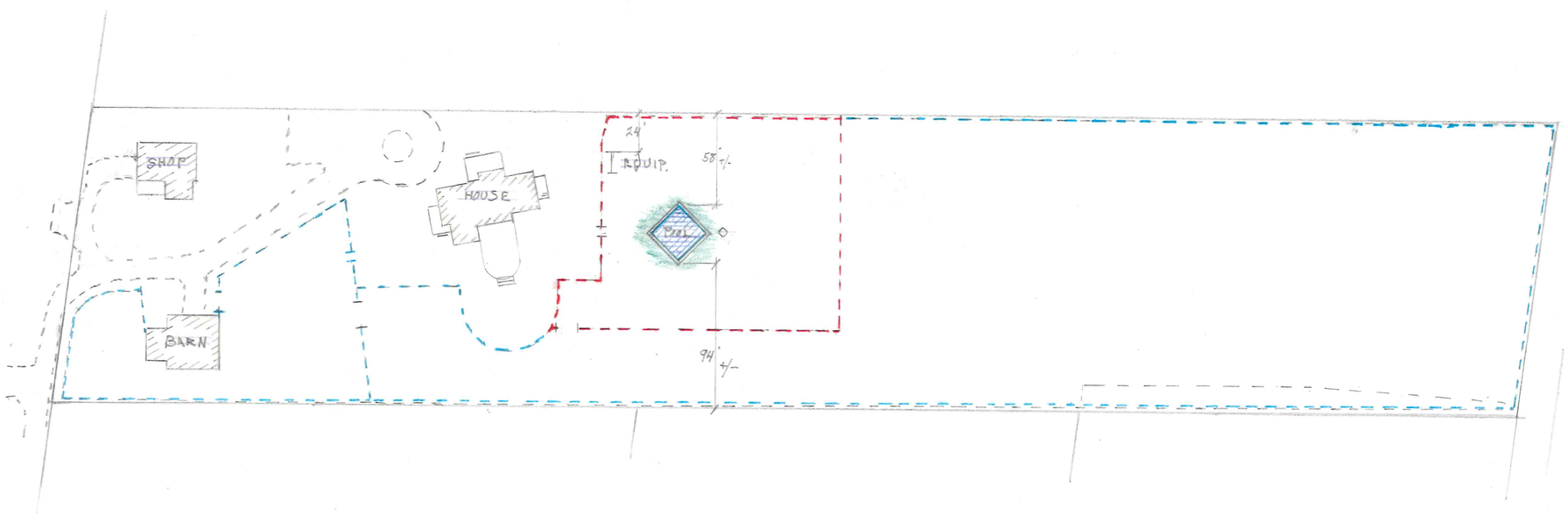
N

NANTUCKET ISLAND LAND BANK

LEGEND

3 RAIL FENCE + WIRE STOCK FENCE

3 RAIL WITH WIRE FENCE




ROMAN CATHOLIC CHURCH

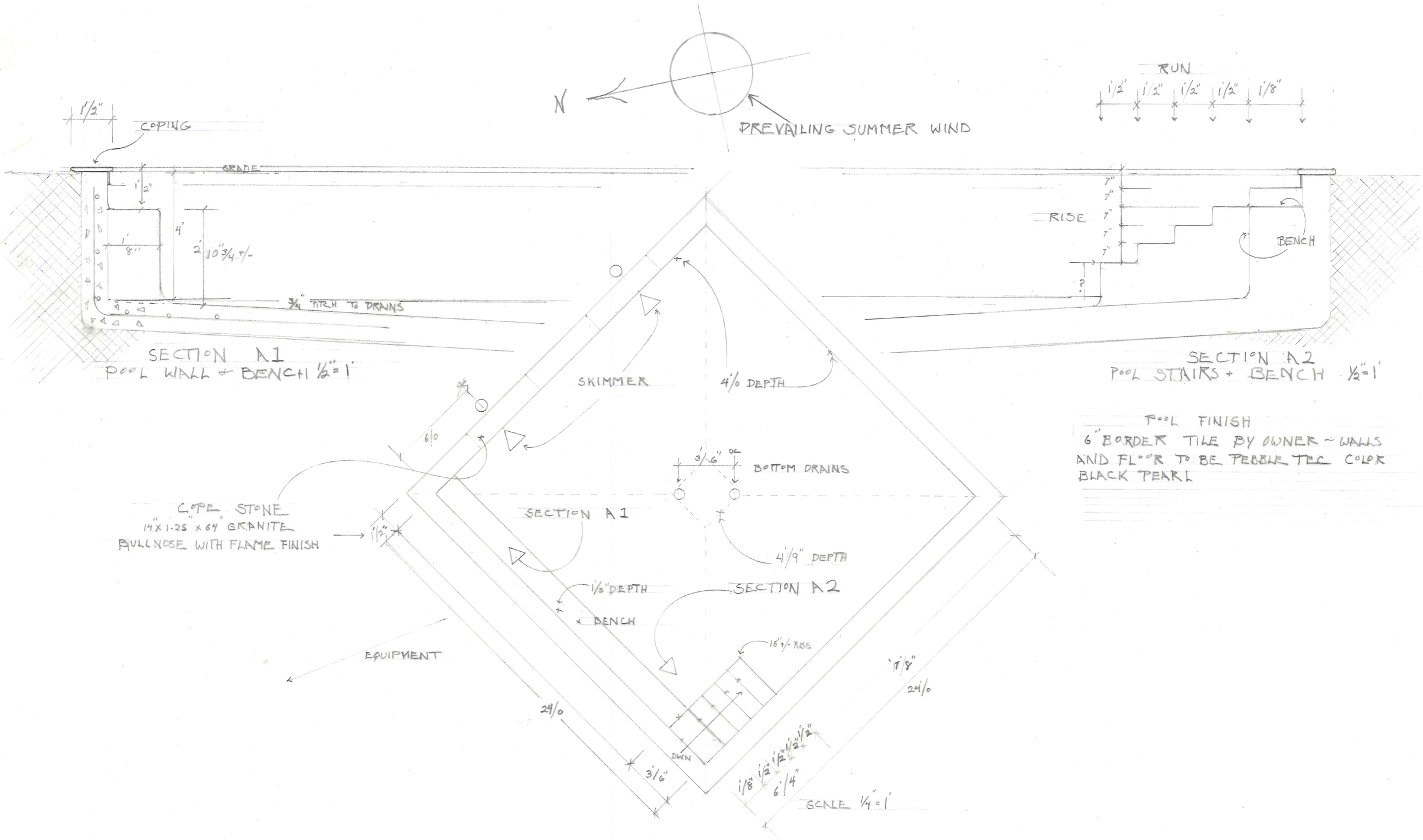
ROMAN CATHOLIC CHURCH

N.E. MOORE

# POOL SITE PLAN NORTON RESIDENCE

44 MILESTONE RD
NANTUCKET MA

NORTON PRESERVATION TRUST
DATE 1/4/25
SCALE 1" = 60'
PO BOX 476 02554
PHONE 508 228 9787




POOL FINISH

6" BORDER TILE BY OWNER ~ WALLS AND FLOOR TO BE PEBBLE TEC COLOR BLACK PEARL

# POOL PLAN ~ NORTON RESIDENCE 44 MILESTONE RD NANTUCKET


NORTON PRESERVATION TRUST
SCALE ~ NO NOTED
DATE ~ 12/20/24
P.O. BOX 476 02554
PHONE 508-228-9987

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 72 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Dean Lampe

Mailing Address: 61 Old South Rd. #502

Contact Phone #: 508-221-3654 E-mail: dlampe@conncoll.edu

## AGENT INFORMATION (if applicable)

Name: Dean Lampe

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 84' Sq. Footage 1st floor: 2187 Decks/Patio: Size: 30' x 13' ☑ 1st floor ☐ 2nd floor

Width: 48' Sq. footage 2nd floor: 1386 Size: 34' x 5' ☑ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 1'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North 28'-6" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

RECEIVED JAN 07 2025 By _____

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed 7" ☐ 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.) _____

Fence: Height: 3'-0"
Type: Type 2 Picket Fence
Length: 14'-0"

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 8 Rake 1 x 8 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 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 _____ Rear _____ Side _____

Garage Door(s): Type _____ Material Wood

**Hardscape materials:** Driveways Shell Walkways Granite Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall White cedar Clapboard (if applicable) _____ Roof Moire Black

Trim White Sash White Doors White

Deck Mahogany Foundation Concrete Fence White Shutters White

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/10/25 Signature of owner of record Dean Lampe 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**

RECEIVED
JAN 07 2025
By

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

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

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JAN 07 2025

## Waiver of the HDC 10 Day Hearing Requirement

I Dean Lampe

AS AGENT FOR Dean Lampe

STREET ADDRESS 3 Manatook Way

MAP/PARCEL 72-82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/7/25

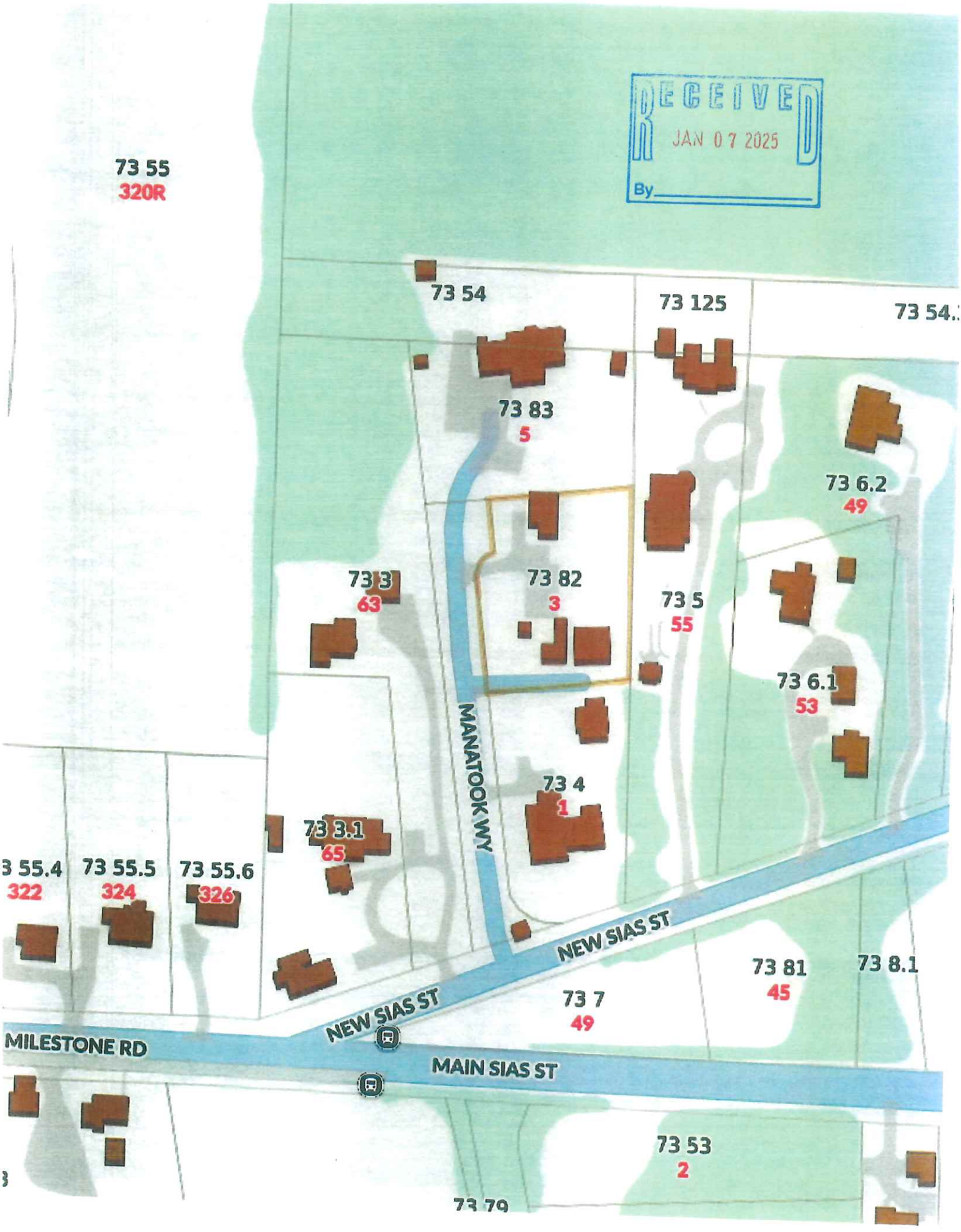
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**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.

Dean Lampe 1/7/25

Signature Date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MANATOOK WY
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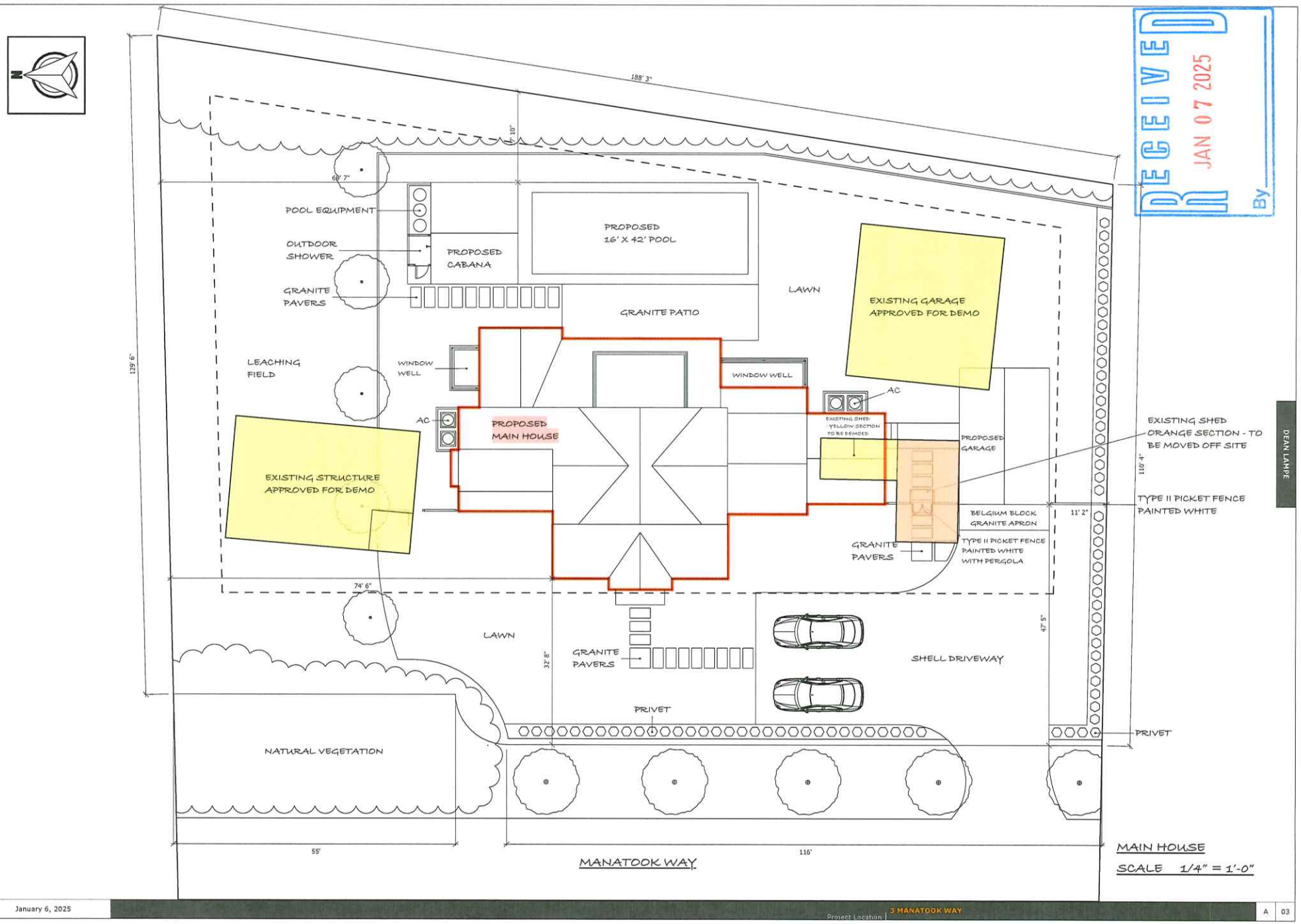
65
3 55.4
322
73 55.5
324
73 55.6
326
NEW SIAS ST
NEW SIAS ST
73 81
45
73 8.1
73 7
49
MILESTONE RD
MAIN SIAS ST
73 53
2
73 79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188' 3"
6' 10"
69' 7"
POOL EQUIPMENT
OUTDOOR SHOWER
GRANITE PAVERS
PROPOSED CABANA
PROPOSED 16' X 42' POOL
GRANITE PATIO
LAWN
EXISTING GARAGE APPROVED FOR DEMO
LEACHING FIELD
WINDOW WELL
WINDOW WELL
AC
AC
PROPOSED MAIN HOUSE
EXISTING STRUCTURE APPROVED FOR DEMO
EXISTING SHED - YELLOW SECTION TO BE REMOVED
PROPOSED GARAGE
EXISTING SHED ORANGE SECTION - TO BE MOVED OFF SITE
129' 6"
110' 4"
TYPE II PICKET FENCE PAINTED WHITE
11' 2"
BELGIUM BLOCK GRANITE APRON
GRANITE PAVERS
TYPE II PICKET FENCE PAINTED WHITE WITH PERGOLA
74' 6"
LAWN
47' 5"
32' 8"
GRANITE PAVERS
SHELL DRIVEWAY
PRIVET
PRIVET
NATURAL VEGETATION
55'
116'
MANATOOK WAY
MAIN HOUSE
SCALE 1/4" = 1'-0"
DEAN LAMPE
January 6, 2025
Project Location | 3 MANATOOK WAY
A
03

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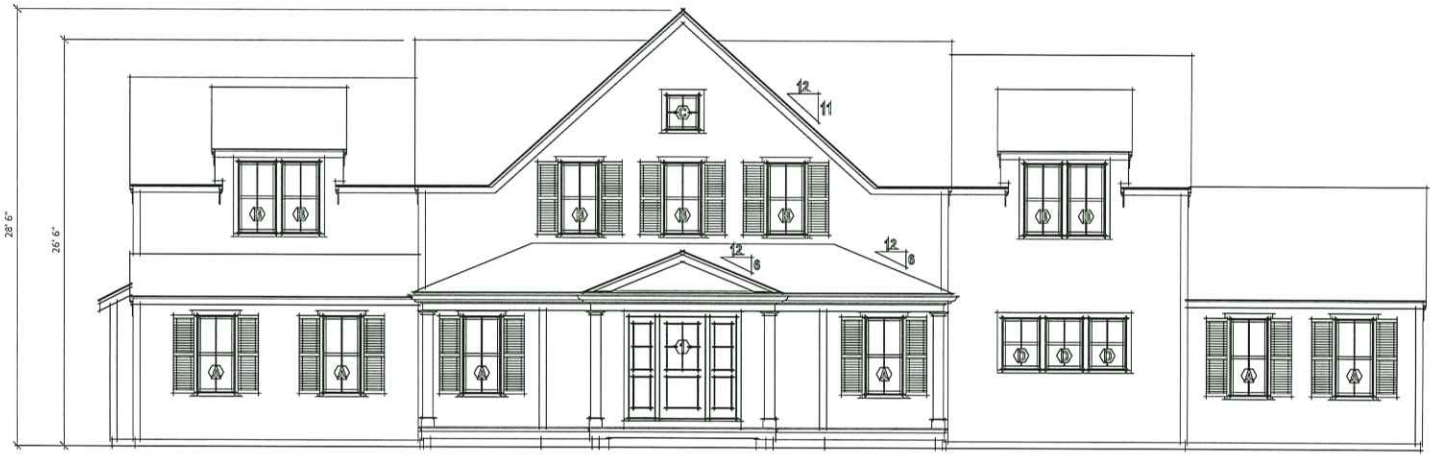
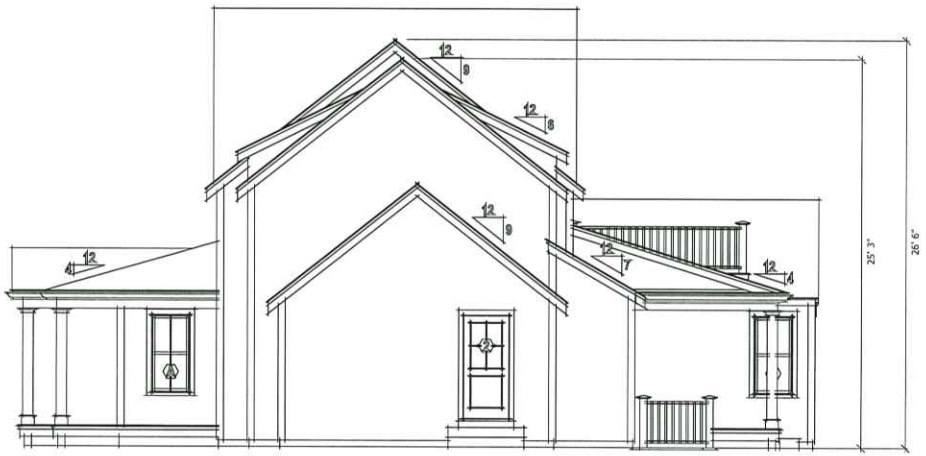



EAST ELEVATION




SOUTH ELEVATION

MAIN HOUSE

SCALE 1/4" = 1'-0"

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WEST ELEVATION

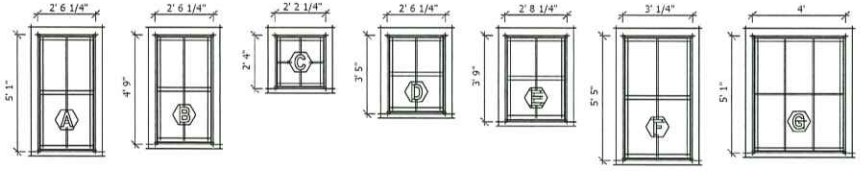



NORTH ELEVATION

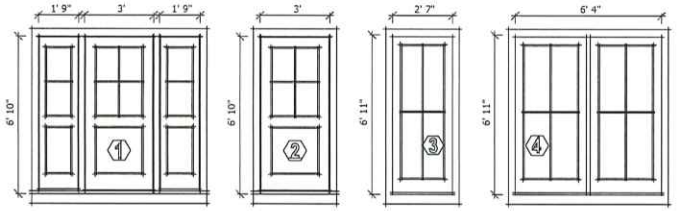
MAIN HOUSE

SCALE 1/4" = 1'-0"

DEAN LAMPE




| WINDOW | QTY | ROUGH WIDTH | ROUGH HEIGHT | MANUFACTURER | MODEL | U-VALUE |
|---|---|---|---|---|---|---|
| A | 17 | 2' - 6 1/4" | 5' - 1" | ANDERSEN | TW24410 | .28 |
| B | 16 | 2' - 6 1/4" | 4' - 9" | ANDERSEN | TW2446 | .28 |
| C | 2 | 2' - 2 1/4" | 2' - 4" | ANDERSEN | WTR2021 | .28 |
| D | 3 | 2' - 6 1/4" | 3' - 5" | ANDERSEN | TW2432 | .28 |
| E | 4 | 2' - 8 1/4" | 3' - 9" | ANDERSEN | TW2636 | .28 |
| F | 4 | 3' - 1/4" | 5' - 5" | ANDERSEN | TW21052 | .28 |
| G | 1 | 4' - 0" | 5' - 1" | ANDERSEN | WPW310410 | .28 |




| WINDOW | QTY | ROUGH WIDTH | ROUGH HEIGHT | MANUFACTURER | MODEL | U-VALUE |
|---|---|---|---|---|---|---|
| 1 | 1 | 6' - 6" | 6' - 10" | BOSTON SASH | CUSTOM | .28 |
| 2 | 1 | 3' - 0" | 6' - 10" | BROSCO | F-37504U-W | .28 |
| 3 | 1 | 2' - 7" | 6' - 10" | ANDERSEN | 27611AR | .28 |
| 4 | 3 | 6' - 4" | 6' - 10" | ANDERSEN | 64611APLR | .28 |

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WINDOW & DOOR SCHEDULE

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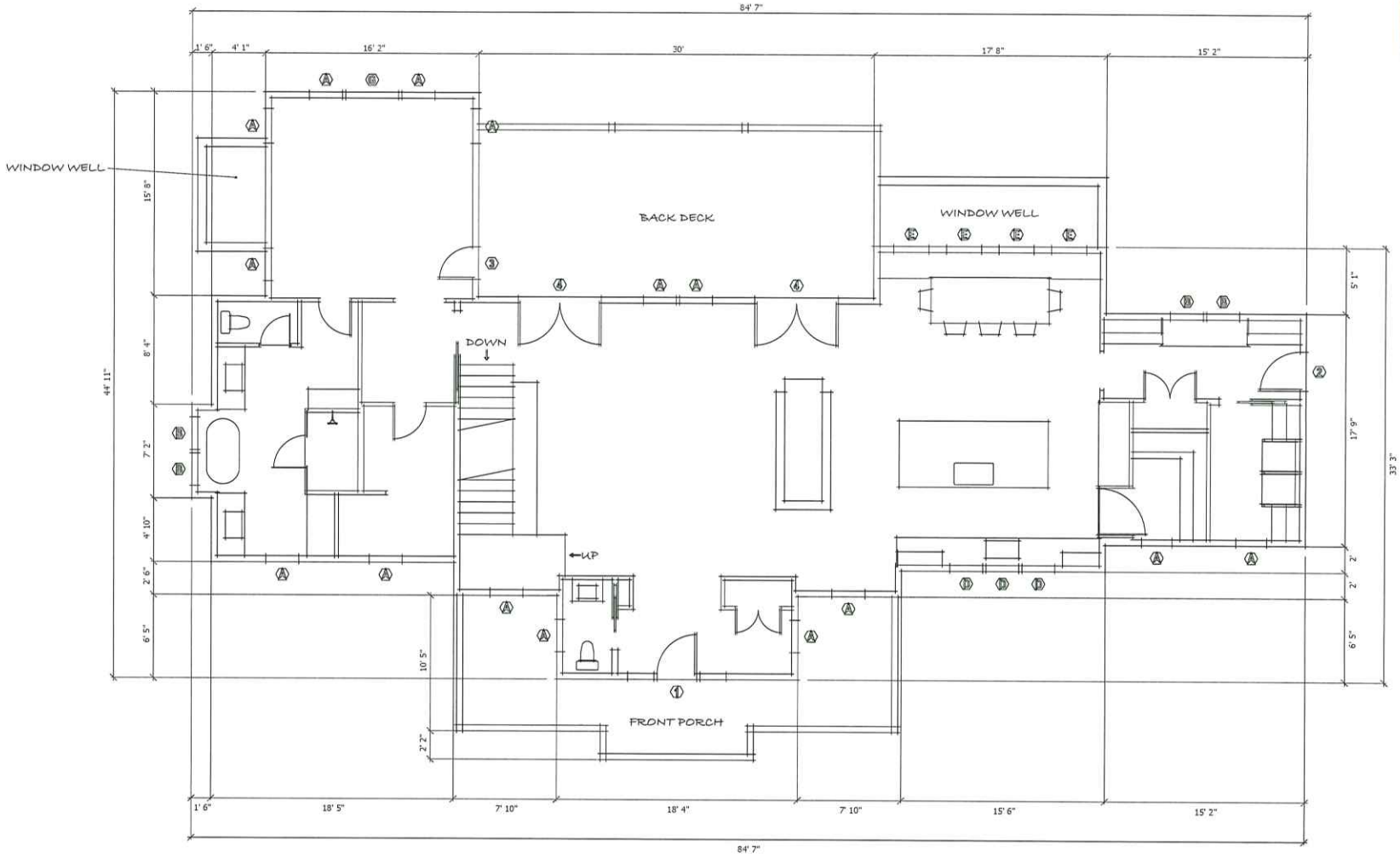
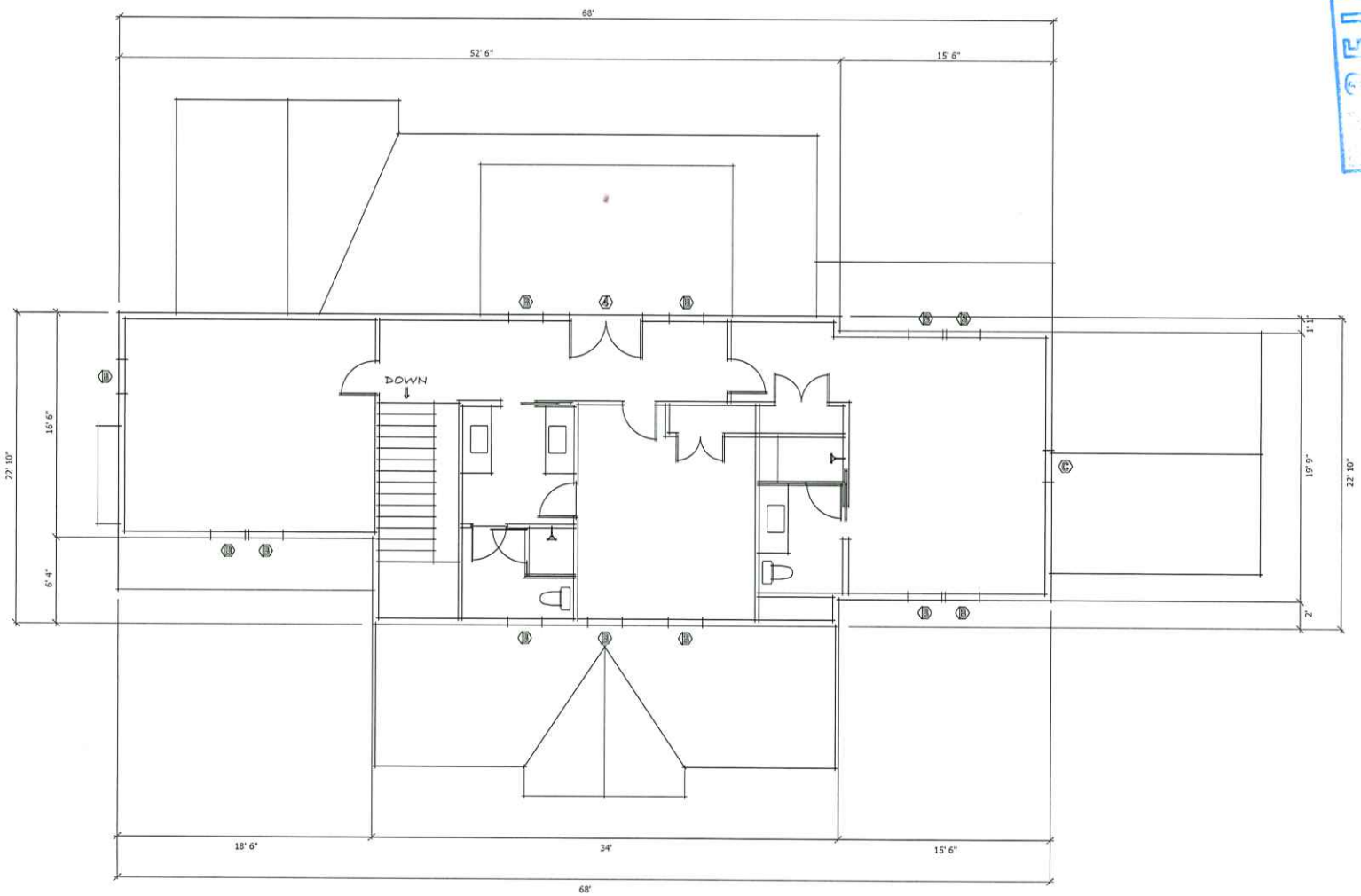



1ST FLOOR PLAN

MAIN HOUSE

SCALE 1/4" = 1'-0"

DEAN LAMPE




2ND FLOOR PLAN

MAIN HOUSE

SCALE 1/4" = 1'-0"

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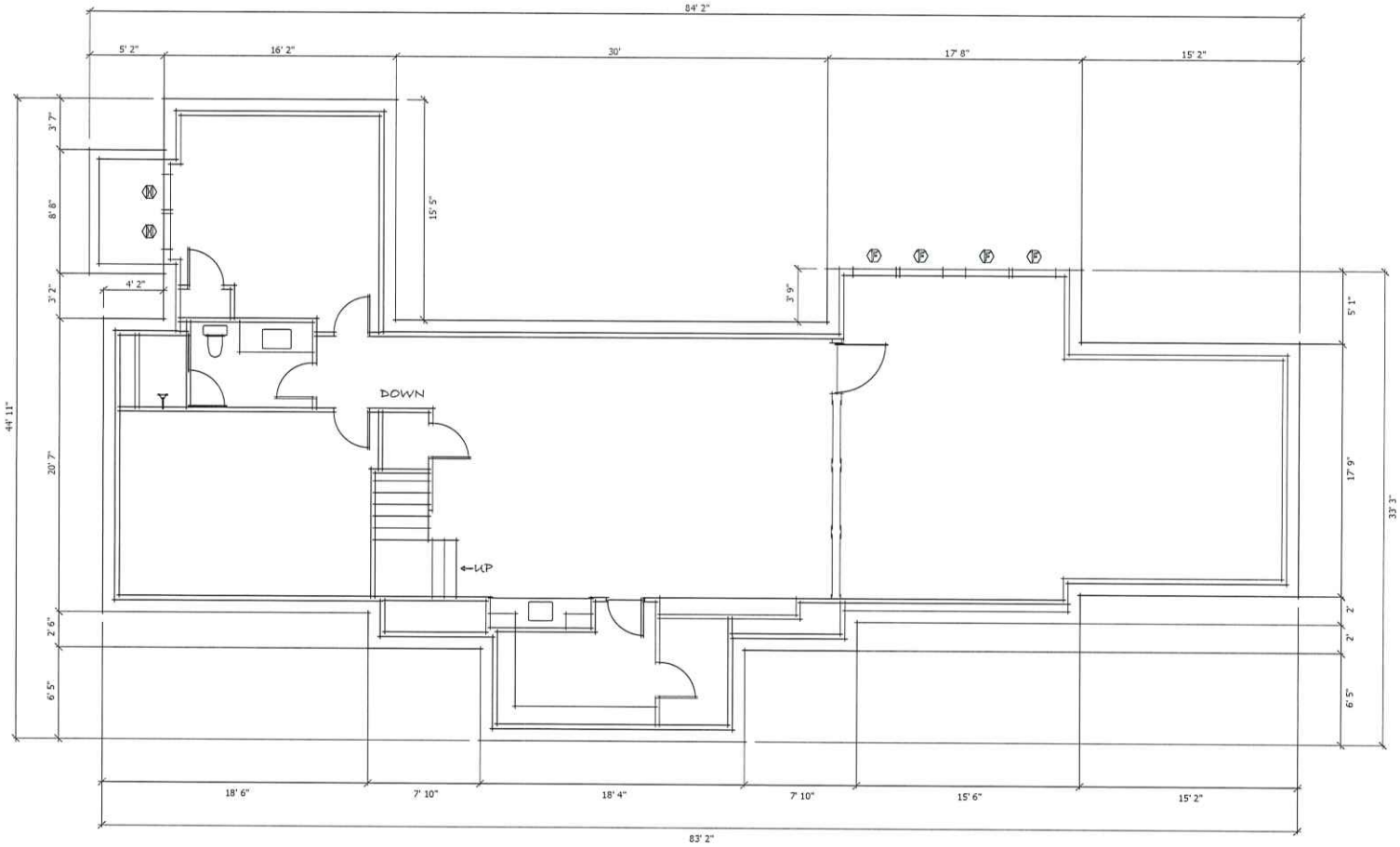


BASEMENT PLAN

MAIN HOUSE
SCALE 1/4" = 1'-0"

DEAN LAMPE

3 MANATOOK WAY - EXISTING



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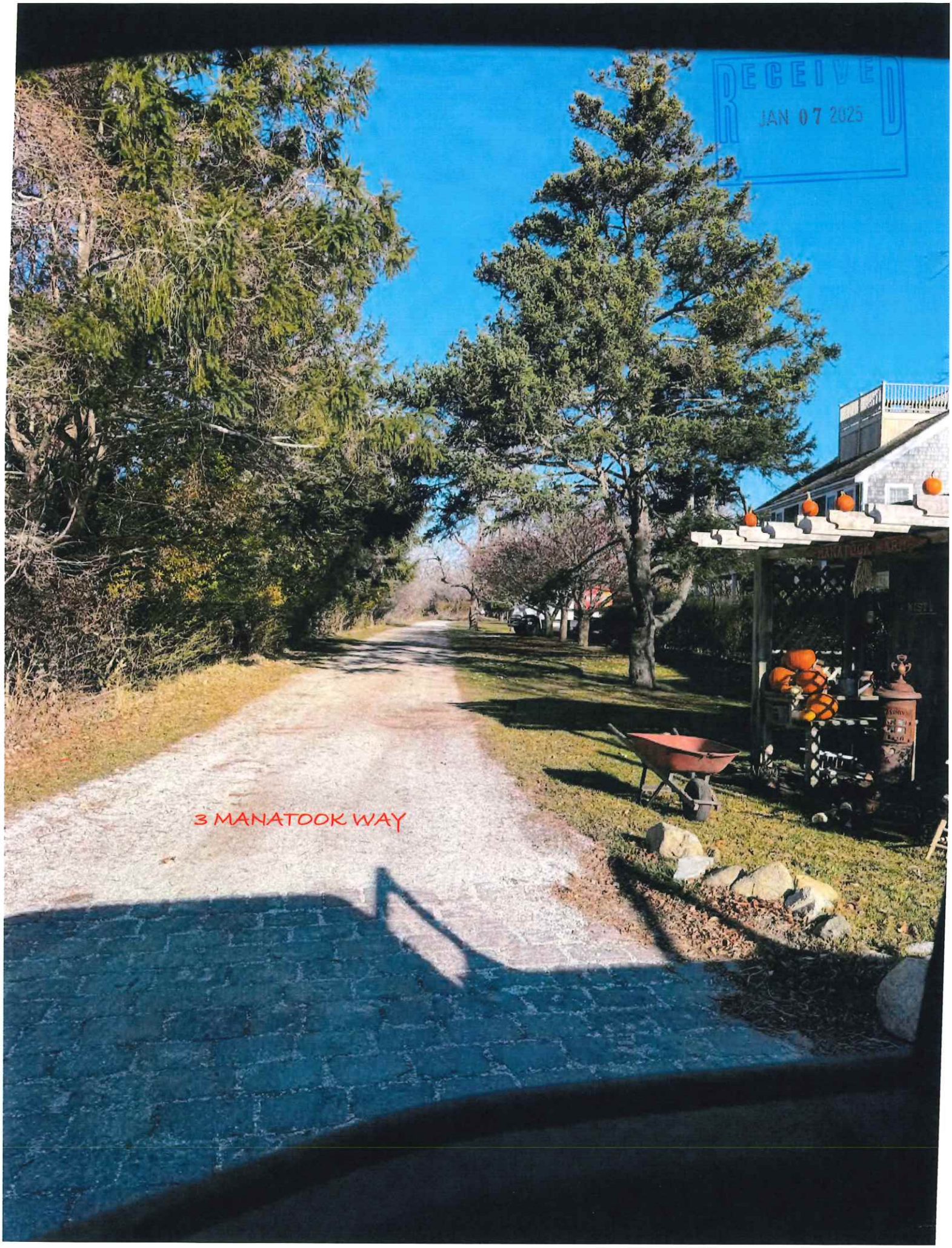
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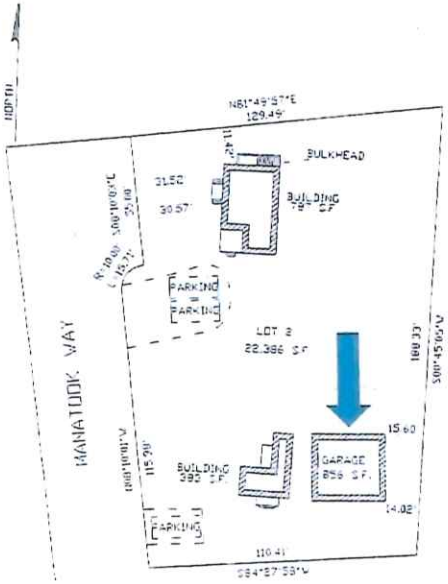
3 MANATOOK WAY

3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



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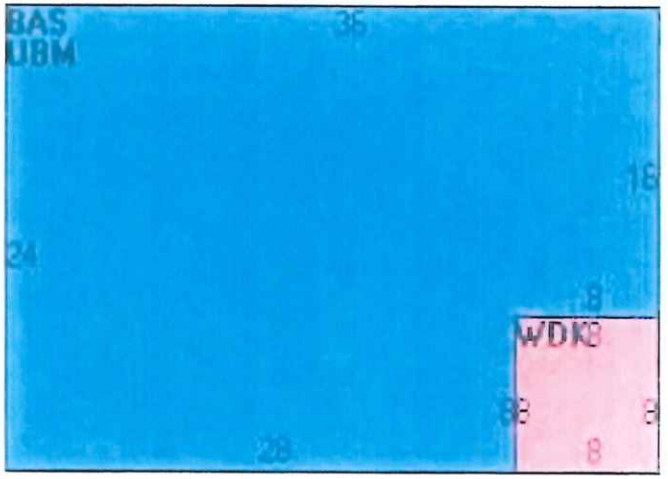
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO



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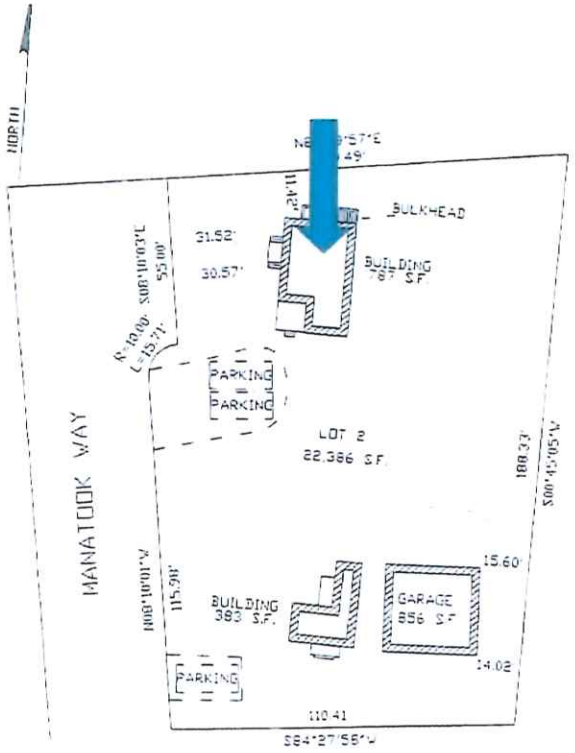
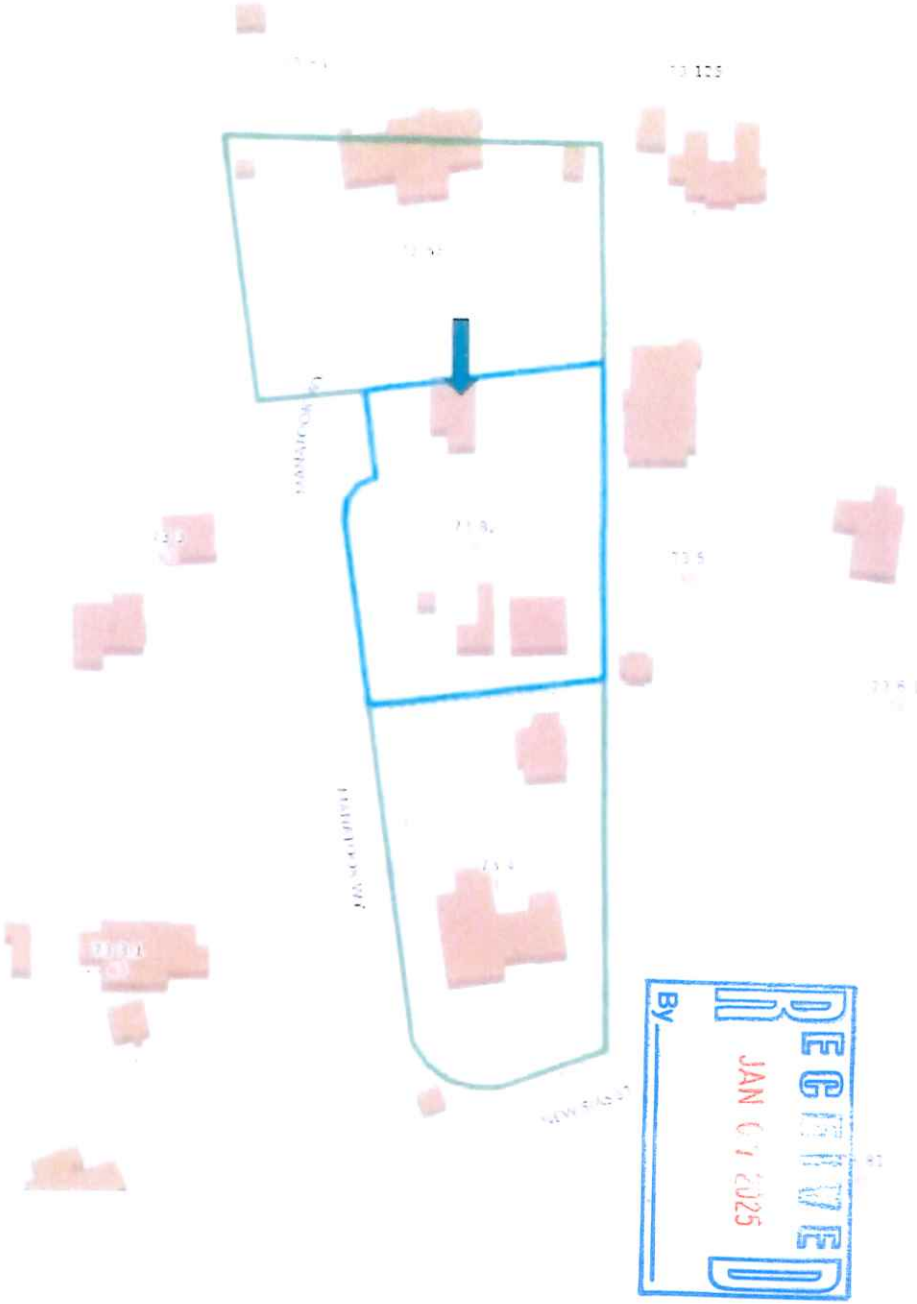
3 MANATOOK WAY
EXISTING BUILDING #1 -
APPROVED FOR DEMO



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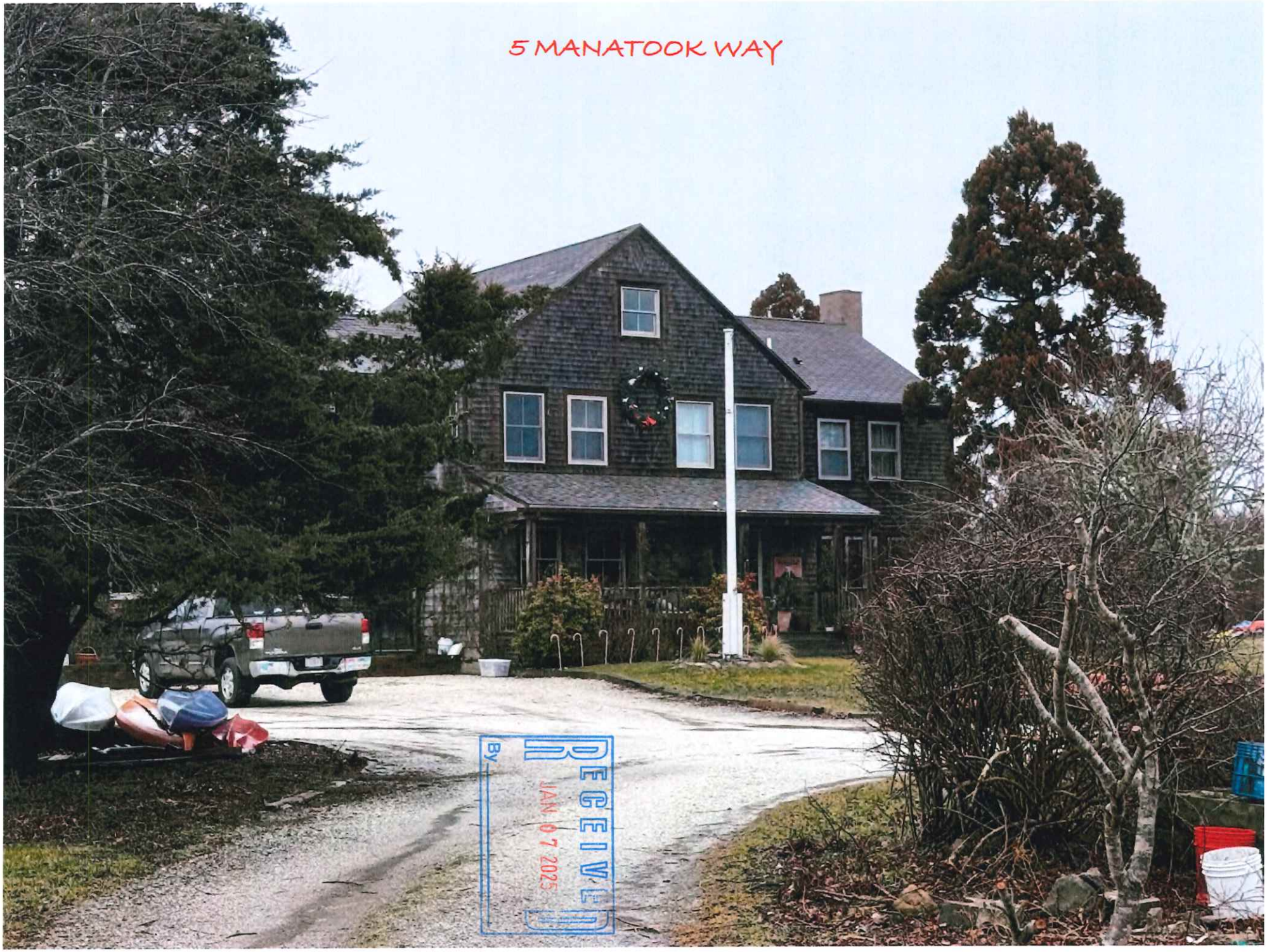
5 MANATOOK WAY
RECEIVED
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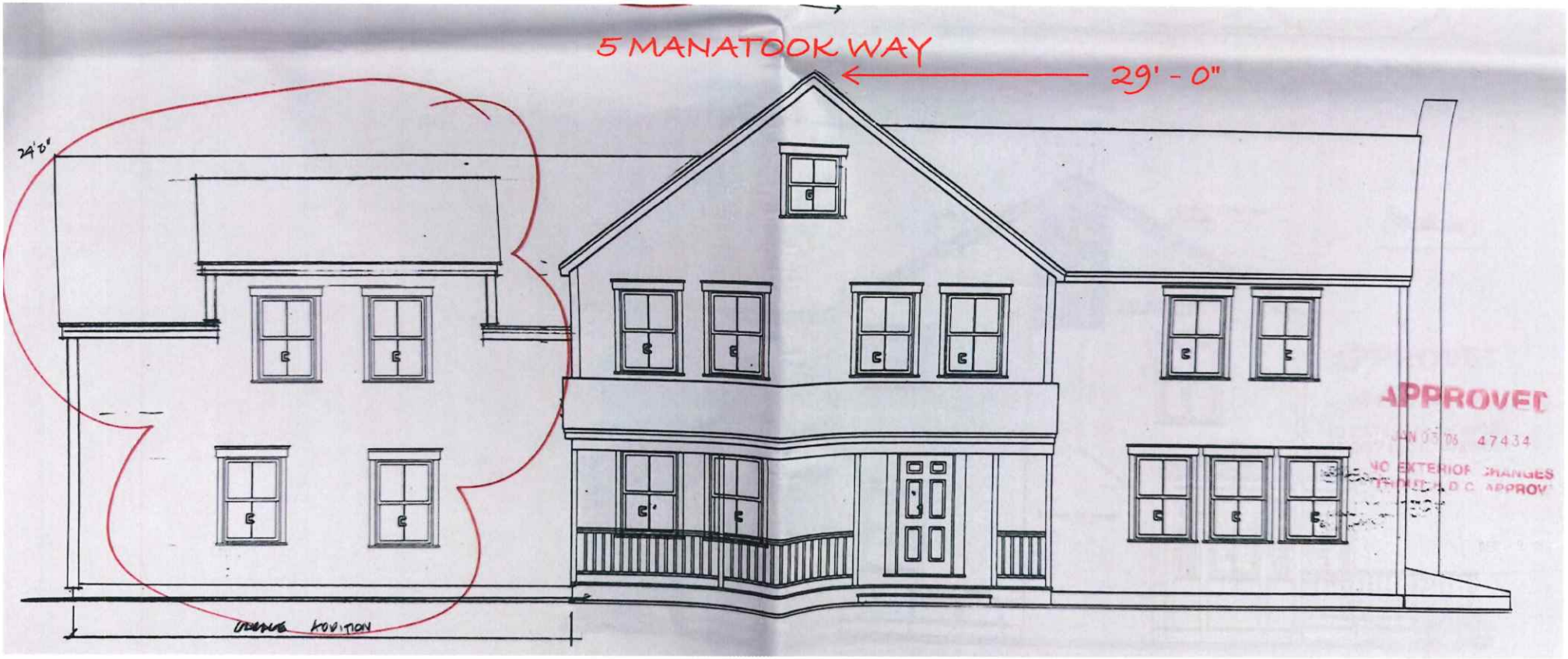


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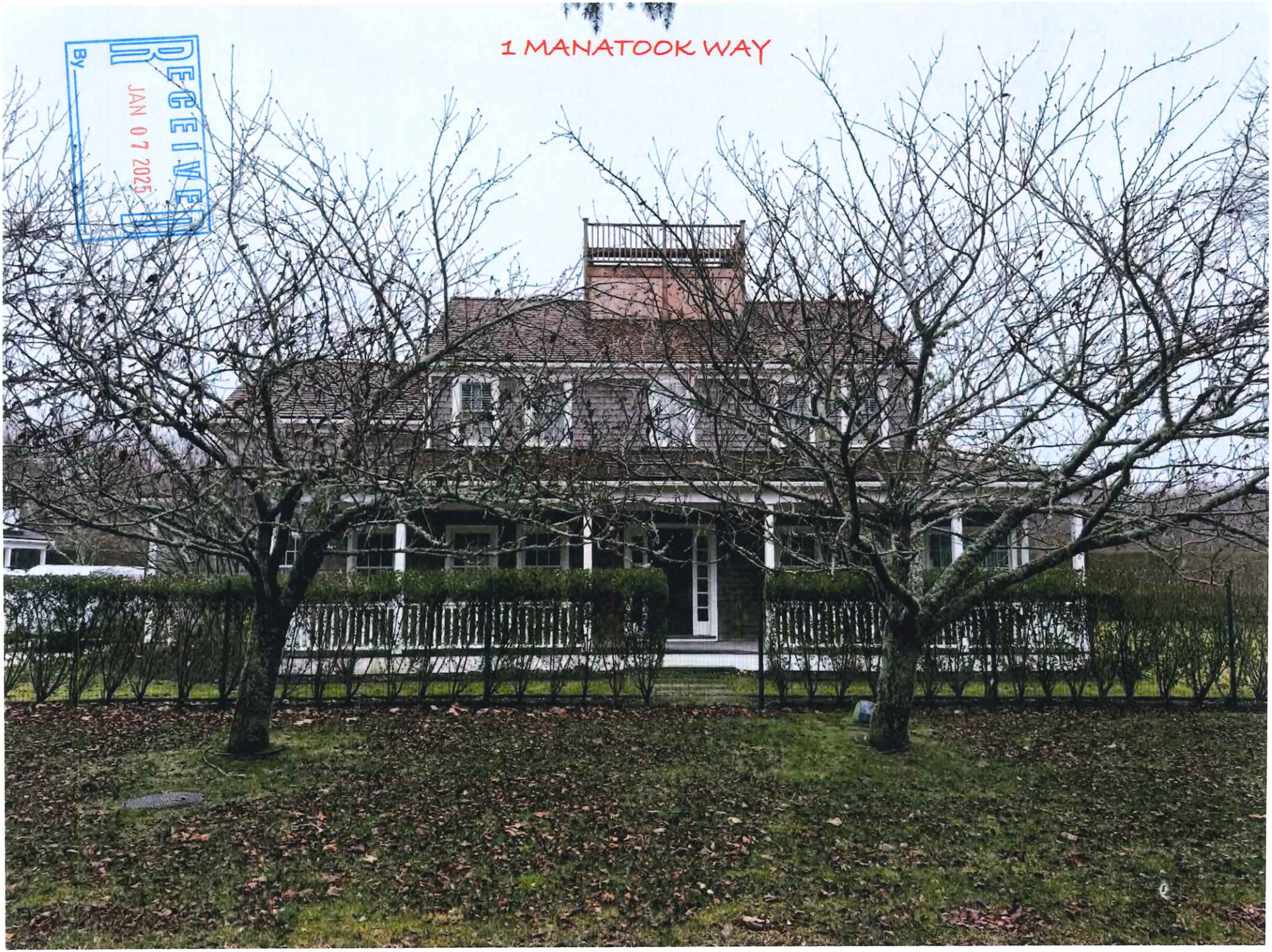
1 MANATOOK WAY
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1 MANATOOK WAY



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WEST ELEVATION
SCALE: 1/4"=1'-0"

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By

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER BECHTOLD, DEBRA A & ROBERT J

MAILING ADDRESS PO BOX 3682, NANTUCKET MA 02584

PROPERTY LOCATION 3 MANATOOK WY

ASSESSORS MAP/PARCEL 72/82

SUBMITTED BY: DEAN LAMPE

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: 2024.12.20 10:49:40 -05'00'

December 20, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1555 3351 70

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Alexandria VA 22301

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| $ | $0.00 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $ $0.00 |
| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | $5.58 |
| $ | |

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12/23/2024

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City, State, ZIP+4®: Alexandria, VA 22301

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| $ | $0.00 |
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| ☐ Return Receipt (electronic) | $ $0.00 |
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| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | |
| $ | |

0056 03

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City, State, ZIP+4®: Westport, CT 06880

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| Extra Services & Fees (check box, add fee as appropriate) | |
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| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | |
| $ | |

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City, State, ZIP+4®: Nantucket, MA 02584

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| Postage | $0.73 |
| $ | |
| Total Postage and Fees | $5.58 |
| $ | |

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City, State, ZIP+4®: Delray Beach, FL 33483

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BOEHM RICHARD A & SARAH A &
SHANNON M
22 PUMPKIN HILL RD
WESTPORT, CT 06880

KAROL THOMAS J & KATHRYN D
205 WEST MONROE AVE
ALEXANDRIA, VA 22301

OGARA EILEEN & HICKEY KEVIN
501 ANDREWS AV
DELRAY BEACH, FL 33483

BECHTOLD DEBRA A & ROBERT J
PO BOX 3682
NANTUCKET, MA 02584



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Dean Lampe

Mailing Address: 61 Old South Rd. #502
Nantucket, MA 02554

Contact Phone #: 508-221-3654 E-mail: dlampe@conncoll.edu

## AGENT INFORMATION (if applicable)

Name: Dean Lampe

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED JAN 07 2025 By _____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26'-9" Sq. Footage 1st floor: 470 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 17'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 1'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North 17'-0" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch:** Main Mass 11 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

**Roofing material:** ☐ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 3'-0"
Type: Type 2 Picket Fence
Length: 14'-0"

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim:** A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 X 8 Rake 1 X 8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

**Windows*:** ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type side hinged door Material Wood

**Hardscape materials:** Driveways Shell Walkways Granite Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall White cedar Clapboard (if applicable) _____ Roof Moire Black
Trim White Sash White Doors White
Deck Mahogany Foundation Concrete Fence White Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/10/25 Signature of owner of record Dean Lampe 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

RECEIVED
JAN 07 2025
By

I Dean Lampe

AS AGENT FOR Dean Lampe

STREET ADDRESS 3 Manatook Way

MAP/PARCEL 73-82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/7/25

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.

Dean Lampe 1/7/25

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

RECEIVED
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By

***REQUIRED WITH ALL APPLICATIONS:***

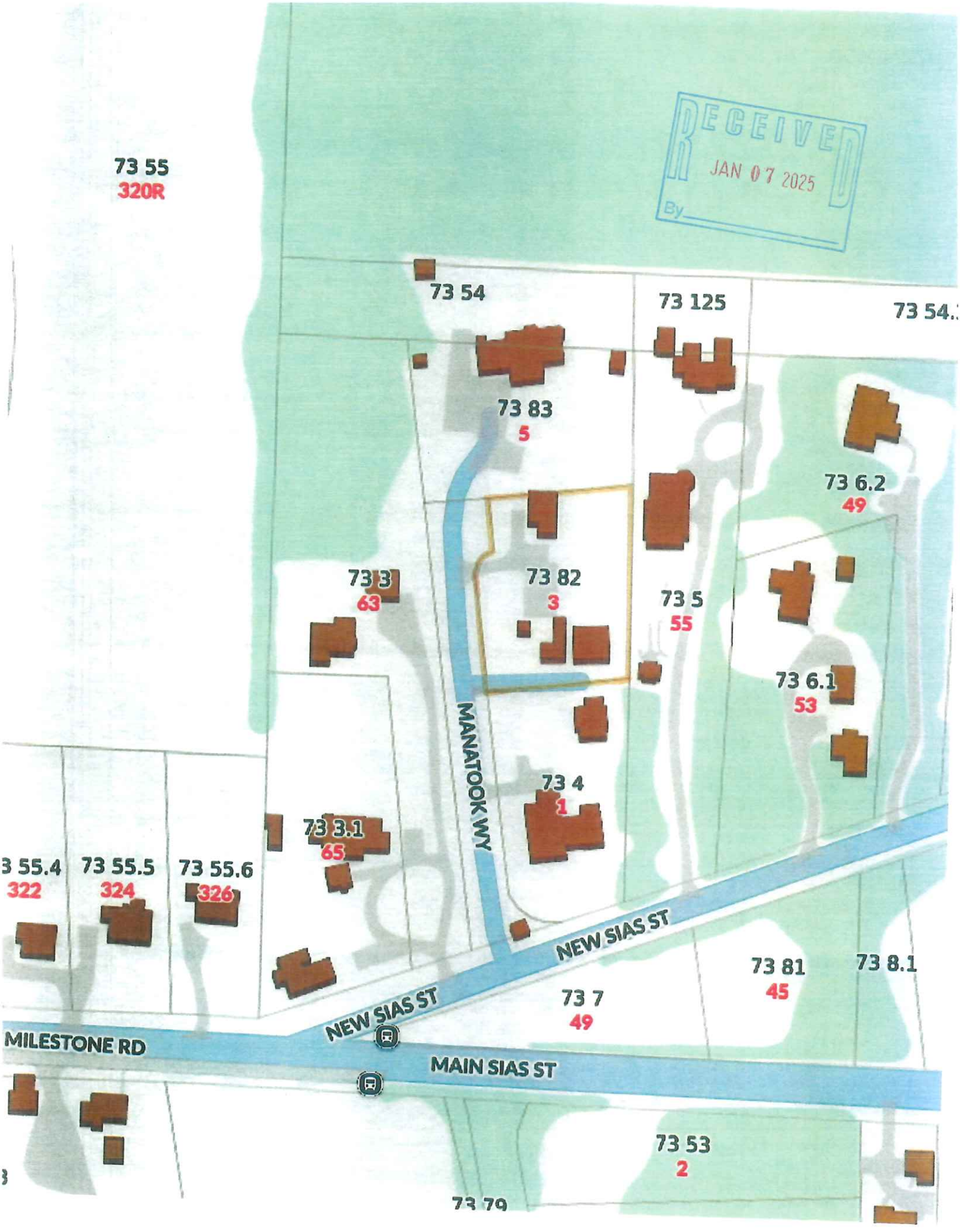
1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**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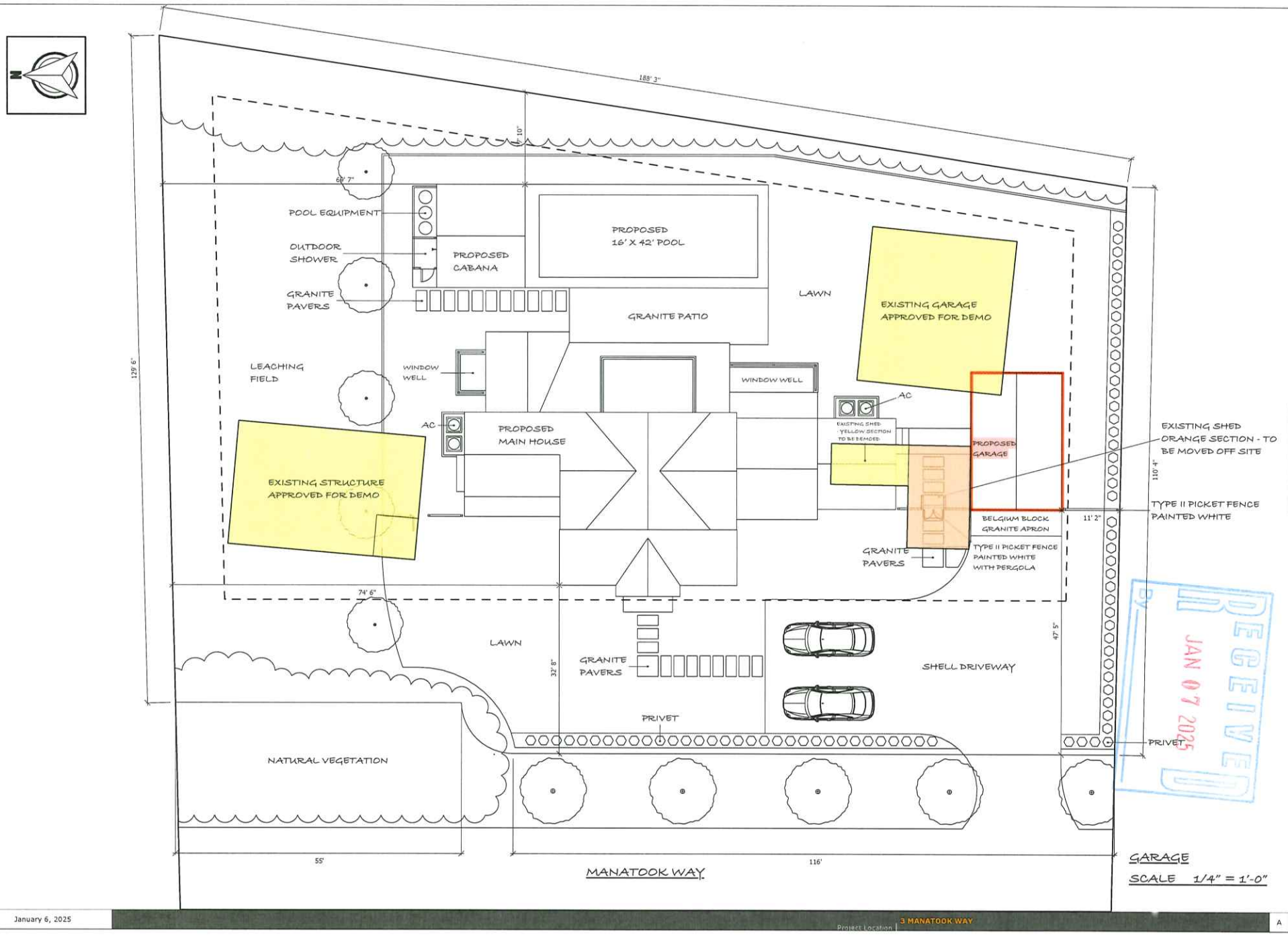
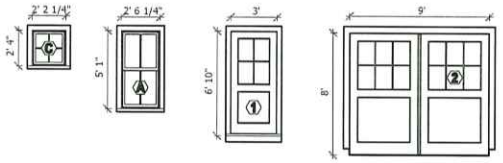


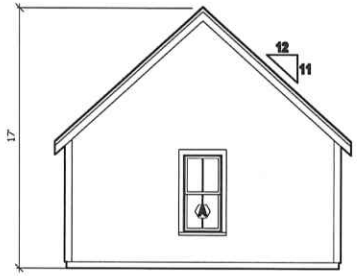

GARAGE

SCALE 1/4" = 1'-0"

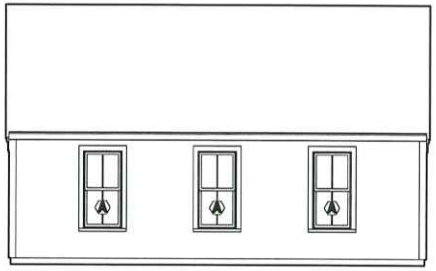
DEAN LAMPE



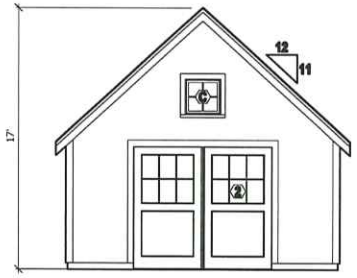

| WINDOW / DOOR | QTY | ROUGH WIDTH | ROUGH HEIGHT | MANUFACTURER | MODEL | U-VALUE |
|---|---|---|---|---|---|---|
| A | 6 | 2' - 6 1/4" | 5' - 1" | ANDERSEN | TW24410 | .28 |
| C | 1 | 2' - 2 1/4" | 2' - 4" | ANDERSEN | WTR2021 | .28 |
| 1 | 1 | 3' - 0" | 6' - 10" | BROSCO | F-37504U-W | .28 |
| 2 | 1 | 9' - 0" | 8' - 0" | BOSTON SASH | CUSTOM | - - - |



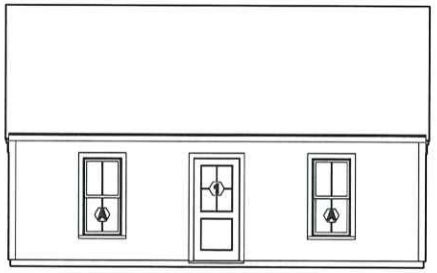

SOUTH ELEVATION



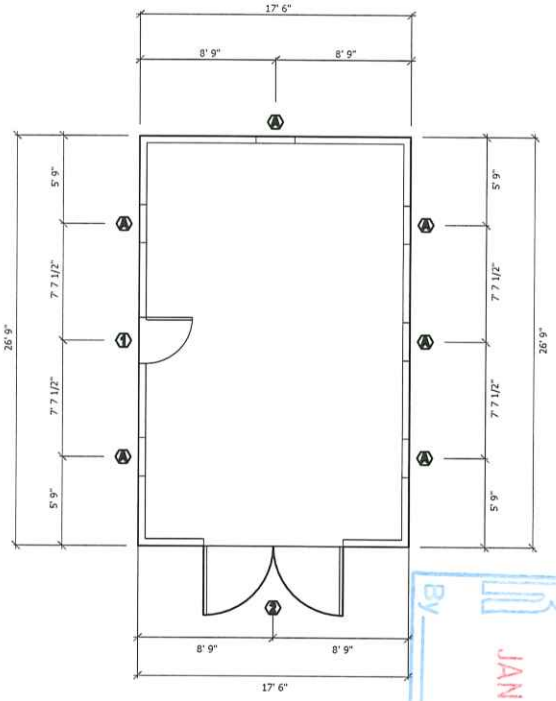
EAST ELEVATION




NORTH ELEVATION



WEST ELEVATION




FLOOR PLAN

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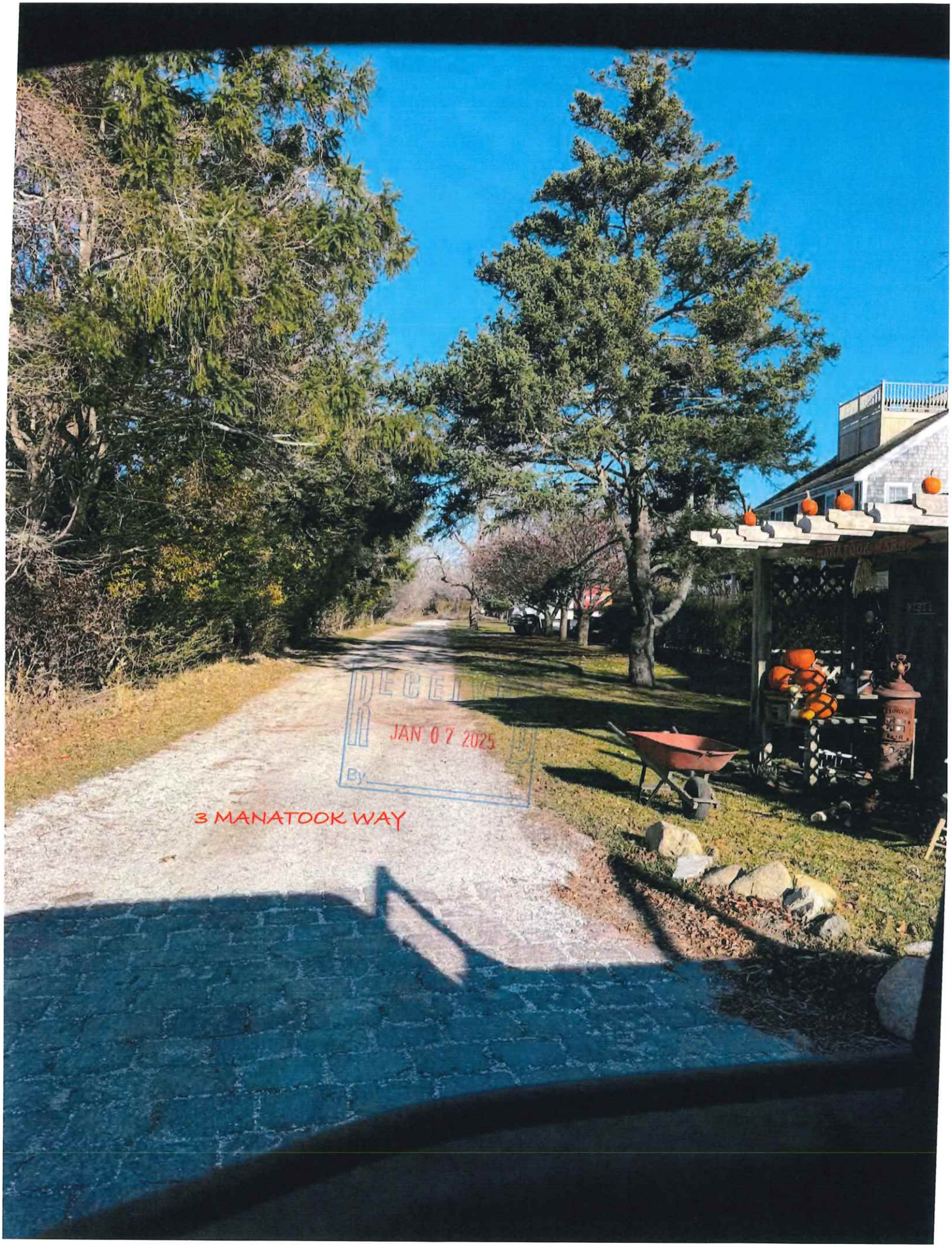
By
JAN 07 2025

GARAGE

SCALE 1/4" = 1'-0"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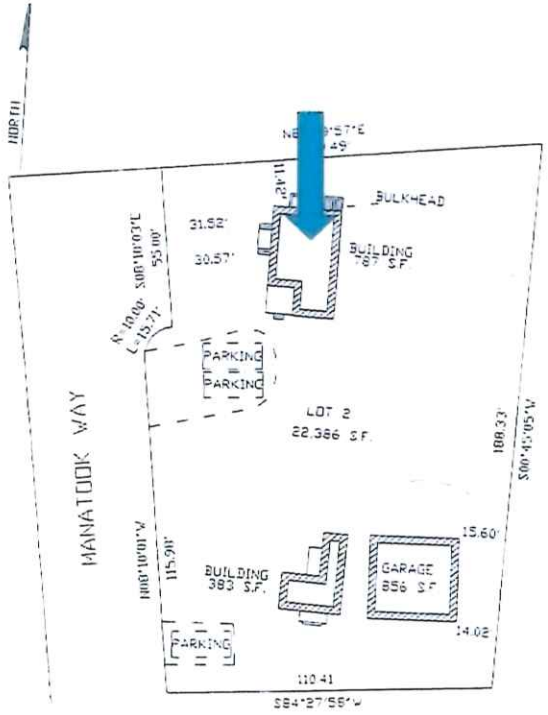
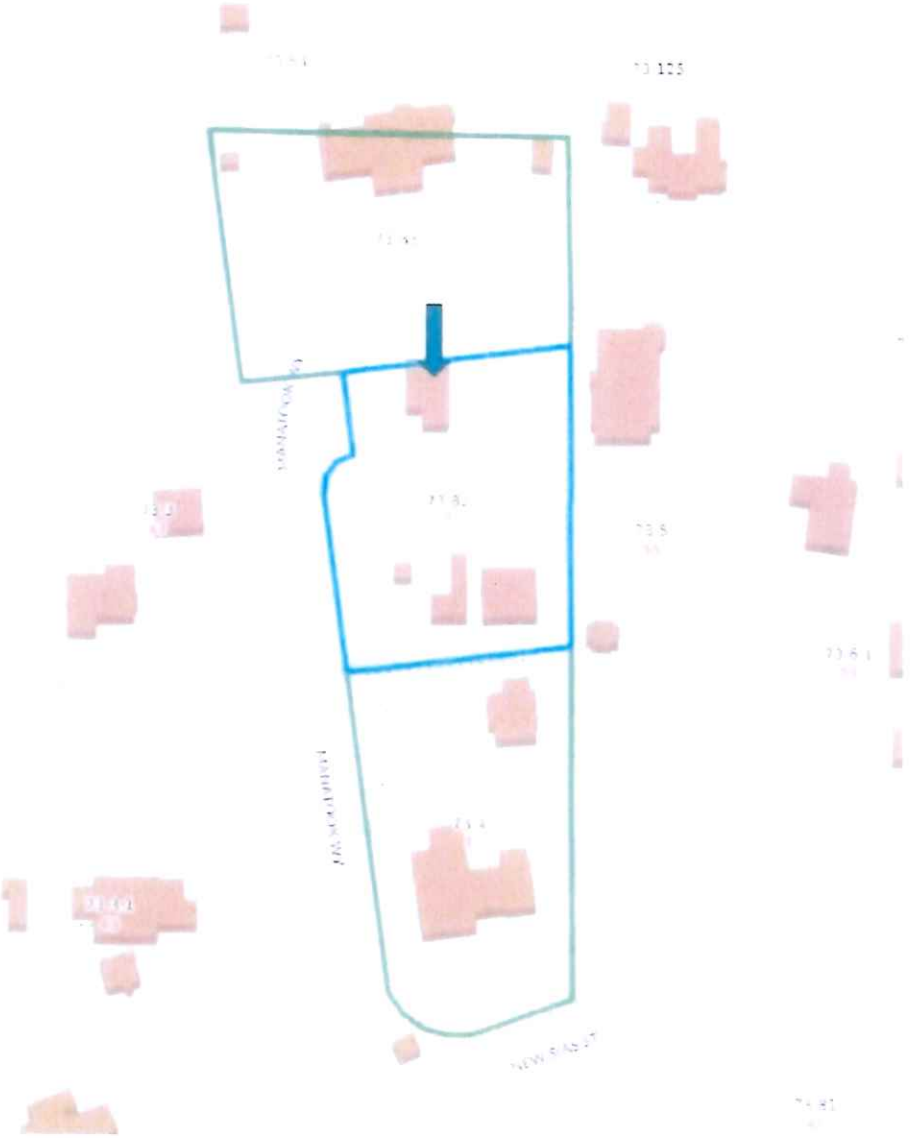
3 MANATOOK WAY

3 MANATOOK WAY - EXISTING



3 MANATOOK WAY
EXISTING BUILDING #1 -
APPROVED FOR DEMO



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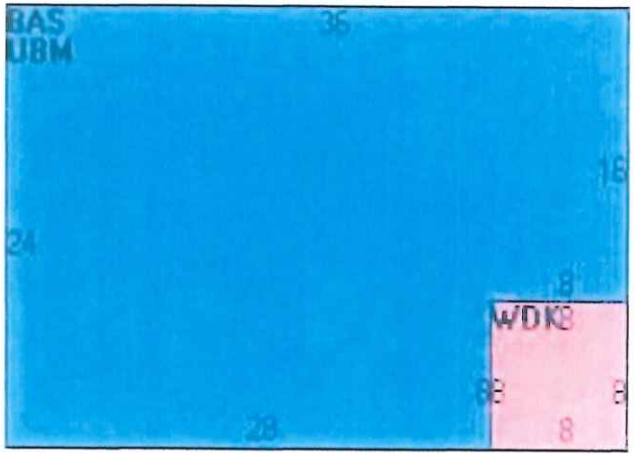
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO



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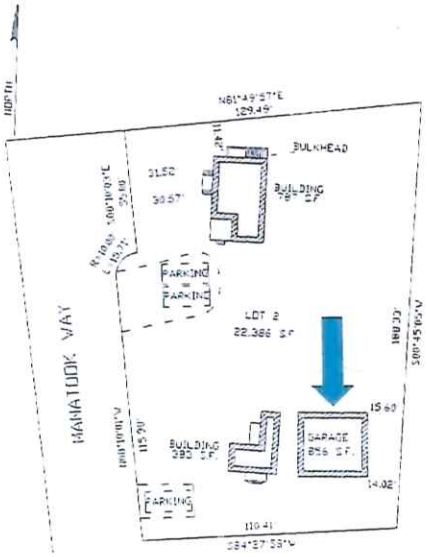




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1 MANATOOK WAY

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JAN 07 2025



WEST ELEVATION
SCALE: 1/4"=1'-0"


1 MANATOOK WAY
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JAN 07 2025
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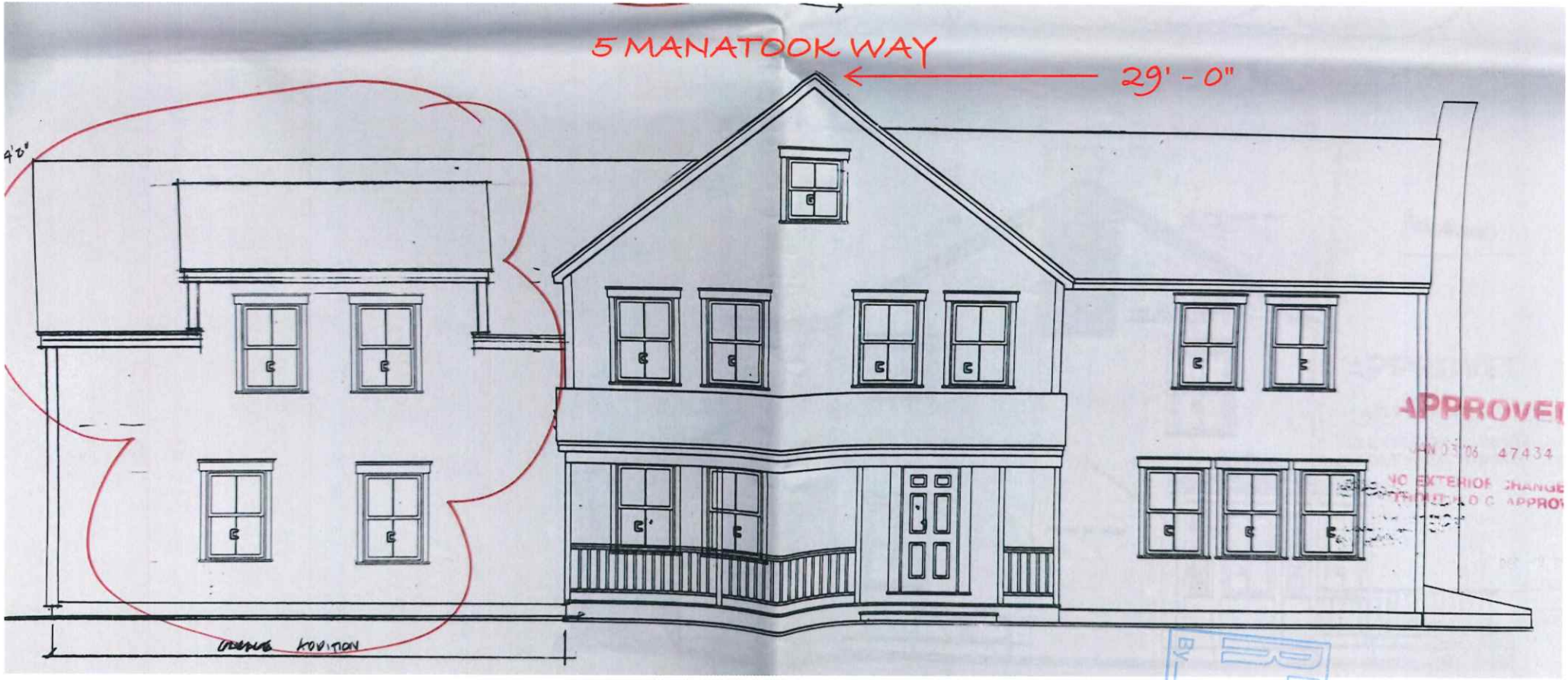


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5 MANATOOK WAY

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER BECHTOLD, DEBRA A & ROBERT J

MAILING ADDRESS PO BOX 3682, NANTUCKET MA 02584

PROPERTY LOCATION 3 MANATOOK WY

ASSESSORS MAP/PARCEL 72/82

SUBMITTED BY: DEAN LAMPE

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: 2024.12.20 10:49:40 -05'00'

December 20, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1555 3351 70

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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 | $5.58 |
| $ | |

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Sent To: Karol Thomas
Street and Apt. No., or PO Box No.: 205 West Monroe Ave.
City, State, ZIP+4®: Alexandria, VA 22301

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 | $5.08 |
| $ | |

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City, State, ZIP+4®: Westport, CT 06880

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| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | |
| $ | |

0056 03

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12/23/2024

Sent To: Debra Bechtold
Street and Apt. No., or PO Box No.: PO Box 3682
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | $5.58 |
| $ | |

0056 03

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12/23/2024

Sent To: Kevin Ogara
Street and Apt. No., or PO Box No.: 501 Andrews Ave
City, State, ZIP+4®: Delray Beach, FL 33483

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°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Dean Lampe

Mailing Address: 61 old South Rd. #502

Nantucket, MA 02554

Contact Phone #: 508-221-3654 E-mail: dlampe2@conncoll.edu

## AGENT INFORMATION (if applicable)

Name: Dean Lampe

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED JAN 07 2025 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 cabana

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 345 Decks/Patio: Size: 20'x 17'-3" ☑ 1st floor ☐ 2nd floor

Width: 17'-3" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 1'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North 15'-0" South 15'-0" East 15'-0" West 15'-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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch:** Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

**Roofing material:** ☐ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 8 Rake 1 x 8 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 8" x 8"

**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

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Date 1/10/25 Signature of owner of record Dean Lampe Signed under penalties of perjury

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

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Val Oliver

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**STAFF**

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

RECEIVED
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By

I Dean Lampe

AS AGENT FOR Dean Lampe

STREET ADDRESS 3 Mangtook Way

MAP/PARCEL 73-82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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Dean Lampe 1/7/25

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

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3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

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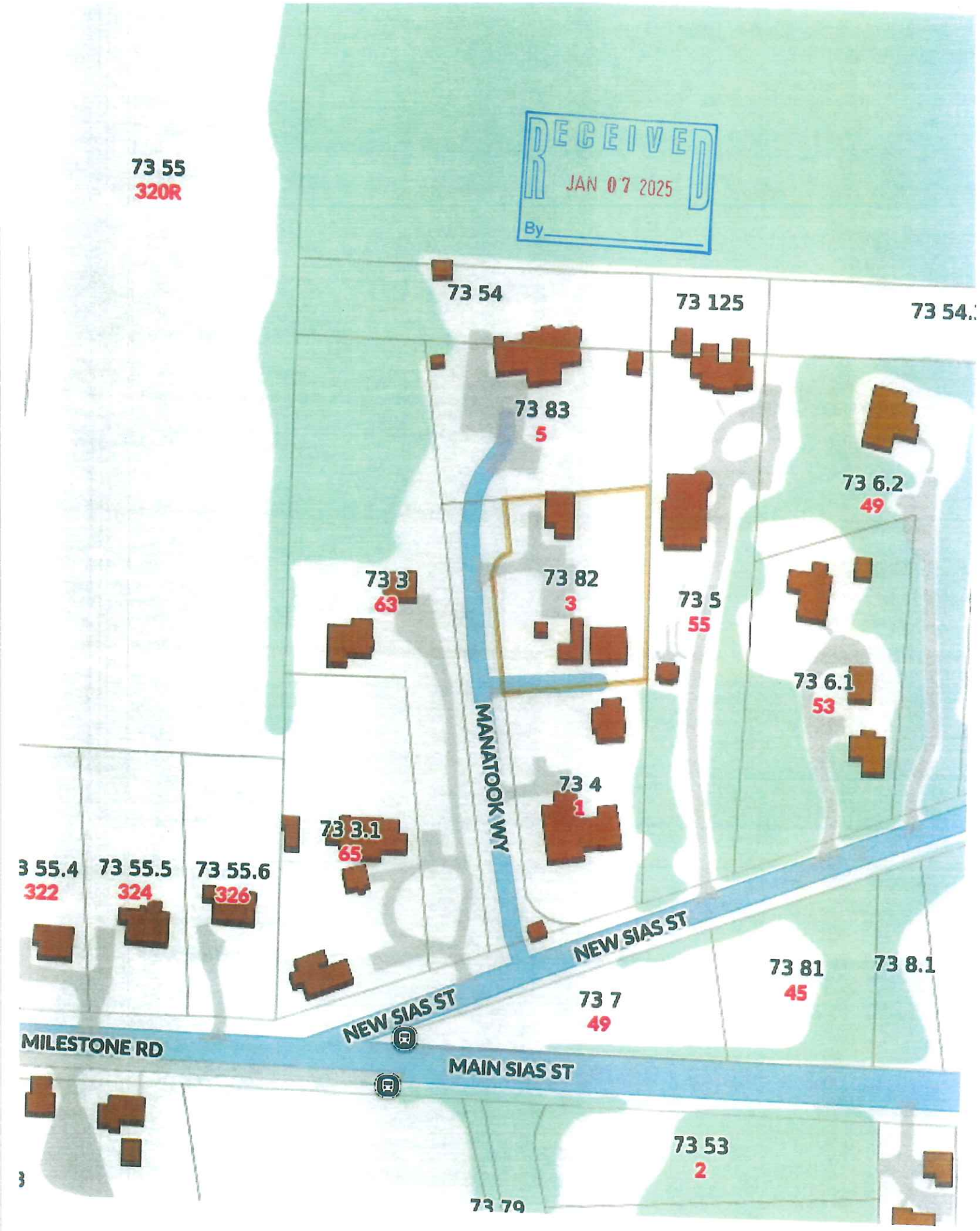
By

***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.**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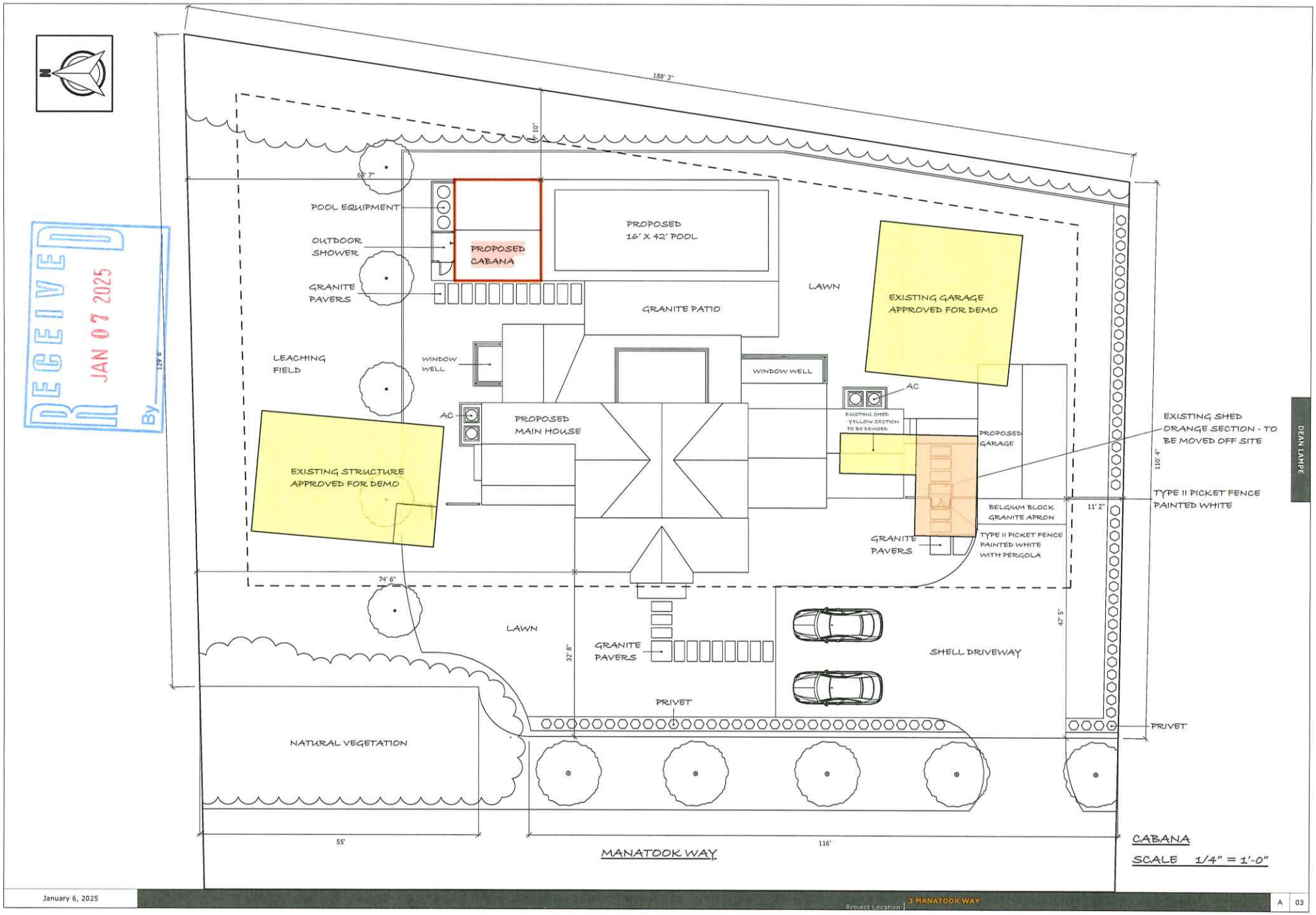
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By
188' 3"
7' 10"
62' 7"
139' 6"
POOL EQUIPMENT
OUTDOOR SHOWER
GRANITE PAVERS
PROPOSED CABANA
PROPOSED 16' X 42' POOL
GRANITE PATIO
LAWN
EXISTING GARAGE APPROVED FOR DEMO
LEACHING FIELD
WINDOW WELL
WINDOW WELL
AC
AC
PROPOSED MAIN HOUSE
EXISTING SHED - YELLOW SECTION TO BE DEMOED
PROPOSED GARAGE
EXISTING STRUCTURE APPROVED FOR DEMO
EXISTING SHED ORANGE SECTION - TO BE MOVED OFF SITE
110' 4"
TYPE II PICKET FENCE PAINTED WHITE
11' 2"
BELGIUM BLOCK GRANITE APRON
GRANITE PAVERS
TYPE II PICKET FENCE PAINTED WHITE WITH PERGOLA
74' 6"
LAWN
32' 8"
GRANITE PAVERS
SHELL DRIVEWAY
47' 5"
PRIVET
PRIVET
NATURAL VEGETATION
55'
116'
MANATOOK WAY
CABANA
SCALE 1/4" = 1'-0"
DEAN LAMPE
January 6, 2025
Project Location
3 MANATOOK WAY
A
03

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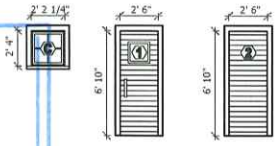
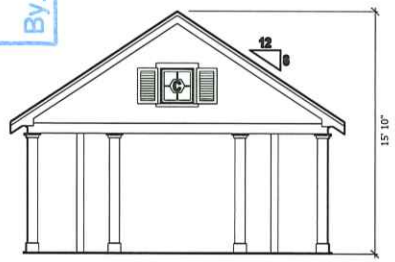



| WINDOW / DOOR | QTY | ROUGH WIDTH | ROUGH HEIGHT | MANUFACTURER | MODEL | U-VALUE |
|---|---|---|---|---|---|---|
| C | 1 | 2' - 2 1/4" | 2' - 4" | ANDERSEN | WTR2021 | .28 |
| 1 | 1 | 2' - 6 1/4" | 6' - 10" | FINNISH SAUNA | 833898 | - - - |
| 2 | 1 | 2' - 6 1/4" | 6' - 10" | FINNISH SAUNA | J1138 | - - - |




SOUTH ELEVATION



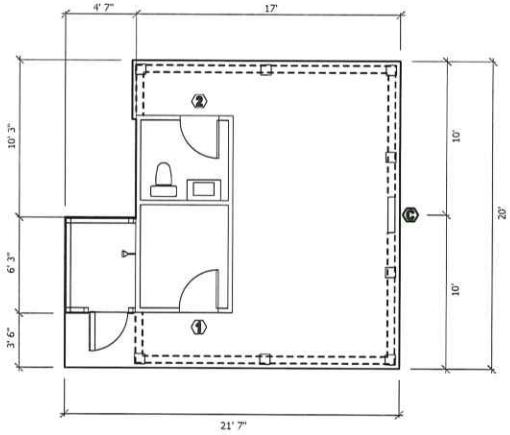
EAST ELEVATION




NORTH ELEVATION



WEST ELEVATION

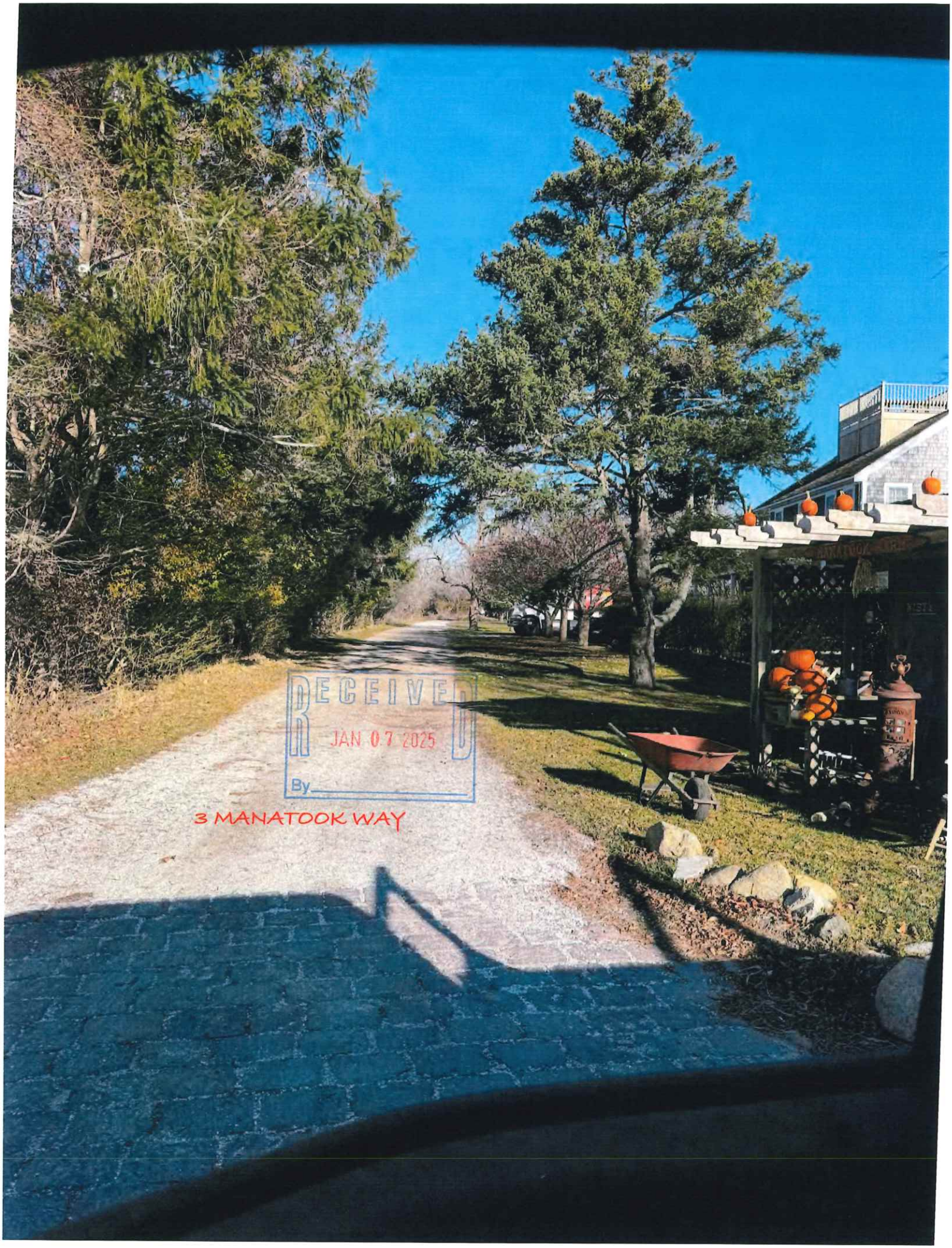



FLOOR PLAN

CABANA

SCALE 1/4" = 1'-0"

DEAN LAMPE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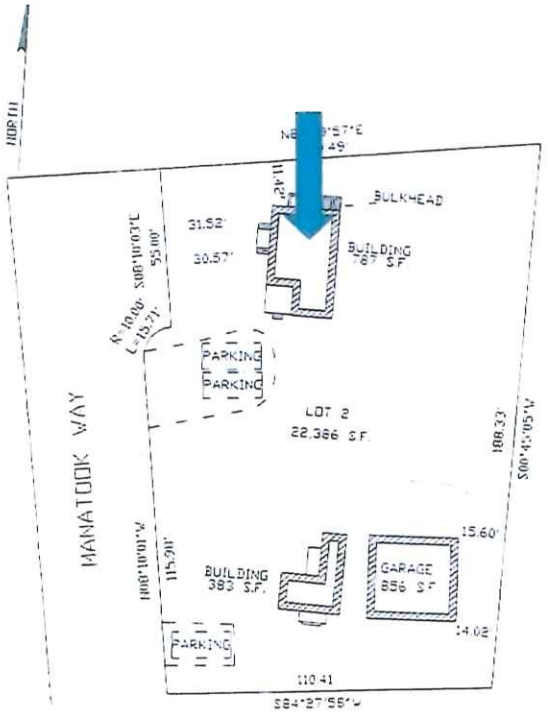
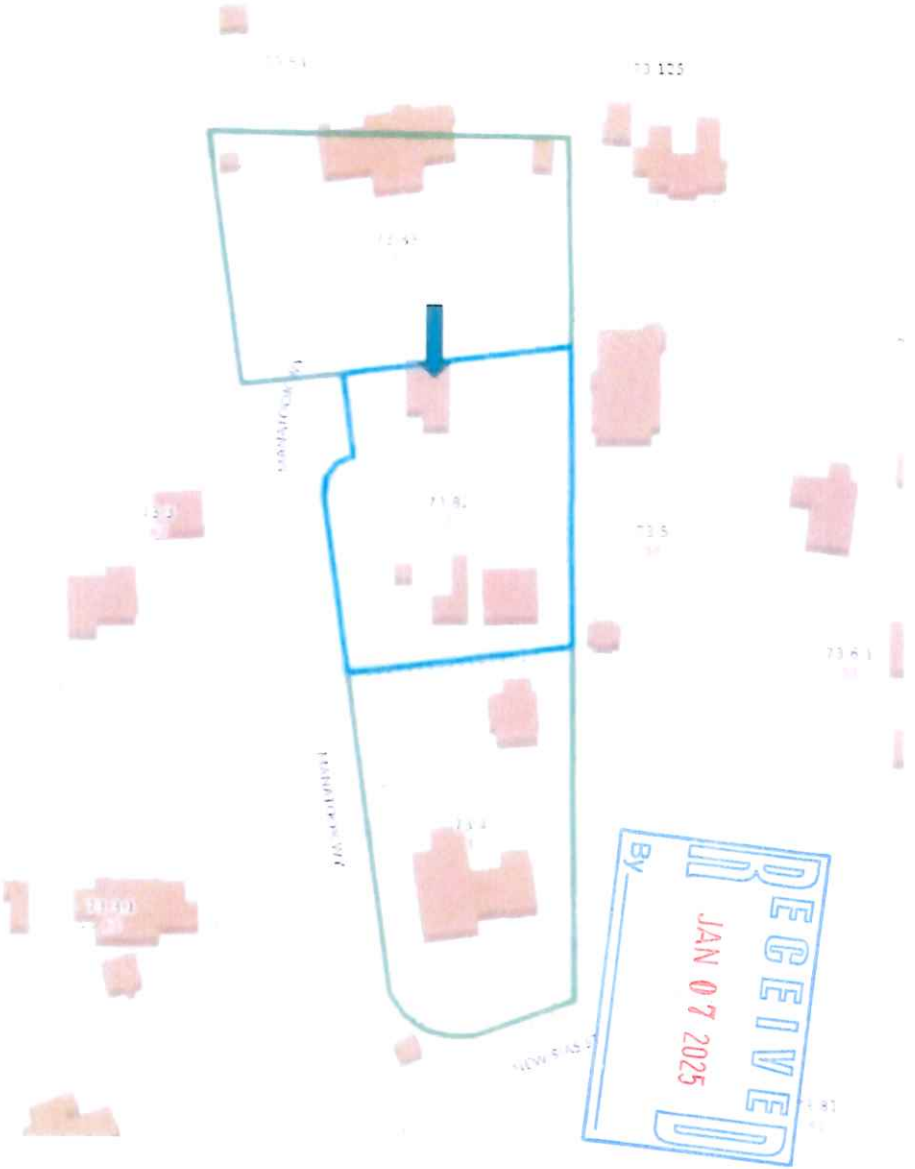
3 MANATOOK WAY

3 MANATOOK WAY - EXISTING



3 MANATOOK WAY
EXISTING BUILDING #1 -
APPROVED FOR DEMO



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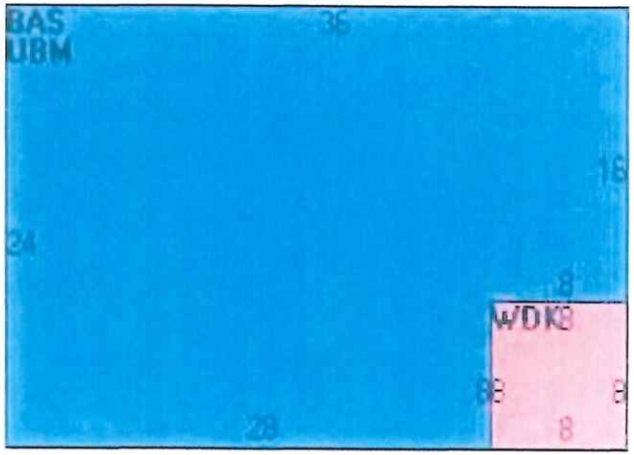
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO



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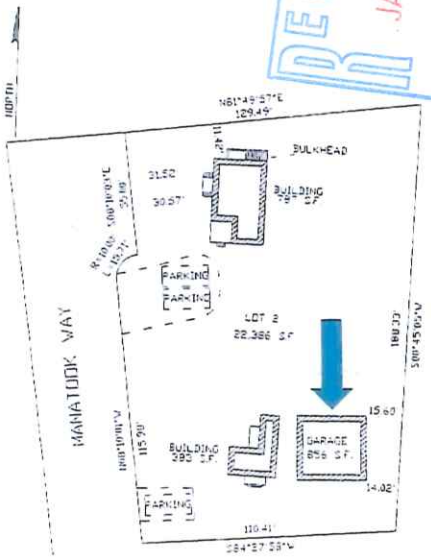
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO






1 MANATOOK WAY



WEST ELEVATION
SCALE: 1/4"=1'-0"

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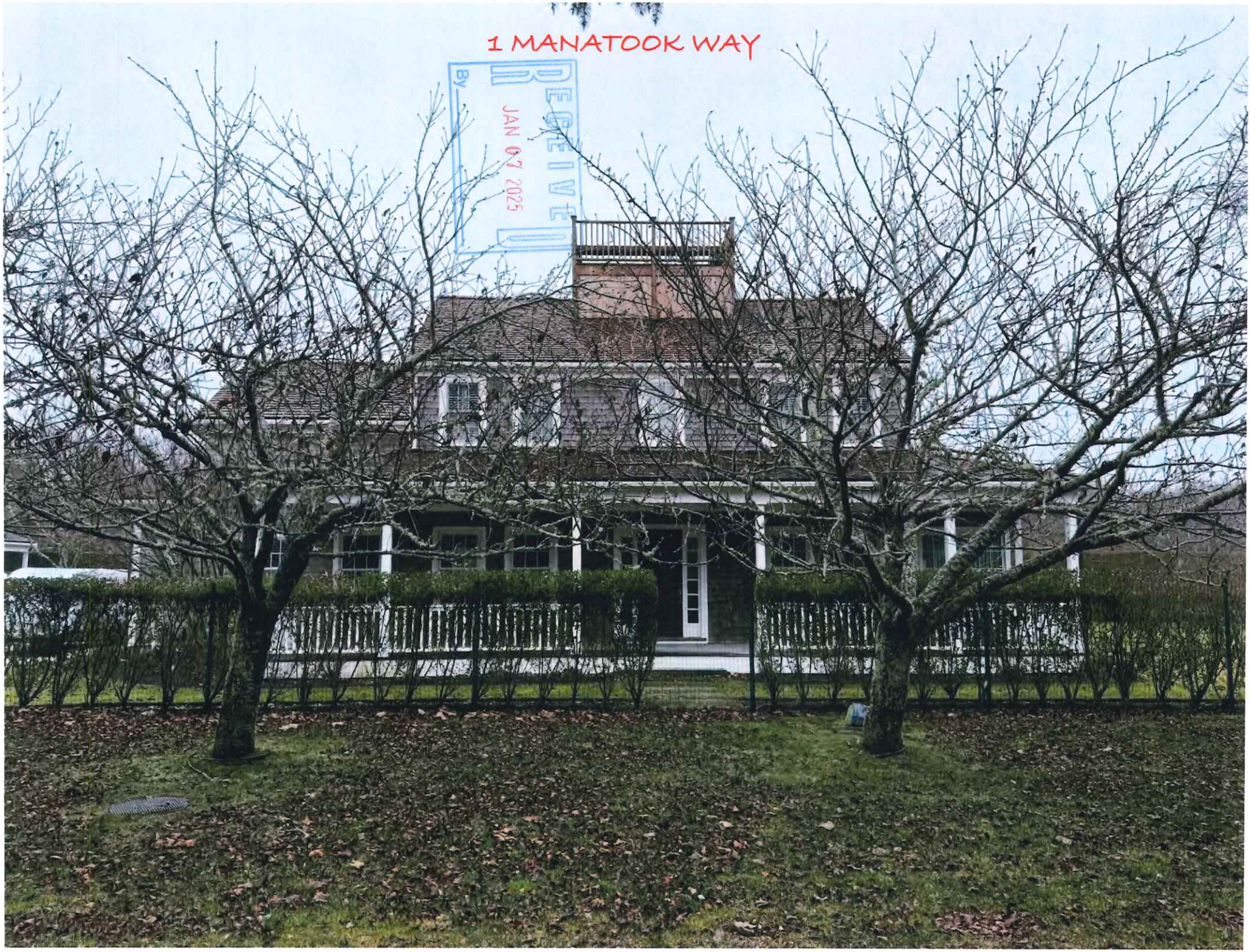
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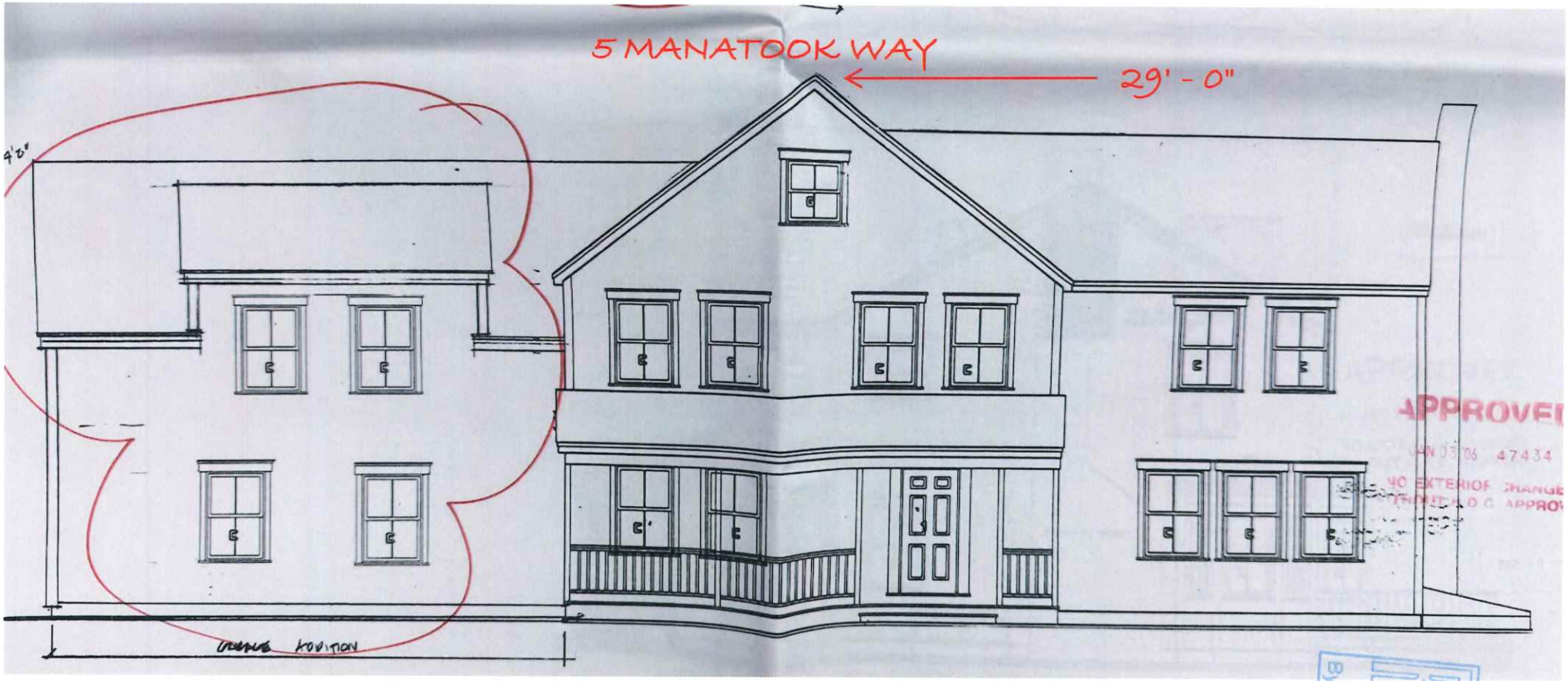


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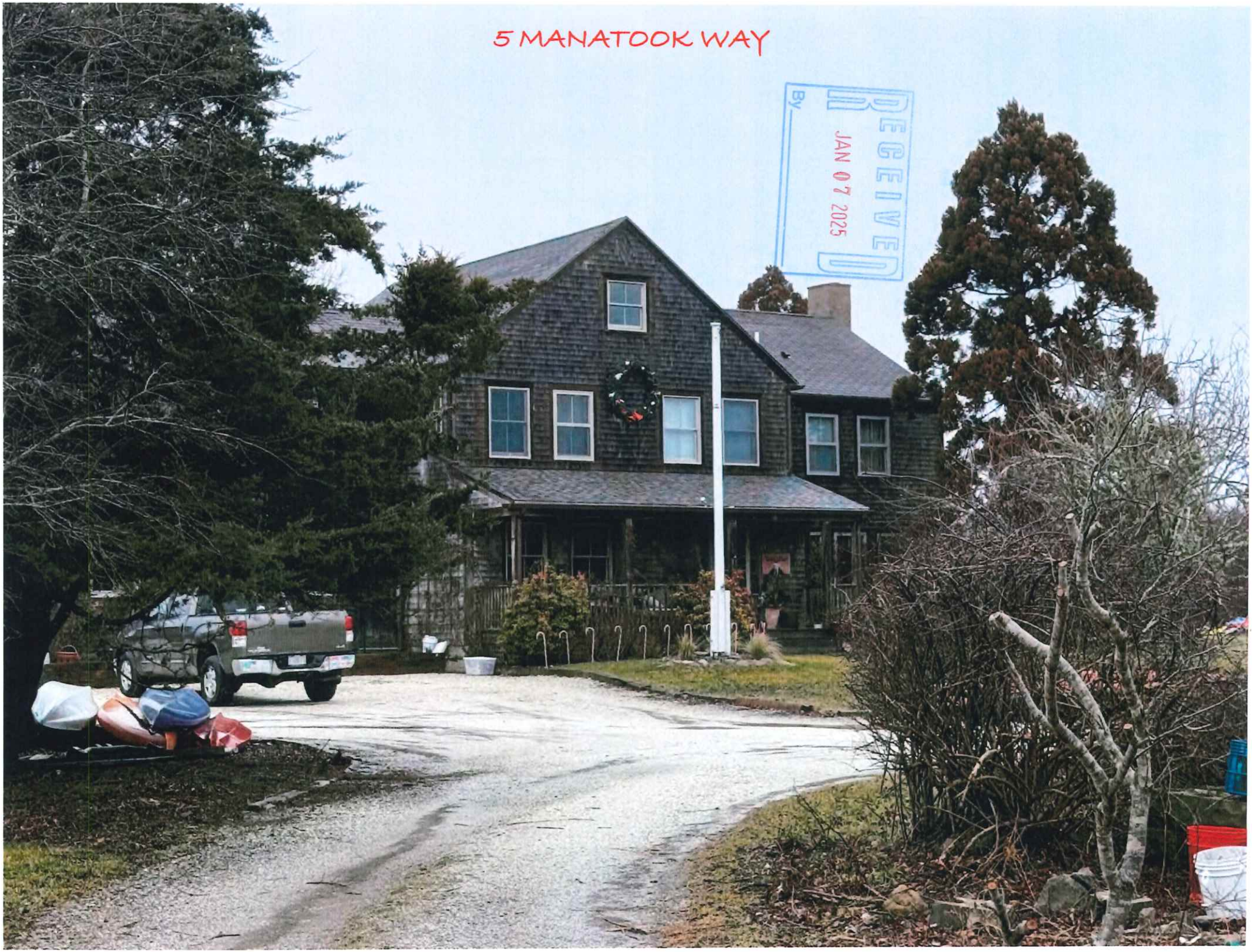
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JAN 07 2025

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER BECHTOLD, DEBRA A & ROBERT J

MAILING ADDRESS PO BOX 3682, NANTUCKET MA 02584

PROPERTY LOCATION 3 MANATOOK WY

ASSESSORS MAP/PARCEL 72/82

SUBMITTED BY: DEAN LAMPE

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: 2024.12.20 10:49:40 -05'00'

December 20, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1555 3351 70

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Alexandria VA 22301 OFFICIAL USE

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|---|---|
| Certified Mail Fee | $4.85 |
| $ | $0.00 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $ $0.00 |
| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | $5.58 |
| $ | |

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12/23/2024

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Street and Apt. No., or PO Box No.: 205 West Monroe Ave.
City, State, ZIP+4®: Alexandria, VA 22301

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Westport CT 06880 OFFICIAL USE

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| $ | $0.00 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $ $0.00 |
| ☐ Return Receipt (electronic) | $ $0.00 |
| ☐ Certified Mail Restricted Delivery | $ $0.00 |
| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| $ | |
| Total Postage and Fees | |
| $ | |

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Street and Apt. No., or PO Box No.: 22 Pumpkin Hill Rd.
City, State, ZIP+4®: Westport, CT 06880

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| Certified Mail Fee | $4.85 |
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| ☐ Return Receipt (electronic) | $ $0.00 |
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| ☐ Adult Signature Required | $ $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
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0056 03

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Sent To: Debra Bechtold
Street and Apt. No., or PO Box No.: PO Box 3682
City, State, ZIP+4®: Nantucket, MA 02584

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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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12/23/2024

Sent To: Kevin Ogara
Street and Apt. No., or PO Box No.: 501 Andrews Ave
City, State, ZIP+4®: Delray Beach, FL 33483

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# 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

RECEIVED
JAN 07 2025
By

I Dean Lampe

AS AGENT FOR Dean Lampe

STREET ADDRESS 3 Manatook Way

MAP/PARCEL 73-82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/7/25

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.

Dean Lampe 1/7/25

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 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Dean Lampe

Mailing Address: 61 old South Rd. #502
Nantucket, MA 02554

Contact Phone #: 508-221-3654 E-mail: dlampe@conncoll.edu

## AGENT INFORMATION (if applicable)

Name: Dean Lampe

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED JAN 07 2025 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 SRPD) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: 11'x 38' ☐ 1st floor ☐ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 1'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways Granite coping 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 1/10/25 Signature of owner of record Dean Lampe Signed under penalties of perjury

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

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**STAFF**

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

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AS AGENT FOR Dean Lampe

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MAP/PARCEL 73-82

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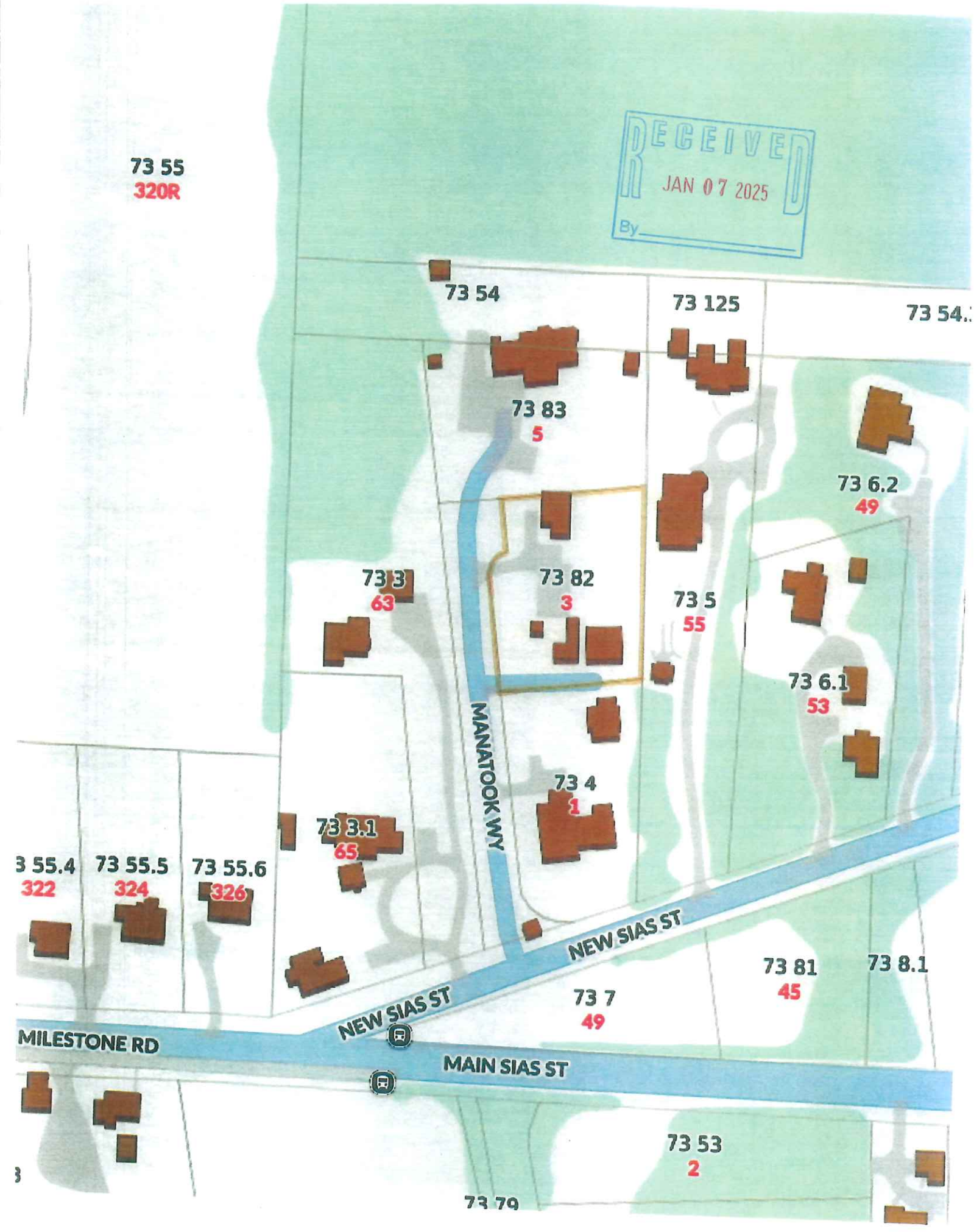
Dean Lampe 1/7/25

Signature Date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NEW SIAS ST
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73 7
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MILESTONE RD
MAIN SIAS ST
73 53
2
73 79

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:***

RECEIVED
JAN 07 2025
By

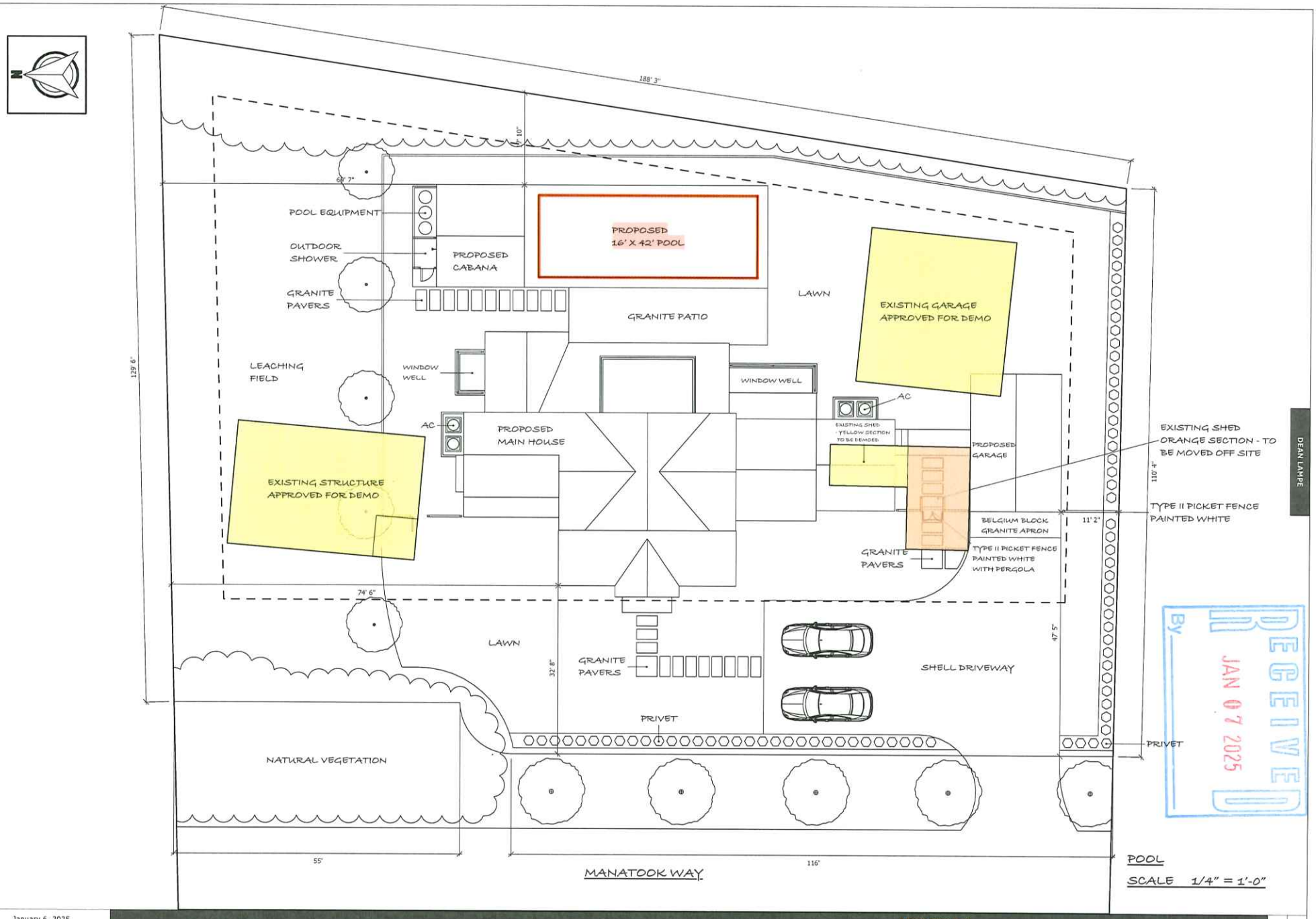
1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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:***

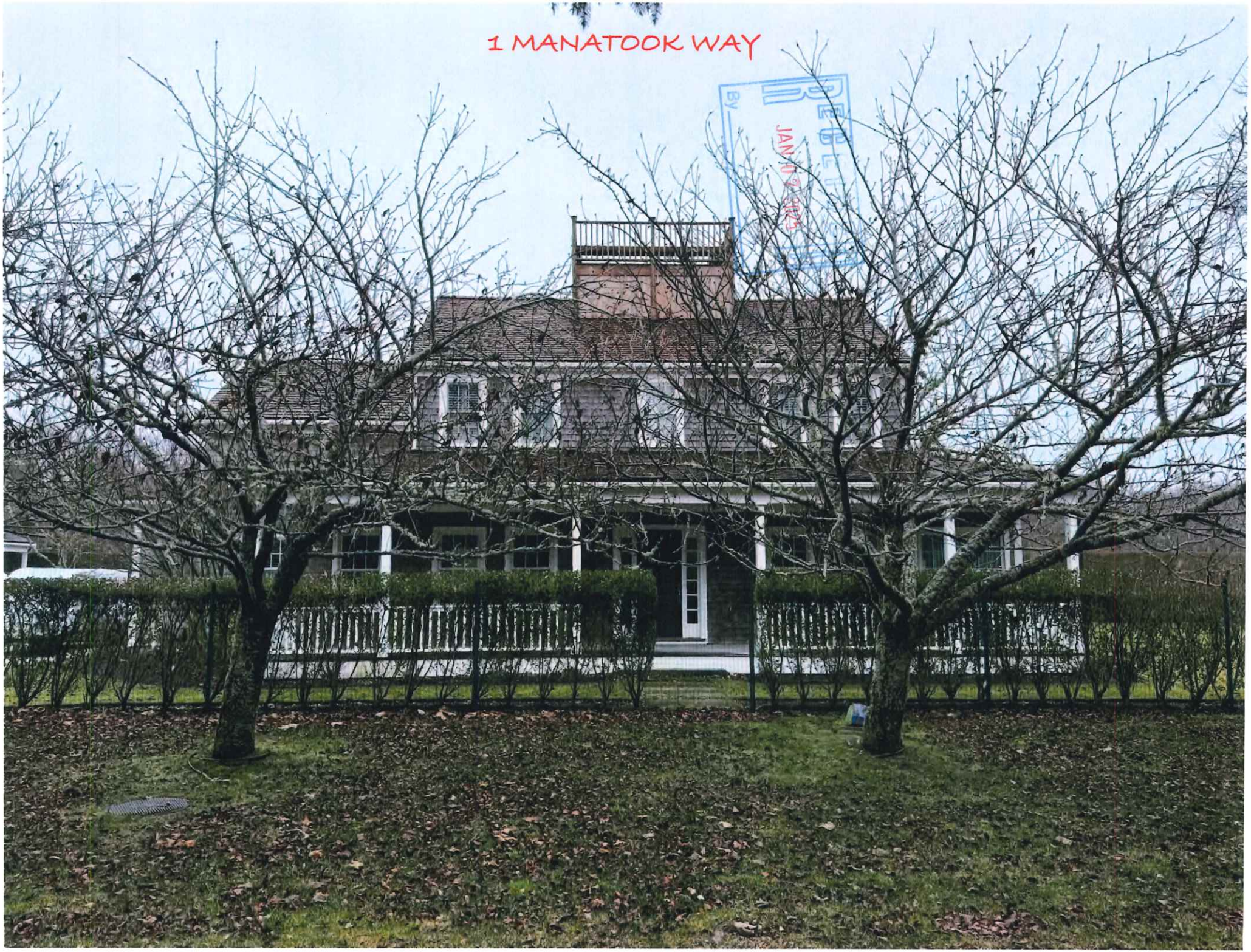
1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations 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.**


188' 3"
10'
68' 7"
POOL EQUIPMENT
OUTDOOR SHOWER
PROPOSED CABANA
PROPOSED 16' X 42' POOL
GRANITE PAVERS
GRANITE PATIO
LAWN
EXISTING GARAGE APPROVED FOR DEMO
LEACHING FIELD
WINDOW WELL
WINDOW WELL
AC
AC
PROPOSED MAIN HOUSE
EXISTING SHED - YELLOW SECTION TO BE DEMOED
PROPOSED GARAGE
EXISTING SHED ORANGE SECTION - TO BE MOVED OFF SITE
EXISTING STRUCTURE APPROVED FOR DEMO
BELGIUM BLOCK GRANITE APRON
TYPE II PICKET FENCE PAINTED WHITE
TYPE II PICKET FENCE PAINTED WHITE WITH PERGOLA
GRANITE PAVERS
129' 6"
110' 4"
11' 2"
74' 6"
LAWN
GRANITE PAVERS
32' 8"
47' 5"
SHELL DRIVEWAY
PRIVET
PRIVET
NATURAL VEGETATION
55'
116'
MANATOOK WAY
RECEIVED
JAN 07 2025
By
POOL
SCALE 1/4" = 1'-0"

DEAN LAMPE


1 MANATOOK WAY


5 MANATOOK WAY
RECEIVED
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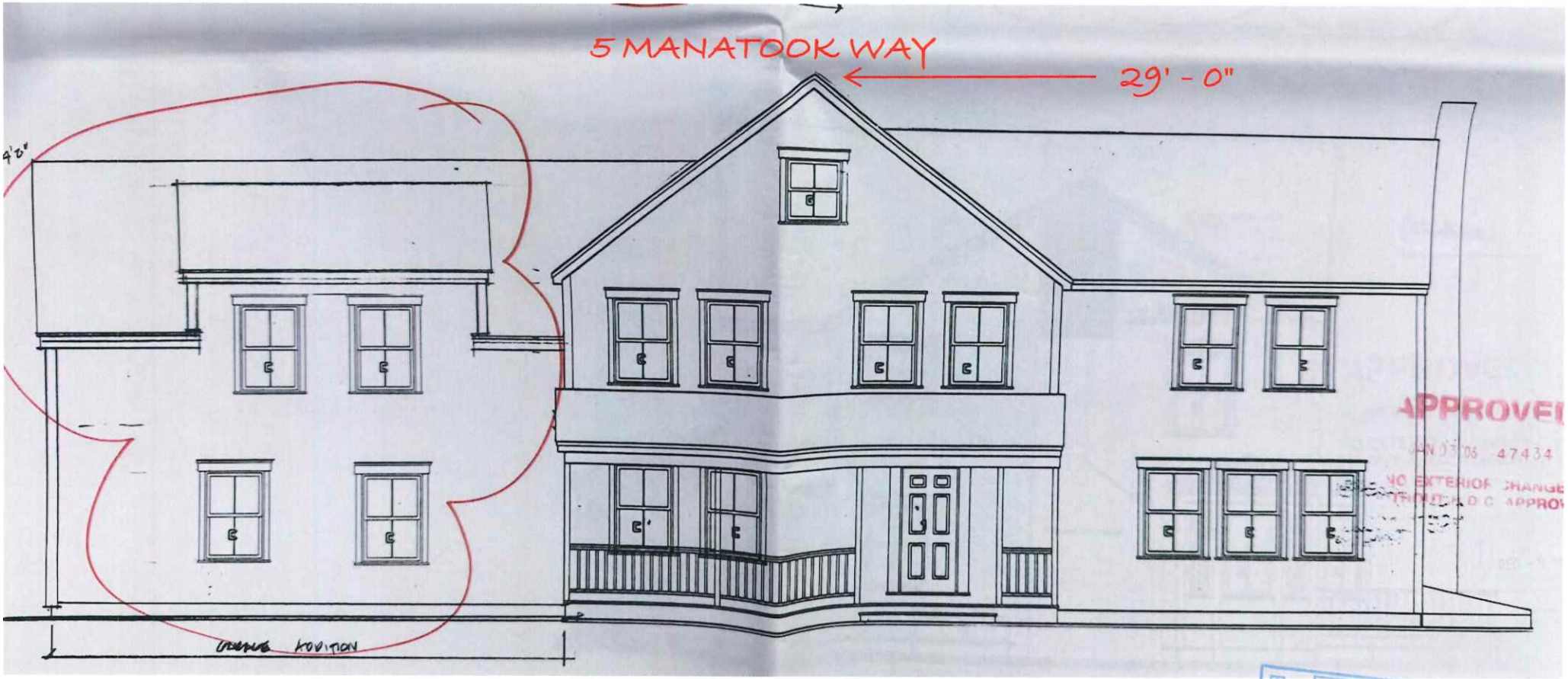
By




APPROVED
JAN 03 '06 47434
NO EXTERIOR CHANGE
WITHOUT H.D.C. APPROV

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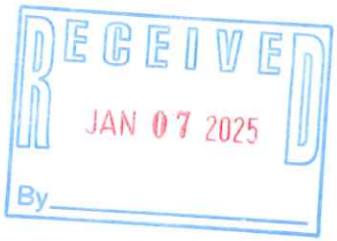
JAN 07 2025
By

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION




LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER BECHTOLD, DEBRA A & ROBERT J

MAILING ADDRESS PO BOX 3682, NANTUCKET MA 02584

PROPERTY LOCATION 3 MANATOOK WY

ASSESSORS MAP/PARCEL 72/82

SUBMITTED BY: DEAN LAMPE

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: 2024.12.20 10:49:40 -05'00'

December 20, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1555 3351 70

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Alexandria VA 22301

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 03

Postmark Here

12/23/2024

Sent To: Karol Thomas
Street and Apt. No., or PO Box No.: 205 West Monroe Ave.
City, State, ZIP+4®: Alexandria, VA 22301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Westport CT 06880

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 03

Postmark Here

12/23/2024

Sent To: Richard Boehm
Street and Apt. No., or PO Box No.: 22 Pumpkin Hill Rd.
City, State, ZIP+4®: Westport, CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket MA 02584

OFFICIAL USE

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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 | |

0056 03

Postmark Here

12/23/2024

Sent To: Debra Bechtold
Street and Apt. No., or PO Box No.: PO Box 3682
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1555 3351 87

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Delray Beach FL 33483

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 03

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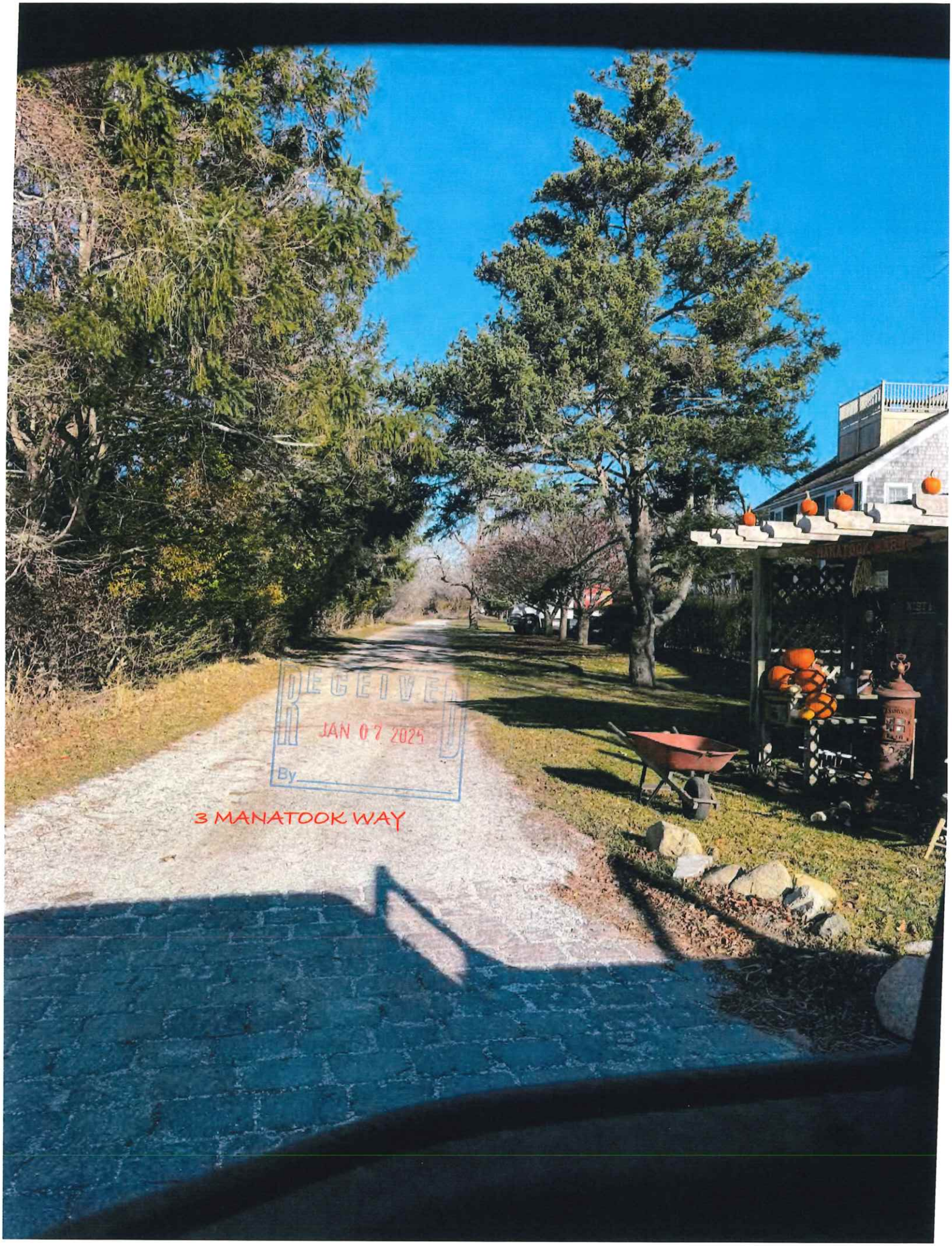
12/23/2024

Sent To: Kevin Ogara
Street and Apt. No., or PO Box No.: 501 Andrews Ave
City, State, ZIP+4®: Delray Beach, FL 33483

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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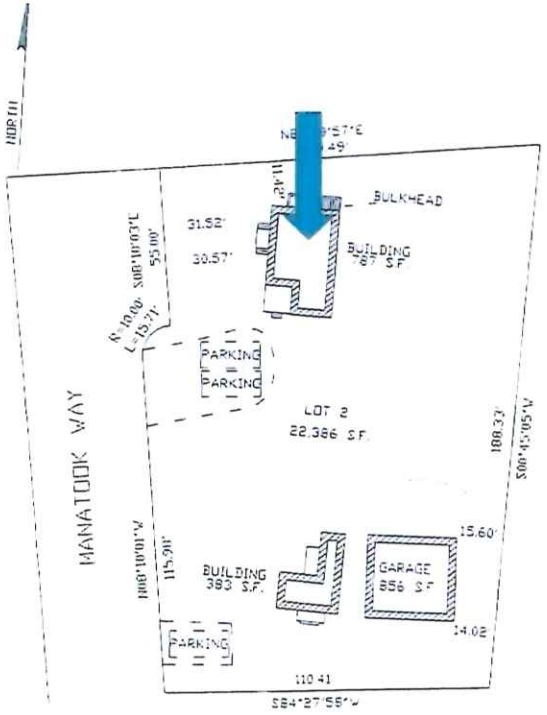
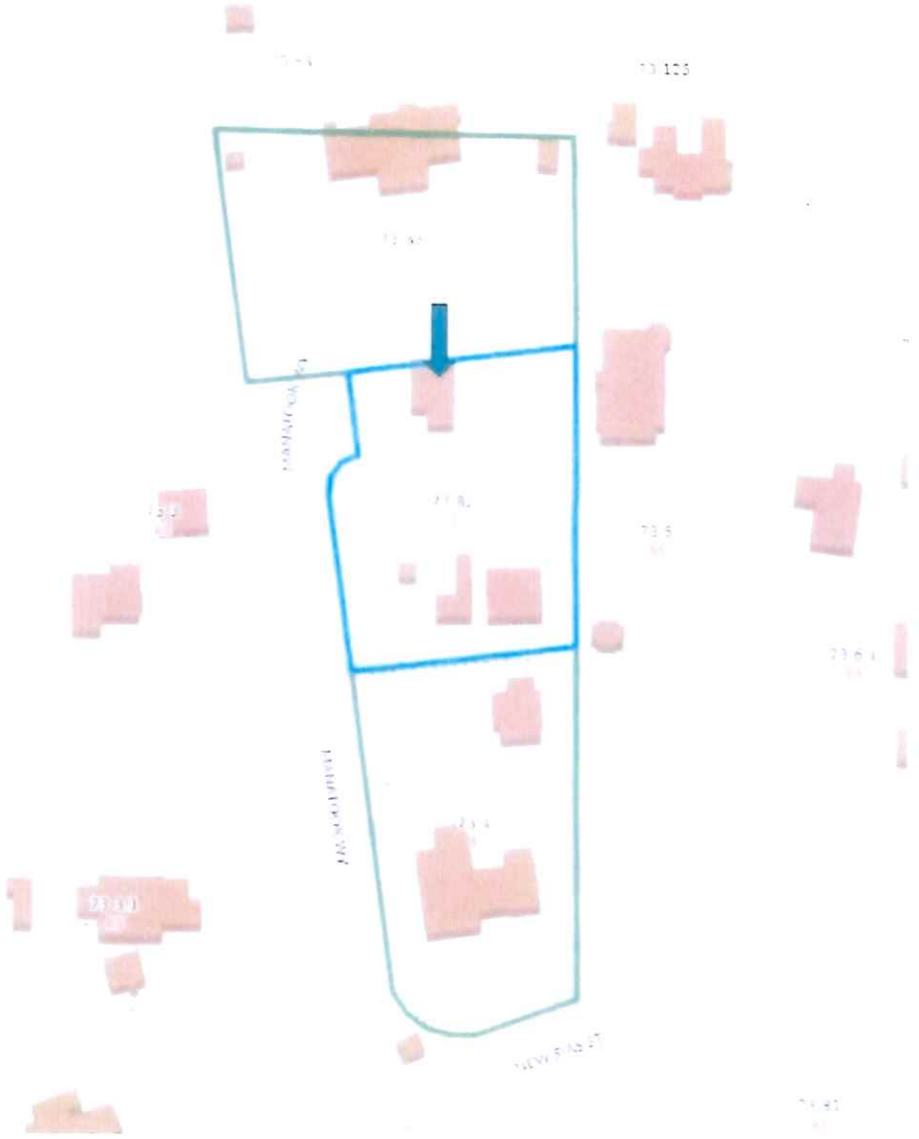
By
3 MANATOOK WAY

3 MANATOOK WAY - EXISTING



3 MANATOOK WAY
EXISTING BUILDING #1 -
APPROVED FOR DEMO



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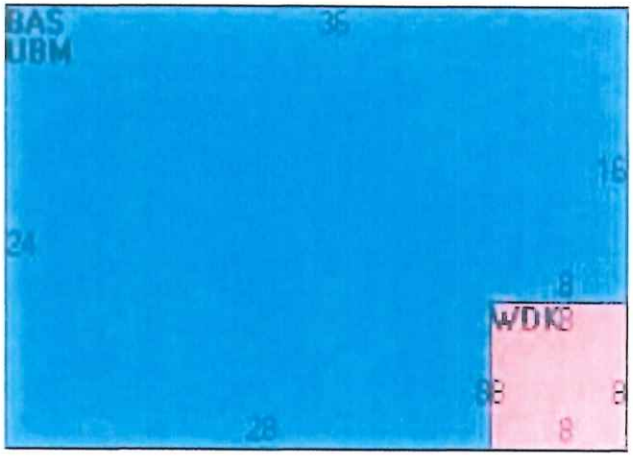
JAN 07 2025
BY

3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO



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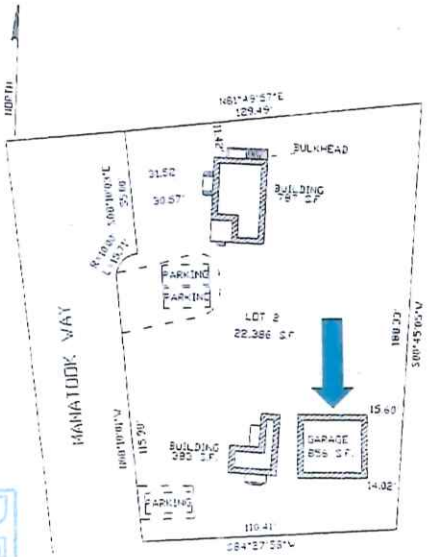
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



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JAN 07 2025
By

1 MANATOOK WAY

RECEIVED
JAN 07 2025
By



WEST ELEVATION
SCALE: 1/4"=1'-0"

100 Wauwinet Rd
MH RWS to 08-10937

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.

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 (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 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.

BHD 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°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust. Steven Cohen Trustee

Mailing Address: 34 Main Street, 2nd Floor
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 Main House

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 08-10937
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 30 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 1'-8" Sq. footage 2nd floor: 30 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise windows + Roof, Revise Roof walk to 3 Bays, Revise Sunroom + chimney
2. South Elevation Extend Gable 20"
3. West Elevation Revise Sunroom + chimney, Add windows, Revise roof walk to 3 Bays
4. North Elevation Extend entry Gable 20", Revise Chimney + Sunroom 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 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 _____ Clapboard (if applicable) _____ Roof _____
Trim _____ 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 11/6/2025 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 9/3/24

HDC2024-08-10937

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.

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Owner of record: 100 Wauwinet Trust, Steven L. Cohen Trustee

Mailing Address: 34 Main Street, 2nd floor
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 10M South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY CHK# 1028

Date application received: 8/9/24 Fee Paid: $ 1030.40

Must be acted on by: 10/11/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

POOL/EXHIBIT A - NEW SEAWALL: 1/3 OF PROPERTY
SIGNAGE ON FRONT - NONE ON REAR

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other 8' x 15', 10' x 43'

Size of Structure or Addition: Length: 88'-6" Sq. Footage 1st floor: 2659
Width: 66'-8" Sq. footage 2nd floor: 2493
Sq. footage 3rd floor: _____

Decks/Patio: Size: 7'-6" x 79' ☑ 1st floor ☐ 2nd floor
Size: 5' x 15', 7' x 22', 10' x 37' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North + 2' South N/C East + 2' West + 2'

Height of ridge above final finish grade: North 28'-10" South 28'-10" East 28'-10" West 28'-10"

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" to 30" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☑ Brick (type) Waterstruck ☐ Other _____

**Roof Pitch**: Main Mass 10 /12 Secondary Mass 8 /12 Dormer 5 /12 Other 6/12 Sunroom

**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'-3" x 3'-2" Size 2' x 3' Location East Elevation
Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) _____

**Leaders (material and size)**: Copper 2" ϕ

**Sidewall**: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) 1 x 6 Corner boards 5/4 x 6 Frieze 1 x 6
Window Casing 5/4 x 4 Door Frame 3/4 x 4 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 4 Lite / WOOD Rear French / WOOD Side _____
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

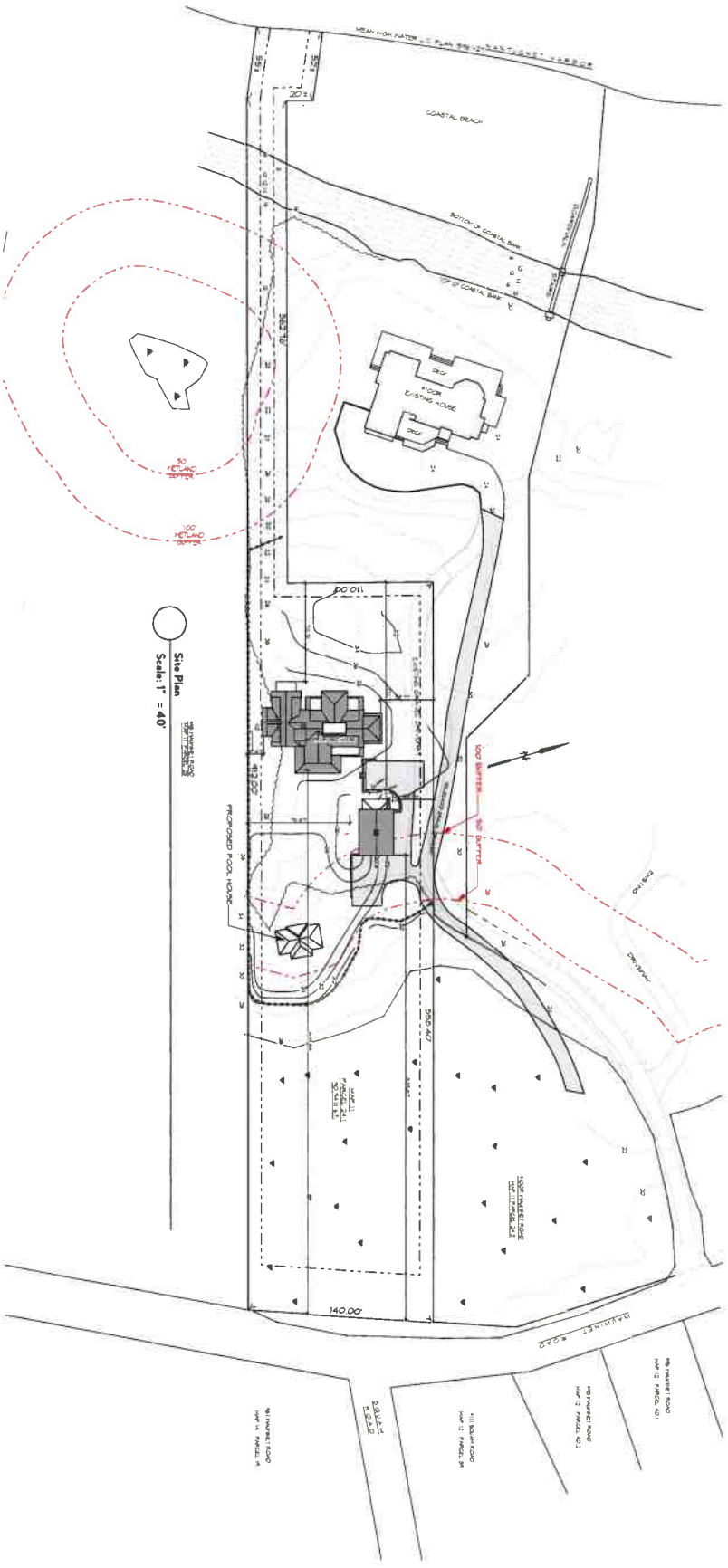
## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Platinum Gray Sash Platinum Gray Doors Platinum Gray
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/7/24 Signature of owner of record _____ Signed under penalties of perjury







| | | | |
|---|---|---|---|
| L-1.1 | Hill House<br>100 Wauwinet Road<br>Nantucket, MA 02554<br>MAP NO: 11 ZONING INFO: LUG-1<br>PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 12/30/24 | HDC Site Plan | REVISED DATE: REVISIONS: |

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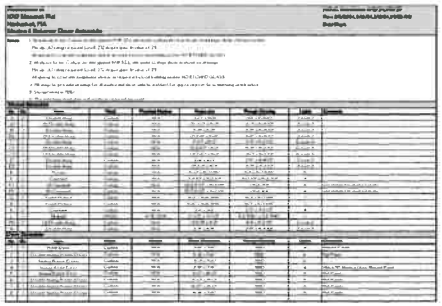




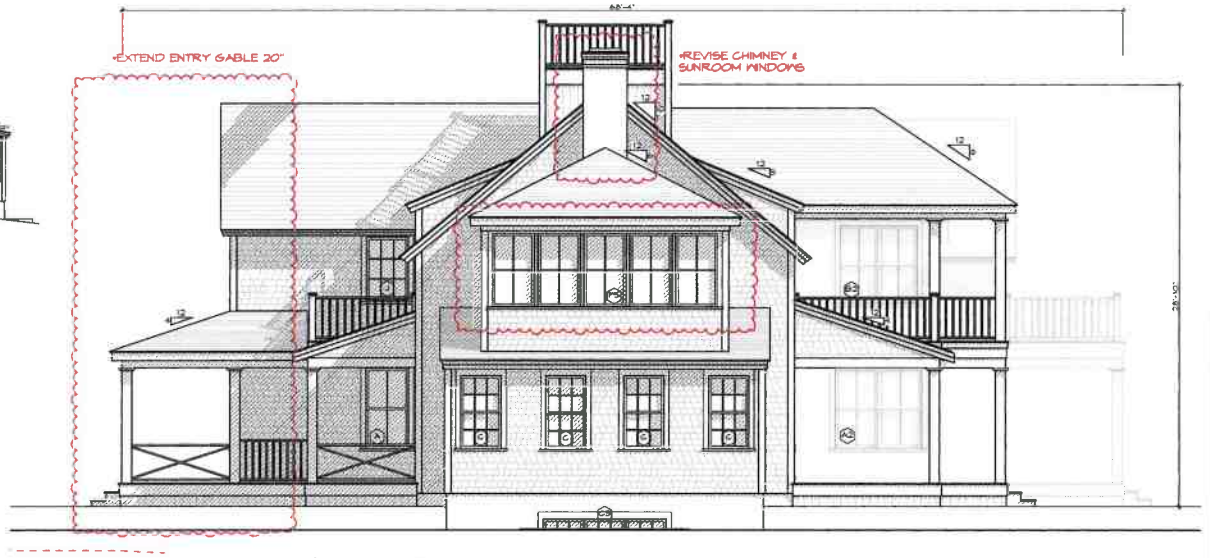

East Elevation
Scale: 1/4" = 1'-0"



East Elevation-Previous Approval
Scale: 1' = 1'-0"



North Elevation-Previous Approval
Scale: 1' = 1'-0"




North Elevation
Scale: 1/4" = 1'-0"

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REVISIONS:

REVISED DATE:

East & North Elevations

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUC-1
PARCEL NO: 241 PROJECT NO: 90 ISSUED: 12/20/24

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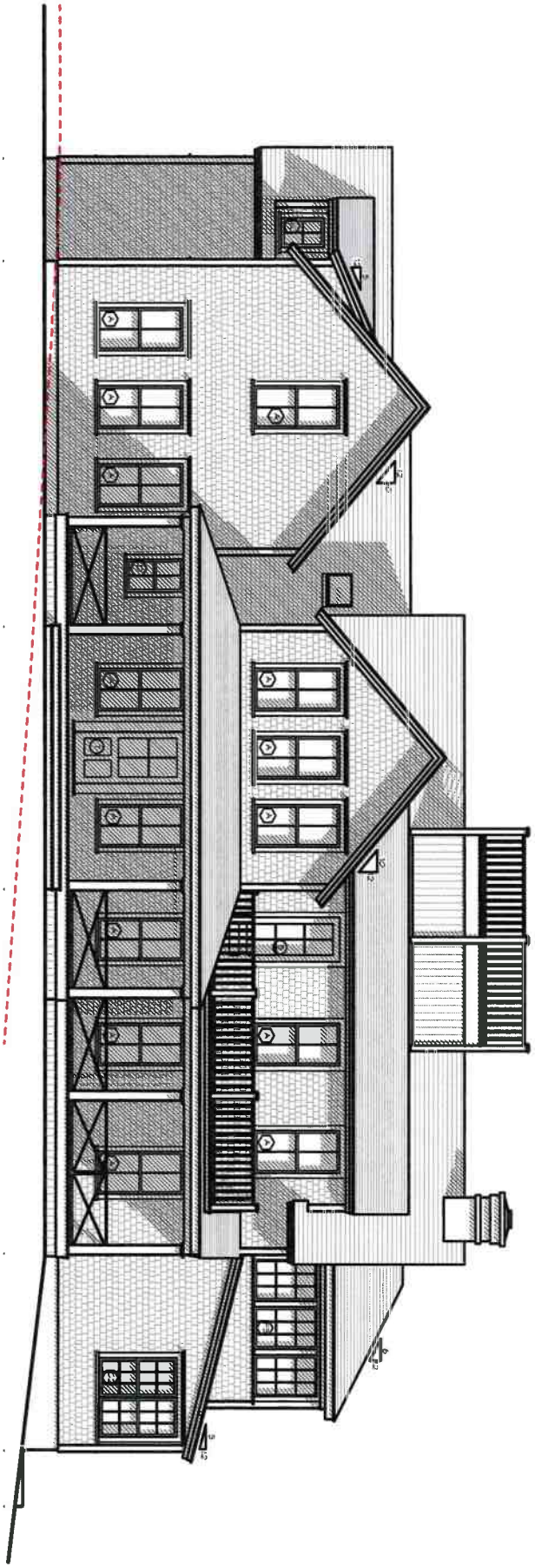
ID#
A-2.1



Previously Approved

ID# A-2.1

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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**East Elevation**

| REVISED DATE: | REVISIONS: |
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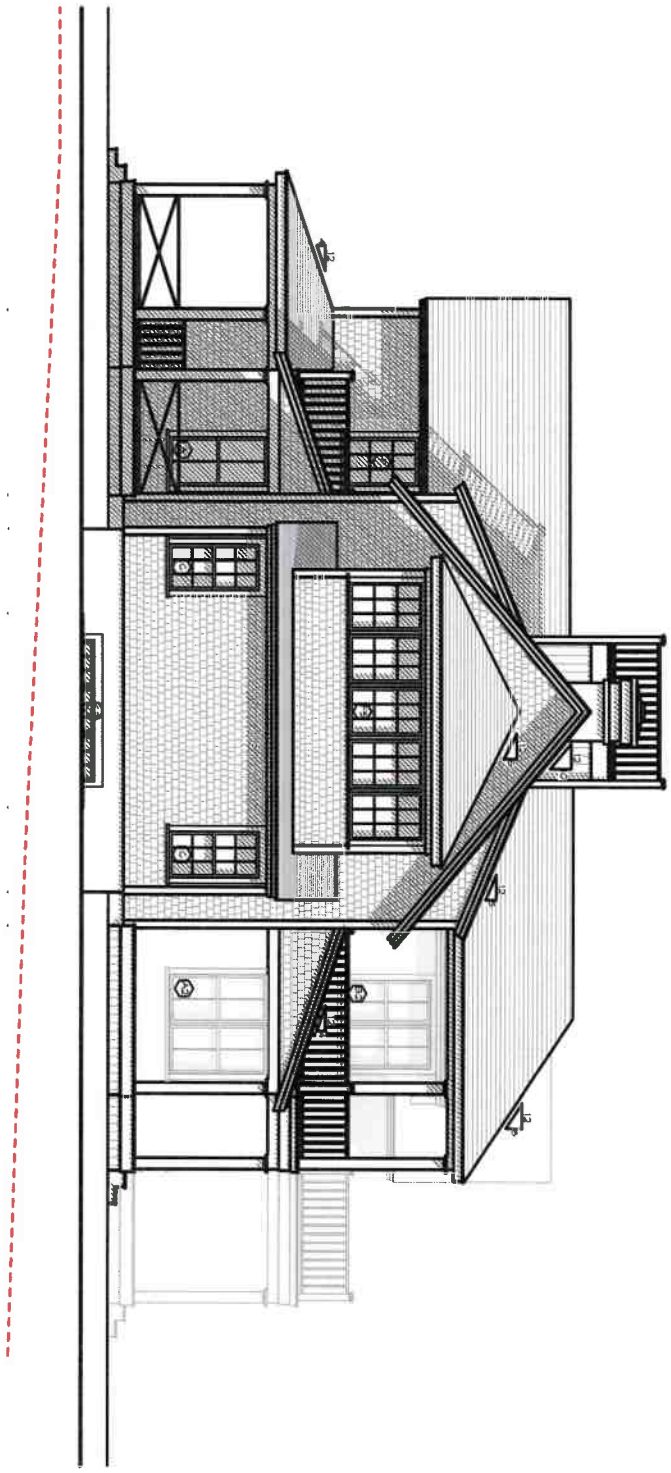

Drawing Approved

ID# A-2.2

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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**North Elevation**

REVISED DATE: REVISIONS:

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West Elevation
Scale: 1/4" = 1'-0"



West Elevation-Previous Approval
Scale: 1' = 1'-0"




South Elevation
Scale: 1/4" = 1'-0"



South Elevation-Previous Approval
Scale: 1' = 1'-0"

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REVISED DATE: | REVISIONS:

West & South Elevations

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO.: 11 ZONING INFO.: LUC-1
PARCEL NO.: 241 PROJECT NO.: 90 ISSUED: 12/20/24

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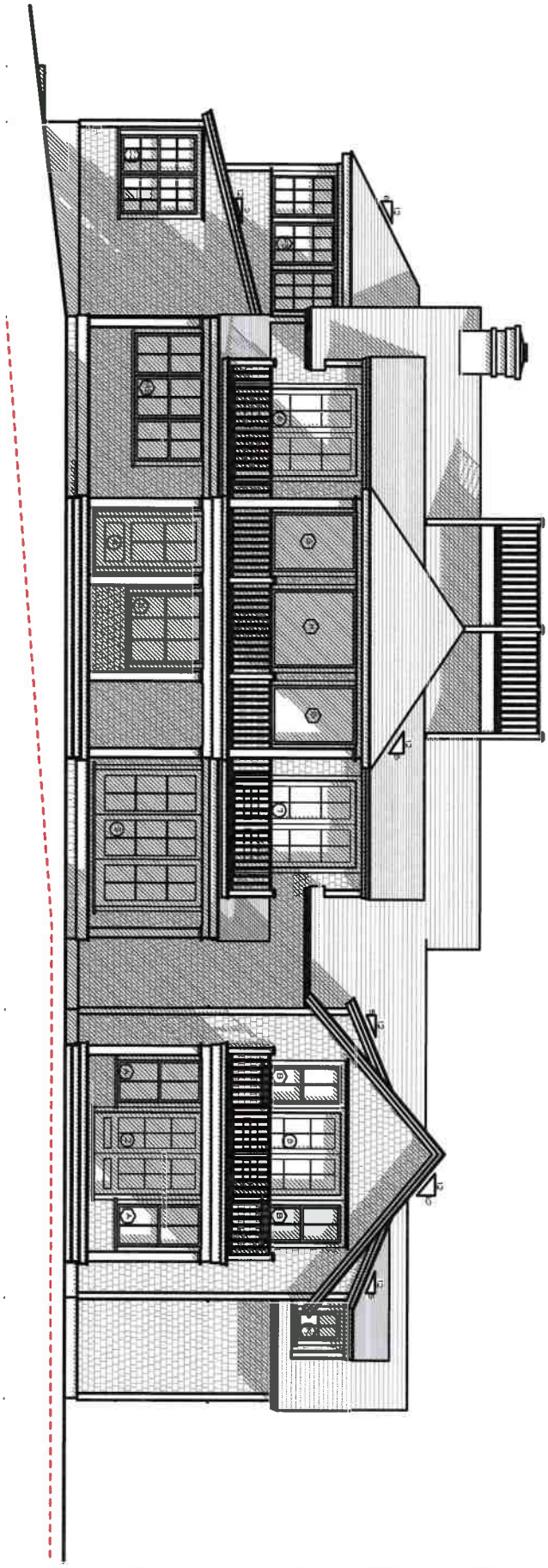
ID#
A-2.2



Previously Approved

ID # A-2.3

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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**West Elevation**

| REVISED DATE: | REVISIONS: |
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Previously Approved

A-2.4

ID #

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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South Elevation

REVISED DATE: REVISIONS:

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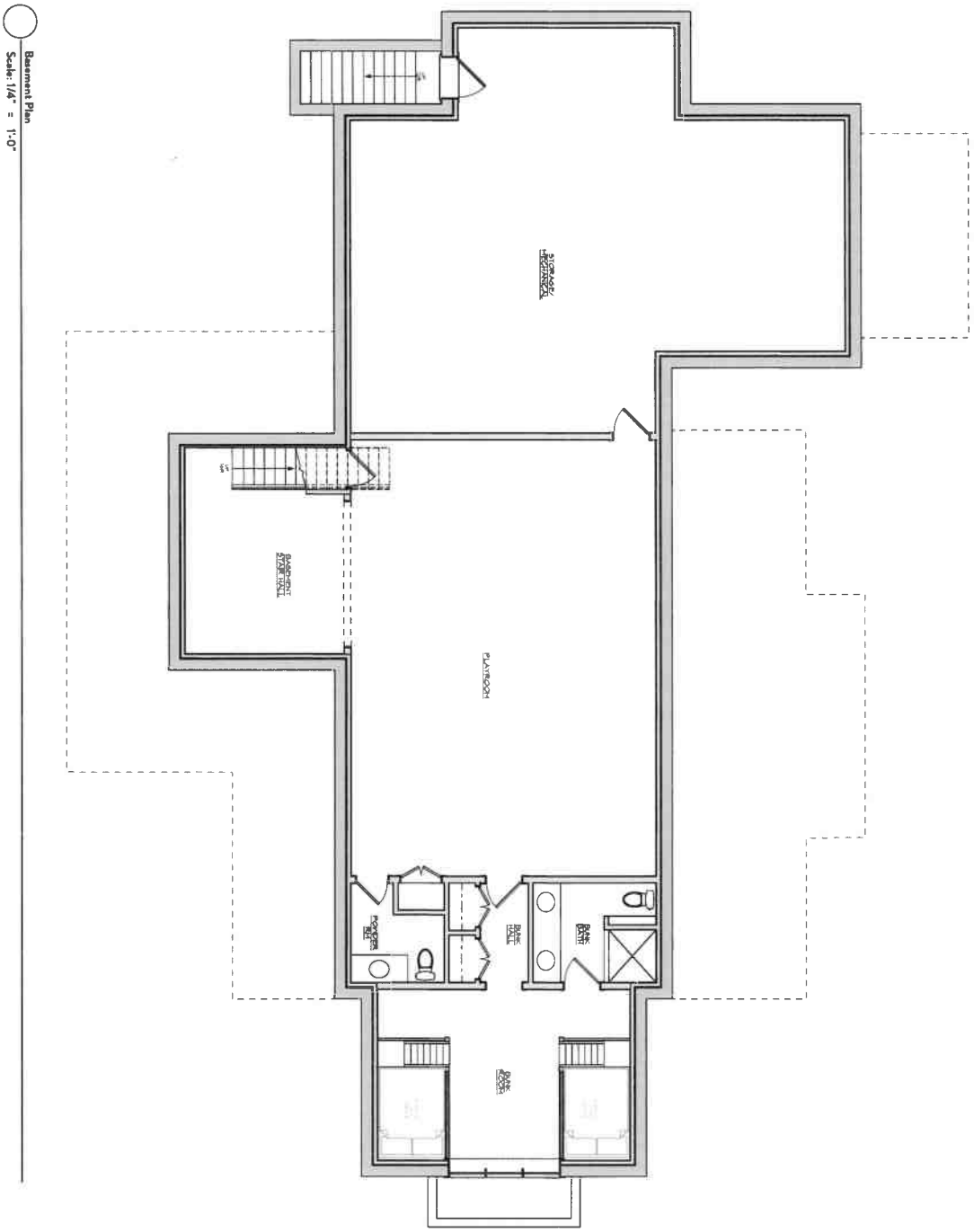


ID# A-1.0

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 12/30/24

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**Basement Plan**

REVISED DATE: REVISIONS:

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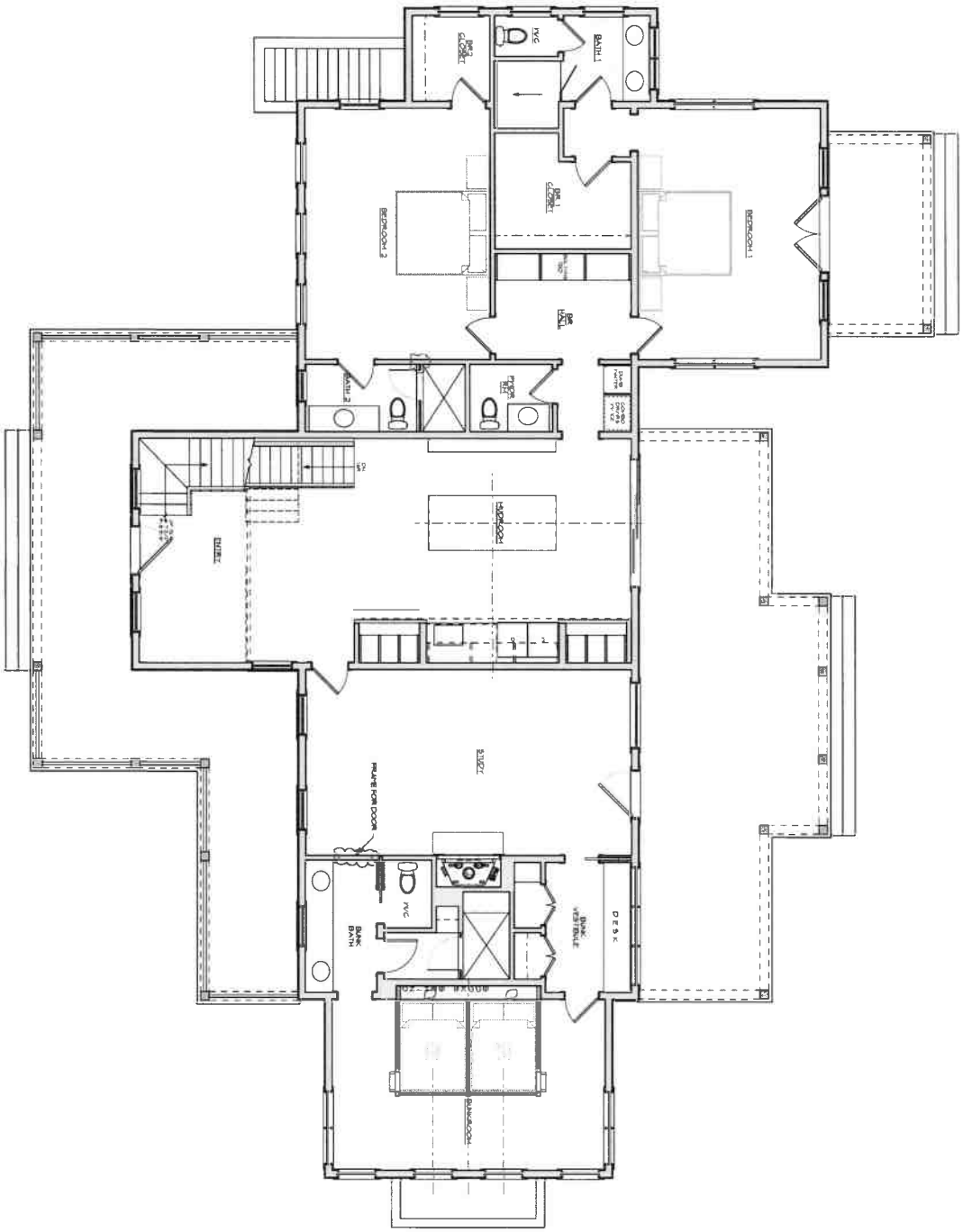


First Floor Plan
Scale: 1/4" = 1'-0"

ID# A-1.1

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 12/30/24

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**First Floor Plan**

| REVISED DATE: | REVISIONS: |
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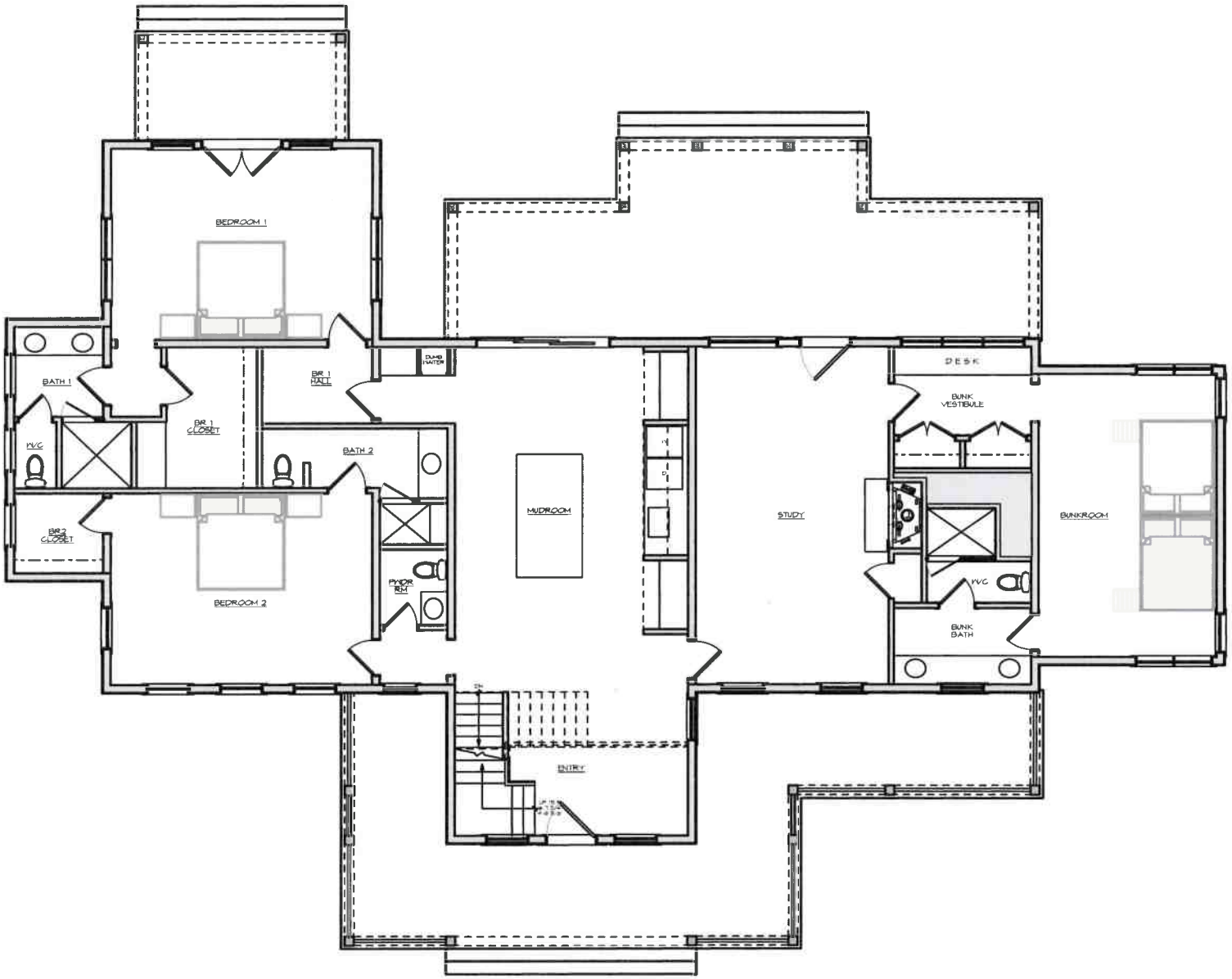


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REVISIONS:

REVISED DATE:

First Floor Plan

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 9055 ISUED: 7/5/24

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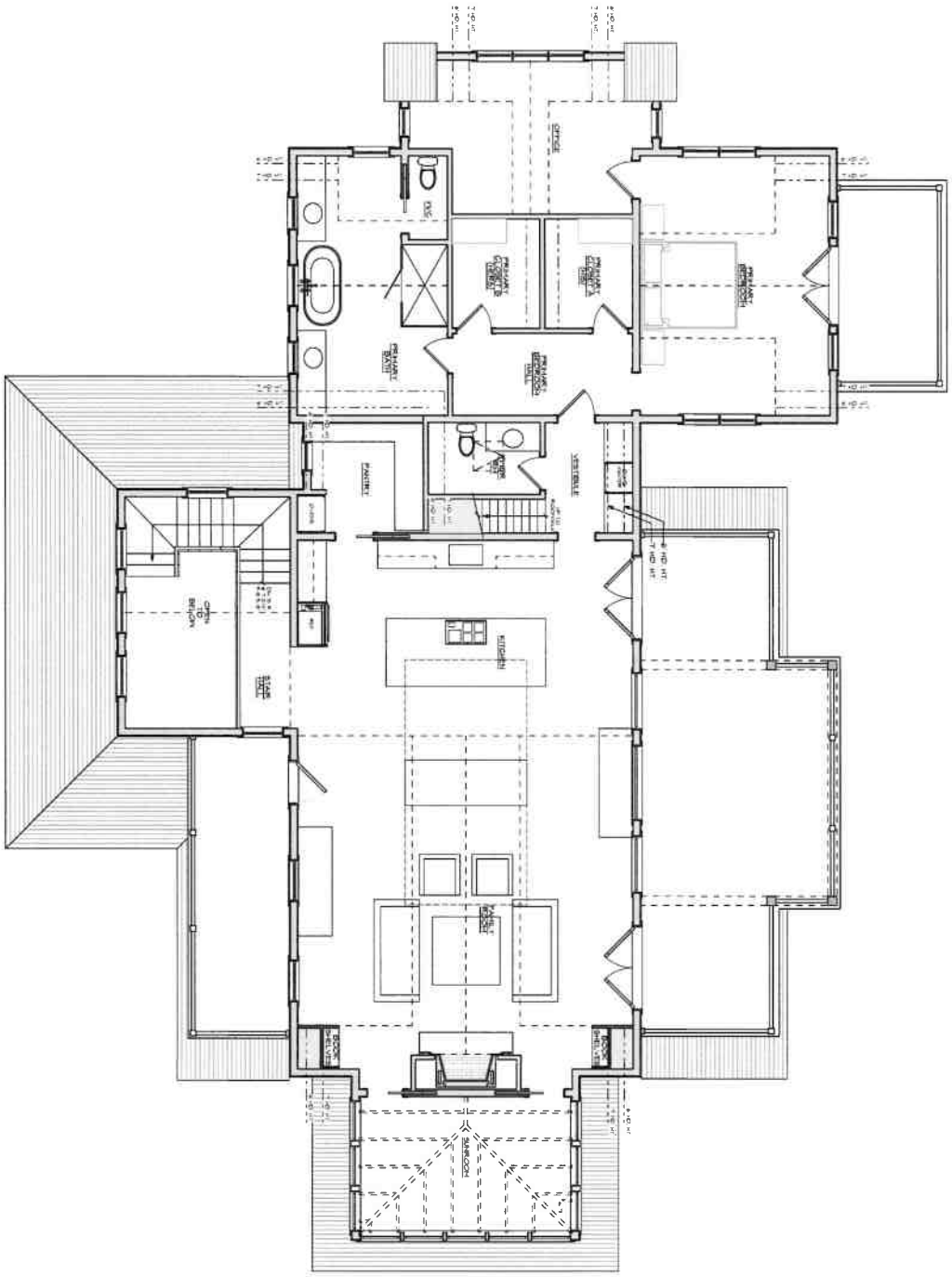

Second Floor Plan
Scale: 1/4" = 1'-0"

ID# A-1.2

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 12/30/24

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**Second Floor Plan**

REVISED DATE: REVISIONS:

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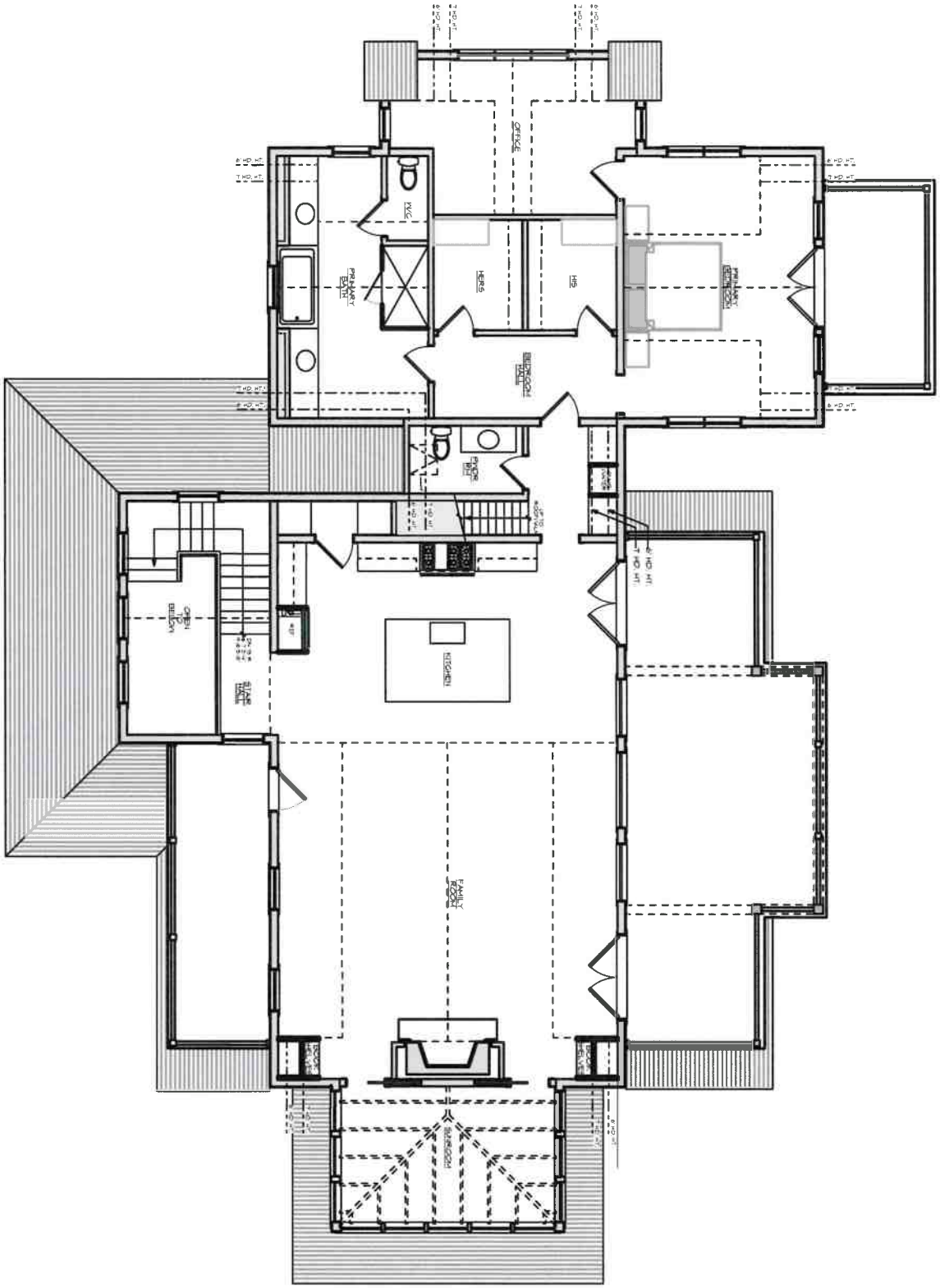


Previously Approved

A-1.2 ID#

**Hill House**
**100 Wauwinet Road**
**Nantucket, MA 02554**

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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**Second Floor Plan**

REVISED DATE: REVISIONS:

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**Residence at**
**100 Wauwinet Rd**
**Nantucket, MA**
**Window & Exterior Door Schedule**

**H.D.C. Submission: 8/12/24, 1/13/25**
**Rev: 8/5/2024, 9/16/24, 11/13/24, 1/3/25 (BT)**
**Build Dept:**

**Notes:**

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

## Window Schedule

| No. | Qn. | Type | Manuf. | Product Number | Frame size | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| A | 21 | Double Hung | Custom | N/A | 3'-0" x 5'-8" | 3'-1" x 5'-8 1/2" | 2 over 2 | |
| A2 | 2 | (2) Double Hung | Custom | N/A | (2) 3'-0" x 5'-8" | 6'-1" x 5'-8 1/2" | 2 over 2 | |
| B | 3 | Double Hung | Custom | N/A | 2'-8" x 5'-8" | 2'-9" x 5'-8 1/2" | 2 over 2 | |
| B2 | 2 | (2) Double Hung | Custom | N/A | (2) 2'-8" x 5'-8" | 5'-5" x 5'-8 1/2" | 2 over 2 | |
| C | 2 | Double Hung | Custom | N/A | 2'-10" x 5'-2" | 2'-11" x 5'-2 1/2" | 6 over 6 | |
| C2 | 2 | (2) Double Hung | Custom | N/A | (2) 2'-10" x 5'-2" | 5'-9" x 5'-2 1/2" | 6 over 6 | |
| C3 | 1 | (3) Double Hung | Custom | N/A | (3) 2'-10" x 5'-2" | 8'-7" x 5'-2 1/2" | 6 over 6 | |
| D | 1 | Double Hung | Custom | N/A | 2'-4" x 4'-7" | 2'-5" x 4'-4 1/2" | 2 over 2 | |
| D2 | 1 | Double Hung | Custom | N/A | (2) 2'-4" x 4'-7" | 4'-9" x 4'-4 1/2" | 2 over 2 | |
| E | 1 | Picture | Custom | N/A | 5'-0" x 5'-7 1/16" | 5'-1" x 5'-7 9/16" | 6 | |
| F | 2 | Casement | Custom | N/A | 2'-11 1/2" x 5'-2 1/4" | 3'-0 1/2" x 5'-2 3/4" | 4 | |
| F3 | 2 | (3) Casement | Custom | N/A | (3) 2'-11 1/2" x 5'-2 1/4" | x 5'-2 3/4" | 4 | see details for stud pockets |
| F5 | 1 | (5) Casement | Custom | N/A | (5) 2'-11 1/2" x 5'-2 1/4" | x 5'-2 3/4" | 4 | see details for stud pockets |
| G | 2 | Fixed Picture | Custom | N/A | 4'-2" x 5'-6 9/16" | 4'-3" x 5'-7 1/16" | 1 | |
| H | 1 | Fixed Picture | Custom | N/A | 5'-6" x 5'-6 9/16" | 5'-7" x 5'-7 1/16" | 1 | |
| K | 2 | Casement | Custom | N/A | 2'-1" x 3'-2" | 2'-2" x 3'-2 1/2" | 4 | |
| L | 1 | Skylight | VELUX | VCE 2234 | 2'-1 1/2" x 3'-1 1/2" | 2'-2 9/16" x 3'-2 9/16" | 1 | |
| M3 | 2 | (3) Double Hung | Custom | N/A | (3) 2'-8" x 5'-2" | 8'-1" x 5'-2 1/2" | 2 over 2 | |
| N | | Double Hung | Custom | N/A | 2'-4" x 4'-4" | 2'-5" x 4'-4 1/2" | 2 over 2 | |

## Door Schedule

| No. | Qn. | Type | Manuf. | Model | Door Dimension | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Front Door | Custom | N/A | 3'-6" x 7'-6" | TBD | 4 | Raised Panels |
| 2 | 1 | Double Inswing French Doors | Custom | N/A | 5'-8" x 7'-6" | TBD | 6 | Flat Panel |
| 3 | 1 | Sliding French Doors | Custom | N/A | 9'-3" x 7'-6" | TBD | 6 | |
| 4 | 1 | Inswing 4 Lite Door | Custom | N/A | 3'-6" x 7'-6" | TBD | 4 | Match "E" Window Glass; Raised Panel |
| 5 | 1 | Inswing French Door | Custom | N/A | 3'-0" x 8'-0" | TBD | 6 | Flat Panel |
| 6 | 1 | Double Inswing French Doors | Custom | N/A | 6'-0" x 8'-0" | TBD | 6 | Flat Panels |
| 7 | 1 | Double Inswing French Doors | Custom | N/A | 6'-0" x 8'-0" | TBD | 6 | Flat Panels |
| 8 | 1 | Double Inswing French Doors | Custom | N/A | 5'-8" x 7'-6" | TBD | 6 | Flat Panels |
| | | | | | | | | |

# 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
[illegible]

Billy Saad
Land Use Specialist
[illegible]

HDC Liaison
Holly Buckin
Preservation Planner
[illegible]

## Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 100 Wauwinet Trust

STREET ADDRESS 100 Wauwinet Road

MAP/PARCEL 11/24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/7/2025

**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 1/6/2025

106 Wauwinet
Garg. Revs to 08-1093

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.

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 (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 (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.

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°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust, Steven Cohen Trustee

Mailing Address: 34 Main Street 2nd Floor
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. 08-10938
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 41'-6½" (-1'-6") Sq. Footage 1st floor: 816 (+68sf) Decks/Patio: Size: 8' x 20' ☒ 1st floor ☐ 2nd floor
Width: 24' (-6'-0") Sq. footage 2nd floor: 816 (+68sf) Size: 13'-1" x 37'-4" (Patio) ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -1½" South +4'-0" East -1'-0" West +5'-0"

Height of ridge above final finish grade: North 27'-1" South 23'-5½" East 28'-7" West 23'-11½"

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 Revise Roof + Fenestration
2. South Elevation Remove Porch, Revise Roof + fenestration
3. West Elevation Add Porch, Revise fenestration + Roof
4. North Elevation Revise Roof + Fenestration

*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 6 Lite | Panel Rear _____ Side Batten | Wood
Garage Door(s): Type Overhead Material 8 Lite | Panel x 2

**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 1/7/2025 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 9/3/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-08-10938

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wawinet Road

Owner of record: 100 Wawinet Trust, Steven L. Cohen Trustee

Mailing Address: 34 Main Street, 2nd floor
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 CHK # 1029

Date application received: 6/9/24 Fee Paid: $299.20

Must be acted on by: 10/11/24

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: 34' Sq. Footage 1st floor: 748 Decks/Patio: Size: 8' x 29' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 748 Size: 10' x 23' (Patio) ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -1' South +2' East +1.5' West +2.5'

Height of ridge above final finish grade: North 29'-3" South 20'-8" East 24'-8" West 24'-8"

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 10" to 9'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☑ Other Field Stone

**Roof Pitch**: Main Mass 11 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) _____

**Leaders (material and size)**: Copper 2" ϕ

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other Boards + Batten

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) 1 x 6 Corner boards 5/4 x 6 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 _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Custom

**Doors*** (type and material): ☐ TDL ☑ SDL Front 9 Light / Wood Rear Batten / Wood Side French / Wood
Garage Door(s): Type Overhead Material Wood

**Hardscape materials**: Driveways Gravel Walkways _____ Walls Field Stone

* Note: Complete door and window schedules are required.

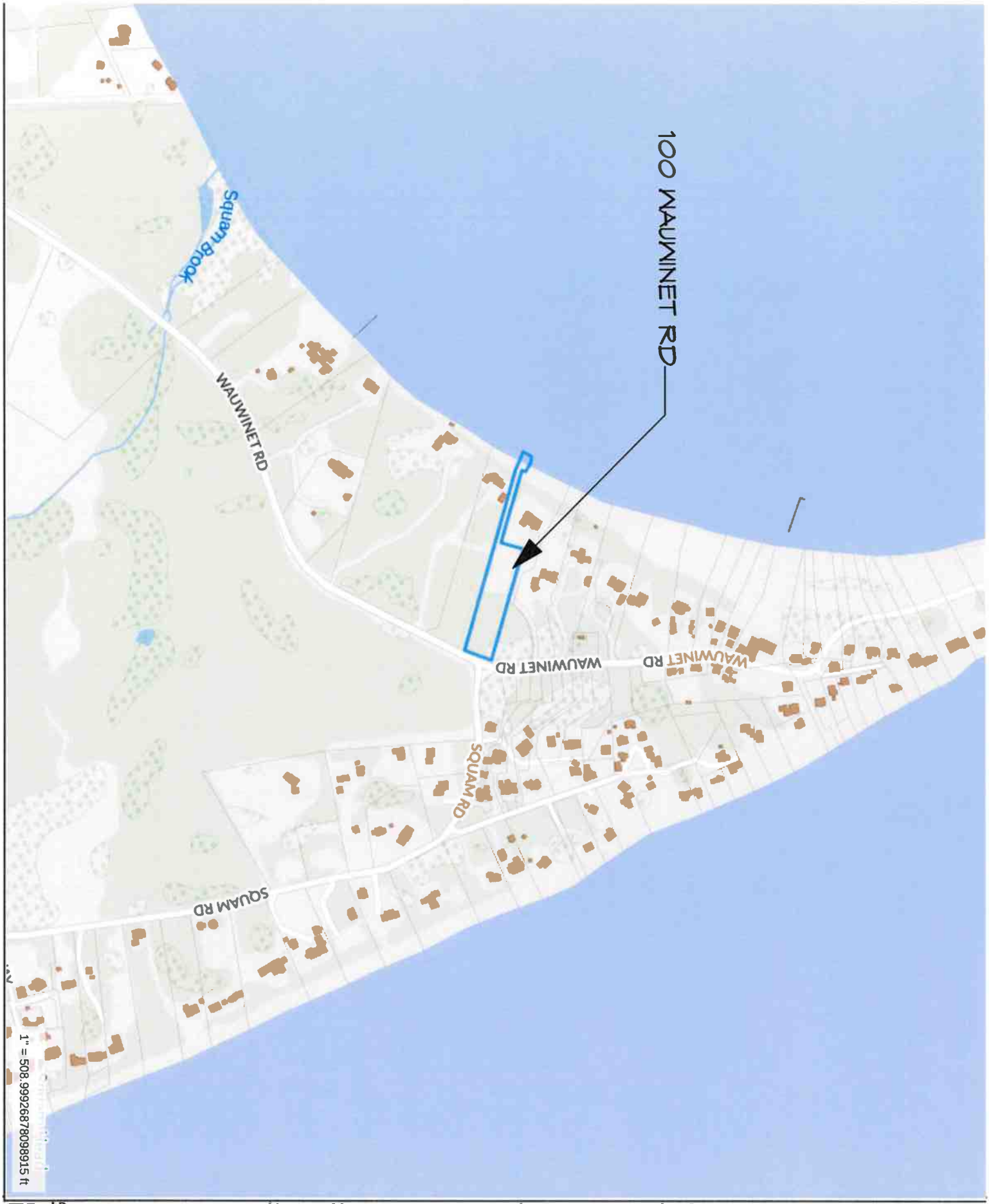
## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Platinum Gray Sash Platinum Gray Doors Platinum Gray
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/7/24 Signature of owner of record _____ Signed under penalties of perjury




1" = 508.99926878098915 ft

ID# L - 1.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 90 ISSUED: 7/5/24

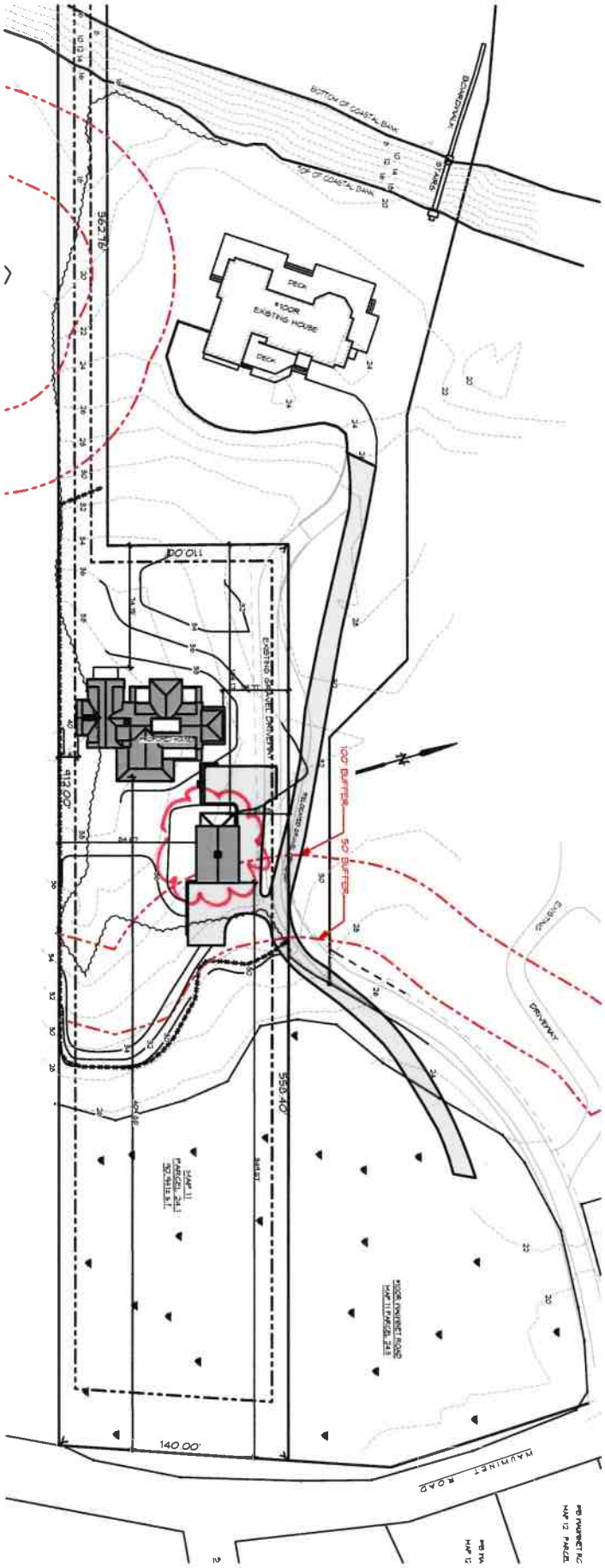
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

DATE:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




ID# L-1.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 90 ISSUED 7/5/24

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Site Plan

REVISED DATE: REVISIONS:

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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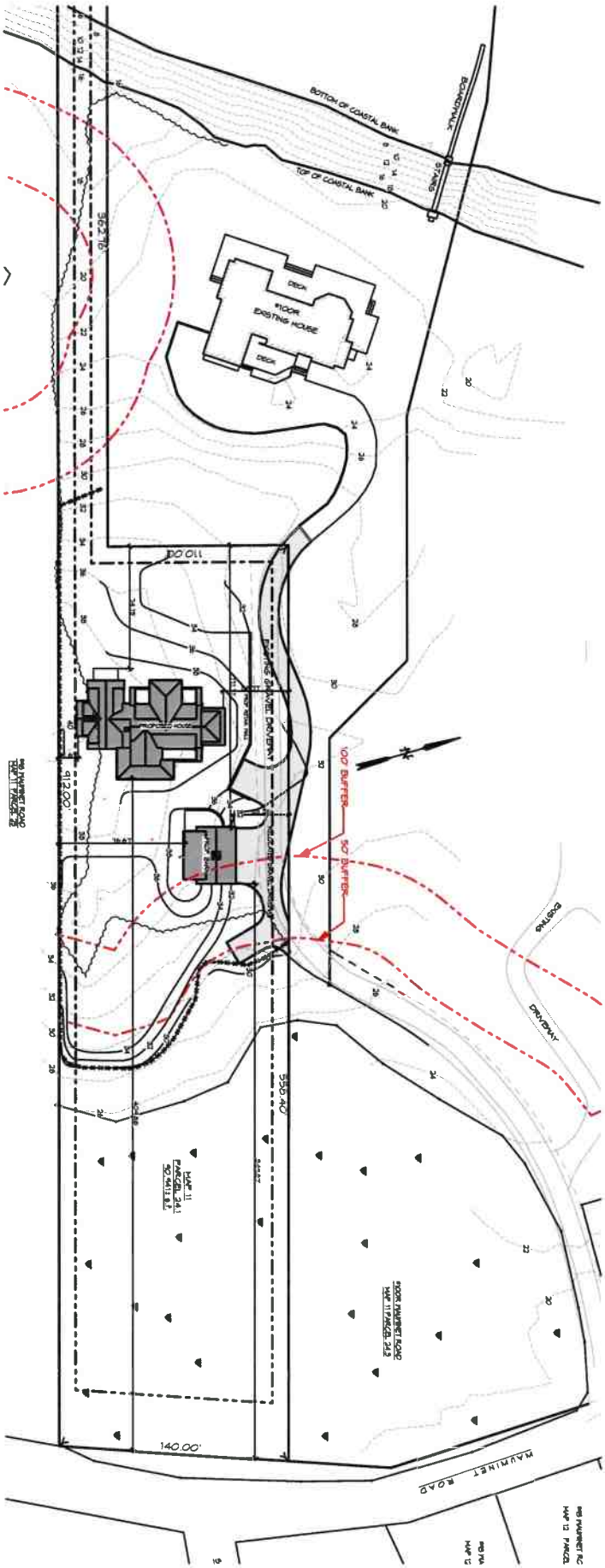


Previously Approved

ID# L-1.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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Site Plan

REVISED DATE: REVISIONS:

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P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
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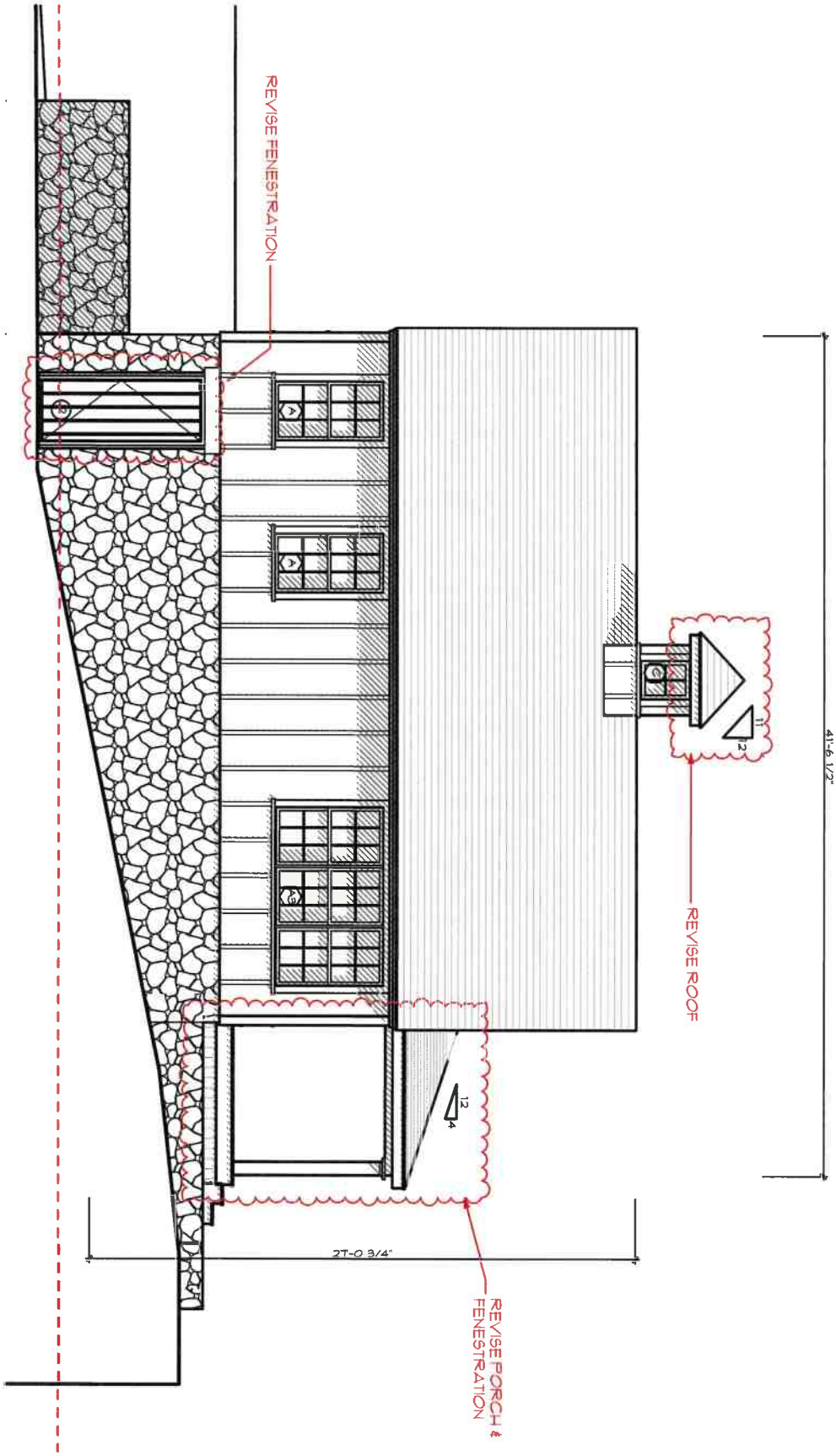


ID# A-2.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 90 ISSUED: 7/5/24

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North Elevation

REVISED DATE: REVISIONS:

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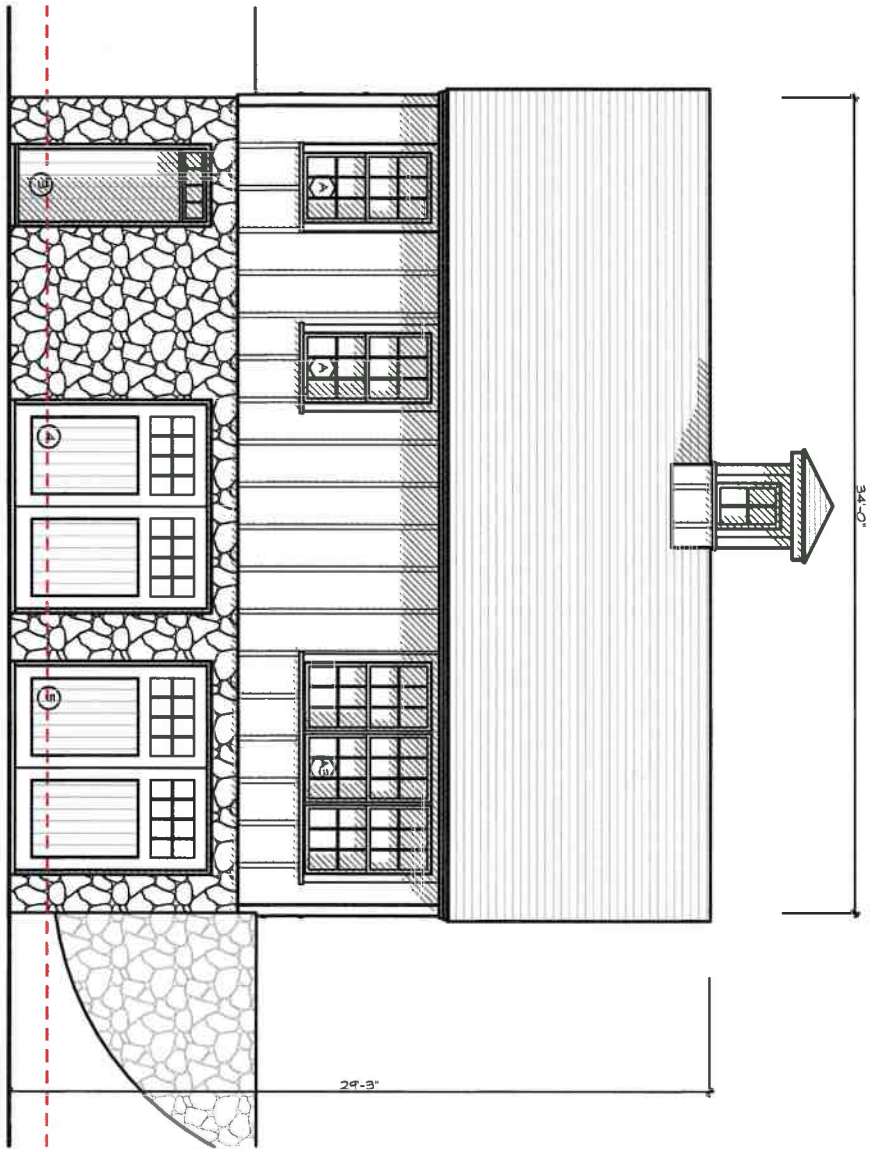


Previously Approved

ID# A-2.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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North Elevation

REVISED DATE: REVISIONS:

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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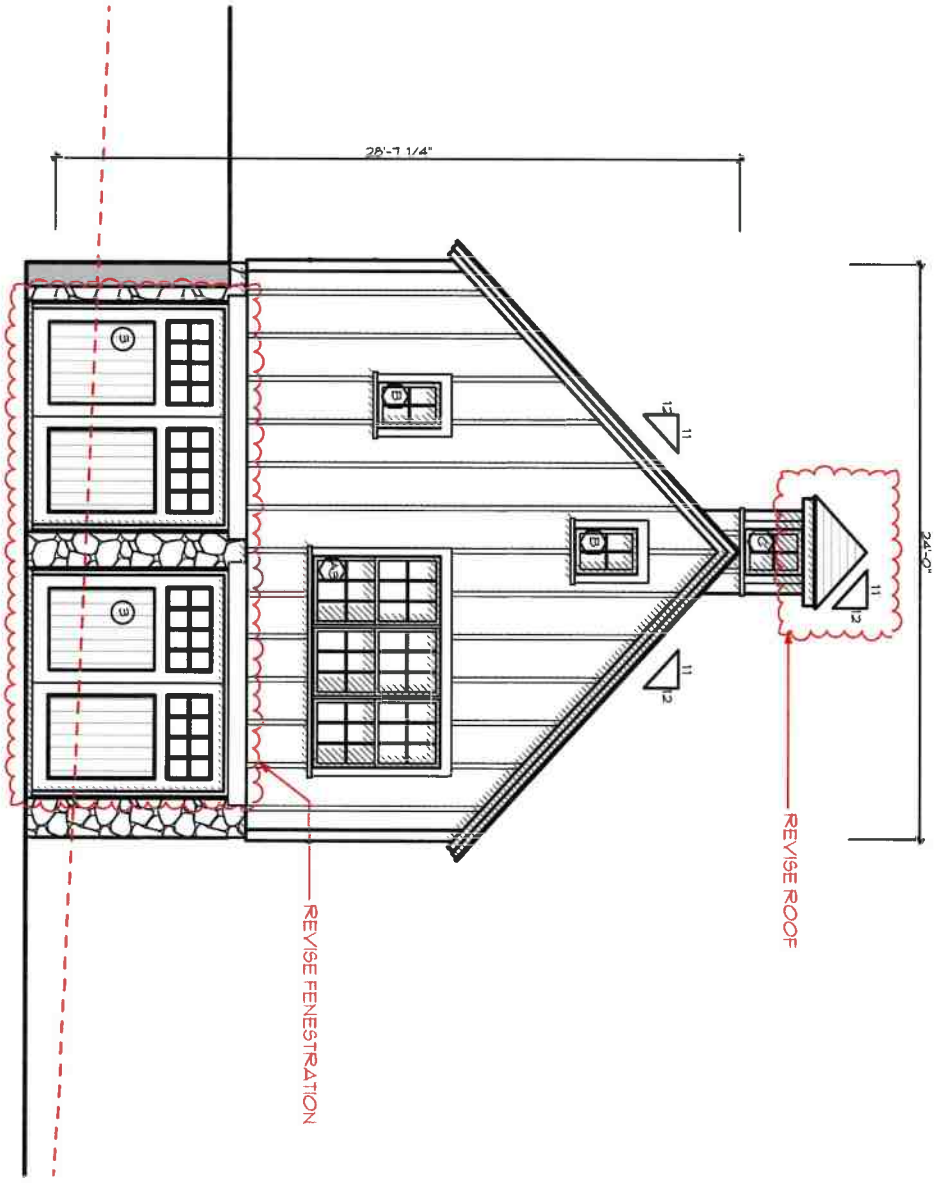


ID# A-2.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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East Elevation

REVISED DATE: REVISIONS:

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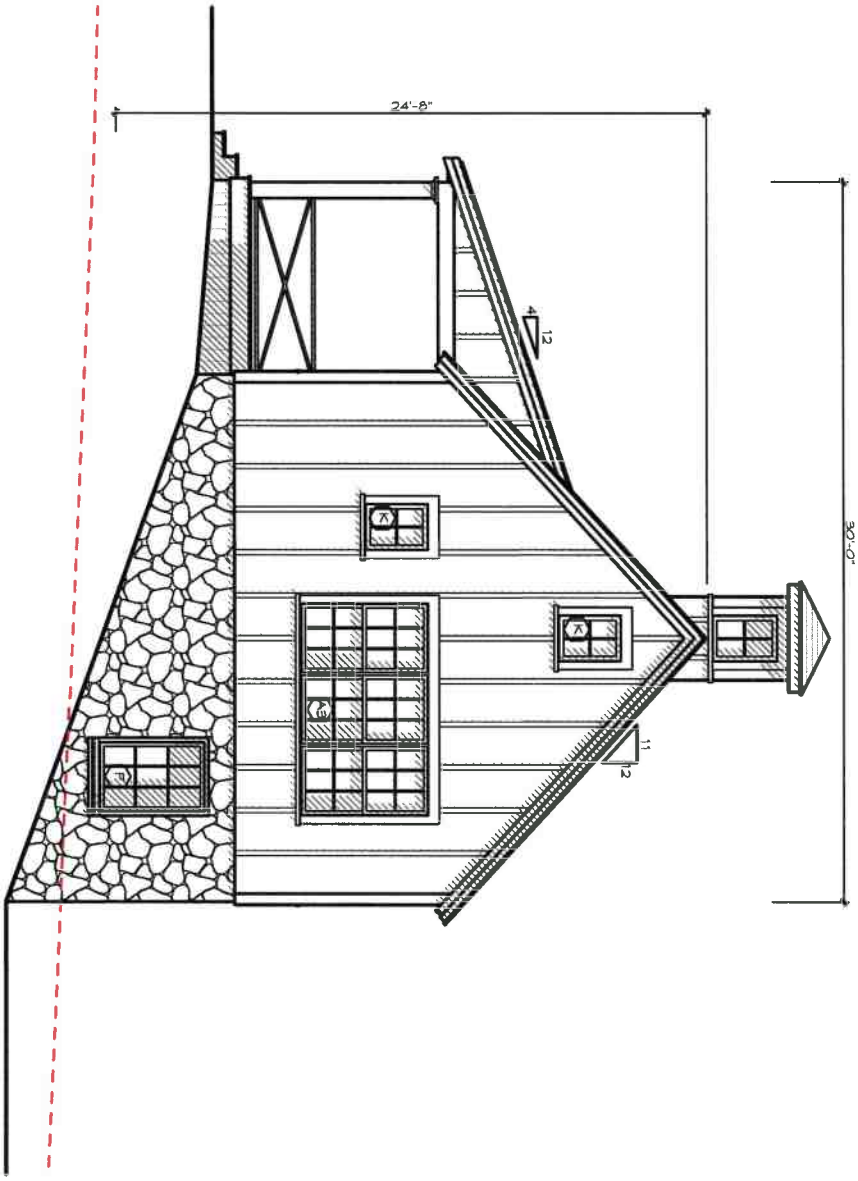
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




Previously Approved

ID# A-2.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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East Elevation

REVISED DATE: REVISIONS:

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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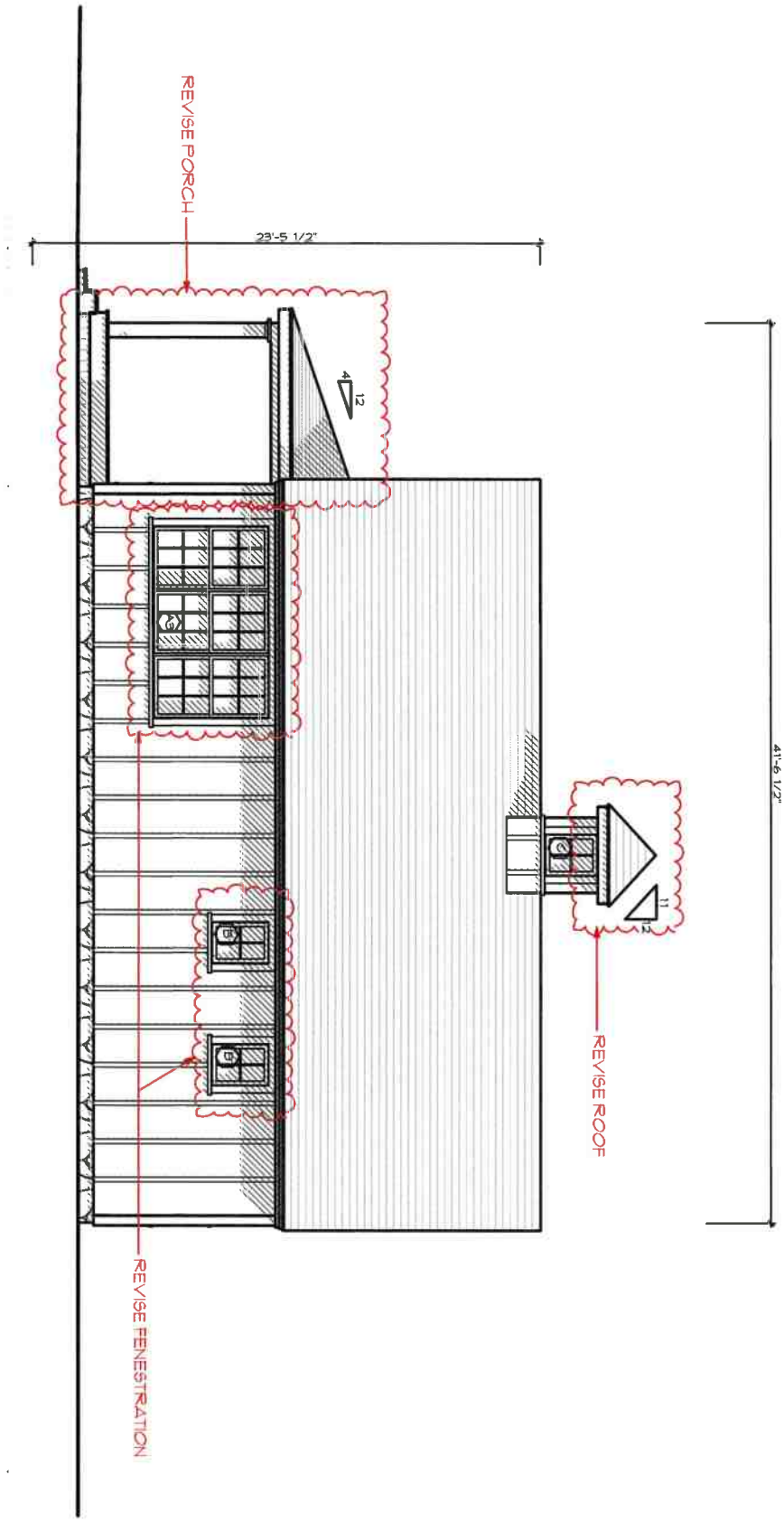


ID# A-2.3

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO:
PARCEL NO:
ZONING INFO: LUG-1
PROJECT NO:
ISSUED: 7/5/24

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South Elevation

REVISED DATE: REVISIONS:

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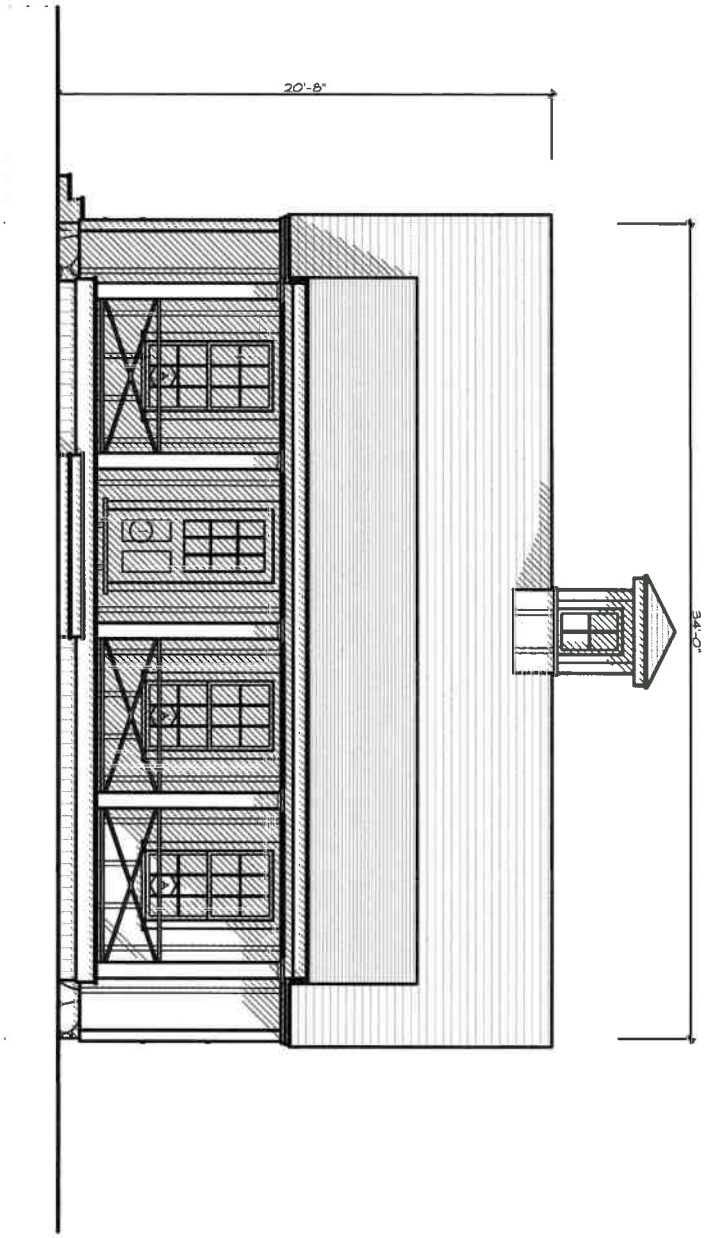
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM




Previously Approved

ID # A-2.3

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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South Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

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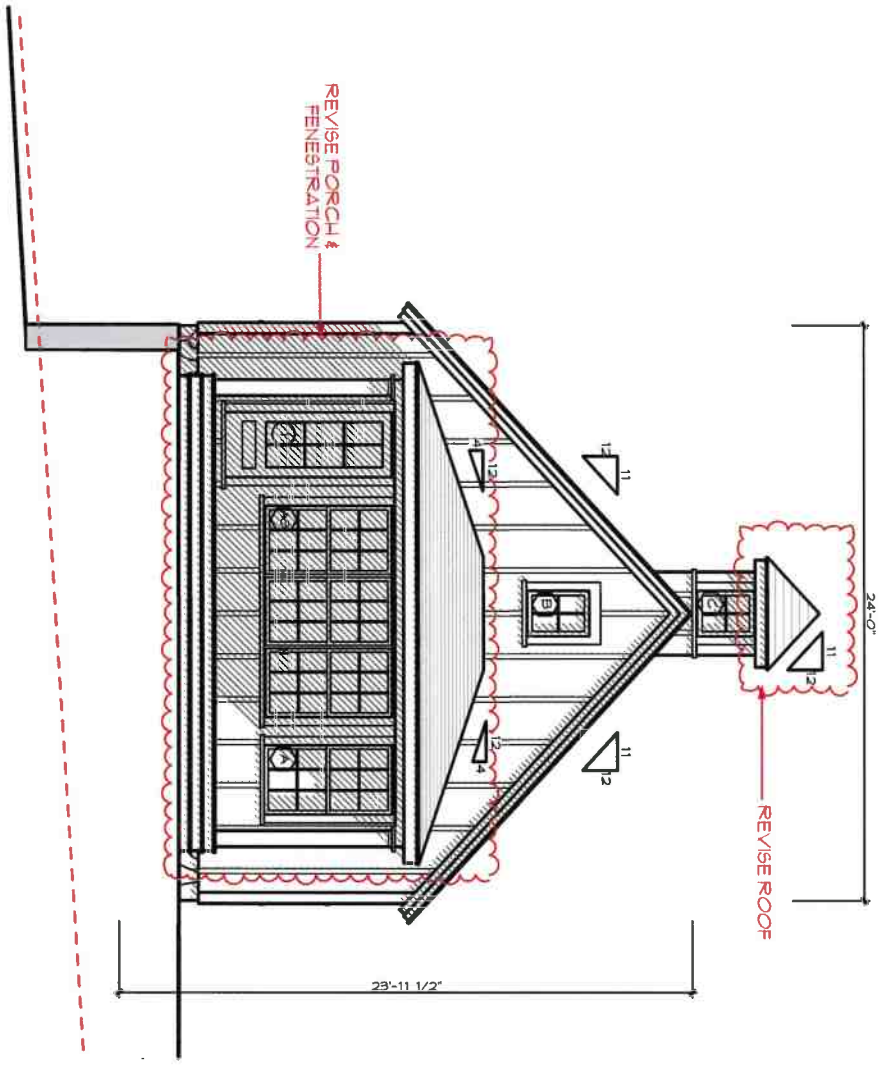
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM




ID# A-2.4

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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West Elevation

REVISED DATE: REVISIONS:

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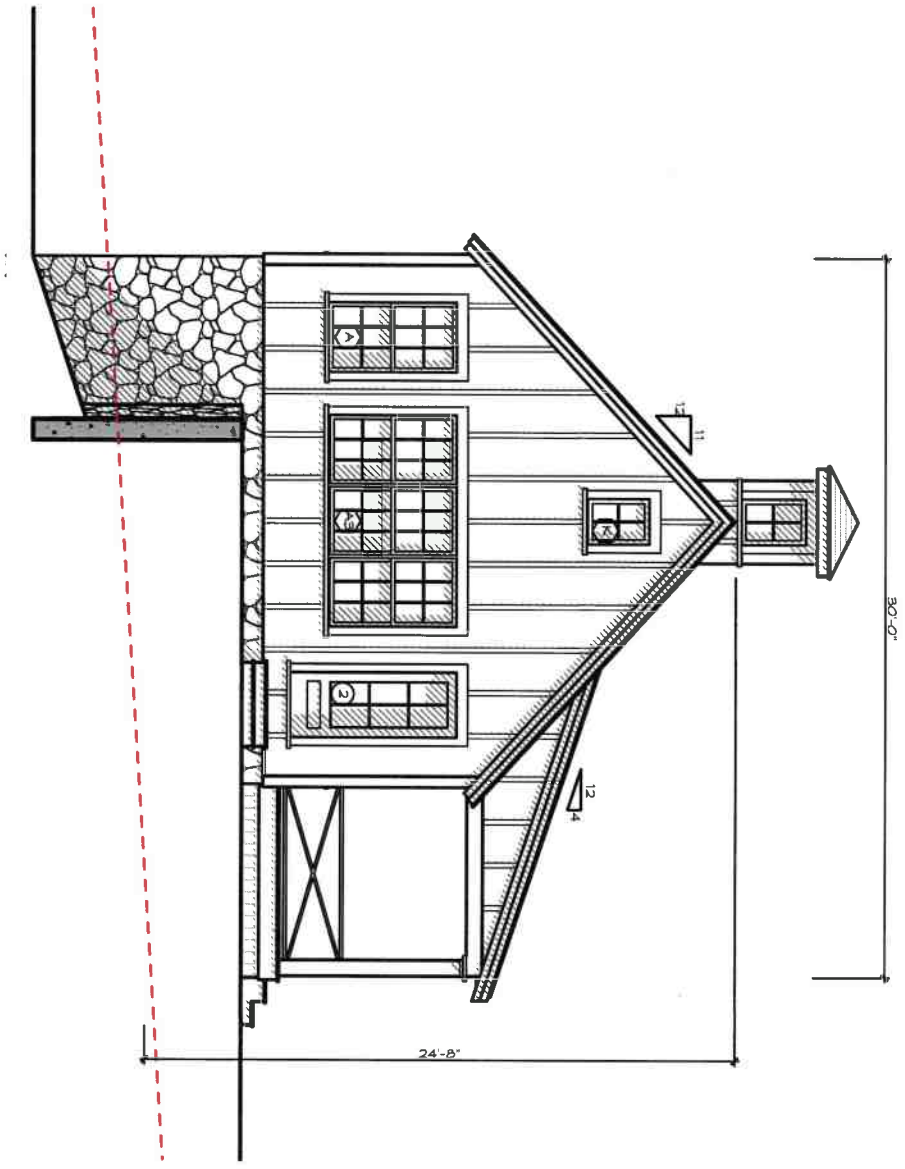
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




Previously Approved

ID# A-2.4

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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West Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

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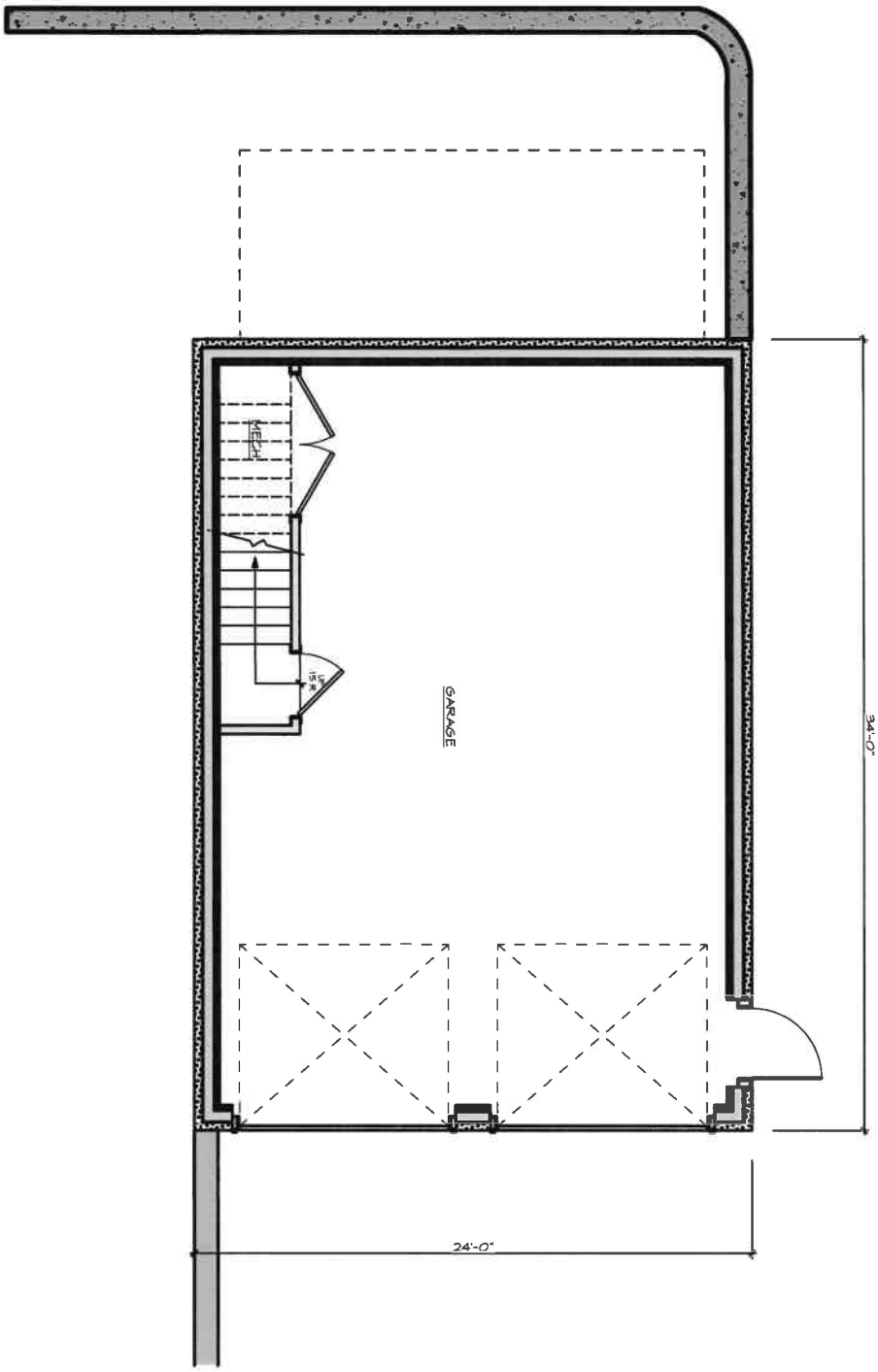
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




ID# A-1.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 9035 ISSUED: 7/5/24

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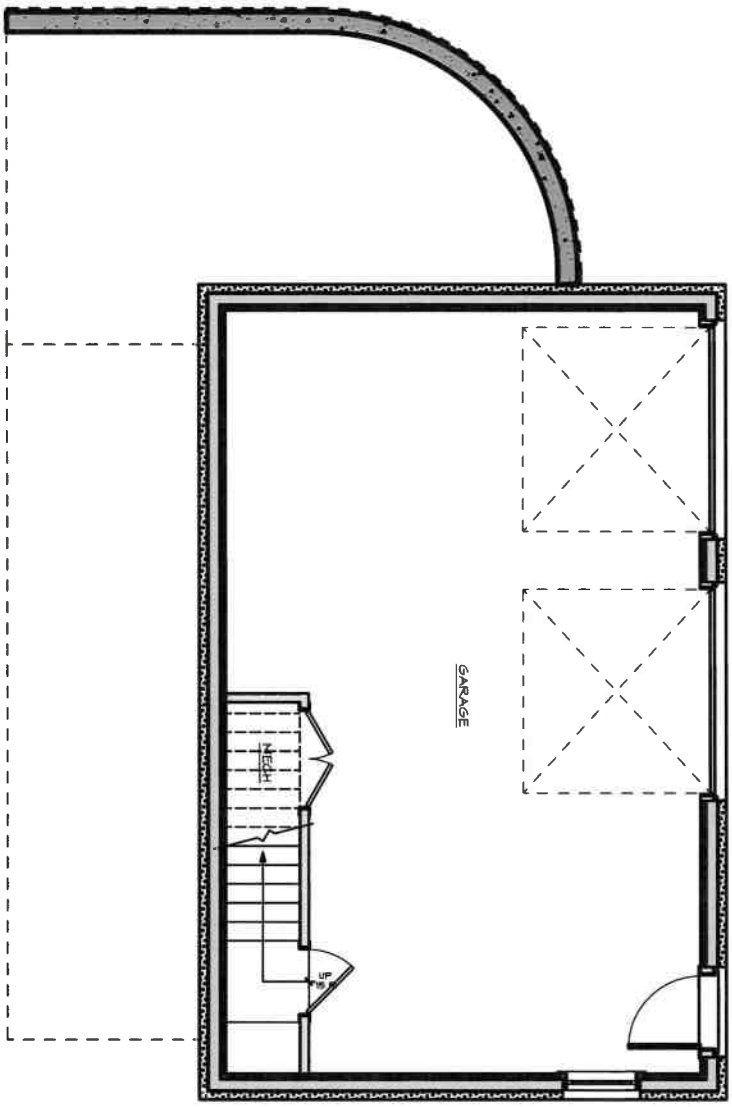
Garage Plan

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




Previously Approved

ID # A-1.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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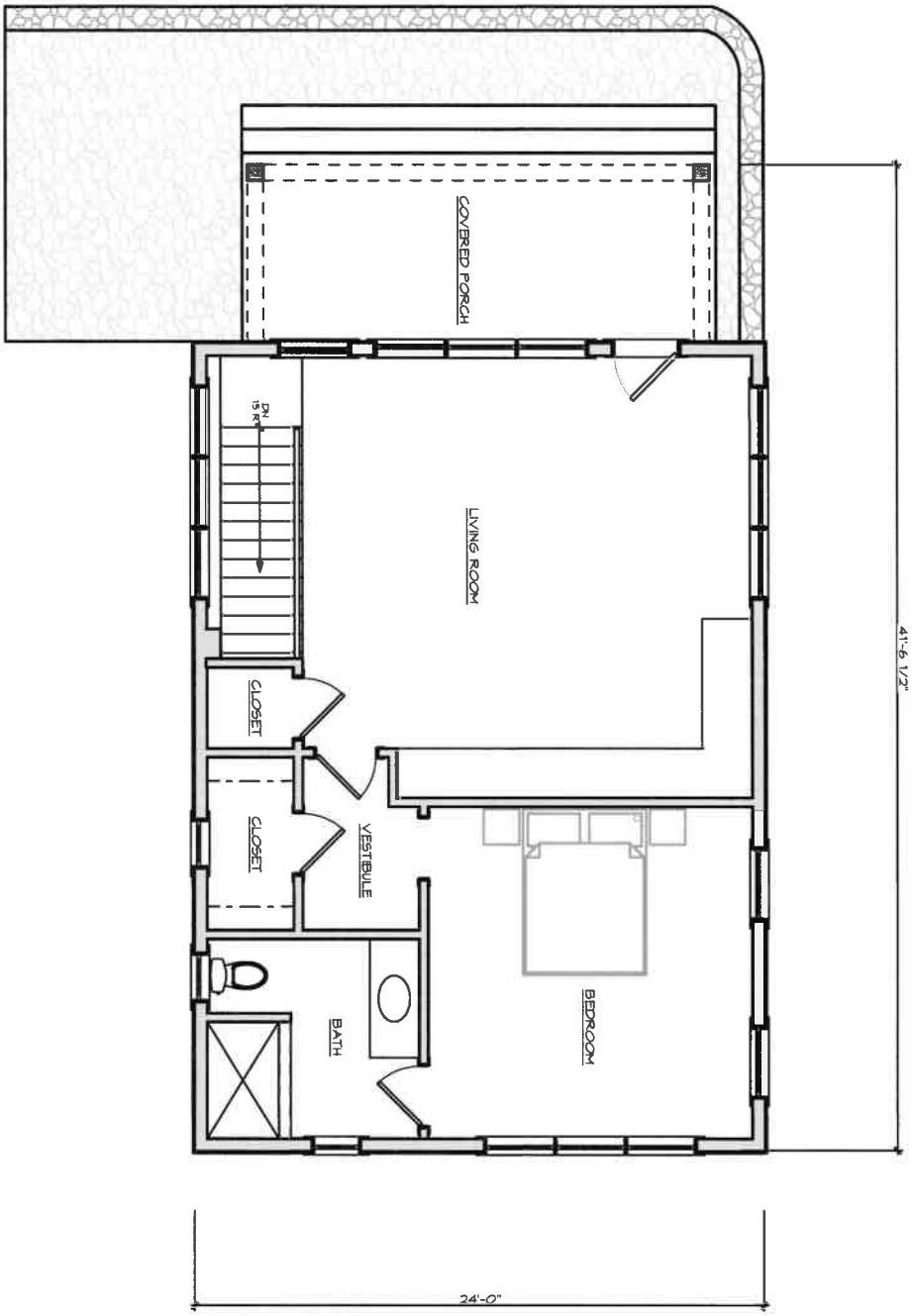
Garage Plan

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




ID# A-1.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7.5.24

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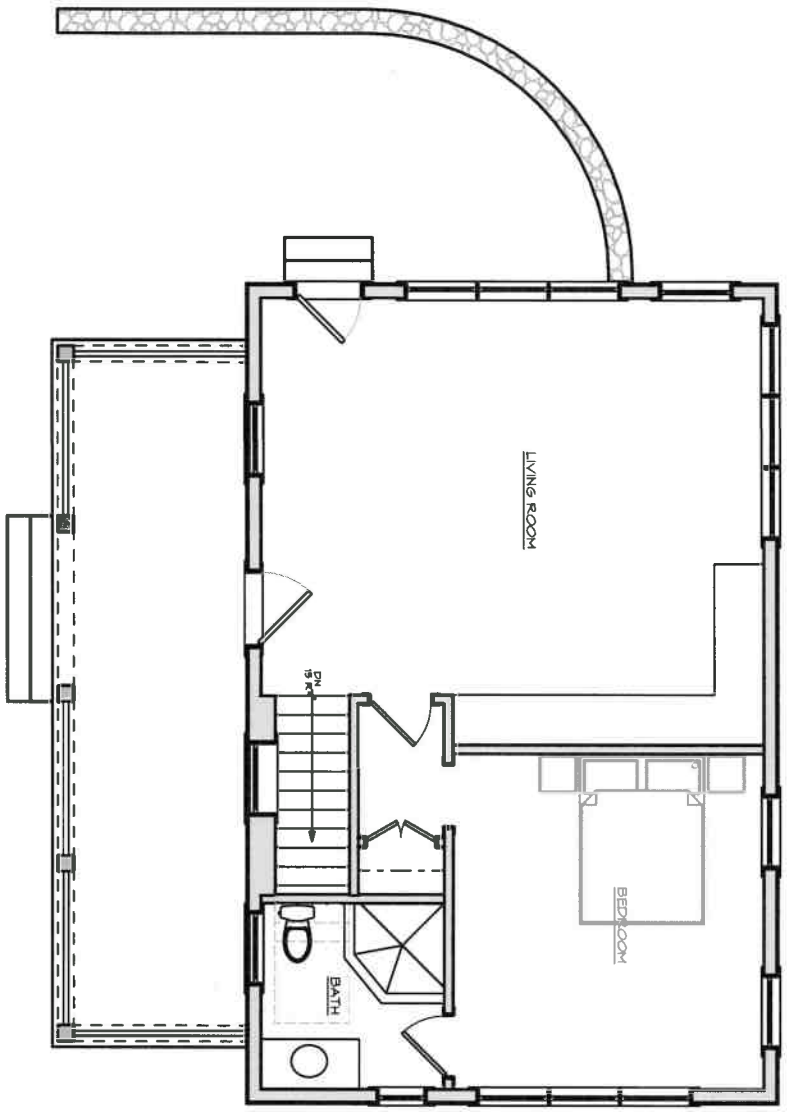
First Floor Plan

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




Planning Approved

ID# A-1.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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

| 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

**Barn at**
**100 Wauwinet Rd**
**Nantucket, MA**
**Window & Exterior Door Schedule**

**H.D.C. Submission: 8/12/24**
**Rev: 01/02/2025**
**Build Dept:**

**Notes:**

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

**Window Schedule**

| No. | Qn. | Type | Manuf. | Product Number | Frame size | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| A | 3 | Double Hung | Custom | N/A | 3'-0" x 5'-6" | 3'-1" x 5'-6 1/2" | 6 over 6 | |
| A3 | 4 | (3) Double Hung | Custom | N/A | (3) 3'-0" x 5'-6" | 9'-1" x 5'-6 1/2" | 6 over 6 | |
| B | 5 | Casement | Custom | N/A | 2'-0" x 2'-10" | 2'-1" x 2'-10 1/2" | 4 lite | |
| C | 4 | Casement | Custom | N/A | 2'-0" x 2'-6" | 2'-1" X 2'-6 1/2" | 4 lite | |
| | | | | | | | | |

**Door Schedule**

| No. | Qn. | Type | Manuf. | Model | Door Dimension | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Front Door | Custom | N/A | 2'-8" x 7'-0" | TBD | 6 | Raised Panel |
| 2 | 1 | Batten Door | Custom | N/A | 3'-0" x 8'-0" | TBD | N/A | |
| 3 | 2 | Overhead Garage Door | Custom | N/A | 9'-0" x 8'-0" | TBD | 16 | vgroove panels & putty glaze muntins |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Roy Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Potter

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 100 Wauwinet Trust

STREET ADDRESS 100 Wauwinet Road

MAP/PARCEL 11|24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON January 7, 2025

**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 1/6/2025

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 595 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°: 112

Street & Number of Proposed Work: 44 Milestone Rd - BARN

Owner of record: Norton, Richard & Valerie

Mailing Address: PO Box 476
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: T&T Roofing, LLC - Trevor Smith

Mailing Address: PO Box 2851
Nantucket, MA 02584

Contact Phone #: 5083258811 E-mail: trevorsmith@ttroofing.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 Change shingle style from 3-TAB → ARCHITECT

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 Style change
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

**Windows*:** ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(mullins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Current - Black 3 TAB ARCH MOIRE BLACK - CERTAINTEED
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 1/6/2025 Signature of owner of record [signature] Signed under penalties of perjury

TT ROOFING LLC
NANTUCKET
508-325-8811

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 14 MILESTONE RD. - HORSE BARN

I, VALERIE NORTH as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

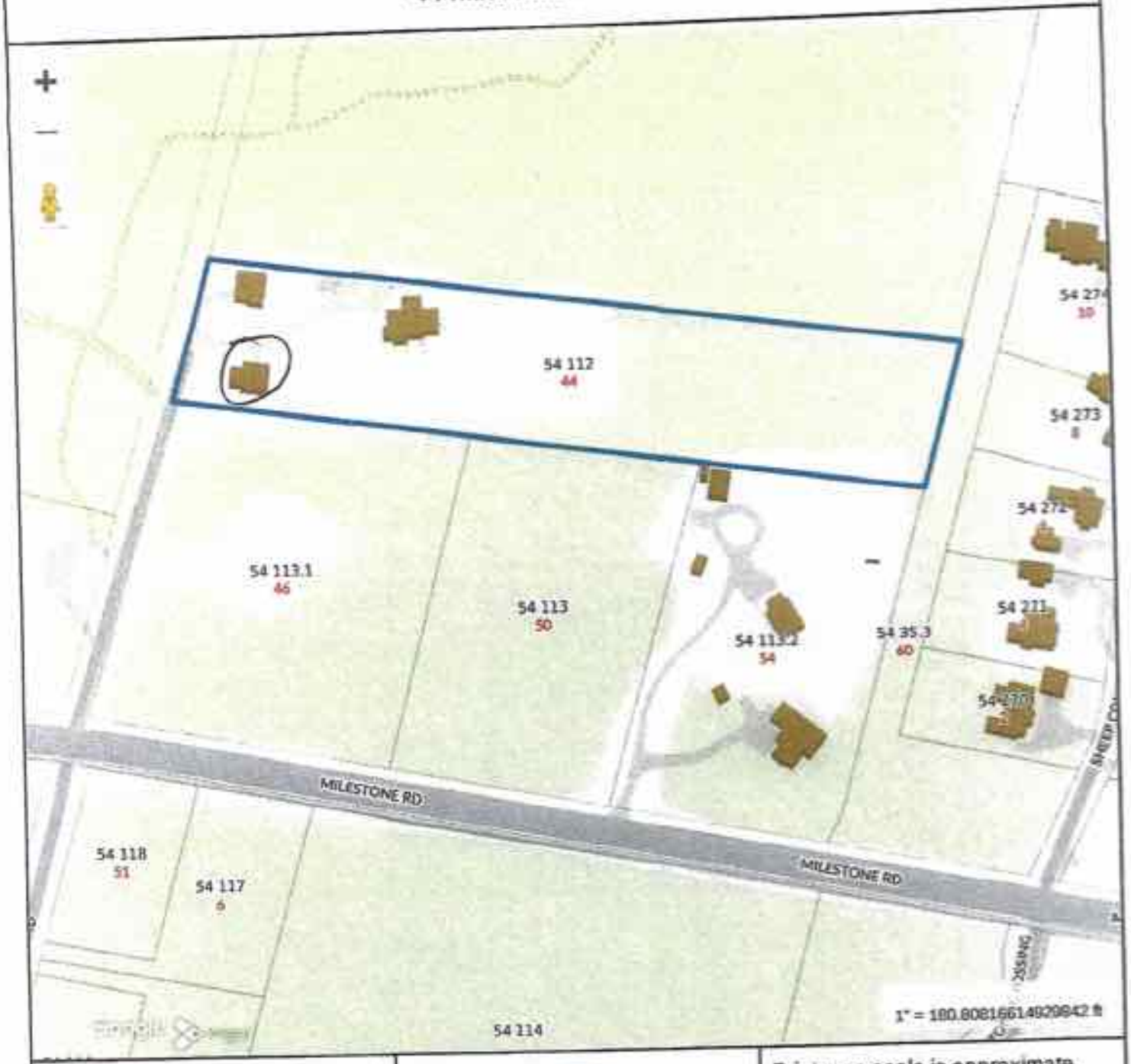
Signature of Owner: Valerie North Date: 1/6/25

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

Town and County of Nantucket, MA

January 6, 2025

# 44 Milestone Rd - Barn




**Property Information**

| | |
|---|---|
| Property ID | 3018 |
| Location | 44 MILESTONE RD |
| Owner | NORTON RICHARD E & VALERIE G |

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.








**T&T Roofing LLC**

12994

Town of Nantucket

1/7/2025

50.00

New Operating Acct - 44 Milestone Rd - Barn

50.00

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 112 B13

Street & Number of Proposed Work: 44 Milestone Rd. - Workshop

Owner of record: Norton, Richard & Valerie

Mailing Address: PO Box 476
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: TET Roofing, LLC - Trevor Smith

Mailing Address: PO Box 2851
Nantucket, MA 02584

Contact Phone #: 5083258811 E-mail: trevorsmith@ttroofing.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 change shingle style from 3-TABS to Architect

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 change style

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 CURRENT 3-TAB BLACK MOORE BLACK-CERTAINTEED Arch

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/6/2025 Signature of owner of record _____ Signed under penalties of perjury

TT ROOFING
NANTUCKET LLC
508-325-8811

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 44 MILESTONE RD – STUDIO

I, VALERIE NORTON, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

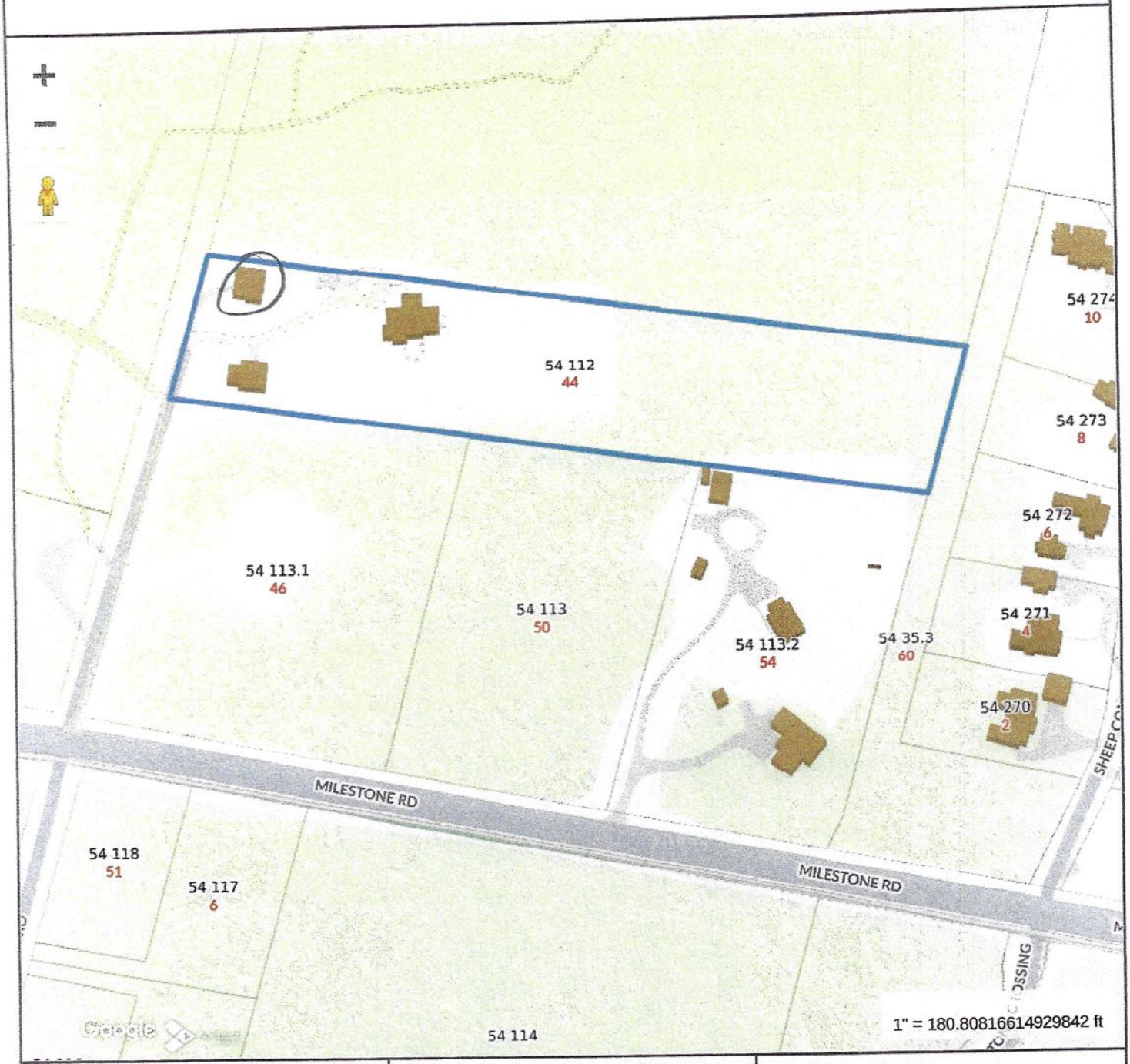
Signature of Owner: Valerie Nort Date: 1/6/25

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

Town and County of Nantucket, MA

January 6, 2025

# 44 Milestone Rd - Workshop




**Property Information**

| | |
|---|---|
| **Property ID** | 3018 |
| **Location** | 44 MILESTONE RD |
| **Owner** | NORTON RICHARD E & VALERIE G |

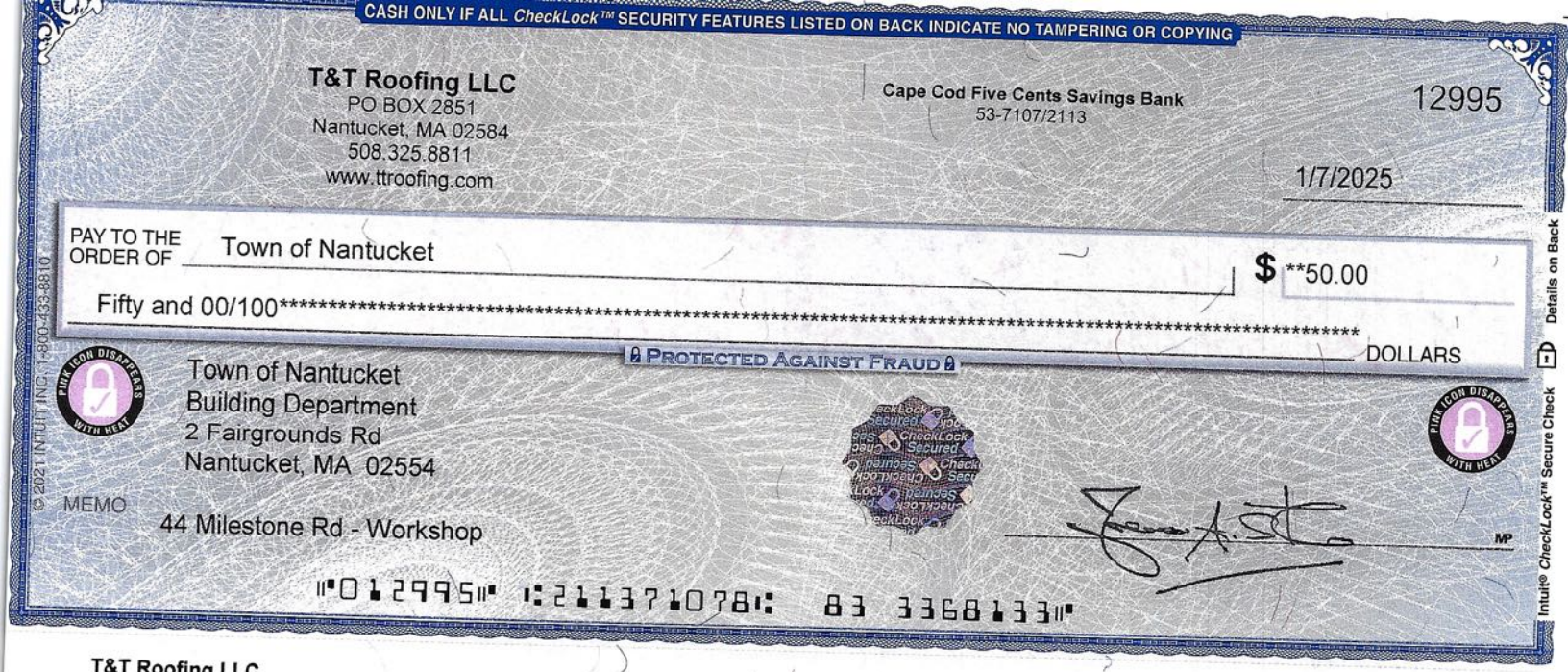
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.





CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**T&T Roofing LLC**
PO BOX 2851
Nantucket, MA 02584
508.325.8811
www.ttroofing.com

Cape Cod Five Cents Savings Bank
53-7107/2113

12995

1/7/2025

PAY TO THE ORDER OF Town of Nantucket

$ **50.00

Fifty and 00/100********** DOLLARS

PROTECTED AGAINST FRAUD

Town of Nantucket
Building Department
2 Fairgrounds Rd
Nantucket, MA 02554

MEMO 44 Milestone Rd - Workshop

⑈012995⑈ ⑆211371078⑆ 83 3368133⑈

© 2021 INTUIT INC. 1-800-433-8810

Details on Back

Intuit® CheckLock™ Secure Check

**T&T Roofing LLC**

Town of Nantucket | 1/7/2025 | 12995

44 Milestone - Workshop | 50.00

New Operating Acct - 44 Milestone Rd - Workshop | 50.00

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°. 103.1

Street & Number of Proposed Work: 8 Marble Way (Lot 3) See above

Owner of record: 6A Marble Way LLC

Mailing Address: 61 Old South Road #373

Nantucket MA 02584

Contact Phone #: 508 367 3012 E-mail: lindsay@nantucketlandscapingine.com

## AGENT INFORMATION (if applicable)

Name: Christopher Megna

Mailing Address: 2A Blueberry Ln.

Nantucket MA 02554

Contact Phone #: 508 325 5500 E-mail: ChrisMegna@dreamhomebuilder.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 637.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 58'2" Sq. Footage 1st floor: 1594 Decks/Patio: Size: 6x25 ☑ 1st floor ☐ 2nd floor

Width: 32'6" Sq. footage 2nd floor: 1594 Size: 8x29 ☑ 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 27'11" South 25'1"/27'11" East 27'11" West 27'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 7 /12 Secondary Mass 7 /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 1x8 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 Millivia Millwrks Rear Millivia Millwrks Side Millivia Millwrks/Andersen 400

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NW Cedar Shingles Clapboard (if applicable) _____ Roof Charcoal Blend

Trim NW Cedar Sash Forest Green Doors Green

Deck Mahogany Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/15/14 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 _____ _____

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 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

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 8 Marble Way (lot 3 per ANR)

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.12.18 08:53:08 -05'00'

December 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 |
|---|---|---|---|---|---|---|---|---|---|
| 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 WY NOM TR | 35D OLD SOUTH RD | NANTUCKET | MAM | O2554 | 19 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 MARBLEWY #2 |
| 66 | 427 | 1 | LEMUS LUCIA | | 75A BARTLETT RD | NANTUCKET | MA | 02554 | 75A BARTLETT RD |
| 66 | 428 | | KING ASTA | | 77 BARTLETT RD | NANTUCKET | MA | O2554 | 77 BARTLETT RD |
| 66 | 442 | 1 | SCHROEDER TERESA C | | 9 MARBLE WY UNIT #2 | NANTUCKET | MA | O2554 | 9 MARBLE WY #2 |
| 66 | 442 | 2 | SKAR JOAN K & 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: 8 Marble Way (lot 3 per ANR)

Tax Map Number: 66 Parcel Number: 103/1

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

Construct new dwelling

Anticipated HDC Submission Date: 1/6/2024

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.

## U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Nantucket, MA 02554

OFFICIAL USE

| | |
|---|---|
| Certified Mail Fee | $4.85 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $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 |

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JAN -6 2025

01/06/2025

Sent To
BEAUDETTE RICHARD P TR
Street and Apt. No., or PO Box No.
10 MARBLE WY NOM TR
35D OLD SOUTH RD
City, State, ZIP+4®
NANTUCKET, MAM 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3776 02

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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage | $5.58 |

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01/06/2025

Sent To
SCHROEDER TERESA C
Street and Ap
9 MARBLE WY UNIT #2
City, State, Zi
NANTUCKET, MA 02554

PS Form 380

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| Postage | $0.73 |
| Total Postage and Fees | $5.58 |

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01/06/2025

Sent To
CADET LOUBINS & TONICO RUTH
Street an
11 MARBLE WY UNIT 2
City, Stai
NANTUCKET, MA 02554

PS Form

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| ☐ Return Receipt (electronic) | $0.00 |
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| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total | $5.58 |

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JAN

01/06/2025

Se
St
SKAR JOAN K & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

r Instructions

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| Total Postage and Fees | $5.58 |

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JAN -6 2025

01/06/2025

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LEMUS LUCIA
Street and A
75A BARTLETT RD
City, State, Z
NANTUCKET, MA 025

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1061 3776 19

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| Postage | $0.73 |
| Total Postage and Fees | $5.58 |

9 2025

01/06

Sent To
KING ASTA
St
77 BARTLETT RD
Ci
NANTUCKET, MA 02554

See Revers

9589 0710 5270 1061 3775 72

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| Total Postage and Fees | $5.58 |

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JAN -6 2025

01/06/2025

Sen
CONTE CATHERINE E TRUST
Stre
CASSIDY FAMILY TRUST
PO BOX 23
City
NANTUCKET, MA 02554

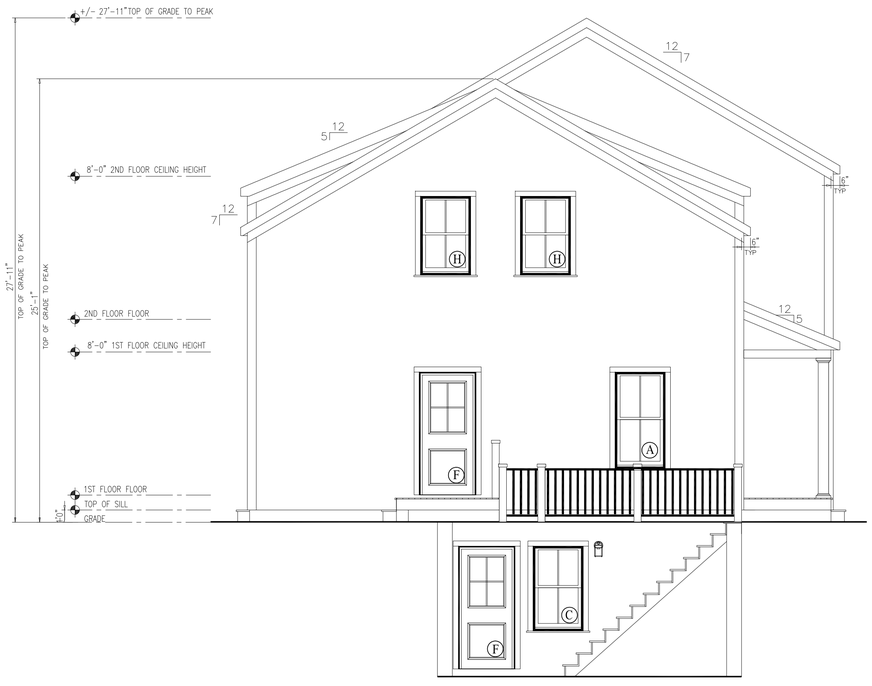
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3775 96

# NORTH




# SOUTH




NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Lot 3/ 8 Marble Way
(see anr)

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45271
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY:

DATE:

SCALE: 1/4"=1'-0"

FILENAME: 45271 FN

SHEET:
ELEV-

# EAST




# WEST




NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Lot 3/ 8 Marble Way (see anr)

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45271
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY:

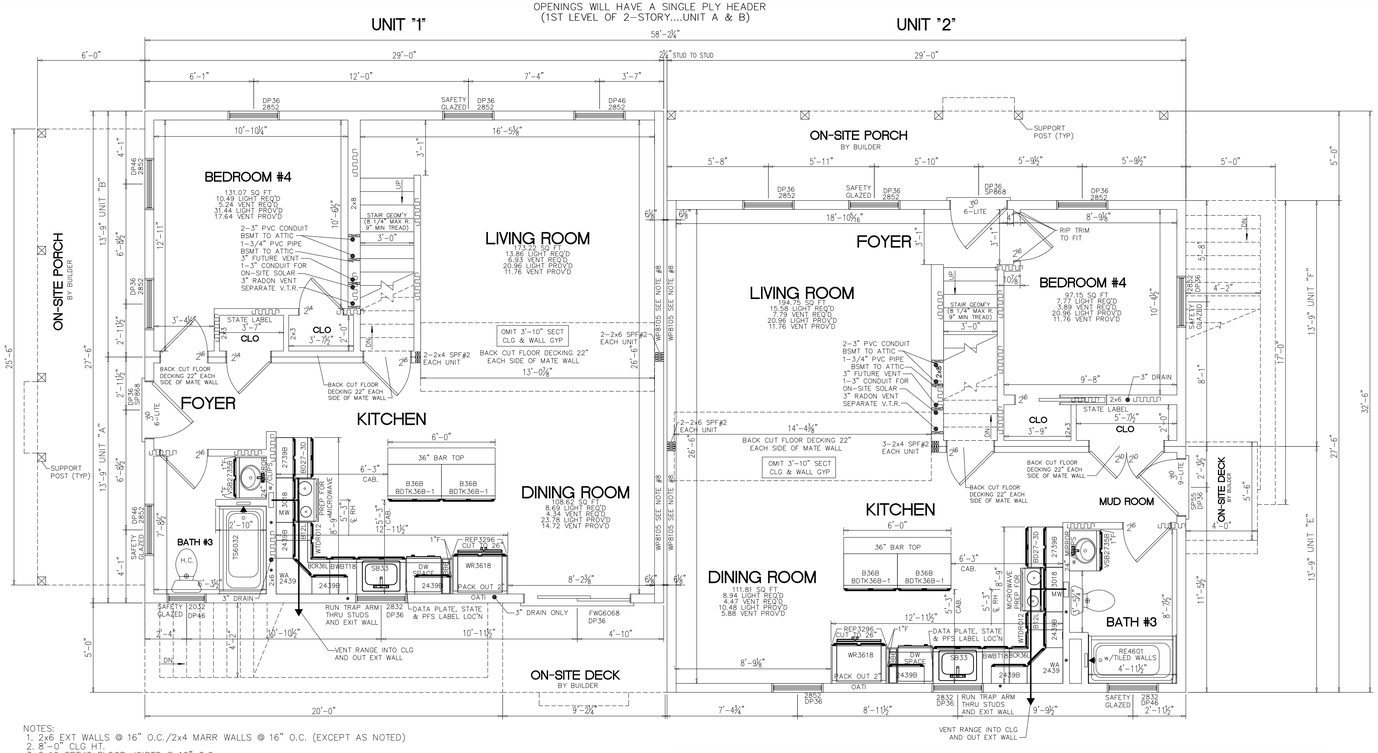
DATE:

SCALE: 1/4"=1'-0"

FILENAME: 45271 FN

SHEET:
ELEV- (2)

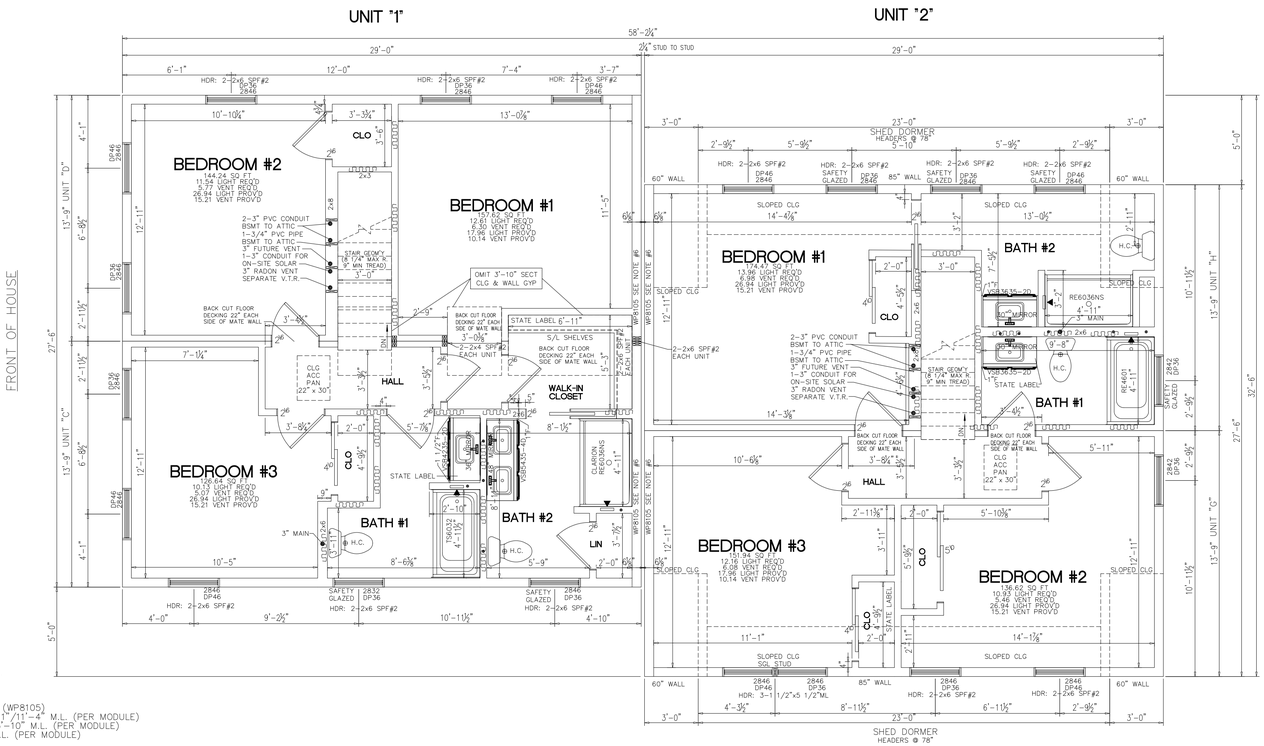
# FIRST FLOOR PLAN




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. INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24"O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7"O.C. JOINTS MAY BE LEFT EXPOSED.
   EXTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO STUDS w/ GALV. ROOFING NAILS, 1 3/4" LONG, 0.120" SHANK, 7"O.C. IN FIELD AND TOP AND BOTTOM PLATES, 4'O.C. PERIMETER. (LOAD BEARING) (WP8105)
9. CLG GIRDER OVER LIVING/DINING RM (UNIT 1) RM TO BE: 2-1 1/2"x11 1/4"x13'-10" M.L. (PER MODULE)
10. CLG GIRDER OVER LIVING/DINING RM (UNIT 2) TO BE: 2-1 1/2"x11 1/4"x15'-4" M.L. (PER MODULE)

- R19 INSULATION IN 1ST FLOOR CEILING
- PREP STAIRS, CABINETS, DOORS, BATHS, ETC. ON ALL FLOORS FOR FLOORTE FLOORING
- FACTORY TO INSTALL FLOORTE FLOORING IN UNIT "A","E","C","H"
- MELAMINE SHELVING WITH METAL BAR WHERE APPLICABLE
- BACKCUT ALL MATEWALL OPENINGS

# SECOND FLOOR PLAN




NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24"O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7"O.C. JOINTS MAY BE LEFT EXPOSED.
   EXTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO STUDS w/ GALV. ROOFING NAILS, 1 3/4" LONG, 0.120" SHANK, 7"O.C. IN FIELD AND TOP AND BOTTOM PLATES, 4'O.C. PERIMETER. (LOAD BEARING) (WP8105)
7. CLG BEAM OVER (UNIT #1)BDRM #1 WALK IN CLOSET TO BE: 2-1 1/2"x9 1/4"x13'-11"/11'-4" M.L. (PER MODULE)
8. FLR GIRDER UNDER BDRM #1/WALK IN CLOSET (UNIT 1) TO BE: 2-1 1/2"x9 1/4"x13'-10" M.L. (PER MODULE)
9. FLR GIRDER UNDER BDRM #1/BDRM #3 (UNIT 2) TO BE: 2-1 1/2"x9 1/4"x15'-4" M.L. (PER MODULE)

Lot 3/ 8 Marble Way (see anr)

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45271
2-STORY

TITLE:
FLOOR PLANS

DRAWN BY: DUPLEX

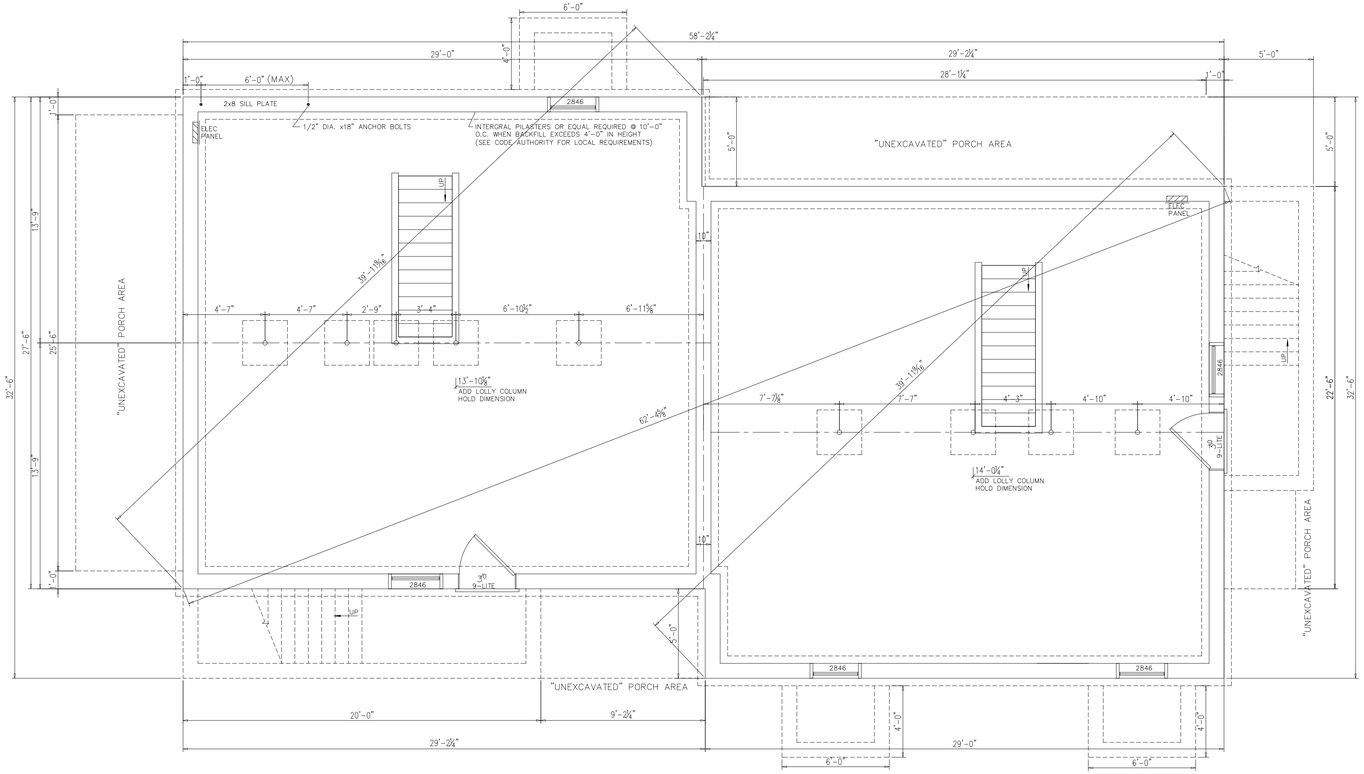
DATE:

SCALE: 1/4"=1'-0"

FILENAME: 45271 FN

SHEET:
PLAN -

# FOUNDATION




NOTES:

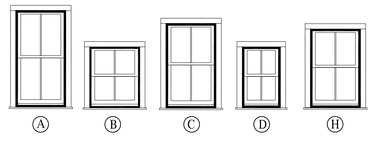
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS 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"

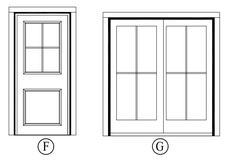
# DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

| MANUF. CODE | LOCATION | ROUGH OPENING | MANUFACTURER | TYPE | "U" | AREA | SQ. FT. LIGHT | SQ. FT. VENT |
|---|---|---|---|---|---|---|---|---|
| 2852 | A | 34 1/8" x 64 7/8" | ANDERSEN 400 | DH WINDOW | .28 | 15.14 | 10.48 | 5.88 |
| 2832 | B | 34 1/8" X 40 7/8" | ANDERSEN 400 | DH WINDOW | .28 | 9.54 | 5.98 | 3.39 |
| 2846 | C | 34 1/8" X 56 7/8" | ANDERSEN 400 | DH WINDOW | .28 | 13.28 | 8.98 | 5.07 |
| 2032 | D | 26 1/8" X 40 7/8" | ANDERSEN 400 | DH WINDOW | .31 | 7.27 | 4.21 | 2.45 |
| 2842 | H | 34 1/8" x 52 7/8" | ANDERSEN 400 | DH WINDOW | .30 | 12.34 | 8.23 | 4.64 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| SP682 | F | 38 3/4"x82 3/4" | MILLIKEN MILLWORK | 36" 9-LITE DOOR | .16 | 22.3 | 5.16 | 19.26 |
| FWG6068-2 | G | 72" x 80" | ANDERSEN | SLIDING GLASS DOOR | .29 | 39.34 | 23.78 | 14.72 |
| | | | | | | | | |




## SQUARE FOOTAGE:

| | | |
|---|---|---|
| FIRST FLOOR: | 797 | SQ. FT. PER UNIT |
| SECOND FLOOR: | 797 | SQ. FT. PER UNIT |
| BONUS ROOM: | - | SQ. FT. |
| GARAGE: | - | SQ. FT. |
| TOTAL: | 3,188 | SQ. FT. |
| OVERALL SIZE | 27'-6"x29'-0" | |
| MODEL: | 2-STORY DUPLEX | |

Lot 3/ 8 Marble Way (see anr)

BUILDER:

CUSTOMER/PROJECT:

EN

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45271
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE

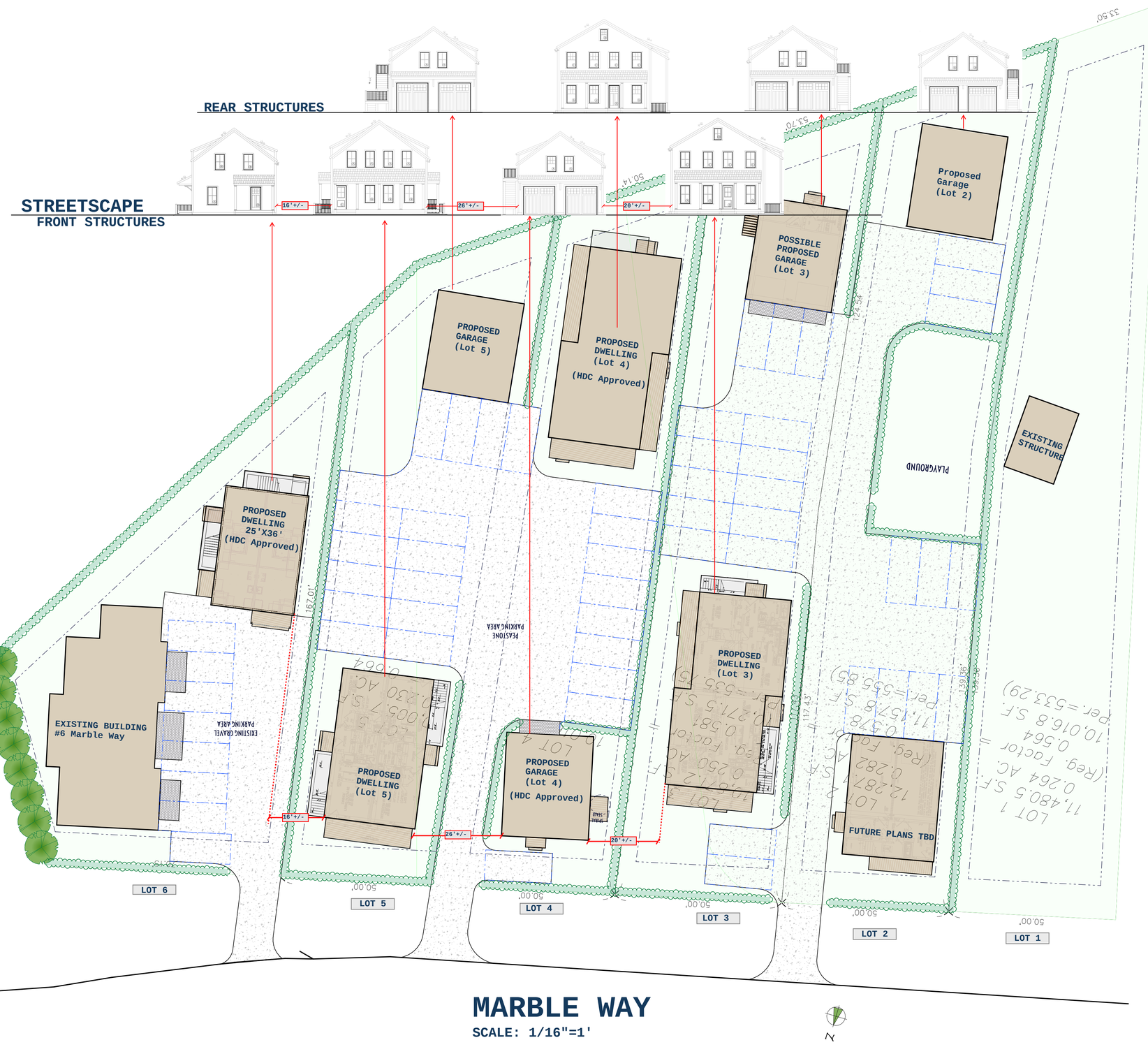
DRAWN BY: DUPLEX

DATE:

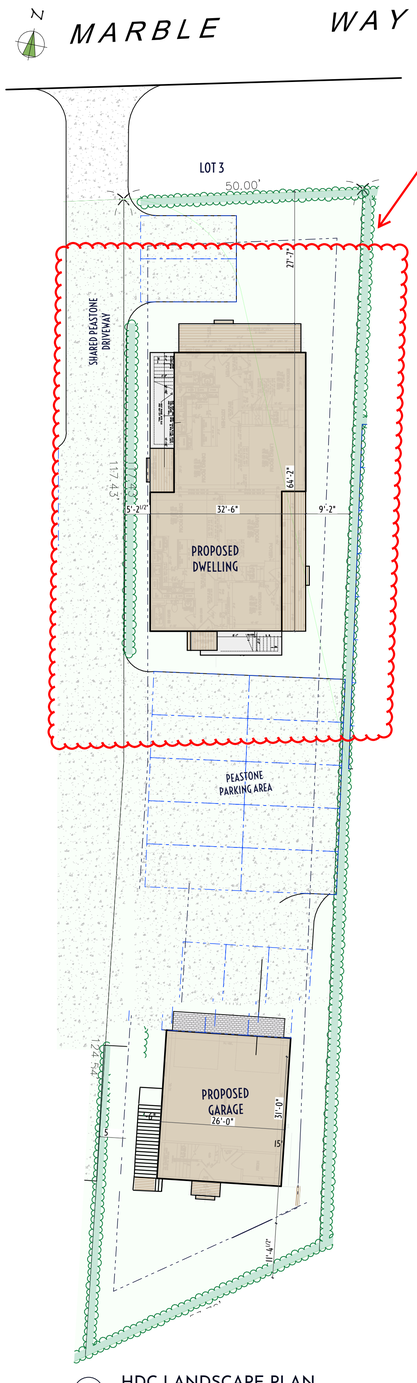
SCALE: 1/4"=1'-0"

FILENAME: 45271 FN

SHEET:
FDN-


REAR STRUCTURES
STREETSCAPE
FRONT STRUCTURES
16'+/-
26'+/-
20'+/-
50.14'
53.70'
33.50'
Proposed Garage (Lot 2)
POSSIBLE PROPOSED GARAGE (Lot 3)
PROPOSED GARAGE (Lot 5)
PROPOSED DWELLING (Lot 4) (HDC Approved)
EXISTING STRUCTURE
PLAYGROUND
PROPOSED DWELLING 25'X36' (HDC Approved)
167.01'
PASTONE PARKING AREA
EXISTING BUILDING #6 Marble Way
EXISTING GRAVEL PARKING AREA
PROPOSED DWELLING (Lot 5)
PROPOSED GARAGE (Lot 4) (HDC Approved)
PROPOSED DWELLING (Lot 3)
FUTURE PLANS TBD
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
50.00'
MARBLE WAY
SCALE: 1/16"=1'
N

PROPOSED DWELLING




1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



3 8 Marble Way View 1



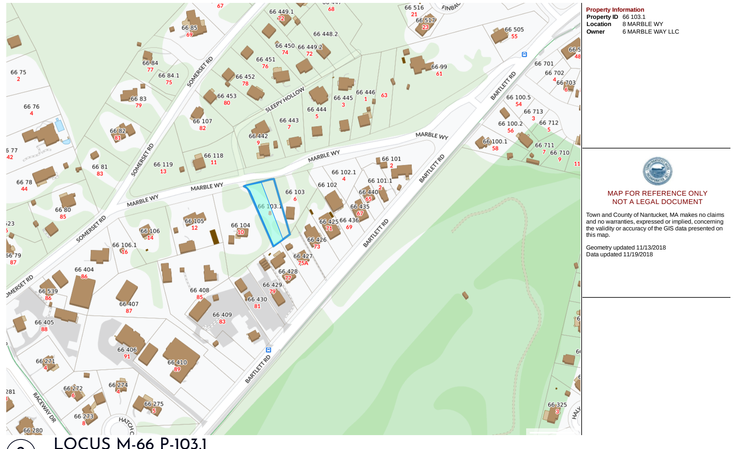
4 8 Marble Way View 2



5 8 Marble Way View 3



6 8 Marble Way View 4




2 LOCUS M-66 P-103.1

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

HDC Landscape

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

Landscape at
8/lot 3 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103.1
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 12/9/24
Drawing No.:

HDC-1

| Surveyor | Contact |
|---|---|
| #Keywords | LC |

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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 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



MH

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.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

√ 2. **Exterior Elevations and Floor Plans (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.

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.

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 Fax: 508.228.7298



**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov


## Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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.



8 January 2025

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°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH 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@MACKECHNIE.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

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: 85' Sq. Footage 1st floor: 2368SF Decks/Patio: Size: 70x22 ☒ 1st floor ☐ 2nd floor
Width: 42' Sq. footage 2nd floor: 1838SF 4206 TOTAL Size: 16x11 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 12" South " East " West "
Height of ridge above final finish grade: North 29'-10" ± 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) WATERSTRUCK ☐ Other _____

**Roof Pitch**: Main Mass 12 /12 Secondary Mass 4 /12 Dormer 7 /12 Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ 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) 8 Corner boards — Frieze —
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 6 LITE Rear 4-LITE Side 4-LITE
Garage Door(s): Type — Material _____

**Hardscape materials**: Driveways SHELLS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

**COLORS**

Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck NTW Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/8/25 Signature of owner of record _____ ATE SANDWICH LLC 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..... Ate Sandwich LLC

MAILING ADDRESS..... 2 Broad St Nantucket, MA 02554

PROPERTY LOCATION..... 8 Sandwich Road

ASSESSORS MAP/PARCEL..... 54/230

SUBMITTED BY:..... doug@markcutone.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.

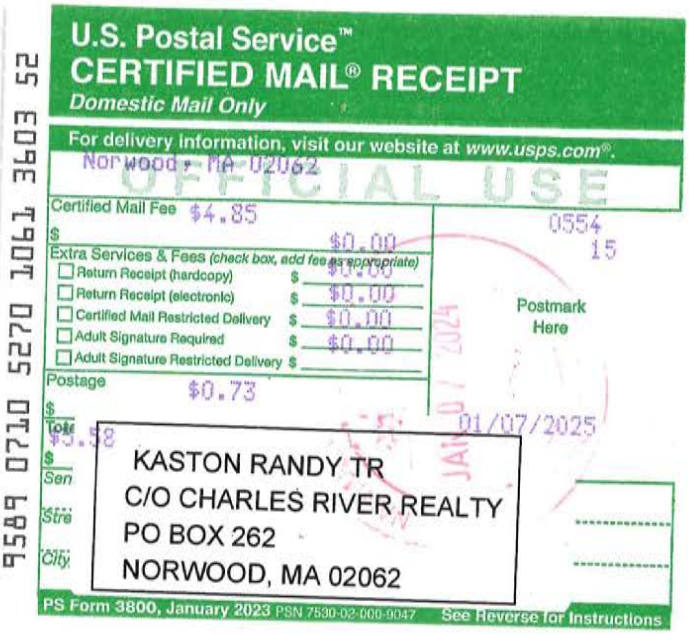
December 9, 2024

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 |
|---|---|---|---|---|---|---|---|---|---|
| 54 | 186 | | BRUST JUDITH A | | 500 BELAVIDA RD | MONTEREY | CA | 93940 | 11 CHATHAM RD |
| 54 | 196 | | KASTON RANDY TR | C/O CHARLES RIVER REALTY | PO BOX 262 | NORWOOD | MA | 02062 | 11 MONOMOY RD |
| 54 | 229 | | RYDER DIANE M & KATHLEEN GUSTAFSON TRST | | 10 CHATHAM RD | NANTUCKET | MA | 02554 | 10 CHATHAM RD |
| 54 | 230 | | RYDER KEVIN M | | PO BOX 431 | NANTUCKET | MA | O2554 | 8 CHATHAM RD |
| 54 | 233 | | NANTUCKET BEY LLC | | 75 OLD STAGECOACH RD | RIDGEFIELD | CT | 06877 | 6 SANDWICH RD |
| **Count:** | **5** | | | | | | | | |


9589 0710 5270 1061 3603 52
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Norwood, MA 02062
OFFICIAL USE
Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
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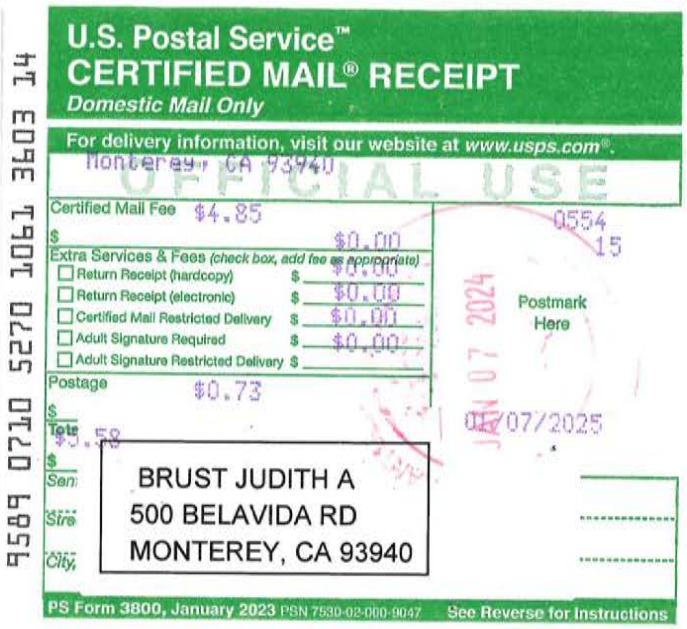
15
Postmark Here
JAN 07 2024
01/07/2025
KASTON RANDY TR
C/O CHARLES RIVER REALTY
PO BOX 262
NORWOOD, MA 02062
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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For delivery information, visit our website at www.usps.com®.
Monterey, CA 93940
OFFICIAL USE
Certified Mail Fee $4.85
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01/07/2025
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500 BELAVIDA RD
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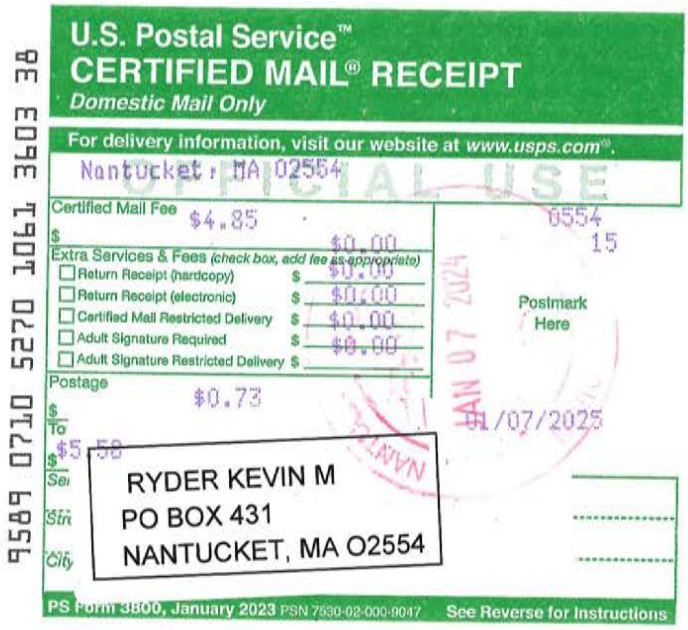
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0554
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Postmark Here
JAN 07 2024
01/07/2025
RYDER KEVIN M
PO BOX 431
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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0554
15
Postmark Here
JAN 07 2024
01/07/2025
NANTUCKET BEY LLC
75 OLD STAGECOACH RD
RIDGEFIELD, CT 06877
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Sandwich Road

Tax Map Number: 54 Parcel Number: 230.1

Owner of Record: Ate Sandwich LLC

Description of Proposal: New dwelling, garage apartment, pool, and shed

Anticipated HDC Submission Date: 7 January 2025

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:

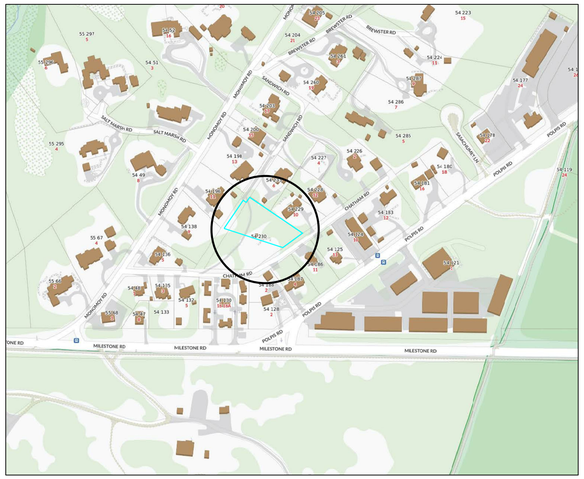
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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.

# ATE SANDWICH LLC - 8 SANDWICH ROAD




LOCUS PLAN: NTS



AERIAL VIEW: NTS




SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE HDC

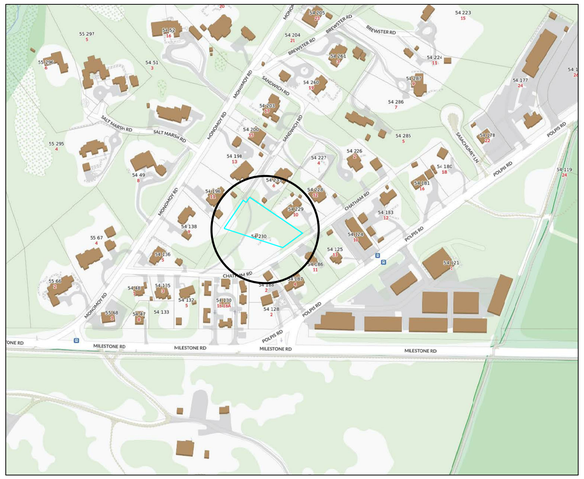
ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

COVER SHEET

C1.1

7 JANUARY 2025

# ATE SANDWICH LLC - 8 SANDWICH ROAD




LOCUS PLAN: NTS




AERIAL VIEW: NTS



8 SANDWICH ROAD LOOKING SOUTH



12 CHATHAM ROAD



REAR OF 2 SANDWICH ROAD



11 CHATHAM ROAD



3 CHATHAM ROAD



6 SANDWICH ROAD



REAR OF 10 CHATHAM ROAD FROM SANDWICH RD



REAR OF 15 MONOMOY ROAD



17 MONOMOY ROAD FROM SANDWICH RD



3 BREWSTER ROAD



13 MONOMOY ROAD



11 MONOMOY ROAD



5 MOMOMOY ROAD

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

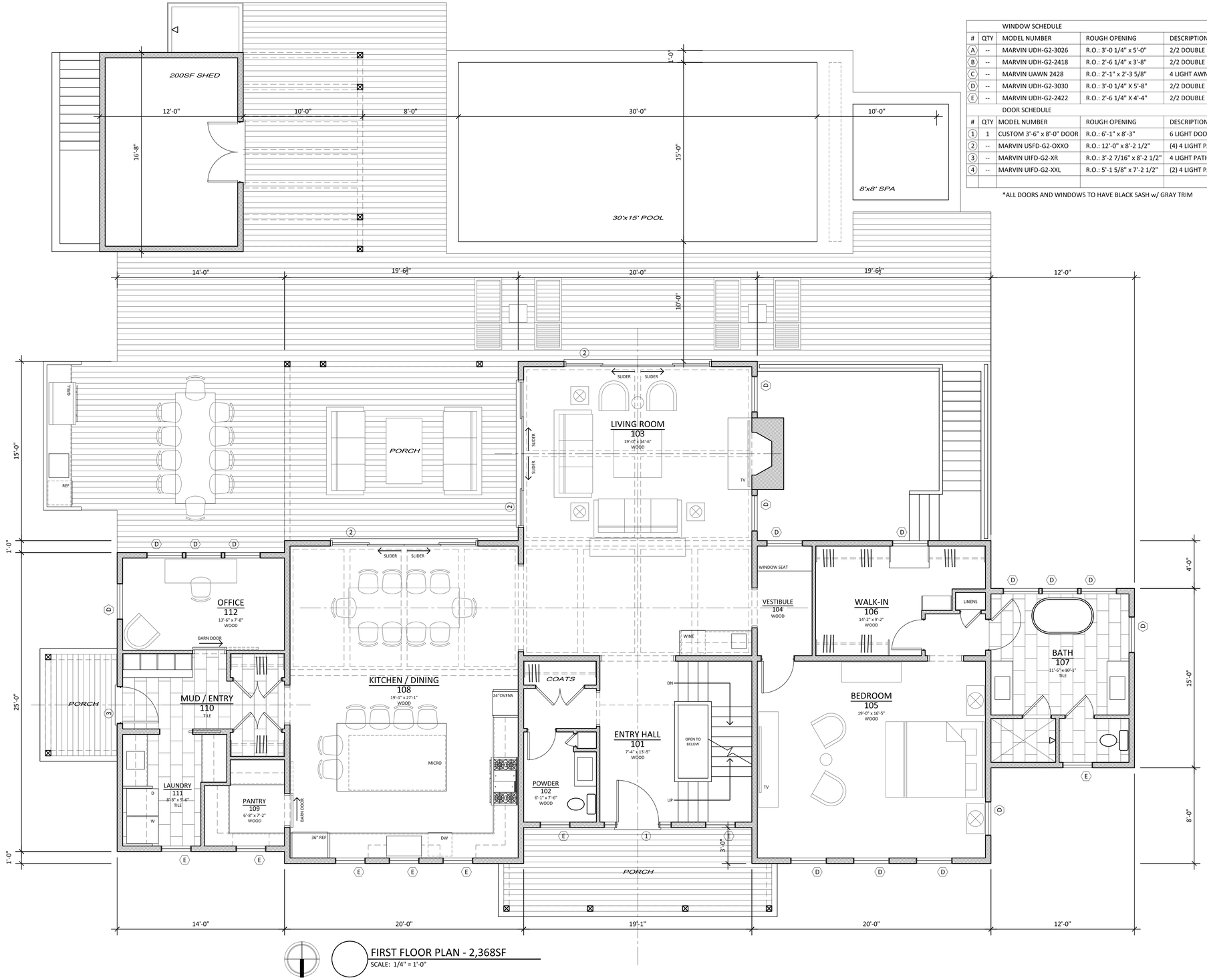
CONTEXT

C1.2

18 DECEMBER 2024

| | | WINDOW SCHEDULE | | |
|---|---|---|---|---|
| # | QTY | MODEL NUMBER | ROUGH OPENING | DESCRIPTION |
| A | -- | MARVIN UDH-G2-3026 | R.O.: 3'-0 1/4" x 5'-0" | 2/2 DOUBLE HUNG WINDOW |
| B | -- | MARVIN UDH-G2-2418 | R.O.: 2'-6 1/4" x 3'-8" | 2/2 DOUBLE HUNG WINDOW |
| C | -- | MARVIN UAWN 2428 | R.O.: 2'-1" x 2'-3 5/8" | 4 LIGHT AWNING WINDOW |
| D | -- | MARVIN UDH-G2-3030 | R.O.: 3'-0 1/4" X 5'-8" | 2/2 DOUBLE HUNG WINDOW |
| E | -- | MARVIN UDH-G2-2422 | R.O.: 2'-6 1/4" X 4'-4" | 2/2 DOUBLE HUNG WINDOW |
| | | DOOR SCHEDULE | | |
| # | QTY | MODEL NUMBER | ROUGH OPENING | DESCRIPTION |
| 1 | 1 | CUSTOM 3'-6" x 8'-0" DOOR | R.O.: 6'-1" x 8'-3" | 6 LIGHT DOOR w/ 10" SIDELIGHTS |
| 2 | -- | MARVIN USFD-G2-OXXO | R.O.: 12'-0" x 8'-2 1/2" | (4) 4 LIGHT PATIO SLIDING DOORS |
| 3 | -- | MARVIN UIFD-G2-XR | R.O.: 3'-2 7/16" x 8'-2 1/2" | 4 LIGHT PATIO DOOR |
| 4 | -- | MARVIN UIFD-G2-XXL | R.O.: 5'-1 5/8" x 7'-2 1/2" | (2) 4 LIGHT PATIO DOORS |

*ALL DOORS AND WINDOWS TO HAVE BLACK SASH w/ GRAY TRIM




FIRST FLOOR PLAN - 2,368SF
SCALE: 1/4" = 1'-0"


MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

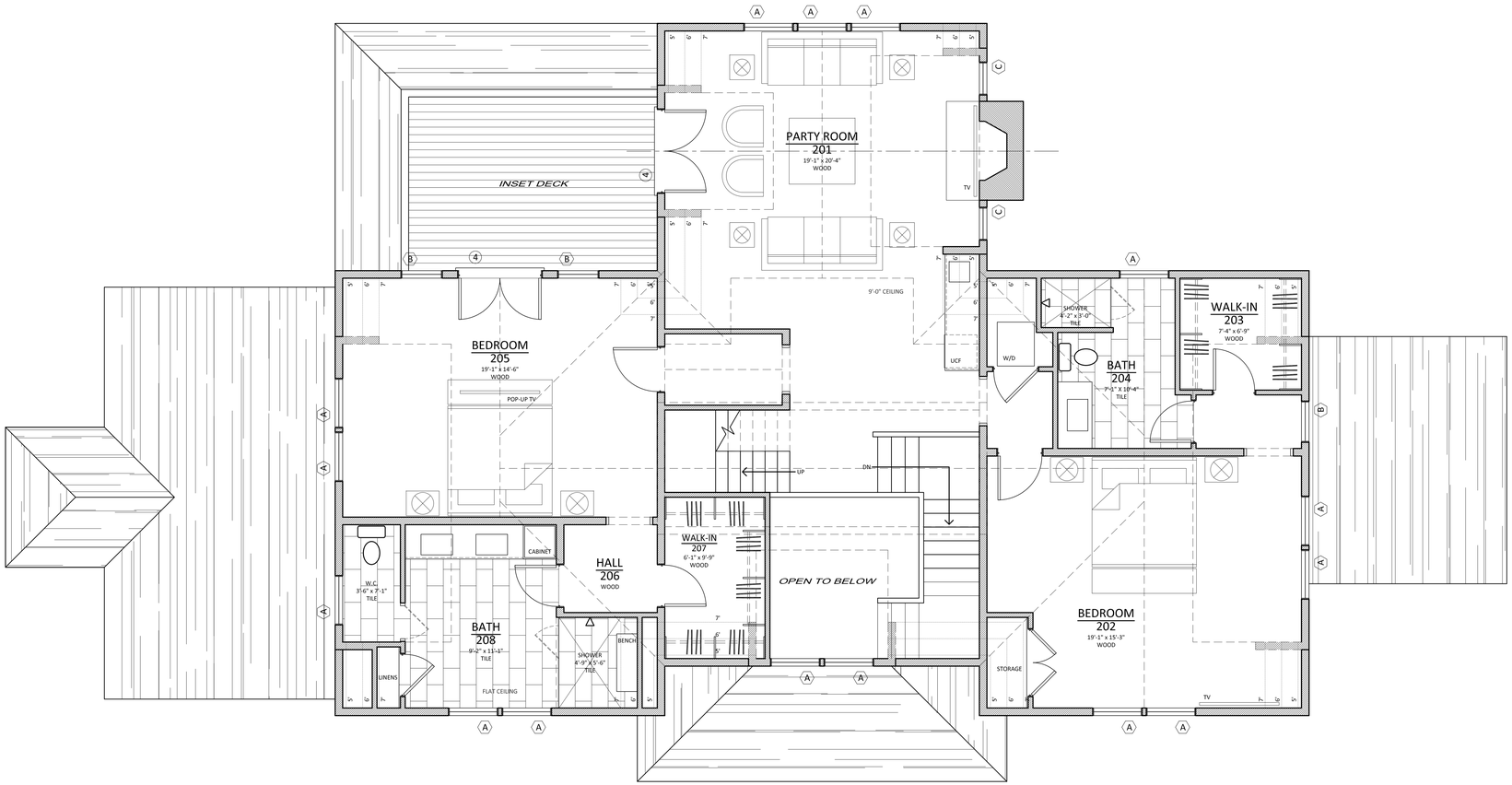

MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

FIRST FLOOR PLAN

A1.1

7 JANUARY 2025




SECOND FLOOR PLAN - 1,838SF
SCALE: 1/4" = 1'-0"

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MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

SECOND FLOOR PLAN

A1.2

7 JANUARY 2025




NORTH ELEVATION

SCALE: 1/4" = 1'-0"




WEST ELEVATION

SCALE: 1/4" = 1'-0"

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NANTUCKET, MA 02554
508.228.2728
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MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

# NORTH & WEST ELEVATIONS

A2.1

7 JANUARY 2025




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




EAST ELEVATION
SCALE: 1/4" = 1'-0"

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NANTUCKET, MA 02554
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MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

SOUTH & EAST ELEVATIONS

A2.2

7 JANUARY 2025

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:***

√ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

√ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

√ 3. **Application Fee:** See back of application for fee schedule or call the office.

√ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

√ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

√ 2. **Exterior Elevations and Floor Plans (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.

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.

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 Fax: 508.228.7298



**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov


## Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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.



8 January 2025

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°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH 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@MACCOTAGE.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

GARAGE / APT

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 856 SF Decks/Patio: Size: 248 ☐ 1st floor ☒ 2nd floor
Width: 29' Sq. footage 2nd floor: 856 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 1,712 SF TOTAL

Difference between existing grade and proposed finish grade: North ± 12" South " East " West "
Height of ridge above final finish grade: North 27'-3" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 8' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 12 /12 Secondary Mass 12 /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)**: 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) 8 Corner boards — Frieze —
Window Casing 4 Door Frame 4 Columns/Posts: Round _____ Square _____

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☒ SDL Front 4-LITE Rear 4-LITE Side 4-LITE
Garage Door(s): Type (2) 8 LITE OVERHEAD Material CEDAR

**Hardscape materials**: Driveways SHELLS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck NTW Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/8/25 Signature of owner of record _____ ATE SANDWICH LLC 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..... Ate Sandwich LLC

MAILING ADDRESS..... 2 Broad St Nantucket, MA 02554

PROPERTY LOCATION..... 8 Sandwich Road

ASSESSORS MAP/PARCEL..... 54/230

SUBMITTED BY:..... doug@markcutone.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.

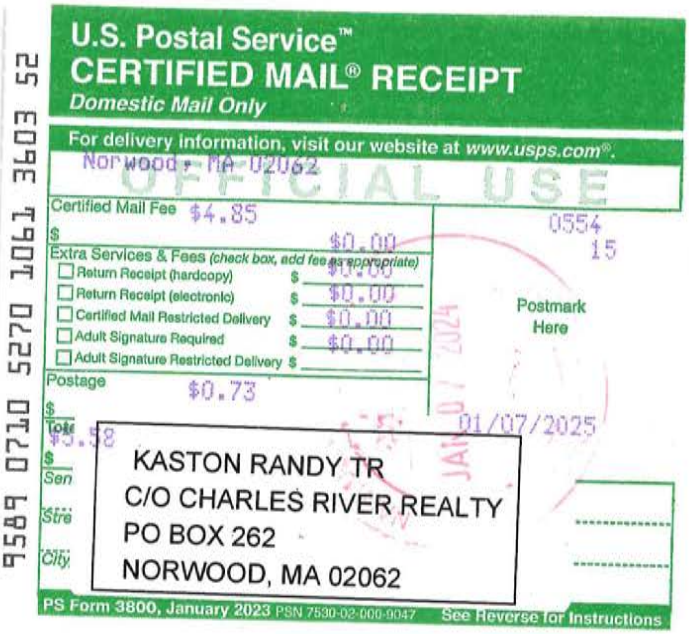
December 9, 2024

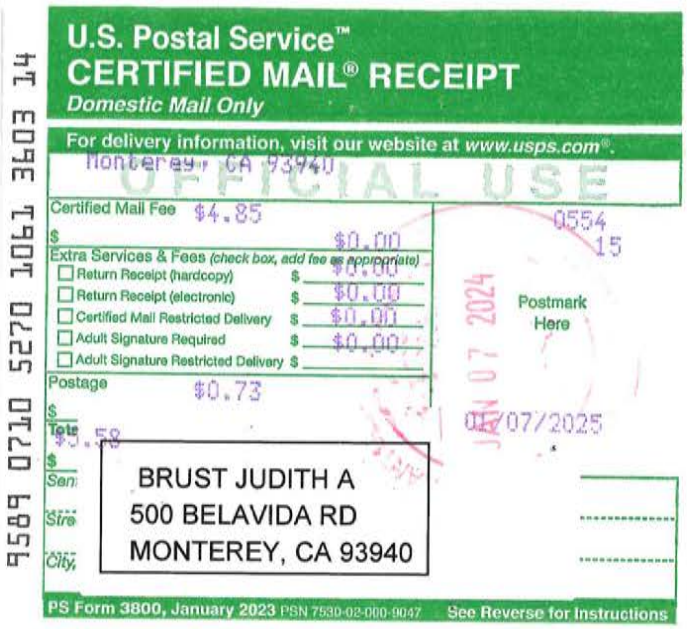
DATE

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 |
|---|---|---|---|---|---|---|---|---|---|
| 54 | 186 | | BRUST JUDITH A | | 500 BELAVIDA RD | MONTEREY | CA | 93940 | 11 CHATHAM RD |
| 54 | 196 | | KASTON RANDY TR | C/O CHARLES RIVER REALTY | PO BOX 262 | NORWOOD | MA | 02062 | 11 MONOMOY RD |
| 54 | 229 | | RYDER DIANE M & KATHLEEN GUSTAFSON TRST | | 10 CHATHAM RD | NANTUCKET | MA | 02554 | 10 CHATHAM RD |
| 54 | 230 | | RYDER KEVIN M | | PO BOX 431 | NANTUCKET | MA | O2554 | 8 CHATHAM RD |
| 54 | 233 | | NANTUCKET BEY LLC | | 75 OLD STAGECOACH RD | RIDGEFIELD | CT | 06877 | 6 SANDWICH RD |
| **Count:** | **5** | | | | | | | | |


9589 0710 5270 1061 3603 52
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Norwood, MA 02062
OFFICIAL USE
Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0554
15
Postmark Here
JAN 07 2024
01/07/2025
KASTON RANDY TR
C/O CHARLES RIVER REALTY
PO BOX 262
NORWOOD, MA 02062
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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For delivery information, visit our website at www.usps.com®.
Monterey, CA 93940
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Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
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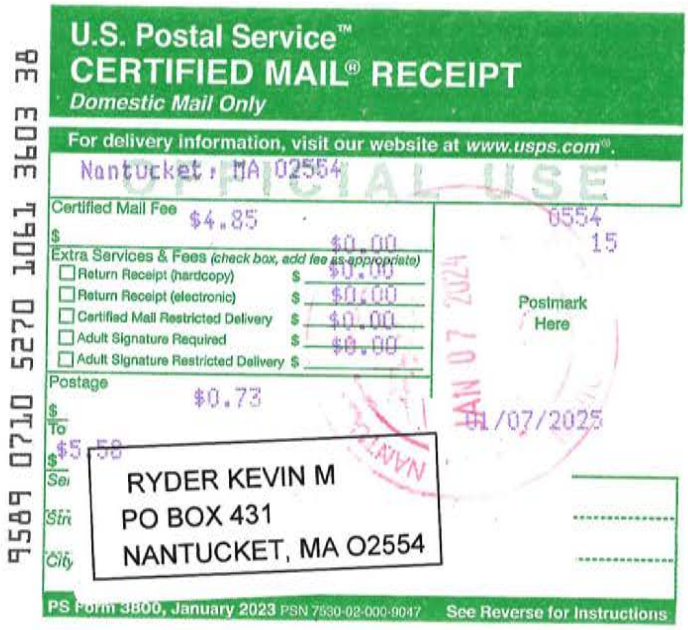
JAN 07 2024
01/07/2025
BRUST JUDITH A
500 BELAVIDA RD
MONTEREY, CA 93940
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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JAN 07 2024
01/07/2025
RYDER KEVIN M
PO BOX 431
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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GUSTAFSON TRST
10 CHATHAM RD
NANTUCKET, MA 02554
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$0.00
Extra Services & Fees (check box, add fee as appropriate)
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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
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JAN 07 2024
01/07/2025
NANTUCKET BEY LLC
75 OLD STAGECOACH RD
RIDGEFIELD, CT 06877
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Sandwich Road

Tax Map Number: 54 Parcel Number: 230.1

Owner of Record: Ate Sandwich LLC

Description of Proposal: New dwelling, garage apartment, pool, and shed

Anticipated HDC Submission Date: 7 January 2025

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:

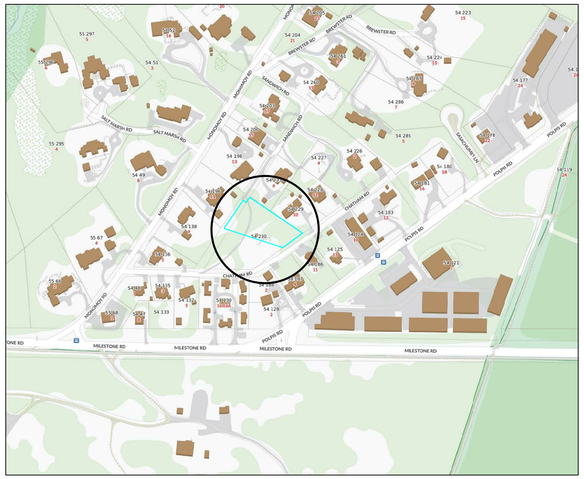
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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.

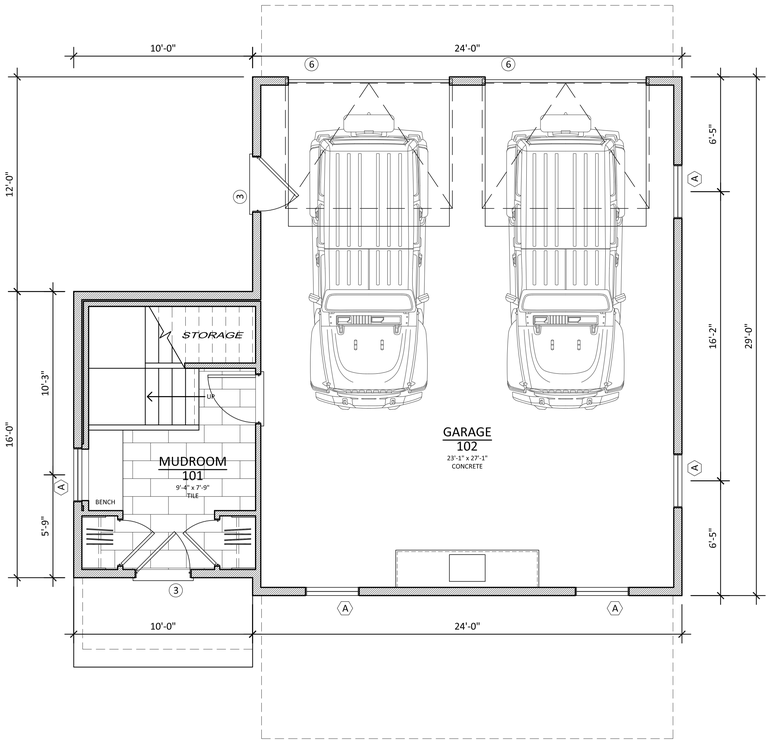
# ATE SANDWICH LLC - 8 SANDWICH ROAD


MILESTONE RD
POLPIS RD
OAK HILL RD
HOOKSWOOD RD
SALT MARSH RD
SALT MARSH LN
SALT MARSH RD
BREWSTER RD
BREWSTER RD
BREWSTER RD
SANDWICH RD
SANDWICH RD
SANDWICH

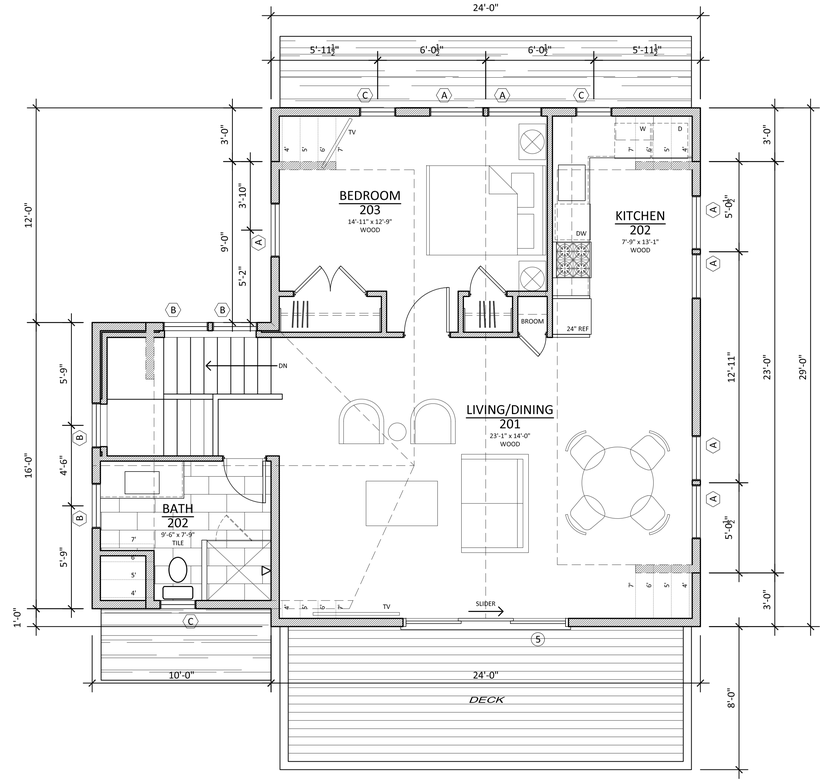
| WINDOW SCHEDULE | | | | |
|---|---|---|---|---|
| # | QTY | MODEL NUMBER | ROUGH OPENING | DESCRIPTION |
| A | -- | MARVIN UDH-G2-3026 | R.O.: 3'-0 1/4" x 5'-0" | 2/2 DOUBLE HUNG WINDOW |
| B | -- | MARVIN UDH-G2-2418 | R.O.: 2'-6 1/4" x 3'-8" | 2/2 DOUBLE HUNG WINDOW |
| C | -- | MARVIN UAWN 2428 | R.O.: 2'-1" x 2'-3 5/8" | 4 LIGHT AWNING WINDOW |
| | | | | |
| | | | | |

| DOOR SCHEDULE | | | | |
|---|---|---|---|---|
| # | QTY | MODEL NUMBER | ROUGH OPENING | DESCRIPTION |
| 3 | -- | MARVIN UIFD-G2-XL | R.O.: 3'-2 7/16" x 7'-2 1/2" | 4 LIGHT PATIO DOOR |
| 5 | -- | MARVIN USFD-G2-OXO-RH | R.O.: 5'-1 5/8" x 7'-2 1/2" | (2) 4 LIGHT PATIO DOORS |
| 6 | -- | CUSTOM GARAGE DOORS | R.O.: 9'-6" x 8'-6" | w/ (2) 8 LIGHT SASH |

*ALL DOORS AND WINDOWS TO HAVE BLACK SASH w/ GRAY TRIM




FIRST FLOOR PLAN - 856SF
SCALE: 1/4" = 1'-0"




SECOND FLOOR PLAN - 856SF
SCALE: 1/4" = 1'-0"


MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

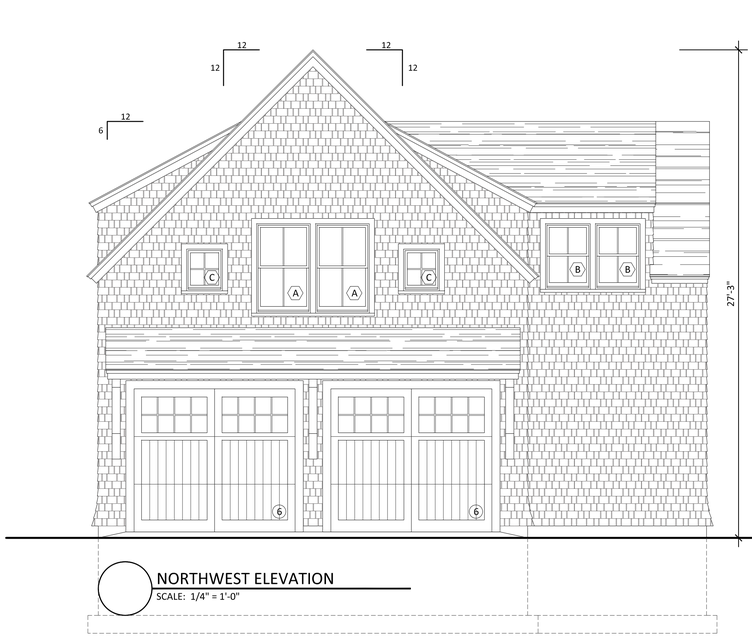

# GARAGE APARTMENT - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

## FLOOR PLANS

A1.1

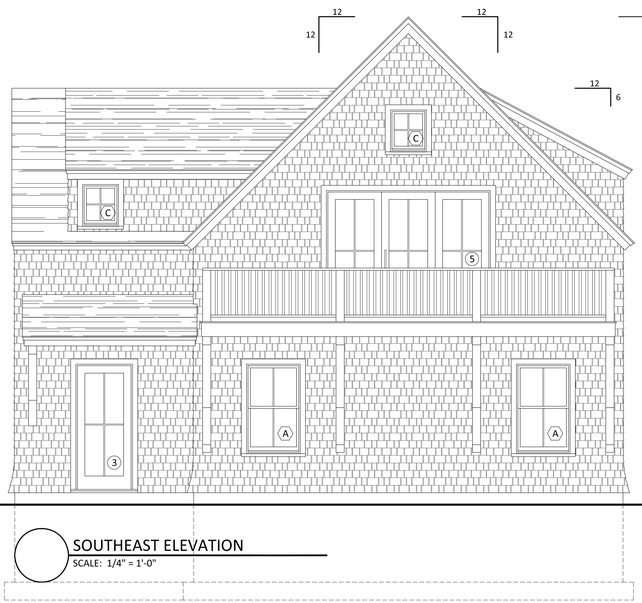
7 JANUARY 2025



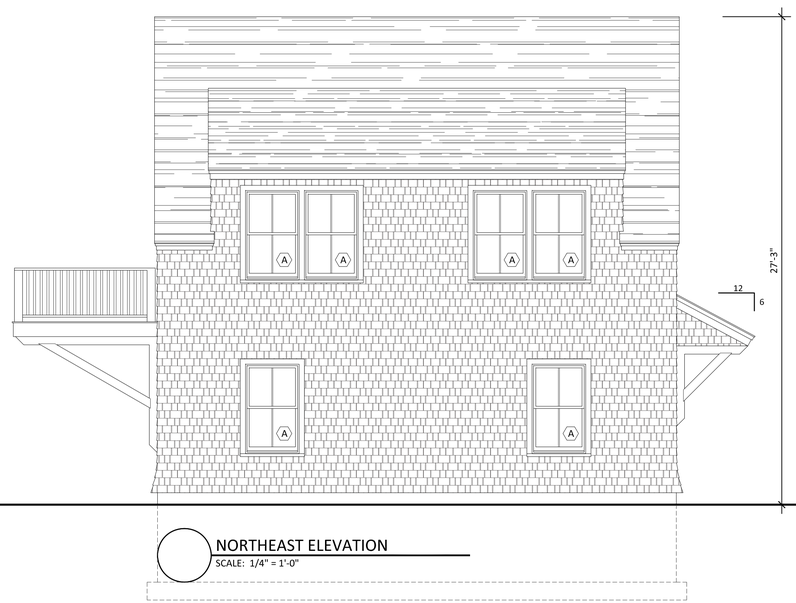

NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"




SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"




SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"




NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

# GARAGE APARTMENT - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

## ELEVATIONS

A2.1

7 JANUARY 2025

Shed

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** **Rev 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.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

√ 2. **Exterior Elevations and Floor Plans (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.

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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298



**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov


## Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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.



8 January 2025

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°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH 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@MARKCUSTOM.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

SHED

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-8" Sq. Footage 1st floor: 200SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 12" South _____" East _____" West _____"
Height of ridge above final finish grade: North 16'-3" 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 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 12/12 Secondary Mass _____/12 Dormer _____/12 Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

**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) 8 Corner boards — Frieze —
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 _____ Side _____
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

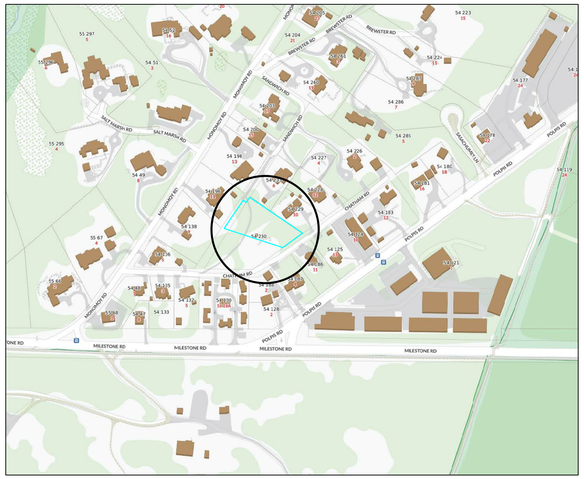
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck — Foundation — Fence — Shutters —

* 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 1/8/25 Signature of owner of record [signature] ATE SANDWICH LLC Signed under penalties of perjury

# ATE SANDWICH LLC - 8 SANDWICH ROAD




LOCUS PLAN: NTS



AERIAL VIEW: NTS




SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

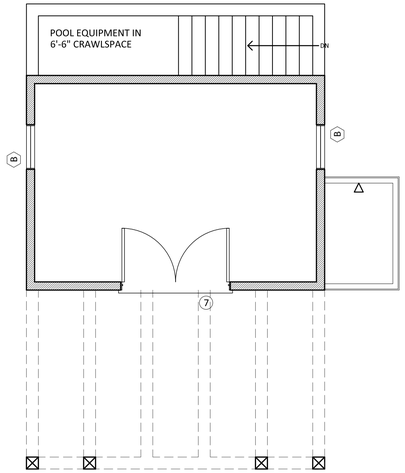
SHED - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

COVER SHEET

C1.1

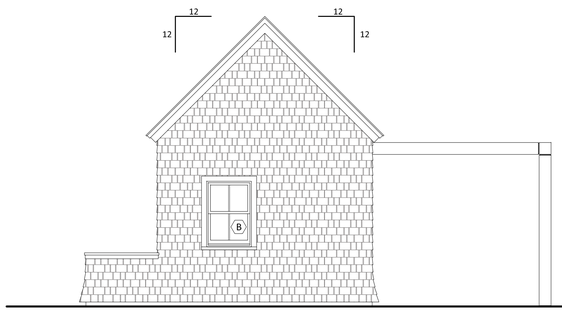
7 JANUARY 2025



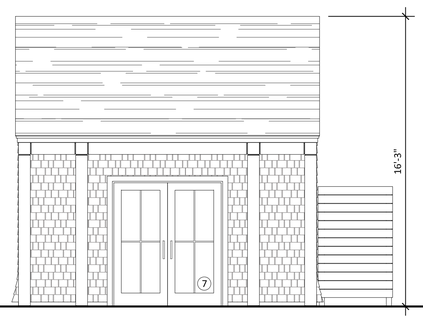

SHED PLAN
SCALE: 1/4" = 1'-0"

| WINDOW SCHEDULE | | | | |
|---|---|---|---|---|
| # | QTY | MODEL NUMBER | ROUGH OPENING | DESCRIPTION |
| B | -- | MARVIN UDH-G2-2418 | R.O.: 2'-6 1/4" x 3'-8" | 2/2 DOUBLE HUNG WINDOW |
| DOOR SCHEDULE | | | | |
| # | QTY | MODEL NUMBER | ROUGH OPENING | DESCRIPTION |
| 7 | -- | MARVIN UIFD-G2-XXR | R.O.: 6'-1 5/8" x 7'-2 1/2" | (2) 4 LIGHT PATIO DOORS |
| | | | | |

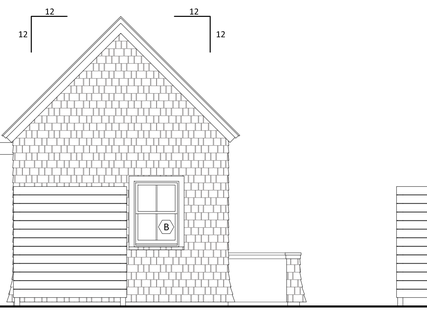
*ALL DOORS AND WINDOWS TO HAVE BLACK SASH w/ GRAY TRIM



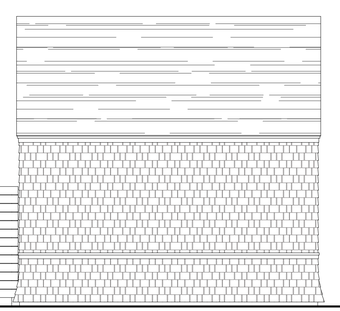

NORTH ELEVATION
SCALE: 1/4" = 1'-0"




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
MARKCUTONE.COM

SHED - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

PLAN &
ELEVATIONS

A1.1

7 JANUARY 2025

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 2024**

***REQUIRED WITH ALL APPLICATIONS:***

√ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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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.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298



**COMMISSIONERS**

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Stephen Welch

TJ Watterson

Jesse Dutra

**STAFF**

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov


## Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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.



8 January 2025

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°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH 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

POOL

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District VR) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30x15 Sq. Footage 1st floor: 450 SF Decks/Patio: Size: 21x17 ☒ 1st floor ☐ 2nd floor

Width: 8x8 SPA Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±12" South n East n West n

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 _____

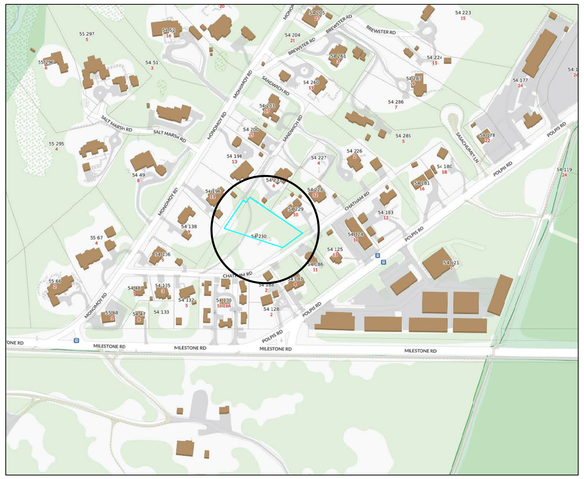
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 8/23 Signature of owner of record ATE SANDWICH LLC Signed under penalties of perjury

# ATE SANDWICH LLC - 8 SANDWICH ROAD




LOCUS PLAN: NTS




AERIAL VIEW: NTS




SITE PLAN: 1" = 20'-0"


MARK CUTONE
ARCHITECTURE +

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POOL - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

COVER SHEET

C1.1

7 JANUARY 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°: 91 PARCEL N°. 123

Street & Number of Proposed Work: 7 WRIGHTS LANDING

Owner of record: JEFFREY ROSENTHAL

Mailing Address: 417 RIVERSIDE DRIVE APT 16
NEW YORK, NY 10025

Contact Phone #: 917 696 7377 E-mail: _____

## AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC

Mailing Address: PO BOX 3367
NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: 508 228 6913
PERMITS@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 ADD BASEMENT WINDOWELLS (2) w/ PTD GUARD RAILS

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 _____ East _____ West _____

Height of ridge above final finish grade: North N/A South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 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.) _____ GUARD RAILS

(Fence) Height: 3'
Type: MATCH EXISTING
Length: SEE PLANS

**Skylights (flat only)**: Manufacturer ~ Rough Opening ~ Size ~ Location ~
Manufacturer ~ Rough Opening ~ Size ~ Location ~

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

**Windows***: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer MATCH EXISTING

**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 (CONTINUE EXIST) Sash WHITE Doors ~

Deck ~ Foundation NATURAL Fence WHITE Shutters _____
- GUARD RAILS -

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 01-08-2025 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** Rev Mar 2020

# ROSENTHAL 7 WRIGTHS LANDING

*REQUIRED WITH ALL APPLICATIONS:*

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

*REQUIRED WHERE APPLICABLE:*

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (3 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (3 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (3 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

N/A 8. Abutter Notification Materials - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

# 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
cmartinez@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 MARK W POOR dba PERMITS PLUS, INC,

AS AGENT FOR JEFFREY ROSENTHAL

STREET ADDRESS 7 WRIGHTS LANDING

MAP/PARCEL 91 123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

JANUARY 8, 2025

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.

Mark W. Poor — Signature

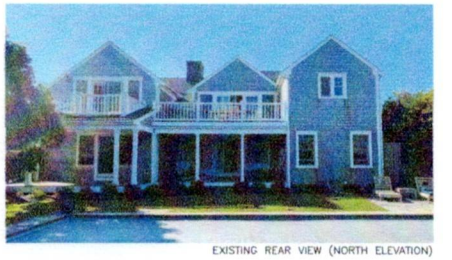
01-08-2024 — Date




1 HDC-01 LOCUS PLAN



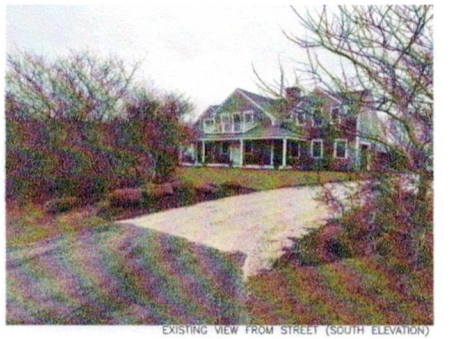

2 HDC-01 SITE PLAN PROPOSED



EXISTING REAR VIEW (NORTH ELEVATION)



EXISTING FRONT VIEW (SOUTH ELEVATION)



EXISTING VIEW FROM STREET (SOUTH ELEVATION)

3 HDC-01 PHOTOGRAPHS

## DRAWING LIST

10 DECEMBER - HDC SUBMISSION

HDC-01 EXISTING & PROPOSED SITE PLAN & PHOTOS
HDC-02 EXISTING & PROPOSED PLANS/ELEVATIONS: SOUTH (FRONT YARD)
HDC-03 EXISTING & PROPOSED PLANS/ELEVATIONS: NORTH (REAR YARD)

**HALLS LANE STUDIO** ARCHITECTURE PLANNING ADVISORY

ARCHITECT
HALLS LANE STUDIO
490 WEST END AVENUE
NEW YORK NY 10025

| NO. | DATE | ISSUE |
|---|---|---|
| 1 | 20 DEC 2024 | HDC SUBMISSION |

| NO. | DATE | ISSUE |
|---|---|---|

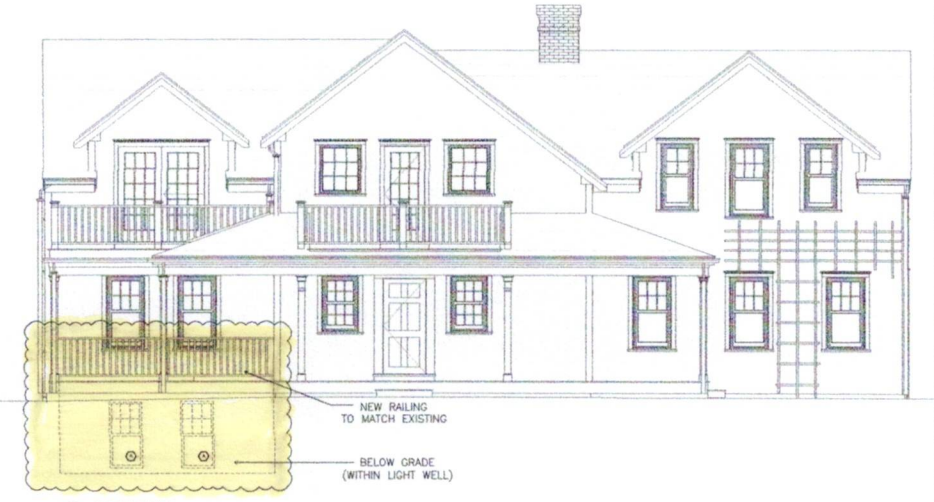
**7 Wrights Landing**
ROSENTHAL RESIDENCE
NANTUCKET MA

EXISTING & PROPOSED SITE PLAN & PHOTOS

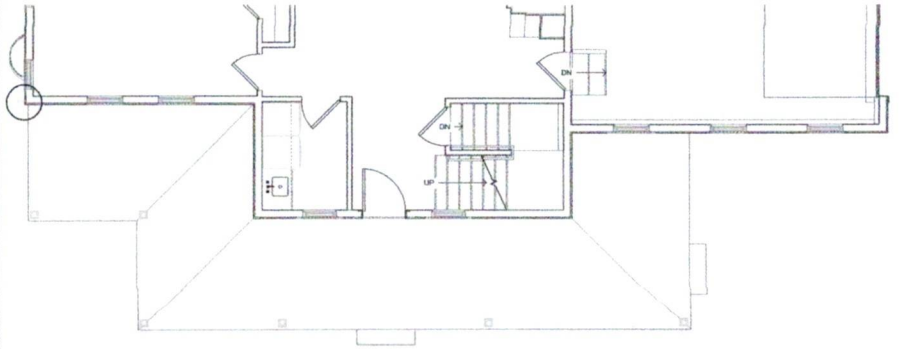
HDC-01



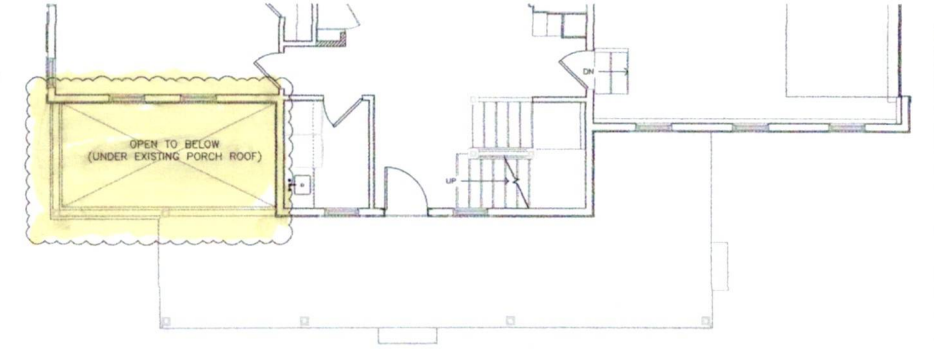
1 HDC-02 SOUTH ELEVATION (EXISTING)




1A HDC-02 SOUTH ELEVATION PROPOSED




2 HDC-02 PARTIAL PLAN - LEVEL 1 EXISTING




2A HDC-02 PARTIAL PLAN - LEVEL 1 PROPOSED

WINDOW SCHEDULE

| TYPE | MFG/MODEL | DESCRIPTION | ROUGH OPENING | NOTES |
|---|---|---|---|---|
| ① | ANDERSEN / 400 | 6 OVER 1 DOUBLE HUNG | 2'-7" X 5'-0" | MATCH EXISTING |

**HALLS LANE STUDIO** ARCHITECTURE PLANNING ADVISORY

ARCHITECT
HALLS LANE STUDIO
490 WEST END AVENUE
NEW YORK NY 10025

| NO. | DATE | ISSUE |
|---|---|---|
| 1 | 15 DEC 2014 | HDC SUBMISSION |

**7 Wrights Landing**
ROSENTHAL RESIDENCE
NANTUCKET MA

EXISTING & PROPOSED PLANS/ELEVATIONS
SOUTH (FRONT YARD)

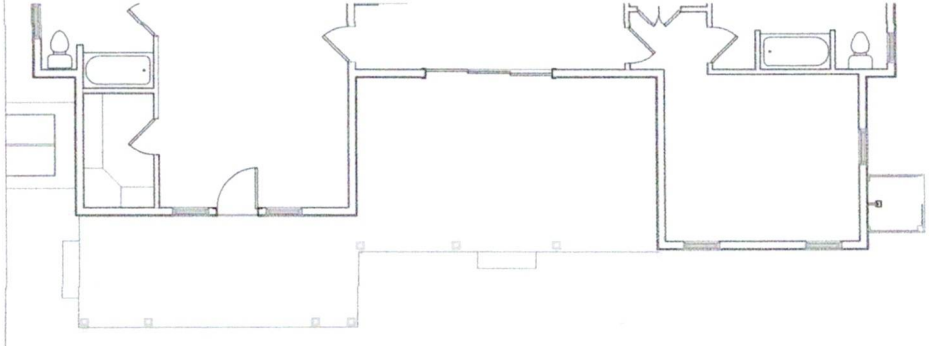
HDC-02



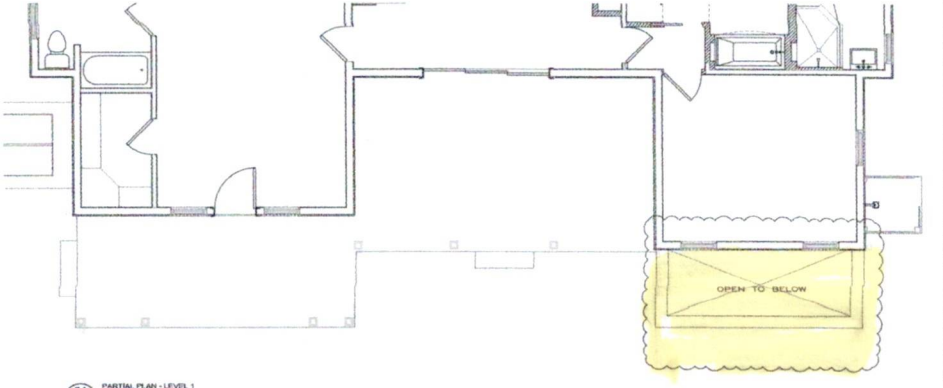
1 HDC-03 NORTH ELEVATION EXISTING




1A HDC-03 NORTH ELEVATION PROPOSED



2 HDC-03 PARTIAL PLAN - LEVEL 1 EXISTING




2A HDC-03 PARTIAL PLAN - LEVEL 1 PROPOSED

WINDOW SCHEDULE

| TYPE | MFG/MODEL | DESCRIPTION | ROUGH OPENING | NOTES |
|---|---|---|---|---|
| ⊙ | ANDERSEN/400 | 6 OVER 1 DOUBLE HUNG | 2'-7" X 5'-0" | MATCH EXISTING |

**HALLS** ARCHITECTURE
**LANE** PLANNING
**STUDIO** ADVISORY

ARCHITECT
HALLS LANE STUDIO
480 WEST END AVENUE
NEW YORK NY 10025

| NO. | DATE | ISSUE |
|---|---|---|
| 1 | 20 DEC 2024 | HPC SUBMISSION |

**7 Wrights Landing**
ROSENTHAL RESIDENCE
NANTUCKET MA

EXISTING & PROPOSED PLANS/ELEVATIONS
NORTH (REAR YARD)

SCALE: AS NOTED
DATE: 20 DEC 2024

HDC-03

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.

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✓ 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.

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(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.

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: 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 Lee Dunn

STREET ADDRESS 16 Federal Street

MAP/PARCEL 95/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

01/08/25

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 01/08/25

Signature Date

# BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHP-1-27
MAP/PARCEL#: 42.3.1-07.1

Recorded By: AEG Date: 10/4 Organization: HDC

## IDENTIFICATION:

1. STREET NAME & NO.: 16 Federal st. 2. BUILDING NAME: Brainhall + Dunn

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: 16 Federal St. T.C.

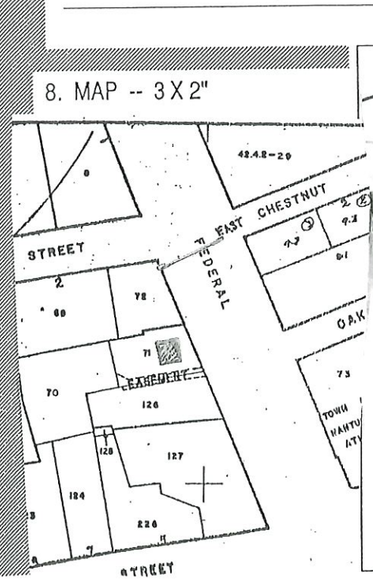
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1923 and before 1940 - Sanborn maps

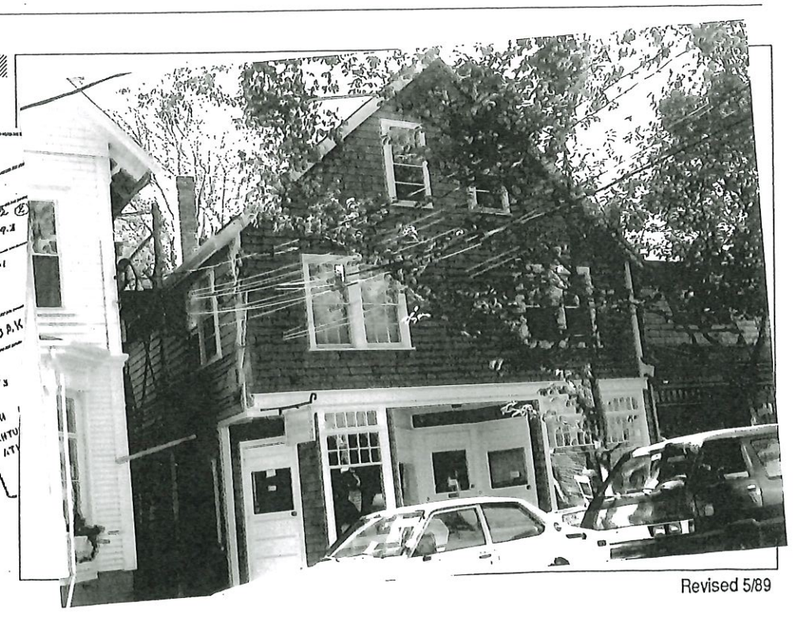
6. USE: Original: _____ Present: store
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: yes

8. MAP -- 3 X 2"



Revised 5/89

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: commercial building with few specific architectural details

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: 1793 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)

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ⊘ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ⊘ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ⊘ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 5/1, 14/28/1, 9/18/1 1+ fixed

29. PORCH:

○ a. front ○ b. side ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ⊘ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ⊘ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊘ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

## SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

○ a. individually significant ⊘ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1923-49, SOURCE: Sanborn maps.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ⊘ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ⊘ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ⊘ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ⊘ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 5/1, 14/28, 9/18, 1+fixed

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ⊘ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊘ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

## SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ⊘ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1923-49, SOURCE: Sanborn maps

ARCHITECT: _____

BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ⊘ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

**From:** **Lee Dunn** lhdunn@comcast.net
**Subject:** 16 Fed HDC Authorization
**Date:** December 21, 2024 at 9:36 AM
**To:** office@thornewilldesign.com
**Cc:** Angelastro Michael michaela25@comcast.net

LD

I, Lee Dunn, owner of 16 Federal, hereby authorize Luke Thornwell to represent me before the Historic District Commission.

Lee Dunn
PO Box 1846
Nantucket, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 95 PARCEL N°. 19

Street & Number of Proposed Work: 16 federal Street

Owner of record: Lee Dunn

Mailing Address: PO Box 1846
Nantucket Ma

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Road
Nantucket MA

Contact Phone #: 508 3330702 E-mail: office@thornewill design.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 Door & Window proposed

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: _____ N/A

Difference 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 No changes

Historic Name: (describe)

Original Date: 1923-49

Original Builder:

2. South Elevation 1 window, 1 dbl door proposed

3. West Elevation No changes

4. North Elevation No changes

*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.) _____ N/A

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 1X4 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 Boston Sash w/storm screen

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side Solid panels

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Nat. Clapboard (if applicable) Cobblestone Grey Roof _____

Trim Cobblestone grey Sash Gardner Green T.M.E Doors Gardner Green T.M.E

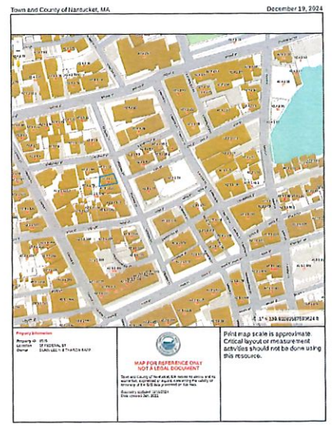
Deck _____ Foundation _____ Fence _____ Shutters _____

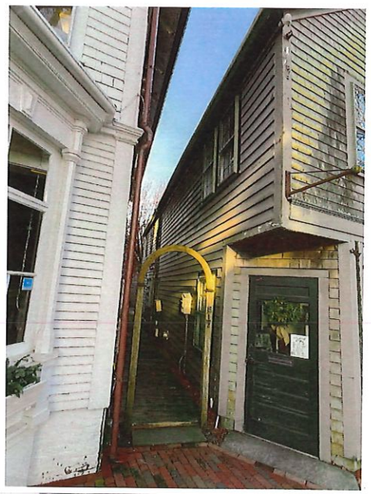
* Attach manufacturer's color samples if color is not from HDC approval list.

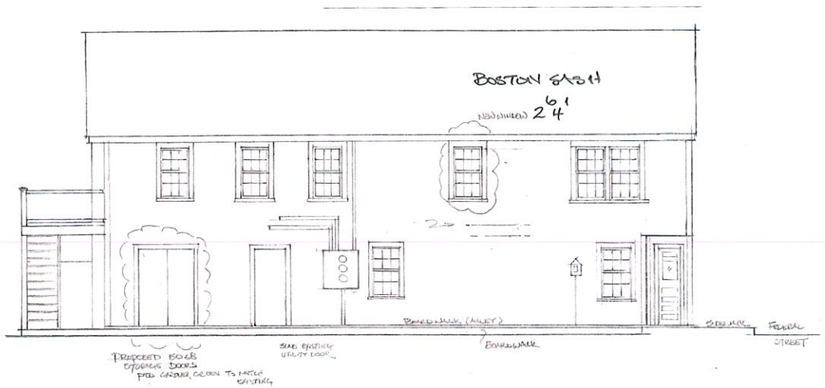
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/07/25 Signature of owner of record Kate Thornewill for Lee Dunn Signed under penalties of perjury

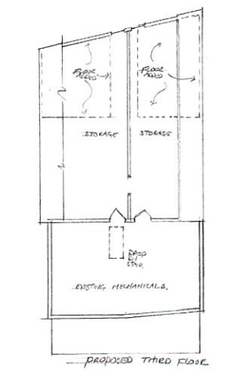


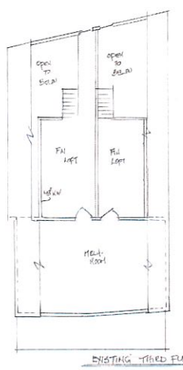





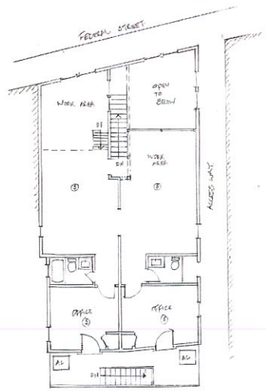

LEE DUNN
16 FEDERAL STREET



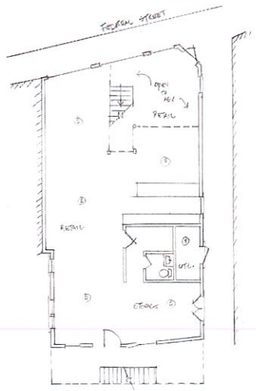

PROPOSED THIRD FLOOR



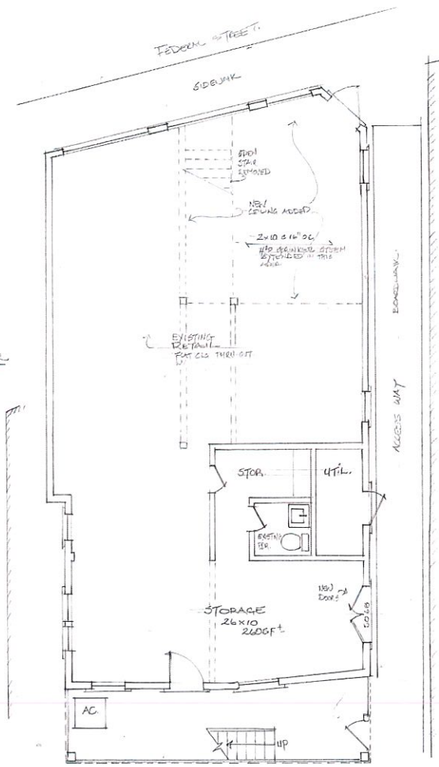

EXISTING THIRD FLOOR



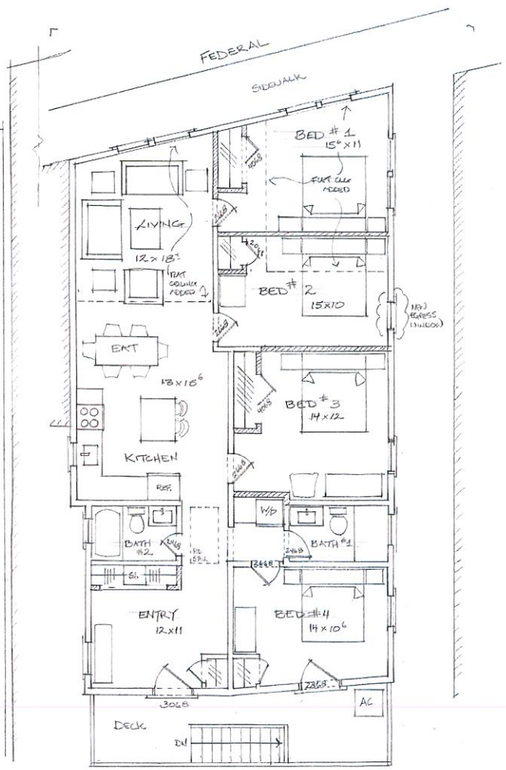

EXISTING SECOND FLOOR




EXISTING FIRST FLOOR




FIRST FLOOR




SECOND FLOOR

LEE DUNN
16 FEDERAL STREET

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 25

Street & Number of Proposed Work: 81 WASHINGTON ST

Owner of record: BLDG: NANTUCKET CENTER FOR ELDER AFFAIRS
LAND: TOWN OF NANTUCKET

Mailing Address: 81 WASHINGTON ST
NANTUCKET, MA 02554

Contact Phone #: (917) 566-8503 E-mail: JOHNCOPE@RCN.COM

## AGENT INFORMATION (if applicable)

Name: STOVER ENGINEERING & CONSTRUCTION

Mailing Address: 5 LIBERTY ST
NANTUCKET, MA 02554

Contact Phone #: 508 325 2032 E-mail: JOHN @ STOVERENGINEERING.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: 7FT x ~~4FT~~ Sq. Footage 1st floor: 28 SF ~~Decks/Patio~~: Size: 7'x4' ☐ 1st floor ☐ 2nd floor

Width: 4 FT Sq. footage 2nd floor: NA LANDING Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: NA

Difference between existing grade and proposed finish grade: North NC South NC East NC West NC

Height of ridge above final finish grade: North NC South NC East NC West NC

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 NC
2. South Elevation NC
3. West Elevation NC
4. North Elevation REMOVE DOOR & REPLACE WITH WINDOW TO MATCH EXISTING

*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) NC ☐ Other _____

**Roof Pitch**: Main 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 NC Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type NA Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NATURAL SHINGLE Clapboard (if applicable) NA Roof NA

Trim TO MATCH EXSTING WINDOWS Sash WHITE TO MATCH EXISTING Doors NA

Deck TO BE MOVED (LANDING) Foundation NA Fence NA Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the 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 JAN 8, 2025 Signature of owner of record John W Stover FOR JOHN COPENHAVER Signed under penalties of perjury



81 WASHINGTON STREET
MAP #, PARCEL #
SALT MARSH BUILDING
NORTH ELEVATION
DOOR MODIFICATIONS



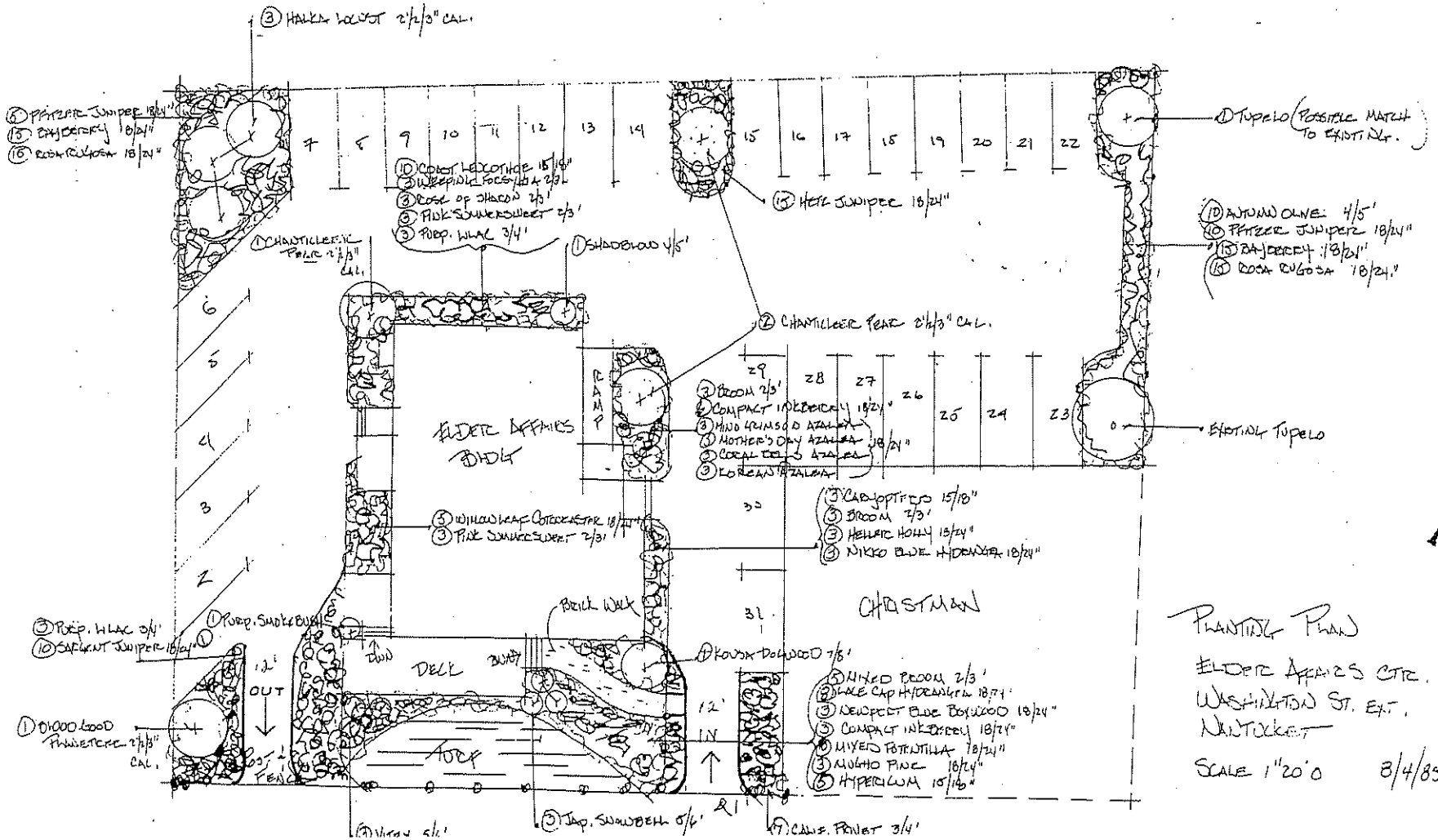
3. RAMP, RAILING, AND DOOR TO REMAIN "AS-IS".

1. REMOVE DOOR, SIDELIGHTS, DOOR TRIM, DECK/LANDING, STAIRS, AND HANDRAILS

2. REPLACE DOOR ASSEMBLY ABOVE WITH A NEW WINDOW TO MATCH EXISTING WINDOWS.

RECIEVED 8/16/85

PARKING PLAN




RENE BEACH

PLANTING PLAN

ELDERLY AFFAIRS CTR.
WASHINGTON ST. EXT.
NANTUCKET

SCALE 1"=20'-0" 8/4/85

# 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 JOHN STOVER

AS AGENT FOR SALTMARSH CENTER

STREET ADDRESS 81 WASHINGTON ST

MAP/PARCEL # 42.2.3 P# 25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/8/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

John H Stover 1/8/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 177

Street & Number of Proposed Work: 67 FORECLANDS RD

Owner of record: MICHAEL & MARY LACAVALIERE

Mailing Address: 67 FORECLANDS RD.
NANTUCKET, MA 02554

Contact Phone #: (508) 325-4319 E-mail: acavaliere@gmail.com

## AGENT INFORMATION (if applicable)

Name: VAL OLMSTED DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acavaliere@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: 14 Sq. Footage 1st floor: 140 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10 Sq. footage 2nd floor: — Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North @10' South @10' East @10' West @10'

Additional Remarks

Historic Name:

Original Date: 2007

Original Builder:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation (DIFFERENT SHED THAN PREVIOUS APPROVAL)

3. West Elevation

4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

**Roofing material**: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 9" Rake 1x8 Soffit (Overhang) 0"-8" Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front PAINTED Rear — Side —

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

**COLORS**

Sidewall NTW Clapboard (if applicable) — Roof GREY (TO MATCH HOUSE)

Trim WHITE Sash WHITE Doors WHITE

Deck — Foundation GREY Fence — Shutters —

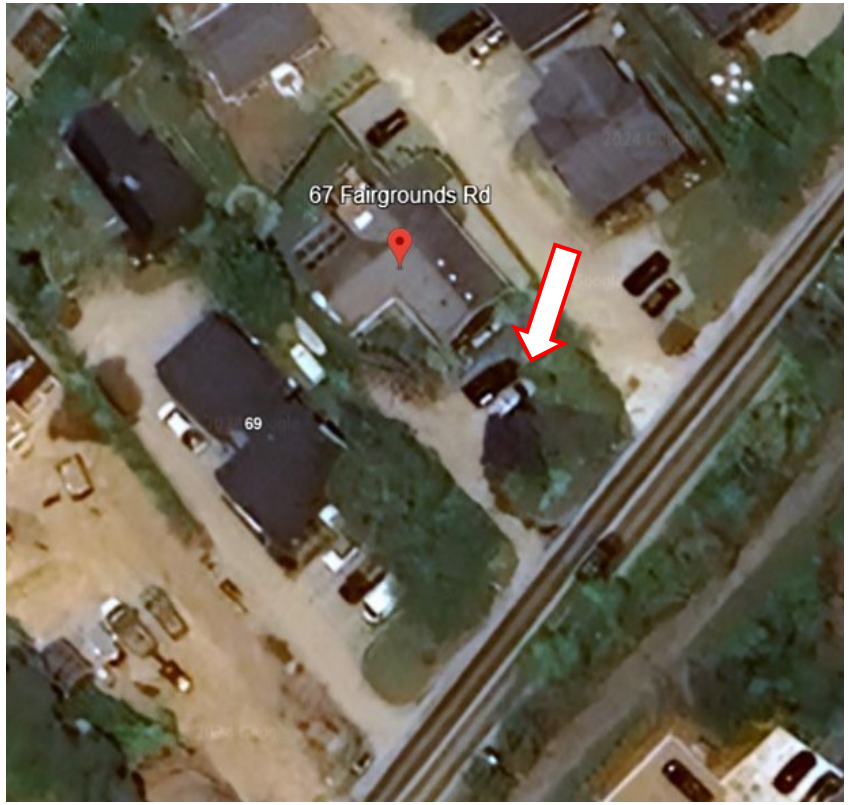
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/3/25 Signature of owner of record _____ Signed under penalties of perjury

# Lacoursiere-

As built changes to shed from 2007



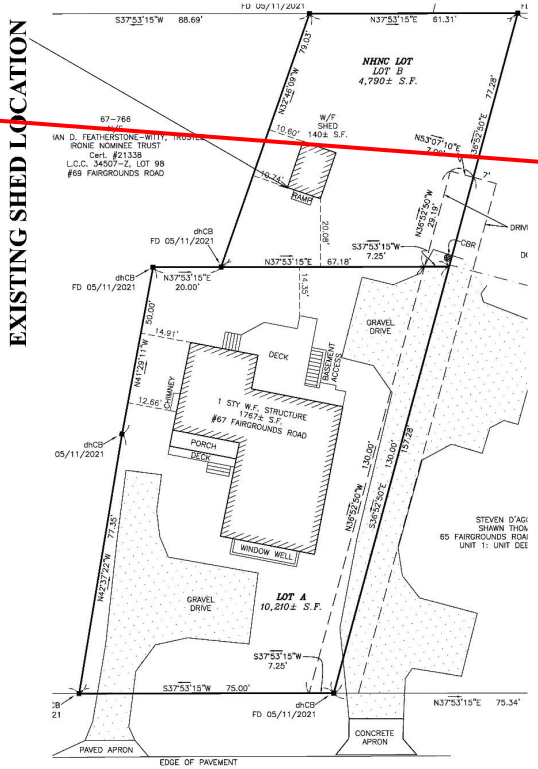



**Original shed was to move from rear to front of house but was later moved off**

After that a Proposed shed was approved in 2007

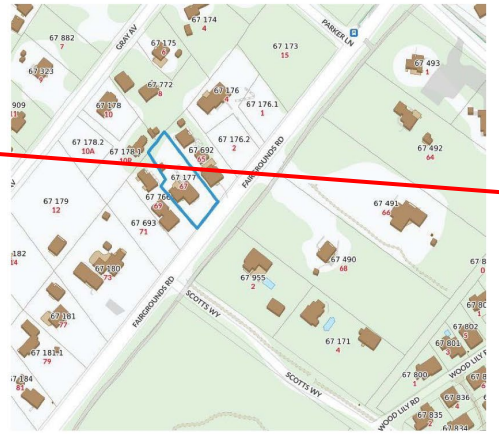



EXISTING SHED LOCATION










MAP 67 PARCEL 177

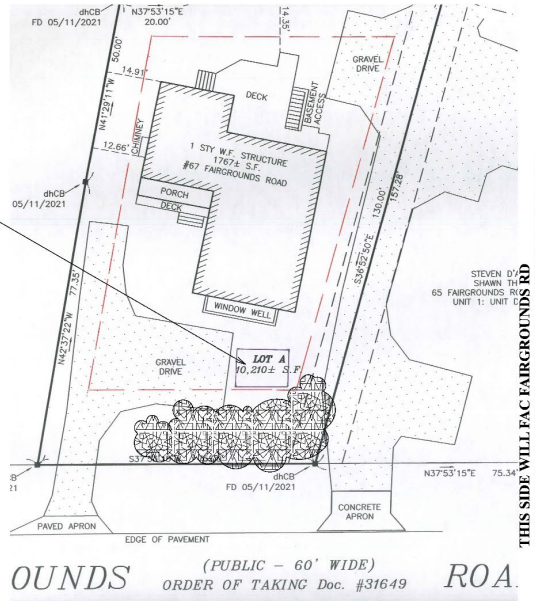


DOORS WILL FACE EASEMENT (NE)





PROPOSED SHED LOCATION

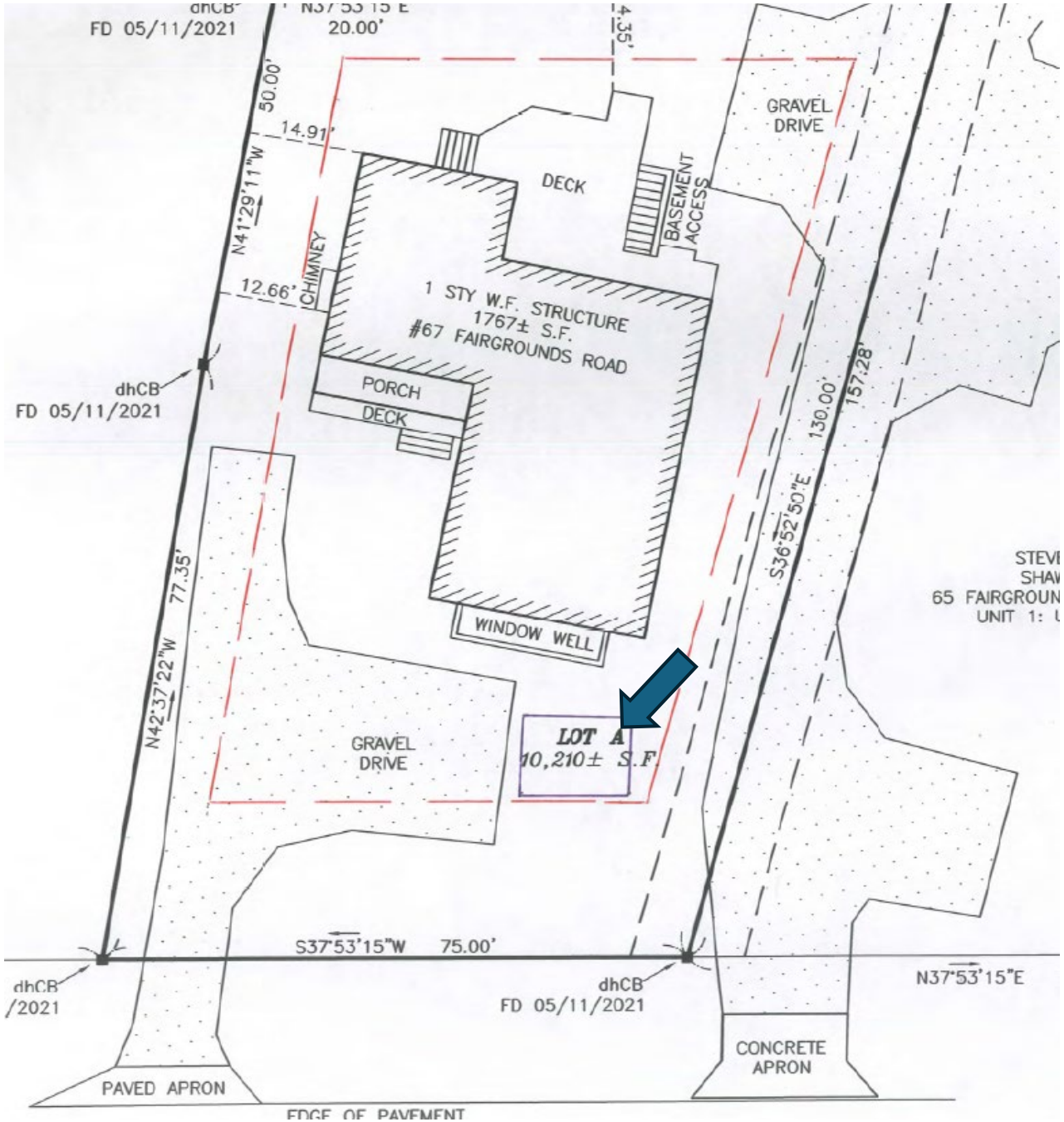



THIS SIDE WILL FAC FAIRGROUNDS RD AND WILL BE TUCKED IN THE EXISTING VEGETATION

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 6-28-21

LACOURSIERE- 67 FAIRGROUNDS RD
MOVE EXISTING SHED ON SITE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584







**Existing Shed in place 2024**

**10x14**



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 177

Street & Number of Proposed Work: 67 PARKERMANS RD.

Owner of record: NICHOLAS & MARY LACOURCIERES

Mailing Address: 67 PARKERMANS RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4219 E-mail: ackwallace@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. 49588 (2006)
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size CHANGE SHAPE ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: 1974 (ASSESSORS)

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation - CHANGE TRIPLE TO SINGLE DOOR
2. South Elevation - WINDOW WELL WITH RAILING
3. West Elevation ~~REMOVE~~ - NO TRANSOM WINDOW PUT IN
4. North Elevation - MINOR CHANGES TO POOL DECK / ADD STAIRS

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☒ White cedar shingles _____ ☐ 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) EXIST. Corner boards 1x4 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 _____ Rear REMOVE - SINGLE - NO SIDELIGHTS (INSTEAD OF TRIPLE)
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways EXIST. Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) — Roof W/C
Trim NTW Sash WHITE Doors WHITE
Deck NTW Foundation N/C Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

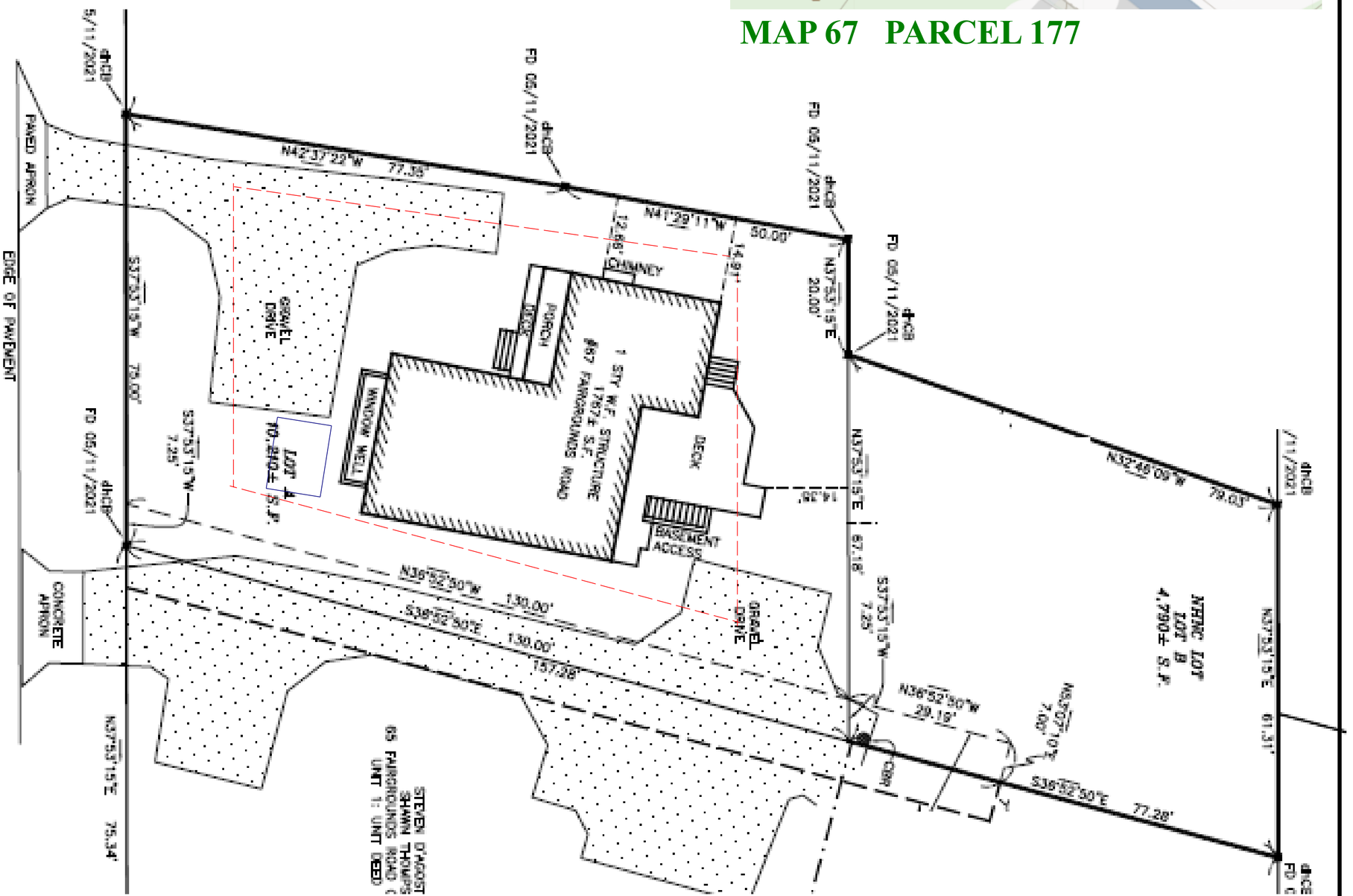
Date 12/3/25 Signature of owner of record _____ Signed under penalties of perjury







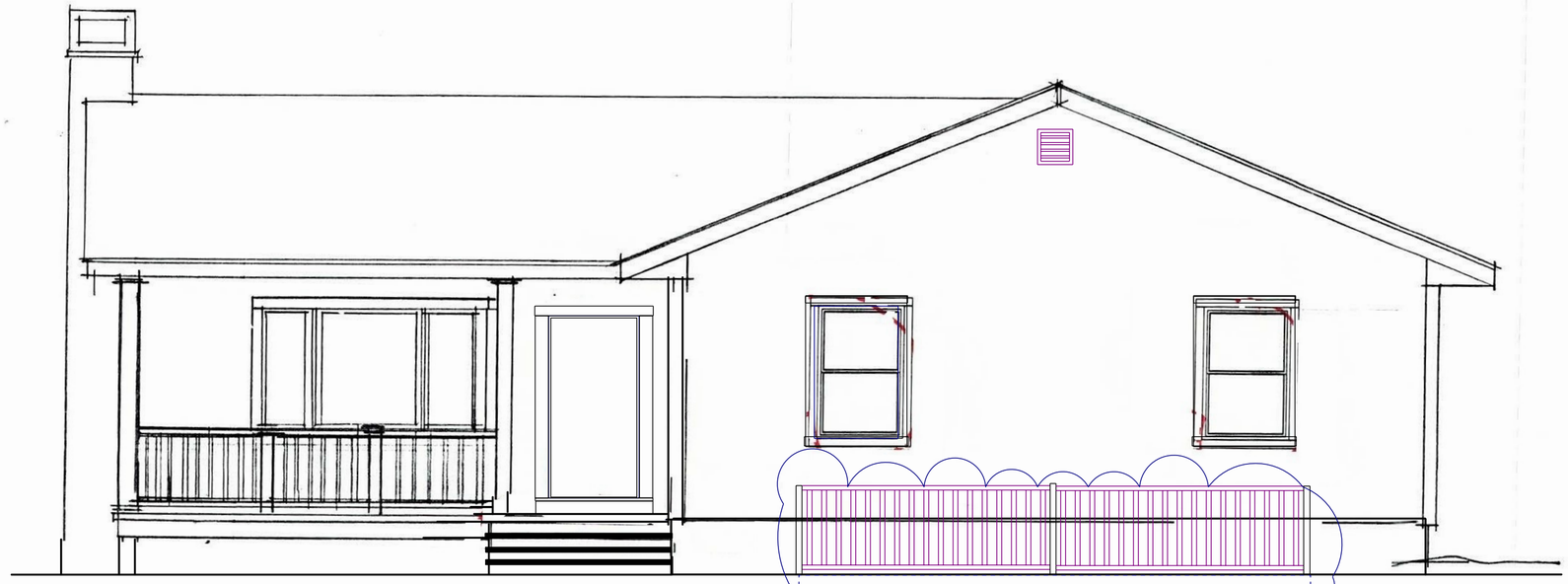
**MAP 67 PARCEL 177**




VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

**LACOURSIERE- 67 FAIRGROUNDS RD**
**REV TO COA 49588 (2006)**

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 6-28-21



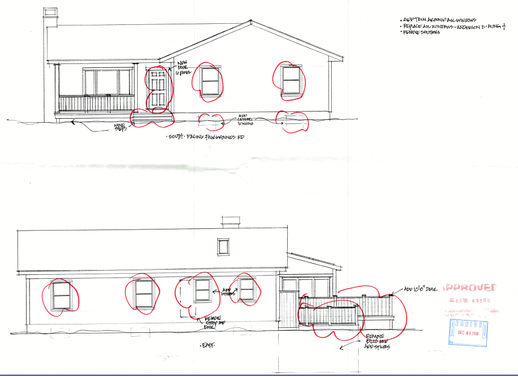
FRONT- SOUTH (FACING ROAD)

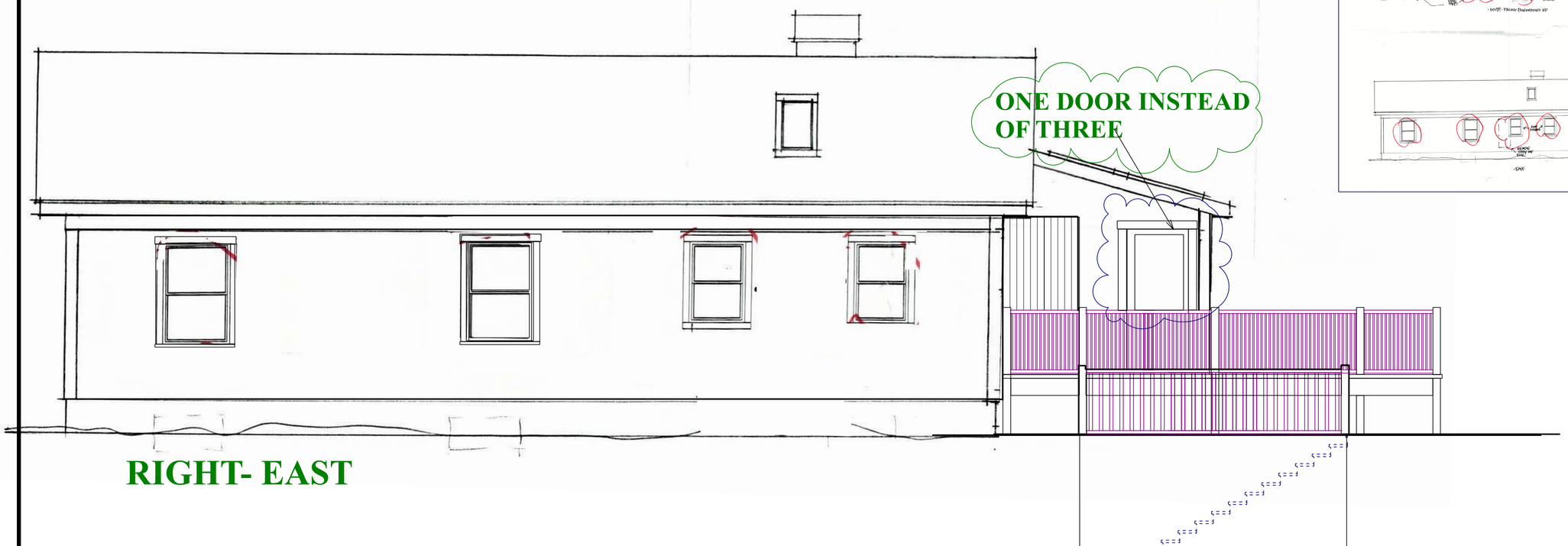
LARGER WINDOWS
BELOW GRADE AND RAILING
FOR SAFETY AROUND WELL





2006 APPROVAL





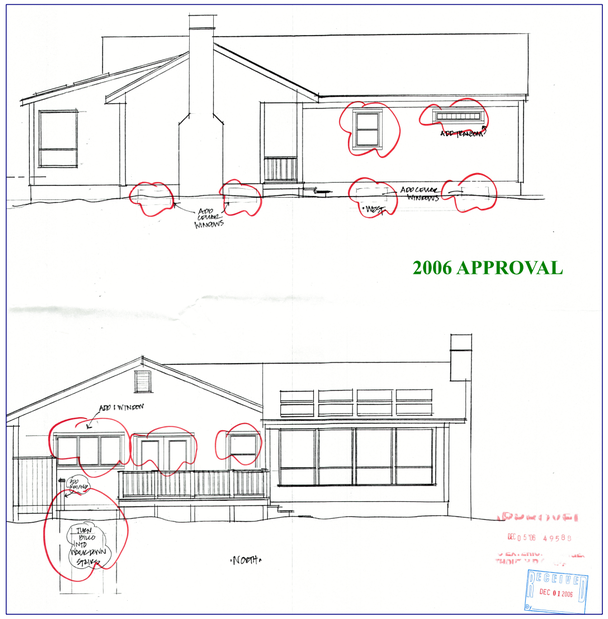
ONE DOOR INSTEAD
OF THREE

RIGHT- EAST

LACOURSIERE- 67 FAIRGROUNDS RD
REV TO COA 49588 (2006)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-3-25

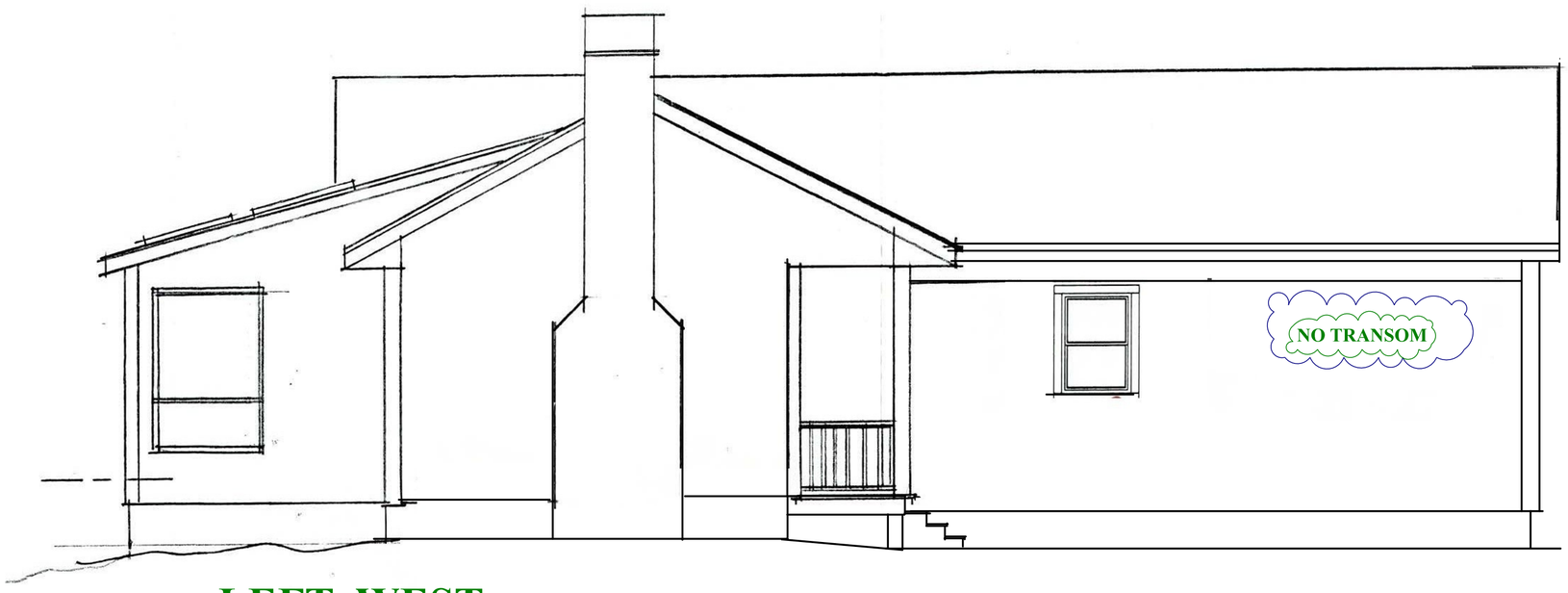
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584




2006 APPROVAL








LEFT- WEST




REAR- NORTH

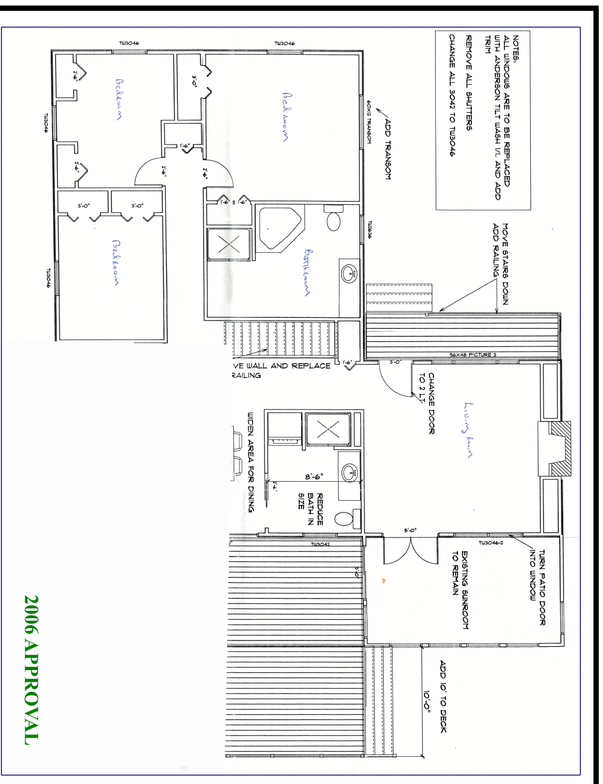
SCALE: 1/4"=1'

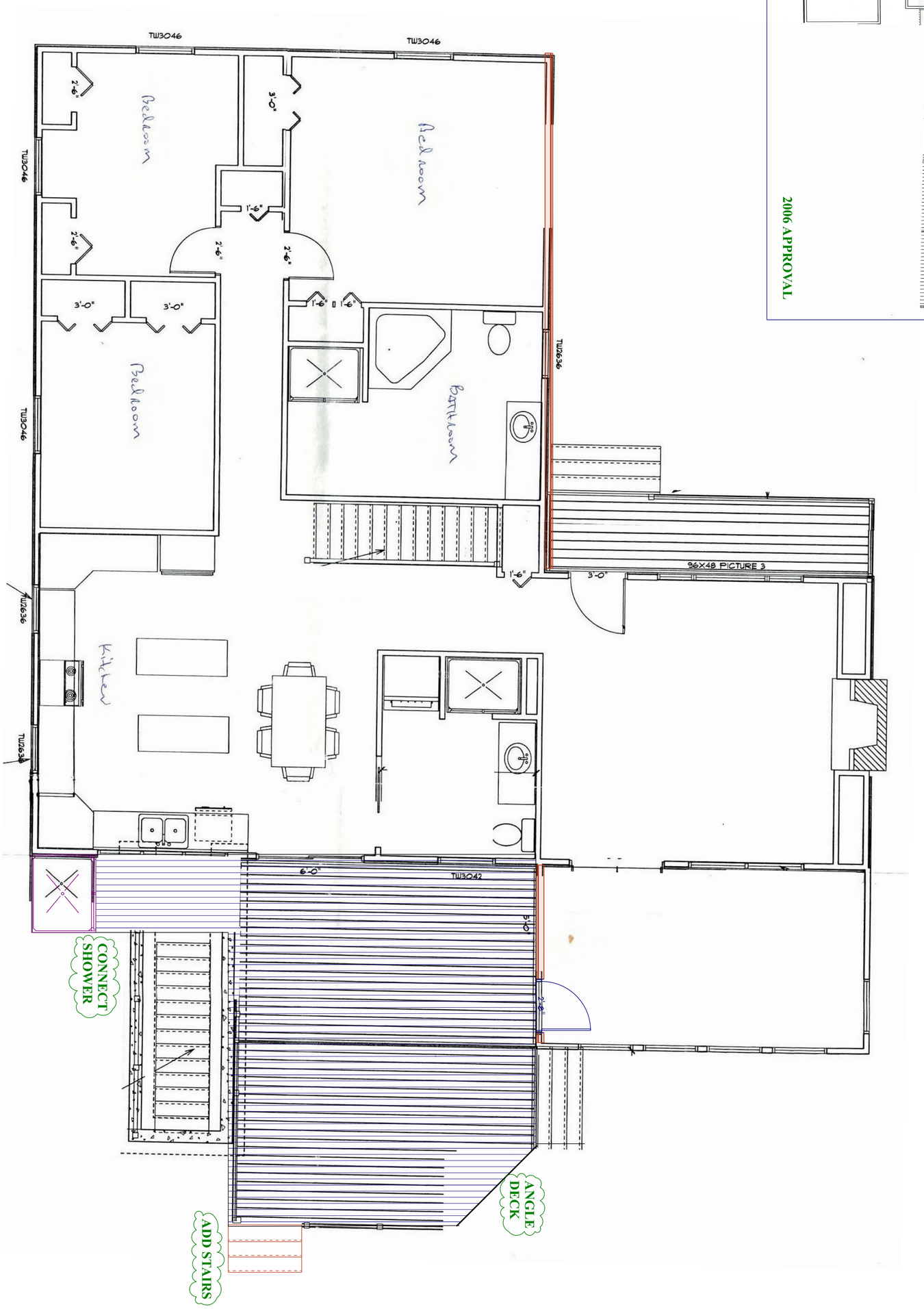
DRAWN BY: VO

DATE: 1-3-25

LACOURSIERE- 67 FAIRGROUNDS RD
REV TO COA 49588 (2006)

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584




| | | |
|---|---|---|
| VAL OLIVER DESIGN, INC<br>PO BOX 3057<br>NANTUCKET, MA 02584 | **LACOURSIERE- 67 FAIRGROUNDS RD**<br>**REV TO COA 49588 (2006)** | SCALE: 1/4"=1'<br>DRAWN BY: VO<br>DATE: 1-3-25 |

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°: 42.4.1 PARCEL N°. 84

Street & Number of Proposed Work: 6 WALSH ST.

Owner of record: HEGENBART, JOSEPH & MARIANNE

Mailing Address: 103 EAST 86TH STREET APT 7A
NEW YORK, NY 10028

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: WE BUILD IT

Mailing Address: 2A FOLGER AVE
NANTUCKET, MA 02554

Contact Phone #: 508-332-0553 E-mail: DAINRA@YAHOO.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED
JAN 08 2025
By _____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REPLACE ASPHALT SHINGLES WITH RED CEDAR ROOF SHINGLES

Is there an HDC survey form for 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 RED CEDAR
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 01/08/2025 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

RECEIVED
JAN 08 2025
BY

## Waiver of the HDC 10 Day Hearing Requirement

I WE BUILD IT

AS AGENT FOR HEGENBART JOSEPH & MARIANNE

STREET ADDRESS 6 WALSH STREET

MAP/PARCEL 42.4.1 / 84

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

01/08/2025

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

01/08/2025
Date




RECEIVED
JAN 08 2025
By

**Property Information**

| | |
|---|---|
| **Property ID** | 10365 |
| **Location** | 6 WALSH ST |
| **Owner** | HEGENBART JOSEPH J III & MARIANNE |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
JAN 08 2025
By



6 WALSH ST

RECEIVED
JAN 08 2025
By



6 WALSH ST

RECEIVED
JAN 08 2025
By



6 WALSH ST.

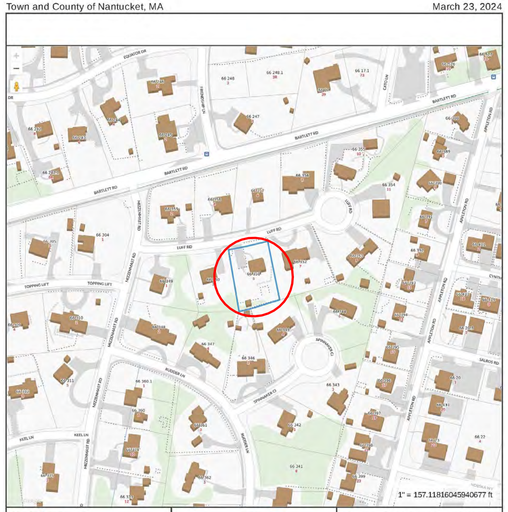
RECEIVED
JAN 08 2025
By



6 WALSH ST.

# 5 Luff Rd - M.House Window Change

Town and County of Nantucket, MA — March 23, 2024




**Property Information**
**Property ID** 5167
**Location** 5 LUFF RD
**Owner** 5 LUFF ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

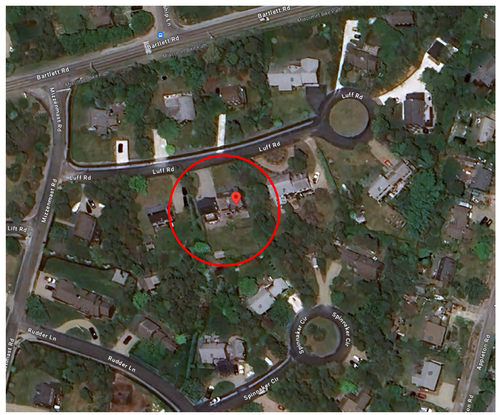
"Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map."

Geometry updated 02/09/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## 1 Locus Map

12" = 1'-0"



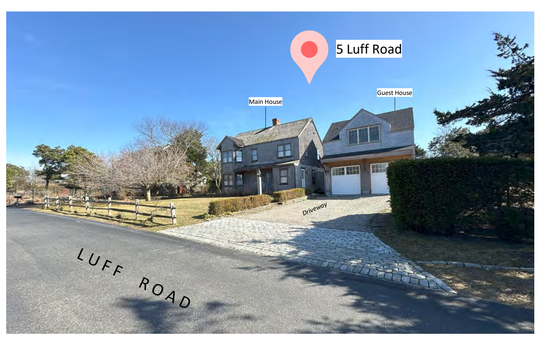

## Google Map - Aerial View



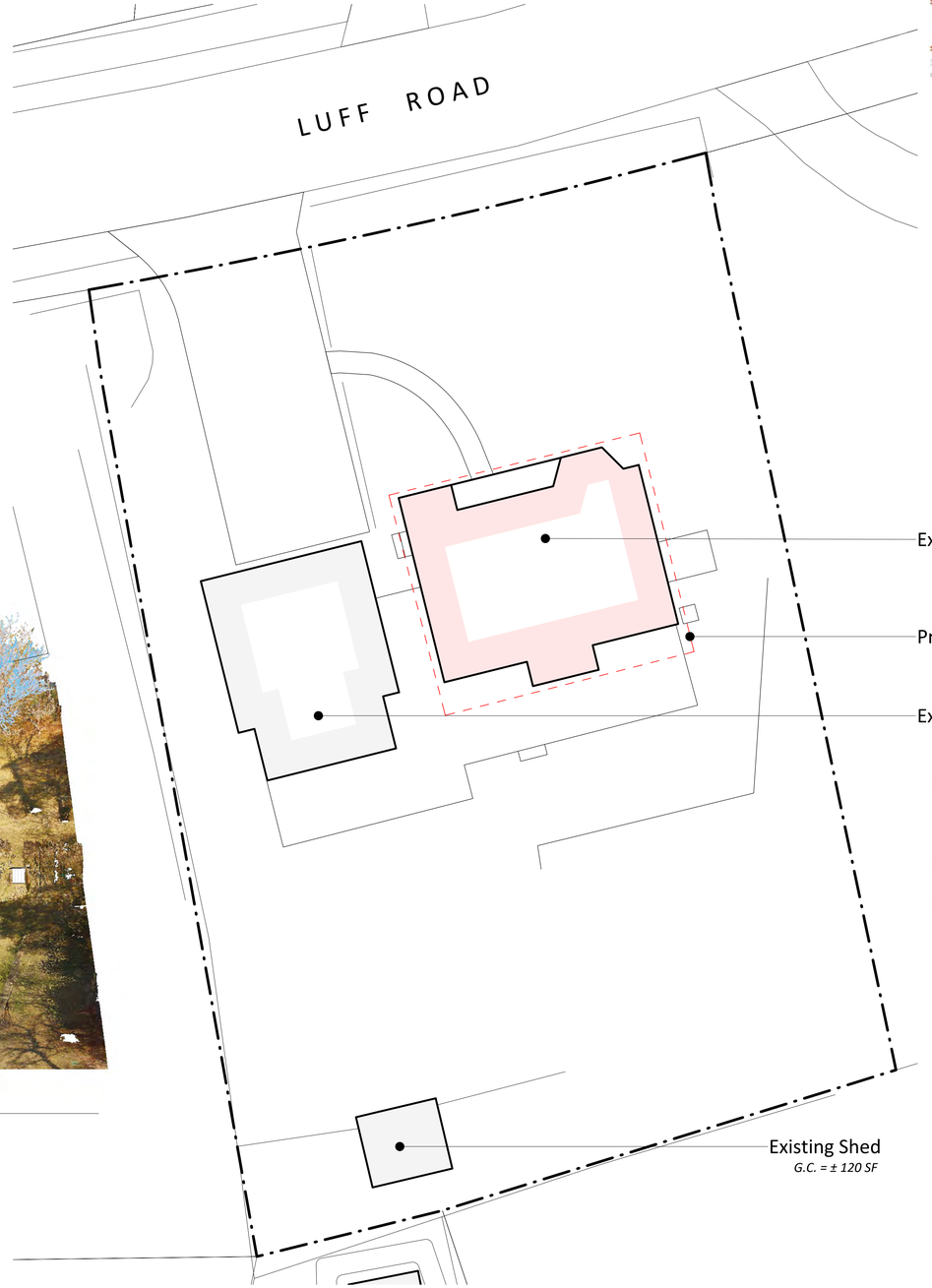


## 3 Site / 3D Model & 3D Scan




## Street Views




## 2 Site plan

3/32" = 1'-0"

IDEA
3D Laser Scanning | Drafting | Permitting
p. 774 325 2828 e. dteanantucket@gmail.com

## 5 Luff Rd - M.House Window Change

### Cover Page

**Sheet List**

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

**Property & Zonning Info**

District - ...
Min. Lot Size - ... sq.ft.
Frontage - ...ft.
Ground Cover Ratio - ... %
Front Setback - ... ft.
Side & Rear Setback - ... ft.

Map & Parcel - 66 & 351
Lot Area - +/- ... sq.ft.
Allowable G.C. - +/- ... sq.ft.
Existing G.C. - +/- ... sq.ft.
Available G.C. - +/- ... sq.ft.

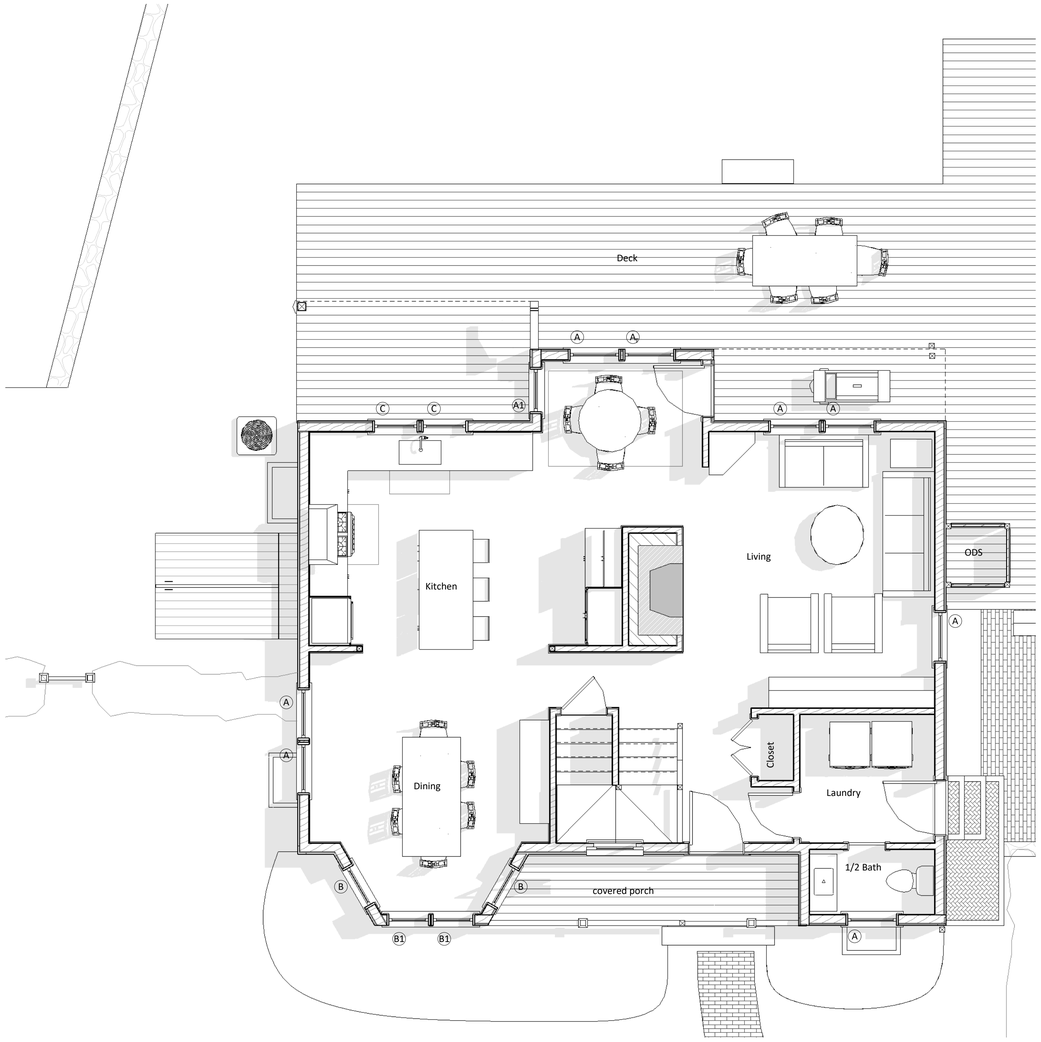
***Note:*** *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

*Revisions*

*HDC Submission Only 01.13.25*

C-1.0

5 Luff Rd - M.House Window Change



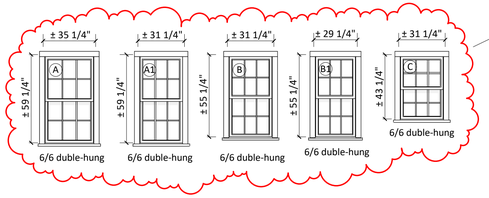

1 First Floor Plan

1/4" = 1'-0"




2 Second Floor Plan

1/4" = 1'-0"




Existing Window Legend

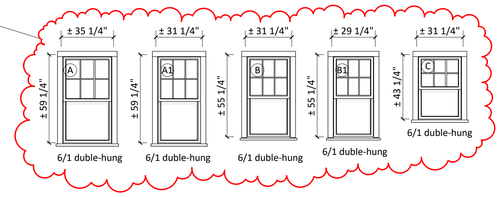
1/4" = 1'-0"

Replace Existing Windows with New, typ.

Change from 6/6 to 6/1 (to match existing Guest House)
Match existing sash color - white
Match existing exterior trim casing - Cedar N.T.W.

| WINDOW | QUANTITY | UNIT WIDTH | UNIT HEIGHT | DESCRIPTION | MANUFACTURER |
|---|---|---|---|---|---|
| A | 8 | 2'-11 1/4" | 4'-11 1/4" | ADH3050 | Andersen |
| A1 | 1 | 2'-7 1/4" | 4'-11 1/4" | ADH2850 | Andersen |
| B | 17 | 2'-7 1/4" | 4'-7 1/4" | ADH2848 | Andersen |
| B1 | 4 | 2'-5 1/4" | 4'-7 1/4" | ADH2648 | Andersen |
| C | 2 | 2'-7 1/4" | 3'-7 1/4" | ADH2838 | Andersen |

***Window & Door Legend Note:*** *All provided dimensions should be used only as a general design guide or feesability study! Verifiction in field is required prior to any construction work or window / door order!*




New Window Legend

1/4" = 1'-0"

*HDC Submission Only 01.13.25*

3D Laser Scanning | Drafting | Permitting
p. 774 825 2828
e. dtanantucket@gmail.com

**5 Luff Rd - M.House Window Change**

## Floor Plans

**Sheet List**

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

**Property & Zonning Info**

District - ...
Min. Lot Size - ... sq.ft.
Frontage - ...ft.
Ground Cover Ratio - ... %
Front Setback - ... ft.
Side & Rear Setback - ... ft.

Map & Parcel - 66 & 351
Lot Area - +/- ... sq.ft.
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! Verifiction from Registered Land Surveyor is required prior to any construction work!*

*Revisions*

*A-1.0*

5 Luff Rd - M.House Window Change

3D Laser Scanning | Drafting | Permitting
p. 774 325 2828 e. dtanantucket@gmail.com




1 Proposed North Elevation
1/4" = 1'-0"



1p Previously Approved North Elevation
1/8" = 1'-0"



1e North Elevation - Existing / Demo
1/8" = 1'-0"



North




2 Proposed West Elevation
1/4" = 1'-0"



2p Previously Approved West Elevation
1/8" = 1'-0"



2e West Elevation - Existing / Demo
1/8" = 1'-0"





West

*HDC Submission Only 01.13.25*

**5 Luff Rd - M.House Window Change**

**Exterior Elevations**

**Sheet List**

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

**Property & Zonning Info**

District - ...
Min. Lot Size - ... sq.ft.
Frontage - ...ft.
Ground Cover Ratio - ... %
Front Setback - ... ft.
Side & Rear Setback - ... ft.

Map & Parcel - 66 & 351
Lot Area - +/- ... sq.ft.
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*

*A-2.1*

5 Luff Rd - M.House Window Change

3D Laser Scanning | Drafting | Permitting
p. 774 325 2828 e. dtanantucket@gmail.com




1 Proposed South Elevation
1/4" = 1'-0"



1p Previously Approved South Elevation
1/8" = 1'-0"



1e South Elevation - Existing / Demo
1/8" = 1'-0"



South




2 Proposed East Elevation
1/4" = 1'-0"



2p Previously Approved East Elevation
1/8" = 1'-0"



2e East Elevation - Existing / Demo
1/8" = 1'-0"





East

*HDC Submission Only 01.13.25*

**5 Luff Rd - M.House Window Change**

**Exterior Elevations**

**Sheet List**

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

**Property & Zonning Info**

District - ...
Min. Lot Size - ... sq.ft.
Frontage - ...ft.
Ground Cover Ratio - ... %
Front Setback - ... ft.
Side & Rear Setback - ... ft.

Map & Parcel - 66 & 351
Lot Area - +/- ... sq.ft.
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*

*A-2.2*

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°: 66 PARCEL N°. 351

Street & Number of Proposed Work: 5 Luft Rd

Owner of record: 5 Luft Road LLC

Mailing Address: 5 Luft Road, Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Anthony Dixon / DTA

Mailing Address: 25 Wappossett 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. HDC 2024-11-11552

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Replace Existing Windows w/ New; change from 6/6 to 6/1

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: NO CHANGE 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 N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation REPLACE WINDOWS / CHANGE FROM 6/6 TO 6/1
2. South Elevation KEEP EXISTING SASH COLOR & TRIM
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 _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front N/A Rear _____ Side _____

Garage Door(s): Type N/A Material _____

**Hardscape materials**: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS NO CHANGE KEEP EXISTING

Sidewall NATURAL Clapboard (if applicable) N/A Roof N/A

Trim NATURAL Sash WHITE Doors N/A

Deck NATURAL Foundation N/A Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 01/08/2025 Signature of owner of record _____

# 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 5 Lufkin Rd LLC

STREET ADDRESS 5 Lufkin Rd

MAP/PARCEL 66/351

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/09/25

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

01/09/2025

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:*

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).

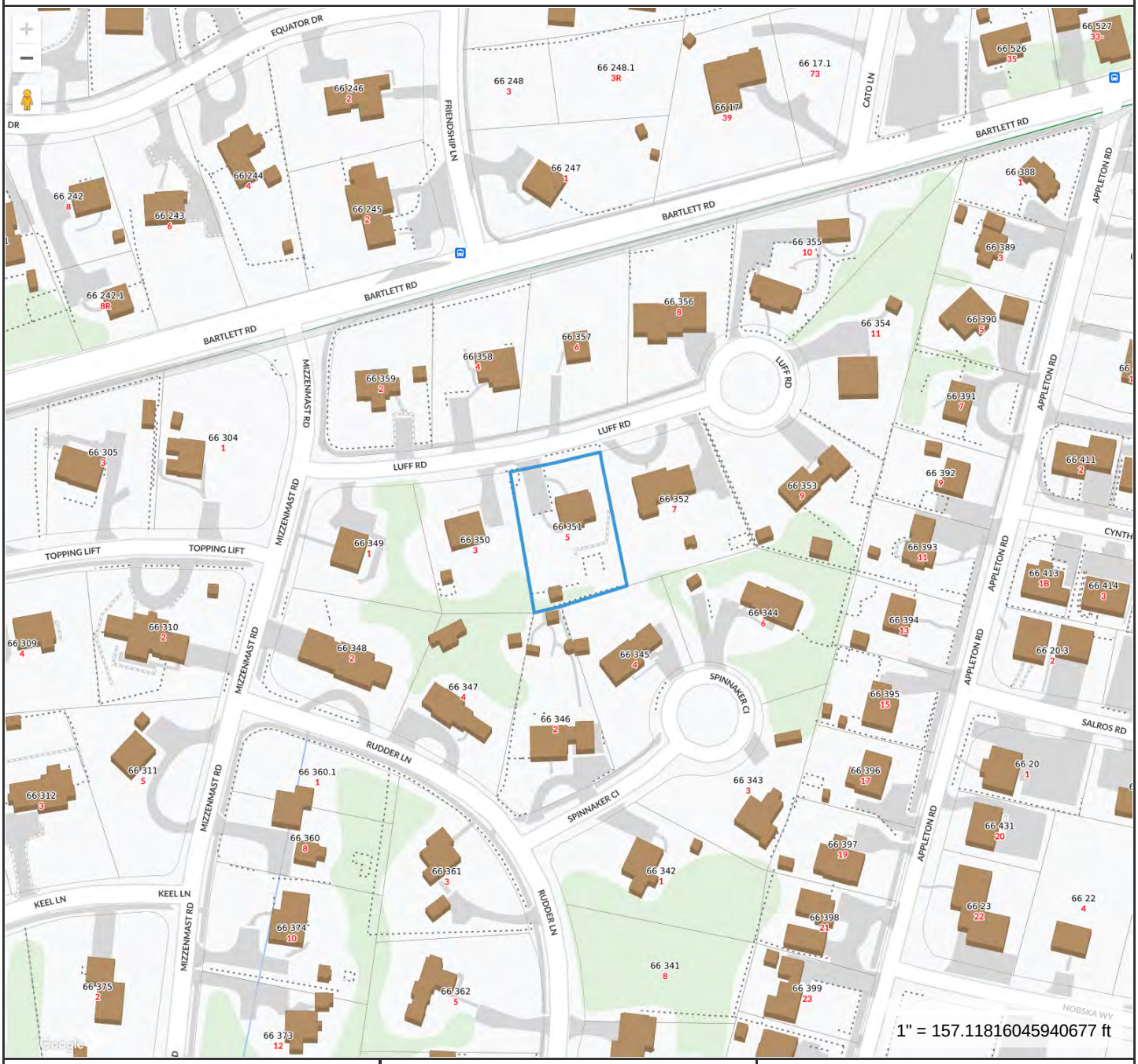
✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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)

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.**




**Property Information**

| | |
|---|---|
| **Property ID** | 5167 |
| **Location** | 5 LUFF RD |
| **Owner** | 5 LUFF ROAD LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


MAIN HOUSE
GUEST HOUSE

# EXISTING NORTH
## MAIN HOUSE



# EXISTING WEST MAIN HOUSE



# EXISTING SOUTH
## MAIN HOUSE




SOUTH (UNDER CONSTRUCTION)
MAIN HOUSE

# EXISTING EAST
## MAIN HOUSE




EAST (UNDER CONSTRUCTION)
MAIN HOUSE


EXISTING NORTH
GUEST HOUSE

# EXISTING WEST GUEST HOUSE



# EXISTING SOUTH GUEST HOUSE




EXISTING EAST
GUEST HOUSE

CERTIFICATE NO: HDC2024-11-11554 DATE ISSUED: 12/10/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 351

Street & Number of Proposed Work: 5 Luft Rd

Owner of record: 5 Luft Road LLC

Mailing Address: 5 Luft Rd
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Anton Dilov / DTA

Mailing Address: 25 Wappossett Cir.
Nantucket, MA, 02554

Contact Phone #: 774 325 2828 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY chk 1060

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Add date of Construction to the COA (NHL DATA = c. 1994)

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC2024-06-10670
☐ 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: NO CHANGE 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 N/A South N/A East N/A West N/A

Additional Remarks

*Historic Name:*

*Original Date:* 1994

Original Builder:

REVISIONS* (describe)
1. East Elevation OMIT WINDOWS
2. South Elevation NO CHANGE
3. West Elevation NO CHANGE
4. North Elevation NO CHANGE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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 KEEP EXISTING

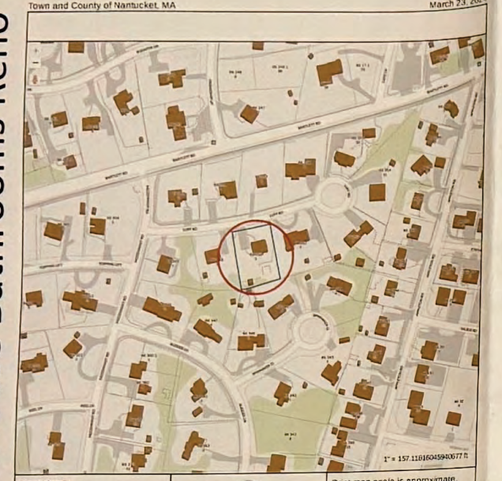
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/18/2024 Signature of owner of record _____ Signed under penalties of perjury

# 5 Luff Rd - M.House Bathrooms Reno




1 Locus Map

12" = 1'-0"



Google Map - Aerial View





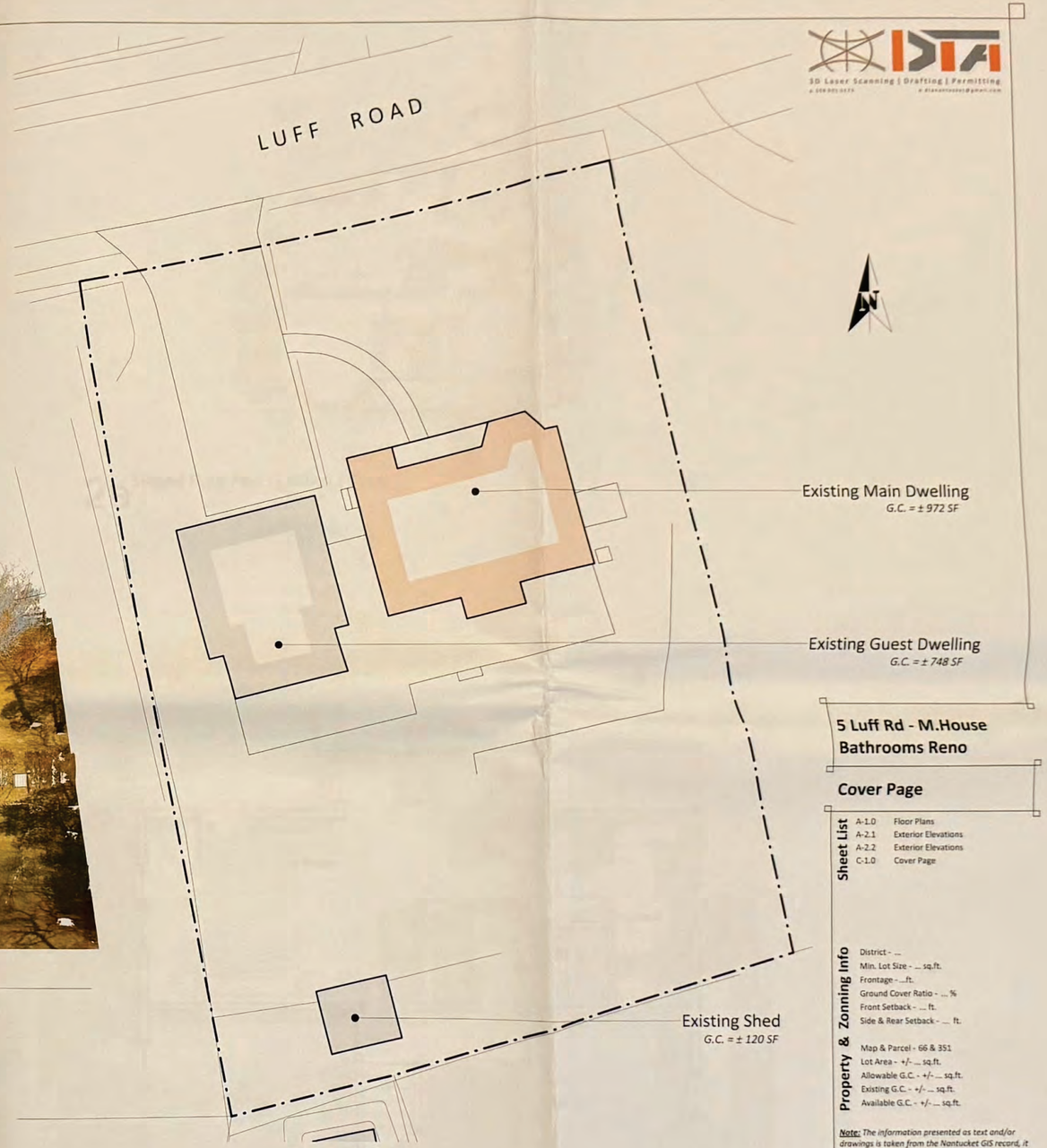
3 Site / 3D Model & 3D Scan







Street Views




2 Site plan

3/32" = 1'-0"

3D Laser Scanning | Drafting | Permitting

**5 Luff Rd - M.House Bathrooms Reno**

**Cover Page**

Sheet List

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

Property & Zoning Info

District - ...
Min. Lot Size - ... sq.ft.
Frontage - ...ft.
Ground Cover Ratio - ... %
Front Setback - ... ft.
Side & Rear Setback - ... ft.

Map & Parcel - 66 & 351
Lot Area - +/- ... sq.ft.
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

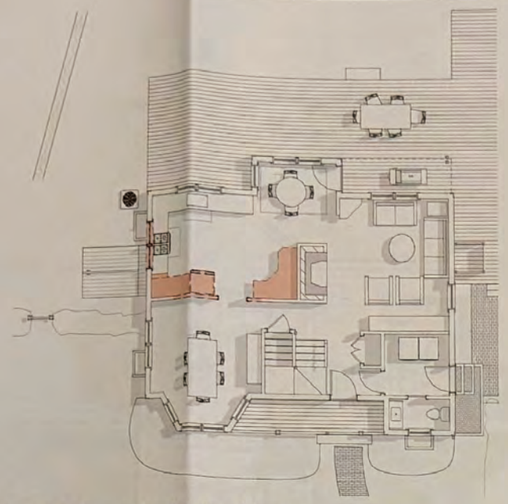
APPROVED
HDC 2024-11-1155A

RECEIVED
NOV 18 2024
By

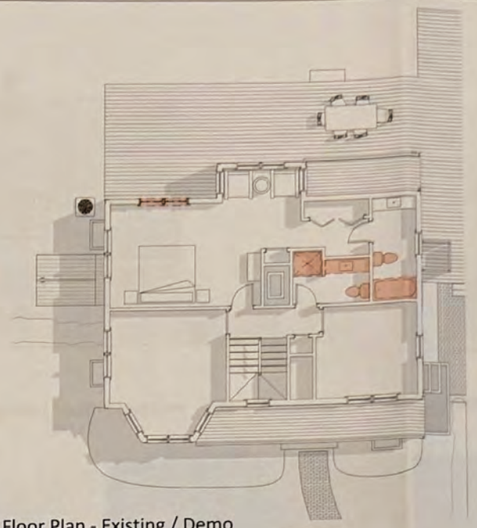
*HDC Submission Only 11.18.24*

C-1.0

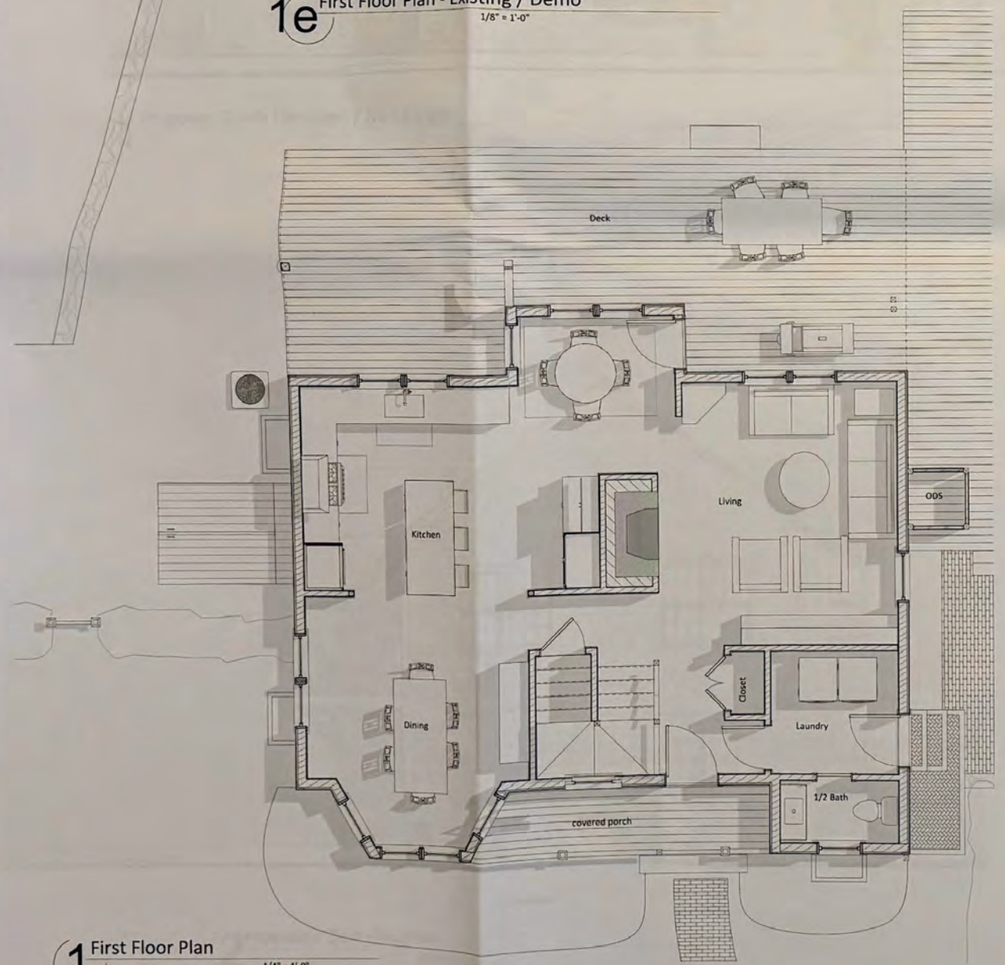
5 Luff Rd - M.House Bathrooms Reno



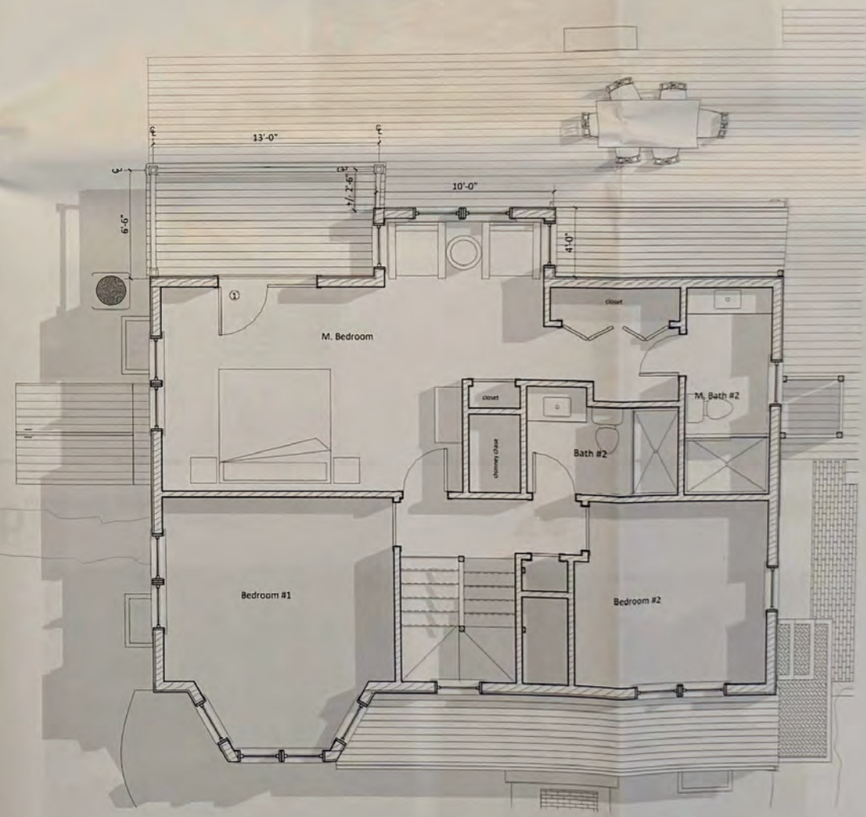
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"




1 First Floor Plan
1/4" = 1'-0"




2 Second Floor Plan
1/4" = 1'-0"

HDC Submission Only 11.18.24

IDEA
3D Laser Scanning | Drafting | Permitting

**5 Luff Rd - M.House Bathrooms Reno**

***Floor Plans***

**Sheet List**

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

**Property & Zonning Info**

District - ....
Min. Lot Size - .... sq.ft.
Frontage - ....ft.
Ground Cover Ratio - .... %
Front Setback - .... ft.
Side & Rear Setback - .... ft.

Map & Parcel - 66 & 351
Lot Area - +/- .... sq.ft.
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*

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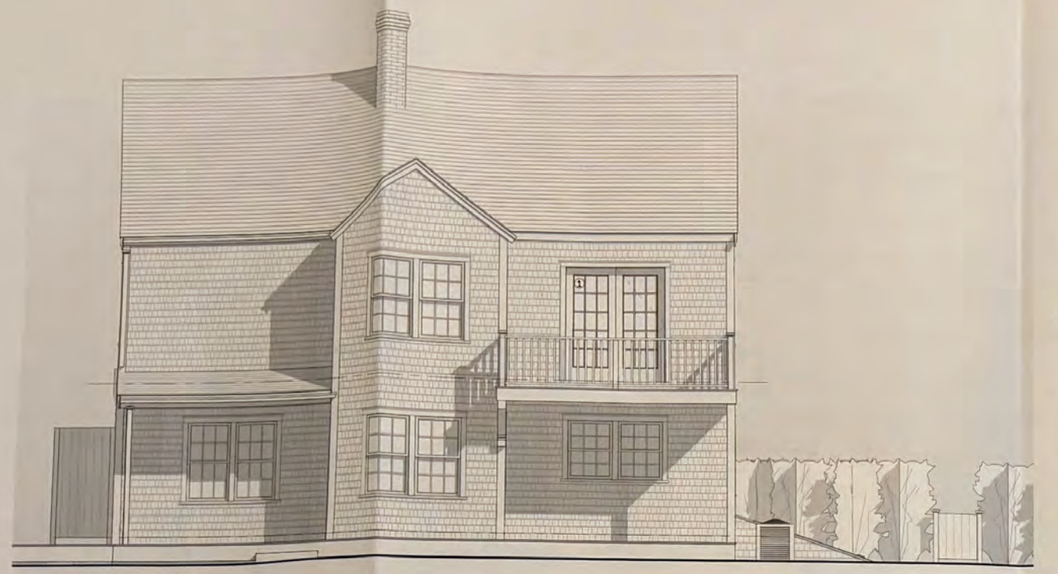
NOV 18 2024
By

A-1.0

5 Luff Rd - M.House Bathrooms Reno



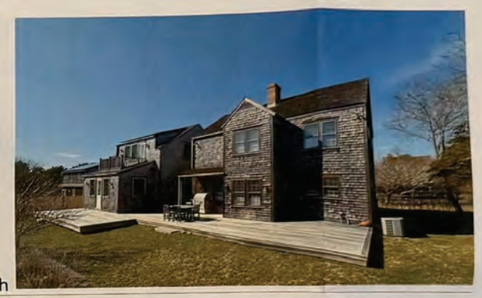
1 Proposed South Elevation / No Change
1/4" = 1'-0"



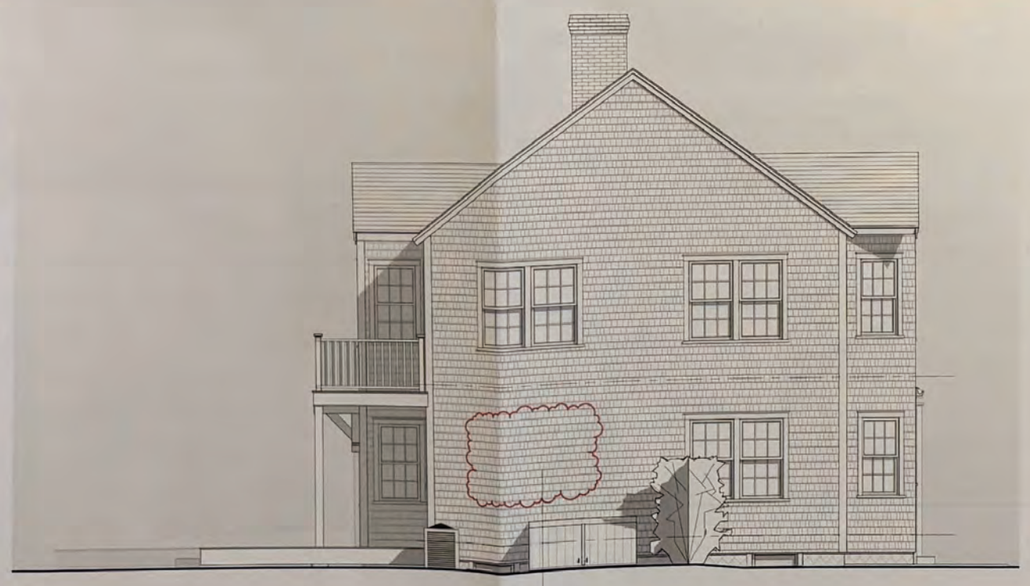
1p Previously Approved South Elevation
1/8" = 1'-0"



1e South Elevation - Existing / Demo
1/8" = 1'-0"



South




2 Proposed East Elevation
1/4" = 1'-0"



2p Previously Approved East Elevation
1/8" = 1'-0"



2e East Elevation - Existing / Demo
1/8" = 1'-0"





East

HDC Submission Only 11.18.24

3D Laser Scanning | Drafting | Permitting

**5 Luff Rd - M.House Bathrooms Reno**

***Exterior Elevations***

**Sheet List**

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

**Property & Zonning Info**

District - ...
Min. Lot Size - .... sq.ft.
Frontage - ....ft.
Ground Cover Ratio - .... %
Front Setback - .... ft.
Side & Rear Setback - .... ft.

Map & Parcel - 66 & 351
Lot Area - +/- .... sq.ft.
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*

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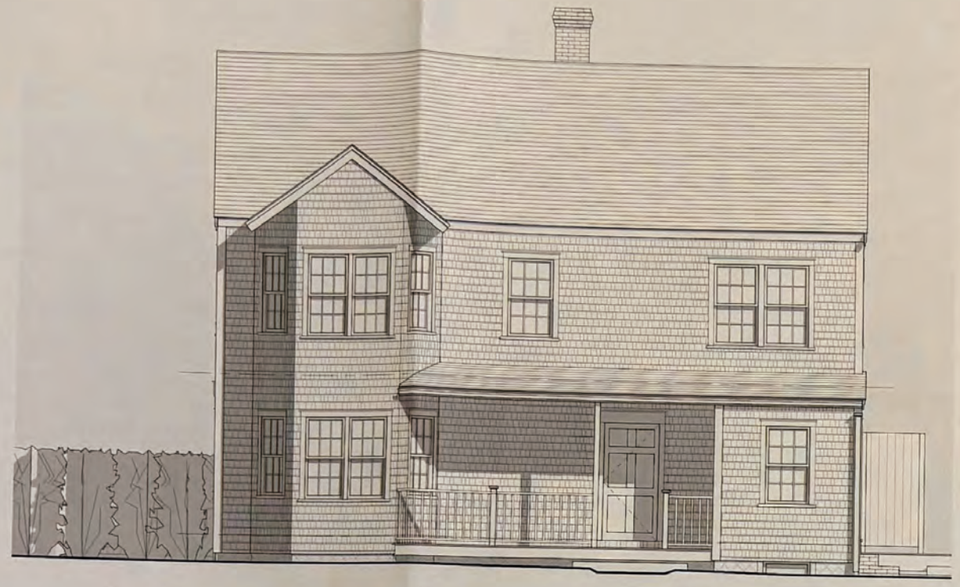
24-11-11554

A-2.1

5 Luff Rd - M.House Bathrooms Reno



1 Proposed North Elevation / No Change
1/4" = 1'-0"



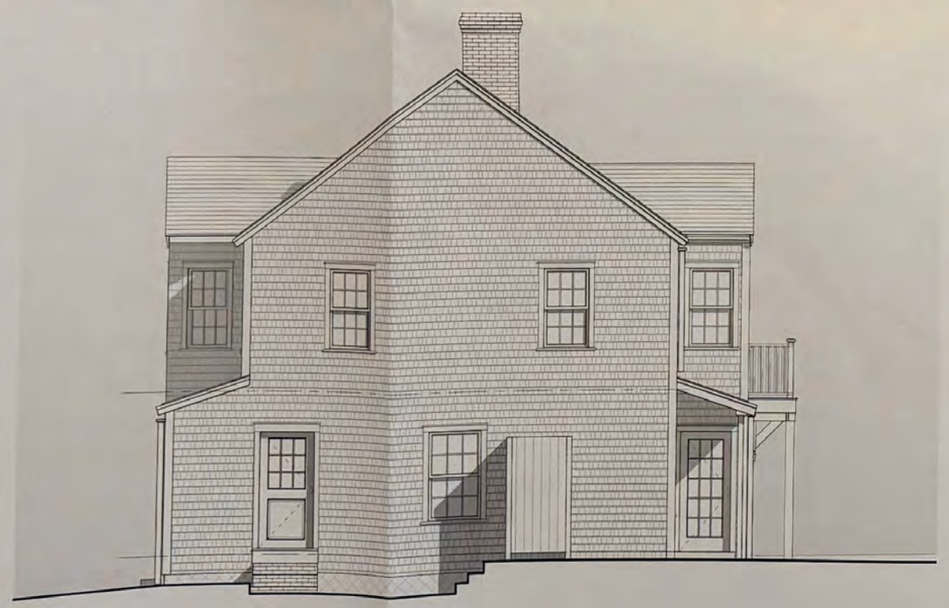
1p Previously Approved North Elevation
1/8" = 1'-0"



1e North Elevation - Existing / Demo
1/8" = 1'-0"



North



2 Proposed West Elevation / No Change
1/4" = 1'-0"



2p Previously Approved West Elevation
1/8" = 1'-0"



2e West Elevation - Existing / Demo
1/8" = 1'-0"



West

3D Laser Scanning | Drafting | Permitting

**5 Luff Rd - M.House Bathrooms Reno**

***Exterior Elevations***

Sheet List

| | |
|---|---|
| A-1.0 | Floor Plans |
| A-2.1 | Exterior Elevations |
| A-2.2 | Exterior Elevations |
| C-1.0 | Cover Page |

Property & Zonning info

District - ...
Min. Lot Size - ... sq.ft.
Frontage - ...ft.
Ground Cover Ratio - ... %
Front Setback - ... ft.
Side & Rear Setback - ... ft.

Map & Parcel - 66 & 351
Lot Area - +/- ... sq.ft.
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*

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NOV 18 2024
By

*HDC Submission Only 11.18.24*

HDC 2024-11-1554

A-2.2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

KANE GARAGE/STUDIO

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Jan 2024

***REQUIRED WITH ALL APPLICATIONS:***

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 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°: 56 PARCEL N°. 295

Street & Number of Proposed Work: 12 Pond Road

Owner of record: John + Angela Kane

Mailing Address: 83 Eagle Rock Road
Stoughton MA 02072

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Road
Nantucket

Contact Phone #: 508-325-5890 E-mail: Joseph@TophamDesignACK.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Garage/STUDIO

Size of Structure or Addition: Length: 22-0 Sq. Footage 1st floor: 363 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16'-6 Sq. footage 2nd floor: 223 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 20'-3"+/- South 20'-9"+/- East 20'-7"+/- West 20'-4"+/-

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 22 /12 _____ Secondary Mass _____/12 _____ Dormer 5 /12 _____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural To match Main house
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: Wood, 3x4

**Sidewall**: ☒ White cedar 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, 1x12 Rake 1x6 Soffit (Overhang) 8" Corner boards 5/4x6 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 _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side 9LT 2-panel, wood
Garage Door(s): Type Overhead, faux dbl 8LT 1 panel Material Wood

**Hardscape materials**: Driveways 10' deep Apron, & gravel Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural to Weather
Trim Cottage Red, To match existing
Deck _____
Clapboard (if applicable) _____
Sash Black, To match existing
Foundation Gray
Roof To match existing
Doors Cottage Red, To match existing
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/8/25 Signature of owner of record _____ Signed under penalties of perjury

TOPHAM DESIGN

May 17, 2022

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 12 Pond Rd 56 Map / 295 Parcel

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Angela M & John J Kane Jr

Angela Kane
John Kane

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

TOPHAM DESIGN

# Kane Residence · 12 Pond Rd






18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

TOPHAM DESIGN



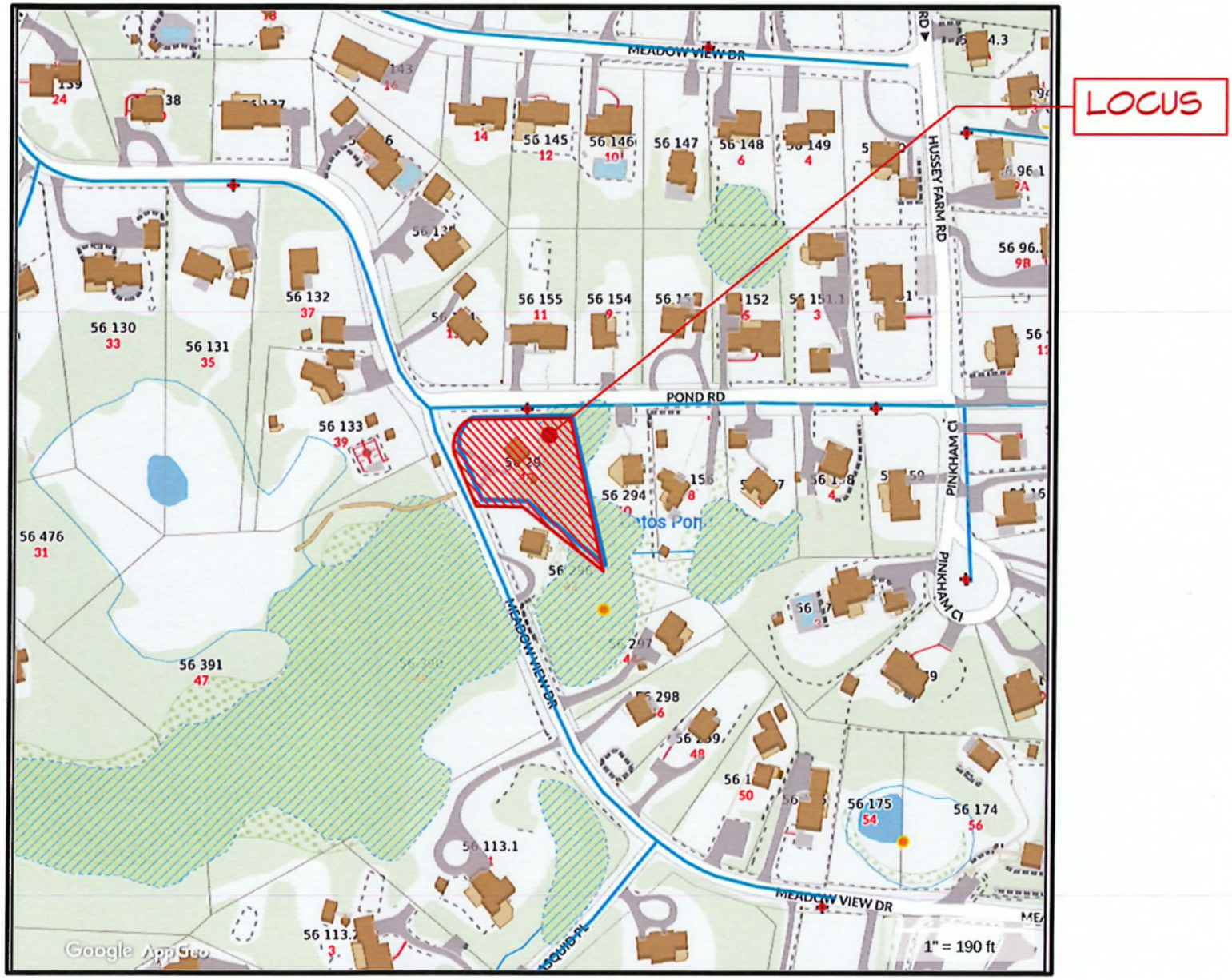


18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

# KANE RESIDENCE

## GARAGE/STUDIO

12 POND RD, NANTUCKET, MA, 02554




# 12 POND ROAD LOCUS MAP

L

NOT TO SCALE


TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM


| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

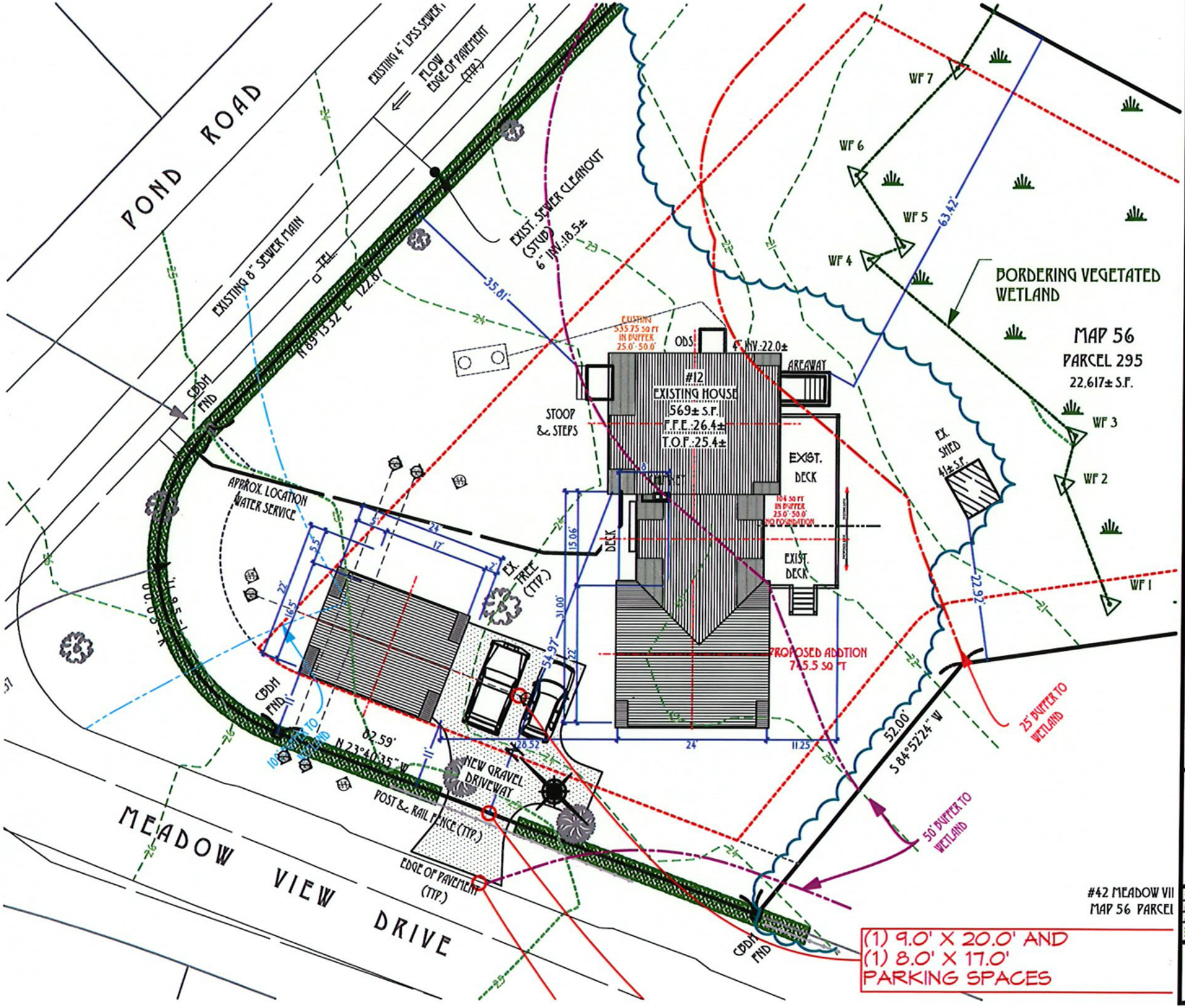
12 POND ROAD LOCUS MAP LOCUS MAP

GARAGE HDC SUBMISSION 20 NOV 2024
MH HDC APPROVAL 20 JUNE 2022 MH CERTIFICATE NO. HDC 2022 06-6427
MH BUILDING PERMIT NO. BLDR 2022 12 3750

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
12/20/24

PROJECT NO 2021 08
MAP NO 56 MAP NO 295
ZONING R 20 ALLOWABLE G.C. 30.0%

HDC G/S · 0.1




TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

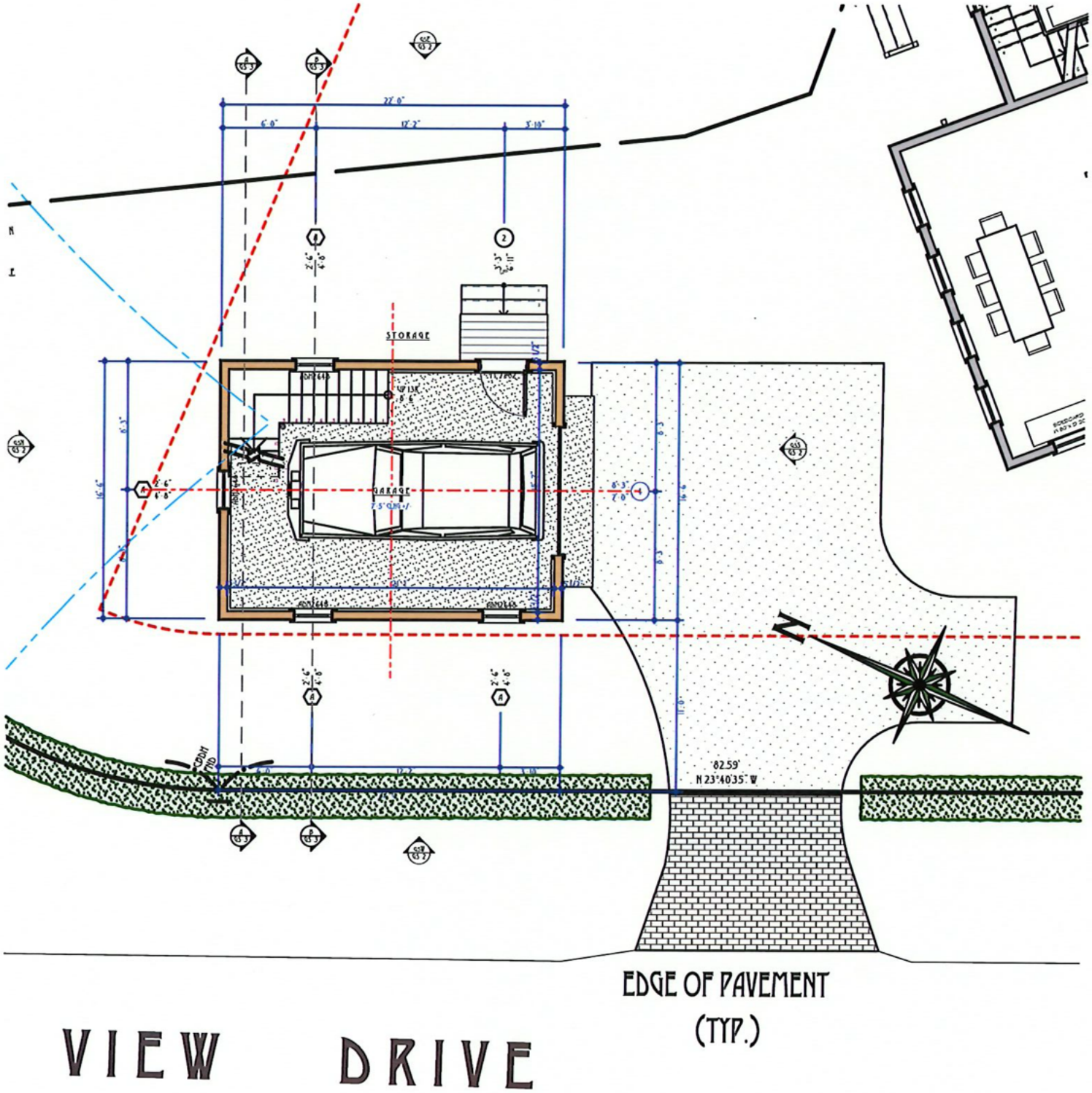
12 POND ROAD SITE PLAN

KANE RESIDENCE
12 Pond Rd
Nantucket, MA 02554
HDC GARAGE SUBMISSION
12/20/24

PROJECT NO 2021-08

| | |
|---|---|
| Map No. 56 | Map No. 295 |
| Zoning: R-20 | Allowable C.C. 30.0% |

HDC G/S-0.2





TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM


| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

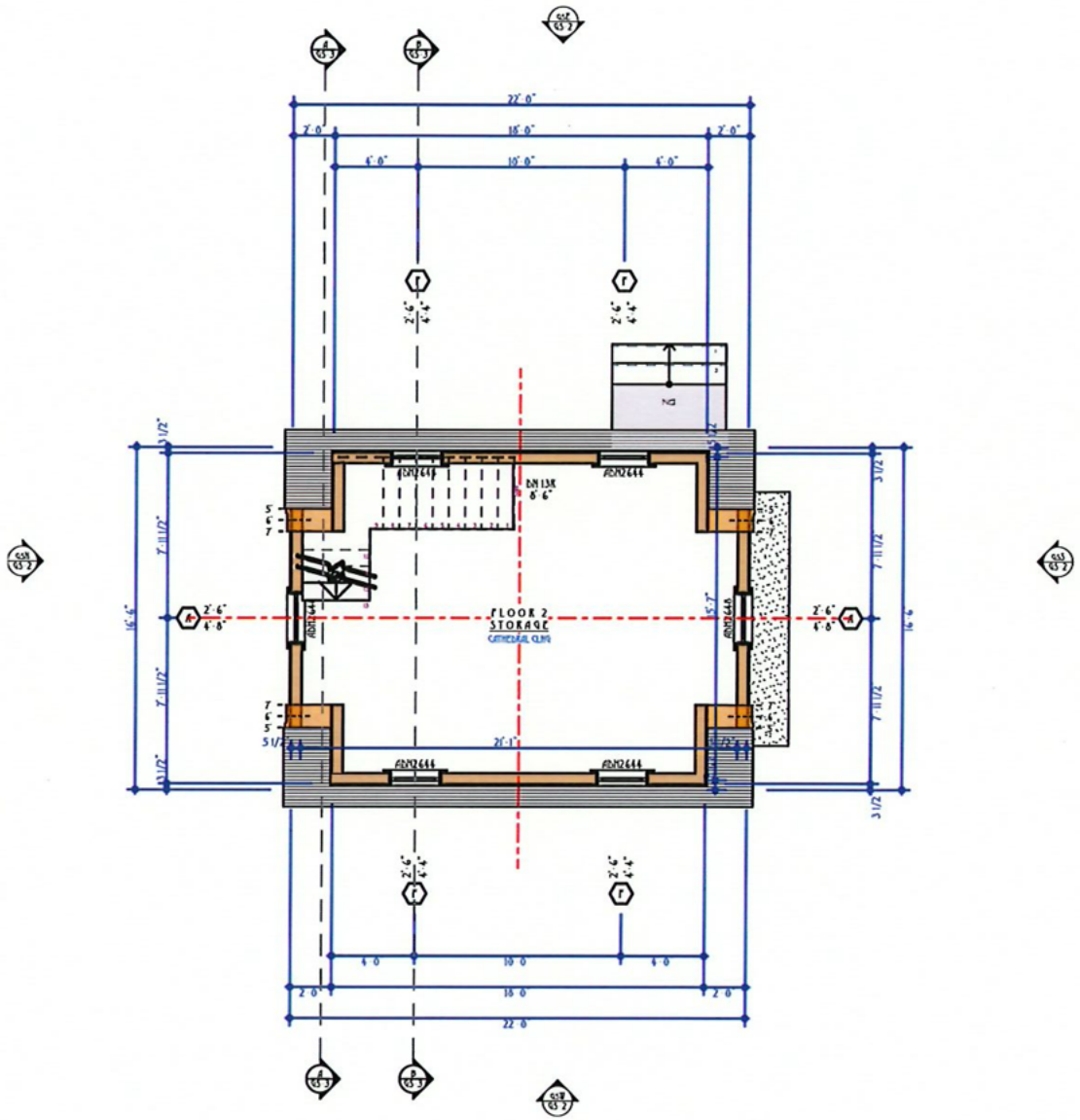
PROPOSED FIRST FLOOR PLAN ~ 363 S.F

GARAGE HDC SUBMISSION: 20 NOV 2024
MH HDC APPROVAL: 28 JUNE 2022 MH CERTIFICATE NO.: HDC-2022-06-6427
MH PUBLISHING PERMIT NO.: PLDR-2022-12-3750

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
1/8/25

PROJECT NO 2021 08
MAP NO 56 MAP NO 235
ZONING R-20 ALLOWABLE G.C. 30.0%

HDC G/S · 0.3




TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

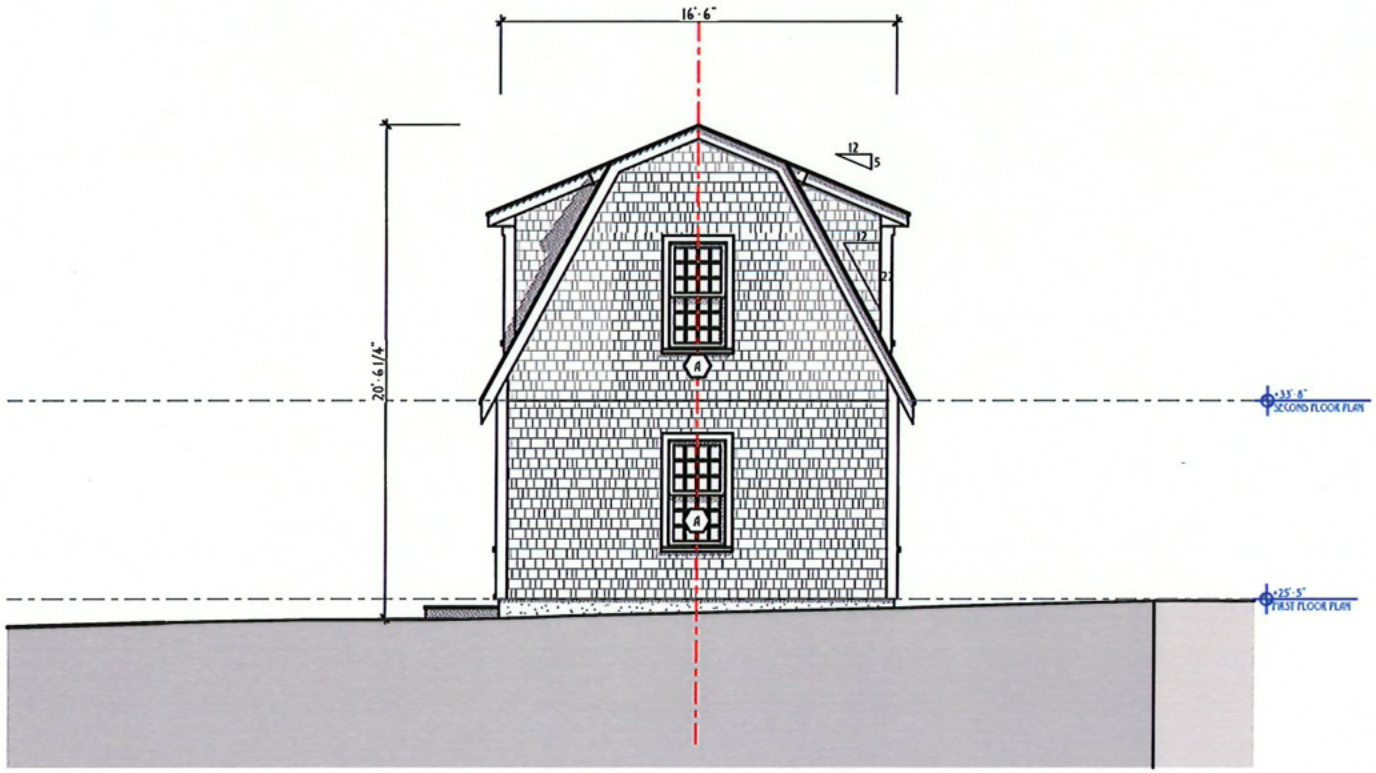
PROPOSED SECOND FLOOR PLAN~ 323 S.F

GARAGE HDC SUBMISSION: 20 NOV 2024
MH BUILDING PERMIT NO.: PLDR-2022-12-3750
MH HDC APPROVAL: 28 JUNE 2022 MH CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
1/8/25

PROJECT NO 2021-08
MAP NO 56 MAP NO 235
ZONING R-20 ALLOWABLE G.C. 30.0%

HDC G/S · 0.4




N

# GARAGE/STUDIO NORTH ELEVATION (POND RD)

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUNTTOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 11 | |

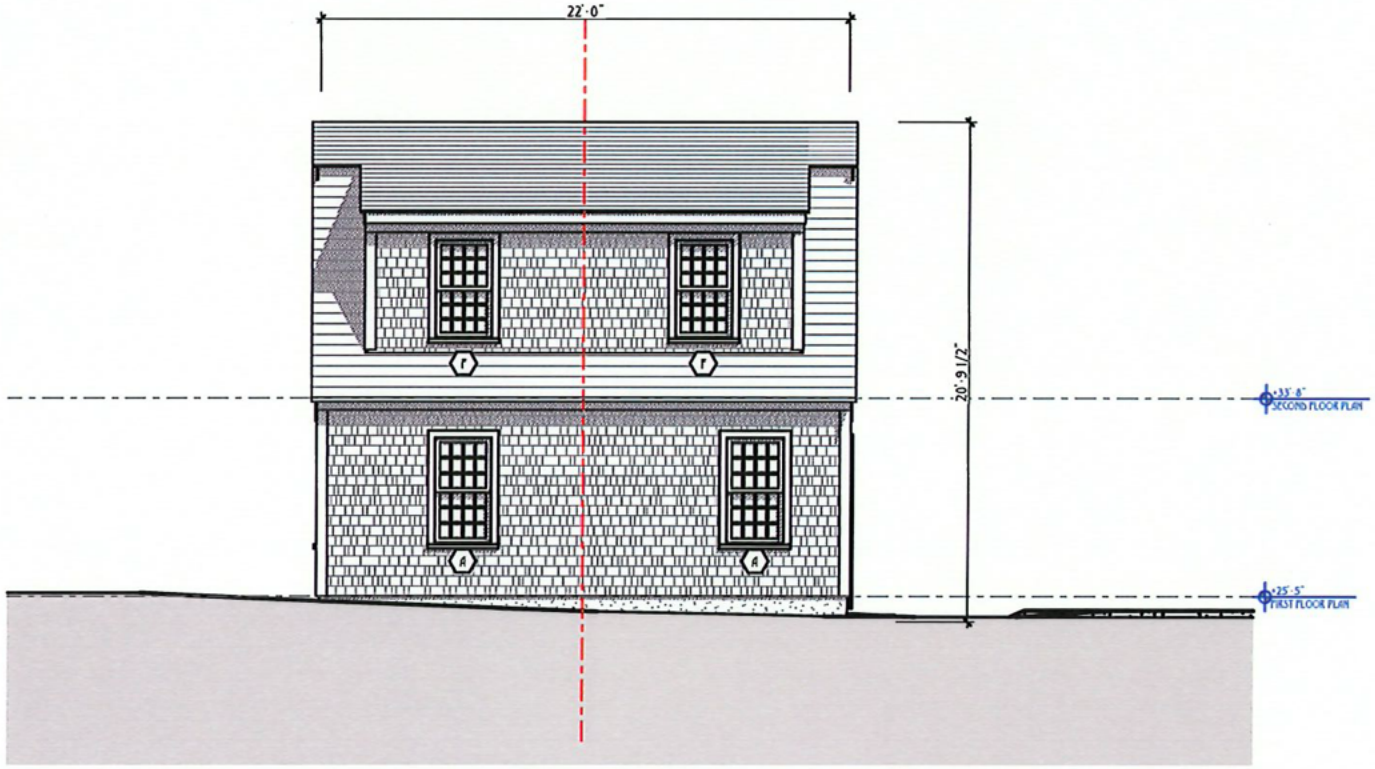
PROPOSED NORTH ELEVATION (POND RD)

SUBMIT HDC SUBMISSION 20 NOV 2024
FOR PLANNING PERMIT REV. PLAN 2022-12-3750
FOR HDC APPROVAL 20 JUNE 2022 FOR CERTIFICATE NO. HDC 2022-06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
1/6/25

| | |
|---|---|
| PROJECT NO2021-08 | |
| MAP NO.54 | MAP NO.235 |
| ZONING R-20 | ALLOWABLE C.C.30.0% |

HDC G/S-0.5




W

# GARAGE/STUDIO WEST ELEVATION (MEADOW VIEW DR)

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

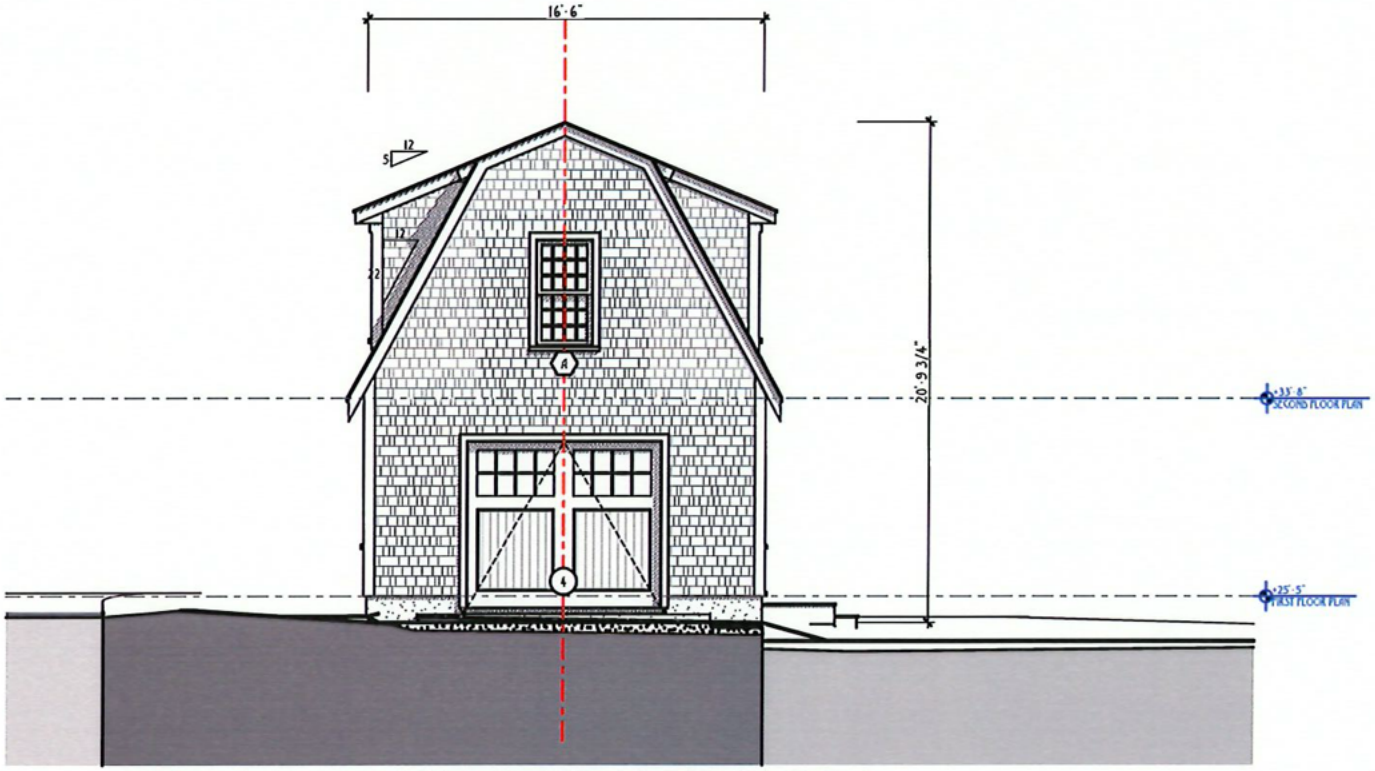
PROPOSED WEST (MEADOW VIEW DR) ELEVATION

GARAGE HDC SUBMISSION: 20 NOV 2024 MH PLANNING PERMIT NO.: PLDR-2022-12-3750
MH HDC APPROVAL: 20 JUNE 2022 MH CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
1/8/25

| | |
|---|---|
| PROJECT NO 2021-08 | |
| MAP NO 56 | MAP NO 235 |
| ZONING R-20 | ALLOWABLE G.C. 30.0% |

HDC G/S·0.6




S GARAGE/STUDIO SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUNTLOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 11 | |

PROPOSED SOUTH ELEVATION

GARAGE HDC SUBMISSION 20 NOV 2024
FOR BUILDING PERMIT NO.: BLDR 2022-12-3750
FOR HDC APPROVAL 28 JUNE 2022 FOR CERTIFICATE NO.: HDC 2022 06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
1/8/25

PROJECT NO2021 08

| | |
|---|---|
| MAP NO 34 | MAP NO 235 |
| ZONING R-20 | ALLOWABLE G.C 30.0% |

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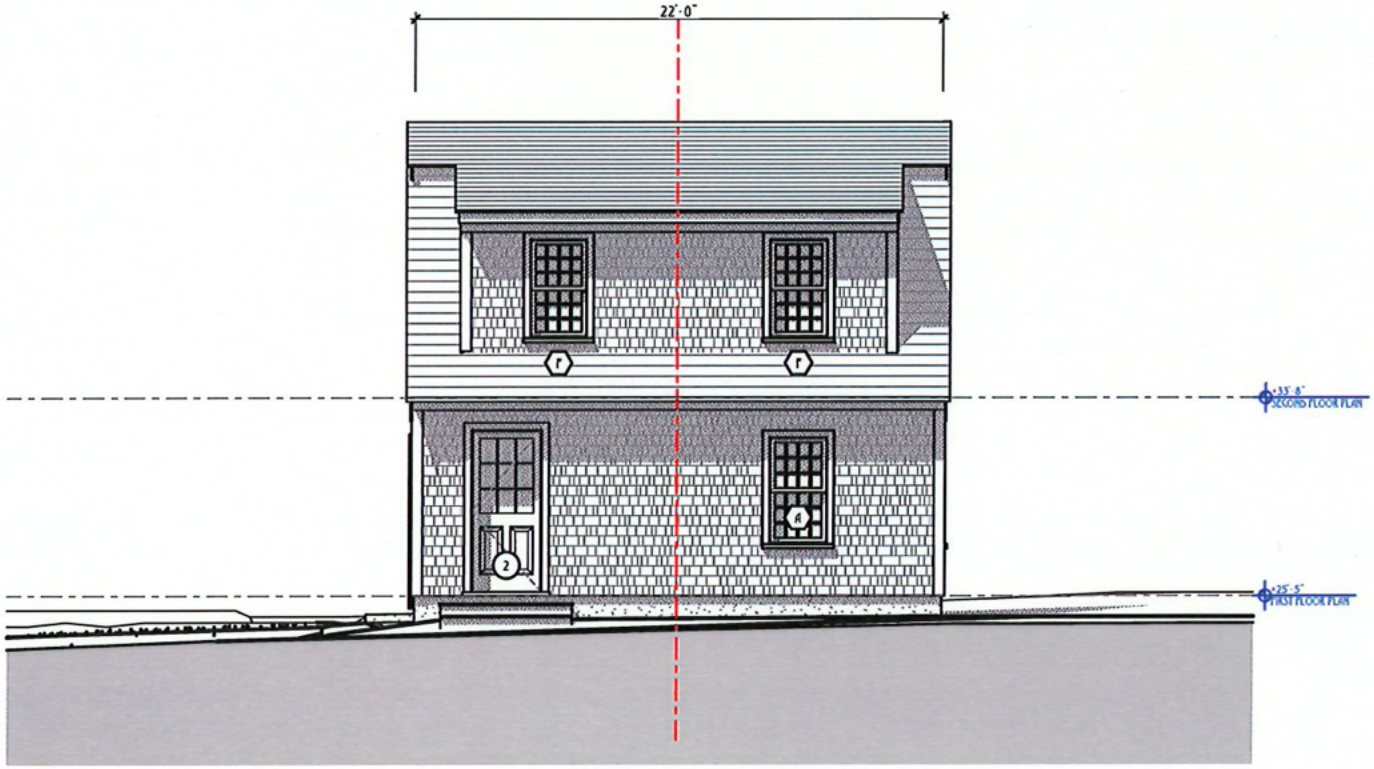
HDC G/S·0.7




E

# GARAGE/STUDIO EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

PROPOSED EAST ELEVATION

GARAGE HDC SUBMISSION: 28 NOV 2024 MH PUBLISHING PERMIT NO.: PLDR-2022-12-3750
MH HDC APPROVAL: 28 JUNE 2022 MH CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
1/8/25

PROJECT NO 2021-08
MAP NO 56 MAP NO 235
ZONING R-20 ALLOWABLE G.C. 30.0%

HDC G/S · 0.8

# Kane Residence
## 12 Pond Road, Nantucket, MA

HDC Submission: 05/18/22

### Window & Exterior Door Schedule

**Window Schedule**

| No. | Qn. | Type | Manuf. | Model No. | Frame Size | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| A | | Double Hung | Andersen | ADH2648 | 2'-5 1/4" X 4'-7 1/4" | 2'-6" X 4'- 8" | 12 over 12 | |
| A2 | | 2 - Double Hung | Andersen | ADH2648 - 2W | (2) 2'-5 1/4" X 4'-7 1/4" | 5'-2 1/2" X 4'- 8" | 12 over 12 | Stud Pocket |
| B | | Double Hung | Andersen | ADH2634 | 2'-5 1/4" X 3'-3 1/4" | 2'-6" X 3'- 4" | 8 over 8 | |
| D | | Casement | Andersen | ACW1838 - 2W | (2) 1'-7 1/4" x 3'-3 1/2" | 4'-3" x 3'-8" | 6 Light | Confirm Rough Opening |
| F | | Double Hung | Andersen | ADH2644 | 2'-5 1/4" X 4'-3 1/4" | 2'-6" X 4'-4" | 12 over 12 | |
| F2 | | 2 - Double Hung | Andersen | ADH2644 - 2W | (2) 2'-5 1/4" X 4'-3 1/4" | 5'-2 1/2" X 4'- 4" | 12 over 12 | Stud Pocket |
| G | | Awning | Marvin | AAN2624 | 2'-5 1/4" X 2'-3 1/4" | 2'-6" X 2'- 4" | 12 Light | Tempered Glass |
| | | | | | | | | |

**Door Schedule**

| No. | Qn. | Type | Manuf. | Model No. | Door Size | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| x1 | 1 | Entry | Existing | M-7132 | 3'-0" x 6'-8" | 3'-3" x 6'-11" | 2 | Replace if necessary |
| 2 | 1 | Side Door | Simpson | M-7982 | 3'-0" x 6'-8" | 3'-3" x 6'-11" | 9 | 9 Light w/ 1 Panel |
| 3 | 1 | Sun Room Door | Simpson | M-77108 | (2) 3'-0" x 6'-8" | 6'-3" x 6'-11" | 12 | 1 Panel |

**Notes:**

| | |
|---|---|
| 1 | Windows will be Andersen A-Series - Double Hung, Awning or Fixed style units as noted per schedule. |
| 2 | Double Hung's to have White, Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles. |
| 3 | All exterior window casings to be painted 5/4 x 4 red cedar side casing & 5/4 x 4 head casing per drawings. |
| 4 | All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings. Interiors to be primed Wood. |
| 5 | Contractor to determine all jamb widths and extension jamb needs where necessary. |
| 6 | Doors will be Simpson, wood, double glazed, 7/8" SDL with muntin configuration as shown on drawings. Min. U-value of .29 & DP 30 rated. |
| 7 | All exterior door casings to be painted 5/4 x 4 mahogany side casing & 5/4 x 4 head casing per drawings. |
| 8 | All exterior door slabs to be solid mahogany, with Baldwin Ball-bearing Hinges |
| 9 | Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order. |
| 10 | Provide tempered glass in all locations required by code. |

## KANE, 12 POND RD WINDOW & DOOR SCHEDULE

SCALE: 1:1.43


TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 Email: Joseph@TophamDesignAck.com


| Mark | Date | Description |
|---|---|---|
| | / / | |

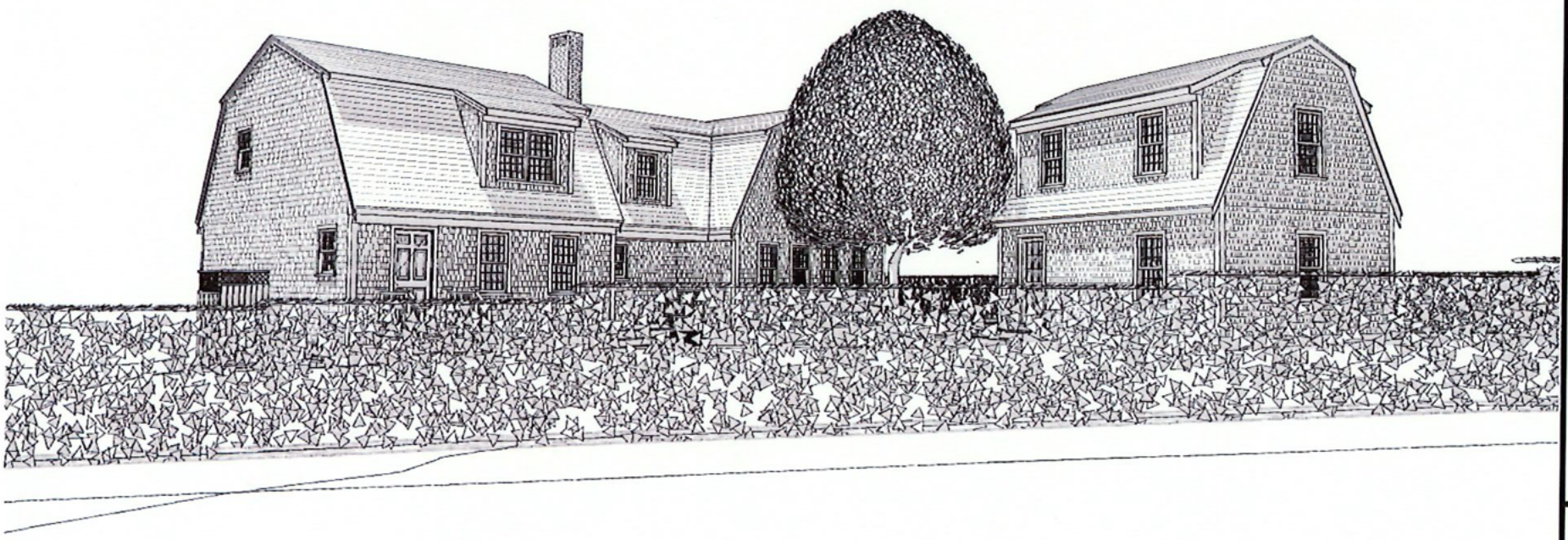
WINDOW & DOOR SCHEDULE

Garage HDC Submission 20 NOV 2024
MH HDC Approval: 28 JUNE 2022 MH Certificate No.: HDC 2022 06 6427
MH Building Permit No.: BLDR 2022 12 3750

KANE RESIDENCE
12 Pond Rd
Nantucket, MA 02554
HDC Garage Submission
12/20/24

PROJECT NO 2021 08
Map No. 56 Map No. 295
Zoning R-20 Allowable G.C. 30.0%

HDC G/S · 0.9



# KANE 12 POND ROAD · VIEW FROM POND ROAD WITH GARAGE


TOPHAM DESIGN, LLC
18 Huntock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@Tophamdesignack.com


| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 11 | |

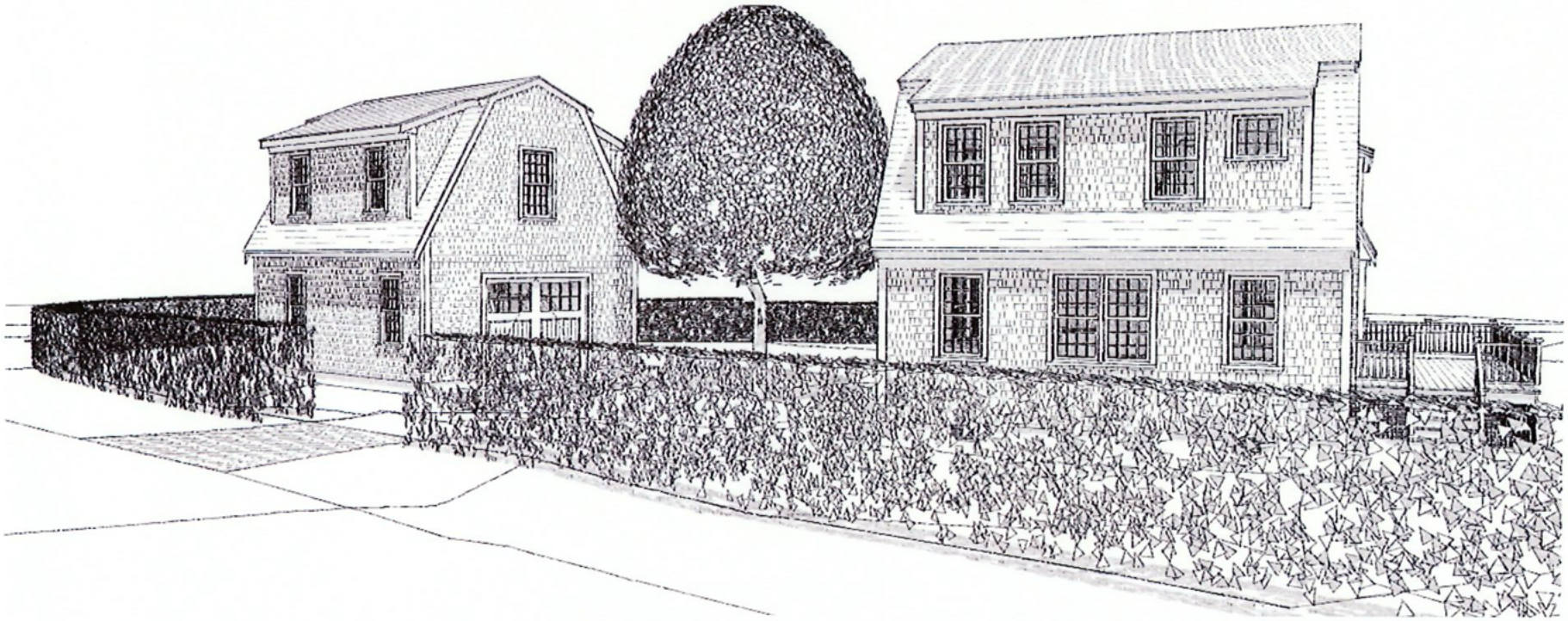
12 POND ROAD PERSPECTIVE

GARAGE HDC SUBMISSION 20 NOV 2024
FOR HDC APPROVAL 20 JUNE 2022 FOR BUILDING PERMIT NO. BLDG 2022 12 3759
FOR CERTIFICATE NO. HDC 2022 06 6427

KANE RESIDENCE
12 Pond Rd
Nantucket, MA 02554
HDC GARAGE SUBMISSION
12/20/24

PROJECT NO 2021 08
Plat No. 56 Plat No. 235
Zoning R 20 Allowable 0.C 30.0%

HDC G/S · 0.10



# KANE 12 POND ROAD · VIEW FROM MEADOW VIEW DRIVE WITH GARAGE


TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM


| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

MEADOW VIEW DRIVE PERSPECTIVE

GARAGE HDC SUBMISSION 20 NOV 2024
FOR BUILDING PERMIT NO. BLDR 2022 12 3750
FOR HDC APPROVAL 28 JUNE 2022 FOR CERTIFICATE NO. HDC 2022 06 4427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC GARAGE SUBMISSION
12/20/24

| | |
|---|---|
| PROJECT NO 2021 08 | |
| PLAT NO. 56 | PLAT NO. 295 |
| ZONING R 20 | ALLOWABLE O.C. 30.0% |

HDC G/S · 0.11

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 665

Street & Number of Proposed Work: 1 BOYNTON LANE

Owner of record: PETER DOBYNS

Mailing Address: 17 RAILROAD AVE.

DUXBURY, MA 02332

Contact Phone #: 617 908 1647 E-mail: PDOBYNS@COASTALCONSTRUCTIONCORP.COM

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other INSTAL. NEW BASEMENT EGRESS WINDOWS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch:** Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material:** ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows*:** ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/6/2025 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

____ 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 (1 copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Peter Dobyns

AS AGENT FOR Peter Dobyns

STREET ADDRESS 1 Boynton Lane

MAP/PARCEL 67 / 665

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

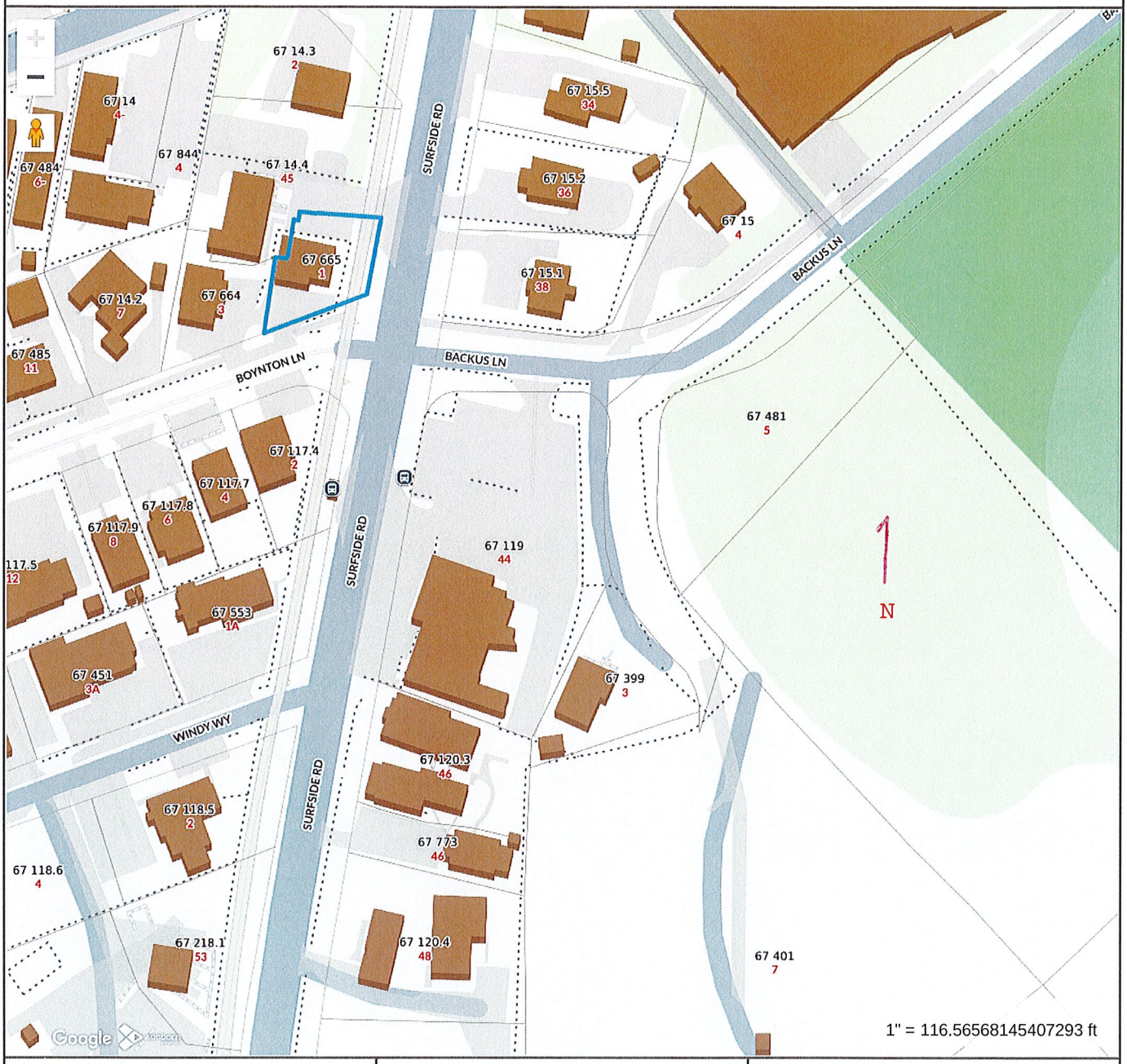
1/9/25

**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 1/7/25
Date




**Property Information**

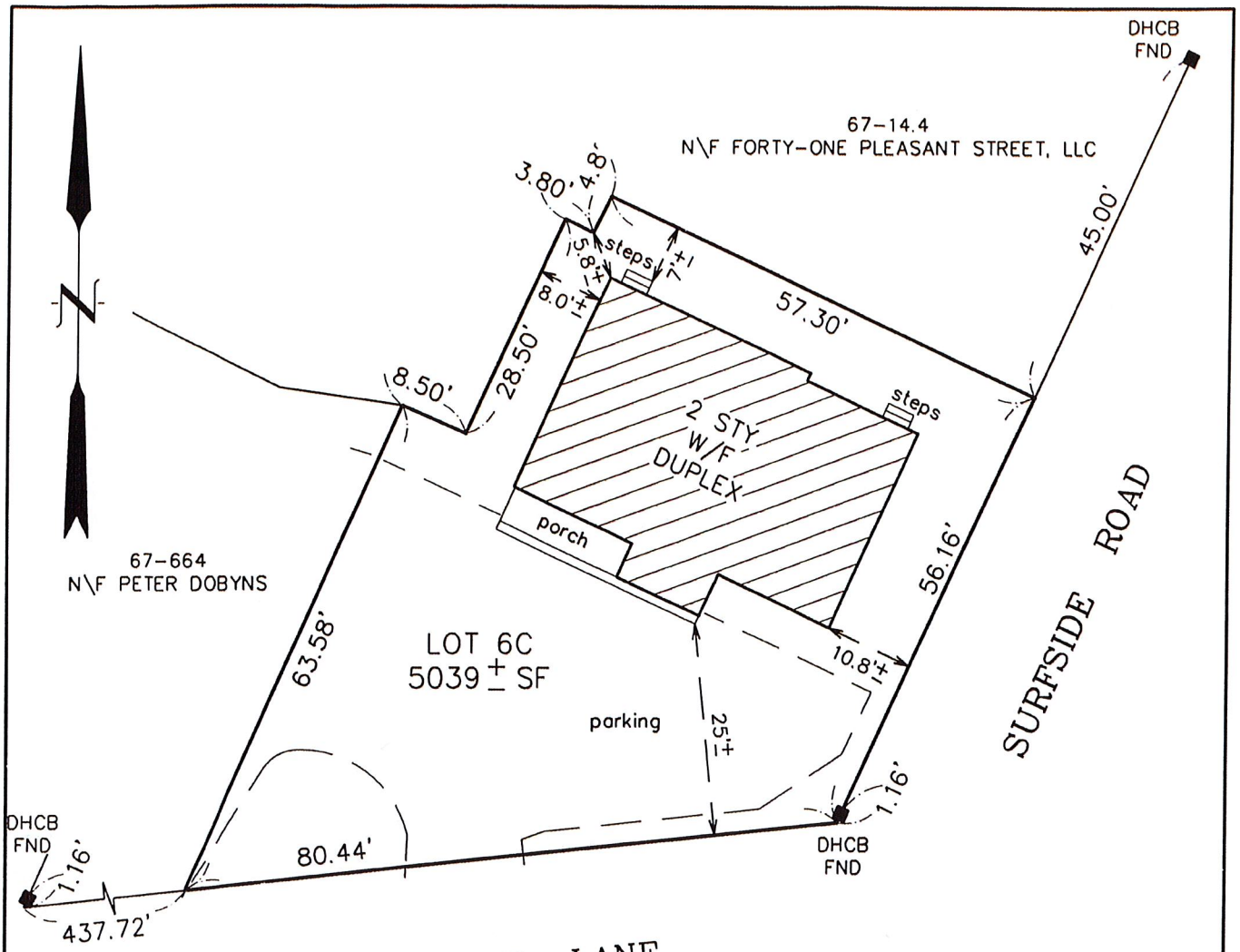
| | |
|---|---|
| **Property ID** | 113418 |
| **Location** | 1 BOYNTON LN |
| **Owner** | DOBYNS PETER |

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.




COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: RC-2
MINIMUM LOT SIZE: 5,000 SF
MINIMUM FRONTAGE: 40 FT
FRONTYARD SETBACK: 20 FT
SIDE AND REAR SETBACK: 5 FT (10' from all Ways)
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 23.6% ±
EXISTING G.C.: 1190 ± SF (nearest 10 sf)

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. 14/74

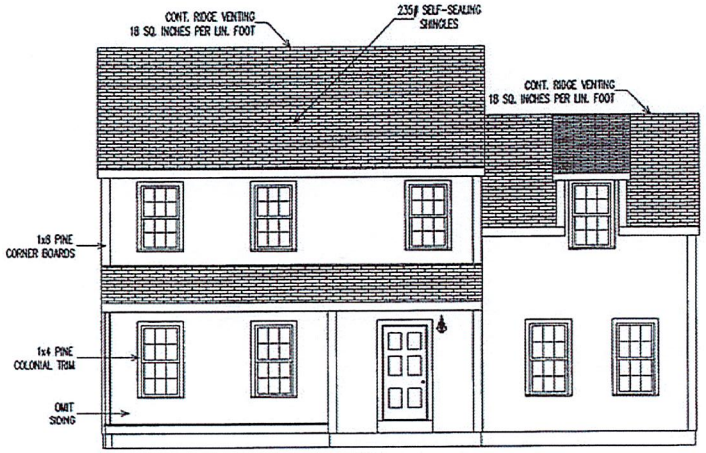
AS BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: MAY 20, 2003

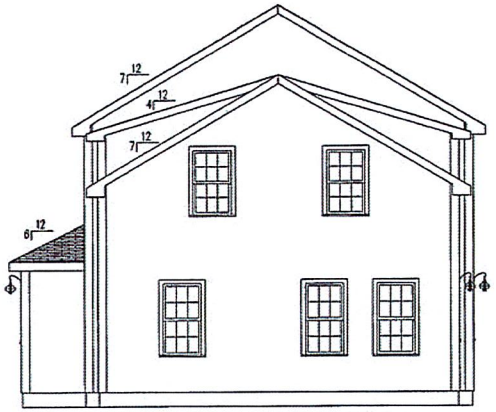
DEED REFERENCE: DBK 774, PG 123
PLAN REFERENCE: PLAN NO. 02-15
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 665
PREPARED FOR: PETER DOBYNS

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

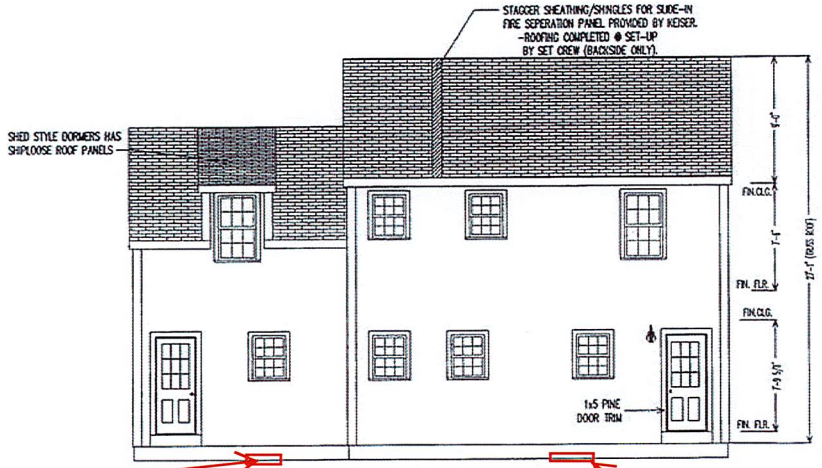
J-576



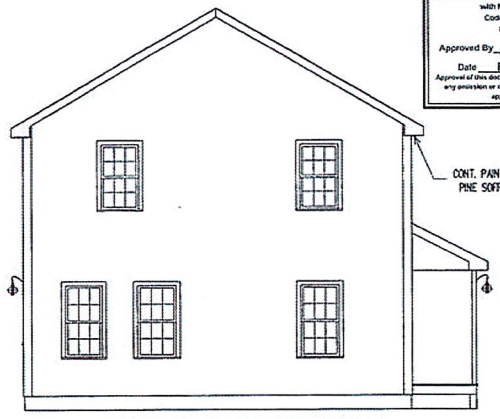

FRONT ELEVATION




RIGHT END ELEVATION




REAR ELEVATION




LEFT END ELEVATION

T.R. ARNOLD & ASSOCIATES, INC.
P.O. Box 1081
Elkhart, IN 46515
Commonwealth of Massachusetts
Accredited Evaluation and Inspection Agency
This document is certified as being in conformance with Massachusetts State Codes and the National Electrical Code
Approved By
Date FEB 12 2008
Approval of this document does not authorize or approve any omission or deviation from the requirements of applicable State Laws.

KEISER INDUSTRIES INC.
P.O. BOX 9000 RTE. 121
OXFORD, ME 04270
TELE: (207) 539-8583
FAX: (207)539-4446

DWG NO. 02-355C

LAYER NAME: ELEV

DATE: 1-30-03

ELEVATIONS

DRAWN BY: JT

CHECKED BY:

REVISIONS

| DATE | ITEM |
|---|---|
| | |

SCALE: NOT TO SCALE

SHEET NO. 3

Replace existing basement window with new double hung egress window

replace existing basement window with new double hung egress window

Basement egress windows are not visible from neighbor's property or public ROW

1 Boynton Lane



Location of proposed egress windows

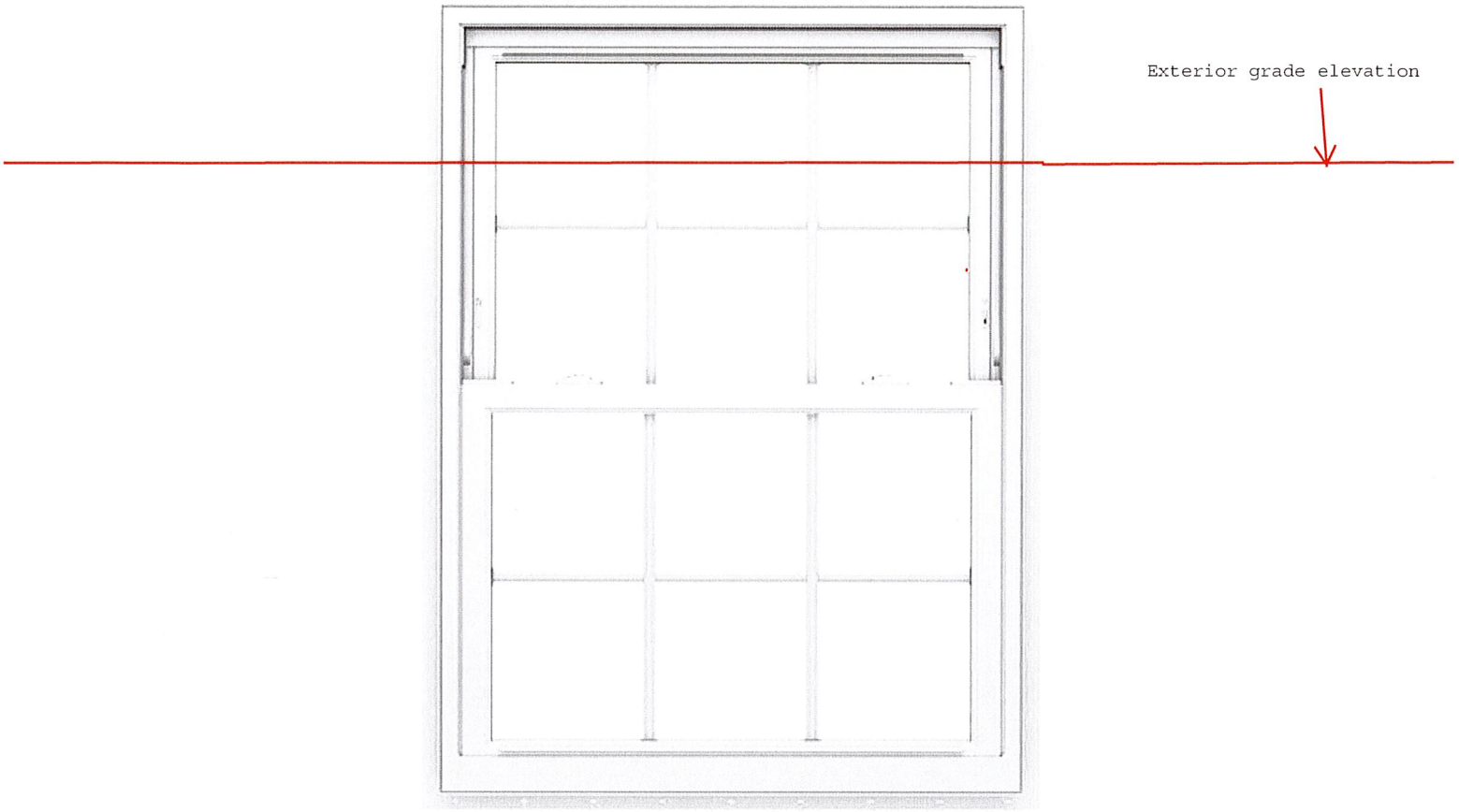
Rear elevation of 1 Boynton Lane where new egress windows are to be installed

1 Boynton Lane front elevation



No work on this elevation

Basement window 36"W X 60"H



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 664

Street & Number of Proposed Work: 3 BOYNTON LANE

Owner of record: TANYA DOBYNS

Mailing Address: 17 RAILROAD AVE

DUXBURY MA 02332

Contact Phone #: 617 908 1647 E-mail: TDOBYNS@COASTALCONSTRUCTIONCORP.COM

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other INSTALL NEW BASEMENT EGRESS WINDOWS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch:** Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material:** ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows*:** ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/6/2025 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

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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.

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____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand)

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Tanya Dobyns

AS AGENT FOR Tanya Dobyns

STREET ADDRESS 1 Boynton Lane

MAP/PARCEL 67 / 664

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/9/25

**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...**

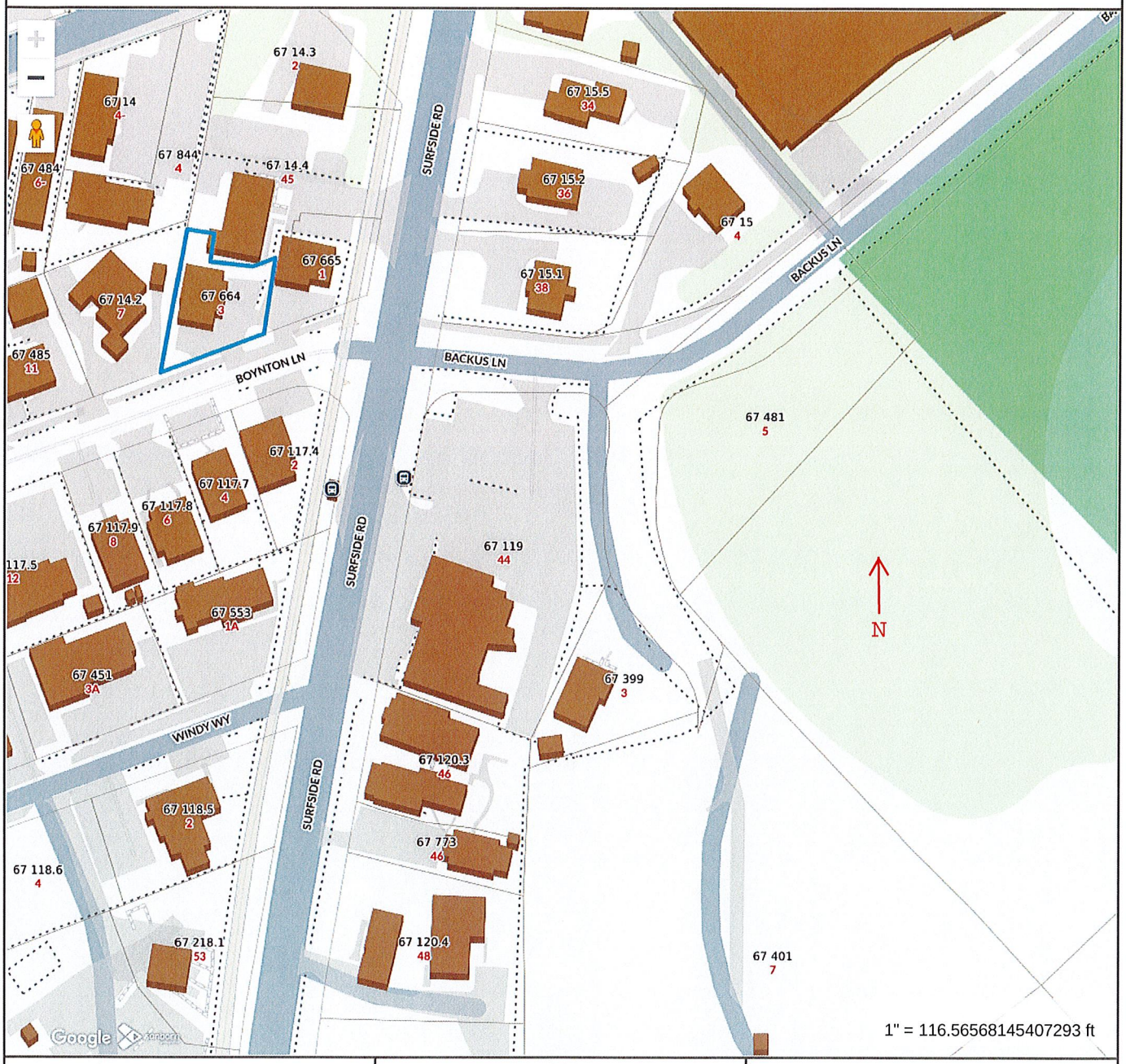
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

1/7/25

Date




**Property Information**

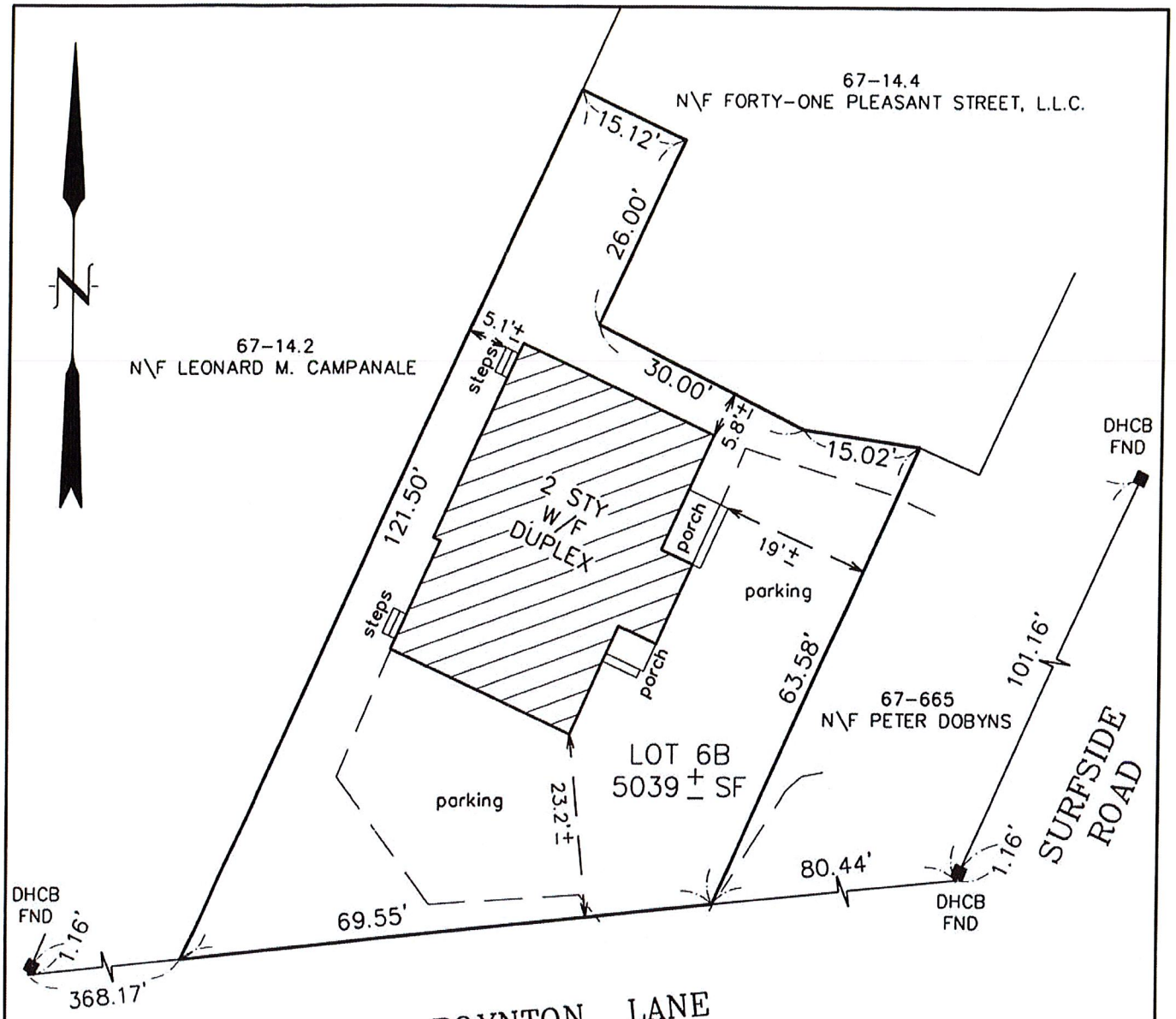
| | |
|---|---|
| **Property ID** | 113417 |
| **Location** | 3 BOYNTON LN |
| **Owner** | DOBYNS TANYA TR |

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.




COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: RC-2
MINIMUM LOT SIZE: 5,000 SF
MINIMUM FRONTAGE: 40 FT
FRONTYARD SETBACK: 20 FT
SIDE AND REAR SETBACK: 5 FT (10' from all Ways)
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 23.6% ±
EXISTING G.C.: 1190 ± SF (nearest 10 sf)

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.

AS BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: MAY 20, 2003
DEED REFERENCE: DBK 774, PG 123
PLAN REFERENCE: PLAN NO. 02-15
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 664
PREPARED FOR: PETER DOBYNS

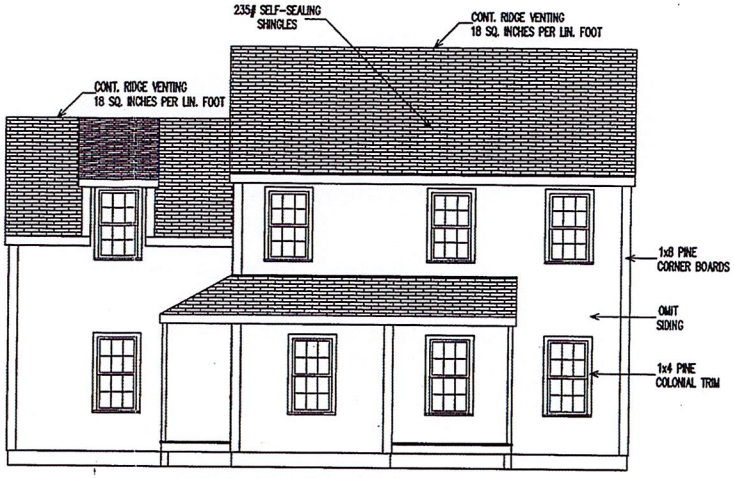
EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

N.B. 14/74

J-576



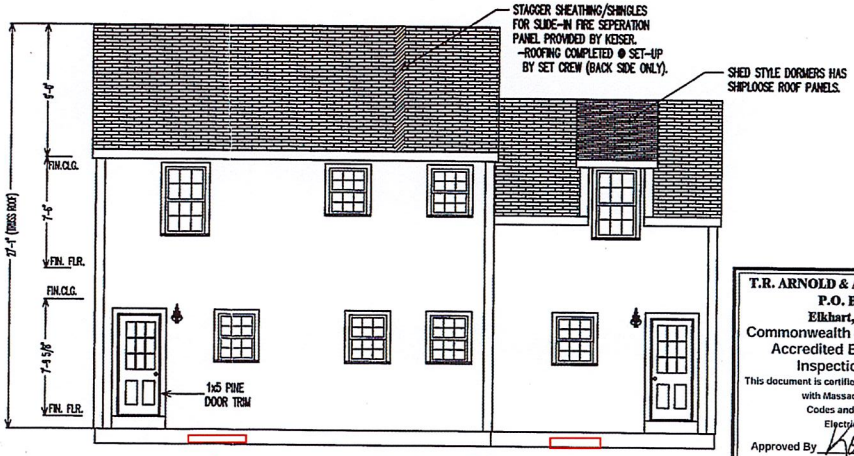

LEFT END ELEVATION




FRONT ELEVATION




RIGHT END ELEVATION




REAR ELEVATION

The basement egress windows are not visible from other properties or public ROW
See attached photographs

Replace existing basement window with double hung egress window

Replace existing basement window with double hung egress window

T.R. ARNOLD & ASSOCIATES, INC.
P.O. Box 1081
Elkhart, IN 46515
Commonwealth of Massachusetts Accredited Evaluation and Inspection Agency
This document is certified as being in conformance with Massachusetts State Codes and the National Electrical Code
Approved By
Date FEB 11 2003
Approval of this document does not authorize or approve any omission or deviation from the requirements of applicable State Laws.

KEISER INDUSTRIES INC.
P.O. BOX 9000 RTE. 121
OXFORD, ME 04270
TELE: (207) 539-8883
FAX: (207)539-4446

DWG NO. 02-355B

LAYER NAME: ELEV

DATE: 1-30-03

ELEVATIONS LOT 6-B

DRAWN BY: JT

CHECKED BY:

REVISIONS

| DATE | ITEM |
|---|---|
| | |
| | |
| | |
| | |
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| | |
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| | |
| | |

SCALE: NOT TO SCALE

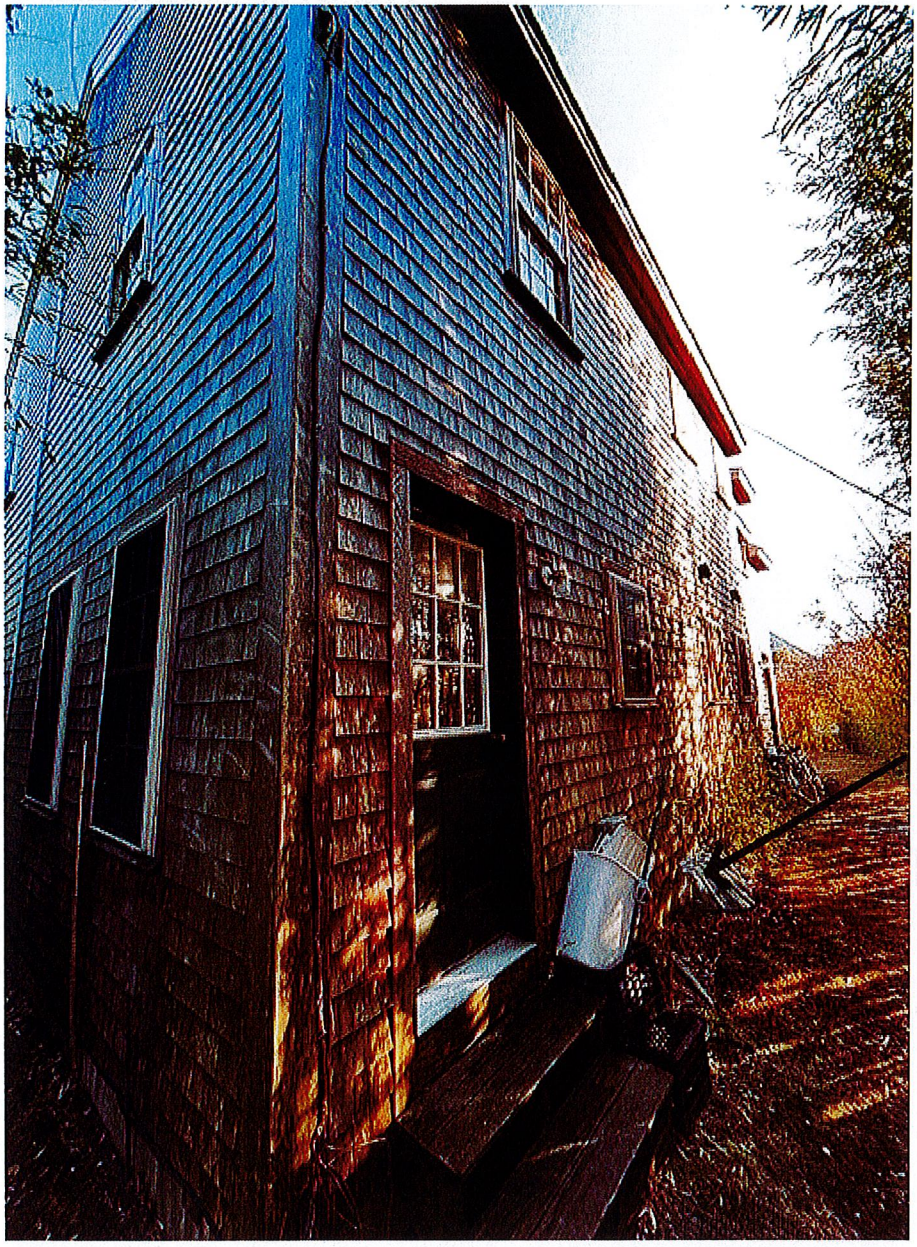
SHEET NO. 3

**3 Boynton Lane – Front Elevation**



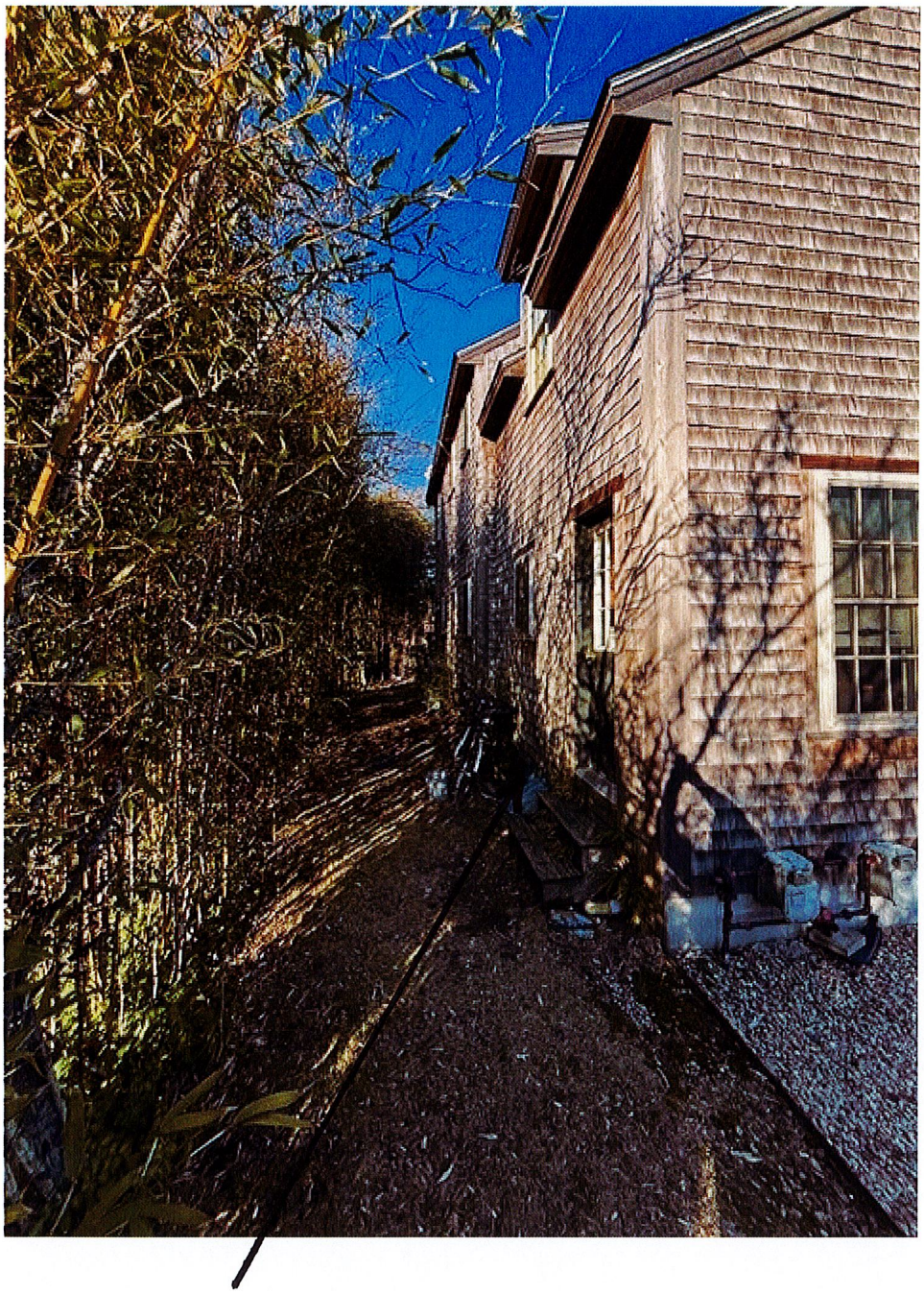
**No work on this elevation**

**3 Boynton Lane – Rear Elevation**



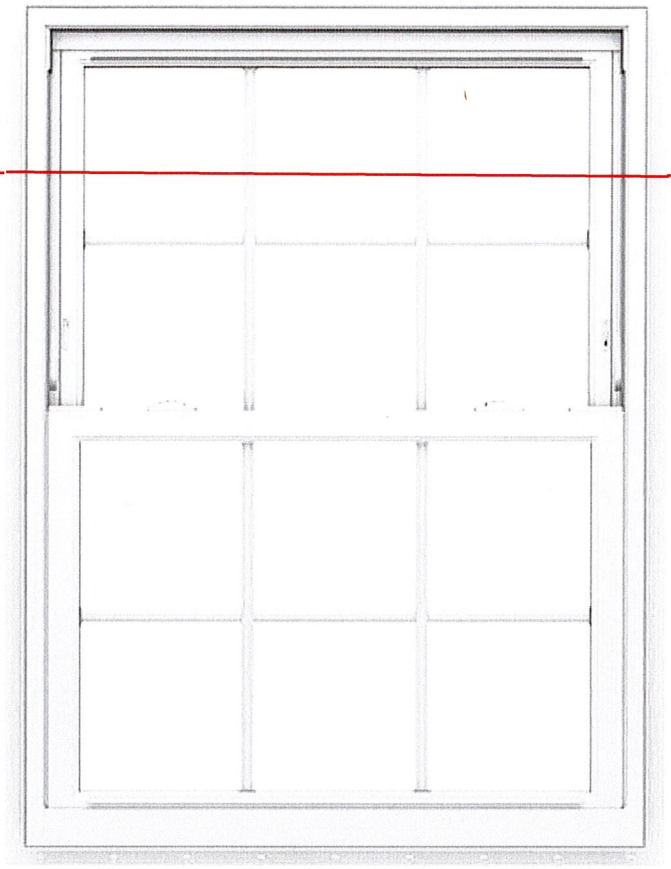
Location of proposed egress window

3 Boynton Lane Rear Elevation



Location of proposed egress window

Basement window 36"W X 60"H



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 62

Street & Number of Proposed Work: 10-12 Daukin Ln

Owner of record: DXD SS Fund II Nantucket Prop. LLC

Mailing Address: PO Box 92137

Albuquerque, NM 87199

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: be@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 (31) all PV modules to rooftop.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 1/9/25 Signature of owner of record _____ Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 10 and 12 Davkim Road

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 | James Hamilton Digitally signed by James Hamilton DN: C=US, E=james.hamilton@dvd.capital, O=DVD Capital, OU=Development, CN=James Hamilton Date: 2024.12.06 16:49:18-05'00' |
| Name | James Hamilton |
| Date | 1/9/25 |

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

**COMMISSIONERS**

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

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**STAFF**

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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart Energy

AS AGENT FOR DXD Capital

STREET ADDRESS 10-12 Davkim Ln

MAP/PARCEL 68 / 62

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/9/25

**WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:**

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 1/9/25
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:***

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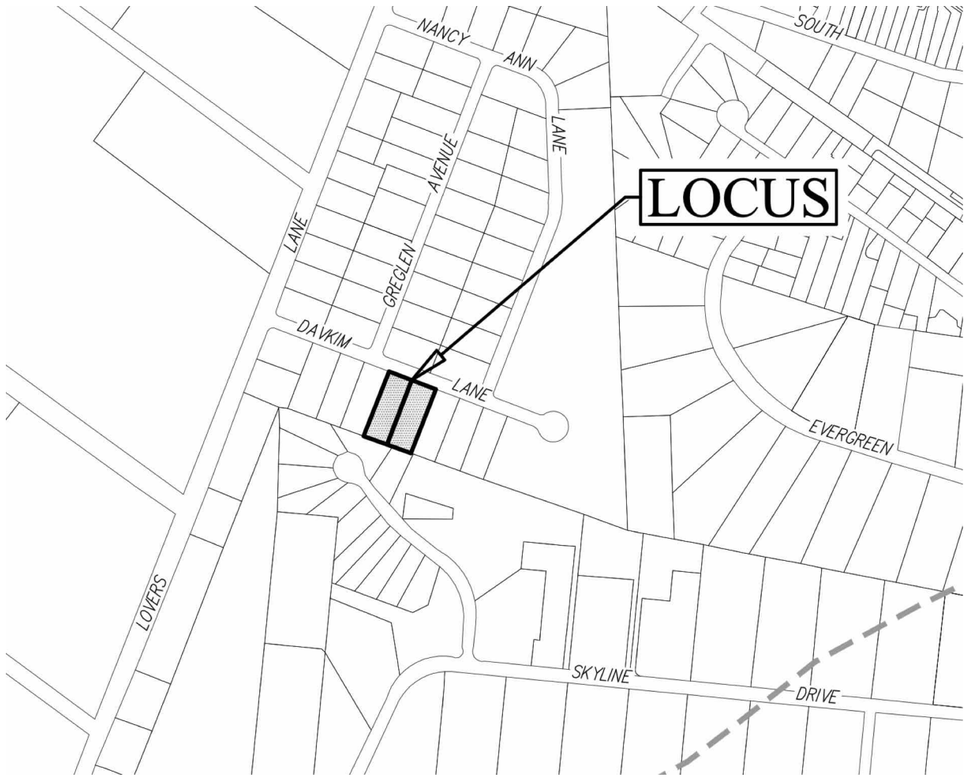
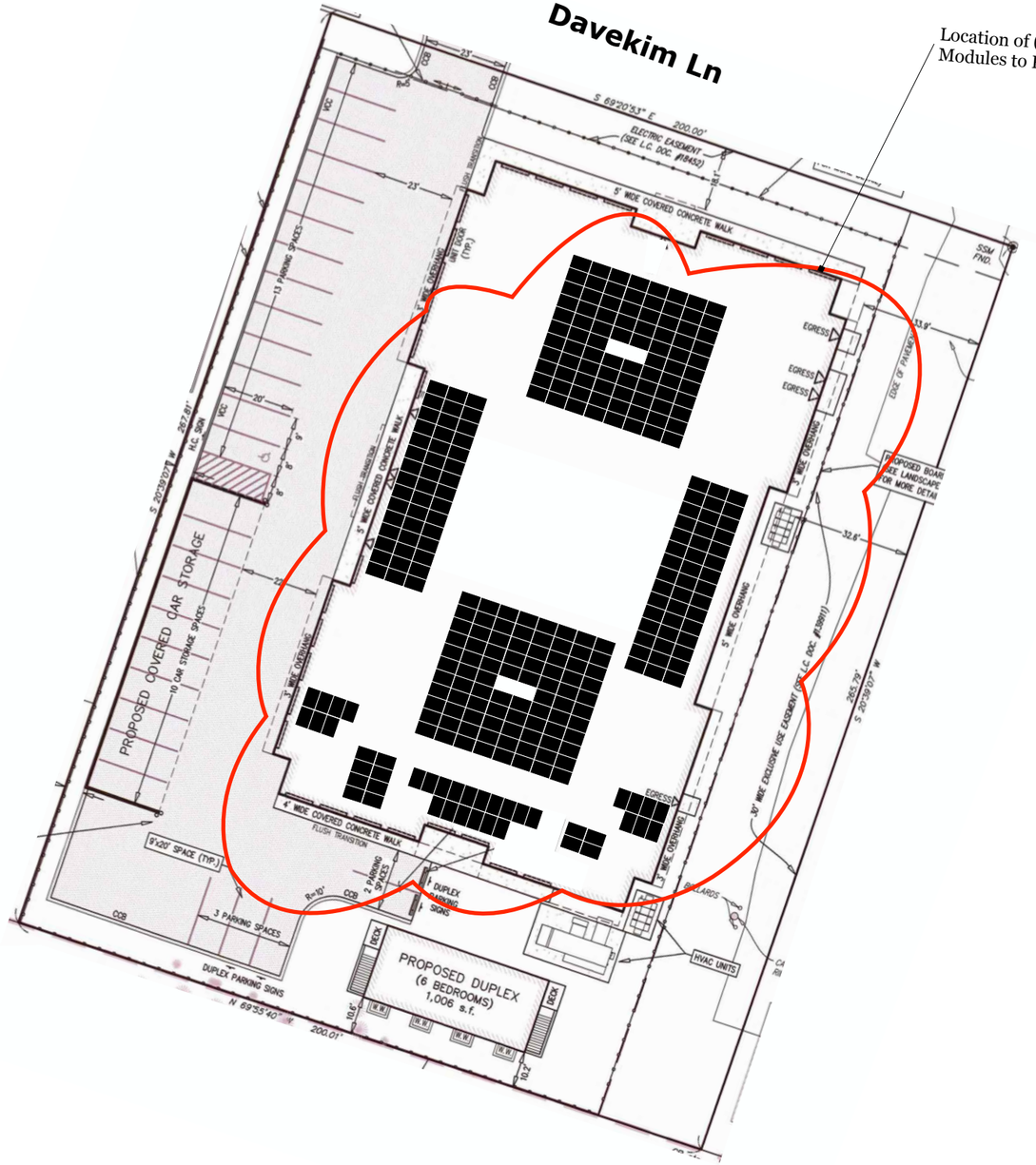



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30ft
Side/Rear Setback: 10ft/10 ft




Site Plan
Scale: 1" = 40”

N

0 40

ACK SMART
(508) 257-1786
www.ACKsmart.com

# GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
132.2kW DC, 100kW AC

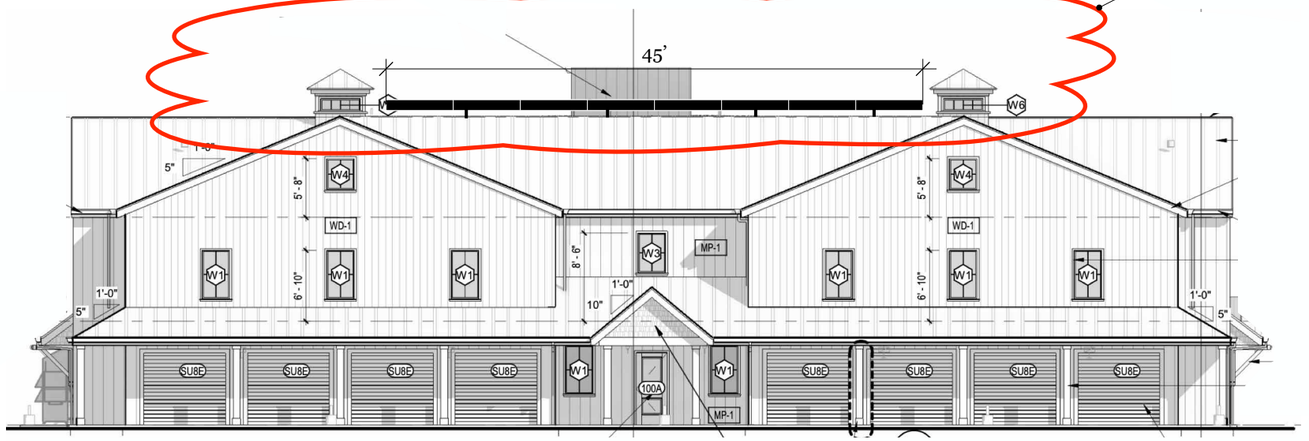
| | |
|---|---|
| Owner: | DXD SS Fund II Nantucket Propco LLC |
| Site Address: | 10-12 Davekim Ln |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 68 | Parcel: 62 |

REVISIONS

| | MM/DD/YY | REMARKS |
|---|---|---|
| 1 | 1/9/25 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

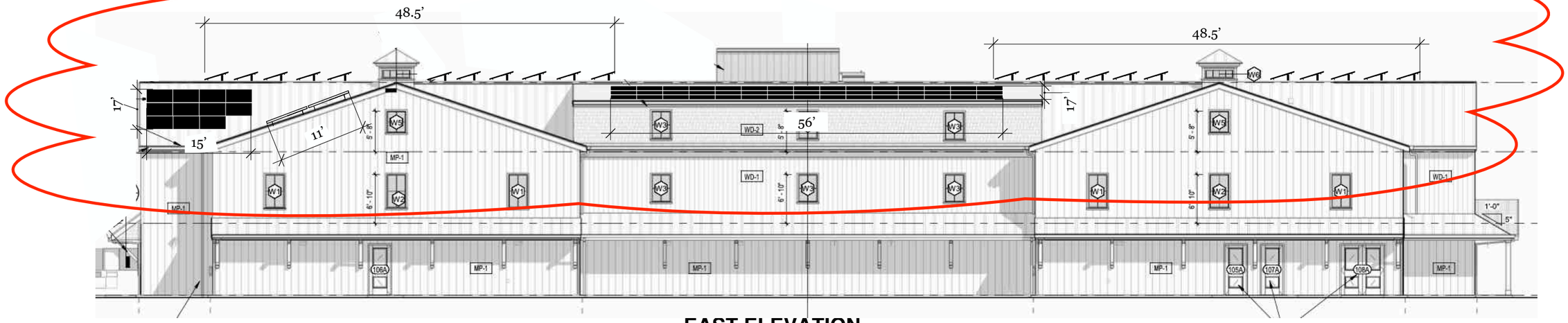
PV 01

PROPOSED LOCATION OF 311 ALL BLACK PV MODULES TO ROOFTOP




## NORTH ELEVATION

PROPOSED LOCATION OF 311 ALL BLACK PV MODULES TO ROOFTOP




## EAST ELEVATION

Scale: 1" = 15'

0 7.5' 15'

# ELEVATIONS

ROOFTOP SOLAR ARRAY
132.2kW DC, 100kW AC

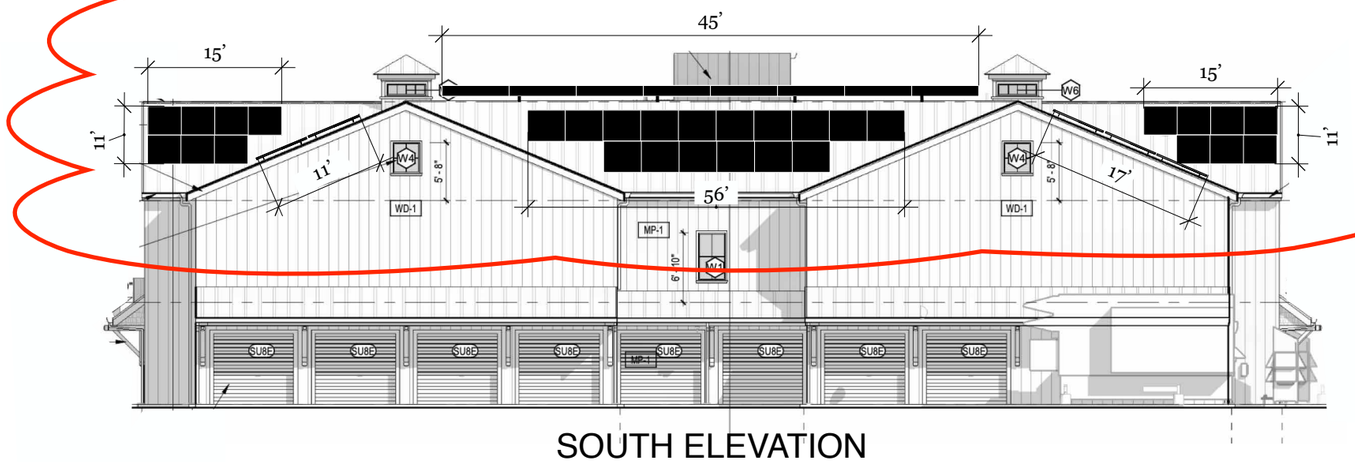
ACK SMART
(508) 257-1786
www.ACKsmart.com

| | |
|---|---|
| Owner: | DXD SS Fund II Nantucket Propco LLC |
| Site Address: | 10-12 Davkim Ln |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 68 | Parcel: 62 |

REVISIONS

| | | |
|---|---|---|
| 1 | 1/9/25 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

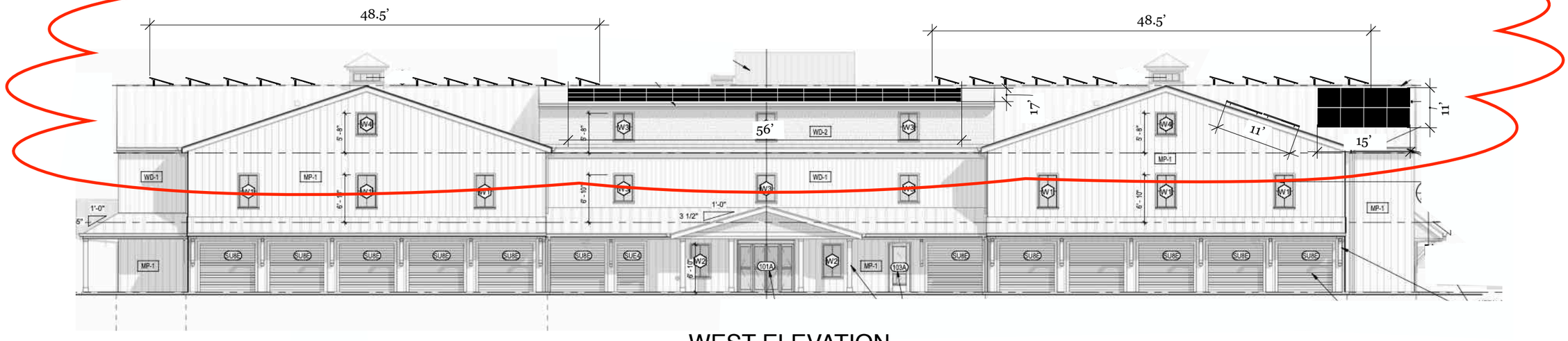
PV 02




PROPOSED LOCATION OF 311 ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

PROPOSED LOCATION OF 311 ALL BLACK PV MODULES TO ROOFTOP




WEST ELEVATION

Scale: 1" = 15"

0 7.5' 15'

ACK SMART
(508) 257-1786
www.ACKsmart.com

# ELEVATIONS

ROOFTOP SOLAR ARRAY
132.2kW DC, 100kW AC

| | |
|---|---|
| Owner: | DXD SS Fund II Nantucket Propco LLC |
| Site Address: | 10-12 Davkim Ln |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 68 | Parcel: 62 |

REVISIONS

| | | |
|---|---|---|
| 1 | 1/9/25 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 03







**PHOTO A**



**PHOTO C**



**PHOTO B**

ACK SMART
(508) 257-1786
www.ACKsmart.com

# PHOTOS

ROOFTOP SOLAR ARRAY
132.2kW DC, 100kW AC

| | |
|---|---|
| Owner: | DXD SS Fund II Nantucket Propco LLC |
| Site Address: | 10-12 Davkim Ln |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 68 | Parcel: 62 |

REVISIONS

| | | |
|---|---|---|
| 1 | 10/9/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 04

# Q.TRON BLK M-G2+ SERIES

qcells

PRELIMINARY

**410 - 430 Wp | 108 Cells**
**22.4 % Maximum Module Efficiency**

MODEL Q.TRON BLK M-G2+



### High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

### 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)

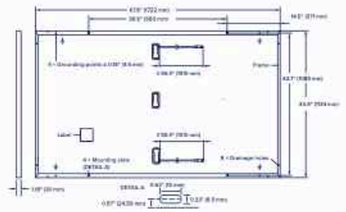
**The ideal solution for:**

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 |

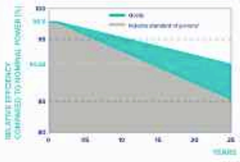


## Electrical Characteristics

| 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 |
| | Short Circuit Current[1] | $I_{SC}$ [A] | 13.39 | 13.42 | 13.46 | 13.49 | 13.53 |
| | Open Circuit Voltage[1] | $V_{OC}$ [V] | 38.58 | 38.61 | 38.64 | 38.67 | 38.70 |
| | Current at MPP | $I_{MPP}$ [A] | 12.68 | 12.75 | 12.82 | 12.88 | 12.95 |
| | Voltage at MPP | $V_{MPP}$ [V] | 32.32 | 32.55 | 32.77 | 32.98 | 33.20 |
| | 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 |
| | Short Circuit Current | $I_{SC}$ [A] | 10.79 | 10.82 | 10.84 | 10.87 | 10.90 |
| | Open Circuit Voltage | $V_{OC}$ [V] | 36.61 | 36.63 | 36.66 | 36.69 | 36.71 |
| | Current at MPP | $I_{MPP}$ [A] | 9.97 | 10.03 | 10.09 | 10.15 | 10.21 |
| | 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**

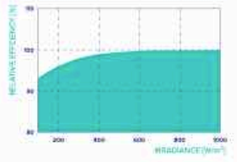



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 8 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_2022-05_Rev01_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

# PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
132.2kW DC, 100kW AC

| | |
|---|---|
| Owner: | DXD SS Fund II Nantucket Propco LLC |
| Site Address: | 10-12 Davkim Ln |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 68 | Parcel: 62 |

REVISIONS

| | | |
|---|---|---|
| 1 | 1/9/25 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 05

35 Eel Pt.
Shed Revs to
11-11478

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (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.

BP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollum Trust ETAL

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-11-11478
☐ 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

Move covered porch from South elevation to the 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 1/9/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/12/24

HDC2024-11-11478

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 25 Eel Point Road

Owner of record: Susan B. McCallum Trst Etal

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 11/4/24 Fee Paid: $ 50 10/24

Must be acted on by: 1/3/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 198 Decks/Patio: Size: 12'-0" x 6'-0" ☒ 1st floor ☐ 2nd floor
Width: 11'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 13'-9" South 13'-9" East 13'-9" West 13'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other Deck Roof 4/12

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 1 x 6 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 _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Outswing Material 8 Light | Panel, Wood | Glass

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

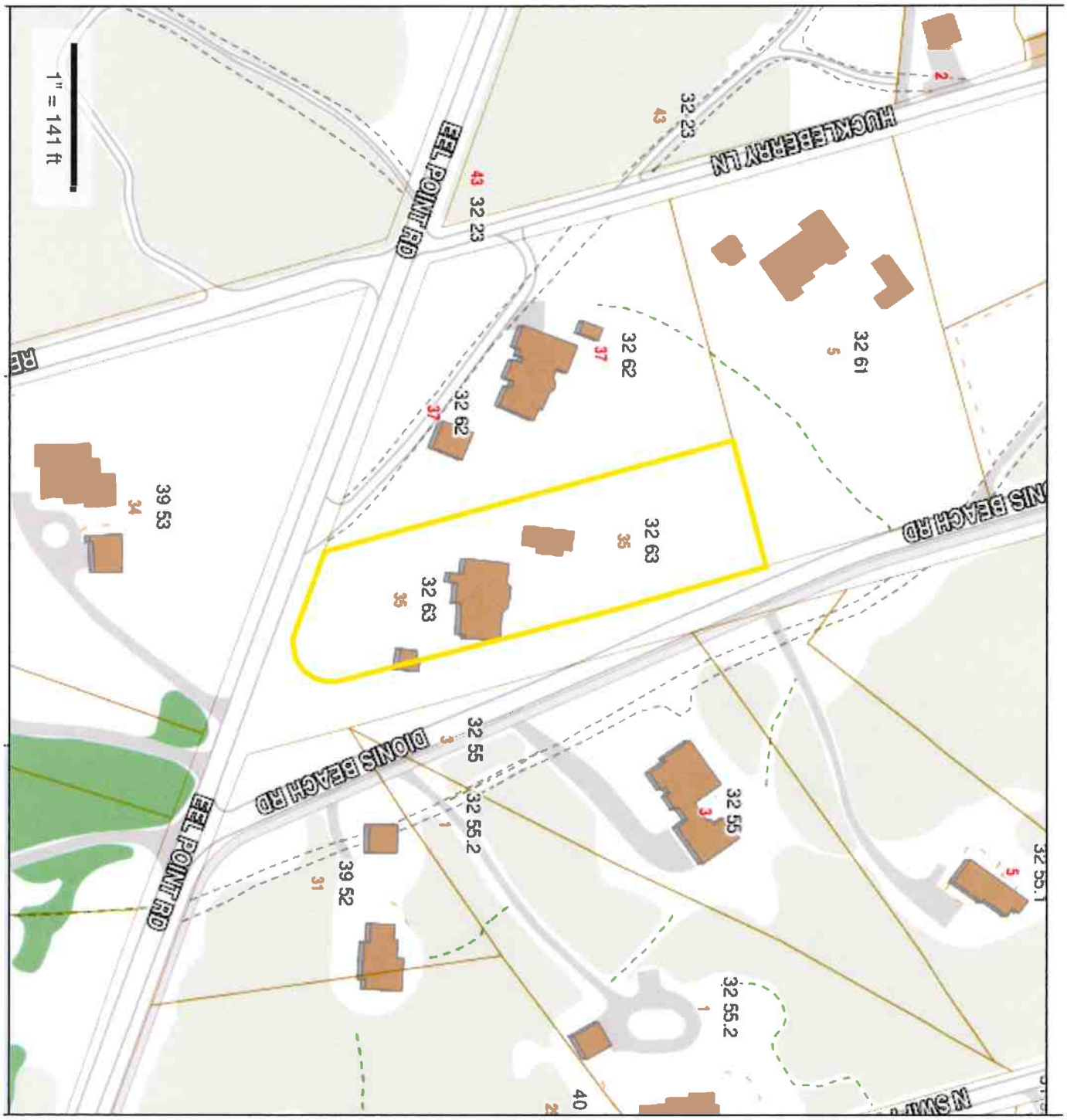
## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/1/24 Signature of owner of record _____ Signed under penalties of perjury




ID# L-1.1

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

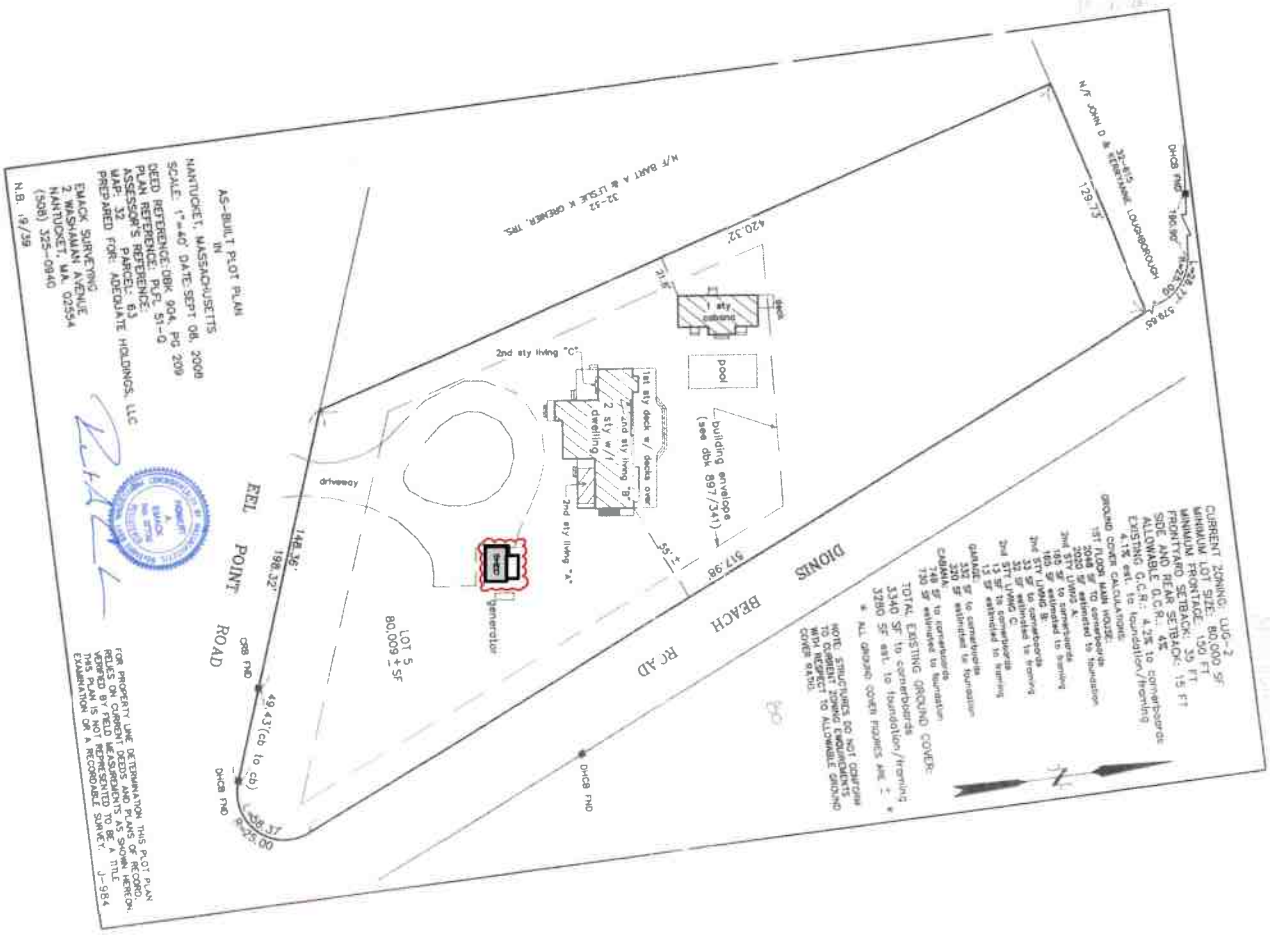
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

# PROPOSED SITE PLAN




ID# L-1.2

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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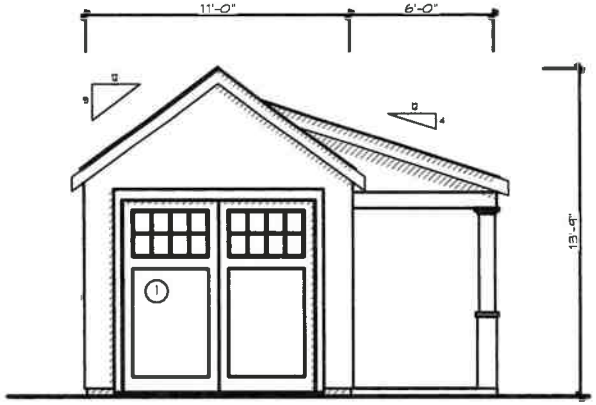
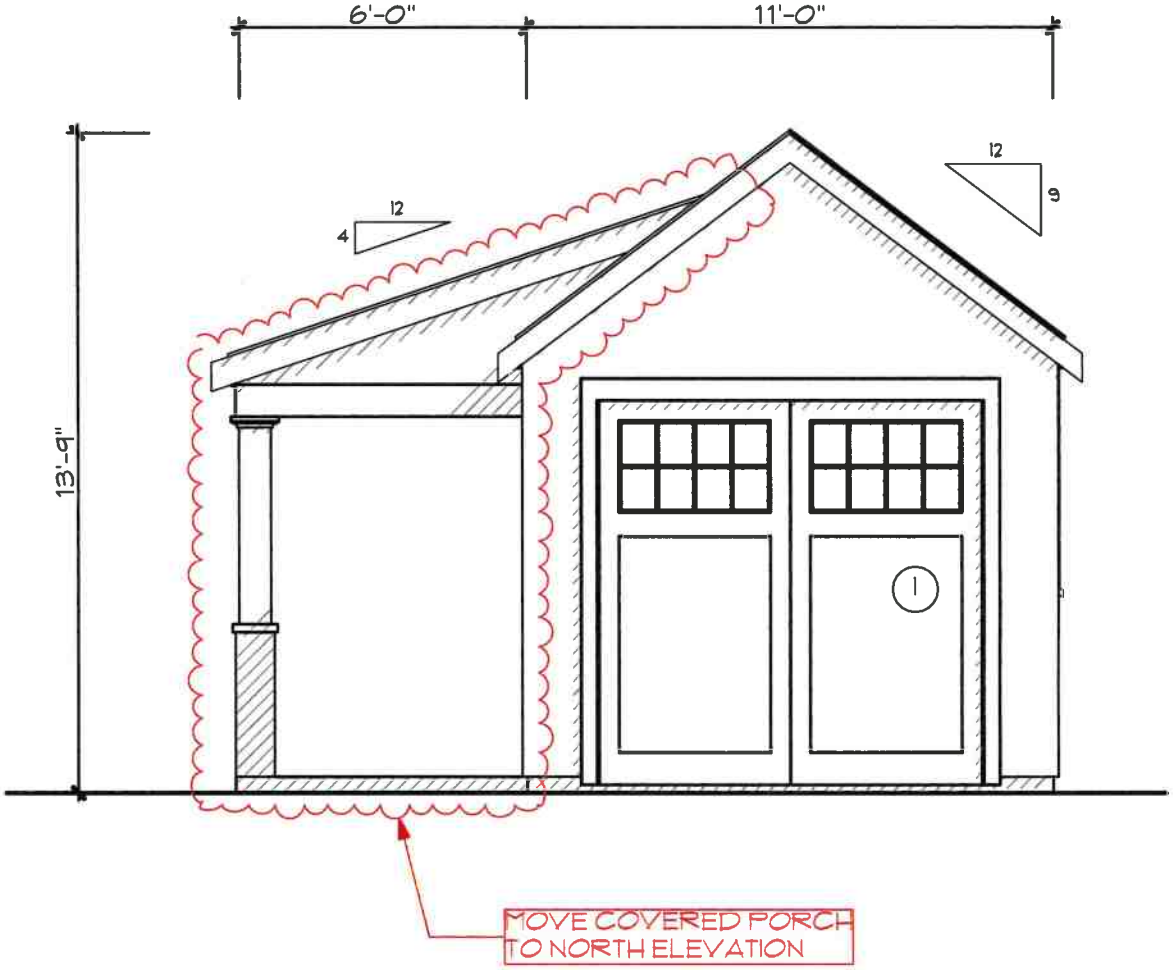
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




PREVIOUSLY APPROVED
WEST ELEVATION




PROPOSED WEST ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

West Elevation

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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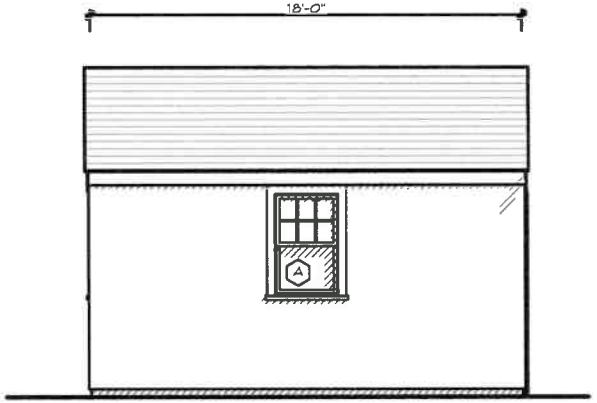
A-2.1

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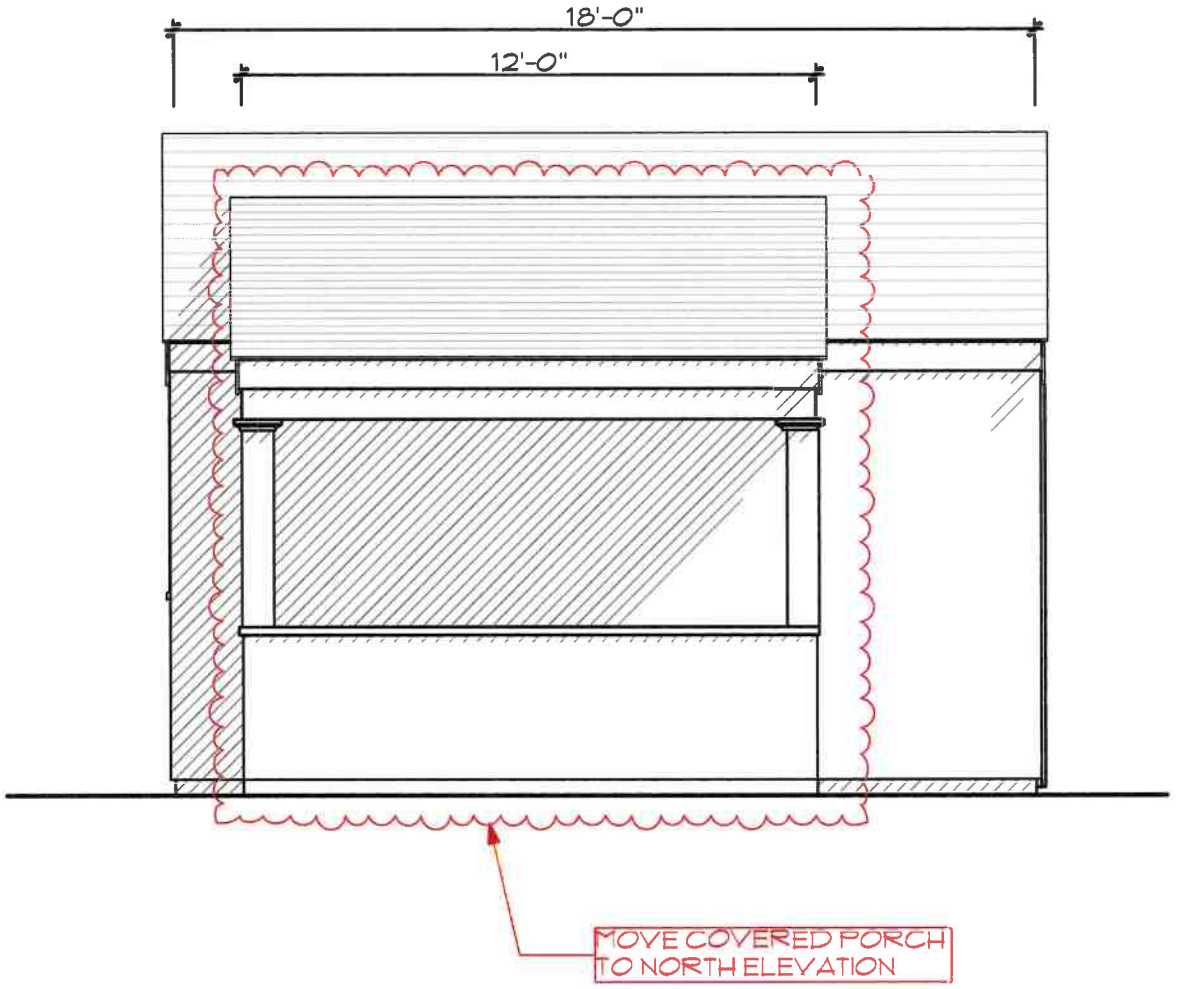
NORTH ELEVATION




PROPOSED NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

North Elevation

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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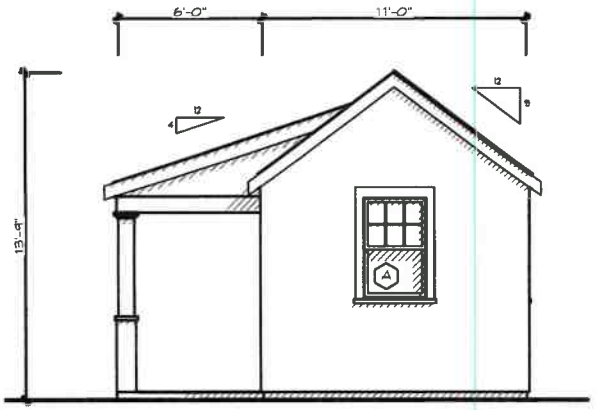
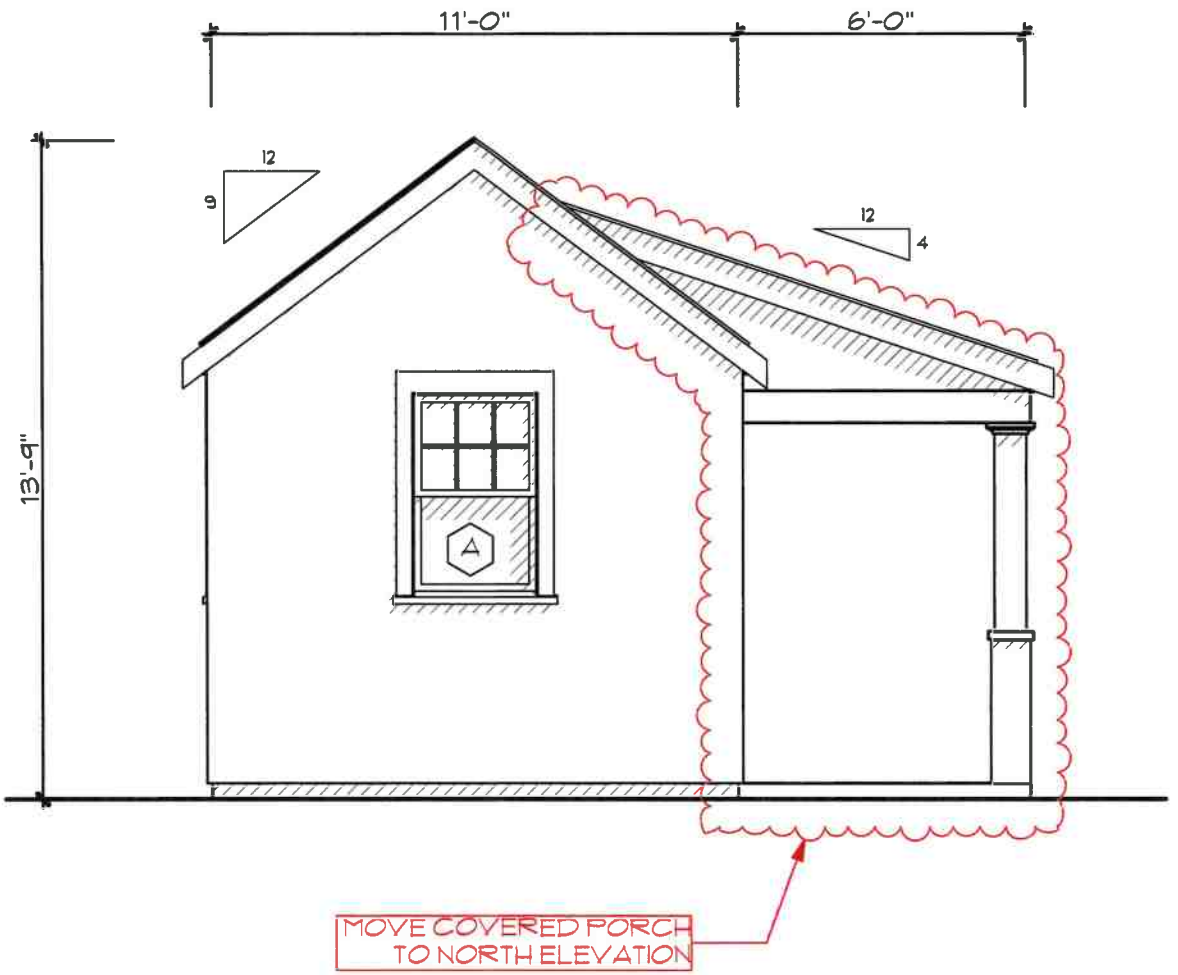



PREVIOUSLY APPROVED
EAST ELEVATION




PROPOSED EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

East Elevation

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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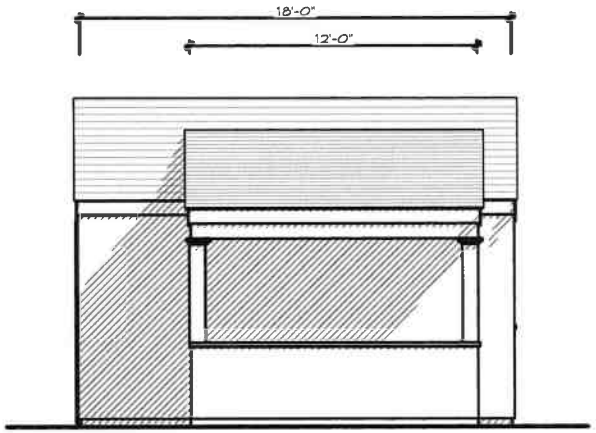
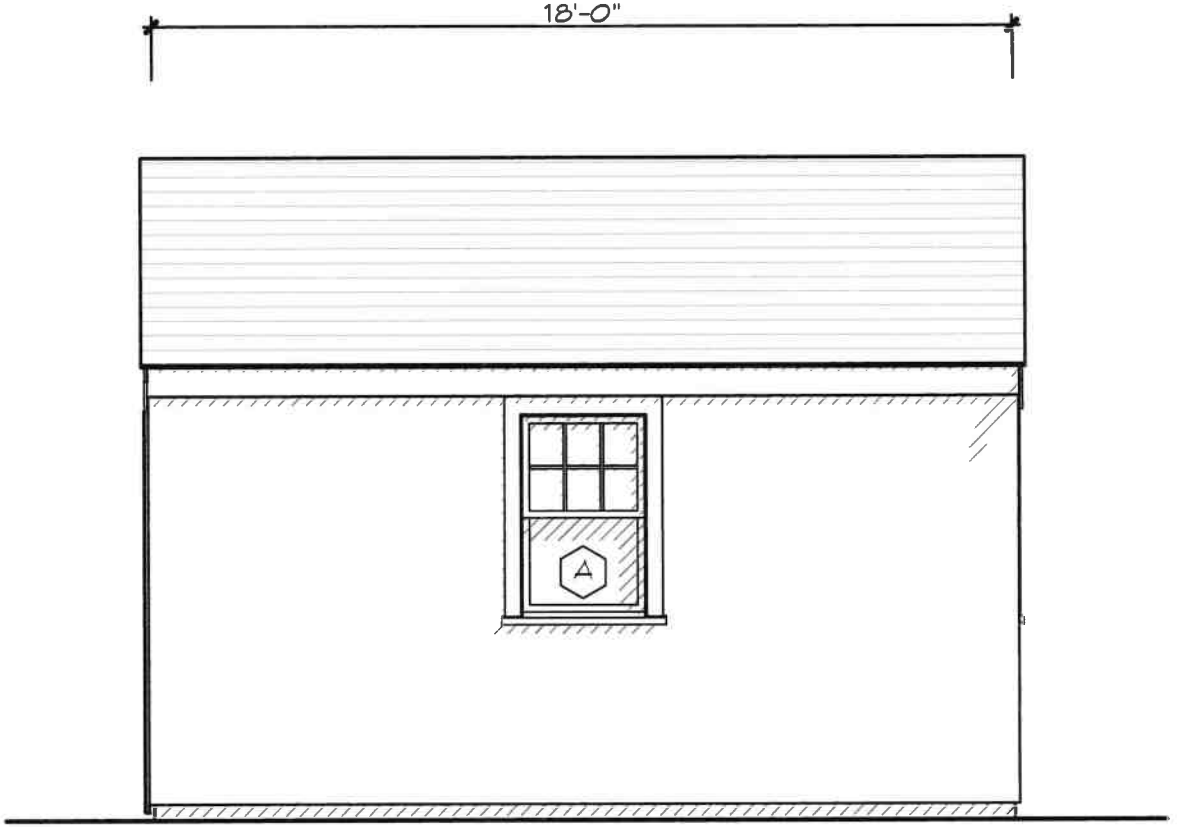
A-2.3




PREVIOUSLY APPROVED
SOUTH ELEVATION




PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

South Elevation

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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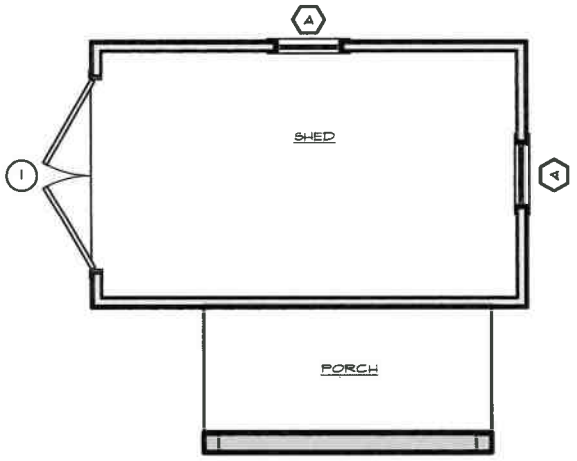
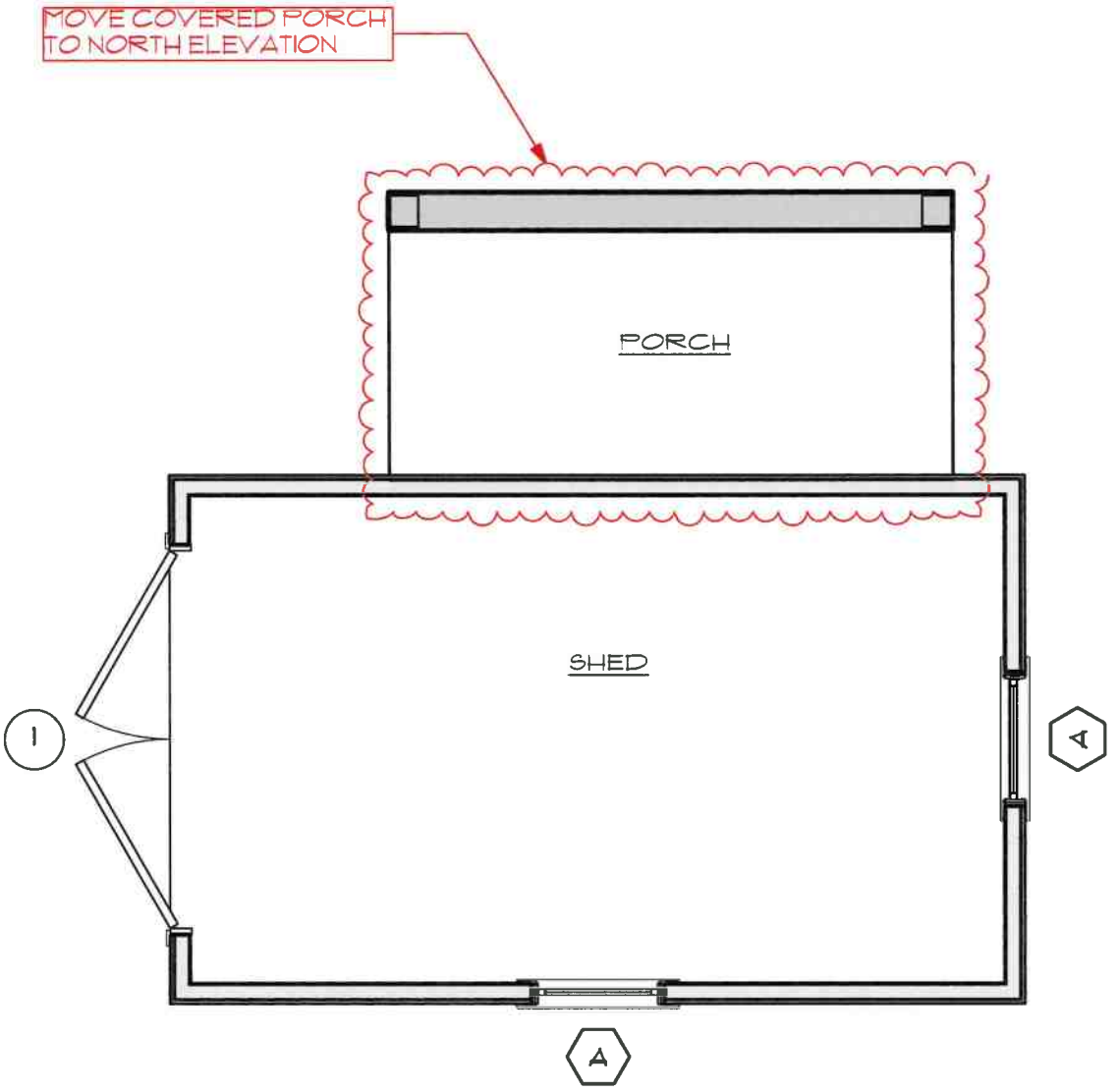
ID#
A-2.4




PREVIOUSLY APPROVED
FIRST FLOOR PLAN




PROPOSED FIRST FLOOR PLAN

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02354 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

First Floor Plan

Shed at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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ID#
A-1.1

**New Shed**
**35 Eel Point Road**
**Nantucket, MA**
**Window & Exterior Door Schedule**

**H.D.C. Submission: 1/13/2025**
**Rev.**

**Window Schedule**

| No. | Qn. | Type | Manuf. | Model # | Frame Size | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| A | 2 | Double Hung | Marvin | UDWH 2822 | 2'-9 3/8" x 4'-5" | | 6 over 1 | to match main house |
| | | | | | | | | |

**Door Schedule**

| No. | Qn. | Type | Manuf. | Model # | Door Size | Rough Opening | Lights | Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Swing Garage Doors | Custom | | (2) 4'-0" x 8'-0" | | 8 EA | vertical board |
| | | | | | | | | |

**Notes:**

1. All windows will be Marvin windows as per above schedule with muntin configuration as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Custom doors as per above schedule with muntin configuration as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide tempered glass in all locations required by code.


35 Eel Point Road

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 288

Street & Number of Proposed Work: 43 FAIRGROUNDS RD

Owner of record: 43 FAIRGROUNDS RD LLC

Mailing Address: PO BOX 2450
NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: VAN OLIVER DESIGN INC (FOR WARREN ARD)

Mailing Address: PO BOX 357
NANTUCKET, MA 02554

Contact Phone #: 508 325-4319 E-mail: avdesign@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50"

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2023-11-9545

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/A 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: MOVED FROM 20 WASHINGTON ST 2023

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- REMOVE ROOFWALK
- LOWER HT BY 16"
- ADD BASEMENT STAIRS
- FENESTRATION (WINDOW CHANGES)
- REMOVE 2ND FLOOR DECK

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main 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 _____

EXISTING HOUSE MOVED ONTO THIS PROPERTY

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK ASPHALT

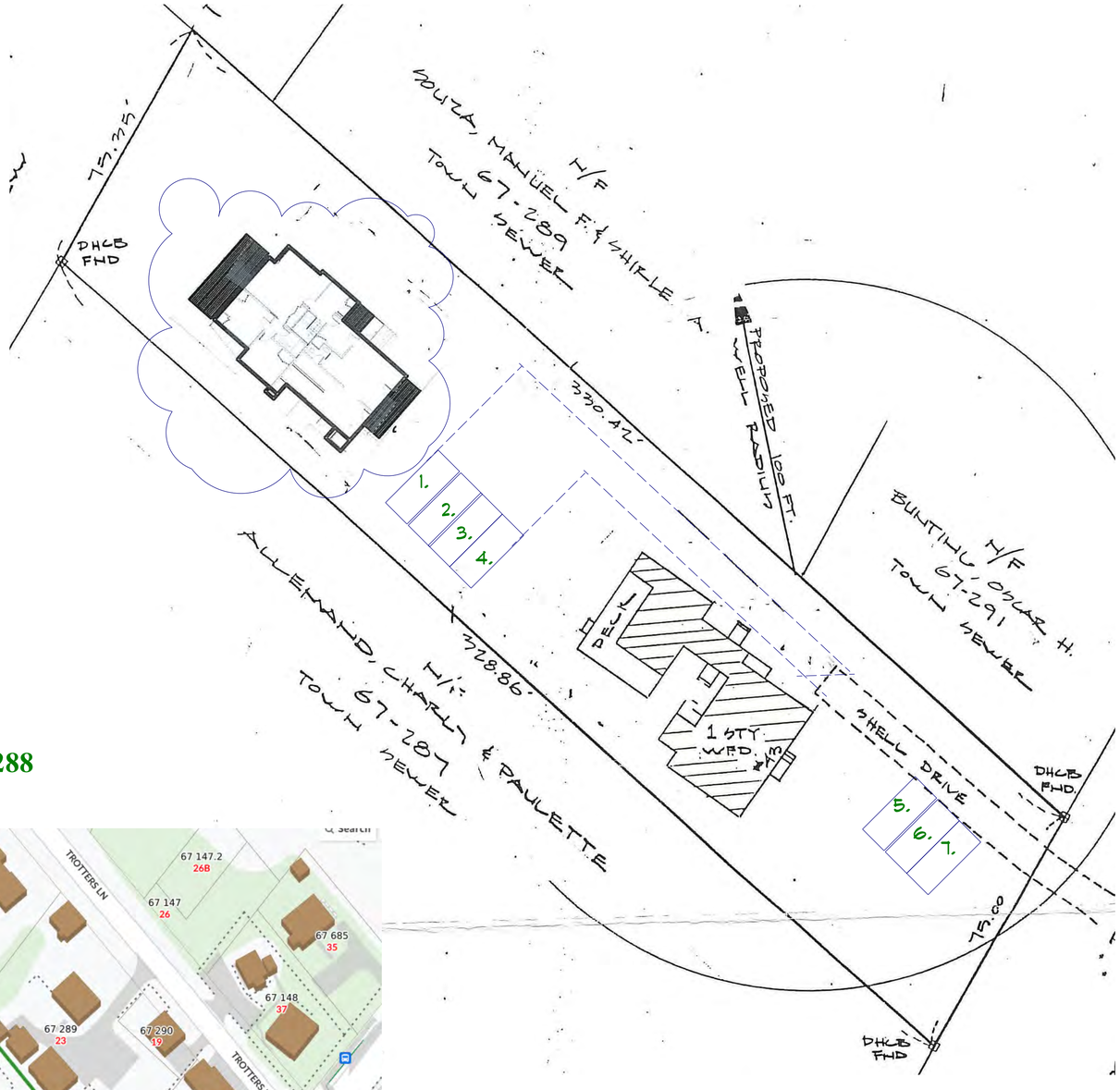
Trim WHITE Sash WHITE Doors WHITE

Deck 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 1/8/25 Signature of owner of record _____ Signed under penalties of perjury










## MAP 67 PARCEL 288

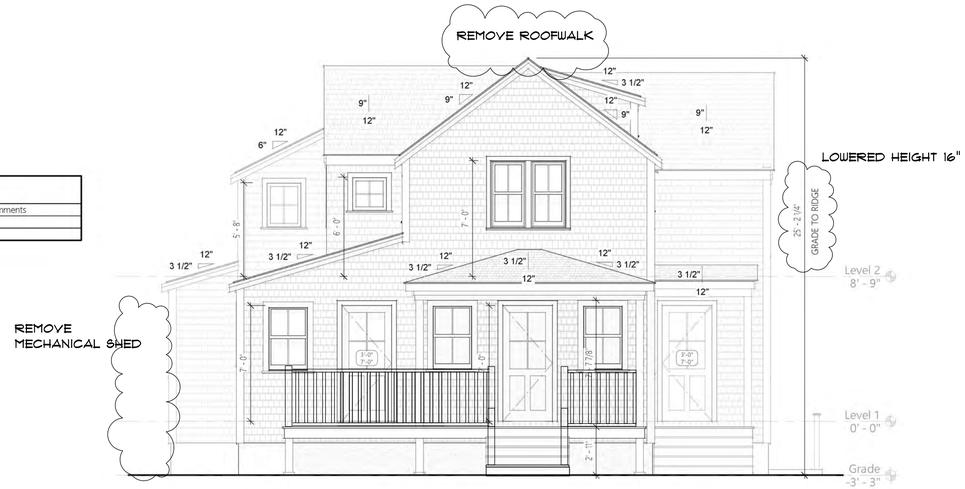



**43 FAIRGROUNDS LLC**
**43 FAIRGROUNDS RD**
**REV TO HDC 2023-11-9545**

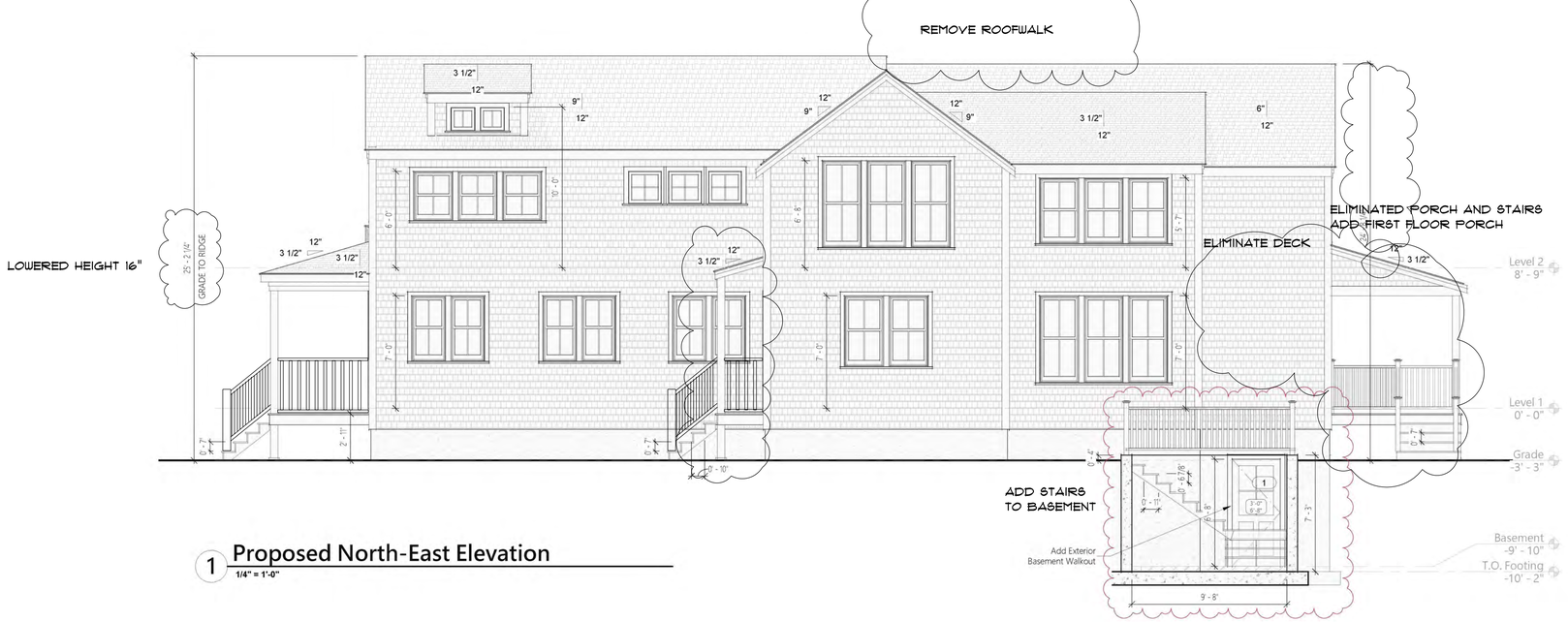
| Door Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Mark | Width | Height | Rough Width | Rough Height | Model | DP Rating | Comments |
| 1 | 3' - 0" | 6' - 8" | 0' - 0" | 0' - 0" | | >=30 | |




## Door Schedule
1/4" = 1'-0"




## 2 South-East Elevation.
1/4" = 1'-0"




## 1 Proposed North-East Elevation
1/4" = 1'-0"




**PREVIOUS APPROVAL HDC 2023-11-9545**

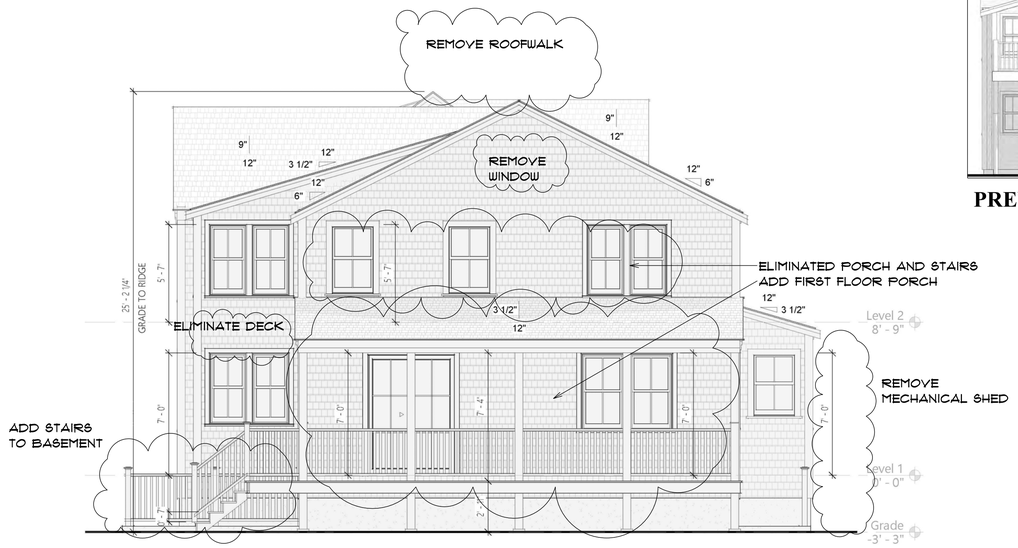





**PREVIOUS APPROVAL HDC 2023-11-9545**



**43 FAIRGROUNDS LLC**
**43 FAIRGROUNDS RD**
**REV TO HDC 2023-11-9545**

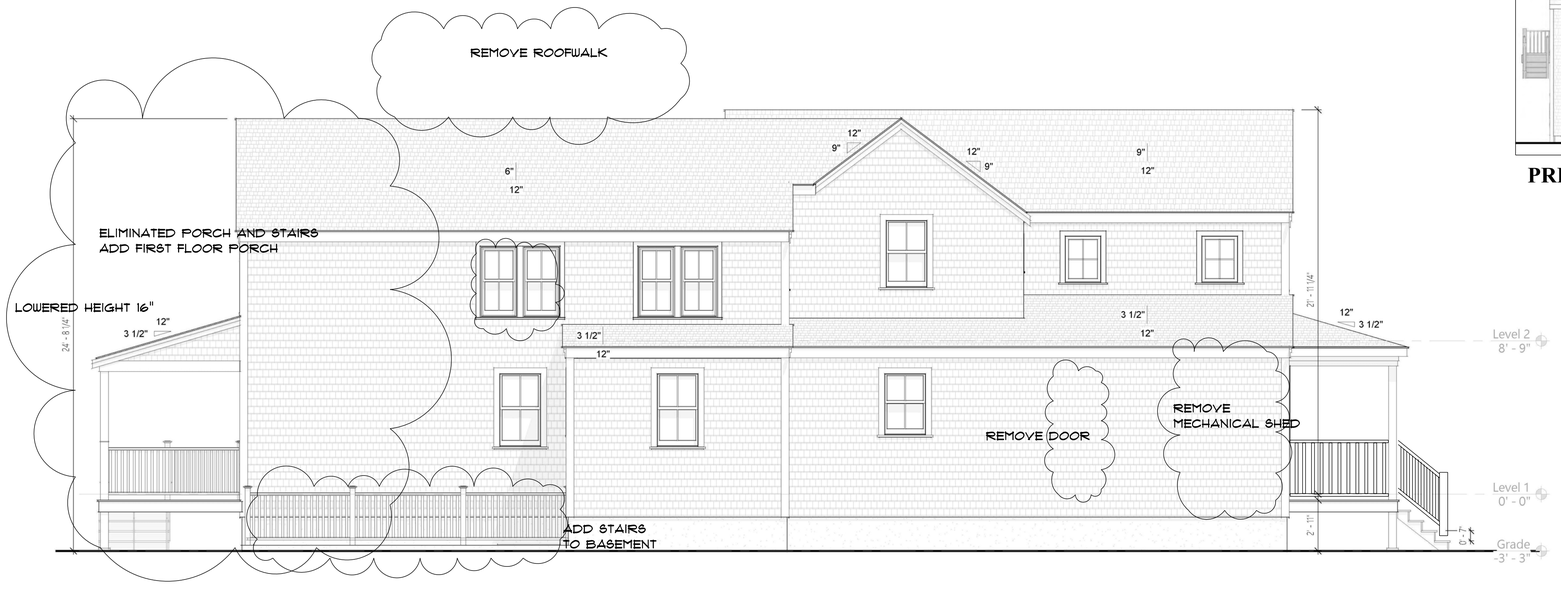



1 North-West Elevation
1/4" = 1'-0"



PREVIOUS APPROVAL HDC 2023-11-9545






2 South-West Elevation
1/4" = 1'-0"



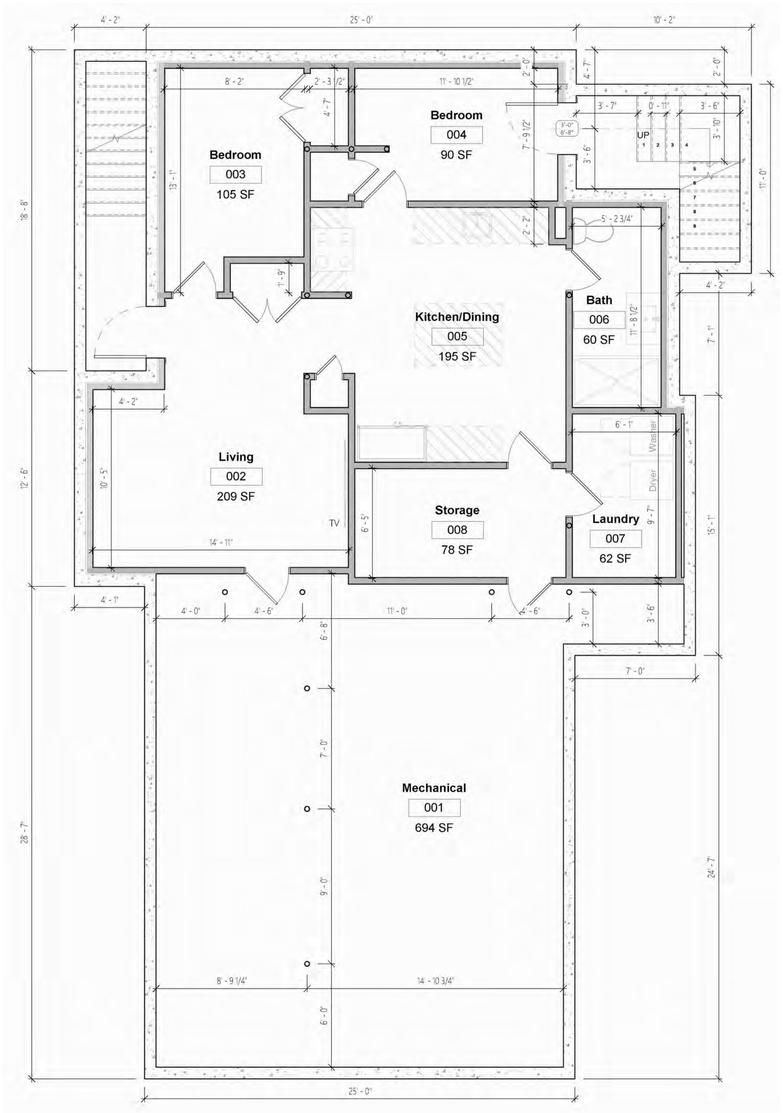
PREVIOUS APPROVAL HDC 2023-11-9545



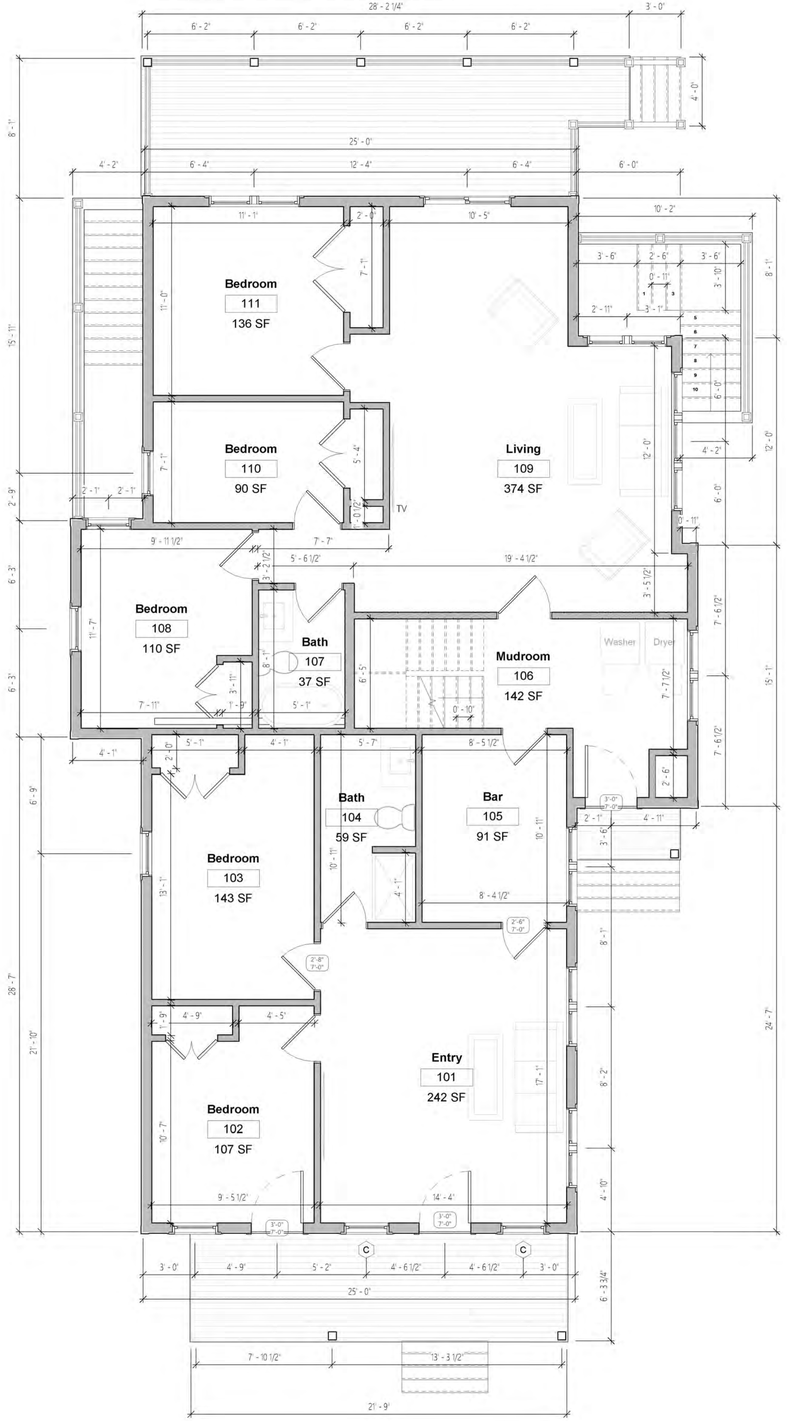


**43 FAIRGROUNDS LLC**
**43 FAIRGROUNDS RD**
**REV TO HDC 2023-11-9545**

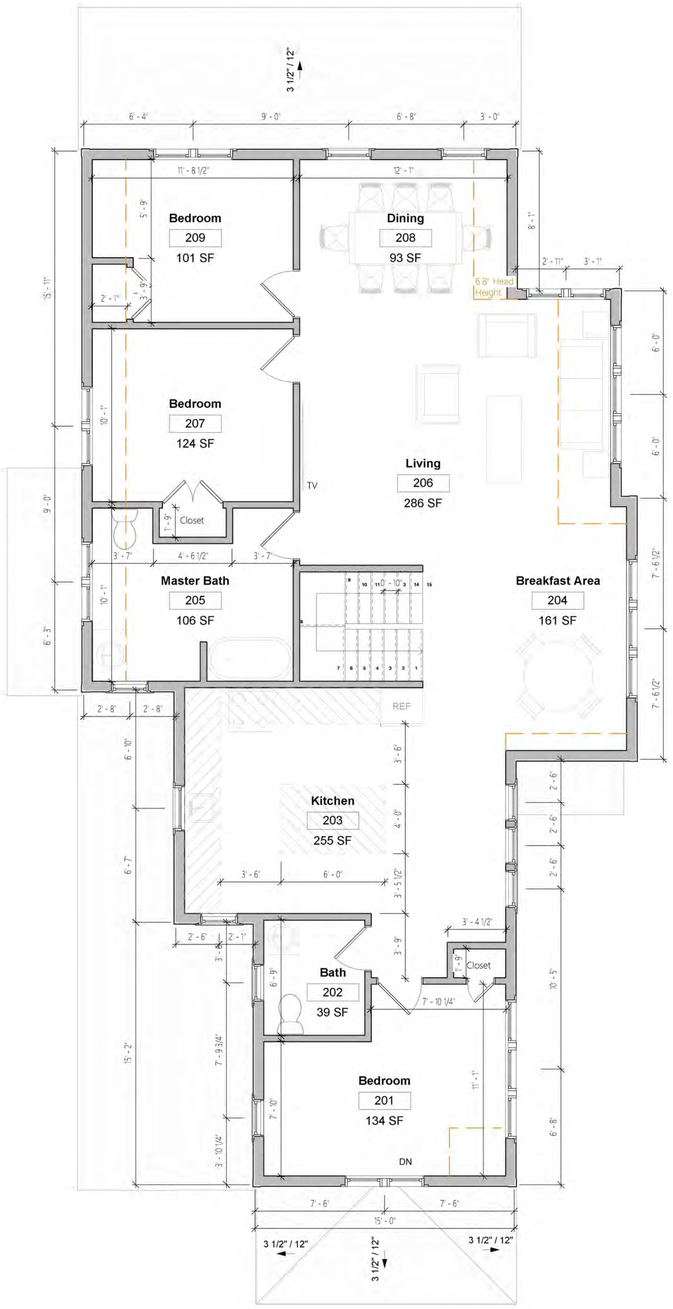
## BASEMENT FLOOR PLAN
## TERTARY UNIT




## FIRST FLOOR PLAN




## SECOND FLOOR PLAN




**43 FAIRGROUNDS LLC**
**43 FAIRGROUNDS RD**
**REV TO HDC 2023-11-9545**

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

RECEIVED
JAN 10 2025
By

*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.

$50 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 (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

X 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.

PFQ 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.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

RECEIVED
JAN 10 2025

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 STRUCTURES UNLIMITED

AS AGENT FOR CLAY ST DEVELOPMENT

STREET ADDRESS 44 SKY LINE DRIVE

MAP/PARCEL 79/990

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 10, 2025

**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.

Patrick Ahern — Jan 10, 25

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°: 79 PARCEL N°. 990

Street & Number of Proposed Work: 44 SKYLINE DR

Owner of record: CLAY STREET DEVELOPMENT

Mailing Address: P. O. BOX 3842

NANTUCKET, MA 02584

Contact Phone #: 228-0689 E-mail: STRUCTURES UNLTD @GMAIL.COM

## AGENT INFORMATION (if applicable)

Name: NANTUCKET STRUCTURES UNLTD

Mailing Address: 17 NANCY ANN LANE

NANTUCKET, MA 02554

Contact Phone #: 228-0689 E-mail: STRUCTURESUNLTD @GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED JAN 10 2025 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 MOVE ON FROM 46 EATON - HDC 2024 11 4574

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE - ON SHED FROM 46 EASTON

Is there an HDC survey form for 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 _____

NO CHANGE

* 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 Jan 10, 25 Signature of owner of record Patricia Quigley Signed under penalties of perjury

Town and County of Nantucket, MA

October 22, 2024

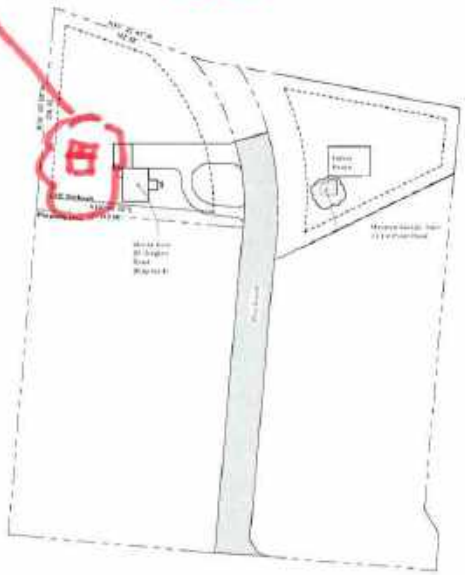


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map +

PROPOSED MOVE-ON SHED FROM 46 EASTON.



Site Plan +

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By
JAN 10 2025

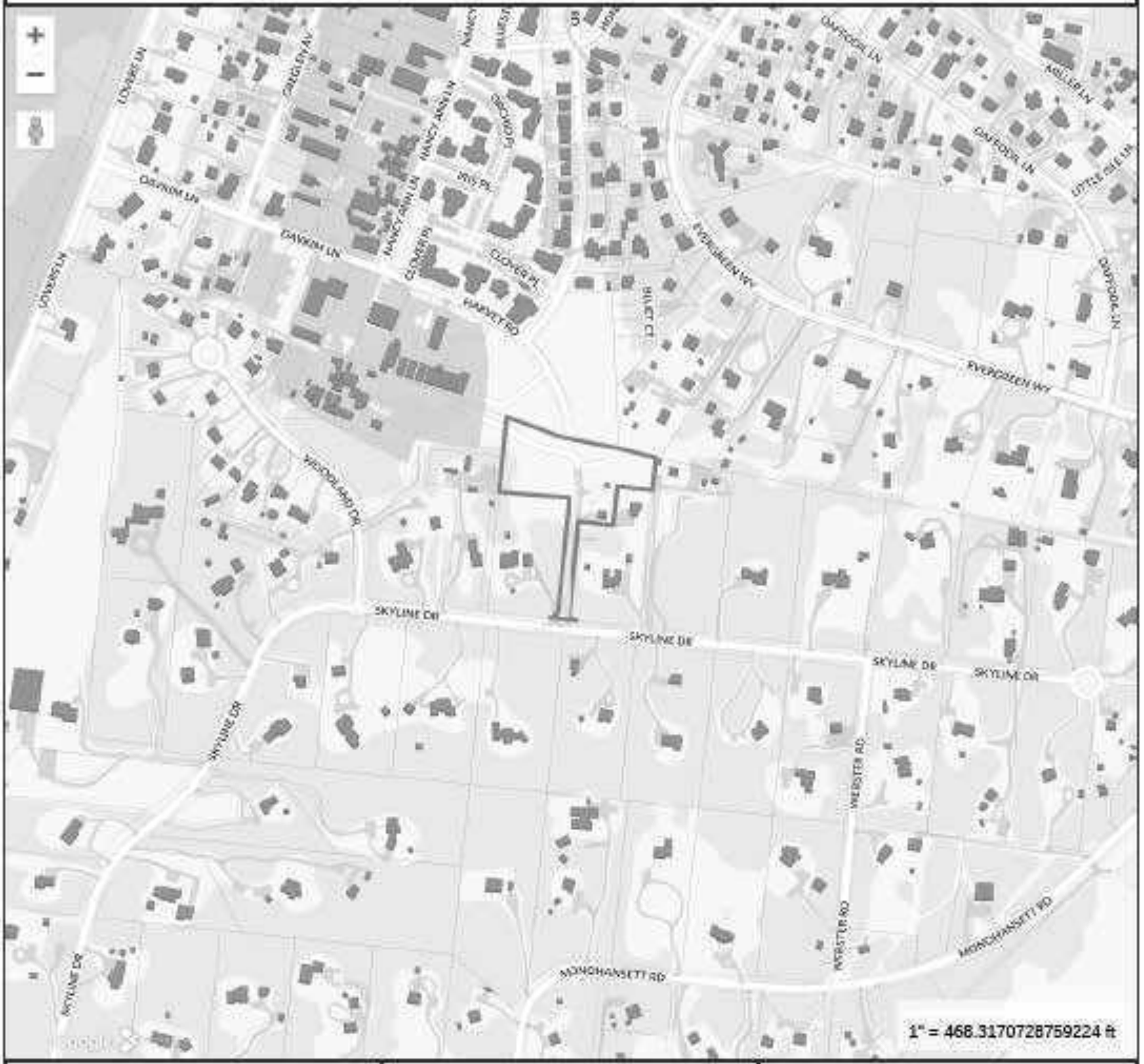
Structures Unlimited

Clay Street

HDC Submission

Plan B

A.100




**Property Information**

| | |
|---|---|
| **Property ID** | 190707 |
| **Location** | 44 SKYLINE DR |
| **Owner** | CLAY STREET DEVELOPMENT LLC |

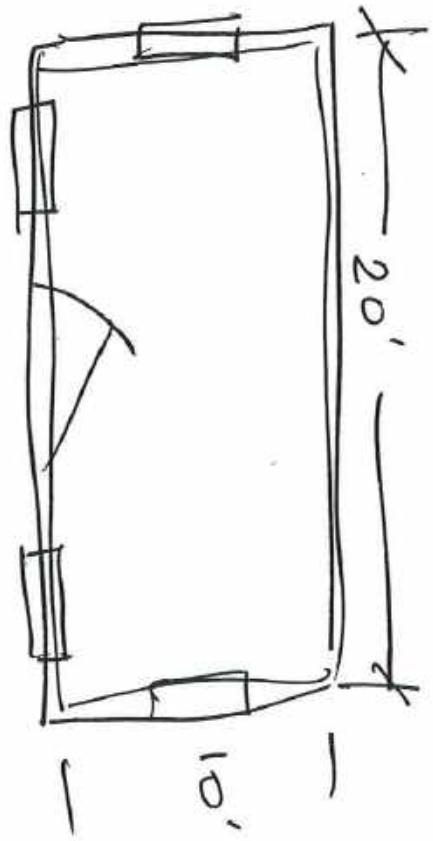
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

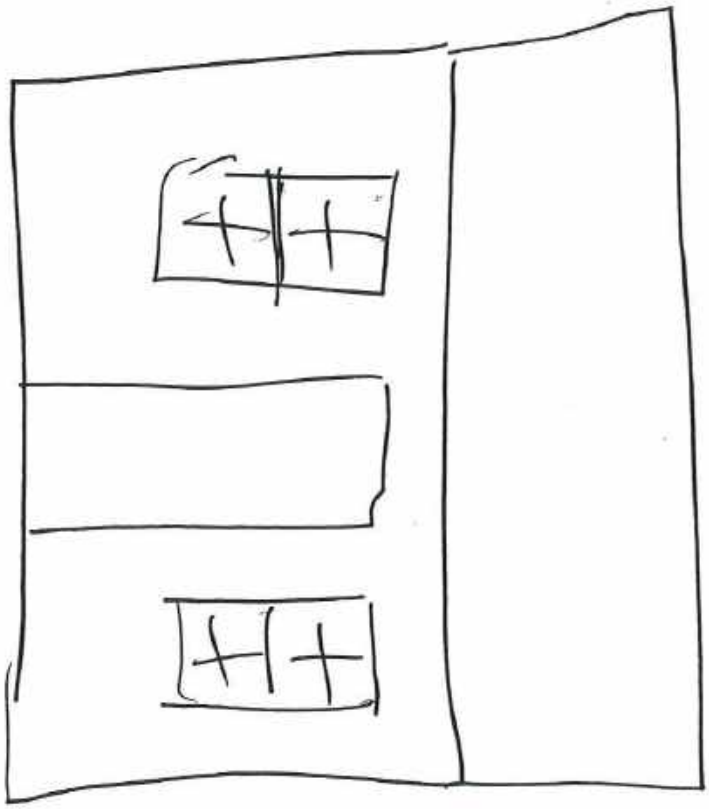
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

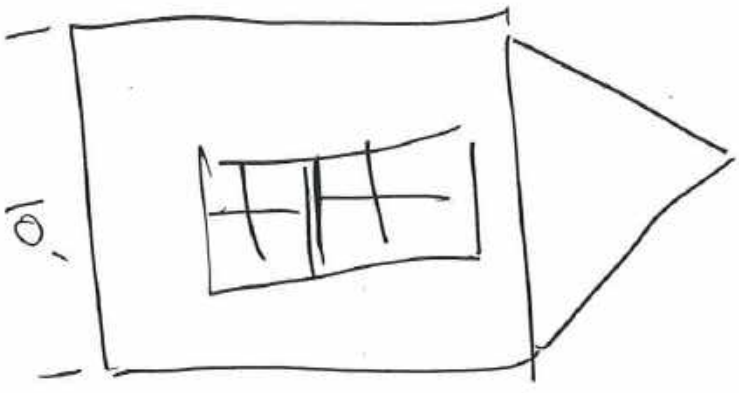
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

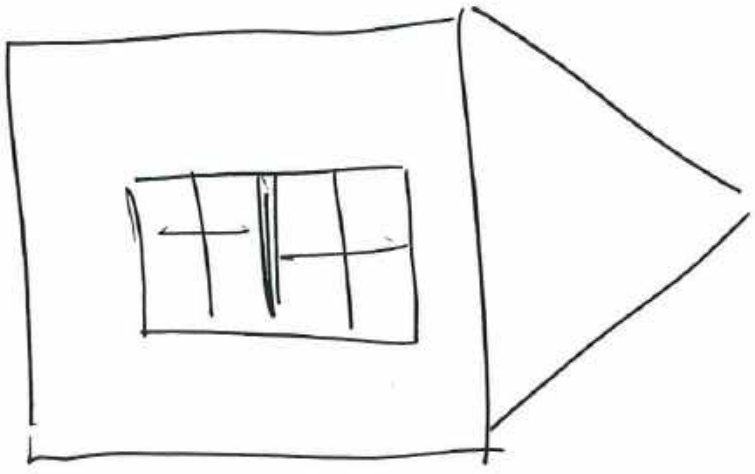
Locus Map +



RECEIVED
JAN 10 2025
By



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page



| | |
|---|---|
| **Inventory No:** | NAN.368 |
| **Historic Name:** | |
| **Common Name:** | |
| **Address:** | 46 Easton St |
| **City/Town:** | Nantucket |
| **Village/Neighborhood:** | Brant Point |
| **Local No:** | 4241-022, BP12-5 |
| **Year Constructed:** | 1947 |
| **Architect(s):** | |
| **Architectural Style(s):** | No style |
| **Use(s):** | Secondary Dwelling House; Single Family Dwelling House |
| **Significance:** | Architecture; Recreation |
| **Area(s):** | NAN.C: Nantucket Historic District<br>NAN.D: Nantucket Historic District |
| **Designation(s):** | Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970) |
| **Building Materials(s):** | Roof: Asphalt Shingle<br>Wall: Wood; Wood Shingle |

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, March 18, 2021 at 3:58: PM

NAN.363

# BUILDING/STRUCTURE INVENTORY FORM
# NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP12-5
MAP/PARCEL#: 4241-022

Recorded by: WAS Date: 05/25/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 46 EASTON ST

2. Building Name: N/A

3. Ownership: Private

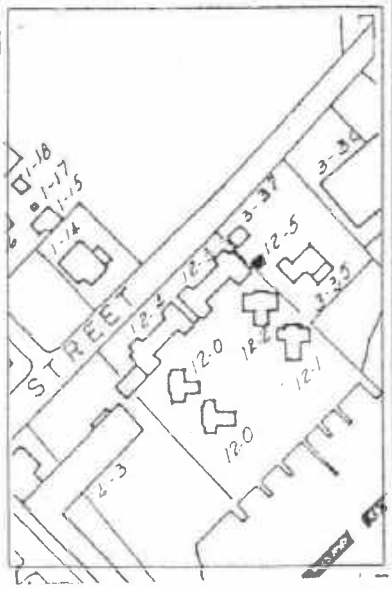
4. Present Owner: KNAPP ALICE F. ET AL

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"






Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): NA
12. Setback from Street (ft.):35 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: BP3-35,BP3-37
16. Other Notable Features:
N/A

DESCRIPTION

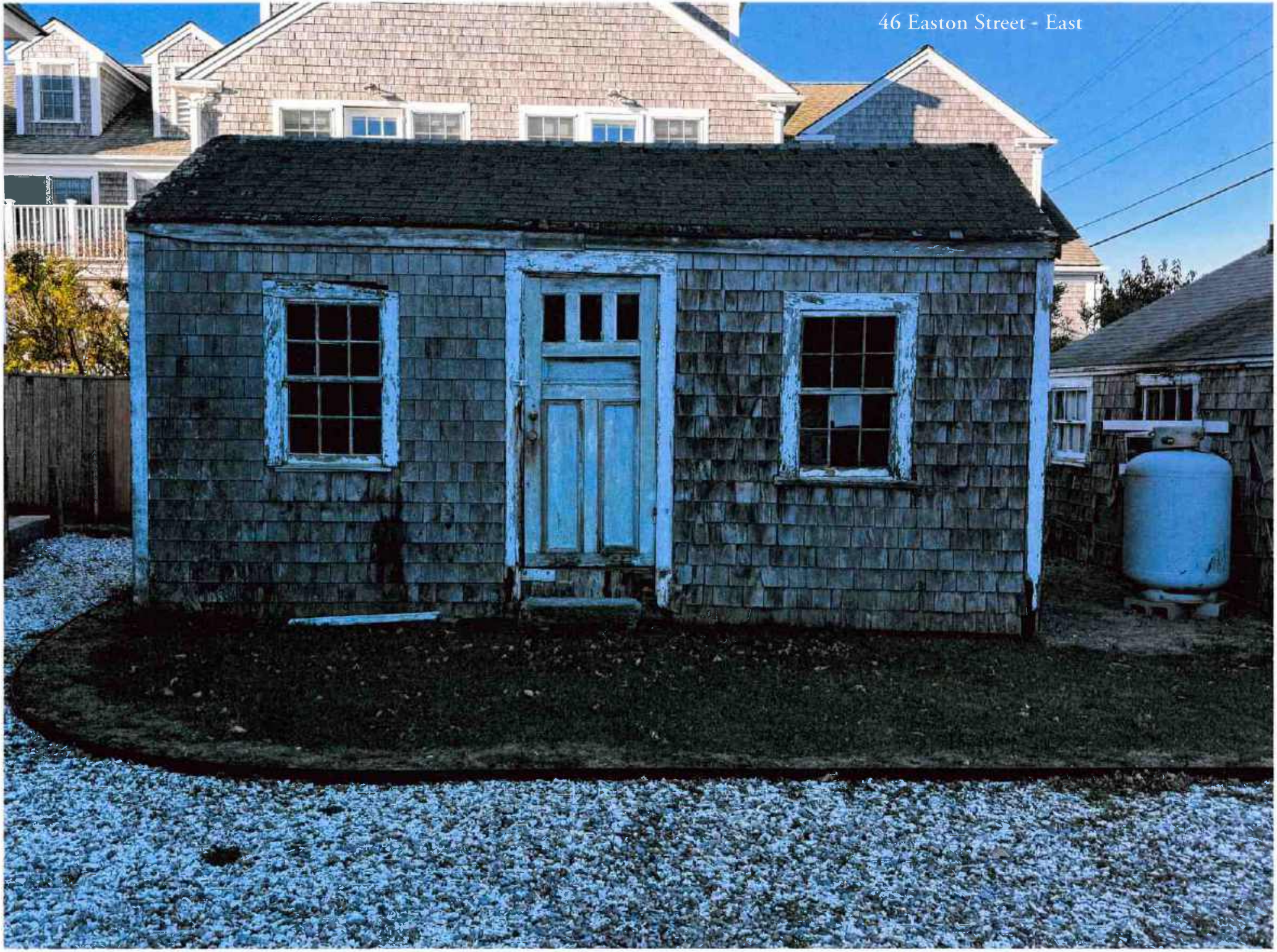
17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

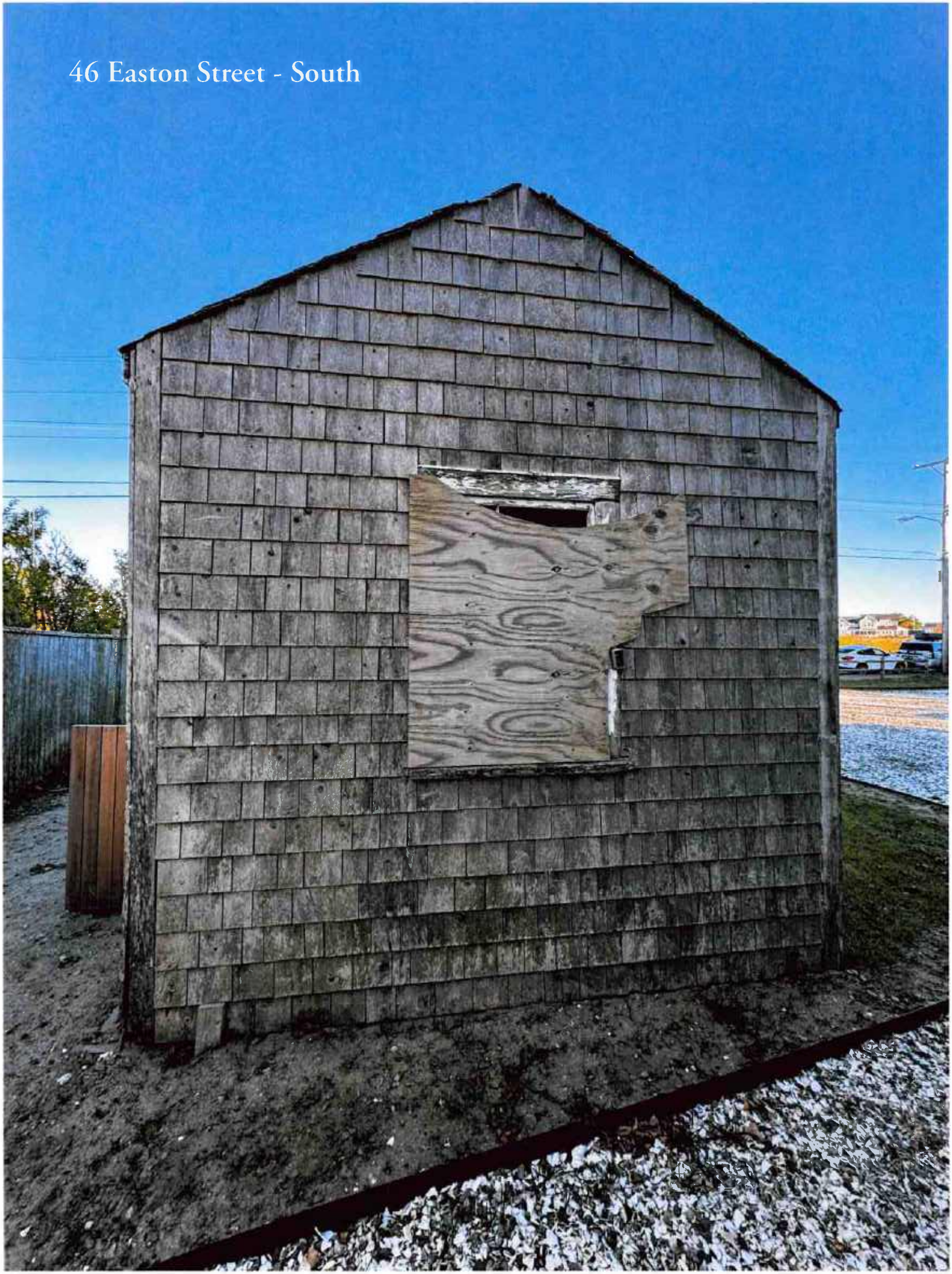
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

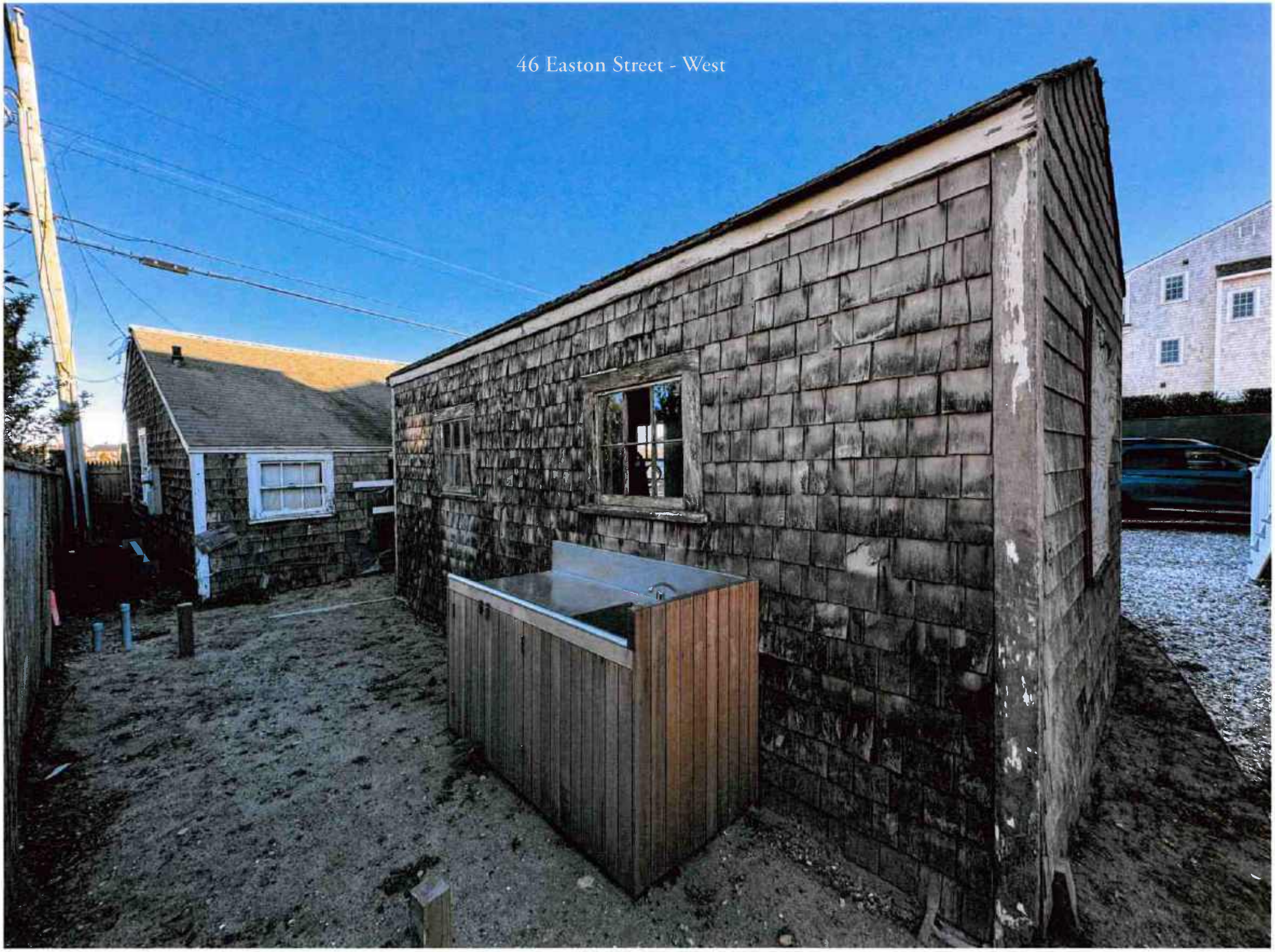
SIGNIFICANCE

42. Role the Building Plays: National Register: **Non-contributing**
43. Date of Initial Construction: **1947**
Source: **Wannacomet Water Company**
Architect: **Unknown** Builder: **Unknown**
44. Building Type: **Box**
45. Architectural Style: **N/A**
46. Historical and Architectural Importance:
**Unknown**

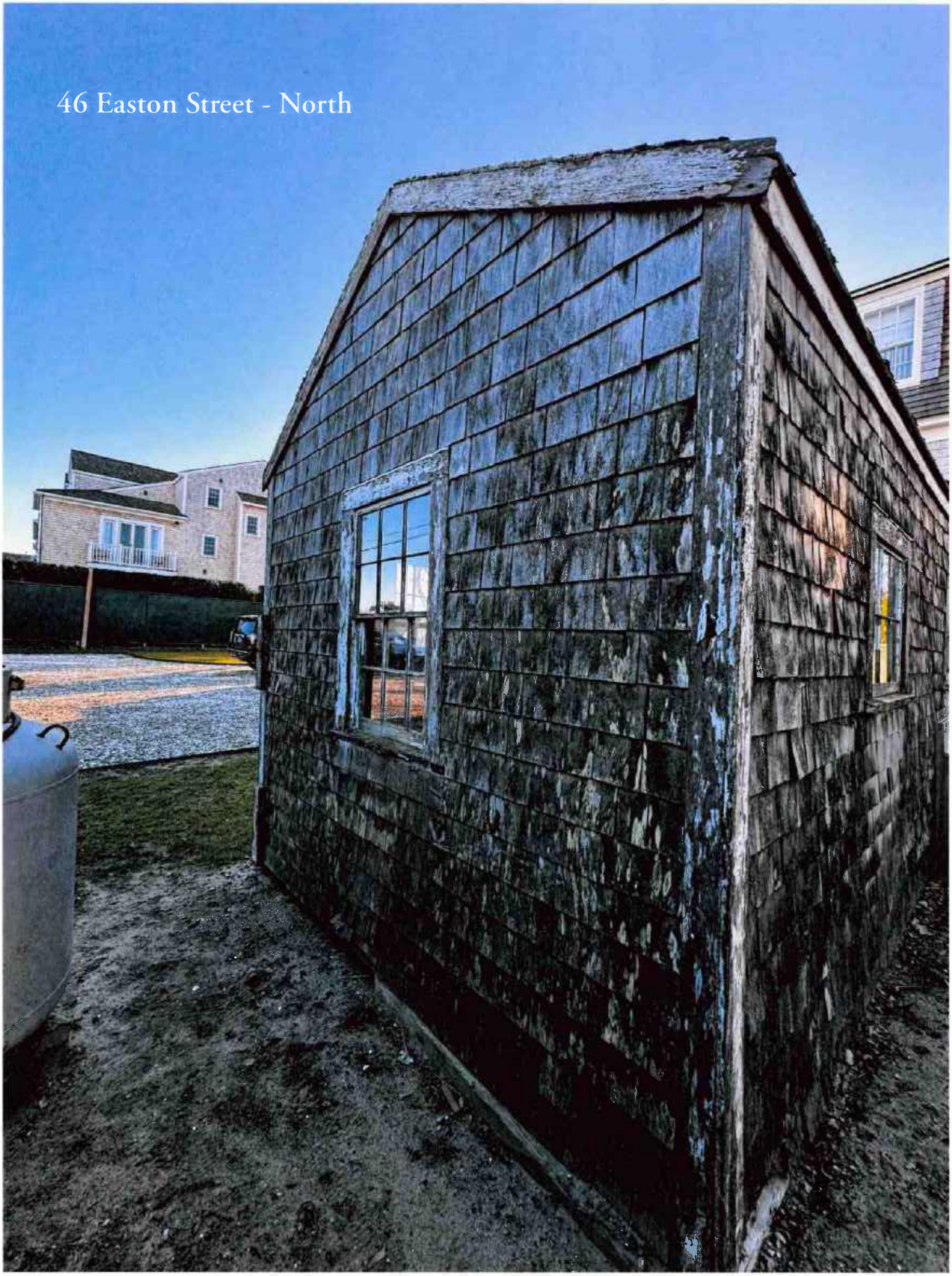
47. Sources: **Assessors Records**

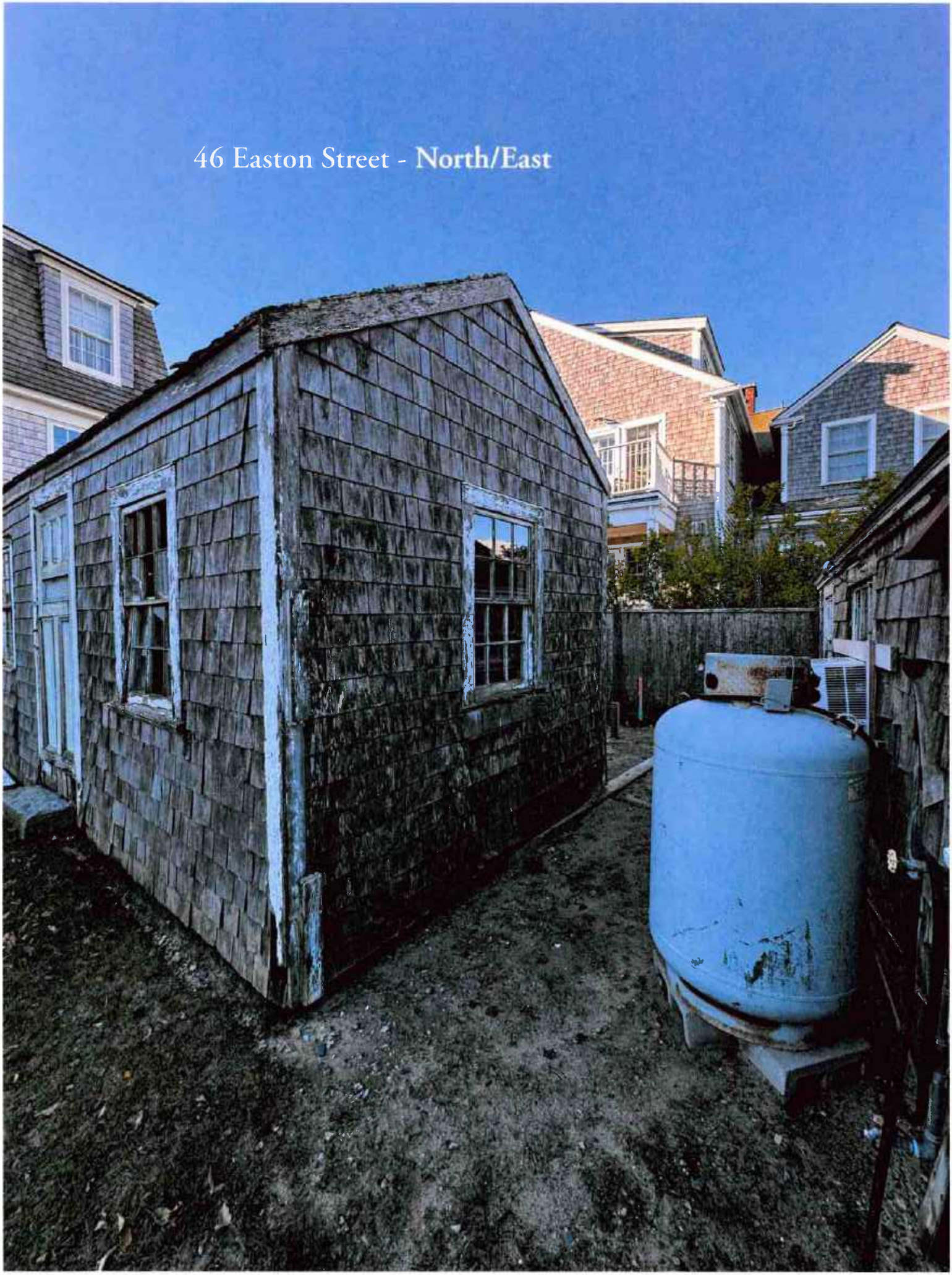

46 Easton Street - East


46 Easton Street - South


46 Easton Street - West


46 Easton Street - West


46 Easton Street - North


46 Easton Street - North/East

# 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.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand) ✓

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications 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: 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 Anne Teasdale

STREET ADDRESS 24 India Street

MAP/PARCEL 42.3.4 / 66

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 01/10/25

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 — Signature

01/10/25. — Date

**From:** **Thornewill Design** office@thornewilldesign.com
**Subject:**
**Date:** January 10, 2025 at 2:59 PM
**To:**

TD

HDC
Ref. 24 India Street

This HDC submission  proposes changing windows from previously approved 6/6 dbh to 2/2 and 6 lite windows changed to 2 light.
15 light doors changed to 6 light. 9 Light door changed to 4 light.

South side proposes adding a natural cedar exterior shower and rear 4 light door

FYI The Main house was built in 1900 approx. It has all 6/6 windows
The owner however has asked for 2/2 windows for the cottage as she feels the impact is minimum and the proposed cottage is set far back on the property from the street.

Thank you for your consideration

Luke

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 66

Street & Number of Proposed Work: 24 India Street

Owner of record: Anne Teasdale

Mailing Address: 24 India Street
Nantucket, Ma 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Thornemill Design LLC

Mailing Address: 48 Dukes Road
Nantucket, Ma

Contact Phone #: 508 333 0702 E-mail: office@thornemill design.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 2024-12-11638

☐ 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 2/2 windows & 2 LITE
2. South Elevation Door & shower added + 2/2 windows
3. West Elevation 2/2 windows, 6 LITE door, 4 LITE door
4. North Elevation 2/2 windows : 2 LITE

All windows changed from 6/6 & 6 to 2/2 & 2 LITE. All Doors changed from 15 & 9 LITE to 6 & 4 LITE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch:** Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material:** ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

N/A

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows*:** ☑ Double Hung ☐ Casement ☐ All Wood ☒ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Green Mountain, wood ptd,

**Doors*** (type and material): ☐ TDL ☑ SDL Front 6 LITE Rear 4 LITE 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 11/10/25 Signature of owner of record Anne Teasdale Signed under penalties of perjury

# A New Cottage for
## Annie Teasdale

24 India Street

Nantucket , Massachusetts

ZONING INFORMATION
MAP 42.3.4 PARCEL 66
ZONING DISTRICT- R-OH

| | | EXISTING |
|---|---|---|
| MINIMUM LOT SIZE: | 5000 SF | 8,158 S.F. |
| MINIMUM FRONTAGE: | 50 FT | SEE PLAN |
| FRONT YARD SETBACK: | NONE | SEE PLAN |
| REAR/SIDE SETBACK: | 5 FT | SEE PLAN |
| GROUND COVER RATIO: | 40% or 3263 SF | 16 % |

EXISTING HOUSE AREA- 1325 SF
EXISTING SHED- 101 SF
NEW COTTAGE AREA - 756 SF
TOTAL G.C. AREA = 2182 SF



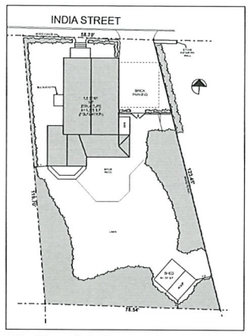
Northwest Perspective



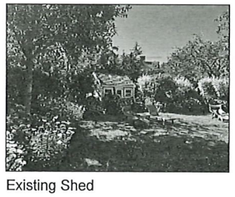
Street View of House



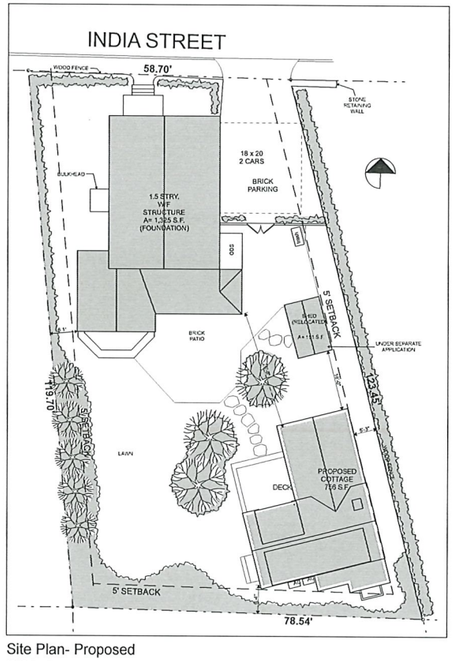
Backyard View of House




Site Plan- Existing
SCALE: 1" = 20'



Existing Shed




Site Plan- Proposed
SCALE: 1" = 10'

| DRAWING INDEX | | |
|---|---|---|
| ARCHITECTURAL | A0.0 | COVER SHEET, SITE PLAN, LOCUS |
| | A1.1 | FLOOR PLANS |
| | A2.1 | ELEVATIONS |
| | A2.2 | ELEVATIONS |



Locus

| ISSUES/REVISION | DATE |
|---|---|
| HDC 1 | 7/20/24 |
| STAFF APPRL | 8/21/24 |
| | 9/23/24 |
| | 11/25/24 |
| | 12/18/24 |
| HDC 2 | 12/20/24 |
| | 1/09/25 |

**A New Cottage for**
**Annie Teasdale**
**24 India Street**
**Nantucket, Massachusetts**

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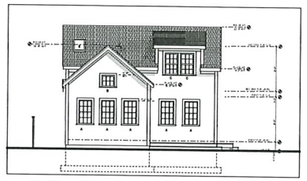
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

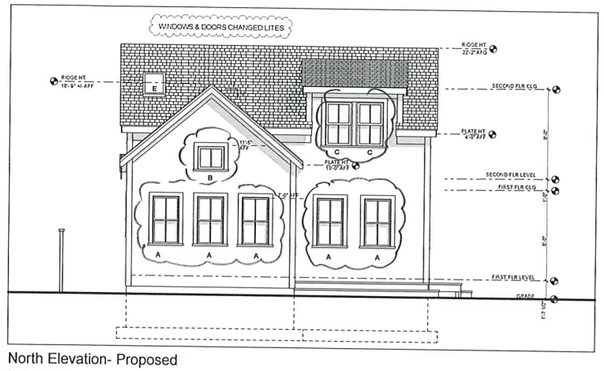
Project No: —
Designed by: LT
Drawn by: MW
Checked by: LT

**Sheet No:**
A0.0



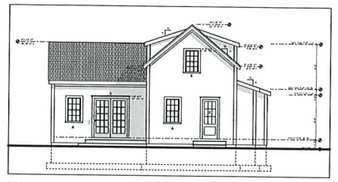
North Elevation- Proposed

SCALE: 1/8" = 1'-0"



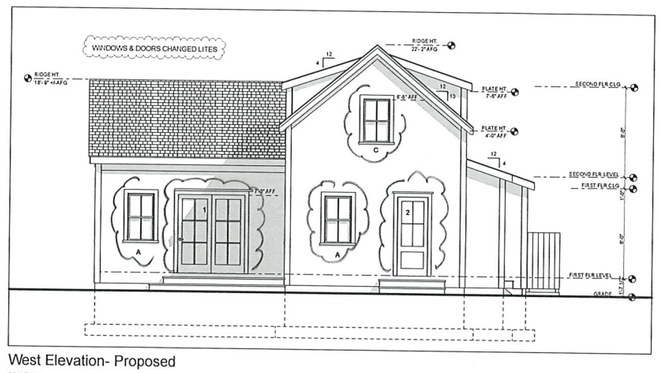

North Elevation- Proposed

SCALE: 1/4" = 1'-0"



West Elevation- Proposed

SCALE: 1/8" = 1'-0"




West Elevation- Proposed

SCALE: 1/4" = 1'-0"

**WINDOW SCHEDULE- GREEN MOUNTAIN OR BOSTON SASH**

| ID | # | MANUFACTURER | UNIT DIMENSION | MIN ROUGH OPNG | REMARKS |
|---|---|---|---|---|---|
| A | 7 | GREEN MOUNTAIN | 2'-6" x 4'-5" | | WD, 2/2 DOUBLE HUNG |
| B | 4 | GREEN MOUNTAIN | 2'-6" x 2'-3" | | WD, 2 LITE FIXED |
| C | 9 | GREEN MOUNTAIN | 2'-6" x 4'-1" | | WD, 2/2 DOUBLE HUNG |
| D | 4 | GREEN MOUNTAIN | 2'-4" x 3'-9" | | WD, 2/2 DOUBLE HUNG |
| E | 1 | VELUX | 2'-0" x 3'-0" | | SKYLIGHT |
| | | | | | |
| TOTAL | 25 | | | | |

WOOD SASH, THERMAL PANE, SDL, PAINT WHITE, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS
MANUFACTURER TO CONFIRM EGRESS SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION
TEMPERED GLASS WHERE CODE REQUIRES
MINIMUM U-VALUES AND SCGC VALUES AS IDENTIFIED BY HERS RATER

**DOOR SCHEDULE**

| ID | # | MANUFACTURER | UNIT DIMENSION | ROUGH OPNG | REMARKS |
|---|---|---|---|---|---|
| 1 | 1 | NANTUCKET MILLWORKS | 6'-0" x 6'-8" | | 6 LITE , OUTSWING, WD, PNT WHITE |
| 2 | 1 | NANTUCKET MILLWORKS | 2'-8" x 6'-8" | | 4 LITE ABV / KICK PANEL BELOW WD, PNT WHITE OUTSWING |
| 3 | 1 | NANTUCKET MILLWORKS | 2'-4" x 6'-8" | | 4 LITE ABV / KICK PANEL BELOW WD, PNT WHITE INSWING |

WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL WOOD STORM/ SCREEN COMBO UNIT ON EXTERIOR
OPTION: GREEN MOUNTAIN WOOD DOORS

| ISSUES/REVISION DATE | |
|---|---|
| HDC 1 | 7/22/24 |
| STAFF APPRL | 8/23/24 |
| | 9/23/24 |
| | 11/25/24 |
| | 12/18/24 |
| HDC 2 | 12/20/24 |
| | 1/09/25 |

**A New Cottage for Annie Teasdale**
24 India Street
Nantucket, Massachusetts

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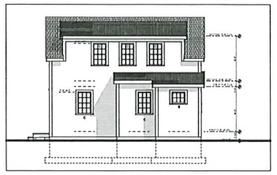
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: MS
Checked by: LT

**Sheet No:**
A2.1

Drawing Elevations

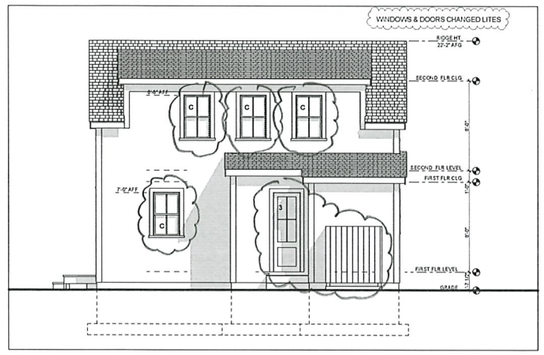


South Elevation- Proposed

SCALE: 1/8" = 1'-0"

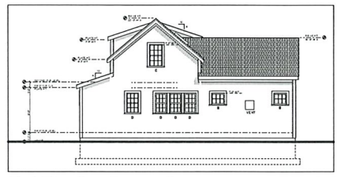
EXTERIOR MATERIALS LIST

EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BDS. - 5/4" x 6"- PNT WHITE
DR & WINDOW TRIM - 1 x 4 - PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
ROOF- ASPHALT TO MATCH HOUSE SHINGLES- CERTAINTEED LANDMARK CHARCOAL BLACK
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W/ 3" SHADOW BD - PTD WHITE
FOUNDATION WALL - POURED CONCRETE



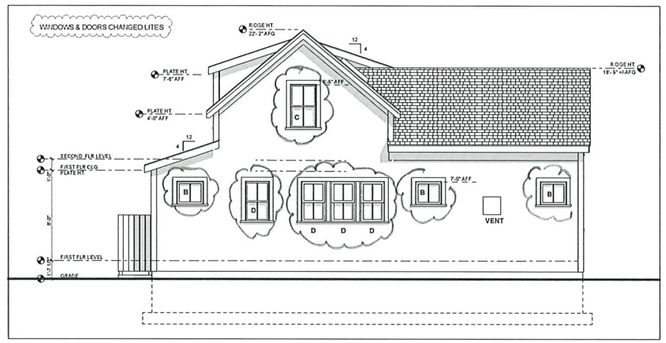

South Elevation- Proposed

SCALE: 1/4" = 1'-0"



East Elevation- Proposed

SCALE: 1/8" = 1'-0"




East Elevation- Proposed

SCALE: 1/4" = 1'-0"

| ISSUES/REVISION | DATE |
|---|---|
| HDC 1 | 7/10/24 |
| STAFF APPRL | 8/21/24 |
| | 9/23/24 |
| | 11/19/24 |
| | 12/18/24 |
| HDC 2 | 12/20/24 |
| | 1/09/25 |

**A New Cottage for Annie Teasdale**
24 India Street
Nantucket, Massachusetts

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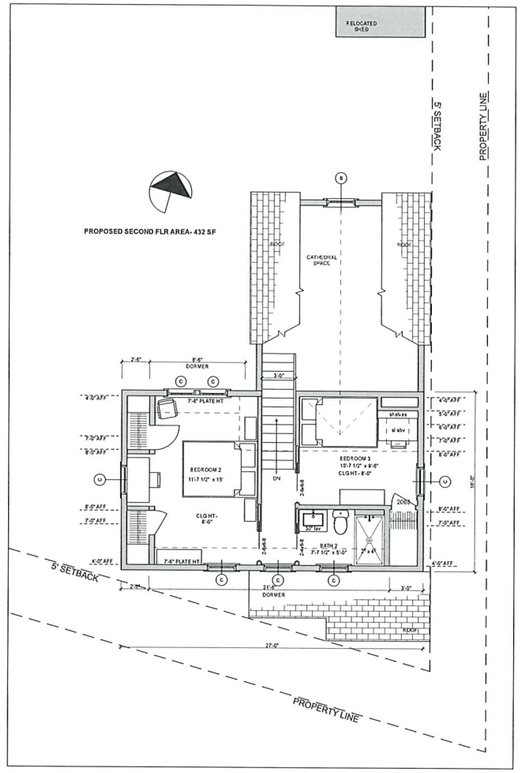
Tel: 508 228 9161 Fax: 508 228 3165

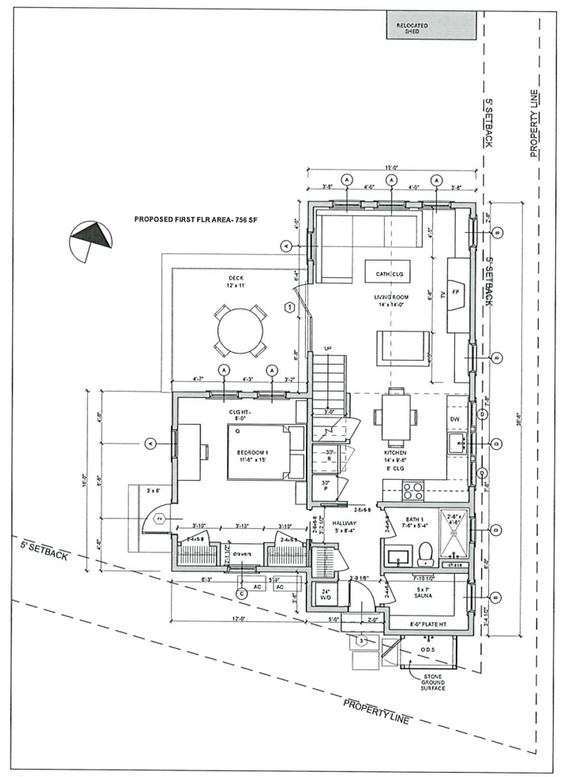
Project No:
Designed by: JT
Drawn by: JT
Checked by:

Sheet No:
A2.2




Second Floor Plan-Proposed

SCALE: 1/4" = 1'-0"




First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

| ISSUES/REVISION DATE | |
|---|---|
| HDC 1 | 7/10/24 |
| STAFF APPRL | 9/23/24 |
| | 9/23/24 |
| | 11/25/24 |
| | 12/18/24 |
| HDC 2 | 12/20/24 |
| | 1/09/25 |

**A New Cottage for**
**Annie Teasdale**
**24 India Street**
**Nantucket, Massachusetts**

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24 India Street
Nantucket, Ma. 02554
Tele: 508 228 9161 Fax: 508 228 3165


Project No:
Designed by: LT
Drawn by: MM
Checked by: LT

**Sheet No:**

A1.1

Contents:
First Floor Plan

# 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 3 Rosemary Way LLC

STREET ADDRESS 3 Rosemary Way

MAP/PARCEL 69 / 275

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON January 09, 2025

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 T Meerbergen — Signature

01-09-2025 — Date

Demo/Move
shed/storage

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 275

Street & Number of Proposed Work: 3 ROSEMARY WAY

Owner of record: 3 ROSEMARY WAY LLC (FROM SHARKEY)

Mailing Address: % GLIDDEN & GLIDDEN

37 CENTER ST; NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition → SHED/STORAGE ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: $100 — Length: _____ Width: _____

Sq. Footage 1st floor: 448 ± (ASSESSOR)

Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: N/A (describe)

Original Date: N/A

Original Builder: N/A

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main 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 01-09-2025 Signature of owner of record Brook Mead FOR 3 ROSEMARY LLC Signed under penalties of perjury

**Permission**

MO

Mark OBanion<markobanion@yahoo.com>

To: You

Reply | Reply all | Forward

Wed 1/8/2025 4:54 PM

I Mark O'banion give Brooke Merbergen my permission to sing my name to documents pertaining to the building permit for 3 rosemary way.
Thank you
Mark obanion
Sent from my iPad

Reply Forward

# 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: 3 ROSEMARY WAY

Tax Map Number: 69 Parcel Number: 275

Owner of Record: 3 ROSEMARY WAY LLC (formerly Sharkey)

Description of Proposal:

NEW GARAGE + APARTMENT;
DEMO MOVE EXISTING
SHED/STORAGE AREA

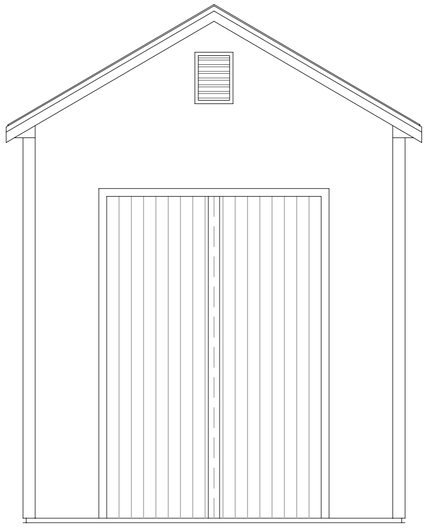
submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: January 09, 2025

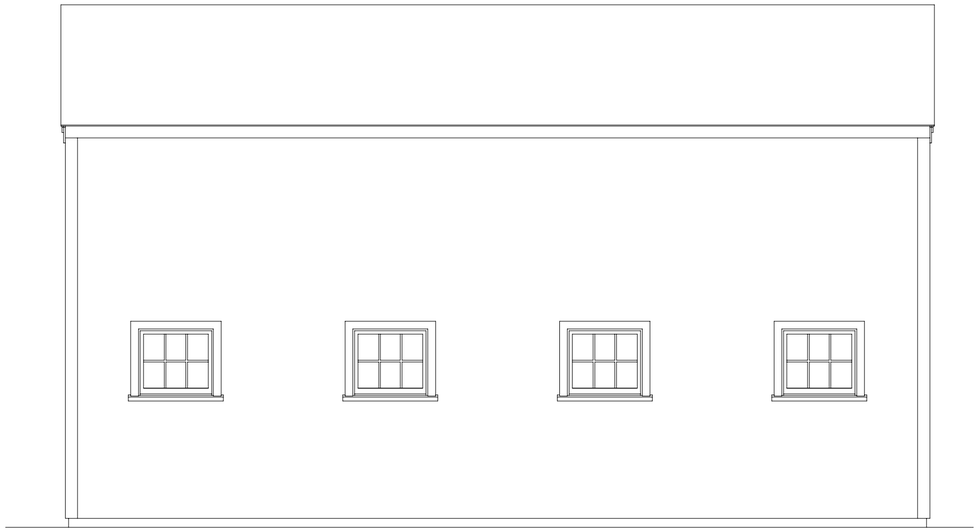
You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete 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.

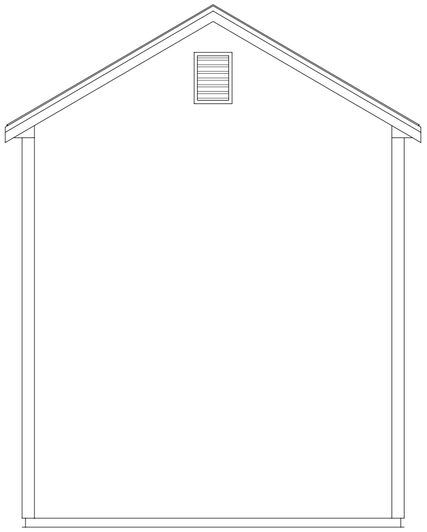
If you have any questions, please contact the HDC office at 508.228.7231.



*FRONT*



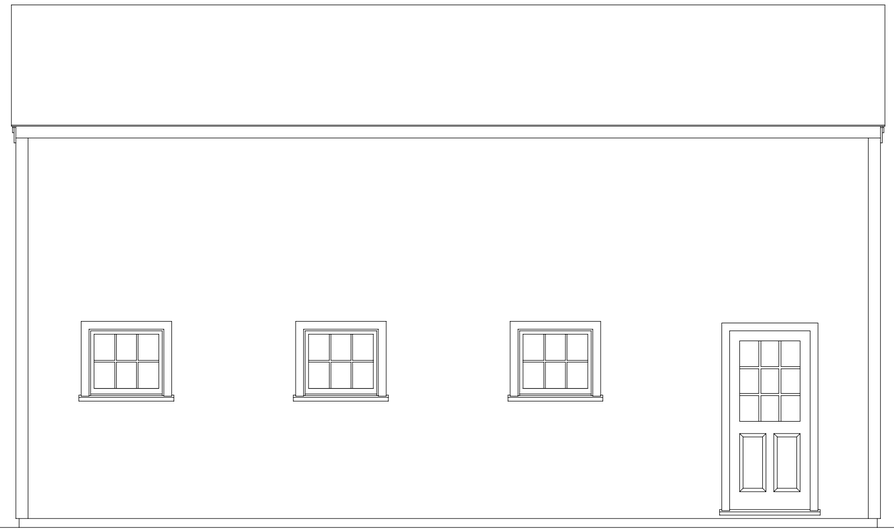
*RIGHT*



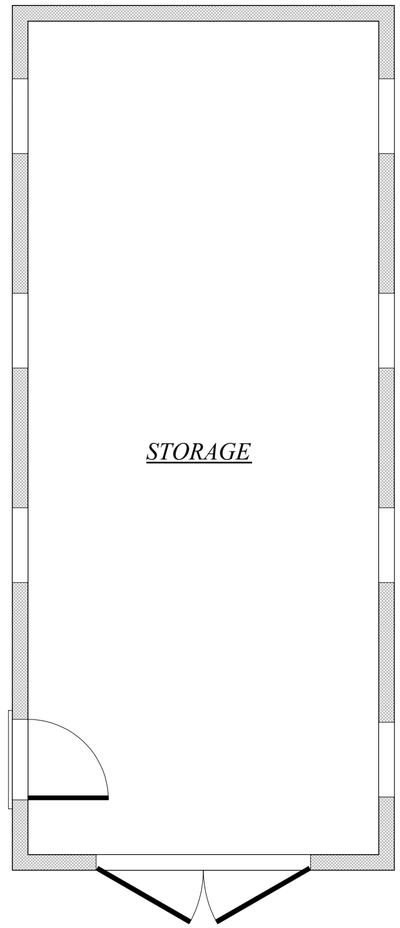
*REAR*



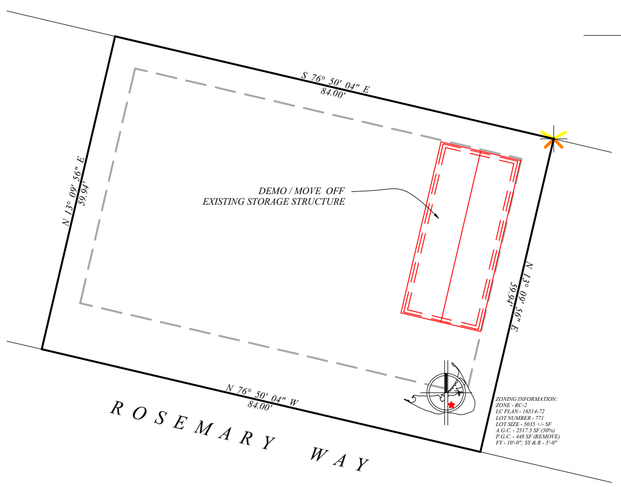
*LOCUS MAP - NOT TO SCALE*
*3 ROSEMARY - MAP 69; PCL 275*



*LEFT*



*STORAGE*




**H.D.C. SUBMISSION**

1

MAP - 69
PCL - 275

3 ROSEMARY LLC - DEMO/MOVE
3 ROSEMARY WAY
NANTUCKET, MA

2025
PRINT DATE

ELEVATIONS; SITE; LOCUS
SCALE: 1/4" = 1'-0"; 1" = 20'-0"
DATE: 01-08-25

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



3 ROSEMARY - DEMO/MOVE
STORAGE BUILDING
FRONT AND RIGHT
ELEVATION



3 ROSEMARY - DEMO/MOVE
STORAGE BUILDING
LEFT AND REAR ELEVATION

# 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 3 Rosemary Way LLC

STREET ADDRESS 3 Rosemary Way

MAP/PARCEL 69 / 275

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON January 09, 2025

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

01-09-2025 — Date

New garage + apartment

CERTIFICATE NO: DATE ISSUED:

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 275

Street & Number of Proposed Work: 3 ROSEMARY WAY

Owner of record: 3 ROSEMARY WAY LLC (FROM SHARKEY)

Mailing Address: C/O GLIDDEN & GLIDDEN - 37 CENTER ST

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. GARAGE + APARTMENT

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 70 Sq. Footage 1st floor: 2380 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

4760 * .20 ⇒ 952 Width: 34 Sq. footage 2nd floor: 2380 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'⁴ South _____ East _____ West _____

Height of ridge above final finish grade: North 28'-8" South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 8 /12 _____ Secondary Mass _____ /12 _____ Dormer 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) FIBERGLAS GUTTER CO - NAN, GRAY - G60

**Leaders (material and size)**: _____

**Sidewall**: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X 10 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x4
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 Ø Rear _____ Side BOARD + 4 LITE

Garage Door(s): Type O.H. Material _____

**Hardscape materials**: Driveways CONCRETE + BELG. BLK APRON Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) Ø Roof BLACK
Trim NTW Sash FOREST GREEN Doors FOREST GREEN
Deck Ø Foundation GREY Fence Ø Shutters Ø

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 01·09·2025 Signature of owner of record Brook P Meeuf FOR 3 ROSEMARY LLC Signed under penalties of perjury

**Permission**

MO

Mark OBanion<markobanion@yahoo.com>

To: You

Reply | Reply all | Forward

Wed 1/8/2025 4:54 PM

I Mark O'banion give Brooke Merbergen my permission to sing my name to documents pertaining to the building permit for 3 rosemary way.
Thank you
Mark obanion
Sent from my iPad

Reply Forward

# 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: 3 ROSEMARY WAY

Tax Map Number: 69 Parcel Number: 275

Owner of Record: 3 ROSEMARY WAY LLC (formerly Sharkey)

Description of Proposal:

NEW GARAGE + APARTMENT;
DEMO MOVE EXISTING
SHED/STORAGE AREA

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: January 09, 2025

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.

email to: mhaley@nantucket-ma.gov

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER……KATHLEEN SHARKEY (OBANION)

MAILING ADDRESS……264 VALLEY RIDGE RD; HAVERFORD, PA 19041

PROPERTY LOCATION……3 ROSEMARY WAY

ASSESSORS MAP/PARCEL……69 / 275

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.

January 8, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.08 11:32:39 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THANK YOU!!!

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 69 | 19 | 1 | JONES DUANE P | | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 1 YAWKEY WY |
| 69 | 20 | | MOREIRA JOAO CARLOS | | PO BOX 3102 | NANTUCKET | MA | 02584 | 1 ROSEMARY WY |
| 69 | 21 | | 81 HINSDALE LLC | | PO BOX 2610 | NANTUCKET | MA | 02584 | 81 HINSDALE RD |
| 69 | 275 | | SHARKEY KATHLEEN M | | 264 VALLEY RIDGE RD | HAVERFORD | PA | 19041 | 3 ROSEMARY WY |
| 69 | 300 | | JONES DUANE P | | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 3 YAWKEY WY |
| **Count:** | **5** | | | | | | | | |

7003 2260 0001 1629 2566 JONES

7003 2260 0001 1629 2559 MOREIRA

7003 2260 0001 1629 2542 81 HINSDALE LLC

7020 1290 0001 1923 1310 SHARKEY

7003 2260 0001 1629 2559

**U.S. Postal Service™**
**CERTIFIED MAIL™ RECEIPT**
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at www.usps.com®
Nantucket, MA 02584

OFFICIAL USE

| | |
|---|---|
| Postage | $4.85 |
| Certified Fee | $0.00 |
| Return Reciept Fee (Endorsement Required) | $0.00 |
| Restricted Delivery Fee (Endorsement Required) | $0.00 |
| | $0.00 |
| Total Postage & Fees | $0.73 |
| | $5.58 |

0554
15

Postmark Here

JAN 11 2024

01/11/2025

Sent To: MOREIRA
Street, Apt. No.; or PO Box No.: POB 3102
City, State, ZIP+4: 02584

PS Form 3800, June 2002 — See Reverse for Instructions

---

7020 1290 0001 1923 1310

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.
Haverford, PA 19041

OFFICIAL USE

| | |
|---|---|
| Certified Mail Fee | $4.85 |
| | $0.00 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $0.00 |
| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $5.58 |

0554
15

Postmark Here

JAN 11 2024

01/11/2025

Sent To: SHARKEY
Street and Apt. No., or PO Box No.: 264 HARDIGE RD
City, State, ZIP+4: 19041

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

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7003 2260 0001 1629 2566

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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 |
| | $0.00 |
| Total Postage & Fees | $0.73 |
| | $5.58 |

0554
15

Postmark Here

JAN 11 2024

01/11/2025

Sent To: JONES
Street, Apt. No.; or PO Box No.: 41 NOBADEER
City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

---

7003 2260 0001 1629 2542

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For delivery information visit our website at www.usps.com®
Nantucket, MA 02584

OFFICIAL USE

| | |
|---|---|
| Postage | $4.85 |
| Certified Fee | $0.00 |
| Return Reciept Fee (Endorsement Required) | $0.00 |
| Restricted Delivery Fee (Endorsement Required) | $0.00 |
| | $0.00 |
| Total Postage & Fees | $0.73 |
| | $5.58 |

0554
15

Postmark Here

JAN 11 2024

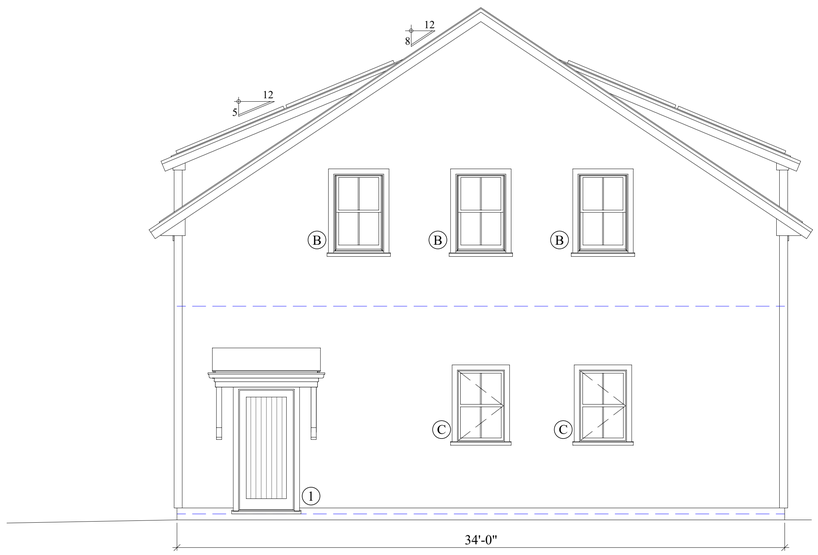
01/11/2025

Sent To: 81 HILLSDALE LLC
Street, Apt. No.; or PO Box No.: PO BOX 2610
City, State, ZIP+4: 02584

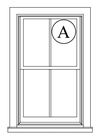
PS Form 3800, June 2002 — See Reverse for Instructions



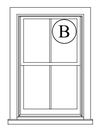

SOUTH ELEVATION



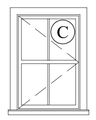

EAST ELEVATION



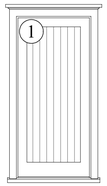

ANDERSEN TW 2846
2/2 DOUBLE HUNG
R.O. - 2'-9 1/8" X 4'-8 7/8"
QTY - SIXTEEN (16)
COLOR - FOREST GREEN



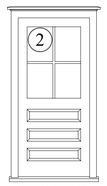

ANDERSEN TW 2842
2/2 DOUBLE HUNG
R.O. - 2'-9 1/8" X 4'-4 7/8"
QTY - SIX (6)
COLOR - FOREST GREEN



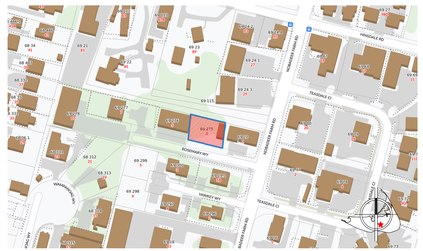

ANDERSEN CX14
4 LITE CASEMENT
R.O. - 2'-8" X 4'-0 1/2"
QTY - EIGHT (8)
COLOR - FOREST GREEN
NOTE - 1 1/4" CENTER BAR

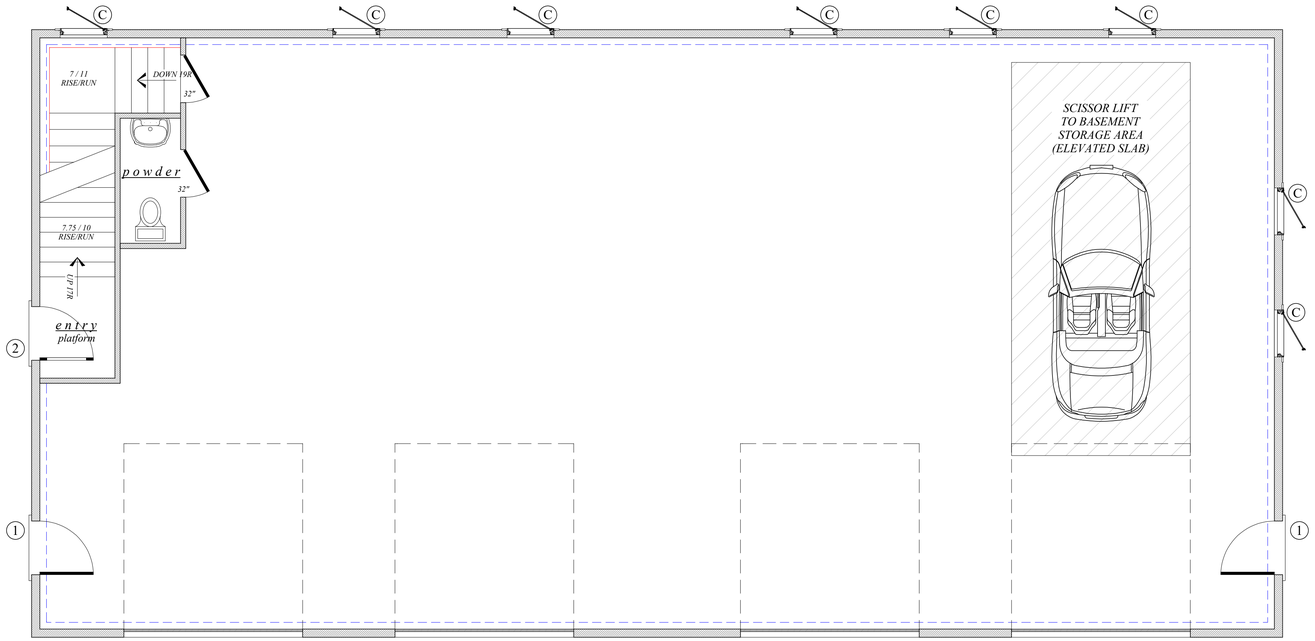



CUSTOM WOOD DOOR
BEADED PANEL & RAIL
SLAB SIZE - 3'-0" X 6'-8"
QTY - TWO (2)
COLOR - FOREST GREEN

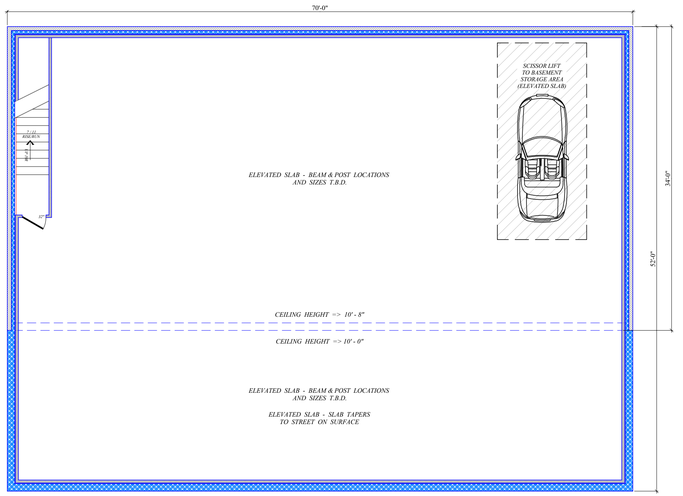



THERMA-TRU OR EQ.
4 LITE 3 PANEL
SLAB SIZE - 3'-0" X 6'-8"
QTY - ONE (1)
COLOR - FOREST GREEN

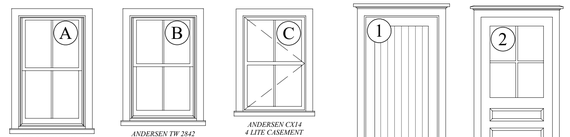





GARAGE PLAN

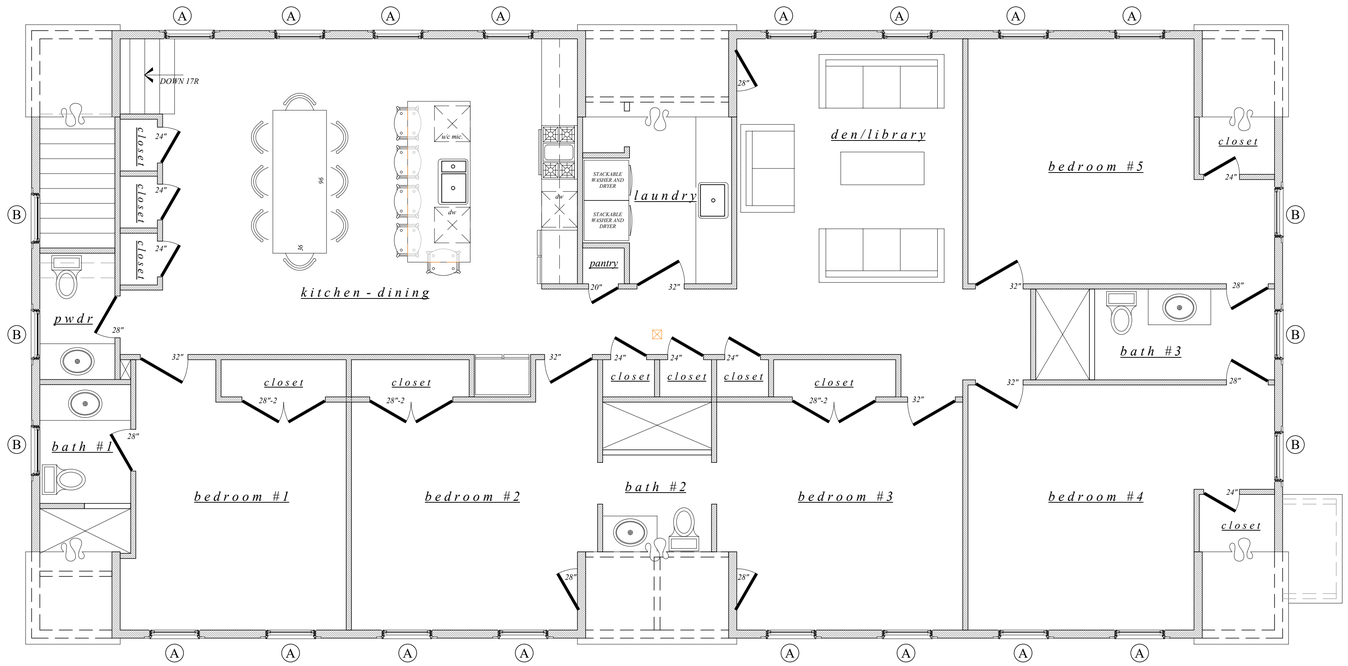



BASEMENT PLAN

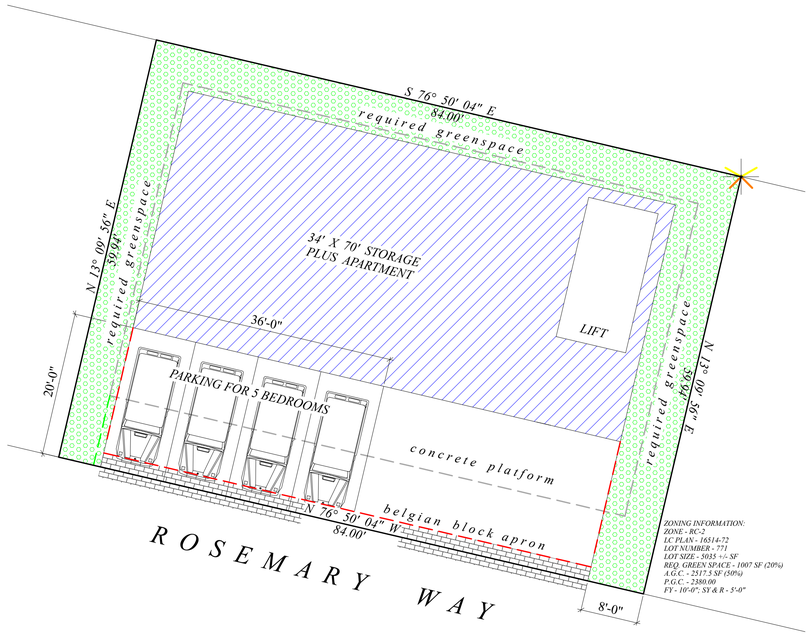









APARTMENT PLAN




H.D.C. SUBMISSION

2

MAP - 69
PCL - 275

3 ROSEMARY LLC. - NEW GARAGE APARTMENT
3 ROSEMARY WAY
NANTUCKET, MA

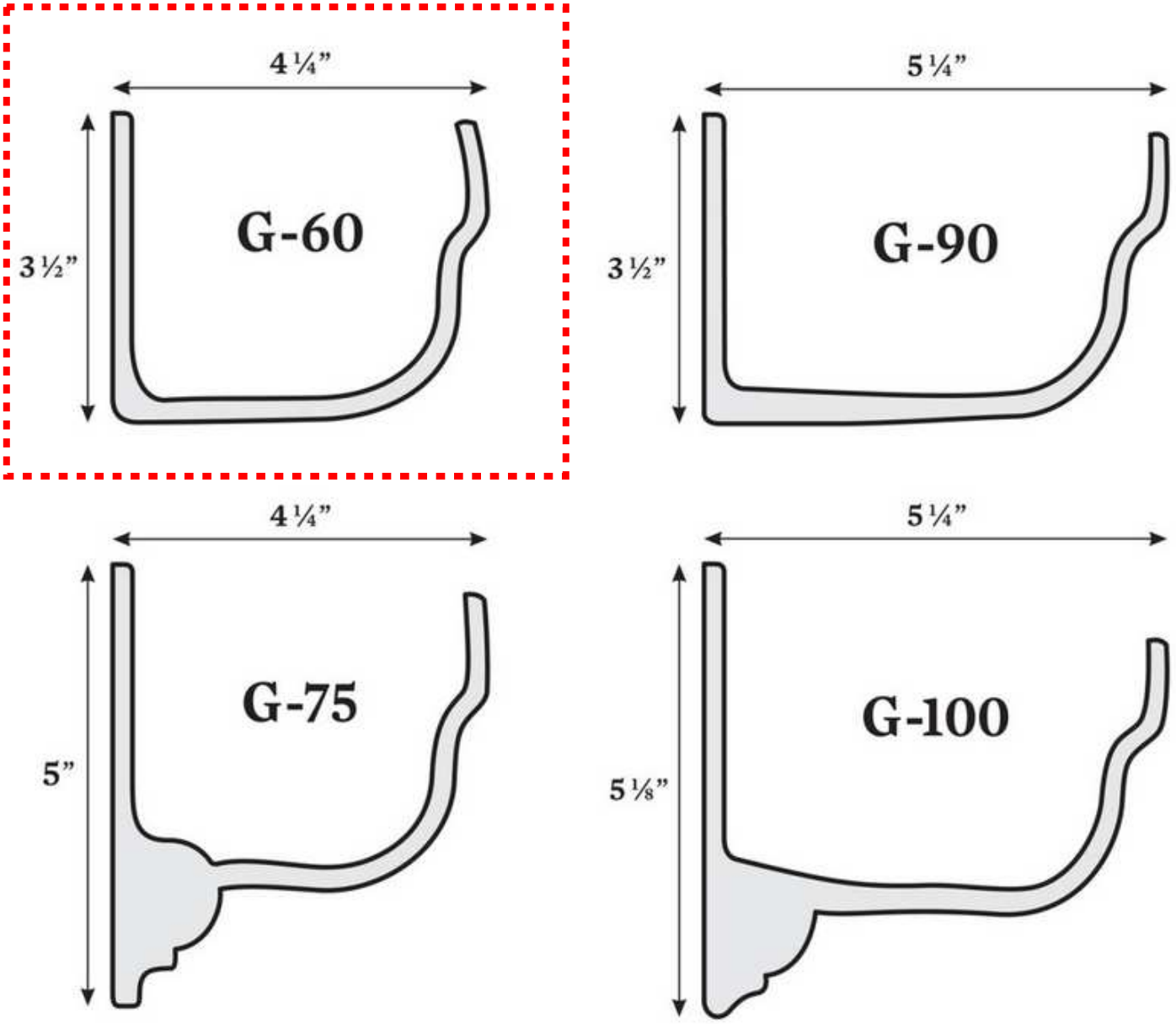
2025
PRINT DATE

ELEVATIONS, SITE LOCUS
SCALE: 1/4" = 1'0", 1" = 20'0"
DATE: 01.08.25

REVISIONS

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388




3 ROSEMARY WAY - FIBERGLAS GUTTER CO.



3 ROSEMARY - GARAGE + APARTMENT (NEW)
NEIGHBORHOOD CONTEXT





3 ROSEMARY - GARAGE + APARTMENT (NEW)
NEIGHBORHOOD CONTEXT



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

26 Naushon Way
Spa and Hardscape

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Jan 2024

***REQUIRED WITH ALL APPLICATIONS:***

FOR SUBMISSION:_____
NEW BUSINESS:_____
EMAIL: ☐

| | | |
|---|---|---|
| ✅ | 1. | **Completed Application Form:** Description of ALL work must be indicated on application form. |
| ✅ | 2. | **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided. |
| 200 ck 1015 | 3. | **Application Fee:** See back of application for fee schedule or call the office. |
| ✅ | 4. | **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps |
| ✅ | 5. | **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*. |
| ✅ | 6. | **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled. |
| ✅ | 7. | **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address. |
| ✅ | 8. | **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov. |

***REQUIRED WHERE APPLICABLE:***

| | | |
|---|---|---|
| N/A | 1. | **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| N/A | 2. | **Exterior Elevations and Floor Plans (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.** |

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 190

Street & Number of Proposed Work: 26 NAUSHON WAY

Owner of record: AWAY GAME NOMINEE TRUST

Mailing Address: PO BOX 1365
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

~~☐ Pool (Zoning District W6)~~ ADD SPA ☐ Roof ☐ Other 8X8 RAISED SPA, ADD BLUESTONE PATIO & FIRE PIT

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks/~~Patio: Size: 280 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 240 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways EXIST → 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 2025.01.10 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 Atlantic Landscaping

AS AGENT FOR Away Game Nominee Trust

STREET ADDRESS 26 Naushon Way

MAP/PARCEL 80/190

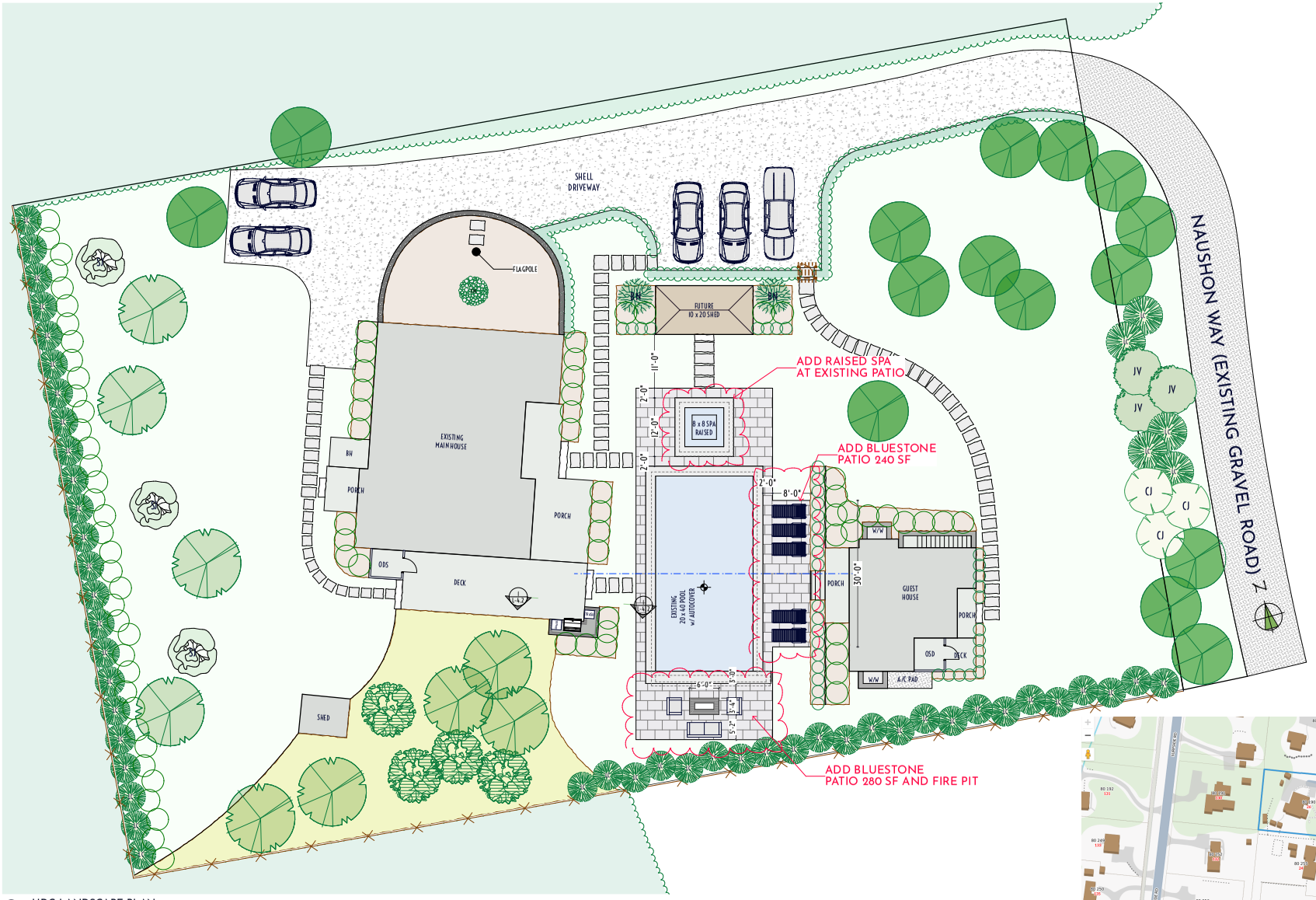
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2025.01.13

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

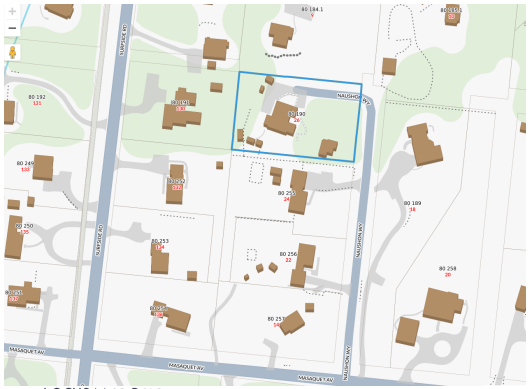
**SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2025.01.10 Date




1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-80 P-190

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
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HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

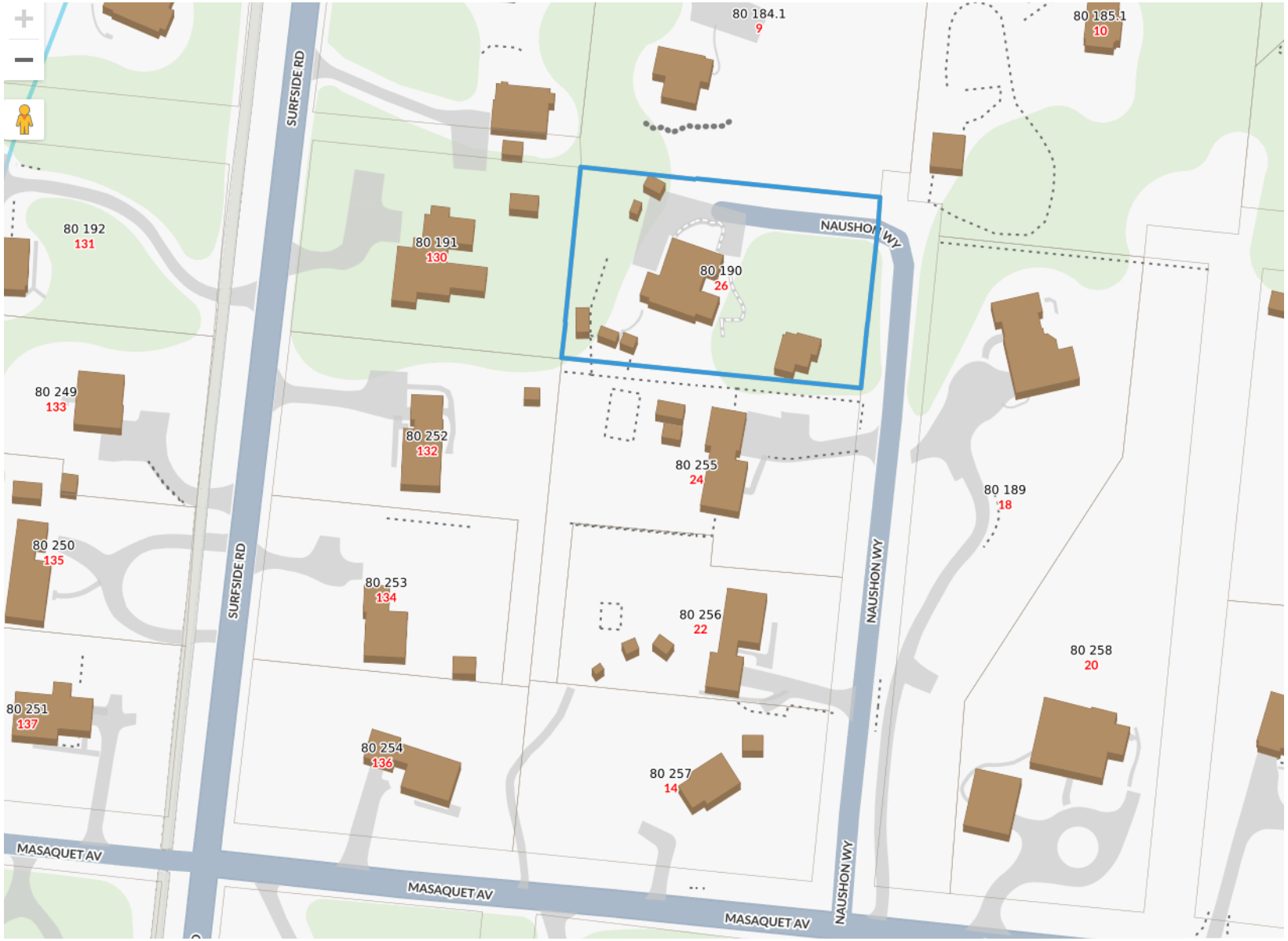
Landscape at
26 Naushon Way
Nantucket, Ma.
02554

M: 80
P: 190
Zoning: LUG-1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 1/9/25
Drawing No.:

HDC-1

| Surveyor | Contact |
|---|---|
| Bracken | LC |

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.




1 LOCUS M-80 P-190

atlantic LANDSCAPING, INC

| MARK | DATE |
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HDC Locus

Landscape at
26 Naushon Way
Nantucket, Ma.
02554
M: 80
P: 190
Zoning: LUG-1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-A

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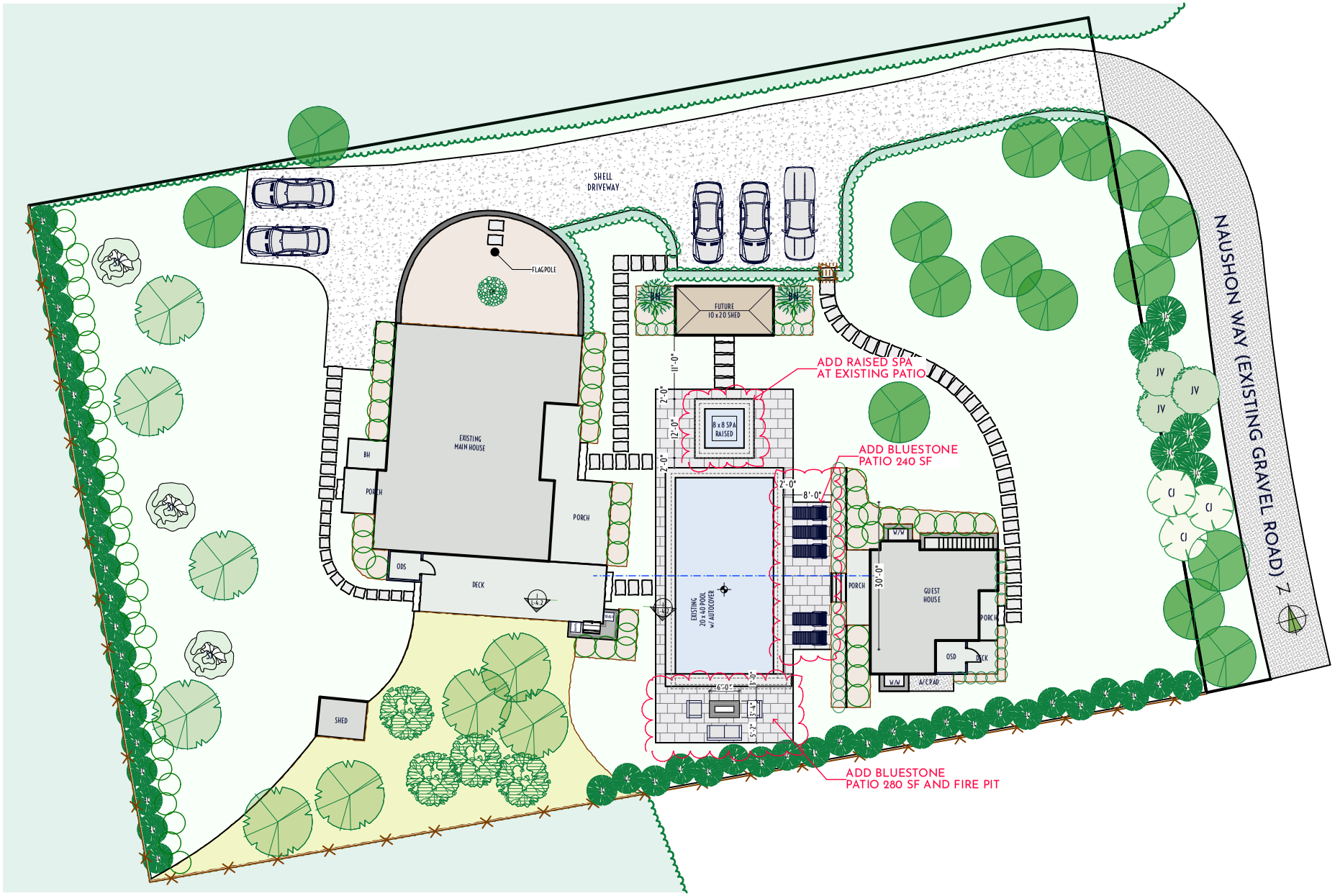


# HDC LANDSCAPE PLAN

1

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
26 Naushon Way
Nantucket, Ma.
02554
M: 80
P: 190
Zoning: LUG-1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 26 Naushon Way View 1



2 26 Naushon Way View 2



3 26 Naushon Way View 3

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Site Photos

Landscape at
26 Naushon Way
Nantucket, Ma.
02554
M: 80
P: 190
Zoning: LUG-1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 COLONIAL STONE FIRE PIT



2 SPA RAISED COLONIAL STONE

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Materials Photos

Landscape at
26 Naushon Way
Nantucket, Ma.
02554
M: 80
P: 190
Zoning: LUG-1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

156 Madaket Rd
Driveway Change

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Jan 2024

FOR SUBMISSION:_____
NEW 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. |
| 50, ck 16189 | 3. | **Application Fee:** See back of application for fee schedule or call the office. |
| ✅ | 4. | **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps |
| ✅ | 5. | **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*. |
| ✅ | 6. | **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled. |
| ✅ | 7. | **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address. |
| ✅ | 8. | **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov. |

***REQUIRED WHERE APPLICABLE:***

| | | |
|---|---|---|
| N/A | 1. | **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| N/A | 2. | **Exterior Elevations and Floor Plans (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 KAC Holdings LLC

STREET ADDRESS 156 Madaket Rd

MAP/PARCEL 39/13.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2025.01.13

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 2025.01.10 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°: 39 PARCEL N°. 13.4

Street & Number of Proposed Work: 156 MADAKET RD.

Owner of record: KAC HOLDINGS LLC.

Mailing Address: 37 CENTER ST
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other REMOVE EXISTING DRIVEWAY @ MASSASOIT RD,

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 NEW DRIVEWAY & APRON ON MADAKET RD.
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/BELGIAN BLOCK APRON Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

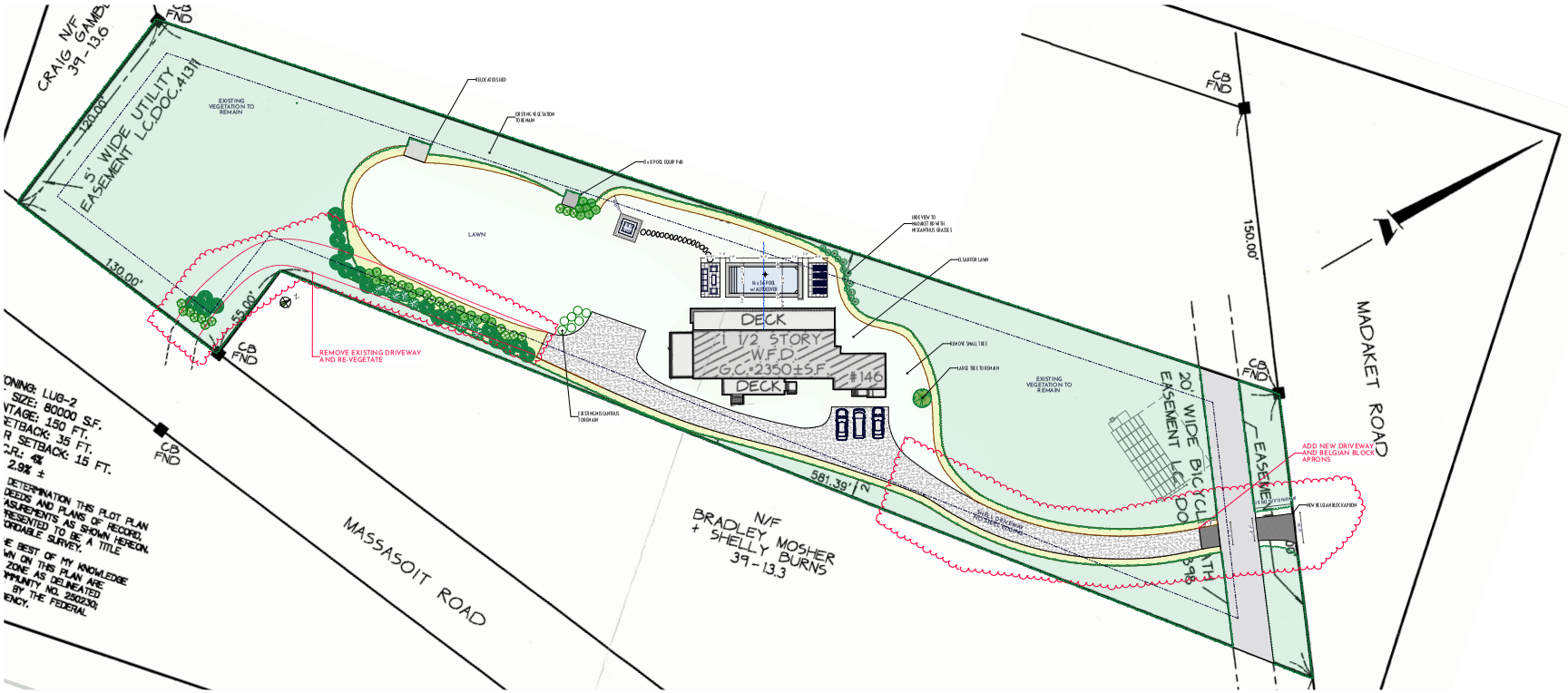
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

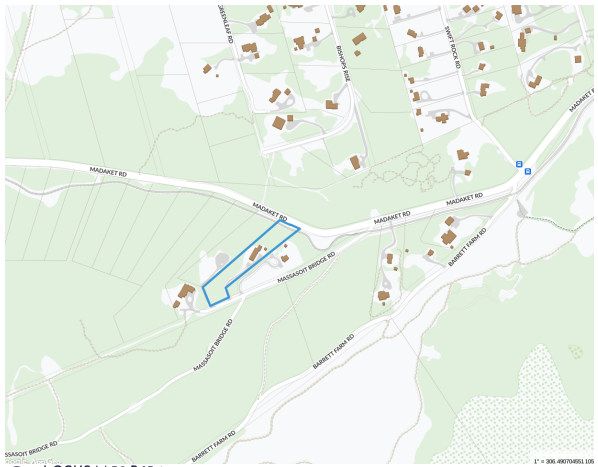
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2025.01.10 Signature of owner of record _____ Signed under penalties of perjury




1 HDC LANDSCAPE PLAN
SCALE: 1" = 30'




2 LOCUS M:39 P:13.4

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
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HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

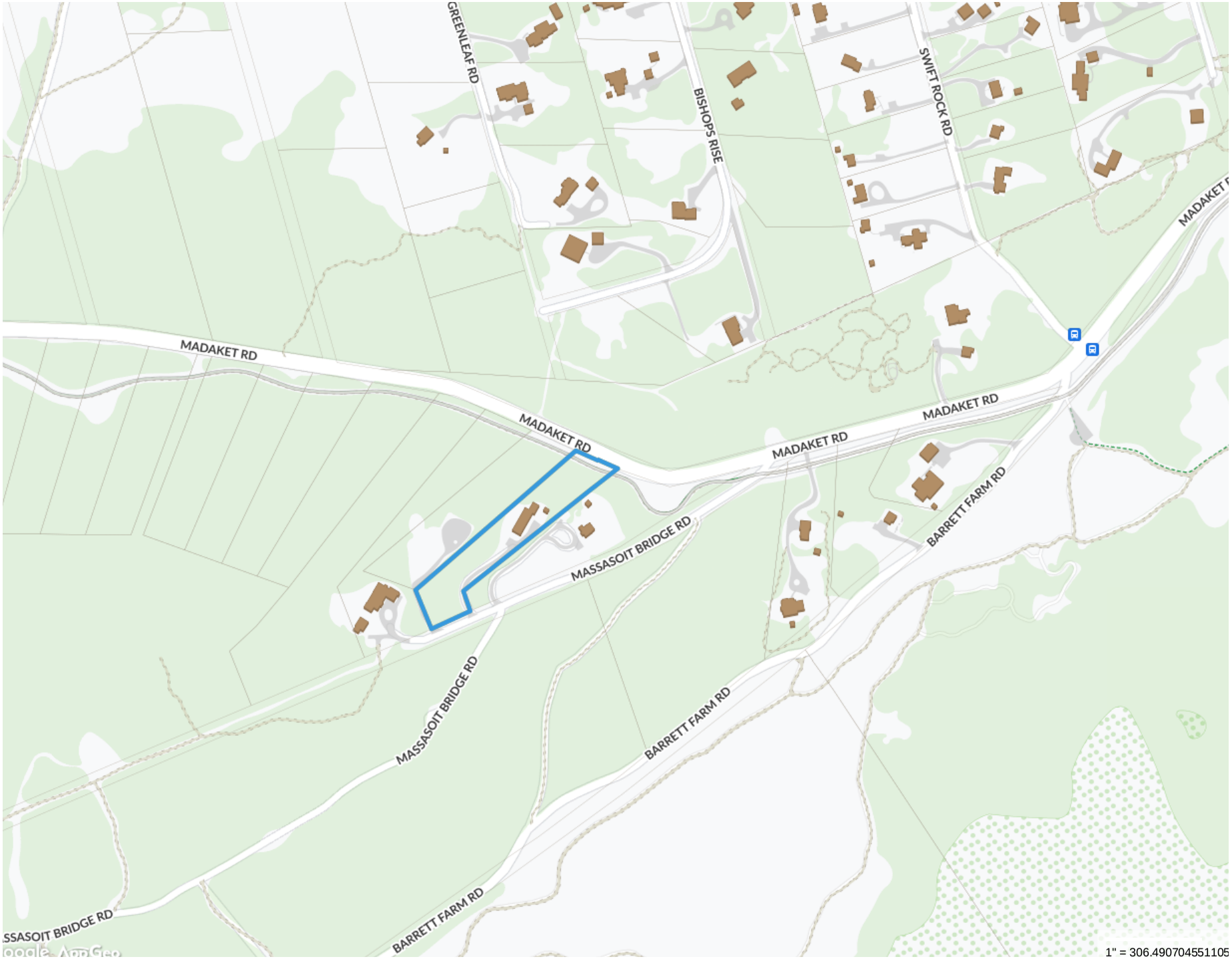
Landscape at
156 Madaket Rd
Nantucket, Ma.
02554

M: 39
P: 13.4
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 1/9/25
Drawing No.:

HDC-1

| Surveyor | Contact |
|---|---|
| Nantucket Surveyors LC | |

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.




1 LOCUS M-39 P-13.4

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Locus

Landscape at
156 Madaket Rd
Nantucket, Ma.
02554
M: 39
P: 13.4
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 1/9/25
Drawing No.:

HDC-A

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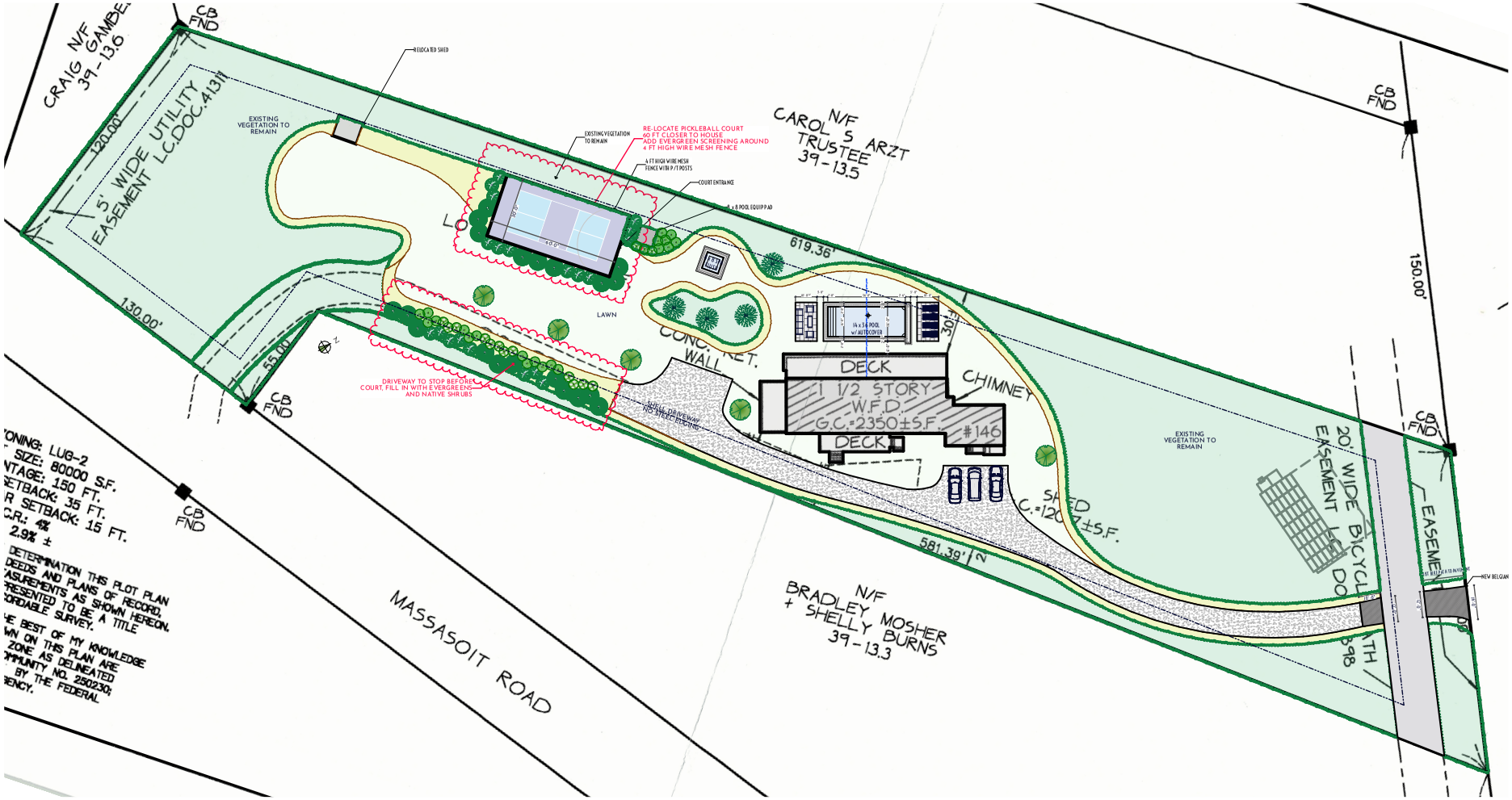


# 1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
156 Madaket Rd
Nantucket, Ma.
02554
M: 39
P: 13.4
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-B

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1 156 Madaket Rd View 1



2 156 Madaket Rd View 2



3 156 Madaket Rd View3



4 Driveway to be Removed

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
| | |
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HDC Site Photos

Landscape at
156 Madaket Rd
Nantucket, Ma.
02554
M: 39
P: 13.4
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-C

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

17 Pilgrim Rd
Pool and Hardscape

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Jan 2024

***REQUIRED WITH ALL APPLICATIONS:***

FOR SUBMISSION:_____
NEW BUSINESS:_____
EMAIL: ☐

✅ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✅ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

200 ck 1014 3. **Application Fee:** See back of application for fee schedule or call the office.

✅ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✅ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✅ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✅ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✅ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (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 Two Pilgrims LLC

STREET ADDRESS 15-17 Pilgrim Rd

MAP/PARCEL 41/214

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2025.01.13

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 2025.01.10 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 214

Street & Number of Proposed Work: 17 PILGRIM RD.

Owner of record: TWO PILGRIMS LLC.

Mailing Address: 12 AMELIA DR
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-1) ☐ Roof ☐ Other BLUESTONE PATIO, RAISED SPA 6X10, FIRE PIT, OUTDOOR KITCHEN

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: _____ ~~Decks/~~Patio: Size: 461 SF ☐ 1st floor ☐ 2nd floor

POOL Width: 16 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 667 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 421 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: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 STEPPERS Walls N/A

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

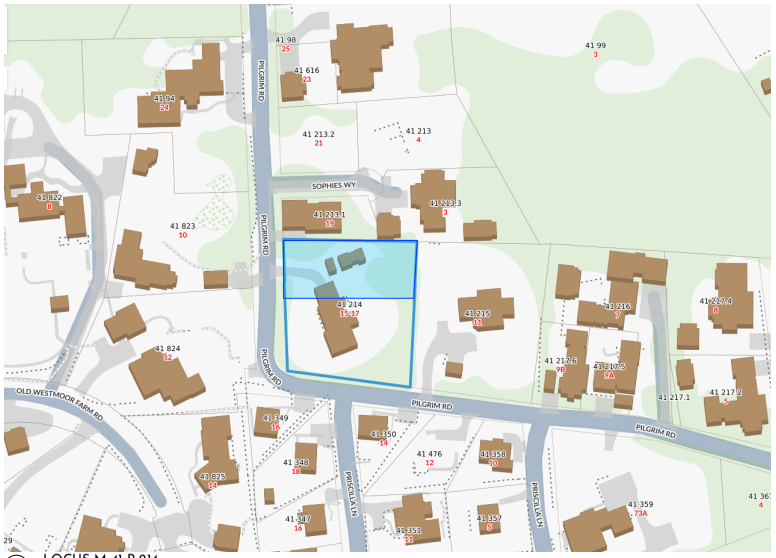
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

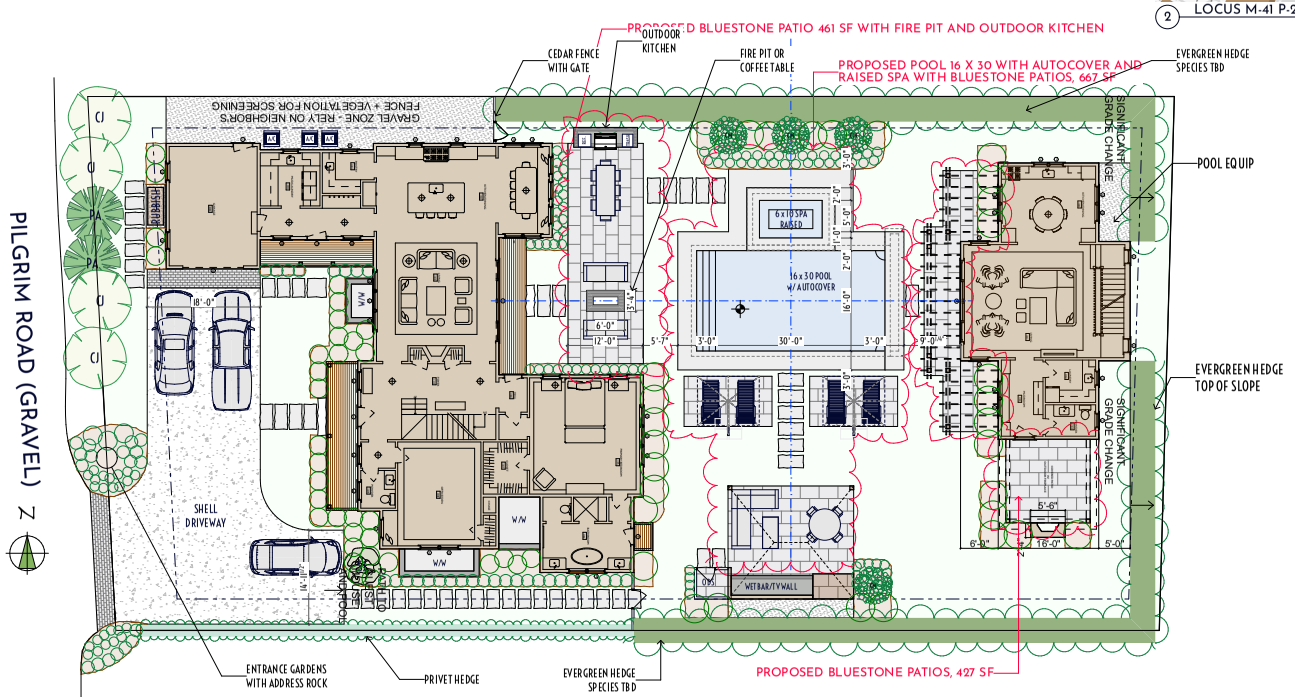
* Attach manufacturer's color samples if color is not from HDC approval list.

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 2025.01.16 Signature of owner of record _____ Signed under penalties of perjury




2 LOCUS M-41 P-214




1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'

atlantic LANDSCAPING, INC.

| MARK | DATE |
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HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

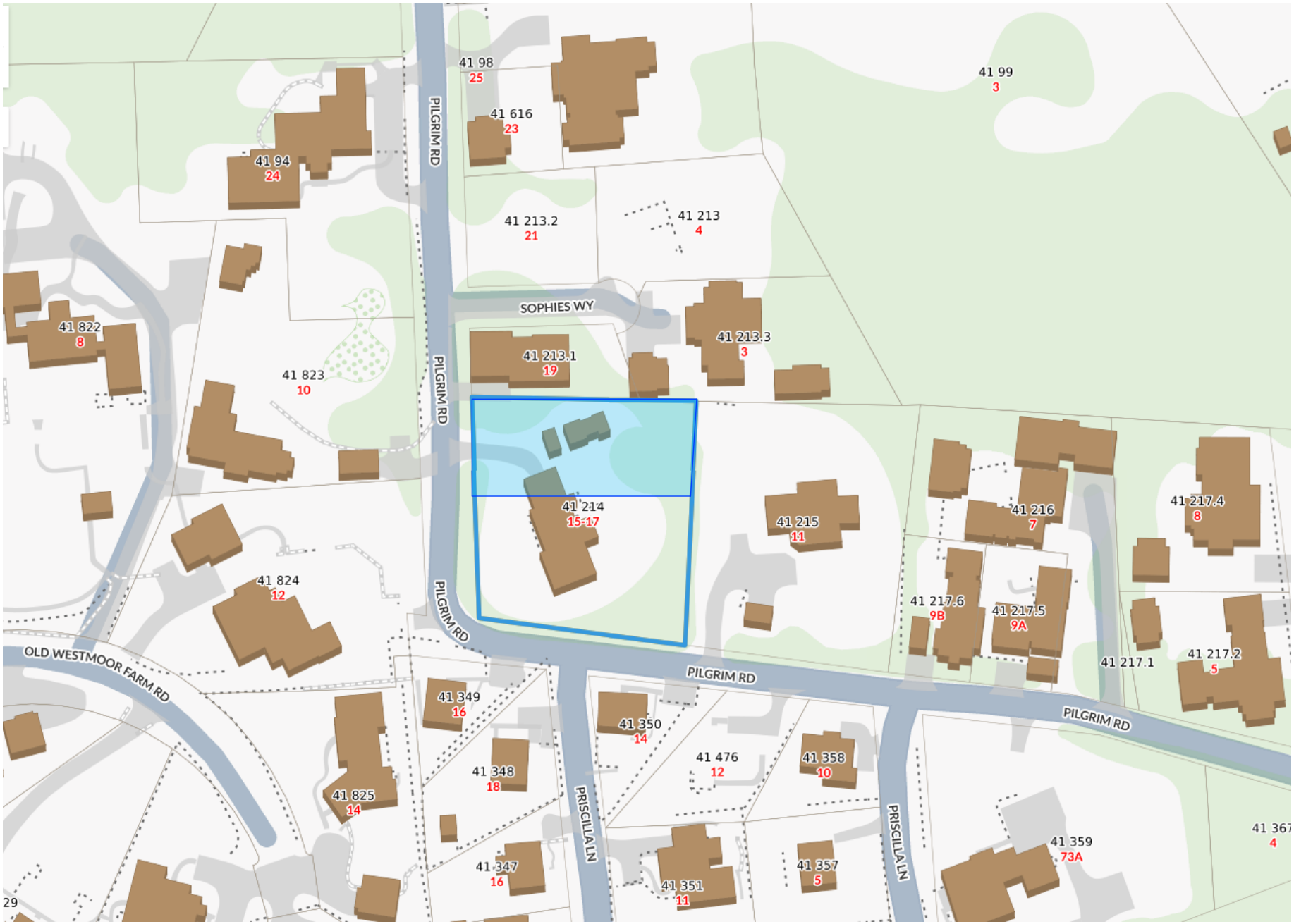
Landscape at
17 Pilgrim Rd
Nantucket, Ma.
02554

M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5 (10 pool)
Scale: As Noted
Plotted: 1/13/25
Drawing No.:

HDC-1

| Surveyor | Contact |
|---|---|
| Dan Mulloy | LC |

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.




1 LOCUS M-41 P-214

atlantic LANDSCAPING, INC

| MARK | DATE |
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HDC Locus

Landscape at
17 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5 (10 pool)
Scale: As Noted
Plotted: 1/13/25
Drawing No.:

HDC-A

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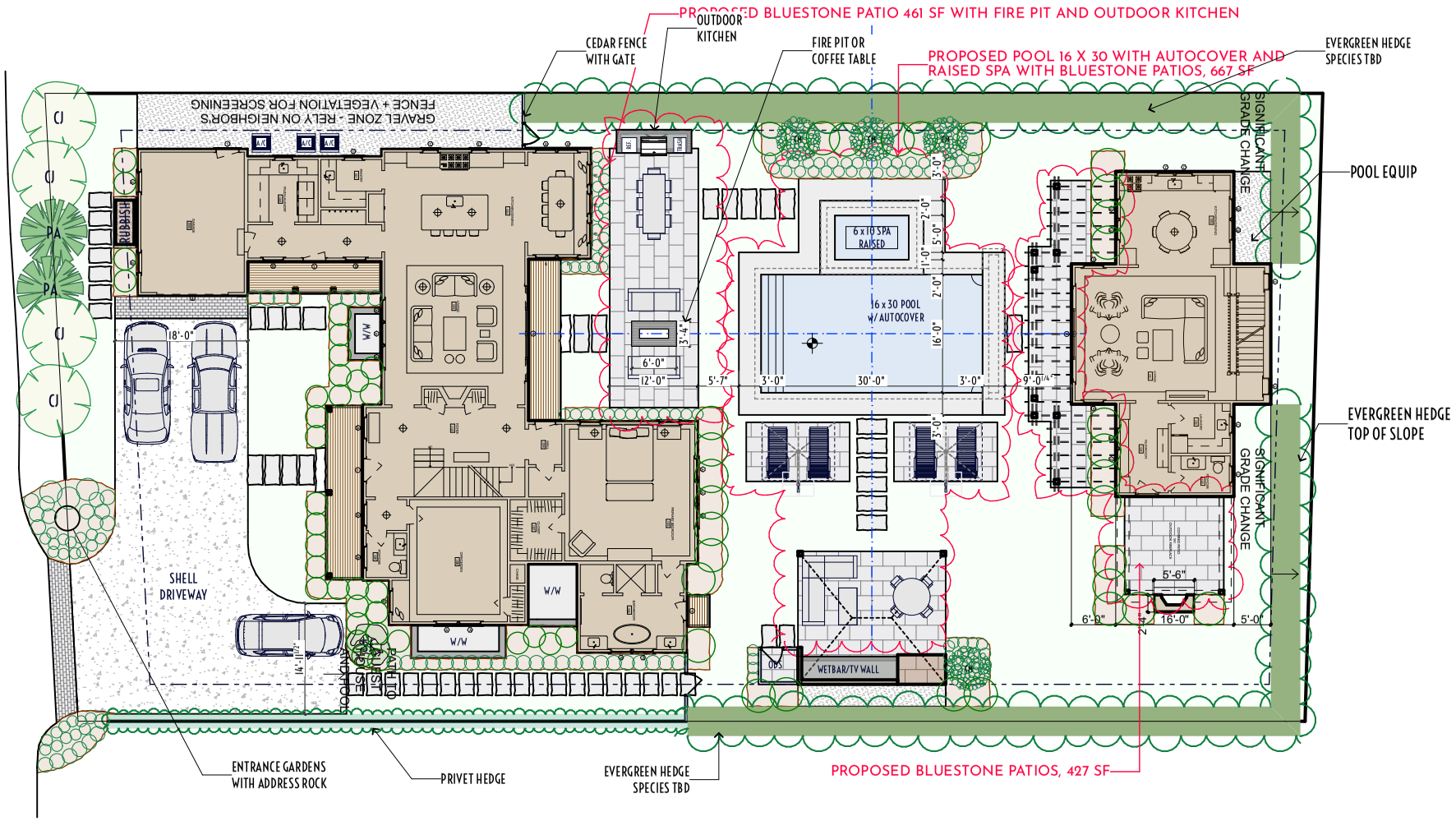


PILGRIM ROAD (GRAVEL)

N

# 1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
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HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
17 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5 (10 pool)
Scale: As Noted
Plotted: 1/13/25
Drawing No.:

HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 17 Pilgrim Rd View 1



2 17 Pilgrim Rd View 2



3 17 Pilgrim Rd View 3

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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| | |

HDC Site Photos

Landscape at
17 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5 (10 pool)
Scale: As Noted
Plotted: 1/13/25
Drawing No.:

HDC-C

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1 POOL w: BLUESTONE COPING



2 COLONIAL STONE FIRE PIT



3 COLONIAL STONE OUTDOOR KITCHEN



4 SPA RAISED COLONIAL STONE

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Materials Photos

Landscape at
17 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5 (10 pool)
Scale: As Noted
Plotted: 1/13/25
Drawing No.:

HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

20 N Pasture
Rev COA, reduce pool and Rotate

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Jan 2024

FOR SUBMISSION:_____
NEW 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.

50, ck1016 3. **Application Fee:** See back of application for fee schedule or call the office.

✅ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✅ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✅ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✅ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✅ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (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 RH 20 N Pasture ACK LLC

STREET ADDRESS 20 N Pasture LN

MAP/PARCEL 44/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.01.13

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

2025.01.09
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 20 N. PASTURE LN.

Owner of record: RH 20 NORTH PASTURE ACK LLC.

Mailing Address: 34 BEECH RD.
BROOKLINE MA 02446

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 ☐ De 2024-10-11381

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ROTATE PREVIOUSLY APPROVED POOL, REDUCE LENGTH BY 2FT.

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

REDUCE POOL TO → Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RE-LOCATE APPROVED FIRE PIT & OUTDOOR KITCHEN.

Is there an HDC survey form for 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 PAVERS Walls N/A

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

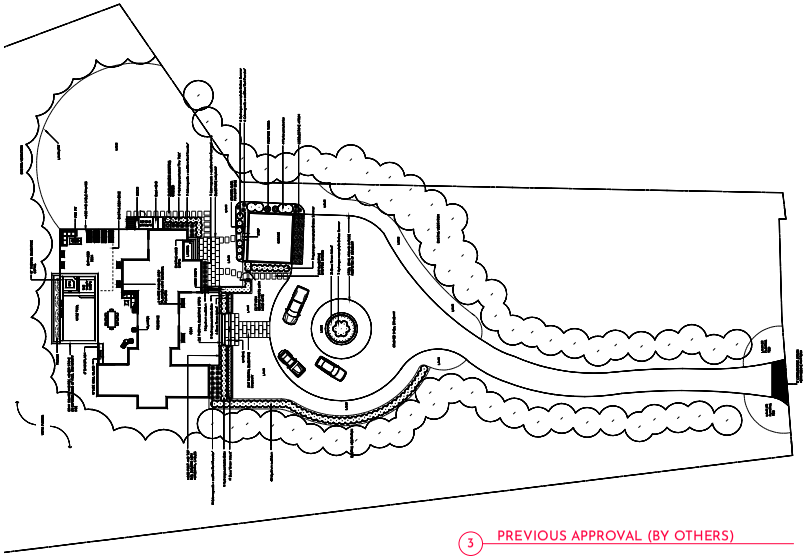
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

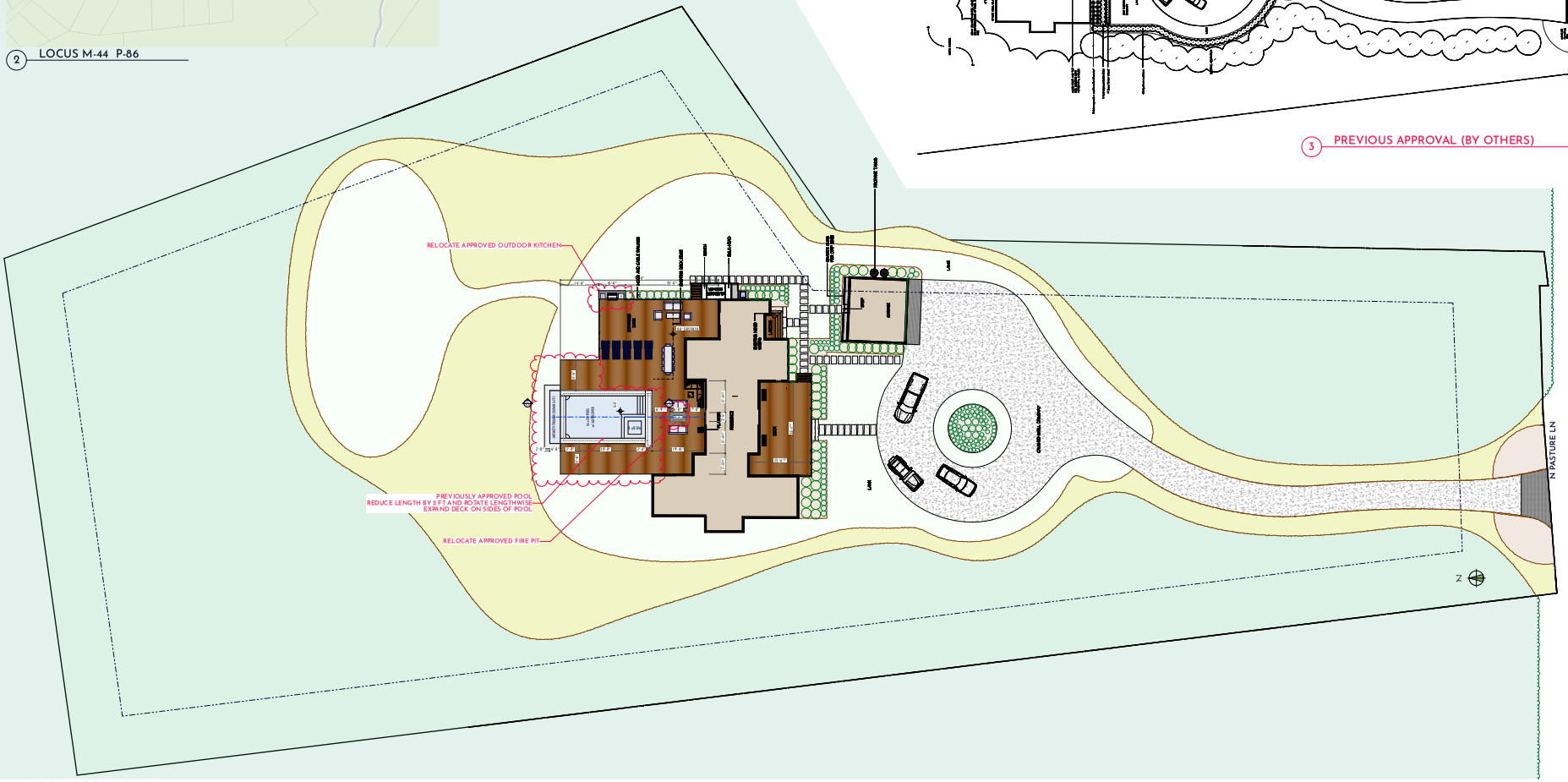
Date 2025.01.16 Signature of owner of record _____ Signed under penalties of perjury




2 LOCUS M-44 P-86



3 PREVIOUS APPROVAL (BY OTHERS)




1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
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HDC Landscape Plan

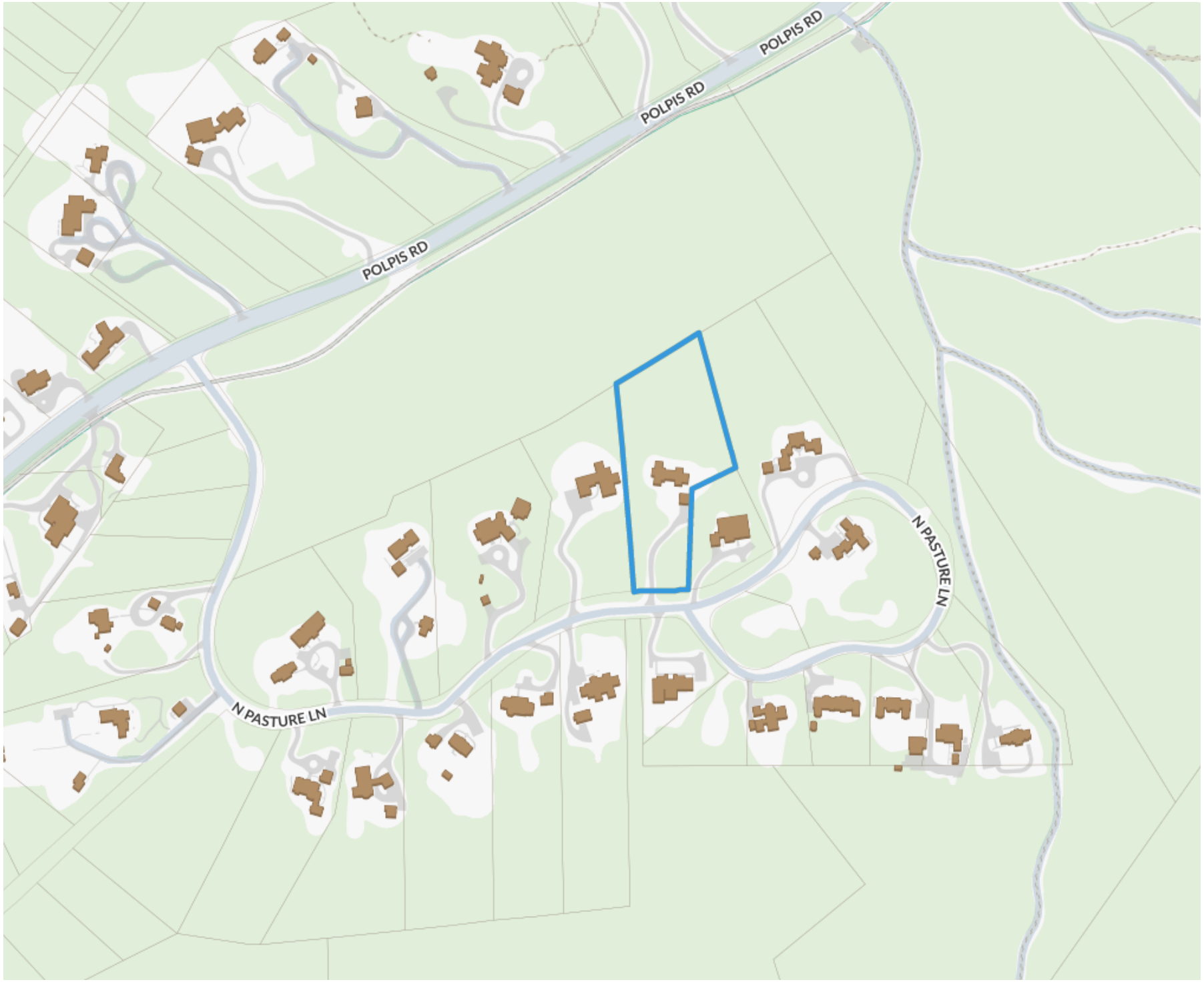
Landscape at
20 N Pasture Ln
Nantucket, Ma.
02554

M: 44
P: 86
Zoning: LUG 3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 1/9/25
Drawing No.:

HDC-1

| Surveyor | Contact |
|---|---|
| Surveyor | LC |

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.




1 LOCUS M-44 P-86

atlantic LANDSCAPING, INC

| MARK | DATE |
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HDC Locus

Landscape at
20 N Pasture Ln
Nantucket, Ma.
02554
M: 44
P: 86
Zoning: LUG 3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-A

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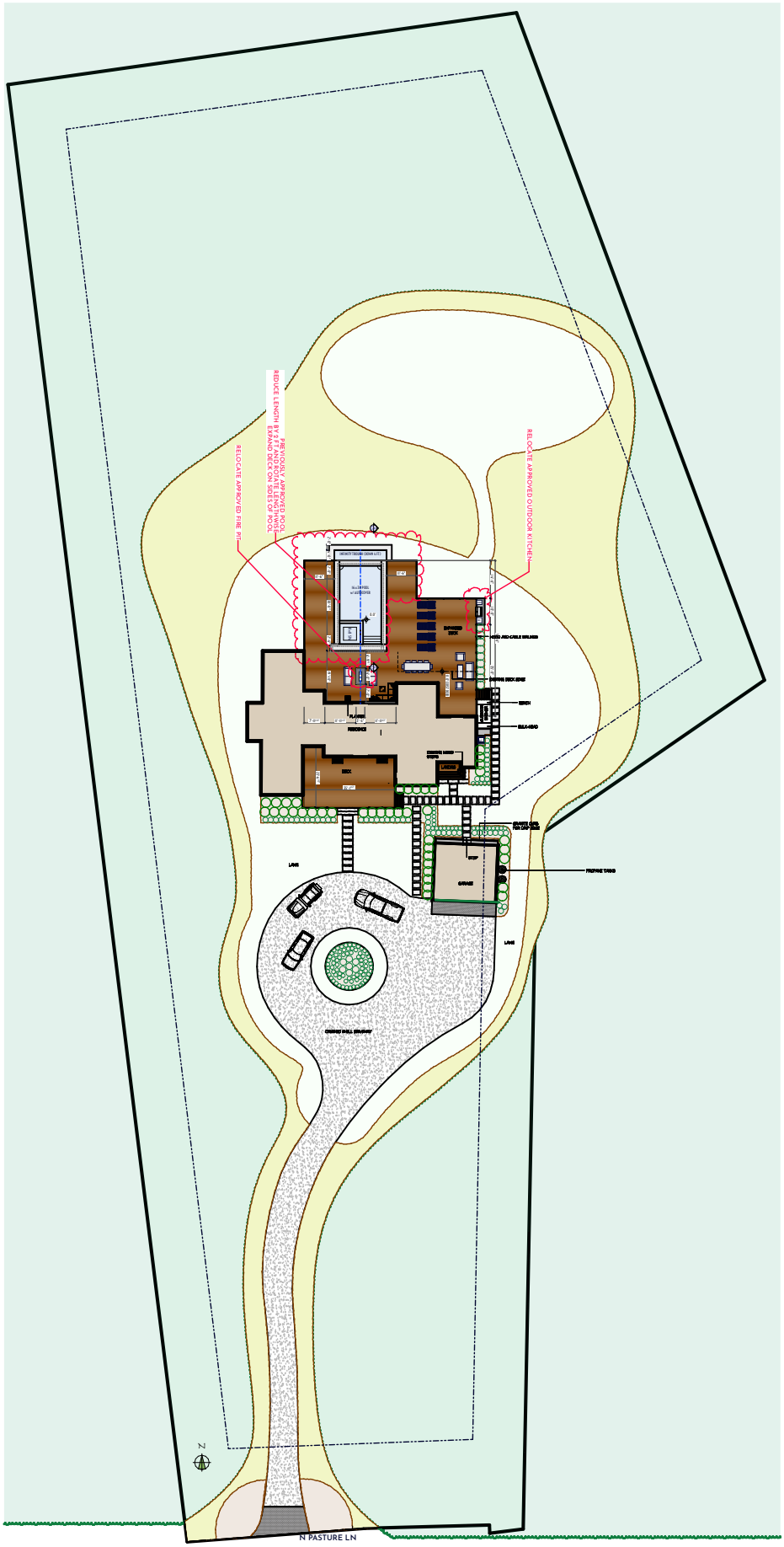
1

# HDC LANDSCAPE PLAN




Landscape at
20 N Pasture Ln
Nantucket, Ma.
02554
M: 44
P: 86
Zoning: LUG 3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-B

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

| MARK | DATE |
|---|---|
| | |

atlantic LANDSCAPING, INC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 20 N Pasture View 1



2 20 N Pasture View 2



3 20 N Pasture View 3



4 20 N Pasture View 4

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
| | |
| | |
| | |
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| | |

HDC Site Photos

Landscape at
20 N Pasture Ln
Nantucket, Ma.
02554
M: 44
P: 86
Zoning: LUG 3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 COLONIAL STONE FIRE PIT



2 COLONIAL STONE OUTDOOR KITCHEN

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

HDC Materials Photos

Landscape at
20 N Pasture Ln
Nantucket, Ma.
02554
M: 44
P: 86
Zoning: LUG 3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 1/9/25
Drawing No.:

HDC-D

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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 Miroslava Ahern

AS AGENT FOR Elegance LLC

STREET ADDRESS 75 Pocomo Road

MAP/PARCEL 15/7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

**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

1/13/25 — 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°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Road

Owner of record: Elegance LLC

Mailing Address: 4 Winter Street
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☒ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☒ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District LUG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____ Decks/Patio: Size: 1100 SF ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: TOTAL ☐ 1st floor ☐ 2nd floor
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 CRUSHED SHELL Walkways BLUESTONE & GOSHEN BOARDWALK AT GRADE Walls CONCRETE W/ PARGED FINISH & NATURAL STONE

* Note: Complete door and window schedules are required.

## COLORS

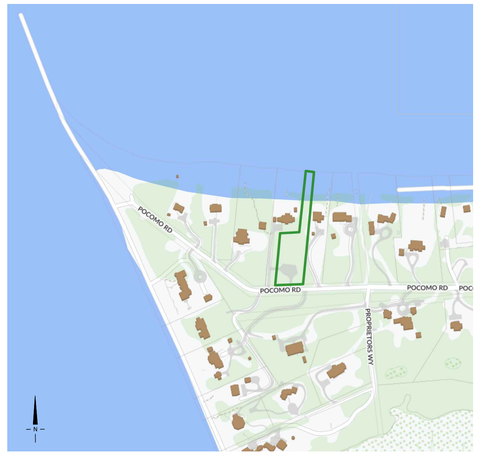
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/13/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 15/7



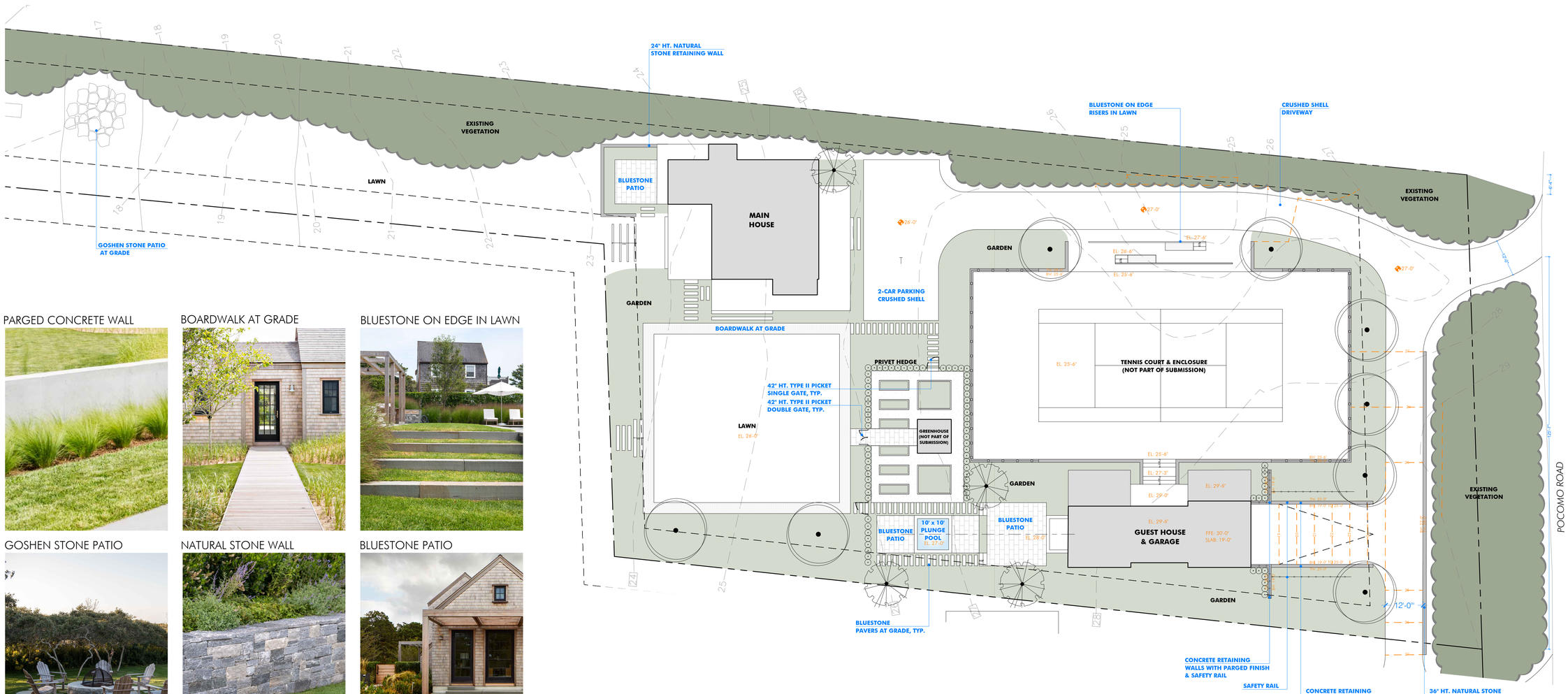

AERIAL MAP: 15/7




EXISTING CONDITIONS








PARGED CONCRETE WALL



BOARDWALK AT GRADE



BLUESTONE ON EDGE IN LAWN



GOSHEN STONE PATIO



NATURAL STONE WALL



BLUESTONE PATIO




AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com


**PROJECT**

# 75 POCOMO
## RESIDENCE

75 POCOMO ROAD
NANTUCKET, MA 02554

**OWNER**

ELEGANCE, LLC

**ARCHITECT**

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

**PROPERTY INFO**

ADDRESS: 75 POCOMO
ZONE: LUG-3
MAP / PARCEL: 15/7
LOT SIZE: 1.3 AC
MIN. LOT SIZE: 120,000 SF

FRONTAGE: 200'
FRONT SETBACK: 35'
SIDE/REAR SETBACK: 10'

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
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**POOL & HARDSCAPE**
**HDC SUBMISSION**

***NOTES***

**DRAWING INFO**

DATE: JANUARY 13, 2025
SCALE: 1/16" = 1'-0"
DRAWN BY: CP

**ISSUES**

DATE

N

**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 Elegance LLC

STREET ADDRESS 75 Pocomo Road

MAP/PARCEL 15/7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

**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

1/13/25 — 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.

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_____ 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°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Road

Owner of record: Elegance LLC

Mailing Address: 4 Winter Street
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other TENNIS COURT

Size of Structure or Addition: Length: 120' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 60' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 30" ht. wall w/ 7'-6" ht. fence
Type: Concrete wall w/ parged finish &
Length: black wire mesh fence (216 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

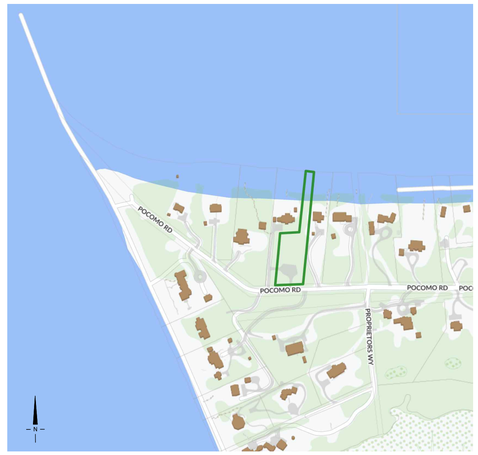
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 1/13/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 15/7



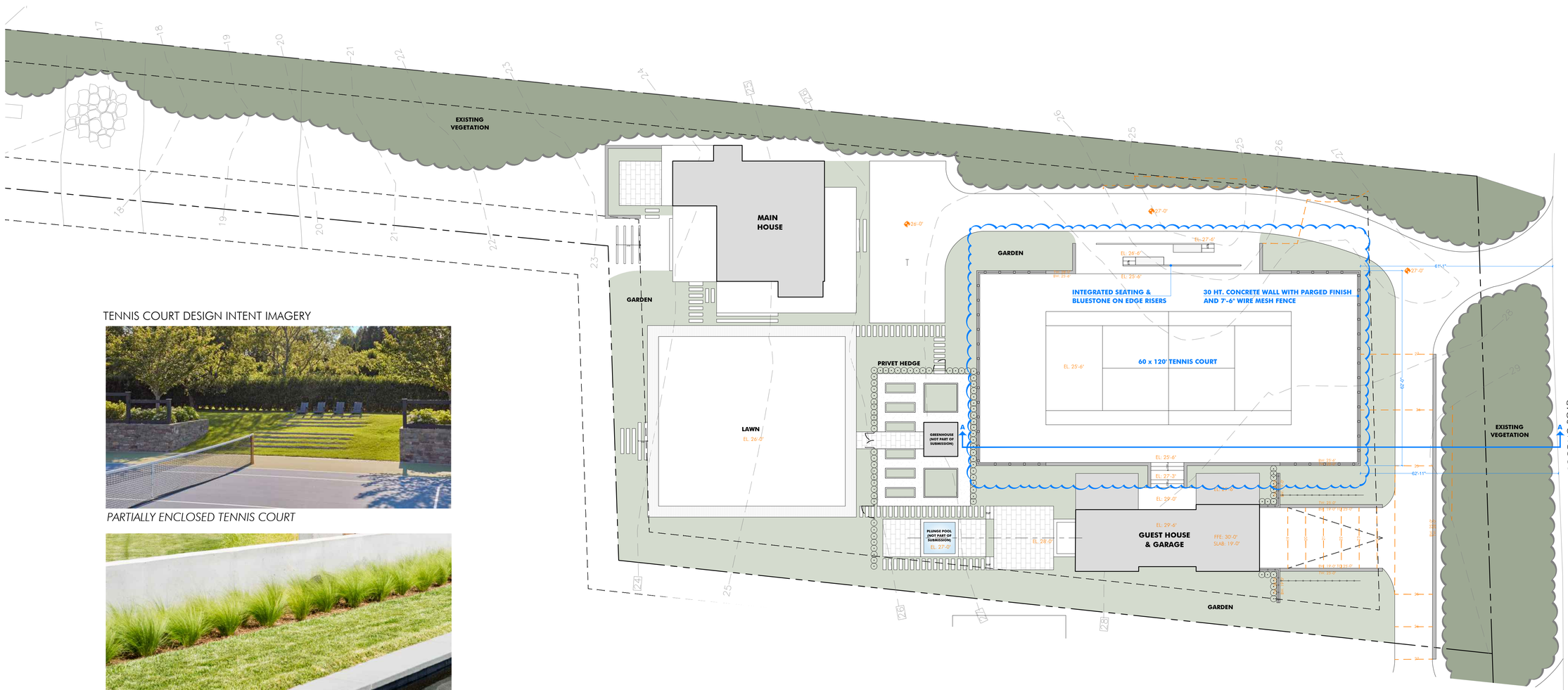

AERIAL MAP: 15/7




EXISTING CONDITIONS








TENNIS COURT DESIGN INTENT IMAGERY



*PARTIALLY ENCLOSED TENNIS COURT*



*CONCRETE WALL W/ PARGED FINISH*

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

**PROJECT**

# 75 POCOMO
## RESIDENCE

75 POCOMO ROAD
NANTUCKET, MA 02554

**OWNER**

ELEGANCE, LLC

**ARCHITECT**

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

**PROPERTY INFO**

ADDRESS: 75 POCOMO
ZONE: LUG-3
MAP / PARCEL: 15/7
LOT SIZE: 1.3 AC
MIN. LOT SIZE: 120,000 SF

FRONTAGE: 200'
FRONT SETBACK: 35'
SIDE/REAR SETBACK: 10'

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
| | | |
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**TENNIS COURT**
**HDC SUBMISSION**

***NOTES***

**DRAWING INFO**

| | |
|---|---|
| DATE | JANUARY 13, 2025 |
| SCALE | 1/16" = 1'-0" |
| DRAWN BY | CP |

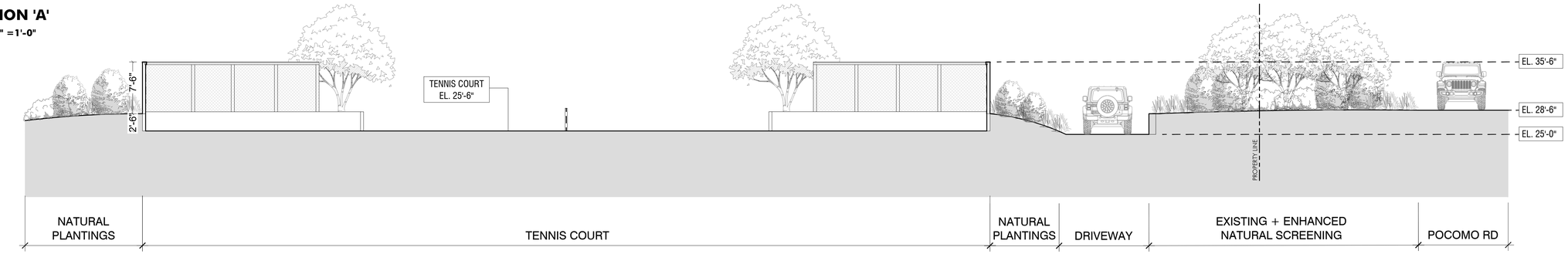
**ISSUES**

DATE

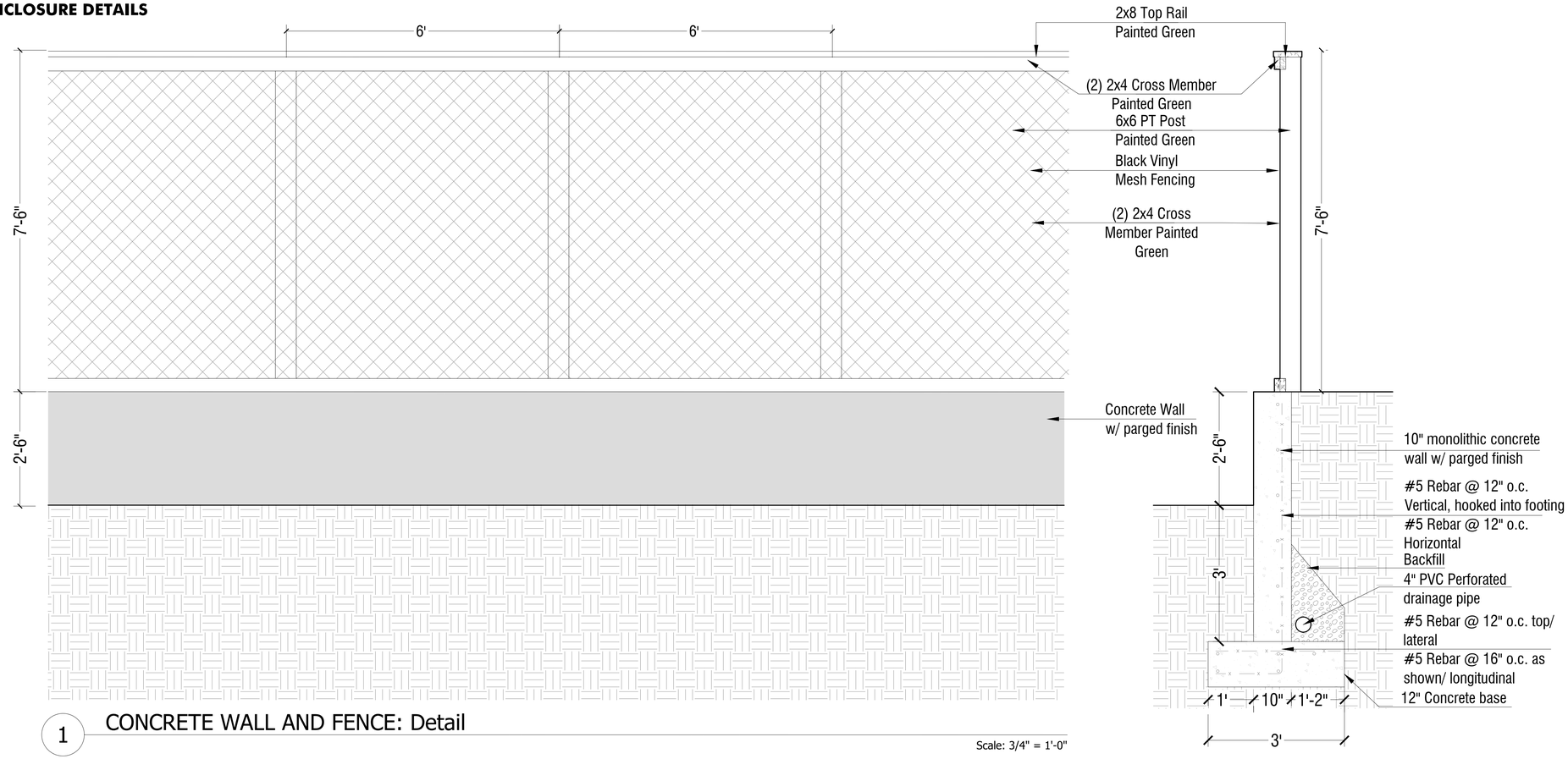
**HDC.01**

## SECTION 'A'

**Scale: 1/8" =1'-0"**




## ENCLOSURE DETAILS




1 CONCRETE WALL AND FENCE: 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*


AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com


**PROJECT**

# 75 POCOMO RESIDENCE

75 POCOMO ROAD
NANTUCKET, MA 02554

**OWNER**

ELEGANCE, LLC

**ARCHITECT**

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

**PROPERTY INFO**

ADDRESS: 75 POCOMO
ZONE: LUG-3
MAP / PARCEL: 15/7
LOT SIZE: 1.3 AC
MIN. LOT SIZE: 120,000 SF

FRONTAGE: 200'
FRONT SETBACK: 35'
SIDE/REAR SETBACK: 10'

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
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**TENNIS COURT**

**HDC SUBMISSION**

***NOTES***

**DRAWING INFO**

DATE JANUARY 13, 2025
SCALE AS NOTED
DRAWN BY CP

**ISSUES**

DATE

**HDC.02**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

**COMMISSIONERS**

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Connie Patten

**STAFF**

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Elegance LLC

STREET ADDRESS 75 Pocomo Road

MAP/PARCEL 15/7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

**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

1/13/25 — 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°: 15 PARCEL N°. 7

Street & Number of Proposed Work: 75 Pocomo Road

Owner of record: Elegance LLC

Mailing Address: 4 Winter Street
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other GREENHOUSE

Size of Structure or Addition: Length: 10'-10" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-10" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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~~ GREENHOUSE BASE: SOLOMON GRANITE

* Note: Complete door and window schedules are required.

## COLORS

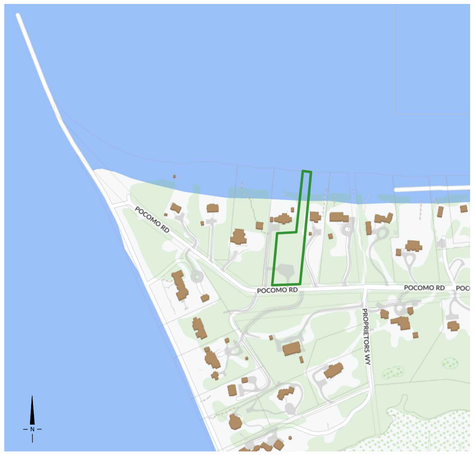
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/13/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 15/7



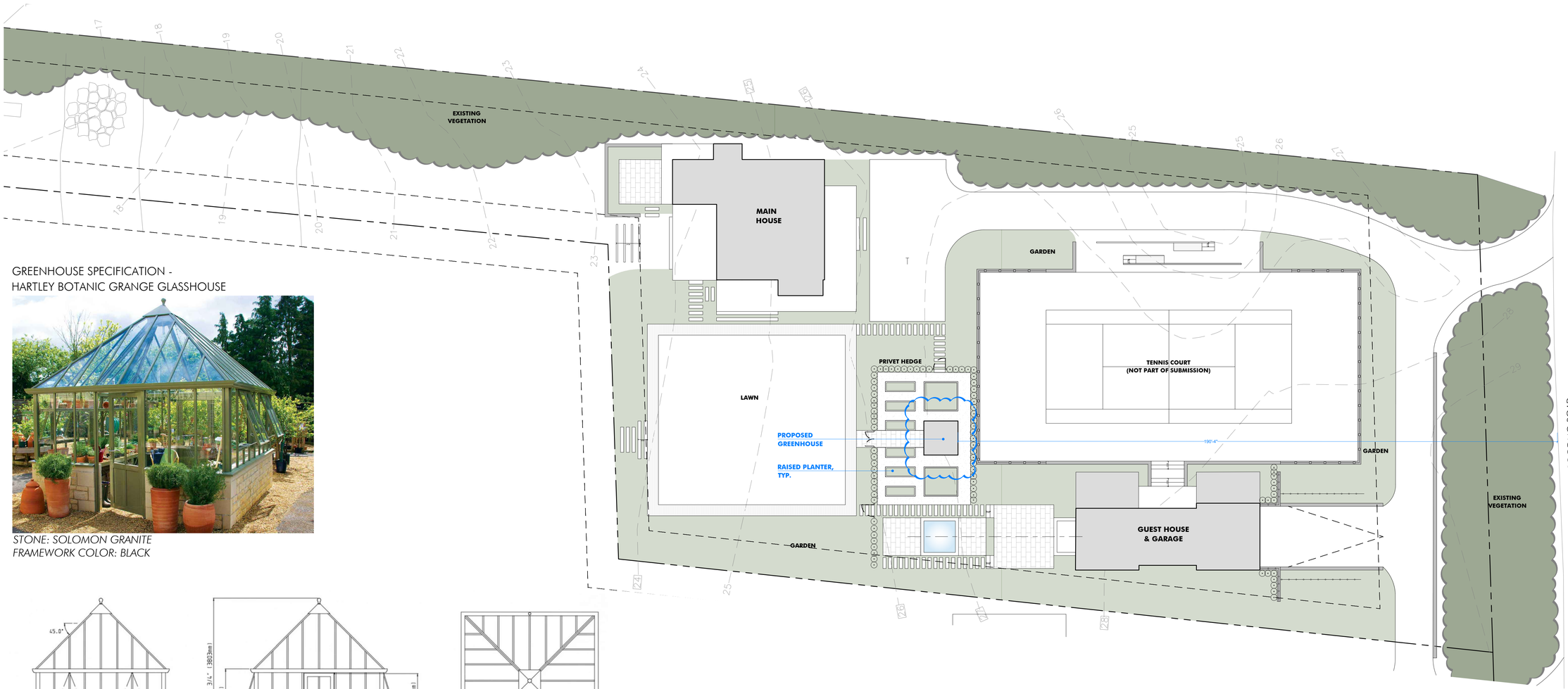

AERIAL MAP: 15/7




EXISTING CONDITIONS







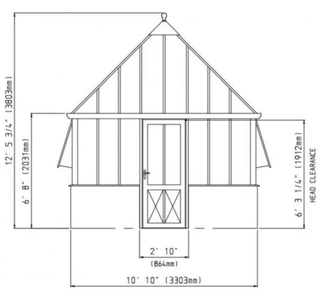

GREENHOUSE SPECIFICATION -
HARTLEY BOTANIC GRANGE GLASSHOUSE



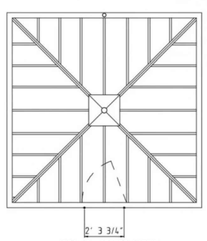
*STONE: SOLOMON GRANITE*
*FRAMEWORK COLOR: BLACK*




LEFT ELEVATION PLAN




FRONT ELEVATION PLAN




AERIAL PLAN

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

**PROJECT**

# 75 POCOMO
## RESIDENCE

75 POCOMO ROAD
NANTUCKET, MA 02554

**OWNER**

ELEGANCE, LLC

**ARCHITECT**

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

**PROPERTY INFO**

ADDRESS: 75 POCOMO
ZONE: LUG-3
MAP / PARCEL: 15/7
LOT SIZE: 1.3 AC
MIN. LOT SIZE: 120,000 SF

FRONTAGE: 200'
FRONT SETBACK: 35'
SIDE/REAR SETBACK: 10'

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
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**GREENHOUSE**
## HDC SUBMISSION

***NOTES***

**DRAWING INFO**

| | |
|---|---|
| DATE | JANUARY 13, 2025 |
| SCALE | 1/16" = 1'-0" |
| DRAWN BY | CP |

**ISSUES**

| DATE |
|---|
| |

N

**HDC.01**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 46

Street & Number of Proposed Work: 3 Nobadeer Ave.

Owner of record: Blue Sunday, LLC.

Mailing Address: 218 Willard Street
Quincy, MA 02169

Contact Phone #: (617) 529-9572 E-mail: Dan@crowdlending.com

## AGENT INFORMATION (if applicable)

Name: George Berg (gbda)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Removal of Existing Shed

Size of Structure or Addition: Length: 16-8" +/- Sq. Footage 1st floor: 186 sf +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11'-0" +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Unknown

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 January 13, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

DEMO Shed

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

**Rev Jan 2020**

***REQUIRED WITH ALL APPLICATIONS:***

X — 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X — 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X — 3. **Application Fee:** See back of application for fee schedule or call the office.

X — 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X — 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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X — 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X — 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

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

N/A — 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A — 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

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.**

**Dan Najarian <dan@crowdlending.com>** 1/12/2025 3:55 PM

# 3 Nobadeer Avenue, Nantucket, MA

To gberg1@comcast.net Copy Christopher Fiumara <chris@crowdlending.com>

---

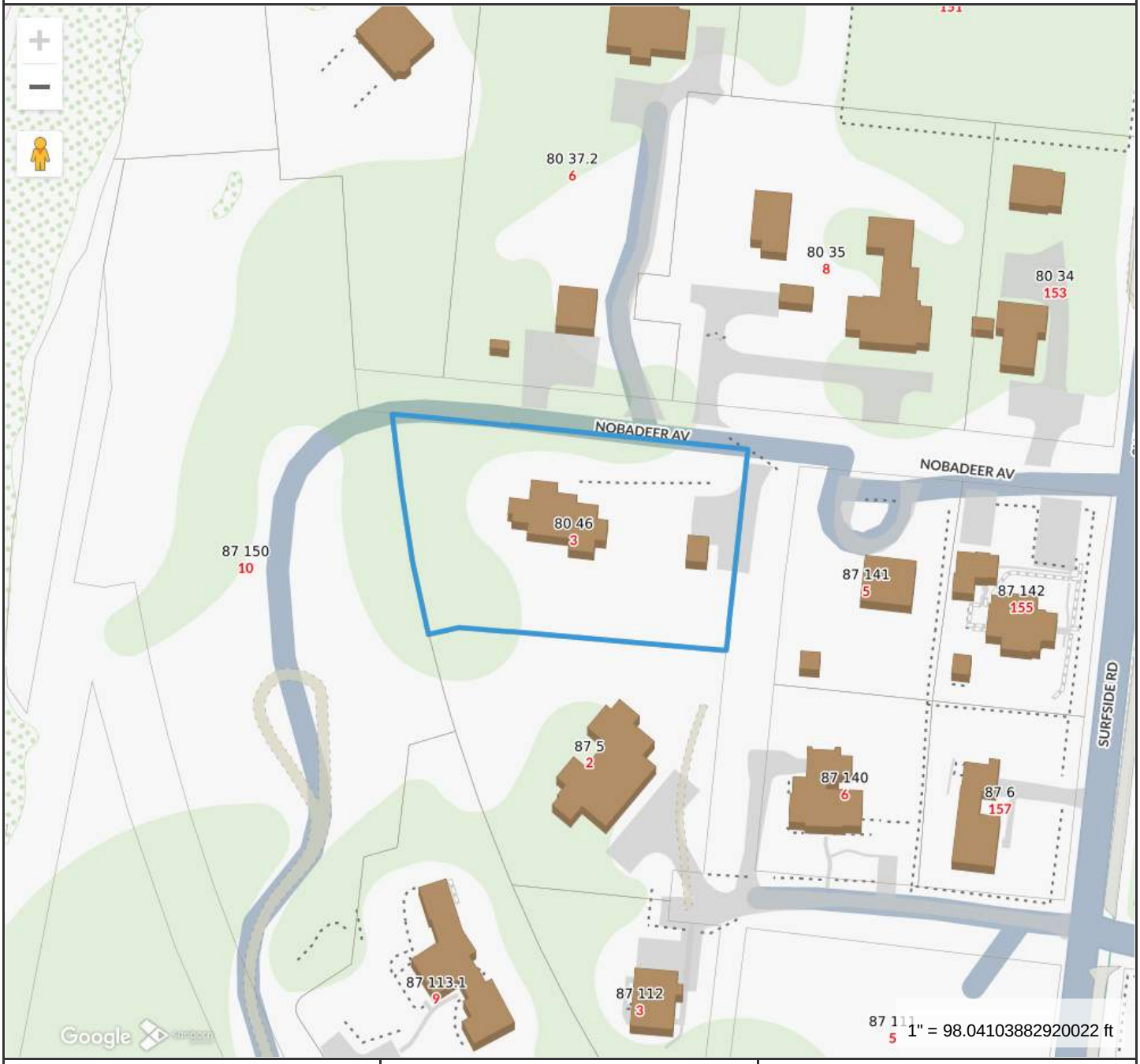
To whom it may concern,

This email shall confirm that George Berg is authorized to represent Blue Sunday, LLC and file the necessary documents for the Historical District Commission as it relates to the above-referenced property.

--
Daniel Najarian
Crowd Lending Inc.
Chief Executive Officer



# 3 Nobadeer Ave




**Property Information**

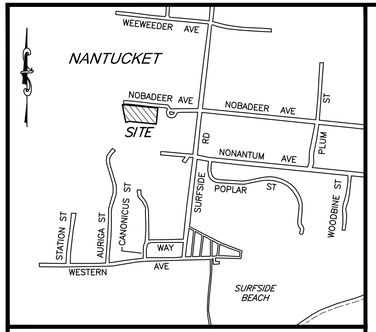
| | |
|---|---|
| **Property ID** | 7504 |
| **Location** | 3 NOBADEER AV |
| **Owner** | BRANDPOINTLIGHT LLC |

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.




LOCUS NOT TO SCALE

## NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

| *RESIDENTIAL 20 (R–20) ZONING DISTRICT* | |
|---|---|
| **REGULATION** | **REQUIREMENT** |
| MIN. LOT AREA | 20,000 SQ. FT. |
| LOT FRONTAGE | 75' |
| FRONT SETBACK | 30' |
| SIDE SETBACK | 10' |
| REAR SETBACK | 10' |
| GROUND COVER RATIO | 12.5% |

**CURRENT OWNER**

BRANDPOINTLIGHT, LLC
8122 SE GOLFHOUSE DRIVE
HOBE SOUND, FL 33455

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

## LEGEND

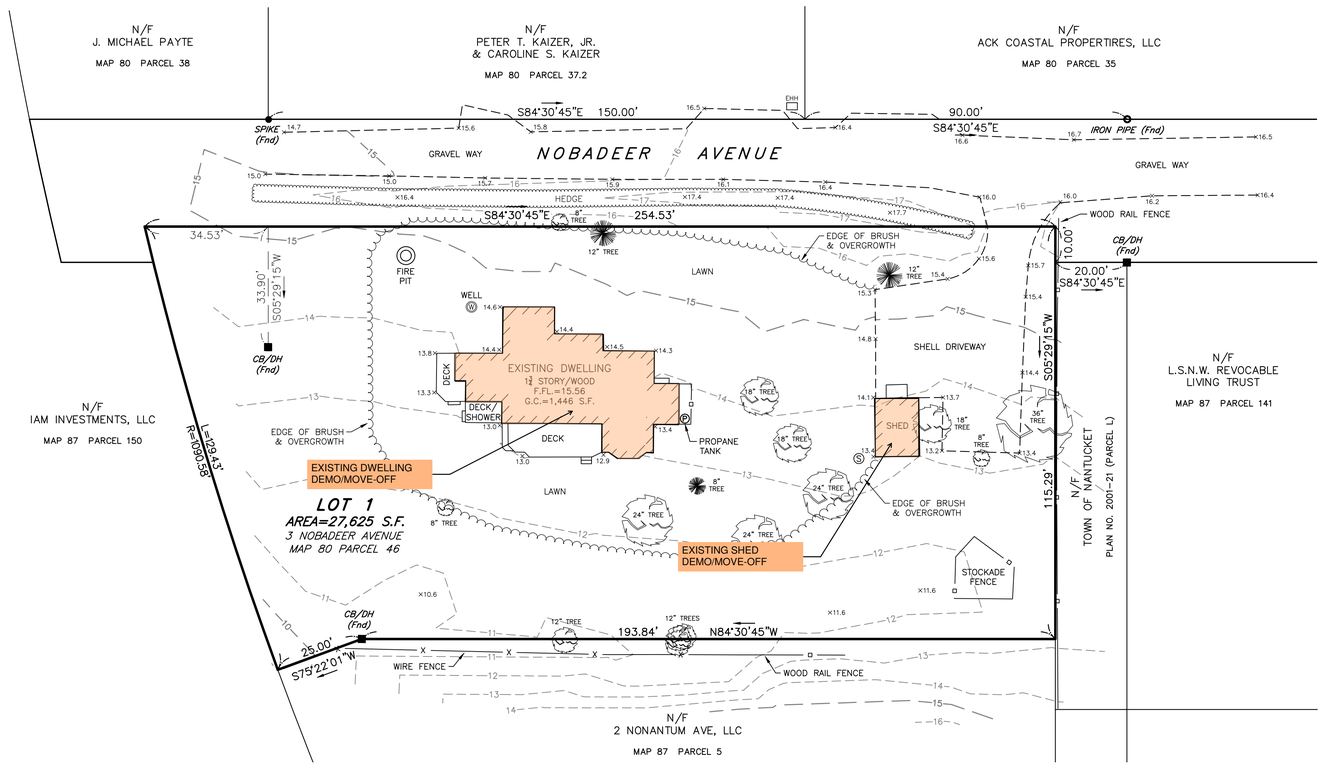
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

## OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63




20 0 10 20 40
SCALE: 1 INCH = 20 FEET

**SITE DESIGN ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: DECEMBER 16, 2024

| DRAWN BY: | COMPS. BY: | CHECK BY: |
|---|---|---|
| RLM | RLM | RLM/DCM |

PROJECT NO. 24136

ISSUED FOR: -

# EXISTING CONDITIONS PLAN

3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46

PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1

24136_3 Nobadeer Avenue_Existing Conditions Plan.dwg

PHOTO EXHIBIT
3 Nobadeer Ave.
Shed - DEMO/Move Off




CONTEXT VIEW



NORTH ELEVATION

PHOTO EXHIBIT
3 Nobadeer Ave.
Shed - DEMO/Move Off
Page 2



EAST ELEVATION



SOUTH ELEVATION

PHOTO EXHIBIT
3 Nobadeer Ave.
Shed - DEMO/Move Off




WEST ELEVATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... BRANDPOINTLIGHT LLC

MAILING ADDRESS..... 8122 SE GOLFHOUSE DR, HOBE SOUND, FL 33455

PROPERTY LOCATION... 3 NOBADEER AVE.....

ASSESSORS MAP/PARCEL..... 80/46

SUBMITTED BY:..... George Berg

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: 2024.12.30 11:59:12 -05'00'

December 30, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ACK COASTAL PROPERTIES LLC
198 MIDDLE RIDGE RD
NEW CANAAN, CT 06840

KAIZER PETER T JR & KAIZER CAROLINE S
6 NOBADEER AV
NANTUCKET, MA 02554

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

SURFSIDE ACKSCAPE LLC
2 NONANTUM AV
NANTUCKET, MA O2554

LSNW REVOCABLE TRUST
C/O WEINER LUCILLE TRST
5 NOBADEER AVE
NANTUCKET, MA 02554

IAM INVESTMENTS LLC
4212 SAN FELIPE ST PMB 402
HOUSTON, TX 77027-292

# 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: 3 Nobadeer Avenue

Tax Map Number: 80 Parcel Number: 46

Owner of Record: Blue Sunday, LLC

Description of Proposal: Move/Demolish existing single family house and separate shed.

Construct new single family structure with attached garage, in ground pool and associated

hard scape (including the relocation of the existing curb cut.

Anticipated HDC Submission Date: January 13, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0099 7976 59

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Nantucket, MA 02554

OFFICIAL USE

| | |
|---|---|
| Certified Mail Fee | $4.85 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $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 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: SMW Revocable Trust c/o Wenger Lucille Trust
Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| Total Postage and Fees | $9.68 |

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02188-USPS
01/11/2025

Sent To: Tech Coastal Pro LLC
Street and Apt. No., or PO Box No.: 198 Middle Ridge Rd
City, State, ZIP+4®: North Canaan CT 06840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
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01/11/2025

Sent To: Star Fish Ackscapes LLC
Street and Apt. No., or PO Box No.: 2 Nonantum Ave
City, State, ZIP+4®: Nantucket Ma 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| ☐ Adult Signature Restricted Delivery | $ |
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| Total Postage and Fees | $9.68 |

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01/11/2025

Sent To: Michael Dayton
Street and Apt. No., or PO Box No.: 1 Wiswieder
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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| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: Karzer Peter P. Caroline
Street and Apt. No., or PO Box No.: 6 Nobadeer Cave
City, State, ZIP+4®: Nantucket Ma 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0099 7976 73

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| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 Postmark Here
02188-USPS
01/11/2025

Sent To: Jam Investments LLC
Street and Apt. No., or PO Box No.: 4225 S Fellpe St PMB 402
City, State, ZIP+4®: Houston TX 77027-292

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), the main house and shed located at 3 Nobadeer Ave. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to GBDA, 74 Summer Street, Weymouth, MA 02188 or by email at gberg1@comcast.net with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

U73

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 46

Street & Number of Proposed Work: 3 Nobadeer Ave.

Owner of record: Blue Sunday, LLC.

Mailing Address: 218 Willard Street
Quincy, MA 02169

Contact Phone #: (617) 529-9572 E-mail: Dan@crowdlending.com

## AGENT INFORMATION (if applicable)

Name: George Berg (gbda)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Removal of Existing 1 3/4 Story Single Family Dwelling

Size of Structure or Addition: Length: 63'-0" +/- Sq. Footage 1st floor: 1,446 sf +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 32'-6" +/- Sq. footage 2nd floor: 600 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

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 January 13, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

DEMO Existing House

**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:***

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

N/A — 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A — 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

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.**

**Dan Najarian <dan@crowdlending.com>** 1/12/2025 3:55 PM

# 3 Nobadeer Avenue, Nantucket, MA

To gberg1@comcast.net Copy Christopher Fiumara <chris@crowdlending.com>

---

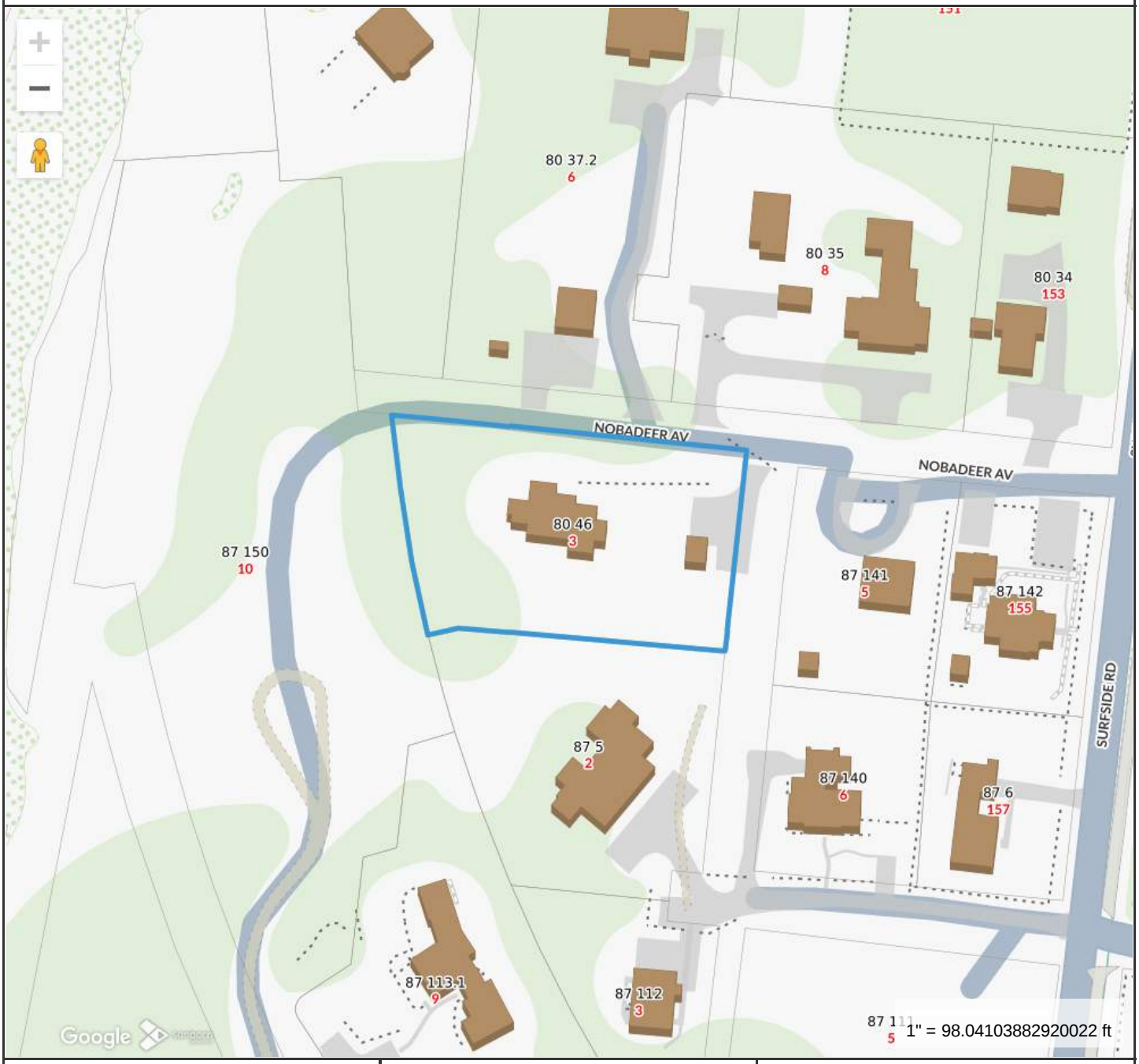
To whom it may concern,

This email shall confirm that George Berg is authorized to represent Blue Sunday, LLC and file the necessary documents for the Historical District Commission as it relates to the above-referenced property.

--
Daniel Najarian
Crowd Lending Inc.
Chief Executive Officer



# 3 Nobadeer Ave




**Property Information**

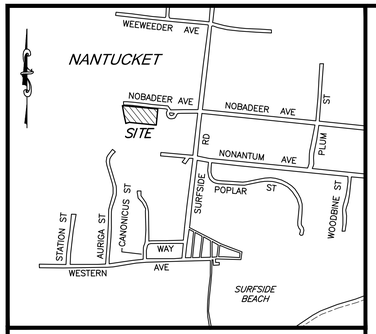
| | |
|---|---|
| **Property ID** | 7504 |
| **Location** | 3 NOBADEER AV |
| **Owner** | BRANDPOINTLIGHT LLC |

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.




LOCUS NOT TO SCALE

## NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

| RESIDENTIAL 20 (R–20) ZONING DISTRICT | |
|---|---|
| REGULATION | REQUIREMENT |
| MIN. LOT AREA | 20,000 SQ. FT. |
| LOT FRONTAGE | 75' |
| FRONT SETBACK | 30' |
| SIDE SETBACK | 10' |
| REAR SETBACK | 10' |
| GROUND COVER RATIO | 12.5% |

**CURRENT OWNER**

BRANDPOINTLIGHT, LLC
8122 SE GOLFHOUSE DRIVE
HOBE SOUND, FL 33455

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

## LEGEND

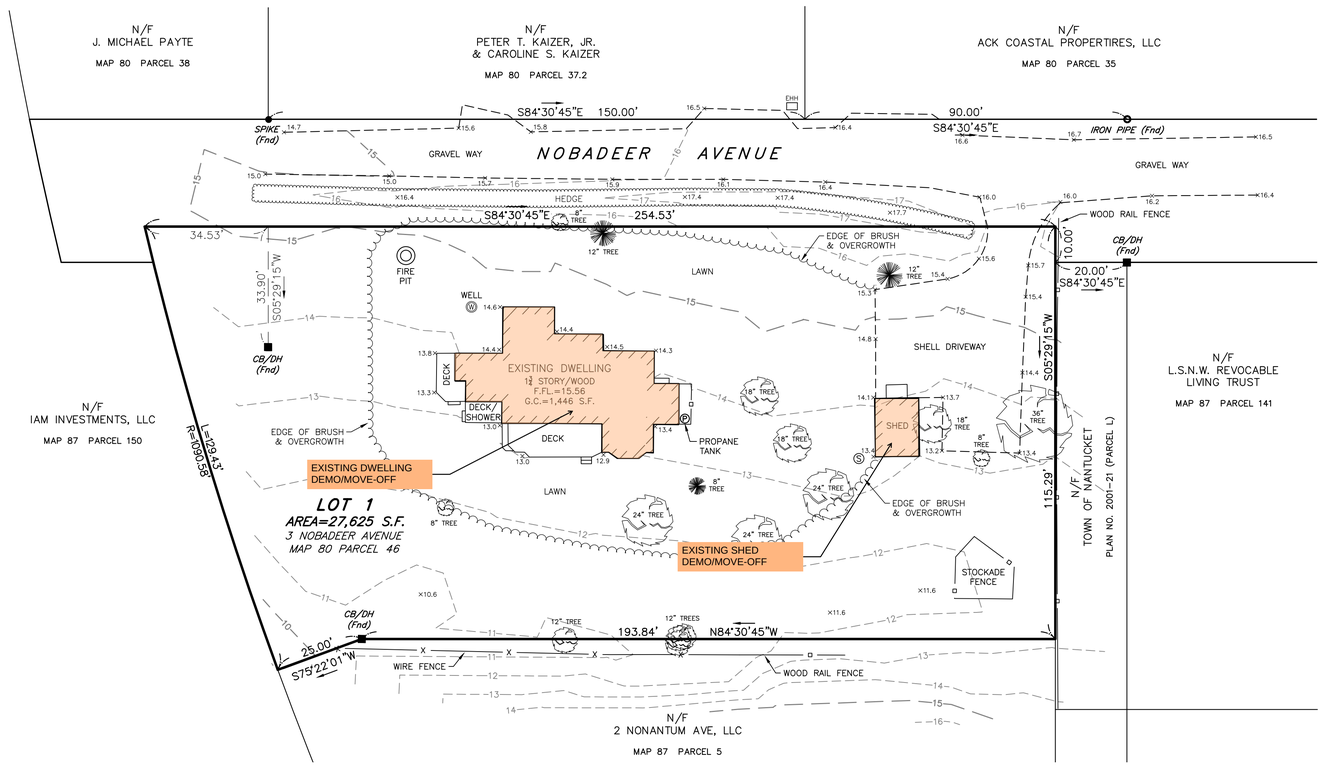
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

## OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63




20 0 10 20 40
SCALE: 1 INCH = 20 FEET


**SITE DESIGN ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|
| PLAN REVISIONS | | | |

DATE: DECEMBER 16, 2024

| DRAWN BY: | COMPS. BY: | CHECK BY: |
|---|---|---|
| RLM | RLM | RLM/DCM |

PROJECT NO. 24136

ISSUED FOR: -

# EXISTING CONDITIONS PLAN

3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46

PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE: EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO. 1 OF 1

PHOTO EXHIBIT
3 Nobadeer Ave.
Main House - DEMO/Move Off




CONTEXT VIEW



NORTH ELEVATION

PHOTO EXHIBIT
3 Nobadeer Ave.
Main House - DEMO/Move Off
Page 2



EAST ELEVATION



SOUTH ELEVATION

PHOTO EXHIBIT
3 Nobadeer Ave.
Main House - DEMO/Move Off




WEST ELEVATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... BRANDPOINTLIGHT LLC

MAILING ADDRESS..... 8122 SE GOLFHOUSE DR, HOBE SOUND, FL 33455

PROPERTY LOCATION..... 3 NOBADEER AVE

ASSESSORS MAP/PARCEL..... 80/46

SUBMITTED BY:..... George Berg

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 30, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ACK COASTAL PROPERTIES LLC
198 MIDDLE RIDGE RD
NEW CANAAN, CT 06840

KAIZER PETER T JR & KAIZER CAROLINE S
6 NOBADEER AV
NANTUCKET, MA 02554

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

SURFSIDE ACKSCAPE LLC
2 NONANTUM AV
NANTUCKET, MA O2554

LSNW REVOCABLE TRUST
C/O WEINER LUCILLE TRST
5 NOBADEER AVE
NANTUCKET, MA 02554

IAM INVESTMENTS LLC
4212 SAN FELIPE ST PMB 402
HOUSTON, TX 77027-292

# 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: 3 Nobadeer Avenue

Tax Map Number: 80 Parcel Number: 46

Owner of Record: Blue Sunday, LLC

Description of Proposal: Move/Demolish existing single family house and separate shed.

Construct new single family structure with attached garage, in ground pool and associated

hard scape (including the relocation of the existing curb cut.

Anticipated HDC Submission Date: January 13, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0099 7976 59

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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 |
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| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: SNW Revocable Trust c/o Wenus Lucille Trust
Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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02188-USPS
01/11/2025

Sent To: Tech Coastal Pro LLC
Street and Apt. No., or PO Box No.: 198 Middle Ridge Rd
City, State, ZIP+4®: North Canaan CT 06840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Postmark Here
JAN 11 2025
02188-USPS
01/11/2025

Sent To: Star Fish Ackscapes
Street and Apt. No., or PO Box No.: 2 Nonantum Ave
City, State, ZIP+4®: Nantucket Ma 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
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01/11/2025

Sent To: Michael Daly
Street and Apt. No., or PO Box No.: 1 Wilkes Lea
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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| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: Karzer Peter P. Caroline
Street and Apt. No., or PO Box No.: 6 Nobadeer Cave
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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Houston, TX 77027

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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 |

WEYMOUTH, MA 0188 77
JAN 11 Postmark Here
02188-USPS
01/11/2025

Sent To: Jam Investments LLC
Street and Apt. No., or PO Box No.: 4323 S Fellpe St PMB 402
City, State, ZIP+4®: Houston TX 77027-292

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), the main house and shed located at 3 Nobadeer Ave. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to GBDA, 74 Summer Street, Weymouth, MA 02188 or by email at gberg1@comcast.net with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

U73

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 46

Street & Number of Proposed Work: 3 Nobadeer Ave.

Owner of record: Blue Sunday, LLC.

Mailing Address: 218 Willard Street
Quincy, MA 02169

Contact Phone #: (617) 529-9572 E-mail: Dan@crowdlending.com

## AGENT INFORMATION (if applicable)

Name: George Berg (gbda)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 81'-6" +/- Sq. Footage 1st floor: 2,750 sf
Width: 56'-6" +/- Sq. footage 2nd floor: 1,475 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: 23'-10" x 9'-2" ☒ 1st floor ☐ 2nd floor
Size: 7'-6" x 5'-6" ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0.0' South 1'-6" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 28'-3" +/- South 22'-0" +/- East 22'-9" +/- West 28'-3" +/-

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
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 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 _____ ☐ 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 8" Soffit (Overhang) 9" Corner boards N/A Frieze 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson 400 or Equal

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Overhead Material Wood

**Hardscape materials**: Driveways Crushed Shell Walkways Granite Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW
Trim White
Deck NTW
Clapboard (if applicable) _____
Sash White
Foundation Gray (natural conc.)
Roof Charcoal Black (Certain Teed Landmark)
Doors White
Fence N/A Shutters Black

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date January 13, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

New House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

**Rev 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:***

N/A — 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X — 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A — 3. **As-Built Plans (1copy):** of existing elevations

N/A — 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X — 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GAB — 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.**

**Dan Najarian <dan@crowdlending.com>** 1/12/2025 3:55 PM

# 3 Nobadeer Avenue, Nantucket, MA

To gberg1@comcast.net Copy Christopher Fiumara <chris@crowdlending.com>

---

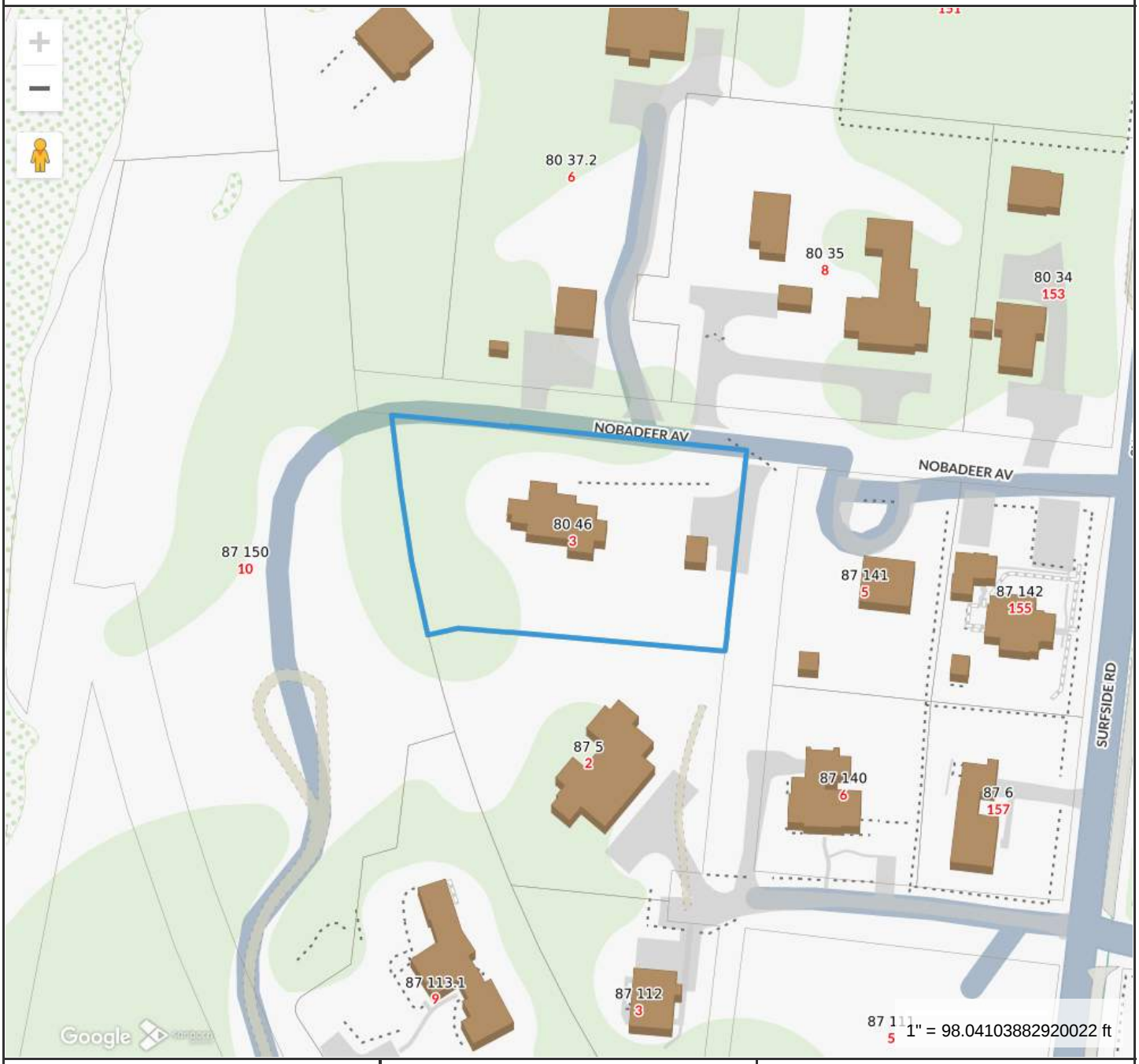
To whom it may concern,

This email shall confirm that George Berg is authorized to represent Blue Sunday, LLC and file the necessary documents for the Historical District Commission as it relates to the above-referenced property.

--
Daniel Najarian
Crowd Lending Inc.
Chief Executive Officer



# 3 Nobadeer Ave




**Property Information**

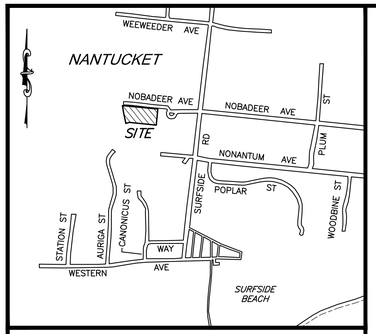
| | |
|---|---|
| **Property ID** | 7504 |
| **Location** | 3 NOBADEER AV |
| **Owner** | BRANDPOINTLIGHT LLC |

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.




LOCUS NOT TO SCALE

## NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

| RESIDENTIAL 20 (R–20) ZONING DISTRICT | |
|---|---|
| REGULATION | REQUIREMENT |
| MIN. LOT AREA | 20,000 SQ. FT. |
| LOT FRONTAGE | 75' |
| FRONT SETBACK | 30' |
| SIDE SETBACK | 10' |
| REAR SETBACK | 10' |
| GROUND COVER RATIO | 12.5% |

### CURRENT OWNER

BRANDPOINTLIGHT, LLC
8122 SE GOLFHOUSE DRIVE
HOBE SOUND, FL 33455

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

## LEGEND

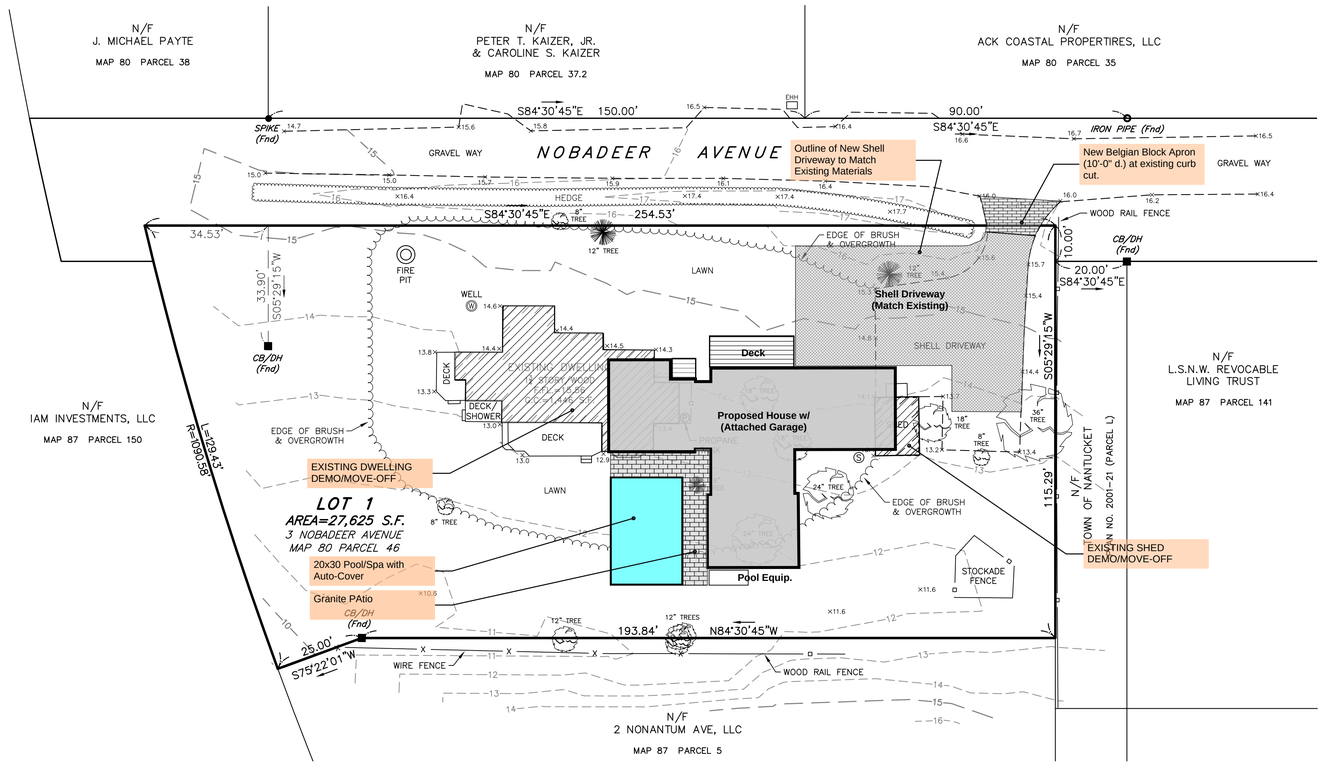
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

## OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63




20 0 10 20 40
SCALE: 1 INCH = 20 FEET


**SITE DESIGN ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: DECEMBER 16, 2024

| DRAWN BY: | COMPS. BY: | CHECK BY: |
|---|---|---|
| RLM | RLM | RLM/DCM |

PROJECT NO. 24136

ISSUED FOR: -

# PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46
PREPARED FOR
BRANDPOINTLIGHT, LLC

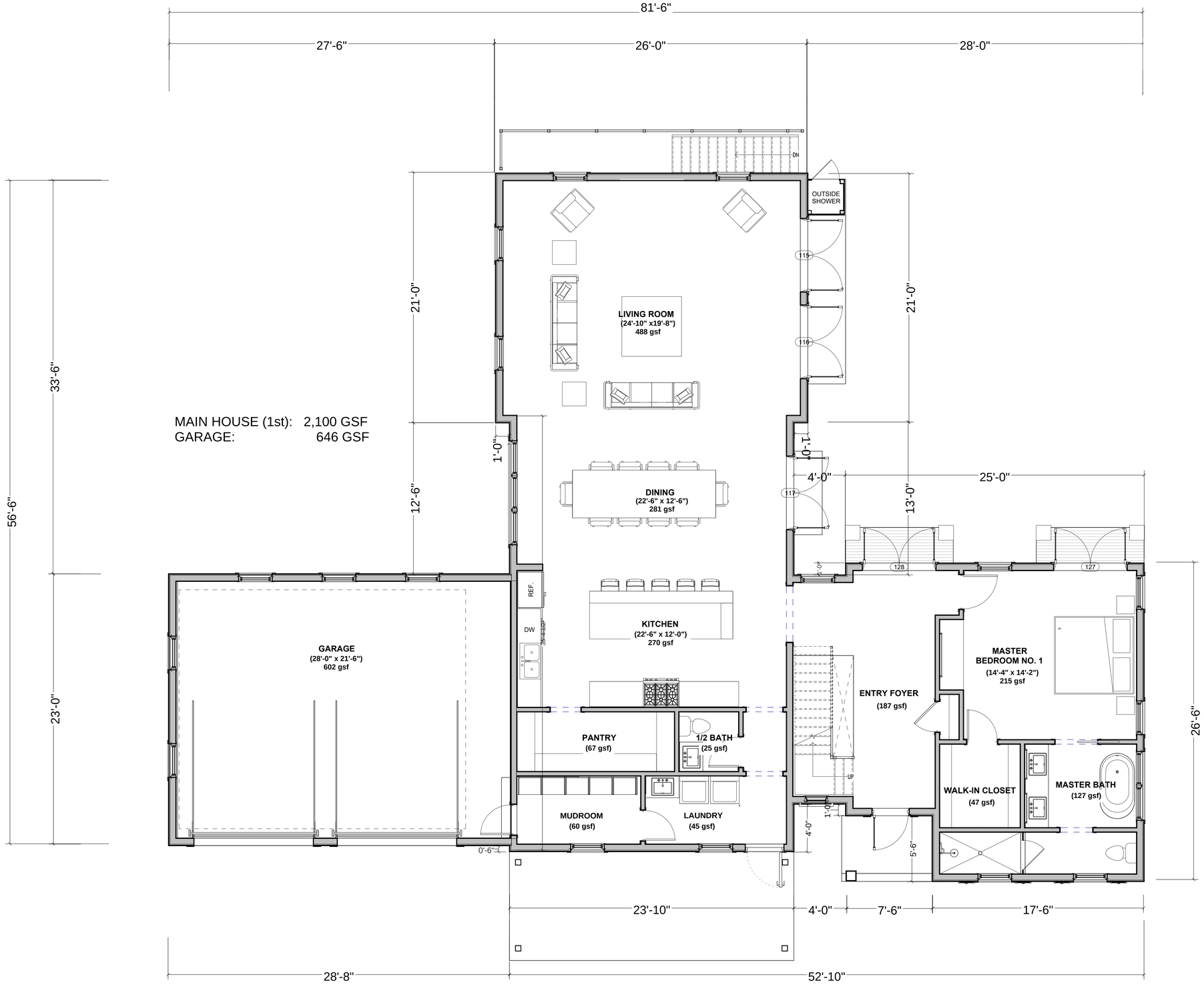
DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1

24136_3 Nobadeer Avenue_Existing Conditions Plan.dwg

MAIN HOUSE (1st): 2,100 GSF
GARAGE: 646 GSF




1 FIRST FLOOR PLAN
1/4" = 1'-0"

gbda

STAMP

NORTH
PROJECT

**Nantucket Residence**
3 Nobadeer Rd
Nantucket, MA 02554

**PROPOSED FIRST FLOOR PLAN**

REVISIONS:

| No. | Date | Description |
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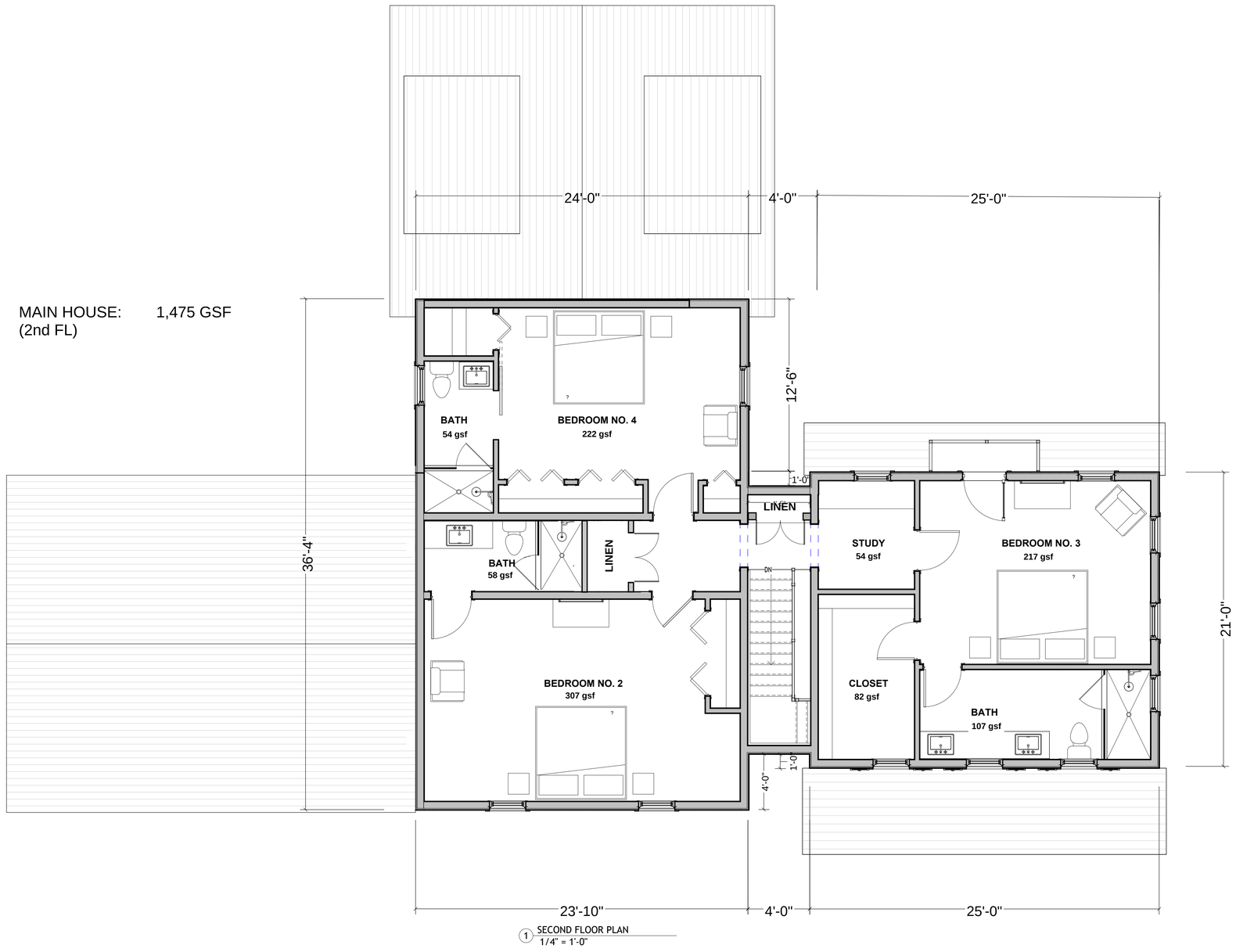
| Drawn By: | SB |
| Checked By: | CM |
| Approved By: | GB |
| Drawing Scale: | 1/4" = 1'-0" |
| Project Number: | RES 2409 |
| Date: | JANUARY 10, 2025 |

**A101**

MAIN HOUSE: 1,475 GSF
(2nd FL)




1 SECOND FLOOR PLAN
1/4" = 1'-0"

gbda

STAMP

NORTH
PROJECT

**Nantucket Residence**
3 Nobadeer Rd
Nantucket, MA 02554

**PROPOSED SECOND FLOOR PLAN**

REVISIONS:

| No. | Date | Description |
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| Drawn By: | SB |
| Checked By: | CM |
| Approved By: | GB |
| Drawing Scale: | 1/4" = 1'-0" |
| Project Number: | RES 2409 |
| Date: | JANUARY 10, 2025 |

**A102**




2 SOUTH ELEVATION
1/4" = 1'-0"




1 NORTH ELEVATION
1/4" = 1'-0"

gbda

STAMP

NORTH PROJECT

**Nantucket Residence**

3 Nobadeer Rd
Nantucket, MA 02554

**NORTH AND SOUTH EXTERIOR ELEVATION**

REVISIONS:

| No. | Date | Description |
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| Drawn By: | SB |
| Checked By: | CM |
| Approved By: | GB |
| Drawing Scale: | 1/4" = 1'-0" |
| Project Number: | RES 2409 |
| Date: | JANUARY 10, 2025 |

**A300**




2 WEST ELEVATION
1/4" = 1'-0"

1 EAST ELEVATION
1/4" = 1'-0"

gbda

STAMP

NORTH
PROJECT

**Nantucket Residence**
3 Nobadeer Rd
Nantucket, MA 02554

# EAST AND WEST EXTERIOR ELEVATION

REVISIONS:

| No. | Date | Description |
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| Drawn By: | SB |
| Checked By: | CM |
| Approved By: | GB |
| Drawing Scale: | 1/4" = 1'-0" |
| Project Number: | RES 2409 |
| Date: | JANUARY 10, 2025 |

**A301**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... BRANDPOINTLIGHT LLC

MAILING ADDRESS..... 8122 SE GOLFHOUSE DR, HOBE SOUND, FL 33455

PROPERTY LOCATION..... 3 NOBADEER AVE

ASSESSORS MAP/PARCEL..... 80/46

SUBMITTED BY:..... George Berg

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 30, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ACK COASTAL PROPERTIES LLC
198 MIDDLE RIDGE RD
NEW CANAAN, CT 06840

KAIZER PETER T JR & KAIZER CAROLINE S
6 NOBADEER AV
NANTUCKET, MA 02554

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

SURFSIDE ACKSCAPE LLC
2 NONANTUM AV
NANTUCKET, MA O2554

LSNW REVOCABLE TRUST
C/O WEINER LUCILLE TRST
5 NOBADEER AVE
NANTUCKET, MA 02554

IAM INVESTMENTS LLC
4212 SAN FELIPE ST PMB 402
HOUSTON, TX 77027-292

# 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: 3 Nobadeer Avenue

Tax Map Number: 80 Parcel Number: 46

Owner of Record: Blue Sunday, LLC

Description of Proposal: Move/Demolish existing single family house and separate shed.

Construct new single family structure with attached garage, in ground pool and associated

hard scape (including the relocation of the existing curb cut.

Anticipated HDC Submission Date: January 13, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0099 7976 59

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*Domestic Mail Only*

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Nantucket, MA 02554

OFFICIAL USE

| | |
|---|---|
| Certified Mail Fee | $4.85 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $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 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: SNW Revocable Trust c/o Wenus Lucille Trust
Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0099 7976 28

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New Canaan, CT 06840

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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 |

WEYMOUTH, MA 0188 77
JAN 11 2025
02188-USPS
01/11/2025

Sent To: Tech Coastal Pro LLC
Street and Apt. No., or PO Box No.: 198 Middle Ridge Rd
City, State, ZIP+4®: North Canaan CT 06840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Postmark Here
JAN 11 2025
02188-USPS
01/11/2025

Sent To: Star Fish Ackscapes
Street and Apt. No., or PO Box No.: 2 Nonantum Ave
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) | $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 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: Michael Daly
Street and Apt. No., or PO Box No.: 1 Wilkes Lea
City, State, ZIP+4®: Nantucket Ma 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0099 7976 42

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| ☐ Return Receipt (electronic) | $0.00 |
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| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: Karzer Peter P. Caroline
Street and Apt. No., or PO Box No.: 6 Nobadeer Cave
City, State, ZIP+4®: Nantucket Ma 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0099 7976 73

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Houston, TX 77027

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| Extra Services & Fees (check box, add fee as appropriate) | |
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| ☐ Return Receipt (electronic) | $0.00 |
| ☐ Certified Mail Restricted Delivery | $0.00 |
| ☐ Adult Signature Required | $0.00 |
| ☐ Adult Signature Restricted Delivery | $ |
| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

WEYMOUTH, MA 0188 77
JAN 11 Postmark Here
02188-USPS
01/11/2025

Sent To: Jam Investments LLC
Street and Apt. No., or PO Box No.: 4323 S Fellpe St PMB 402
City, State, ZIP+4®: Houston TX 77027-292

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), the main house and shed located at 3 Nobadeer Ave. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to GBDA, 74 Summer Street, Weymouth, MA 02188 or by email at gberg1@comcast.net with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

U73

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 46

Street & Number of Proposed Work: 3 Nobadeer Ave.

Owner of record: Blue Sunday, LLC.

Mailing Address: 218 Willard Street
Quincy, MA 02169

Contact Phone #: (617) 529-9572 E-mail: Dan@crowdlending.com

## AGENT INFORMATION (if applicable)

Name: George Berg (gbda)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 600 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ 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

New In-ground Pool - 30' x 20' with Auto-Cover,

*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: Pool Equipment
Type: 4' h. NTW Board
Length: 6'x8' +/-

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Patios - Cut Granite Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW - Board Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date January 13, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

**Rev Jan 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.

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.

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

N/A — 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A — 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

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.**

**Dan Najarian <dan@crowdlending.com>** 1/12/2025 3:55 PM

# 3 Nobadeer Avenue, Nantucket, MA

To gberg1@comcast.net Copy Christopher Fiumara <chris@crowdlending.com>

---

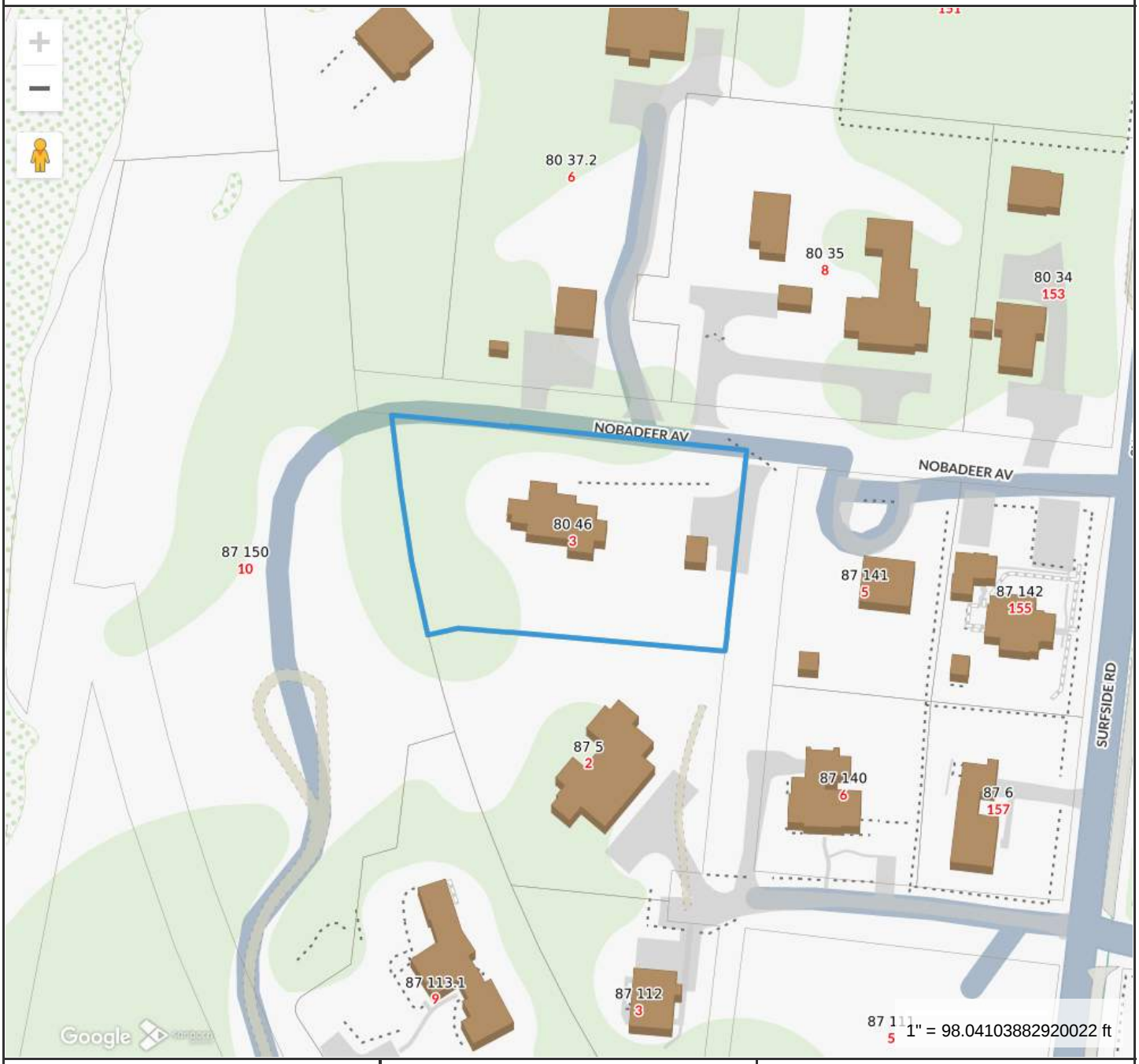
To whom it may concern,

This email shall confirm that George Berg is authorized to represent Blue Sunday, LLC and file the necessary documents for the Historical District Commission as it relates to the above-referenced property.

--
Daniel Najarian
Crowd Lending Inc.
Chief Executive Officer



# 3 Nobadeer Ave




**Property Information**

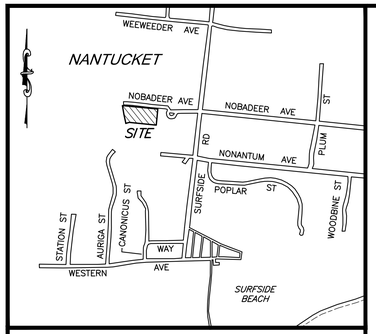
| | |
|---|---|
| **Property ID** | 7504 |
| **Location** | 3 NOBADEER AV |
| **Owner** | BRANDPOINTLIGHT LLC |

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.




LOCUS NOT TO SCALE

PLAN NO. 2018-63

## NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

| *RESIDENTIAL 20 (R-20) ZONING DISTRICT* | |
|---|---|
| **REGULATION** | **REQUIREMENT** |
| MIN. LOT AREA | 20,000 SQ. FT. |
| LOT FRONTAGE | 75' |
| FRONT SETBACK | 30' |
| SIDE SETBACK | 10' |
| REAR SETBACK | 10' |
| GROUND COVER RATIO | 12.5% |

### *CURRENT OWNER*

BRANDPOINTLIGHT, LLC
8122 SE GOLFHOUSE DRIVE
HOBE SOUND, FL 33455

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011-21 (PARCEL K)
PLAN NO. 2012-23 (PARCEL V)
PLAN NO. 2018-63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

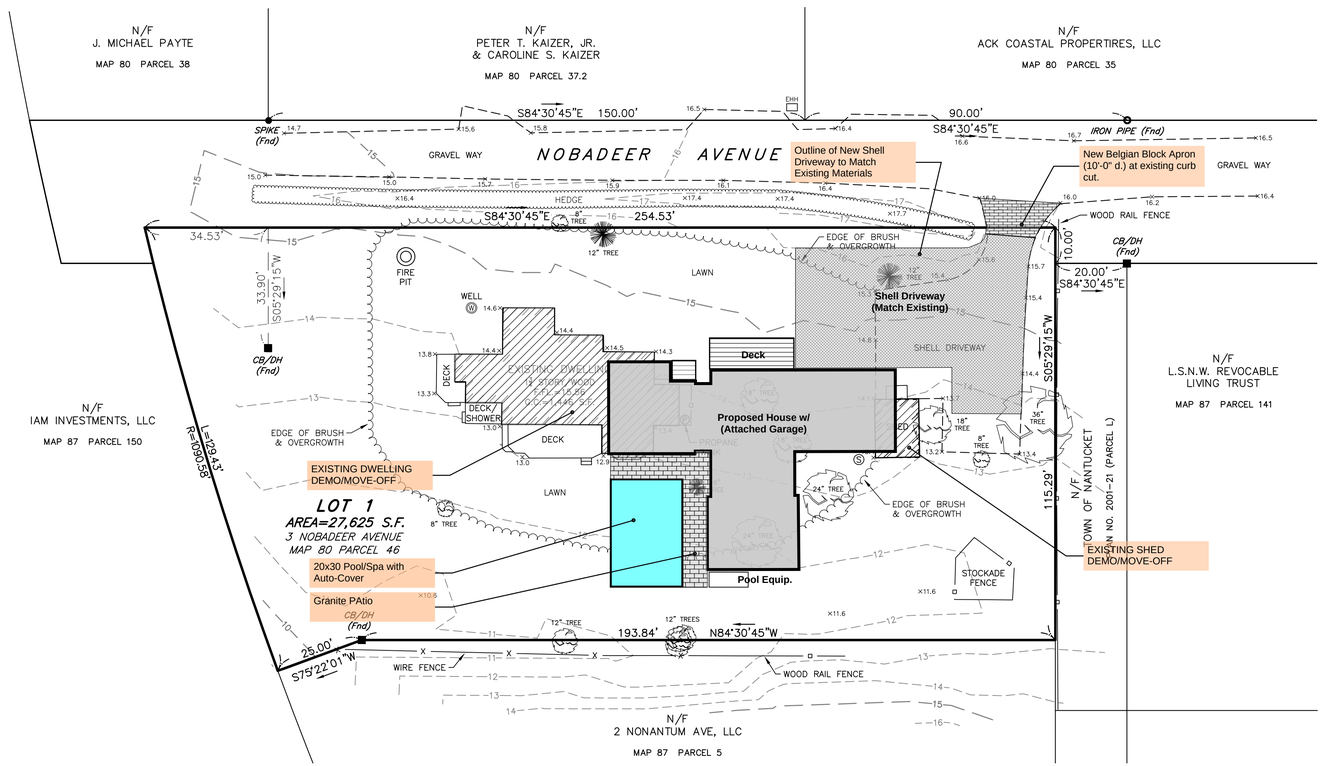
## LEGEND

- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

## *OVERLAY DISTRICT APPLICABILITY*

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES




20 0 10 20 40
SCALE: 1 INCH = 20 FEET


**SITE DESIGN ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|
| PLAN REVISIONS | | | |

DATE: DECEMBER 16, 2024

| DRAWN BY: | COMPS. BY: | CHECK BY: |
|---|---|---|
| RLM | RLM | RLM/DCM |

PROJECT NO. 24136

ISSUED FOR: -

# PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46
PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1

24136_3 Nobadeer Avenue_Existing Conditions Plan.dwg

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... BRANDPOINTLIGHT LLC

MAILING ADDRESS..... 8122 SE GOLFHOUSE DR, HOBE SOUND, FL 33455

PROPERTY LOCATION..... 3 NOBADEER AVE

ASSESSORS MAP/PARCEL..... 80/46

SUBMITTED BY:..... George Berg

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 30, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ACK COASTAL PROPERTIES LLC
198 MIDDLE RIDGE RD
NEW CANAAN, CT 06840

KAIZER PETER T JR & KAIZER CAROLINE S
6 NOBADEER AV
NANTUCKET, MA 02554

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

SURFSIDE ACKSCAPE LLC
2 NONANTUM AV
NANTUCKET, MA O2554

LSNW REVOCABLE TRUST
C/O WEINER LUCILLE TRST
5 NOBADEER AVE
NANTUCKET, MA 02554

IAM INVESTMENTS LLC
4212 SAN FELIPE ST PMB 402
HOUSTON, TX 77027-292

# 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: 3 Nobadeer Avenue

Tax Map Number: 80 Parcel Number: 46

Owner of Record: Blue Sunday, LLC

Description of Proposal: Move/Demolish existing single family house and separate shed.

Construct new single family structure with attached garage, in ground pool and associated

hard scape (including the relocation of the existing curb cut.

Anticipated HDC Submission Date: January 13, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0099 7976 59

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| | |
|---|---|
| Certified Mail Fee | $4.85 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| ☐ Return Receipt (hardcopy) | $0.00 |
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| ☐ Certified Mail Restricted Delivery | $0.00 |
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| Total Postage and Fees | $9.68 |

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01/11/2025

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Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| Total Postage and Fees | $9.68 |

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01/11/2025

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Street and Apt. No., or PO Box No.: 198 Middle Ridge Rd
City, State, ZIP+4®: North Canaan CT 06840

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City, State, ZIP+4®: Nantucket Ma 02554

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Street and Apt. No., or PO Box No.: 1 Wilkes Lea
City, State, ZIP+4®: Nantucket Ma 02554

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| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Street and Apt. No., or PO Box No.: 6 Nobadeer Cave
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) | $0.00 |
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| Postage | $0.73 |
| Total Postage and Fees | $9.68 |

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Sent To: Jam Investments LLC
Street and Apt. No., or PO Box No.: 4323 S Fellpe St PMB 402
City, State, ZIP+4®: Houston TX 77027-292

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

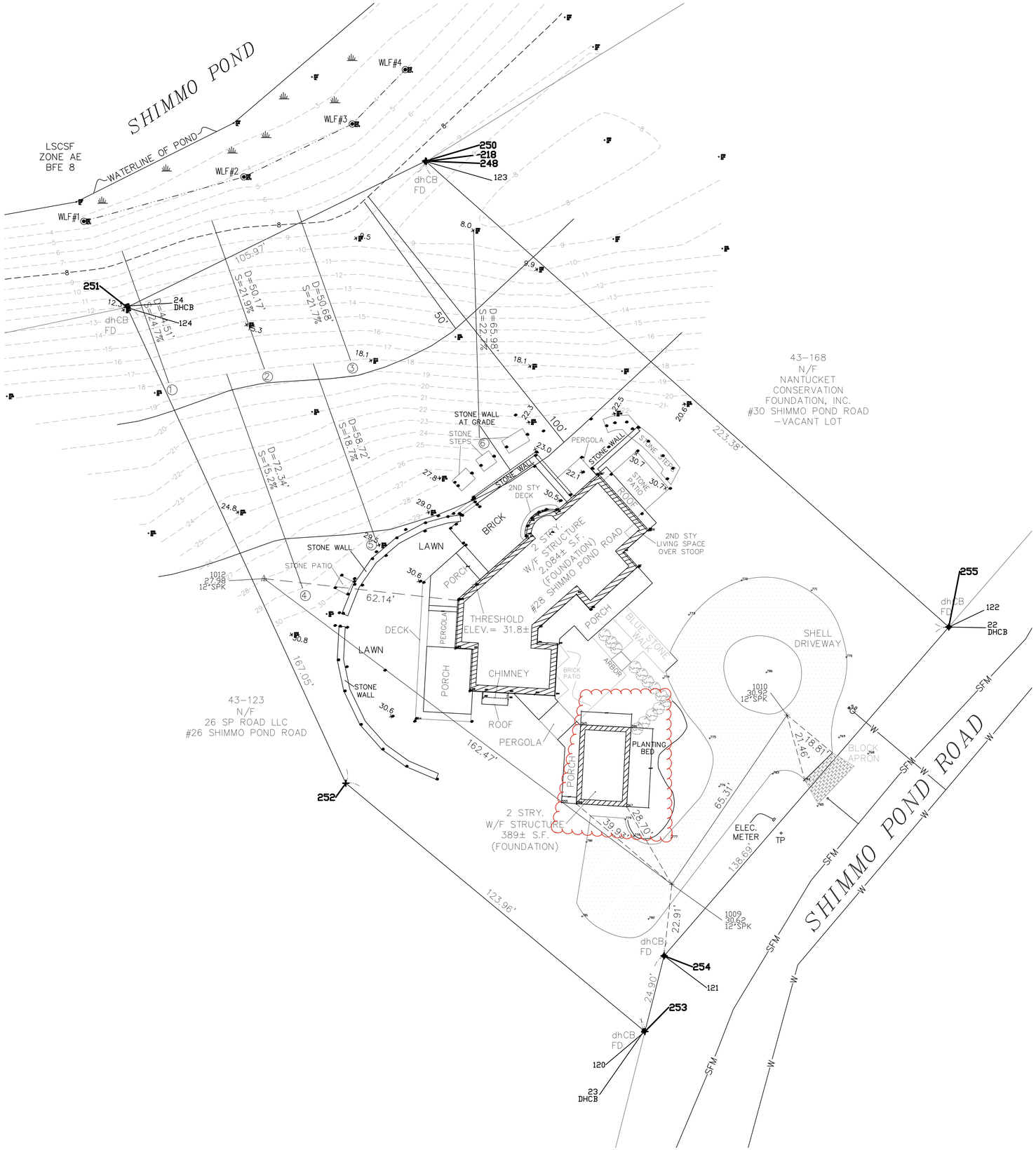
# INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), the main house and shed located at 3 Nobadeer Ave. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to GBDA, 74 Summer Street, Weymouth, MA 02188 or by email at gberg1@comcast.net with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

U73






bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

PROPOSED STUDIO

COVER

SITE PLAN
SCALE:1/4"=1'-0"

C1.1

JAN 10, 2025









## EXISTING





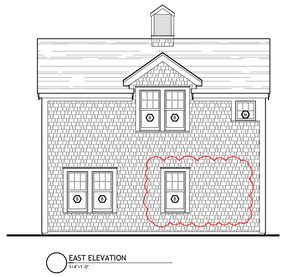








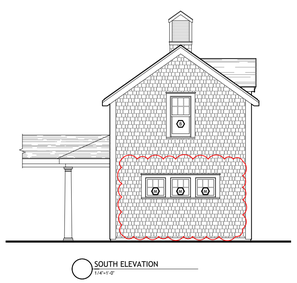
## PROPOSED










bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

# PROPOSED STUDIO

HDC 1

ELEVATIONS
SCALE:1/4"=1'-0"

A1.0

JAN 10, 2025





EXISTING



EAST ELEVATION
1/4"=1'-0"

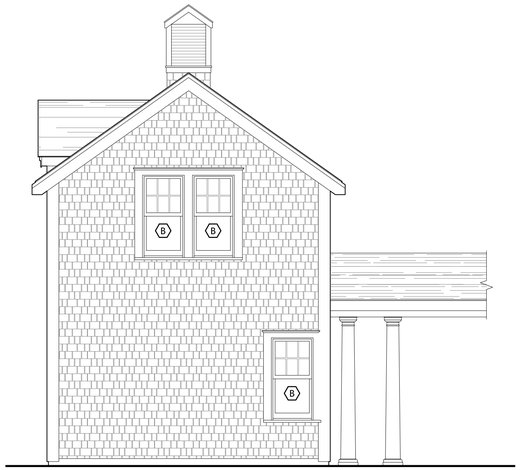


NORTH ELEVATION
1/4"=1'-0"

PROPOSED




EAST ELEVATION
1/4"=1'-0"




NORTH 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:

PROPOSED STUDIO

HDC 1

ELEVATIONS
SCALE:1/4"=1'-0"

A1.1

JAN 10, 2025





EXISTING



WEST ELEVATION
1/4"=1'-0"

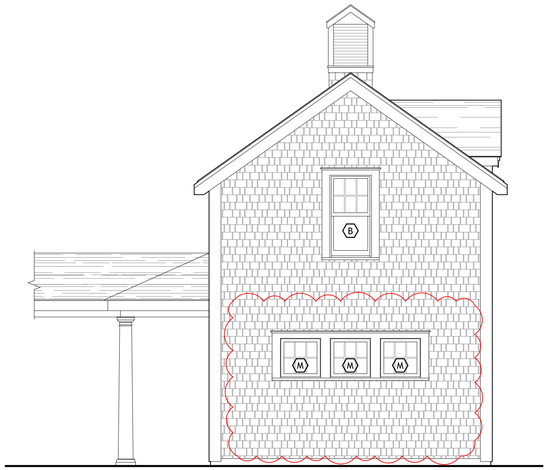


SOUTH ELEVATION
1/4"=1'-0"

PROPOSED




WEST ELEVATION
1/4"=1'-0"




SOUTH 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:

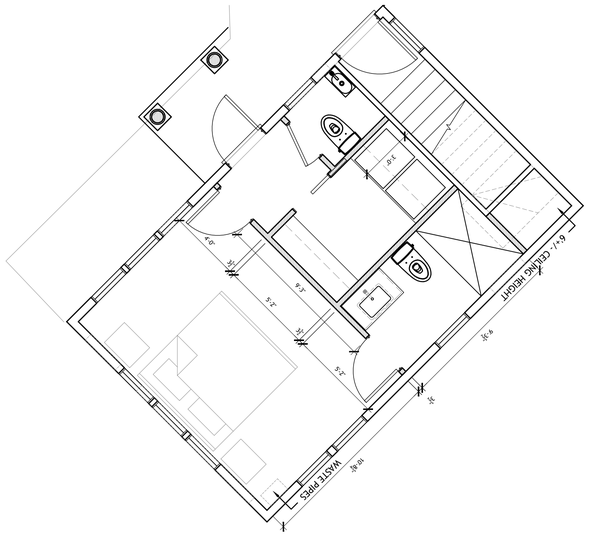
PROPOSED STUDIO

HDC 1

ELEVATIONS
SCALE:1/4"=1'-0"

A1.2

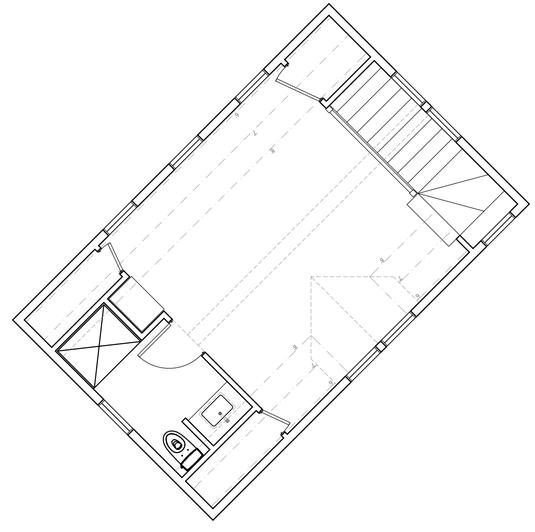
JAN 10, 2025




FIRST FLOOR PLAN
1/4"=1'-0"

| WINDOW SCHEDULE | | | | | |
|---|---|---|---|---|---|
| # | QTY | MODEL NUMBER | | WINDOW SIZE | DESCRIPTION |
| A | | ANDERSEN A SERIES | ADH2440 | 2'-4" x 4'-0" | 6/1 DOUBLE HUNG WINDOW |
| B | 12 | ANDERSEN A SERIES | ADH2648 | 2'-6" x 4'-8" | 6/1 DOUBLE HUNG WINDOW |
| C | | ANDERSEN A SERIES | ADH3048 | 3'-0" x 4'-8" | 8/1 DOUBLE HUNG WINDOW |
| D | | ANDERSEN A SERIES | ADH3054 | 3'-0" x 5'-4" | 8/1 DOUBLE HUNG WINDOW |
| E | | ANDERSEN A SERIES | ADH2468C | 2'-4" x 6'-8" | 6/1 DOUBLE HUNG WINDOW: COTTAGE STYLE |
| F | | ANDERSEN A SERIES | ADH3068C | 3'-0" x 6'-8" | 8/1 DOUBLE HUNG WINDOW: COTTAGE STYLE |
| G | | ANDERSEN A SERIES | APW4438 | 4'-4" x 3'-8" | 18 LITE PICTURE WINDOW |
| H | | ANDERSEN A SERIES | APW4468 | 4'-4" x 5'-8" | 36 LITE PICTURE WINDOW |
| I | | ANDERSEN A SERIES | ATV2626 | 2'-6" x 2'-6" | 6 LITE AWNING WINDOW |
| J | | ANDERSEN A SERIES | ATV3024 | 3'-0" x 2'-4" | 8 LITE AWNING WINDOW |
| K | | ANDERSEN A SERIES | ATV3026 | 3'-0" x 2'-6" | 8 LITE AWNING WINDOW |
| L | | ANDERSEN A SERIES | ATV1828 | 1'-8" x 2'-8" | 4 LITE AWNING WINDOW |
| M | 8 | ANDERSEN A SERIES | AAN2624 | 2'-6" x 2'-4" | 6 LITE AWNING WINDOW |
| | | | | | |

| DOOR SCHEDULE | | | | |
|---|---|---|---|---|
| # | QTY | MODEL NUMBER | SIZE | DESCRIPTION |
| 1 | | LEPAGE | 16'-0" X 7'-2" | LIFT & SLIDE GLIDING UNIT (4 PANELS) - MATCH WINDOW MUNTINS |
| 2 | | LEPAGE | 16'-0" X 8'-6" | LIFT & SLIDE GLIDING UNIT (4 PANELS) - MATCH WINDOW MUNTINS |
| 3 | | LEPAGE | 9'-0" X 8'-6" | SLIDER W/ FIXED LIGHT (3 PANELS) - MATCH WINDOW MUNTINS |
| 4 | | LEPAGE | 5'-0" X 8'-6" | SLIDER W/ FLANKING WINDOWS - MATCH WINDOW MUNTINS |
| 5 | | LEPAGE | 2'-4" X 7'-2" | HINGED DOOR W/ MUNTINS TO MATCH WINDOWS |
| 6 | | LEPAGE | 2'-8" X 7'-2" | HINGED DOOR W/ MUNTINS TO MATCH WINDOWS |
| 7 | | EXISTING | 6'-0" X 8'-0" | FRONT ENTRY DOOR, TRANSOM & SIDELIGHTS TO REMAIN |
| 8 | | NANTUCKET MILLWORKS | 2'-8" X 7'-0" | WOOD 2 PANEL DOOR |
| 9 | 2 | NANTUCKET MILLWORKS | 3'-0" X 6'-8" | 6 LIGHT/ 2 PANEL DOOR |



SECOND FLOOR PLAN
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 STUDIO

HDC 1

FLOOR PLANS
SCALE:1/4"=1'-0"

A2.1

JAN 10, 2025

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.

tlr

**(initial to indicate read and understand)**

***UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 43 PARCEL N°. 167

Street & Number of Proposed Work: 28 Shimmo Pond Rd

Owner of record: Dream North LLC

Mailing Address: 500 First Ave N

Naples FL 34102

Contact Phone #: 508.680.4806 E-mail: _____

## AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822

Nantucket MA 02554

Contact Phone #: 508 228-2722 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 Alteration

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

} window + door 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 _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other Awning

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear wood Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/9/25 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 JOE PAUL

AS AGENT FOR DREAM NORTH LLC

STREET ADDRESS 28 SHIMMO POND RD

MAP/PARCEL 43/167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JAN 13 2025

**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

# 28 SHIMMO POND RD

| | | | |
|---|---|---|---|
| **Location** | 28 SHIMMO POND RD | **Mblu** | 43/ / 167/ / |
| **Acct#** | 00002459 | **Owner** | DREAM NORTH LLC |
| **Assessment** | $11,522,200 | **PID** | 2459 |
| **Building Count** | 2 | | |

### Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2025 | $4,213,400 | $7,308,800 | $11,522,200 |

### Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | DREAM NORTH LLC | **Sale Price** | $15,950,000 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 500 FIRST AVENUE NORTH<br>NAPLES, FL 34102 | **Book & Page** | C29626/0 |
| | | **Sale Date** | 08/15/2024 |
| | | **Instrument** | 00 |

### Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| DREAM NORTH LLC | $15,950,000 | | C29626/0 | 00 | 08/15/2024 |
| BUCK WILLIAM C & LAURA T | $1,600,000 | | C17157/0 | 1O | 01/12/1996 |
| JELLEME HOWARD M & PAMELA TRST | $0 | | C16664/0 | 99 | 01/24/1995 |
| JELLEME HOWARD M & PAMELA | $0 | | C06076/0 | | 10/09/1970 |

### Future Owners

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| DREAM NORTH LLC | $15,950,000 | | C29626/0 | 00 | 08/15/2024 |

### Building Information

## Building 1 : Section 1

**Year Built:** 1997
**Living Area:** 4,275
**Replacement Cost:** $4,254,573
**Building Percent Good:** 88
**Replacement Cost Less Depreciation:** $3,744,000

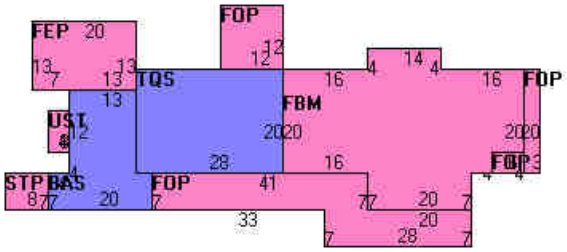
| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style: | Custom Built |
| Model | Residential |
| Grade: | Excellent |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood Shingle |
| 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: | 5 |
| 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 | |
| Usrfld 706 | |

### 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 | 1,074 | 1,074 |
| FBM | Basement, Finished | 1,116 | 781 |
| TQS | Three Quarter Story | 560 | 420 |
| FOP | Porch, Open, Finished | 1,115 | 0 |
| STP | Stoop | 56 | 0 |
| WDK | Deck, Wood | 56 | 0 |
| | | 5,977 | 4,275 |

## Building 2 : Section 1

**Year Built:** 1997
**Living Area:** 700
**Replacement Cost:** $452,498
**Building Percent Good:** 95
**Replacement Cost Less Depreciation:** $429,900

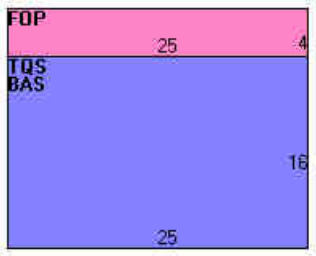
| Building Attributes : Bldg 2 of 2 | |
|---|---|
| **Field** | **Description** |
| Style: | Guest Quarters |
| Model | Residential |
| Grade: | Very Good |
| Stories: | 1.75 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood 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 | |
| Usrfld 706 | |

## 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 | $32,200 | 1 |
| FPO | EXTRA FPL OPEN | 4.00 UNITS | $4,200 | 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** |
| 2025 | $4,213,400 | $7,308,800 | $11,522,200 |
| 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 |

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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°: 48 PARCEL N°. 41

Street & Number of Proposed Work: 23 Sankaty Head RD.

Owner of record: 23 Sankaty Head Rd. Trust.

Mailing Address: 16030 Ventura BLVD, Suite 380
Encino, CA. 91436

Contact Phone #: 508.680.4806 E-mail: _____

## AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
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. HPC 2024-07-1084©
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15'-6 Sq. Footage 1st floor: 270 - No change Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15'-6 (No change) Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 18" No Change South 18' East 18" West 18"

Height of ridge above final finish grade: North 15'- No change South Same East Same West Same

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 14' Door Reduced to 12'
2. South Elevation No Changes
3. West Elevation 9'of glass changed to 6' → 2 Doors instead of 1 Door w/ Flanking windows
4. North Elevation No Changes

*Cloud on drawings and submit photographs of existing elevations. – Barn Shutters –

## 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 5 /12 4 Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) No change

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 – No Change ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____ (Match All on Previous Approval + Main House)
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

**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 Shell/Stone Walkways Stone – No Changes Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural – No Change
Trim Gray – No Change Sash Gray – no change Doors Gray – 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 1/10/25 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.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

**COMMISSIONERS**

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LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Joseph R Paul

AS AGENT FOR 23 Sankaty Head Road Trust

STREET ADDRESS 23 Sankaty Head Road

MAP/PARCEL Map 48 / Parcel 4.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/13/2025

**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…**

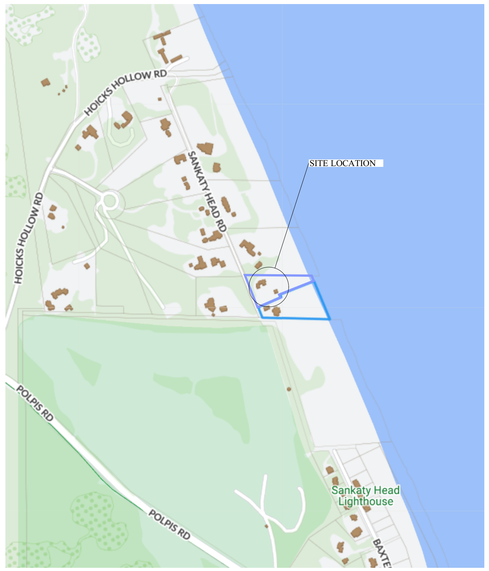
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



1/13/2025

Signature Date

# 23 SANKATY HEAD RD - BOAT HOUSE




SITE LOCATION

| | |
|---|---|
| PROJECT ADDRESS: | 21-23 Sankaty Head Rd<br>Nantucket,, Massachusetts, 02554 |
| MAP:<br>PARCEL: | 48<br>4 |
| LOT SIZE: | 90604.8 SF |
| ZONE: | LUG3 |
| OWNER: | 23 SANKATY HEAD TRUST |
| ARCHITECT: | JOE PAUL |
| STRUCTURAL ENGINEER: | |
| SOILS ENGINEER: | |
| CIVIL ENGINEER: | |
| MECHANICAL ENGINEER: | |




VICINITY MAP



bpc

01.13.2025

REVISIONS PLOTTED: 1/13/2025

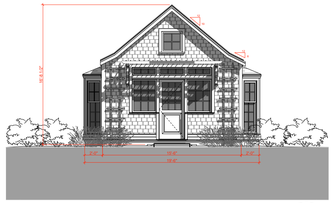
00.00.00 REVISION NOTE

23 Sankaty Head Trust Residence

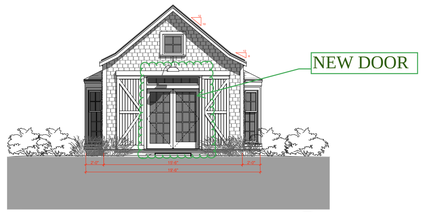
23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

BOAT HOUSE
COVER SHEET

FL0.0A



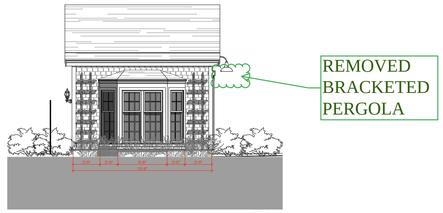
**WEST ELEVATION** W
SCALE: 1/8" = 1'-0"



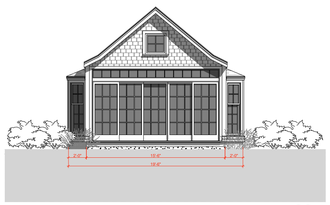

**WEST ELEVATION** W
SCALE: 1/8" = 1'-0"



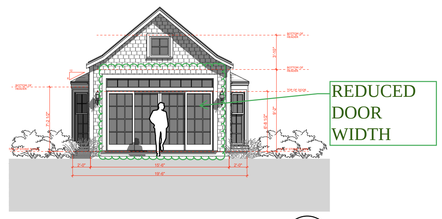
**NORTH ELEVATION** N
SCALE: 1/8" = 1'-0"



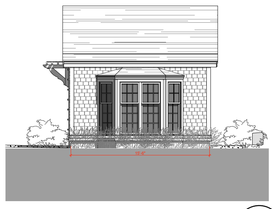

**NORTH ELEVATION** N
SCALE: 1/8" = 1'-0"



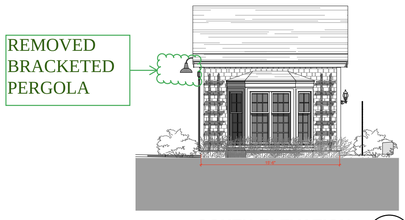
**EAST ELEVATION** E
SCALE: 1/8" = 1'-0"




**EAST ELEVATION** E
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION** S
SCALE: 1/8" = 1'-0"




**SOUTH ELEVATION** S
SCALE: 1/8" = 1'-0"

bpc

01.13.2025

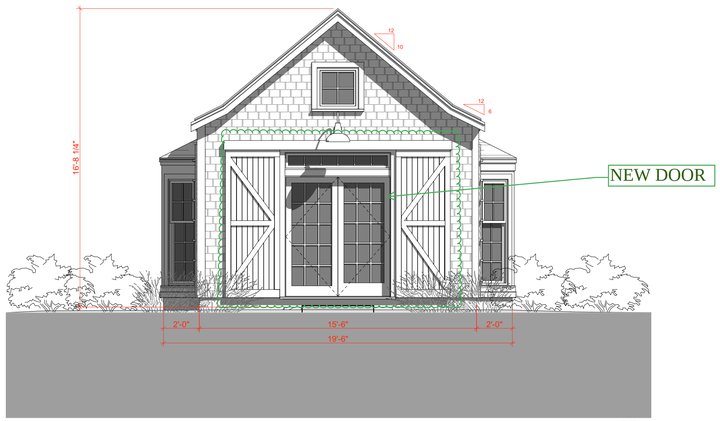
REVISIONS PLOTTED: 1/13/2025

# 23 Sankaty Head Trust Residence

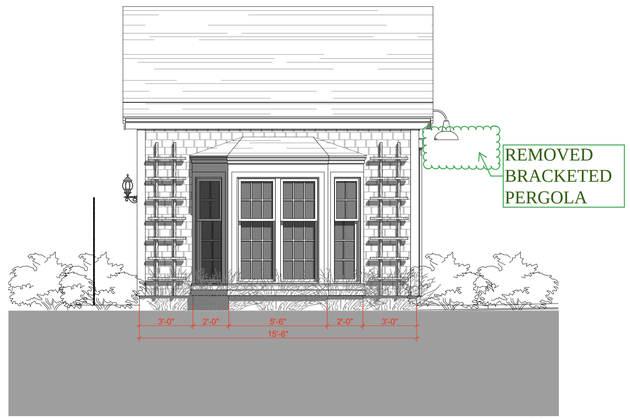
23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

BOAT HOUSE
HDC Comp

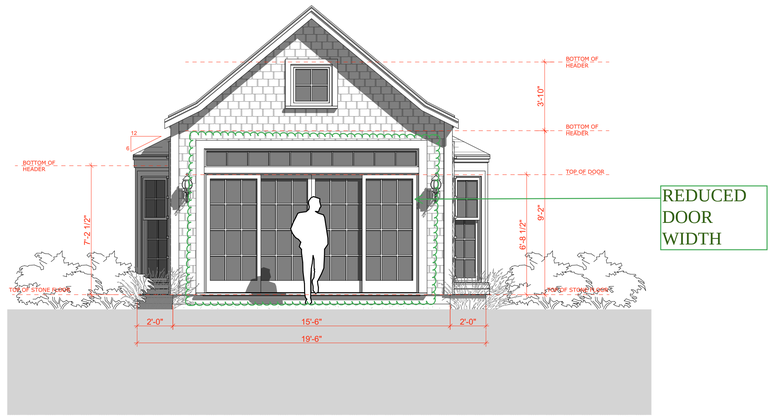
FL3.0



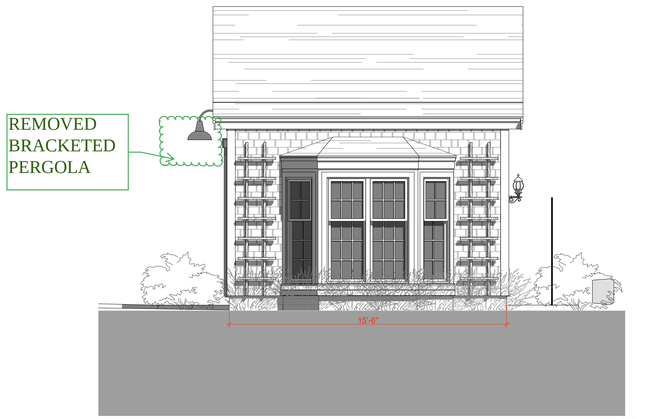

**WEST ELEVATION** W
SCALE: 1/4" = 1'-0"




**NORTH ELEVATION** N
SCALE: 1/4" = 1'-0"




**EAST ELEVATION** E
SCALE: 1/4" = 1'-0"




**SOUTH ELEVATION** S
SCALE: 1/4" = 1'-0"

bpc

01.13.2025

REVISIONS PLOTTED: 1/13/2025

00.00.00 REVISION NOTE

# 23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

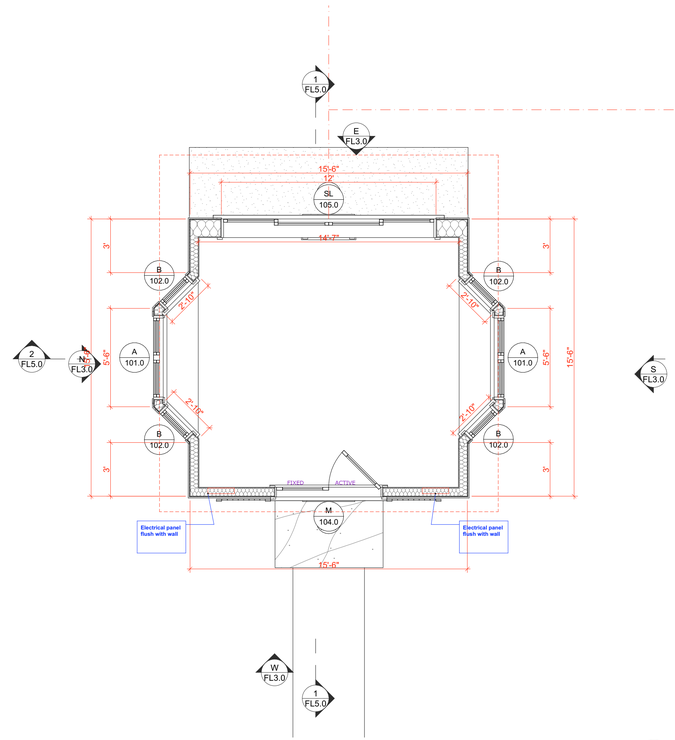
BOAT HOUSE
PROPOSED
ELEVATIONS

FL3.1

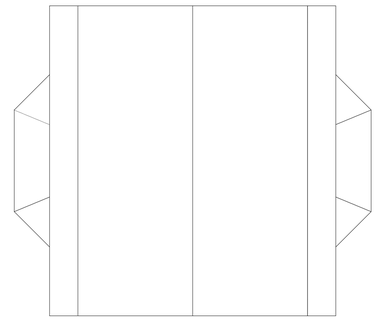
**PROPOSED DOOR & WINDOW SCHEDULE**

| | Element ID | TYPE | SIZE | MANF. | LINE | UNIT | QTY. |
|---|---|---|---|---|---|---|---|
|  | 101.0 | A | 4'-8"×6'-0" | | | | 2 |
|  | 102.0 | B | 2'-2"×6'-0" | | | | 4 |
|  | 104.0 | M | 6'-0"×8'-2" | | | | 1 |
|  | 105.0 | SL | 12'-0"×8'-2" | | | | 1 |
|  | 202 | C | 2'-4"×2'-4" | | | - | 2 |

**DOOR AND WINDOW SCHEDULE** 0
SCALE: 1" = 1'-0"




**FOLLY FLOOR PLAN** 1
SCALE: 1/4" = 1'-0"



**ROOF PLAN** 2
SCALE: 1/4" = 1'-0"

N

bpc

01.13.2025

REVISIONS PLOTTED: 1/13/2025

00.00.000 NOTE

# 23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FLOOR PLAN

FL4.00

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

1 Cliff Ln.

***REQUIRED WITH ALL APPLICATIONS:***

V 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

V 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

V 3. **Application Fee**: See back of application for fee schedule or call the office.

V 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

V 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

V 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

— 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

V 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

— 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.

V 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).

V 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 Cliff ln

Owner of record: 1 Cliff Lane LLC

Mailing Address: 26 Seabreeze Ave Suite 300

Delray Beach, FL 33483

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 372 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. 2024-11-11492

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 13'10" South 13'10" East 13'10" West 13'10"

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 10/12 Secondary Mass _____/12 Dormer _____/12 Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☑ White cedar shingles 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 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Overhead Material Cedar

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW

Trim White Sash White Doors White

Deck _____ Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/13/25 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 1 Cliff Lane LLC

STREET ADDRESS 1 Cliff ln

MAP/PARCEL 30/633

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/13/2025

**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 — 1/13/2025

Signature — Date

CERTIFICATE NO: _____ DATE ISSUED: 12/16/24

HDC2024 11-11492

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 640 QUAIL RIDGE DRIVE
WESTMONT, IL 60559

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JB STUDIO

Mailing Address: PO BOX 3741
NANTUCKET, MA 02584

Contact Phone #: (508) 332-9654 E-mail: JURAY@THEJBSTUDIO.COM

FOR OFFICE USE ONLY

Date application received: 11/9/24 Fee Paid: $ 50

Must be acted on by: 1/3/25

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Notes - Comments - Restrictions - Conditions

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: 20' Sq. Footage 1st floor: 200SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ✓ South ✓ East ✓ West ✓

Height of ridge above final finish grade: North 12' 9 5/8" South 12' 9 5/8" East 12' 9 5/8" West 12' 9 5/8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation NEW SHED
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 10 /12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

**Windows***: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type OVERHEAD Material CEDAR

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW INCS Clapboard (if applicable) _____ Roof RED CEDAR NTW

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation GRAY Fence _____ Shutters _____

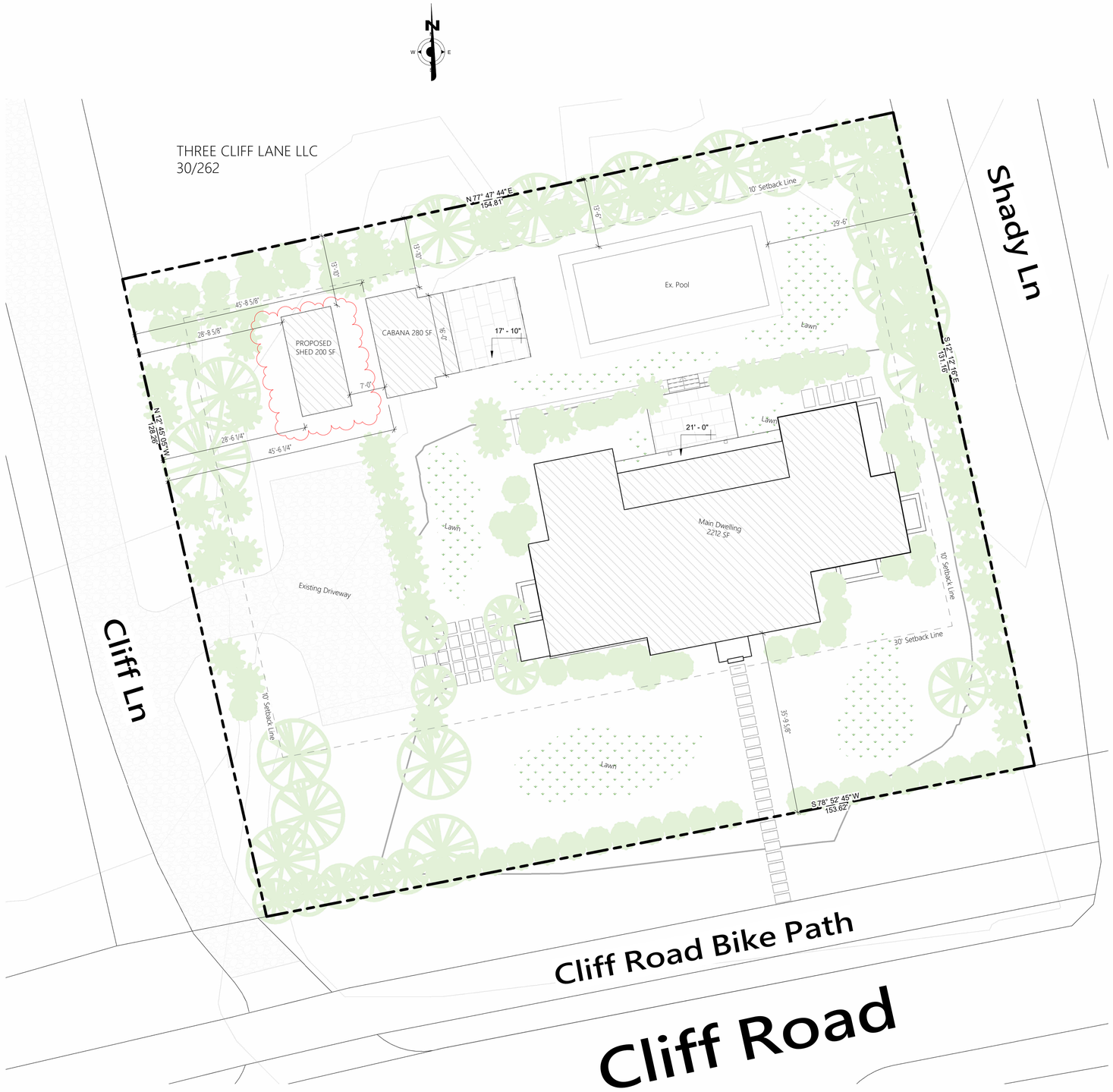
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/9/2024 Signature of owner of record [signature] Signed under penalties of perjury

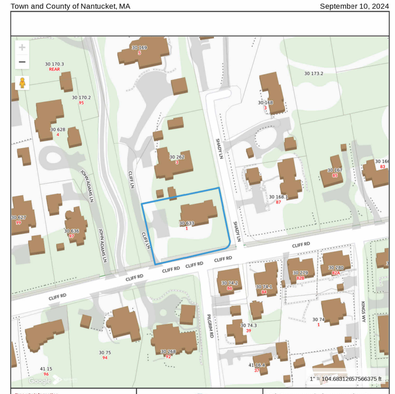
HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS




1 Site Plan - Shed
3/32" = 1'-0"

Town and County of Nantucket, MA — September 10, 2024




4 Locus Map

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

# 1 Cliff Ln - Shed

Nantucket, MA 02554

Sheet
Site Plan - Shed

Date
01.10.2025

Revisions

C.102

Scale
As indicated

1/11/2025 8:34:12 AM

HDC Submission Only - Not For Construction

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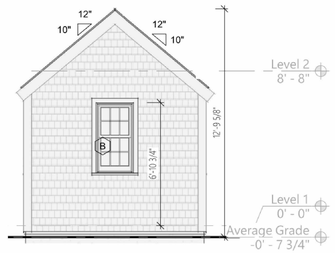
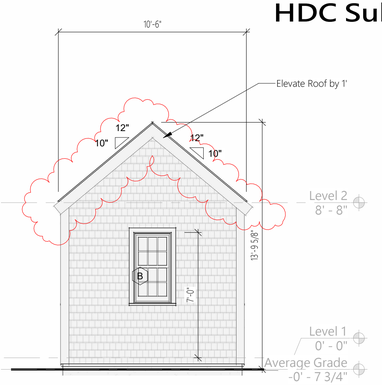
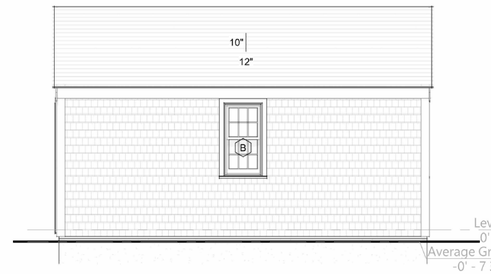


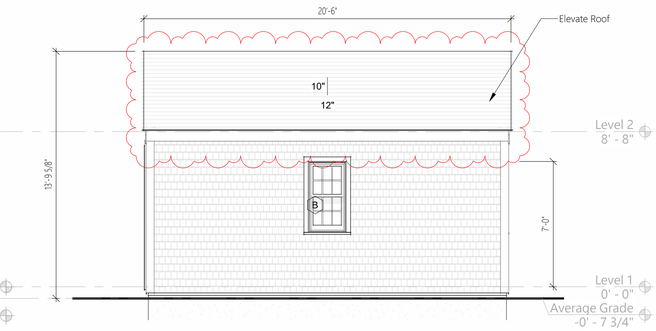

## 9 North Elevation - Previously Approved
1/4" = 1'-0"



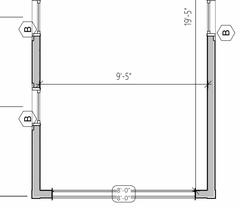

## 7 North Elevation - Proposed
1/4" = 1'-0"




## 3 East Elevation - Previously Approved
1/4" = 1'-0"



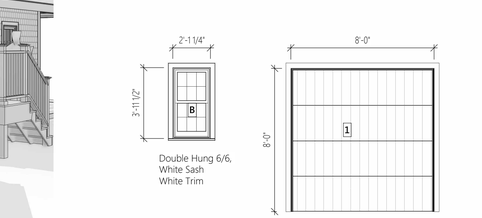

## 1 East Elevation - Proposed
1/4" = 1'-0"




## 10 South Elevation - Previously Approved
1/4" = 1'-0"




## 8 South Elevation - Proposed
1/4" = 1'-0"



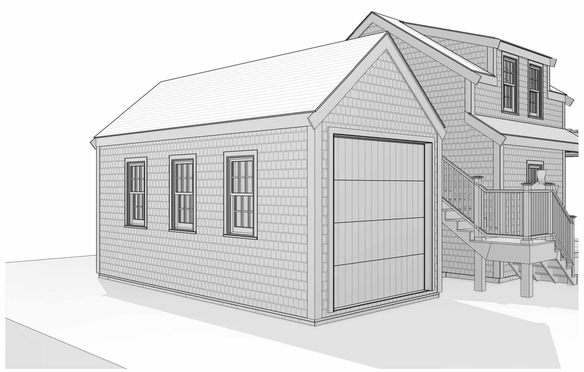

## 4 West Elevation - Previously Approved
1/4" = 1'-0"




## 2 West Elevation - Proposed
1/4" = 1'-0"




## 5 Level 1 - Shed Proposed
1/4" = 1'-0"



## 6 3D View 3




## Window & Door Schedule
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

# 1 Cliff Ln - Cottage

Nantucket, MA 02554

Sheet
Shed Plans

Date
01.10.2025

Revisions

A.201

Scale 1/4" = 1'-0"

1/12/2025 9:48:40 AM

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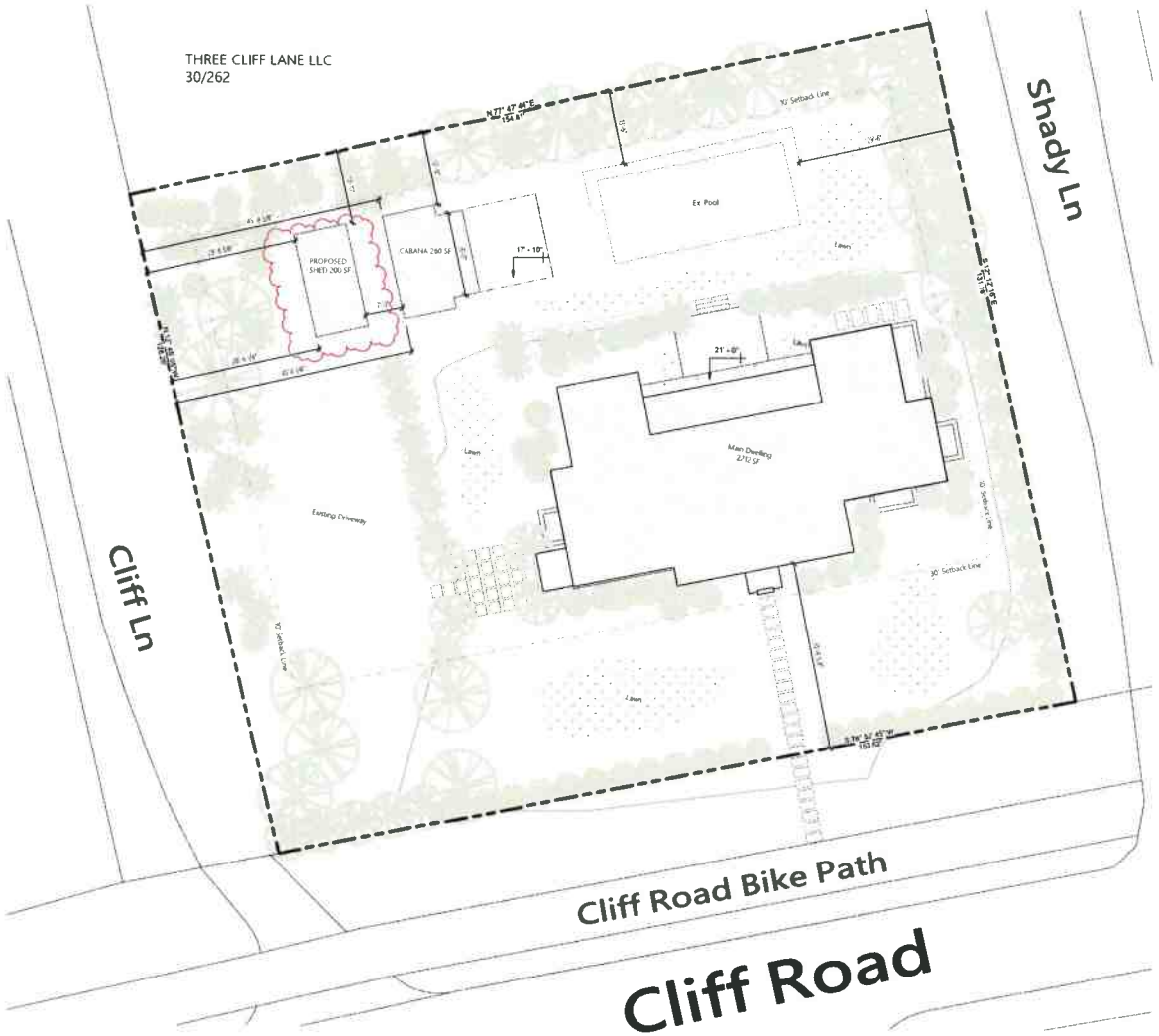
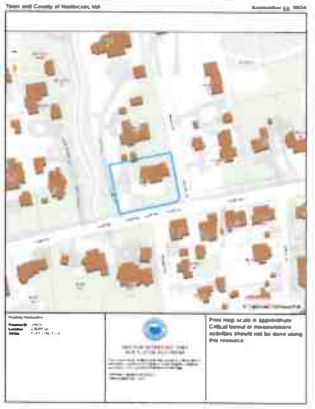



1 Site Plan - Shed
3/32" = 1'-0"



4 Locus Map

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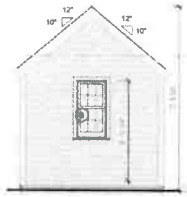

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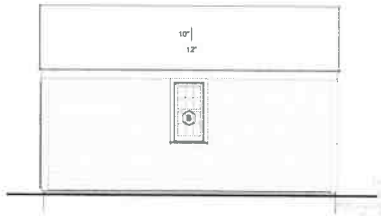

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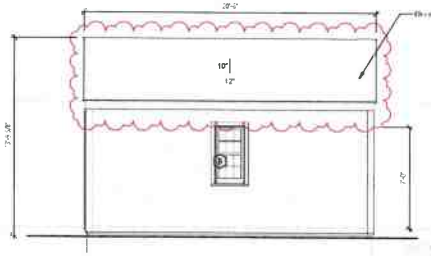

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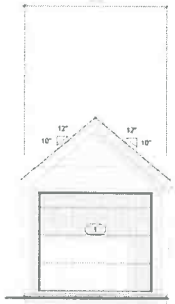

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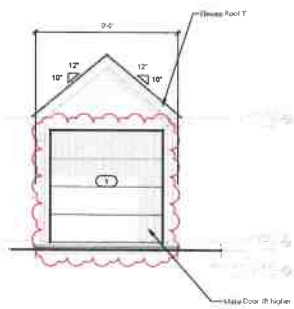

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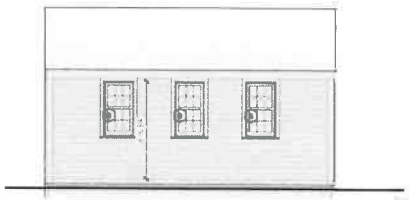

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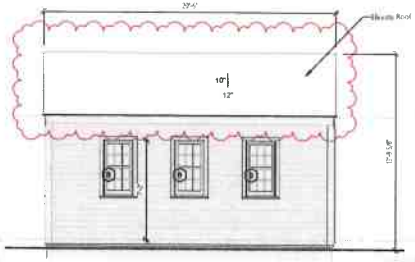

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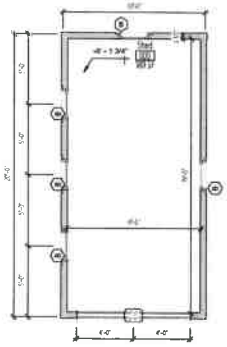

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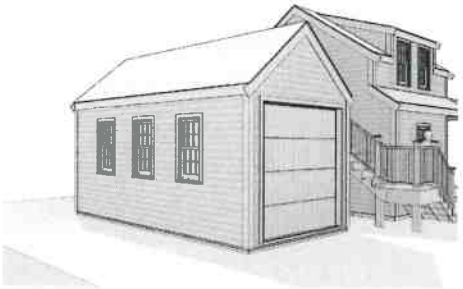

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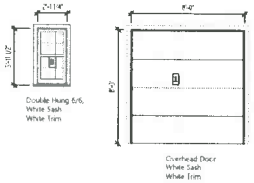


Window & Door Schedule
1/4" = 1'-0"

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# Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** **Rev Jan 2024**

65 Miacomet Av.

***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 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°: 67 PARCEL N°. 84

Street & Number of Proposed Work: 65 Miacomet Av.

Owner of record: Afanasieva Galyna

Mailing Address: 65 Miacomet Av.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 439 SF Decks/Patio: Size: 143 SF ☒ 1st floor ☐ 2nd floor
Width: 20'8" Sq. footage 2nd floor: 386 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 22'8" South 22'8" East 22'8" West 22'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 8" Typ. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 13/12 Secondary Mass 13/12 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 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 1x6 Frieze —
Window Casing 1x4 Door Frame 1x4 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 wood Rear — Side —
Garage Door(s): Type — Material —

**Hardscape materials**: Driveways — Walkways — Walls —

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim white Sash white Doors white
Deck 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 1/13/25 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 Afanasieva Galyna

STREET ADDRESS 65 Miacomet Av.

MAP/PARCEL 67/84

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/13/2025

**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 — 1/13/2025

Signature — Date

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## Property Info:

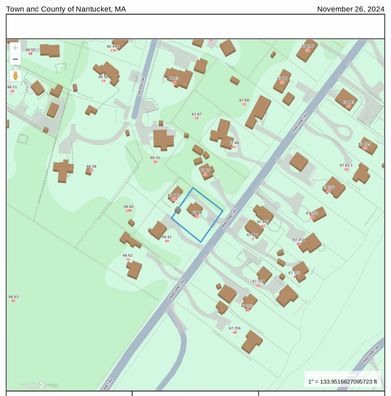
| | | | |
|---|---|---|---|
| Map & Parcel: | 67.84 | Lot Size: | 10,000 sq. ft. |
| District/Zoning: | R20 | Allowable Ground Coverage: | 1,250 sq. ft. |
| Minimum Lot Size: | 20,000 sq.ft. | Existing Ground Coverage: | 724 sq. ft. |
| Frontage: | 75 ft. | Proposed Ground Coverage MH: | 461 sq. ft. |
| Ground Cover Ratio: | 12.5% | | |
| Front Setback: | 30 ft. | | |
| Side/Rear Setback: | 10 ft. | Total Proposed Ground Coverage: | 1,185 sq. ft. |



8 3D View 1



7 Side View 2




2 Locus Map



5 Front View



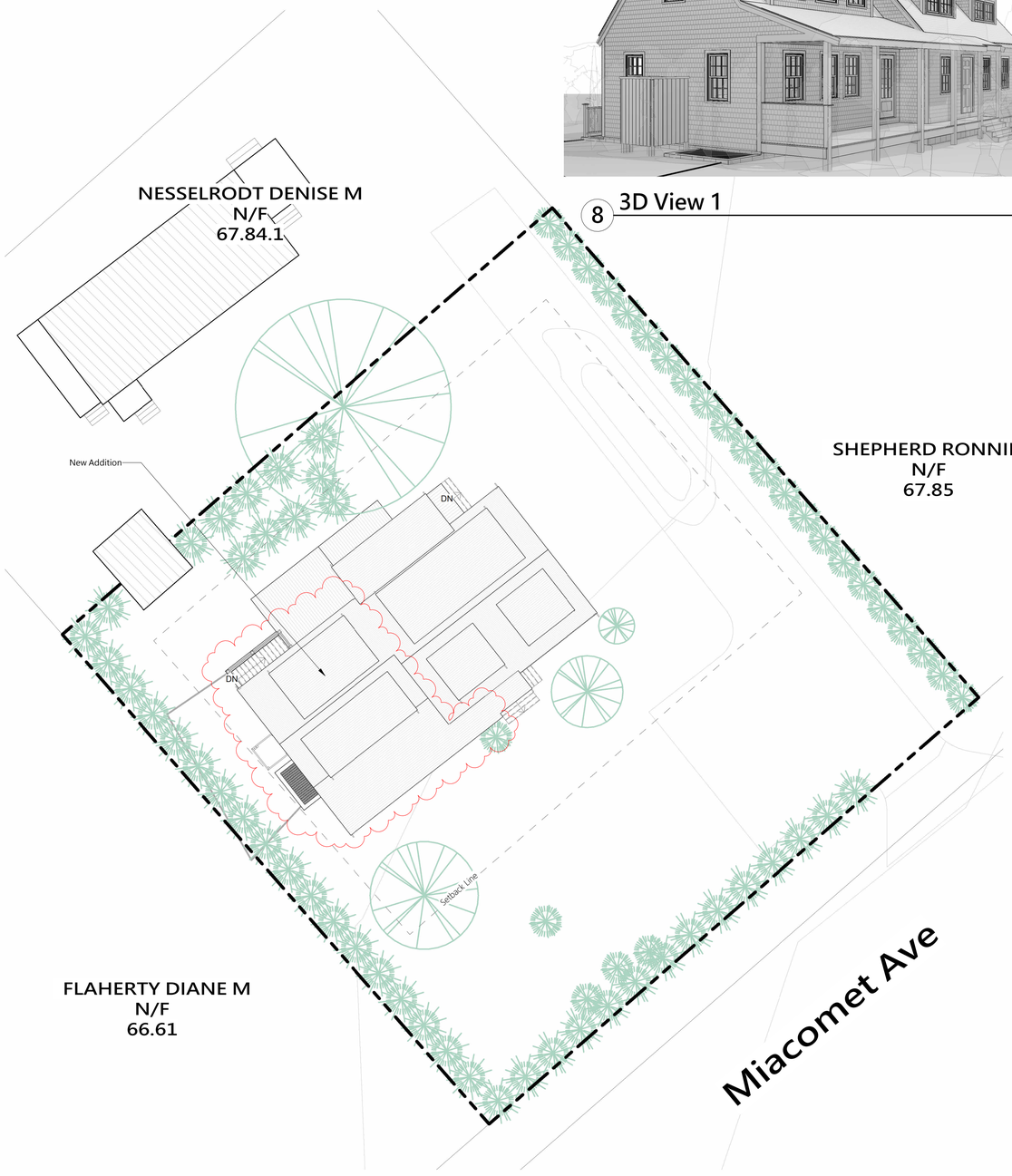
4 Side View



3 Back Yard View



6 Miacomet Ave View

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1" = 10'-0"

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AFANASIEVA'S RESIDENCE
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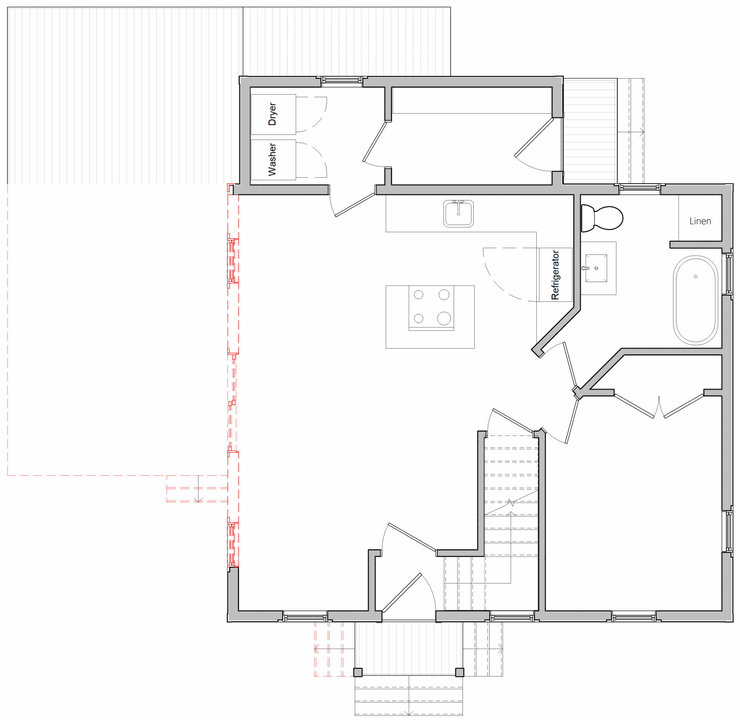
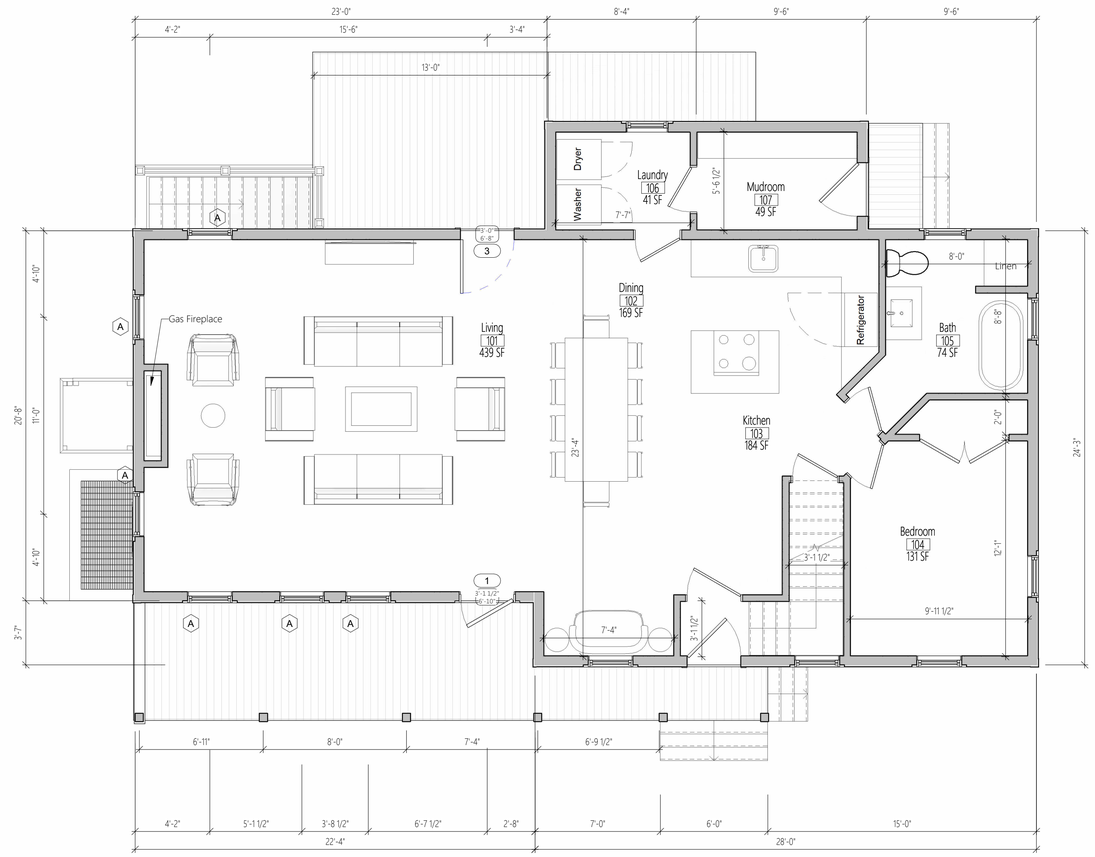
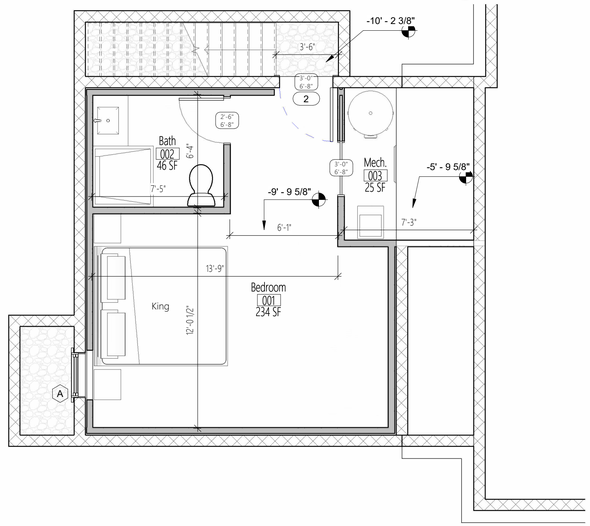


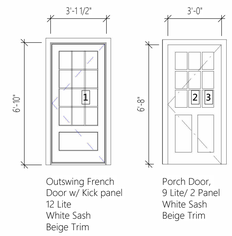

## 2 Level 1 - Existing/Demo
1/4" = 1'-0"




## 1 Level 1 - Proposed
1/4" = 1'-0"



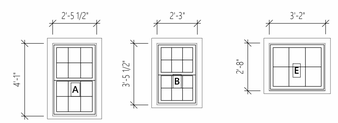

## 3 Basement - Proposed
1/4" = 1'-0"




Outswing French Door w/ Kick panel
12 Lite
White Sash
Beige Trim

Porch Door, 9 Lite/ 2 Panel
White Sash
Beige Trim

## Door Schedule
1/4" = 1'-0"




Double Hung 6/6
White Sash
Beige Trim

Double Hung 6/6
White Sash
Beige Trim

Double Hung 6
White Sash
Beige Trim

## Window Schedule
1/4" = 1'-0"

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email: juraj@theJBStudio.com

Project

# AFANASIEVA'S RESIDENCE

65 Miacomet Ave, Nantucket, MA
02554

Sheet
First Floor & Basement

Date
01.10.2025

Revisions

A.102

Scale 1/4" = 1'-0"

1/10/2025 9:41:16 PM

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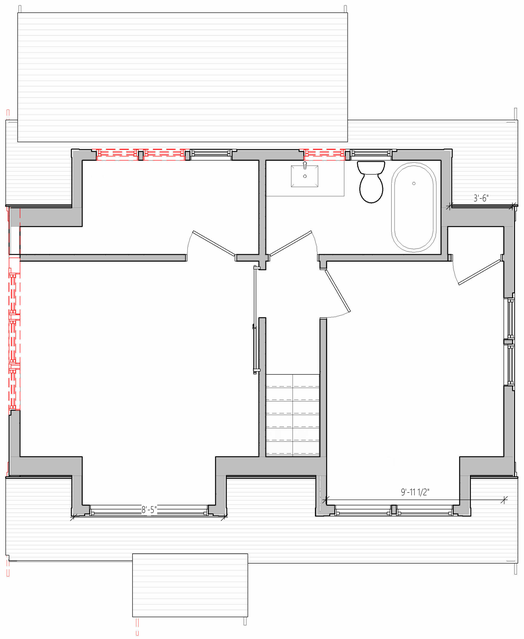
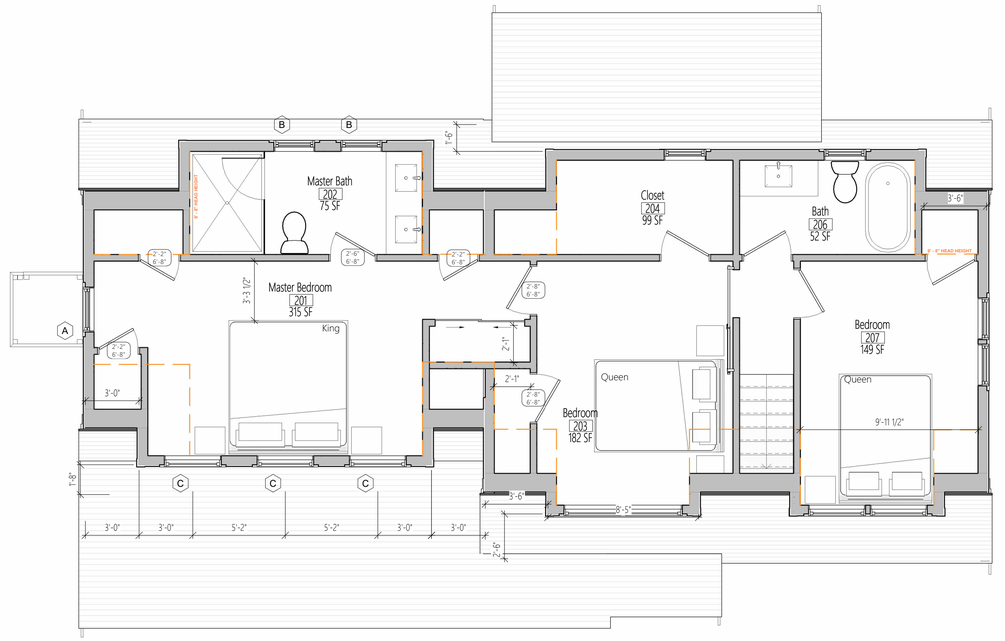



1 Level 2 - Existing/Demo
1/4" = 1'-0"




2 Level 2 - Proposed
1/4" = 1'-0"

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# AFANASIEVA'S RESIDENCE

65 Miacomet Ave, Nantucket, MA
02554

Sheet
Second Floor

Date
01.10.2025

Revisions

A.103

Scale 1/4" = 1'-0"

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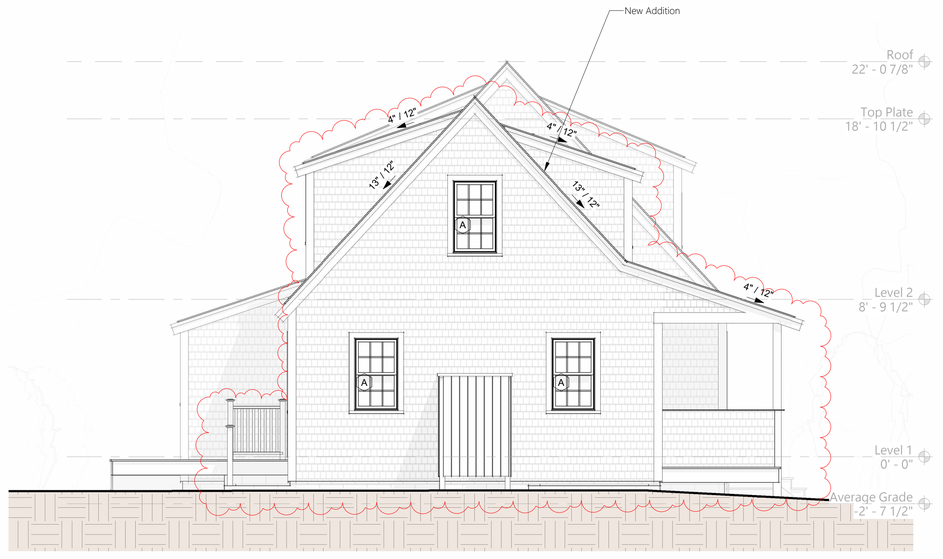
## 2 South Elevation - Existing/Demo
1/4" = 1'-0"




## 1 South Elevation - Proposed
1/4" = 1'-0"




## 3 West Elevation - Existing/Demo
1/4" = 1'-0"




## 4 West Elevation - Proposed
1/4" = 1'-0"

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# AFANASIEVA'S RESIDENCE

65 Miacomet Ave, Nantucket, MA 02554

Sheet
Exterior Elevations

Date
01.10.2025

Revisions

A.201

Scale 1/4" = 1'-0"

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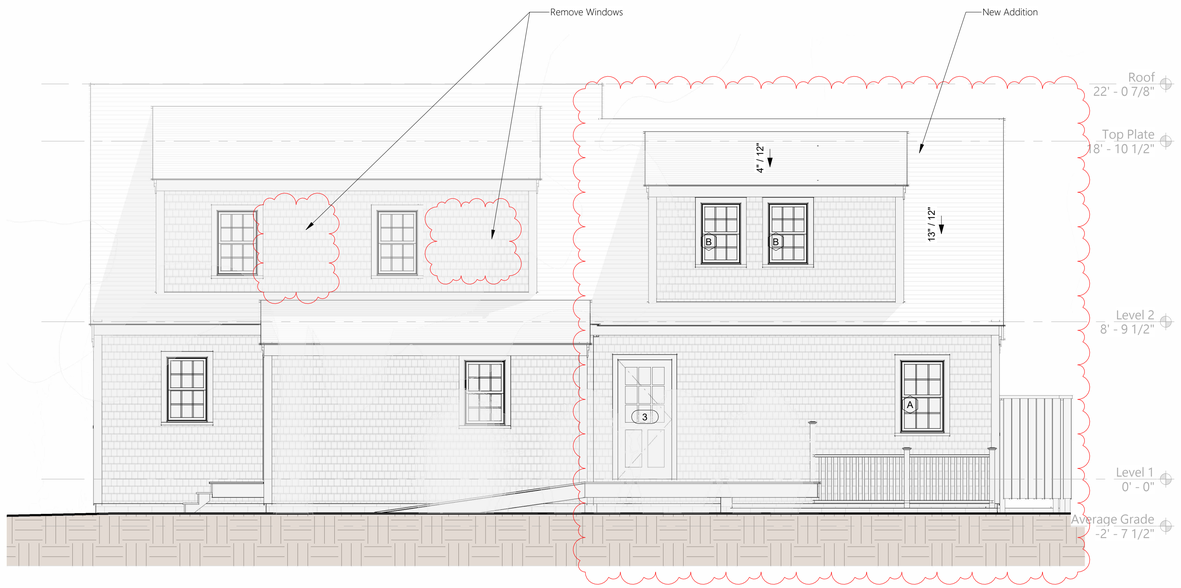
2 East Elevation - No Change
1/4" = 1'-0"




3 North Elevation - Existing/Demo
1/4" = 1'-0"




1 North Elevation - Proposed
1/4" = 1'-0"

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# AFANASIEVA'S RESIDENCE

65 Miacomet Ave, Nantucket, MA 02554

Sheet
Exterior Elevations

Date
01.10.2025

Revisions

A.202

Scale 1/4" = 1'-0"

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## Property Info:

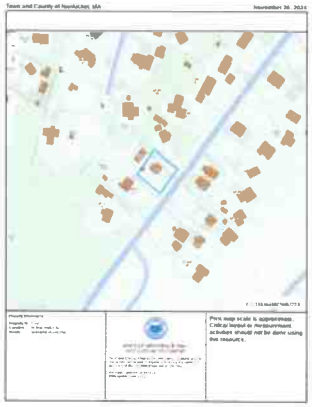
| | | | |
|---|---|---|---|
| Map & Parcel | 67 84 | Lot Size | 10,000 sq. ft |
| District/Zoning | R20 | Allowable Ground Coverage | 1,250 sq. ft |
| Minimum Lot Size | 20,000 sq ft | Existing Ground Coverage | 724 sq. ft |
| Frontage | 75 ft | Proposed Ground Coverage Net | 461 sq. ft |
| Ground Cover Ratio | 12.5% | | |
| Front Setback | 30 ft | | |
| Side/Rear Setback | 10 ft | Total Proposed Ground Coverage | 1,185 sq. ft |



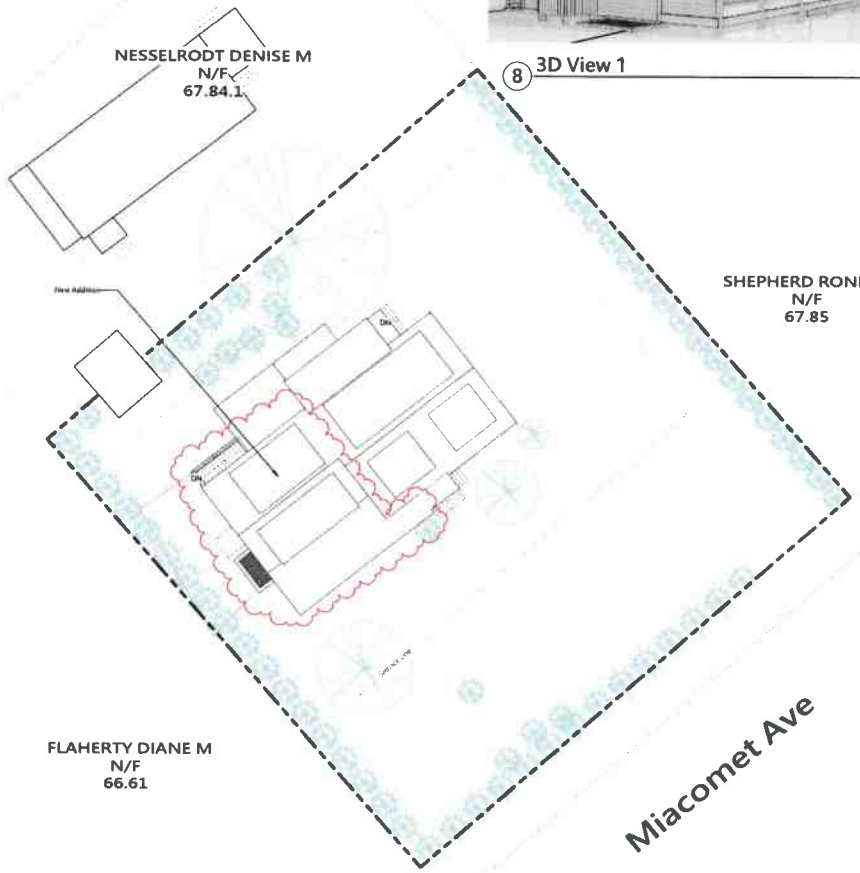
8 3D View 1



7 Side View 2



2 Locus Map




1 Site Plan - Proposed
1" = 10'-0"



5 Front View



4 Side View



3 Back Yard View



6 Miacomet Ave View

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# AFANASIEVA'S RESIDENCE

65 Miacomet Ave, Nantucket, MA
02554

Sheet

Site Plan

Date
01.10.2025

Revisions

C.101

Scale
As indicated

1/10/2025 9:41:11 PM

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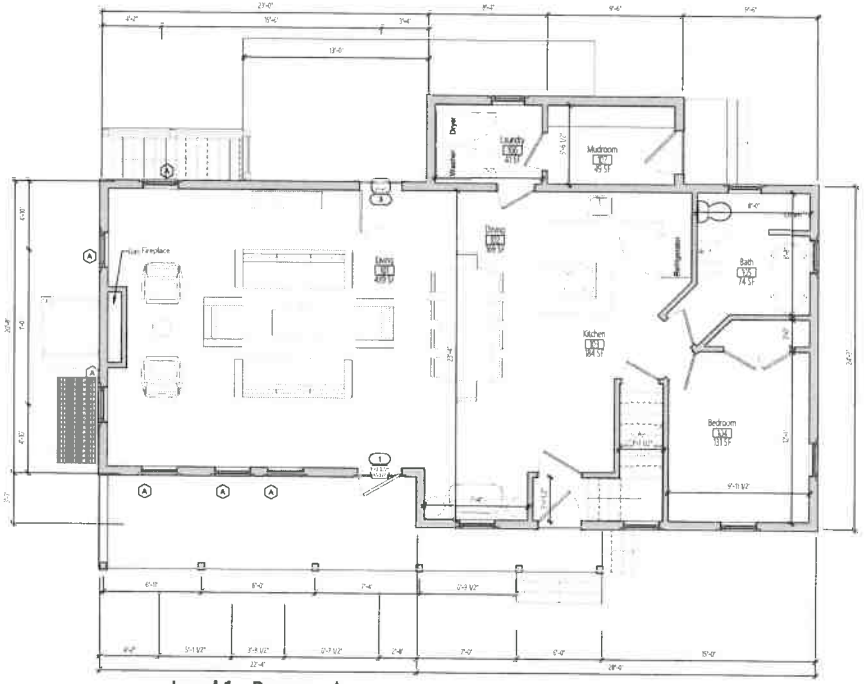
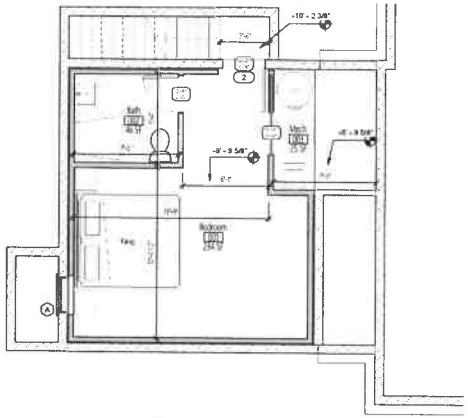
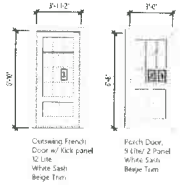
2 Level 1 - Existing/Demo
1/4" = 1'-0"



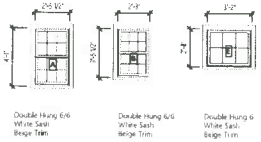

1 Level 1 - Proposed
1/4" = 1'-0"




3 Basement - Proposed
1/4" = 1'-0"




Door Schedule
1/4" = 1'-0"




Window Schedule
1/4" = 1'-0"

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AFANASIEVA'S RESIDENCE
65 Miacomet Ave, Nantucket, MA 02554

Sheet
First Floor & Basement

Date
01.10.2025

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A.102

Scale 1/4" = 1'-0"

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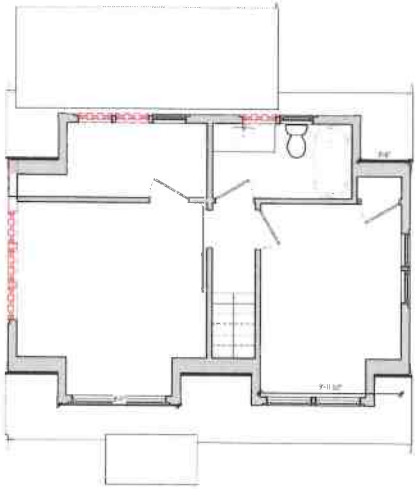
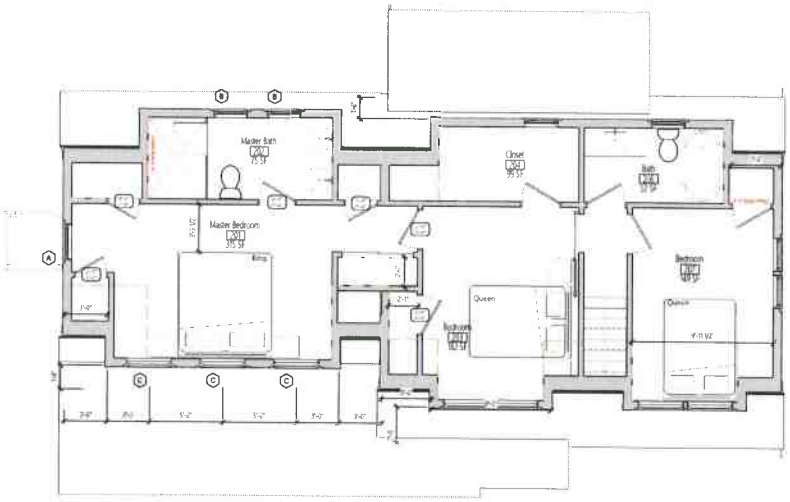


1 Level 2 - Existing/Demo
1/4" = 1'-0"




2 Level 2 - Proposed
1/4" = 1'-0"

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Sheet
Second Floor

Date
01.10.2025

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Scale 1/4" = 1'-0"

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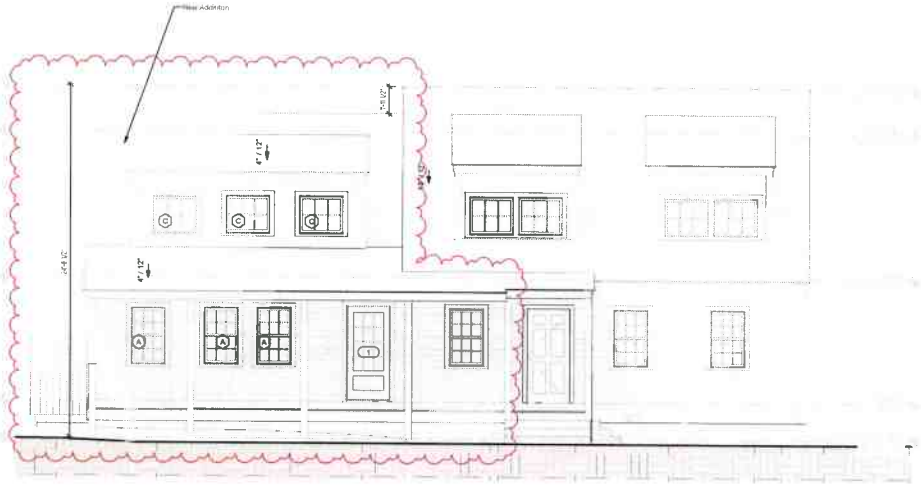
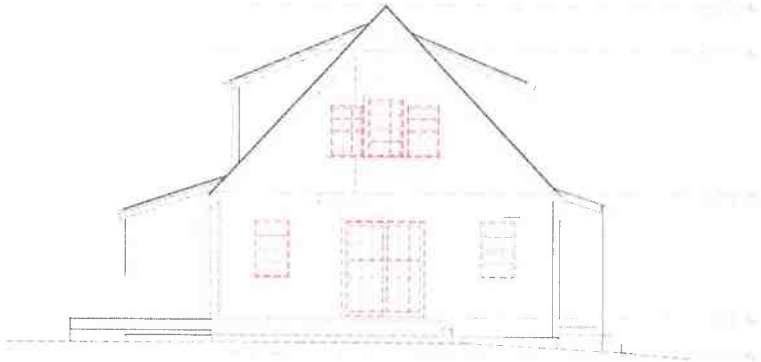
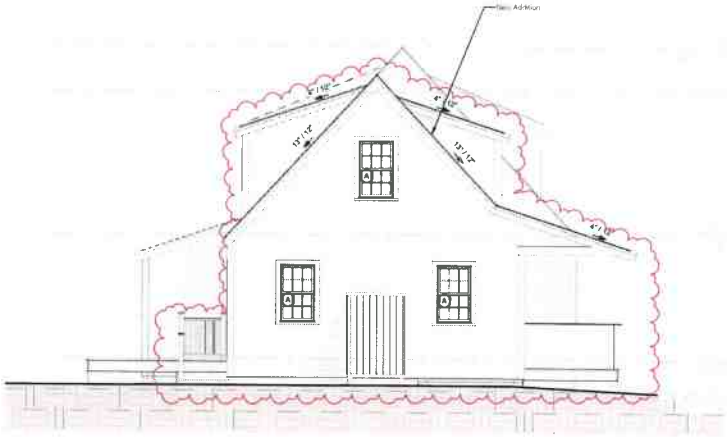
2 South Elevation - Existing/Demo
1/4" = 1'-0"




1 South Elevation - Proposed
1/4" = 1'-0"



3 West Elevation - Existing/Demo
1/4" = 1'-0"




4 West Elevation - Proposed
1/4" = 1'-0"

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Date
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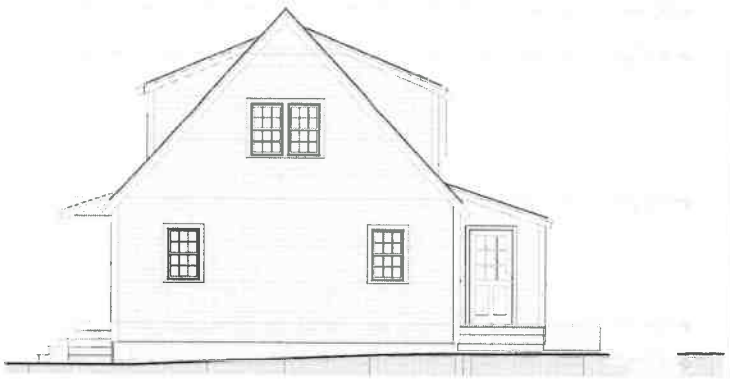
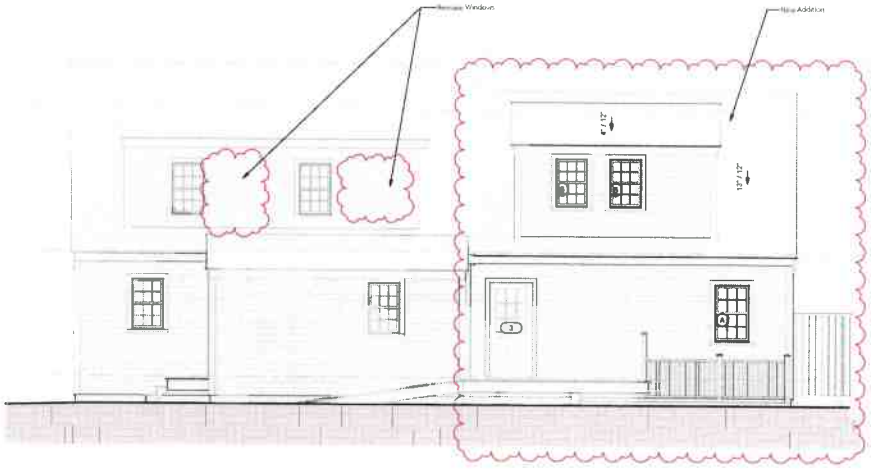


2 East Elevation - No Change
1/4" = 1'-0"



3 North Elevation - Existing/Demo
1/4" = 1'-0"




1 North Elevation - Proposed
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01.10.2025

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A.202

Scale 1/4" = 1'-0"

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** Rev Jan 2024

***REQUIRED WITH ALL APPLICATIONS:*** 93 Main St.

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

— 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

— 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(Initial to indicate read and understand)**

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 17

Street & Number of Proposed Work: 93 Main St.

Owner of record: Calder Andrew

Mailing Address: 6639 Brompton Rd.
Houston, TX 77005

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: POBox 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 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: _____ 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: Three Bricks

Original Date: 1838

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: 5" Typ. inches) Front ☐ _____ Side
☒ North and East elevations - addition part
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x10 Soffit (Overhang) _____ Corner boards 1x8 Frieze _____
Window Casing 1x6 Door Frame 1x6 Columns/Posts: Round _____ Square _____

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other No change
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front No change Rear _____ Side _____
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall White - Clapboard Clapboard (if applicable) White 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 1/13/25 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 Calder Andrew

STREET ADDRESS 93 Main st.

MAP/PARCEL 42.3.3/17

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/13/2025

**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 — 1/13/2025

Signature — Date

# HDC Submission Only - Not For Construction

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## Property Info:

| | | | |
|---|---|---|---|
| Map & Parcel: | 42.3.3/17 | Lot Size: | 9,583 sq. ft. |
| District/Zoning: | ROH | Allowable Ground Coverage: | 3,833.2 sq. ft. |
| Minimum Lot Size: | 5,000 sq.ft. | Existing Ground Coverage MH: | 2,472 sq. ft. |
| Frontage: | 50 ft. | | |
| Ground Cover Ratio: | 40% | | |
| Front Setback: | 0 ft. | Total Proposed Ground Coverage: | 0 sq. ft. |
| Side/Rear Setback: | 5 ft. | | |



3 Main Street View - North Elevation
1" = 1'-0"



4 South Elevation
1" = 1'-0"




1 Site Plan - Proposed
1" = 10'-0"

Town and County of Nantucket, MA — March 16, 2021




**Property Information**
Property ID 42.3.3 17
Location 93 MAIN ST
Owner RUFIO ACK HOLDINGS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan. 2021
Data updated Jan. 2021

2 Locus Map
NTS



5 West Elevation
1" = 1'-0"

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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

# Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet
Site Plan

**SHEET INDEX**

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A.204 Exterior Elevations – Details
A.101 Second Floor Plan
Grand total: 6

Date
01.13.2025

Revisions

C.101

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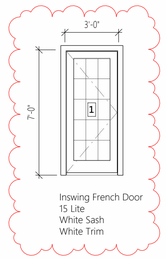
1 Existing/ Demo East Elevation
3/16" = 1'-0"

| Door Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Mark | Width | Height | Rough Width | Rough Height | Model | DP Rating | Comments |
| 1 | 3' - 0" | 7' - 0" | 3' - 1" | 7' - 0 1/2" | WUIFD3070 | | |




Door Schedule
1/4" = 1'-0"




2 Proposed East Elevation
1/4" = 1'-0"

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# Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevations - East

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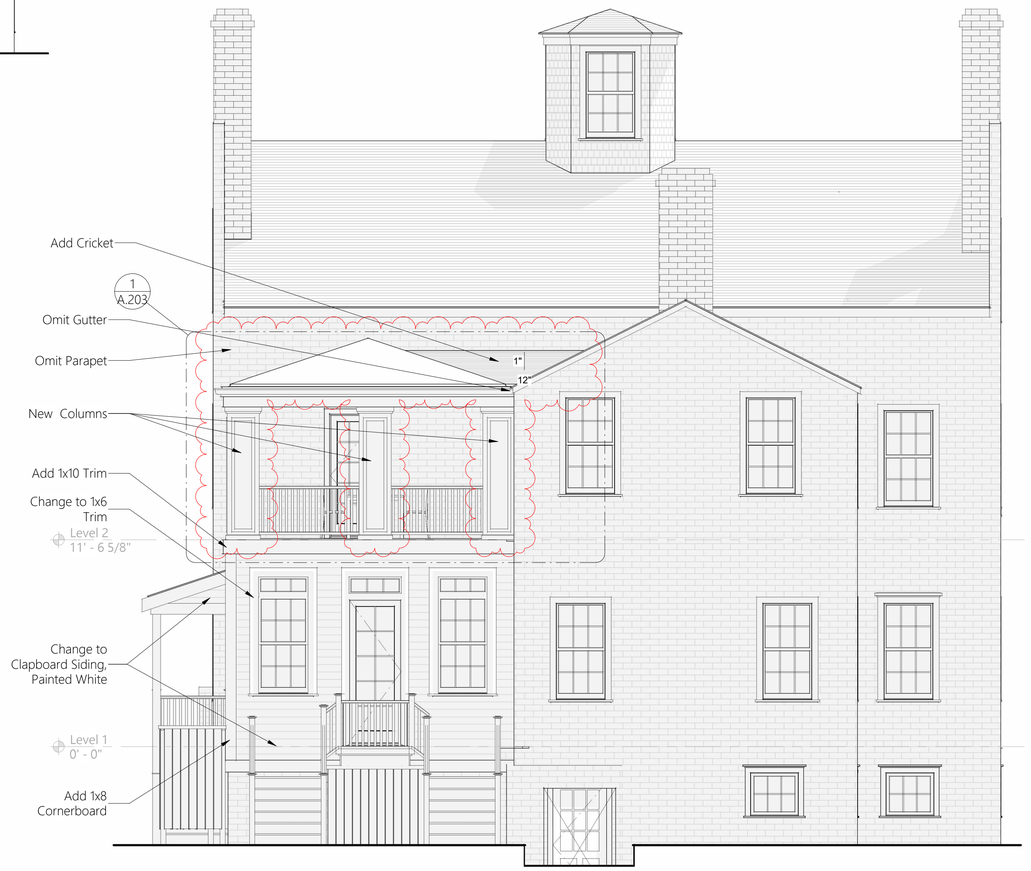
3/16" = 1'-0"




2 Proposed North Elevation
1/4" = 1'-0"

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# Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevation - North

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A.101 Second Floor Plan
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01.13.2025

Revisions

A.202

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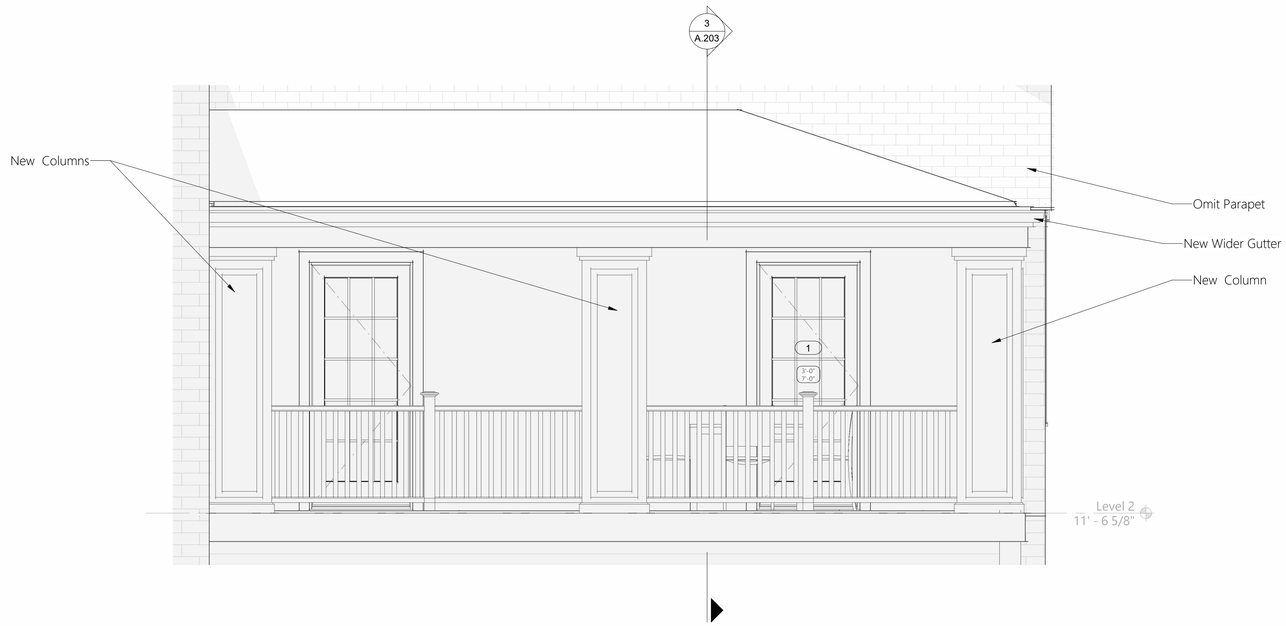
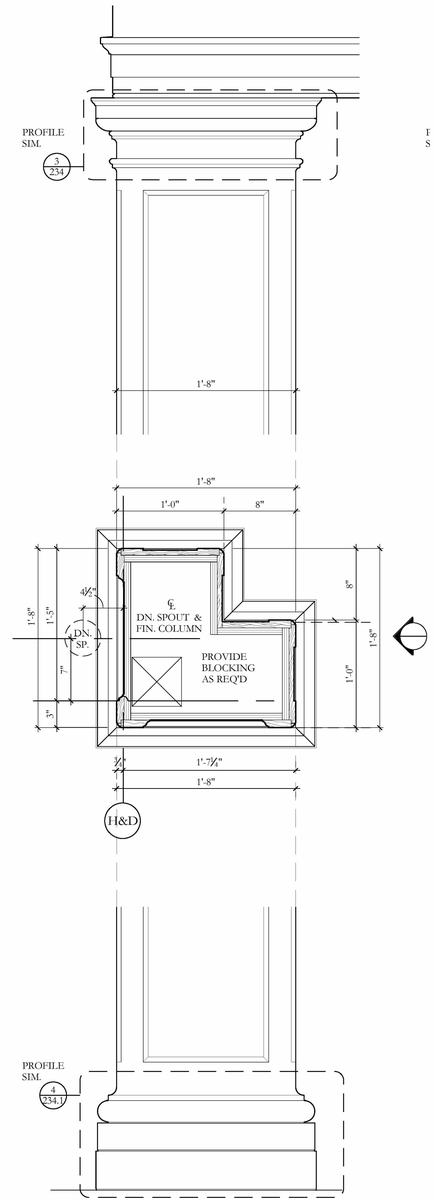



3 Proposed West Elevation - Callout 1
1/2" = 1'-0"




1 Pilasters - Panel Moulding Detail
1 1/2" = 1'-0"

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# Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevations - Details

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A.204 Exterior Elevations – Details
A.101 Second Floor Plan
Grand total: 6

Date

01.13.2025

Revisions

A.204

Scale As indicated

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## HDC Submission Only - Not For Construction

### Property Info:

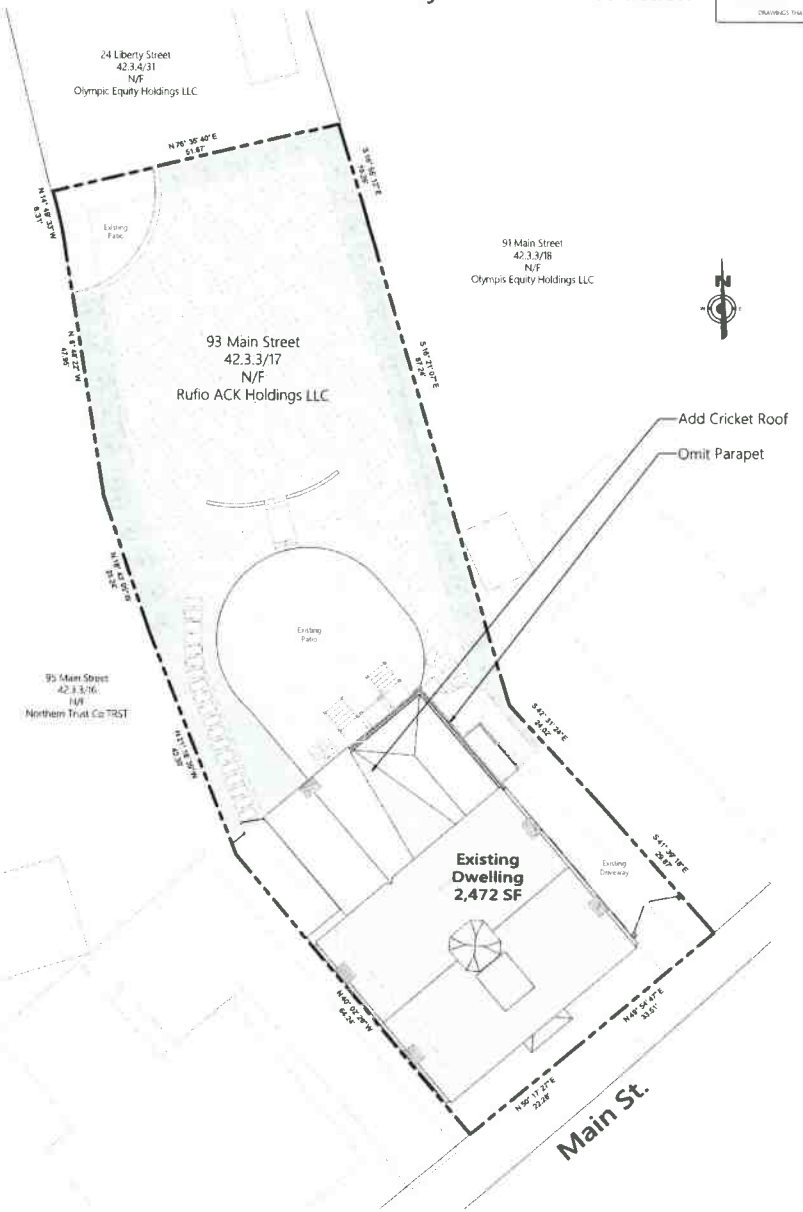
| | | | |
|---|---|---|---|
| Map & Parcel | 42.3.3/17 | Lot Size | 9,583 sq. ft. |
| District/Zoning | RDH | Allowable Ground Coverage | 3,833.2 sq. ft. |
| Minimum Lot Size | 5,000 sq.ft | Existing Ground Coverage Mfr. | 2,472 sq. ft. |
| Frontage | 50 ft. | | - |
| Ground Cover Ratio | 40% | | |
| Front Setback | 0 ft | Total Proposed Ground Coverage | 0 sq. ft. |
| Side/Rear Setback | 5 ft | | |



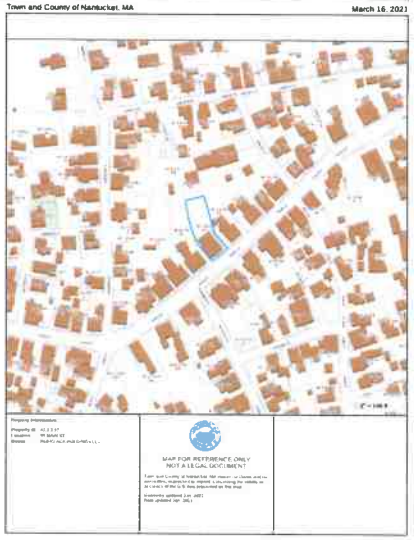
3 Main Street View - North Elevation
1" = 1'-0"



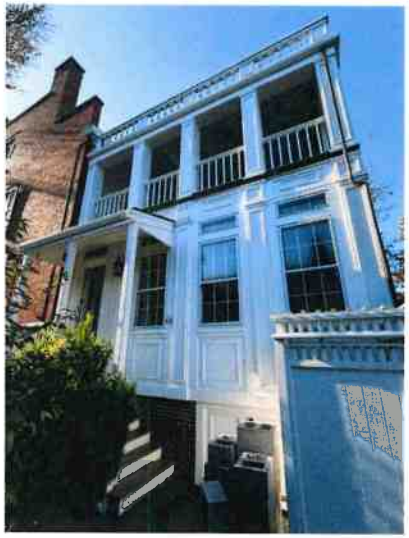
4 South Elevation
1" = 1'-0"




1 Site Plan - Proposed
1" = 10'-0"




2 Locus Map
NTS



5 West Elevation
1" = 1'-0"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**Rufio ACK Holdings Residence**

93 Main St., Nantucket, MA 02554

Sheet

Site Plan

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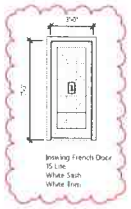
1 Existing/ Demo East Elevation
3/16" = 1'-0"

| Door Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Mark | Width | Height | Rough Width | Rough Height | Material | DP Rating | Comments |
| | 3' - 0" | 7' - 0" | 3' - 1" | 7' - 0 1/2" | [illegible] | | |




Door Schedule
1/4" = 1'-0"




2 Proposed East Elevation
1/4" = 1'-0"

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93 Main St., Nantucket, MA 02554

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Exterior Elevations - East

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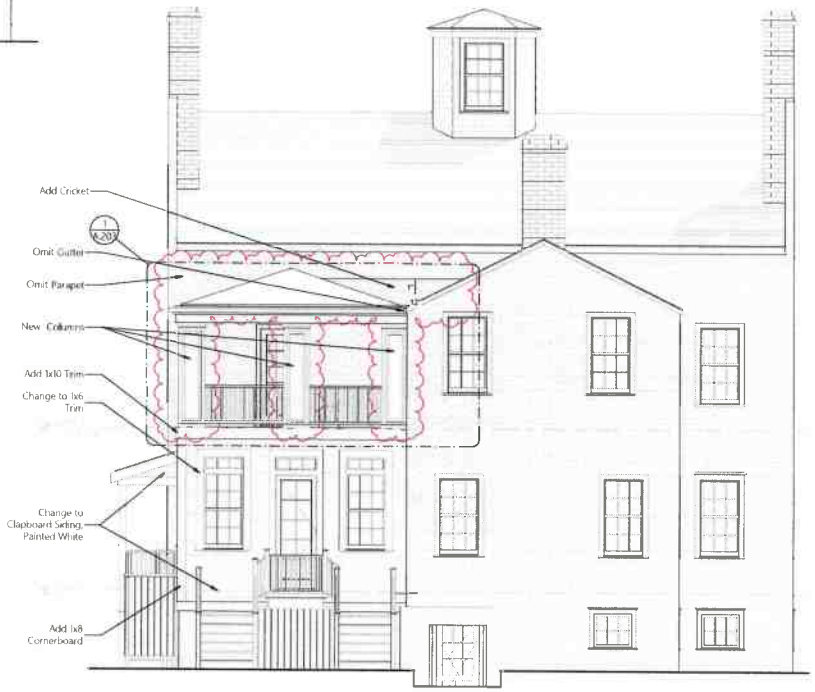


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**Rufio ACK Holdings Residence**

93 Main St., Nantucket, MA 02554

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Exterior Elevation - North

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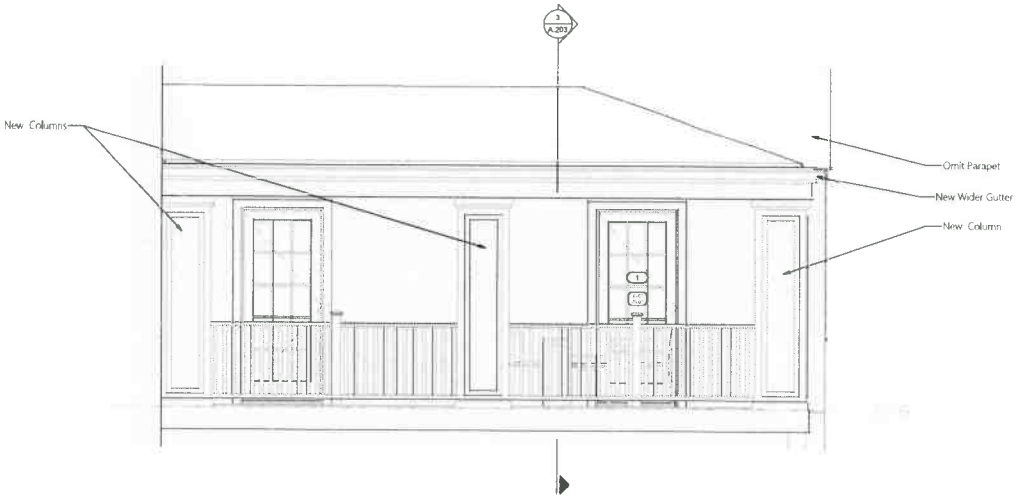
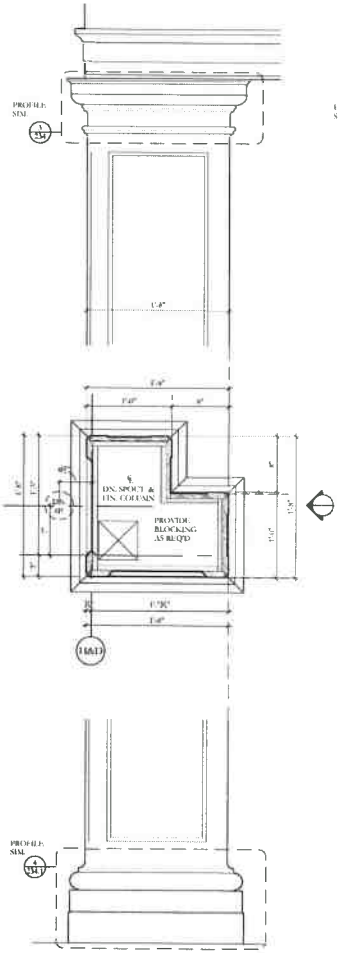



3 **Proposed West Elevation - Callout 1**
1/2" = 1'-0"


PROFILE: SIM.
1
A.204
1'-6"
1'-6"
1'-6"
1'-0"
1'-0"
1'-0

Joseph Starbuck Houses ("Three Bricks")
93, 95, and 97 Main Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-941

HABS
MASS
10-NANT
57-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-941

HABS
MASS
10-NANT
5-

JOSEPH STARBUCK HOUSES
known as the "Three Bricks"

Location: 93, 95 and 97 Main Street (on north side)
Nantucket, Massachusetts

Present Owners: #93, Eugenie S. Evans (Mrs. Gwynne Evans)
#95, Pauline Smith Freeman (Mrs. Crowell Freeman)
#97, Jean Satler Knopf (Mrs. Stacy Knopf)

Present Occupants: Owners

Present Use: Seasonal occupancy.

Brief Statement of Significance: Joseph Starbuck, one of the wealthiest whale-oil merchants of his time, built these three brick mansions, the best known of Nantucket's nineteenth century houses, for his three sons during Nantucket's most prosperous period of whaling.

## PART I. HISTORICAL INFORMATION

### A. Physical History:

1. Original and subsequent owners:

#93 - 1838 -- Joseph Starbuck
1850 -- William Starbuck was deeded property by his father. William Starbuck died in 1873 and by his will left all of his property in trust for the benefit of his wife Sarah M. Starbuck, and after her death to be divided equally among his four children, Walter Starbuck, Martha A. Fenton, Joseph A. Starbuck and Alfred Starbuck. Sarah M. Starbuck died in 1885.
1888 -- Gardner J. Kingman purchases property from the four heirs of William Starbuck.
1920 -- Mary L. B. Waters bought from Charles W. Kingman, son of Gardner J. Kingman.
1945 -- Reginald H. Waters and Katherine E. Waters Begien had inherited the house on the death of their mother. Reginald H. Waters bought Katherine Begien's one-half interest.
1945 -- Robert W. Atkins.
1957 -- Gwyyne Evans and Eugenie S. Evans purchased property from Stephen Booth and Dorothy M. Atkins, heirs of Robert W. Atkins. Mr. Evans died in 1965.

1965 -- to date -- Eugenie S. Evans.

#95 - 1838 -- Joseph Starbuck
1850 -- Matthew Starbuck was deeded property by his father. Matthew Starbuck died in 1876, intestate, his property passing to his widow, Catharine Starbuck and four children: Caroline W. Spinney, Florence Palmer, Maria M. Mackay and Horace Starbuck.
1876 -- Catharine Starbuck purchased all other interests in the property. She died in 1913.
1915 -- Maria M. Mackay bought the shares of the other heirs of Catharine Starbuck. Maria M. Mackay died in 1920.
1920 -- Pauline M. Smith inherited the property by will from her mother.
1948 -- Pauline Smith Freeman was deeded the property by her mother, now Pauline Mackay Johnson.
to date -- Pauline Smith Freeman.

#97 - 1838 -- Joseph Starbuck.
1850 -- George Starbuck was deeded property by his father. George Starbuck died in 1888 and through assignment of a mortgage the property had passed on to his son Sidney Starbuck in 1882.
1896 -- Sidney Starbuck conveyed house and land to Elizabeth Starbuck "for and during her natural life" and after her death to his two sisters Ellen Starbuck Swain and Susan A. Starbuck.
1922 -- Charles Minshall bought from Ellen Starbuck Swain and Susan A. Starbuck (Elizabeth Starbuck being deceased).
1937 -- Margaret M. Craig. Property was deeded to her by Robert Minshall, heir of Charles Minshall.
1946 -- Jean S. Gundry purchased from Alexander M. Craig et al, executors under the will of Margaret Minshall Craig.
to date -- Jean Satler Knopf.

(Abstract, Records Registry of Deeds, Nantucket, Massachusetts)

2. Date of erection: Work was begun on the west brick house early in 1837, and in November, 1840 all three were completed at a cost of $40, 124.00. (Abstract, Joseph Starbuck ledgers in possession of Nantucket Historical Association).

3. Architect: None. James Childs, a "house-carpenter" who had come to the Island from Cape Cod and lived on India Street for over ten years, was the builder. Christppher Capen was the

master mason. He also came from the Cape and was living on India Street. (Abstract, Three Bricks and Three Brothers by Gardner, also records of Nantucket Historical Association.)

4. Original plans, construction, etc.: The three houses are of identical design and have similar interiors. The houses have high, stone front stoops, porticos, large entrance halls and double parlors. The distinctive details of wainscoting and the decorative work about the woodwork are all most interesting and reveal the new elegance which had come to Nantucket.

George Allen Fowlkes in A Mirror of Nantucket states that Joseph Starbuck "felt that his new houses should be like the others on the Island, and it was only upon the strong advice of his son-in-law, William Hadwen, that he decided to modify his plans a bit. Hadwen had come to Nantucket from Newport, Rhode Island, and he was far more cosmopolitan. He was also familiar with the houses from his native town. Tradition is that Hadwen showed Starbuck Stuart and Revett's design for a restoration of the Tower of the Winds in Athens which had a projecting entrance porch with Ionic columns on it. This intrigued Starbuck and with Hadwen supervising the final drawings, Georgian style buildings which resemble in many ways the Salem work of 1820, such as the Pickering Dodge House and the Joseph Peabody House, began to take shape. End chimneys replaced middle chimneys and each room has a fireplace or grate. No walks surmounted these houses; instead a cupola with cut corners was in the center of each roof, and a white balustrade, with panels interrupting the line of balusters, decorated the edge of the front roof."

The original wooden gutters lasted for fifty years for the reason that Starbuck kept a fire burning in a shed at the building site to insure proper seasoning of the lumber.

Glass "lights" were still used at the time these houses were built, but instead of putting them in the wall over the door, here the glass has been placed in the top panels of the doors.

The bricks used in building the houses were brought here from the brickyards of Thomas Murray, Edgecomb, Newcastle, Maine; from John Page, Danvers, Massachusetts, and a half-dozen other firms where the amount of bricks wanted could be immediately "delivered on the wharf at Nantucket" at the lowest price possible. Slate for the three roofs was also purchased through John Page in Danvers, and a slater sent to the Island to do the work.

5. Notes on alterations and additions: Few changes have been made. Modern comforts have been added carefully and all three houses kept in excellent condition.

B. Historical Events Connected with the Structure: Built by Joseph Starbuck, richest whale-oil merchant at that time in Nantucket and owner of many whale-ships, the three mansions were owned and occupied by the Starbucks for three-quarters of a century. The "Middle Brick" has remained in the family and is now owned by the great, great-granddaughter of the son for whom it was built. Ownership of the other two is now out of the family.

In the "Middle Brick" the wallpaper in the front hall is original while many of the furnishings have remained in the house. Among these are family portraits, old Nantucket maps, fire buckets, the coin silver service which was Matthew and Catharine Starbuck's wedding silver, some pewter and some of the furniture.

During the last quarter of the ninsteenth century these three houses opened their doors to good books, good pictures, good music and gracious entertaining; reading clubs and small socials found their parlors and living-rooms attractive places to meet. Many good causes were first proposed and instituted in them; the gathering when the Nantucket Historical Association was organized, May 9, 1894, took place in the "Upper Brick", and the hostess was Mrs. George Starbuck.

Where the "Three Bricks" now stand was a great green yard with one unpainted house standing back from the street with the old pump in the middle of the yard, and the rough board fence running down to the next estate, where now the east brick house stands. The street was unpaved, with a crude covering over the fire cistern in the middle of Main Street at the junction of Pleasant Street opposite the west brick house. Here boys spun their tops while waiting for the Fifth Day Friends Meeting to be out and on the First days to view the throng of Friends that came pouring out of the doors, filling the streets in every direction. (Abstract, Main Street in Whaling Days by George F. Worth, as arranged by Nancy S. Adams. Written about 1880 and now the property of the Nantucket Historical Association.)

C. Sources of Information:

Chamberlain, Samuel, Nantucket, A photographic sketchbook, New York: Hastings House, 1955. (view of 93 Main Street).

Douglas-Lithgow, Robert Alexander, Nantucket; a history. New York and London: G. P. Putnam's Sons, 1914. (includes photograph).

Duprey, Kenneth, Old Houses on Nantucket. New York: Architectural Book Publishing Co., Inc., 1959. (includes early photograph of interior of #97, and views of interior and exteriors of all three houses.)

Eberman, Edwin. Nantucket Sketchbook. Nantucket: S. F. Baker, 1946. (includes drawings of houses).

Fowlkes, George Allen. A Mirror of Nantucket. An architectural history of the Island, 1686 - 1850. New Jersey: Press of Interstate, 1959. (included exterior views of houses and doorway of #97).

Gardnew, William Edward. Three Bricks and Three Brothers; The Story of the Nantucket Whale-Oil Merchant, Joseph Starbuck. Cambridge: Riverside Press, 1945. (includes many views of houses).

Macy, William Francis. The Story of Old Nantucket; brief history of the island, its people. Boston and New York: Riverside Press, 1915; Inquirer and Mirror Press, 1915; Houghton Mifflin Co., 1928. (included photograph).

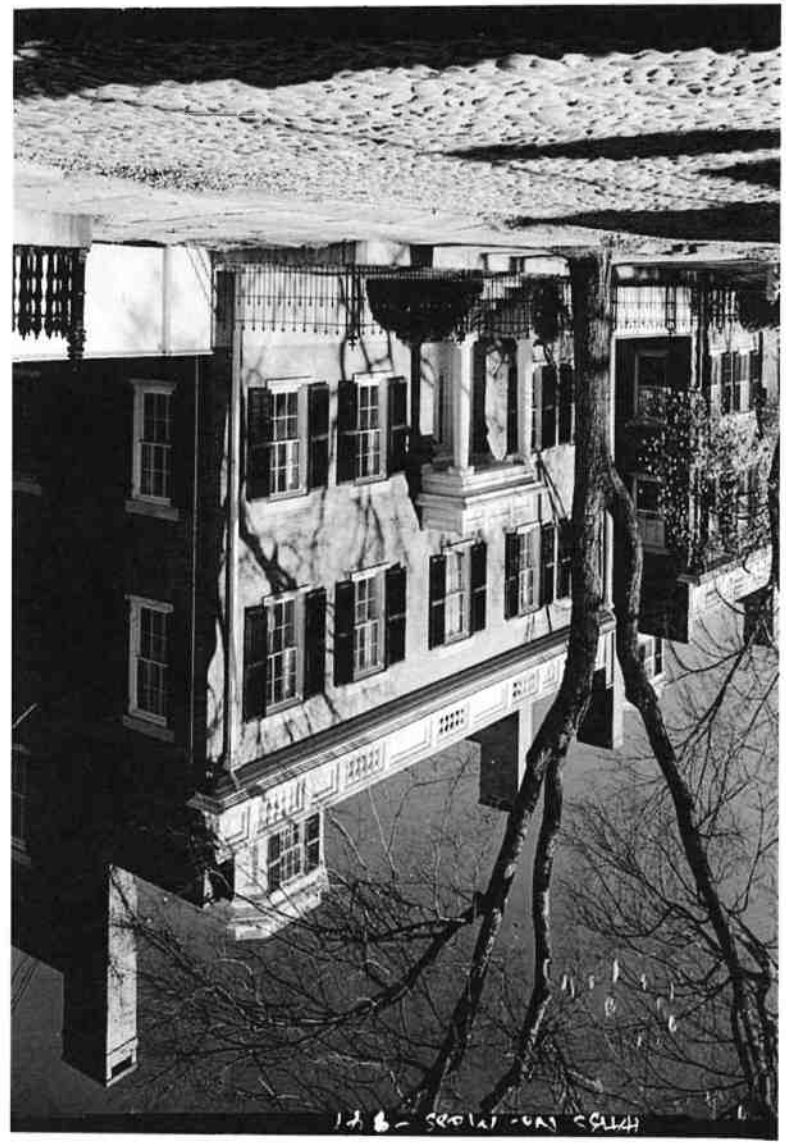
Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
November, 1965.

## PART II. PROJECT INFORMATION

These records were prepared as part of the Historic American Buildings Survey project on Nantucket, Massachusetts. This is part of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Cortlandt V. D. Hubbard, Philadelphia, Pennsylvania. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, July 1971.









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 Green Meadows

***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 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°: 67 PARCEL N°. 384

Street & Number of Proposed Work: 14 Green Meadows

Owner of record: Martinian Sara

Mailing Address: 15 Fletcher Hill Ln.

Groton, MA 01450

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 5083729654 E-mail: jurcj@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 Fenestration, window wells

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 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 NTW Clapboard (if applicable) — Roof Black - No change

Trim ~~White~~ NTW Sash White Doors _____

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 1/13/25 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

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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 Juraj Bencat, JBStudio

AS AGENT FOR Martinian Sara

STREET ADDRESS 14 Green Meadows

MAP/PARCEL 67/384

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/13/2025

**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 — 1/13/2025

Signature — Date

## Property Info:

| | | | |
|---|---|---|---|
| Map & Parcel: | 67.384 | Lot Size: | 13,341 sq. ft. |
| District/Zoning: | R5 | Allowable Ground Coverage: | 5,336 sq. ft. |
| Minimum Lot Size: | 5,000 sq.ft. | Existing Ground Coverage: | 1,048 sq. ft. |
| Frontage: | 50 ft. | Proposed Ground Coverage MH: | 0 sq. ft. |
| Ground Cover Ratio: | 40% | | |
| Front Setback: | 10 ft. | | |
| Side/Rear Setback: | Side: 10 ft minimum on one side; 5 ft thereafter Rear: 5 ft | Total Proposed Ground Coverage: | 1,048 sq. ft. |

# HDC Submission Only - Not For Construction

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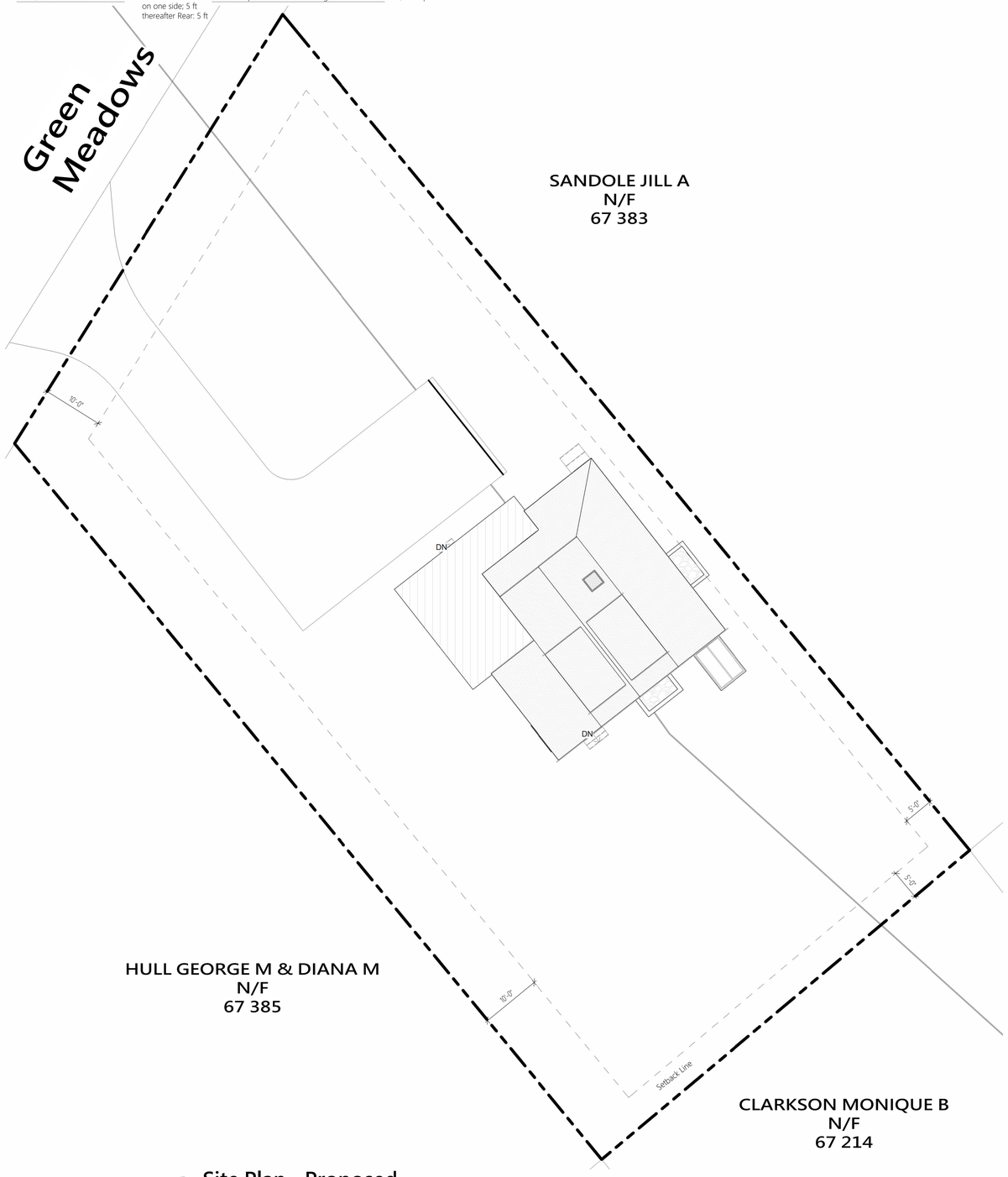
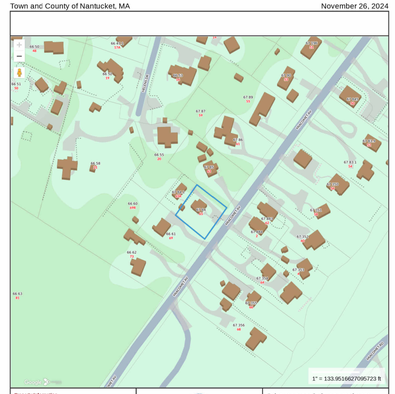



1 Site Plan - Proposed
1" = 10'-0"



7 Side View 2




2 Locus Map



5 Front View



4 Side View



3 Back Yard View



6 Green Meadows View

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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

MARTINIAN'S RESIDENCE
14 Green Meadows, Nantucket, MA 02554

Sheet
Site Plan

Date
01.13.2025

Revisions

C.101

Scale
As indicated

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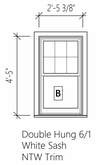
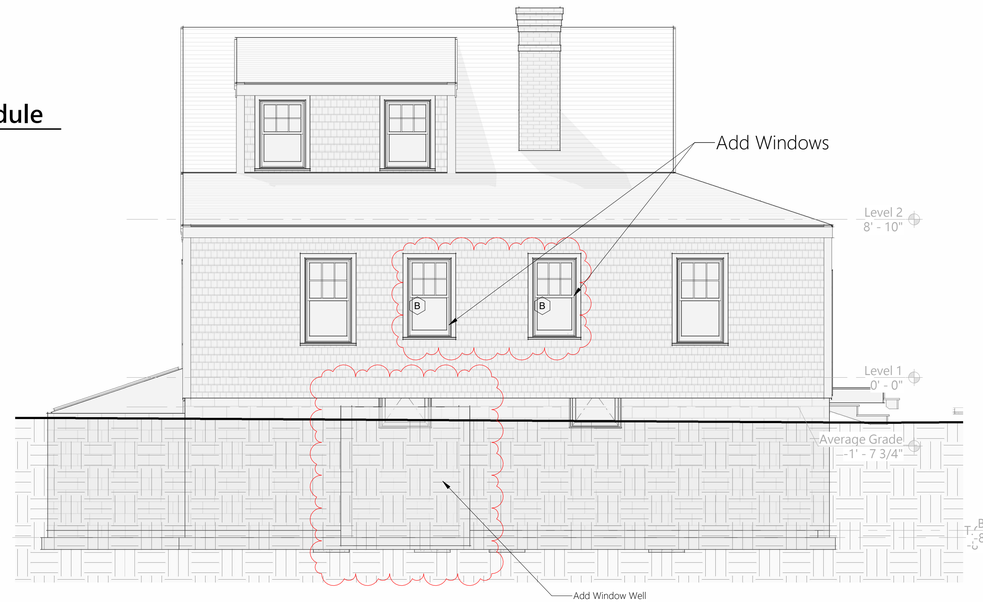



## Window Schedule
1/4" = 1'-0"




## 5 East Elevation - Existing/Demo
1/4" = 1'-0"




## 1 East Elevation - Proposed
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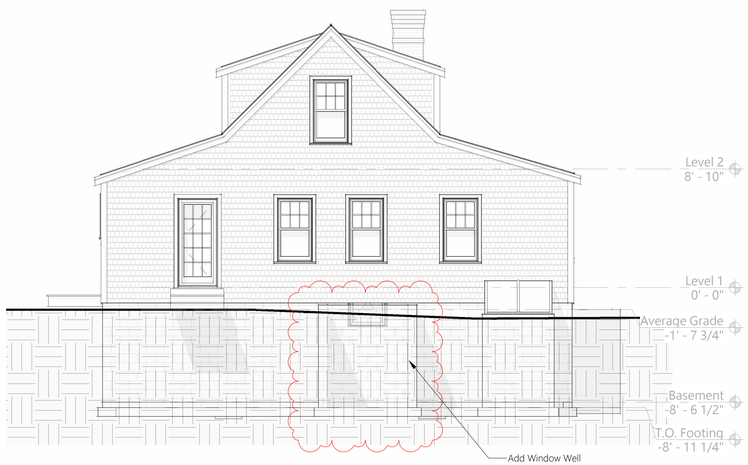


## 3 South Elevation - Proposed
3/16" = 1'-0"




## 4 West Elevation - No Change
3/16" = 1'-0"




## 2 North Elevation - No Change
3/16" = 1'-0"

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Project

# MARTINIAN'S RESIDENCE

14 Green Meadows, Nantucket, MA 02554

Sheet
Exterior Elevations

Date
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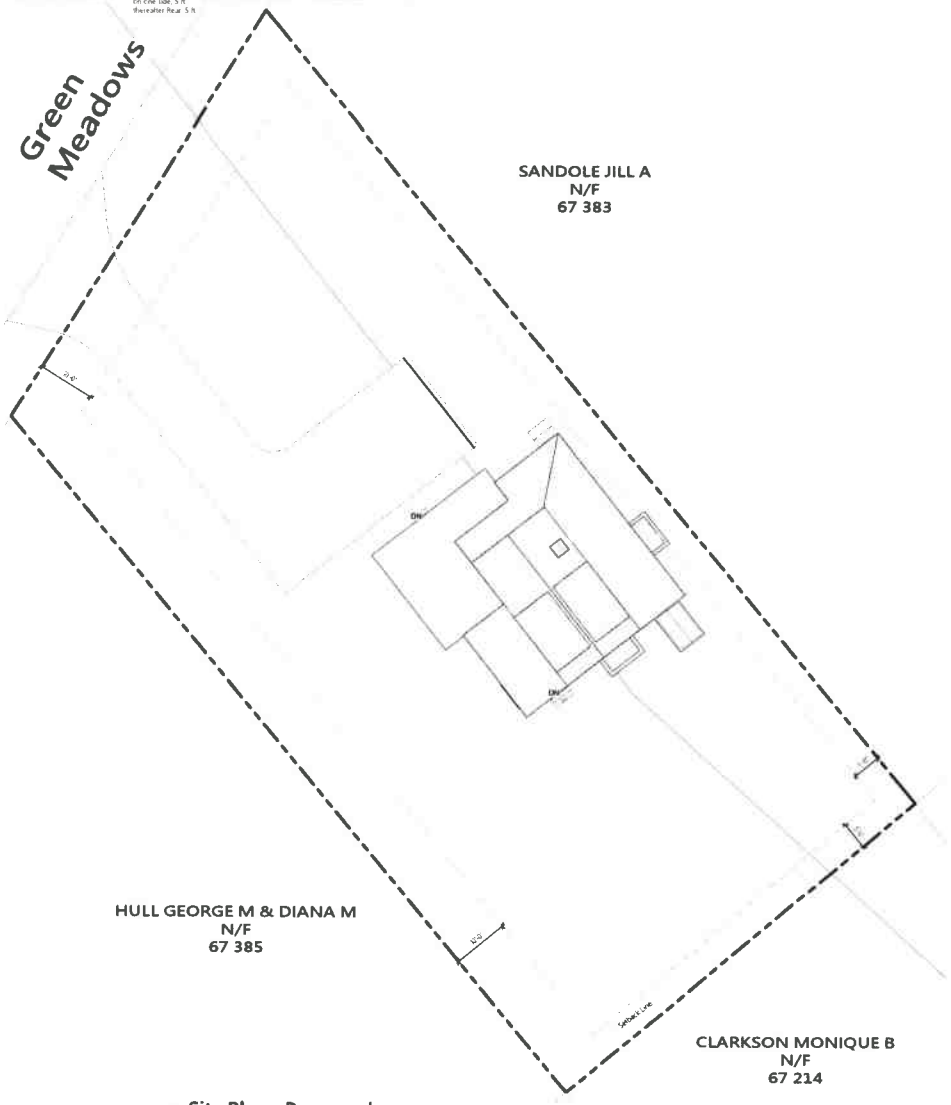
## Property Info:

| | | | |
|---|---|---|---|
| Map & Parcel | 67 384 | Lot Size | 13,341 sq ft |
| District/Zoning | R5 | Allowable Ground Coverage | 5,336 sq ft |
| Minimum Lot Size | 5,000 sq ft | Existing Ground Coverage | 1,048 sq ft |
| Frontage | 50 ft | Proposed Ground Coverage (NH) | 0 sq ft |
| Ground Cover Ratio | 40% | | |
| Front Setback | 10 ft | | |
| Side/Rear Setback | Side: 10 ft minimum on one side, 5 ft thereafter Rear: 5 ft | Total Proposed Ground Coverage | 1,048 sq ft |




1 Site Plan - Proposed
1" = 10'-0"



7 Side View 2



2 Locus Map



5 Front View



4 Side View



3 Back Yard View



6 Green Meadows View

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Sheet

Site Plan

Date

01.13.2025

Revisions

**C.101**

Scale

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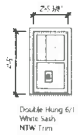


Window Schedule
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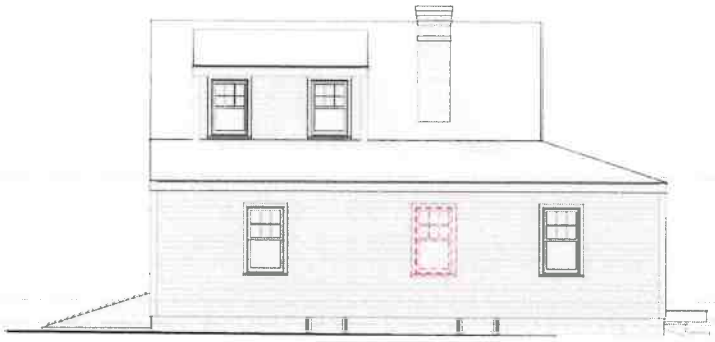

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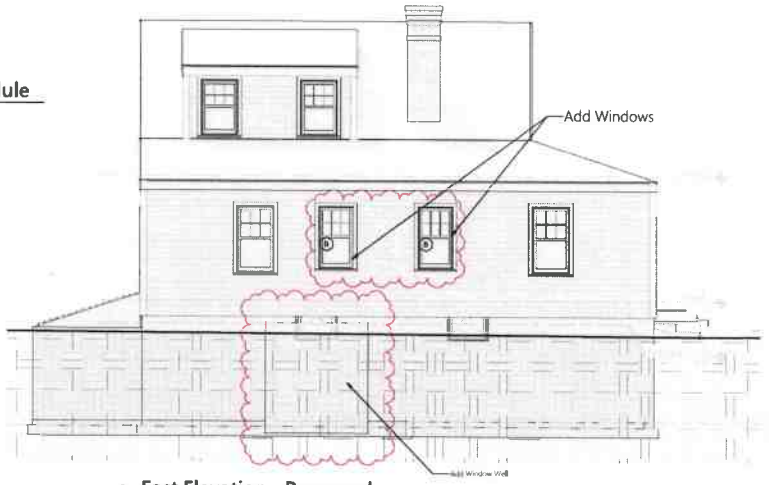


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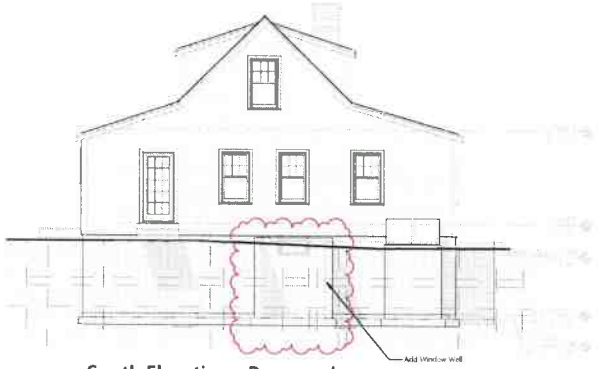


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Revisions

A.201

Scale
As indicated

1/13/2025 4:48:08 PM

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:** 38 Chuck 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 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°: 75 PARCEL N°. 66.1

Street & Number of Proposed Work: 38 Chuck Hollow Rd.

Owner of record: TomACK LLC

Mailing Address: 100 Main St.
Tuckahoe, NY 10707

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 192 SF Decks/Patio: Size: 84 SF ☒ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 12' South 12' East 12' West 12'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 1' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 8 /12 Secondary Mass — /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 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) 5" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen or similar

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear 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 NTW
Trim NTW Sash Dove Grey Doors Dove grey
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 1/13/25 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 TOMACK LLC

STREET ADDRESS 38 Chuck Hollow rd

MAP/PARCEL 75/66.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/13/2025

**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

1/13/2025 — Date

## Property Info:

| | | | |
|---|---|---|---|
| Map & Parcel: | 75/66.1 | Lot Size: | 120,309 sq. ft. |
| District/Zoning: | LUG-3 | Allowable Ground Coverage: | 3,609 sq. ft. |
| Minimum Lot Size: | 120,000 sq.ft. | Existing Ground Coverage: | 0 sq. ft. |
| Frontage: | 200 ft. | Proposed Ground Coverage MH: | 2,763,6 sq. ft. |
| Ground Cover Ratio: | 3% | Proposed Ground Coverage Garage: | 777,8 sq. ft. |
| Front Setback: | 35 ft. | Total Proposed Ground Coverage: | 3,541,4 sq. ft. |
| Side/Rear Setback: | 20 ft. | | |

# HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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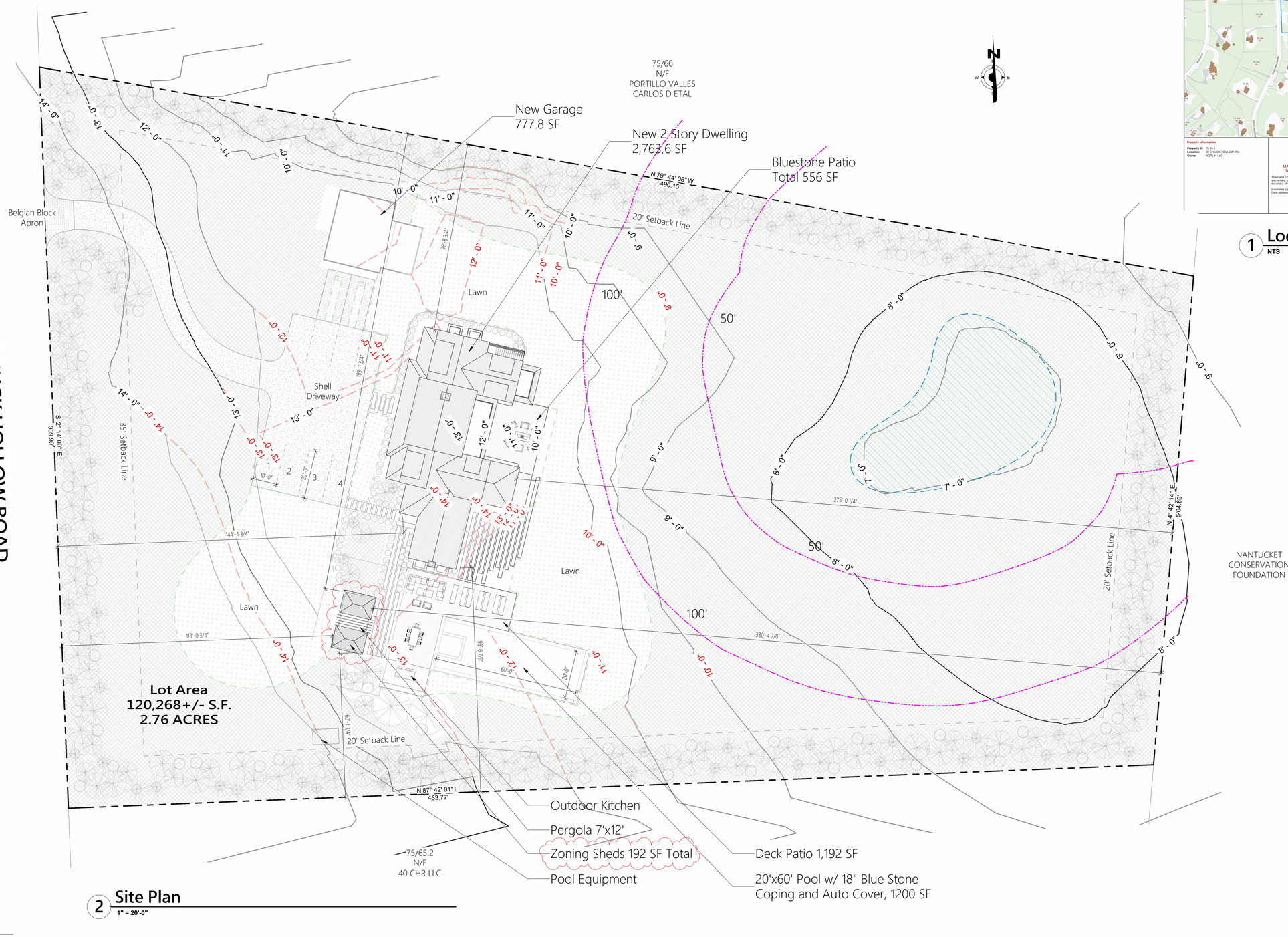
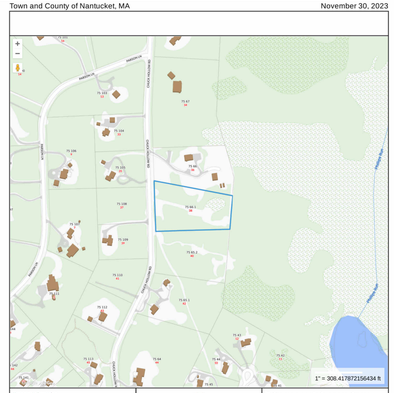



2 **Site Plan**
1" = 20'-0"




1 **Locus Map**
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

# Tomack LLC
# Residence - Shed
38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet
Site Plan

Date
01.10.2025

Revisions

C.101

Scale As indicated

1/11/2025 12:06:23 AM

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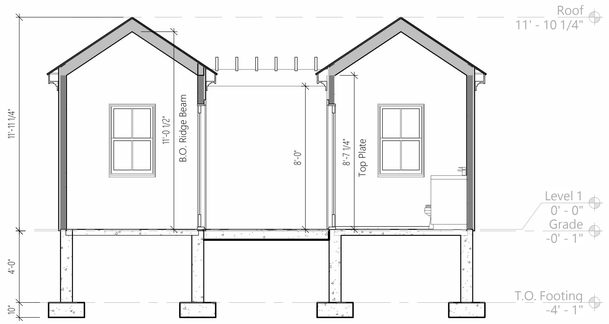
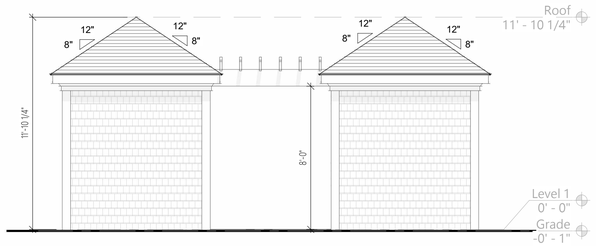
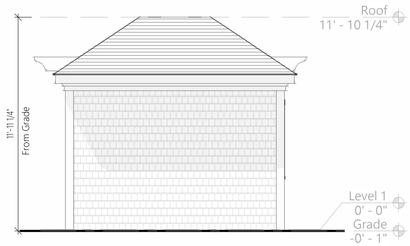


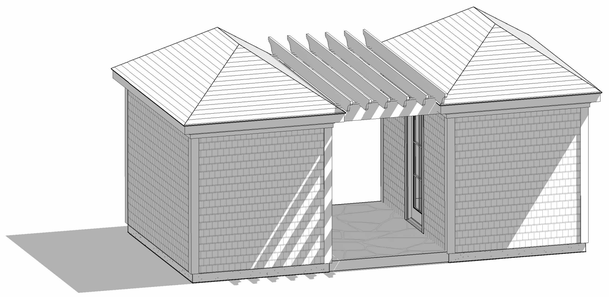

## 1 Section 1
1/4" = 1'-0"



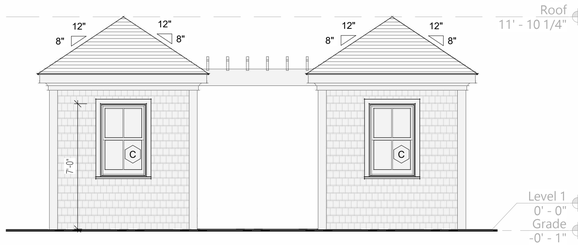

## 2 East Elevation - Proposed
1/4" = 1'-0"



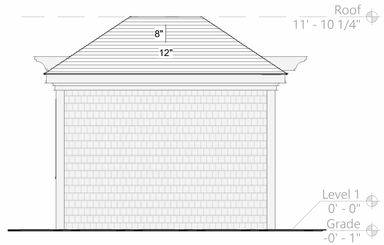

## 3 North Elevation - Proposed
1/4" = 1'-0"



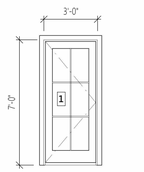
## 4 3D View



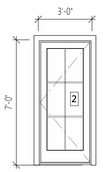

## 5 West Elevation - Proposed
1/4" = 1'-0"




## 6 South Elevation - Proposed
1/4" = 1'-0"



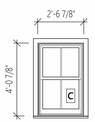

Single Inswing Door,
6 Lite
Dove Grey Sash
NTW Trim




Single Inswing Door,
6 Lite
Dove Grey Sash
NTW Trim

## Door Schedule
1/4" = 1'-0"

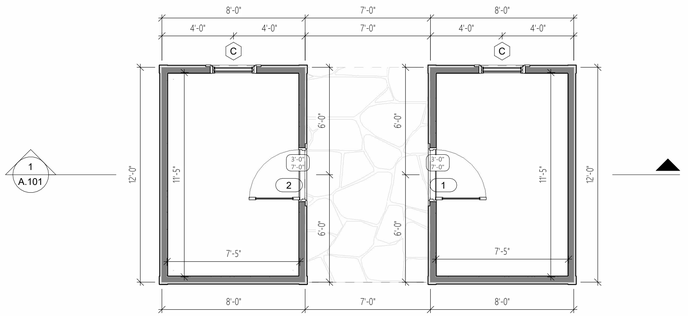
| Door Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Mark | Width | Height | Rough Width | Rough Height | Model | DP Rating | Comments |
| 1 | 3' - 0" | 7' - 0" | 3' - 1" | 7' - 0 1/2" | WUIFD3070 | | |
| 2 | 3' - 0" | 7' - 0" | 3' - 1" | 7' - 0 1/2" | WUIFD3070 | | |




Double Hung 2/2
Dove Grey Sash
NTW Trim

## Window Schedule
1/4" = 1'-0"

| Window Schedule | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Type Mark | Count | Width | Height | Rough Width | Rough Height | Manufacturer | Model | Type | U-Value | Design Pressure | Comments |
| C | 2 | 2' - 6 7/8" | 4' - 0 7/8" | 2' - 7 7/8" | 4' - 1 3/8" | Andersen Corporation | TW26310 | C Type - TW26310 | <= 0.3 | >=30 | |




## 7 Floor Plan
1/4" = 1'-0"

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Project

# Tomack LLC
# Residence - Shed
38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet
Floor Plan, Elevations, Section

**SHEET INDEX**

C.101 Site Plan
A.101 Floor Plan, Elevations, Section
Grand total: 2

Date
01.10.2025

Revisions

A.101

Scale 1/4" = 1'-0"

1/11/2025 12:08:39 AM

## Property Info:

| | | | |
|---|---|---|---|
| Map & Parcel | 75/66.1 | Lot Size | 120,309 sq. ft. |
| District/Zoning | LUG-3 | Allowable Ground Coverage | 3,609 sq. ft. |
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| Side/Rear Setback | 20 ft. | | |

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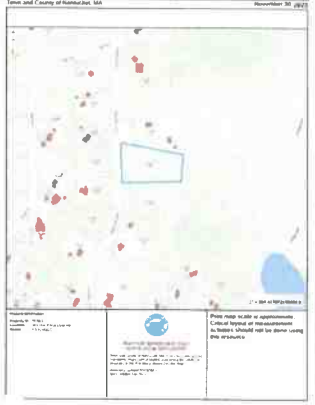
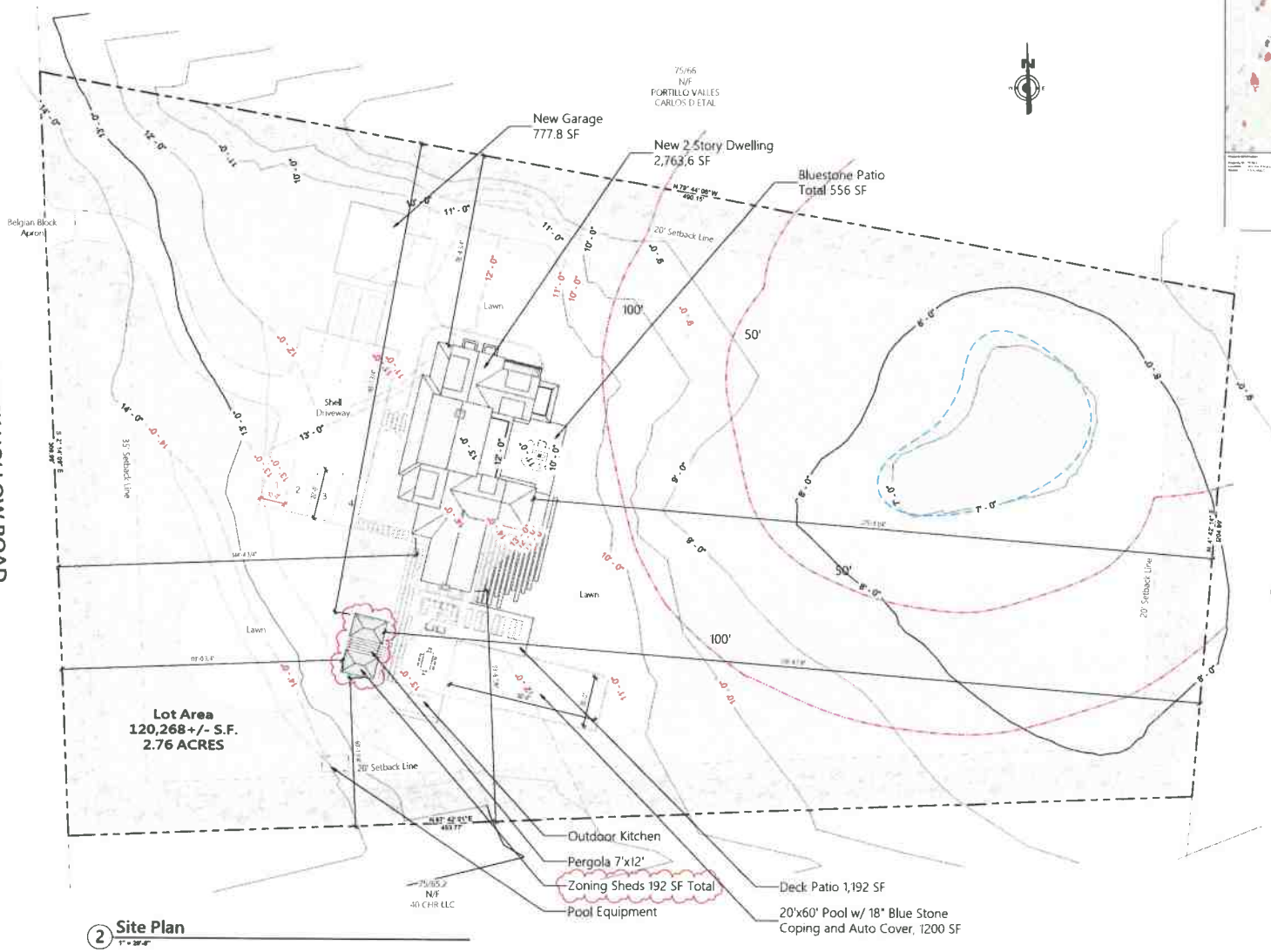



1 Locus Map
NTS




2 Site Plan
1" = 20'-0"

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38 Chuck Hollow Rd. Nantucket, MA 02554

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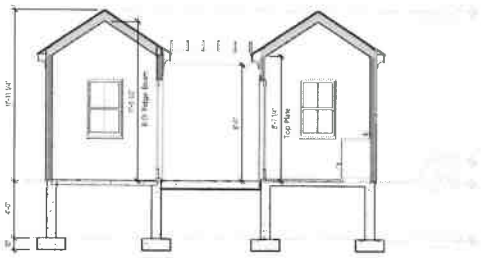

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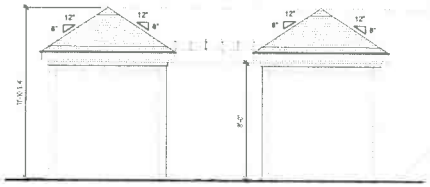

2 East Elevation - Proposed
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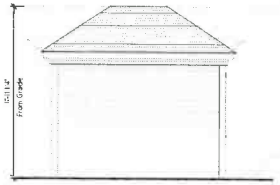

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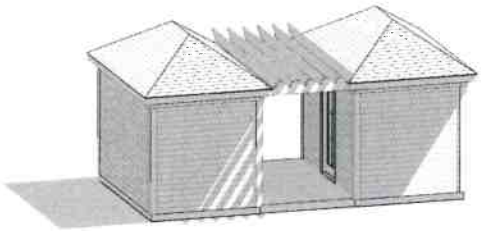
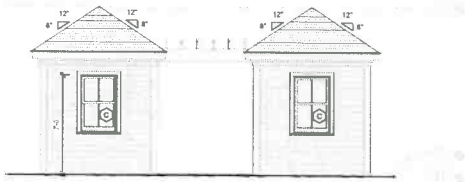


4 3D View



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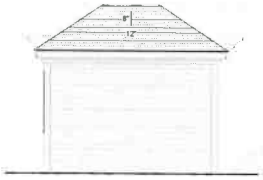

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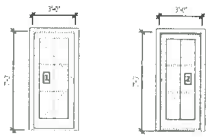
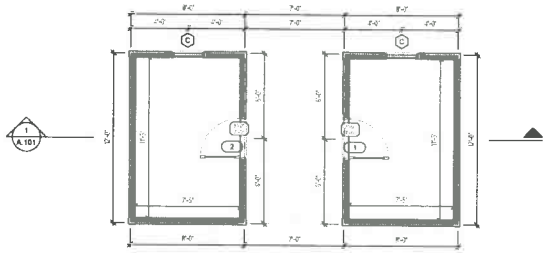


Single Inswing Door, 6 Lite
Dove Grey Sash
NTW Trim

Single Inswing Door, 6 Lite
Dove Grey Sash
NTW Trim



Double Hung 2/2
Dove Grey Sash
NTW Trim



7 Floor Plan
1/4" = 1'-0"

## Door Schedule
1/4" = 1'-0"

| Door Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Mark | Width | Height | Rough Width | Rough Height | Model | DP Rating | Comments |
| 1 | 3' - 0" | 7' - 0" | 3' - 1" | 7' - 0 1/2" | WUBD1070 | | |
| 2 | 3' - 0" | 7' - 0" | 3' - 1" | 7' - 0 1/2" | WUBD1070 | | |

## Window Schedule
1/4" = 1'-0"

| Window Schedule | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Type Mark | Count | Width | Height | Rough Width | Rough Height | Manufacturer | Model | Type | U-Value | Design Pressure | Comments |
| C | 2 | 2' - 6 7/8" | 4' - 0 7/8" | 2' - 7 7/8" | 4' - 1 3/8" | Andersen Corporation | TW26310 | C Type - TW26310 | <= 0.3 | >=30 | |


JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel. (508) 332-9654
email: juraj@theJBStudio.com


Project

# Tomack LLC Residence - Shed

38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet
Floor Plan, Elevations, Section

**SHEET INDEX**


C.101 Site Plan
A.101 Floor Plan, Elevations, Section
Grand total: 2


Date
01.10.2025

Revisions

**A.101**

Scale 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:**

_____ 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°: 60.2.4 PARCEL N°. 75

Street & Number of Proposed Work: 12 Baltimore St (main Dwelling)

Owner of record: Starboard and Port, LLC

Mailing Address: 415 Neponset Ave
Boston, MA 02122

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 fenestration alterations, remove chimney + move on site

Size of Structure or Addition: Length: 44'-4" Sq. Footage 1st floor: 823 sf Decks/Patio: Size: 157 sf ☑ 1st floor ☐ 2nd floor

Width: 28'-6" Sq. footage 2nd floor: 300 sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 3' +/- South " East " West "

Height of ridge above final finish grade: North 20' +/- South " East " West "

Additional Remarks

Historic Name: Grey Whale

Original Date: 1880

Original Builder: Ernst Wheldon

REVISIONS* (describe)

1. East Elevation Add door + stoop, remove chimney
2. South Elevation Remove door + window / add window
3. West Elevation Remove chimney
4. North Elevation Change window + door types, Remove Chimney

→ move 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 +/-3' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main 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** To match Existing

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

# 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

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 12 Baltimore St on the following statement:

I John Carroll, 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)

11/25/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



*Main House*
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 01.13.25

emeritus




*Main House*
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 01.13.25

emeritus



*Main House*
12 Baltimore Street
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Existing Conditions Photographs
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*Main House*
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 01.13.25

emeritus

# Starboard and Port LLC Main House

12 Baltimore Rd.
Nantucket, MA 02554

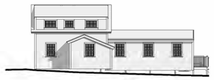
01.13.25



NORTH.



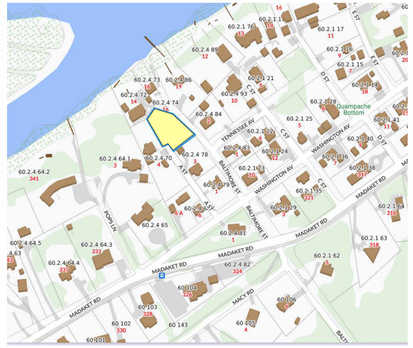
WEST.



SOUTH.

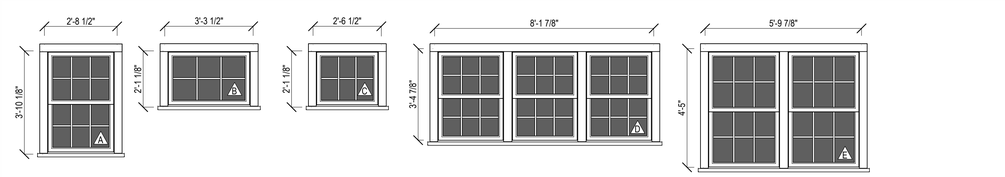


EAST.

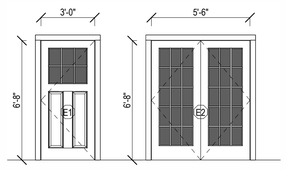


LOCUS

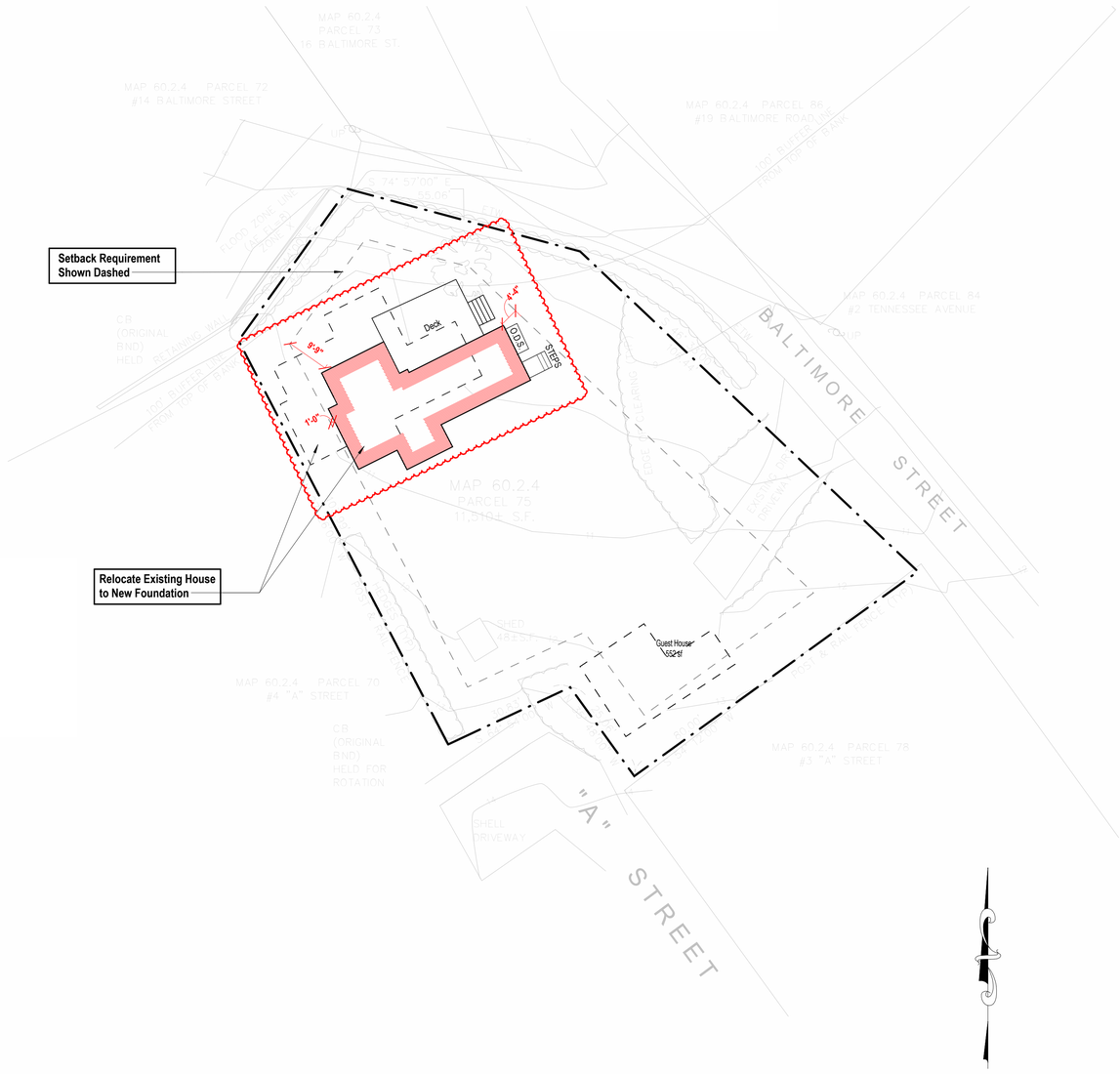
| WINDOW SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| WINDOW | QUANTITY | Rough Width | Rough Height | MANUFACTURER | MODEL | FINISH | DP RATING |
| A | 10 | 2'-8 1/2" | 3'-10 1/8" | Andersen | 400 | White | ≥ 30 |
| B | 4 | 3'-3 1/2" | 2'-1 1/8" | Andersen | 400 | White | ≥ 30 |
| B1 | 1 | 3'-3 1/2" | 2'-1 1/8" | Andersen | 400 | White | False Window |
| C | 1 | 2'-6 1/2" | 2'-1 1/8" | Andersen | 400 | White | ≥ 30 |
| D | 1 | 5' - 9 7/8" | 3'-5" | Andersen | 400 | White | ≥ 30 |
| E | 3 | 8' - 1 7/8" | 3' - 4 7/8" | Andersen | 400 | White | ≥ 30 |




Window Schedule
3/8" = 1'-0"




Door Schedule
1/4" = 1'-0"




1 PROPOSED SITE PLAN
1/16" = 1'-0"

HDC Submission

# 0727

*Starboard and Port LLC Main House*
12 Baltimore Rd.
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: | 60.2.4 / 75 |
| Current Zoning: | VR |
| Minimum Frontage: | 100' |
| Front Setback: | 20' |
| Side/Rear Setback: | 10' / 10' |
| Lot Size: | 11,509 s.f. |
| Min. Lot Size: | 20,000 s.f. |
| Allowable G.C.: | 10% or 1,150 s.f. |
| Existing G.C.: | 1,271 s.f. |
| Proposed G.C.: | 816 s.f. MH |
| Total Proposed G.C.: | 1,271 s.f. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX


G.101 COVER SHEET
A.101 MH FLOOR PLANS
A.201 MH EXTERIOR ELEVATIONS
D.1.2 EXTERIOR PERSPECTIVES


**Revisions**

Revision 1 Date 1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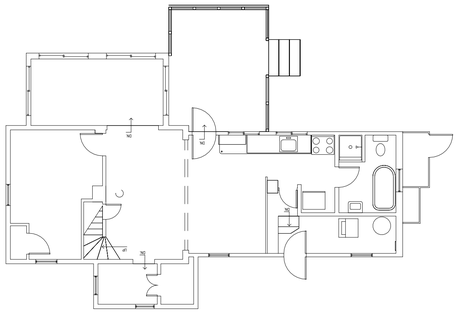
G.101
0727

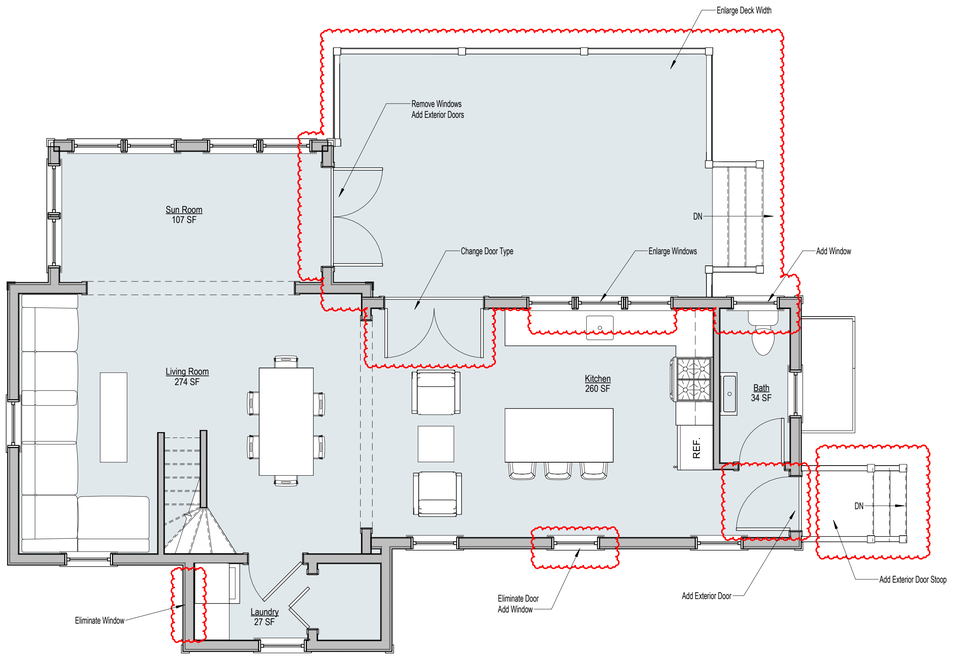
01.13.25

HDC Submission



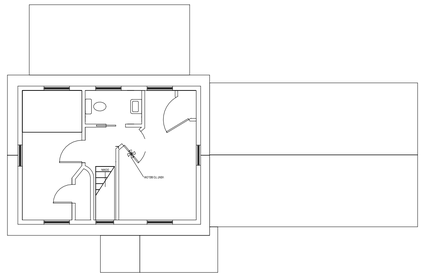
EX. 1ST FLOOR

1/8" = 1'-0"



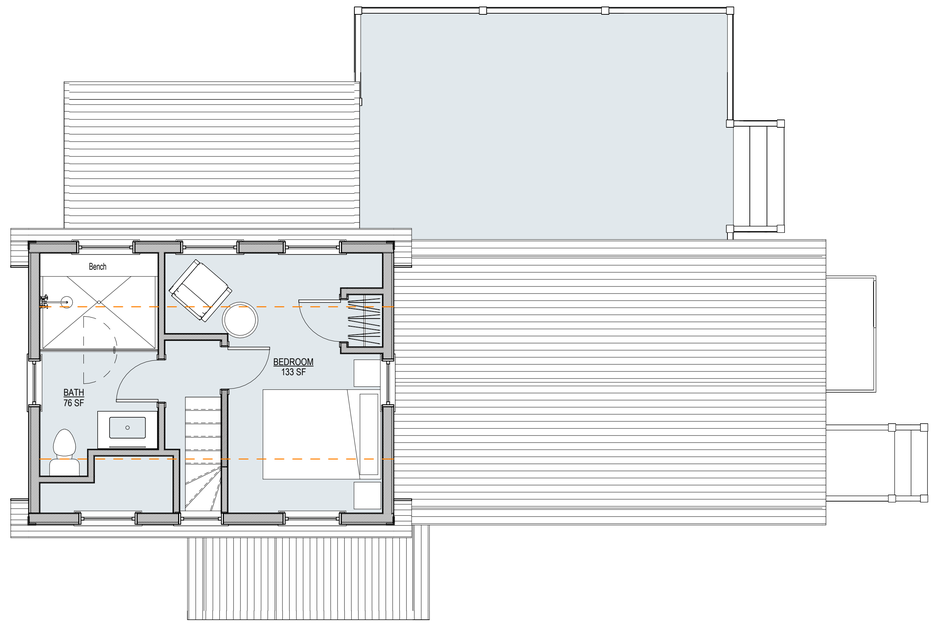

1 1ST FLOOR

1/4" = 1'-0"



EX. MH 2ND FLOOR

1/8" = 1'-0"




2 MH 2ND FLOOR

1/4" = 1'-0"

# 0727

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## MH FLOOR PLANS

### Site Information

| | |
|---|---|
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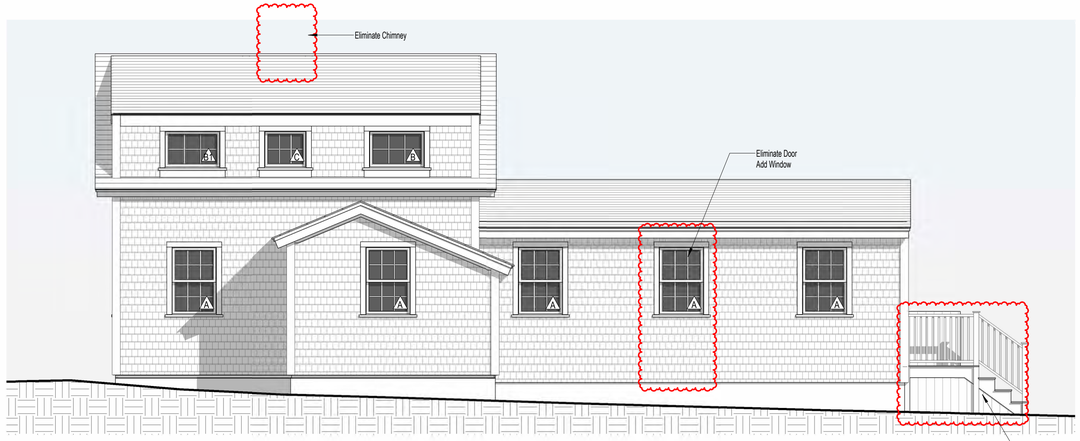
A.101

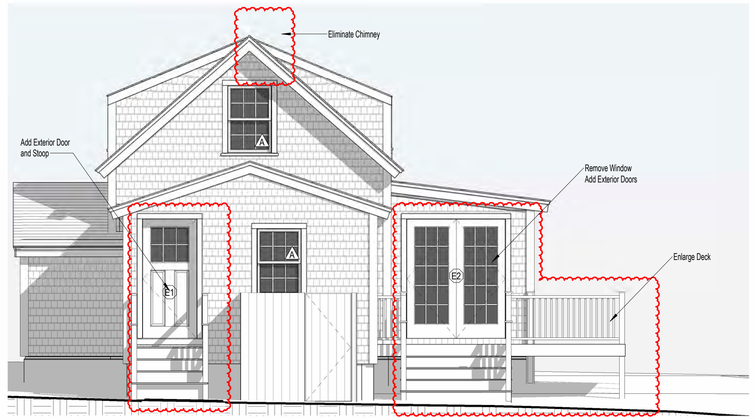
0727

01.13.25

HDC Submission



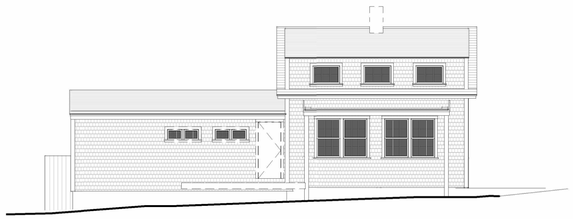

1 PROPOSED SOUTH EL.
1/4" = 1'-0"




2 PROPOSED EAST EL.
1/4" = 1'-0"



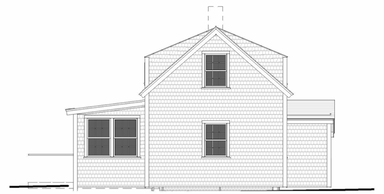
EXISTING EAST EL.
1/8" = 1'-0"



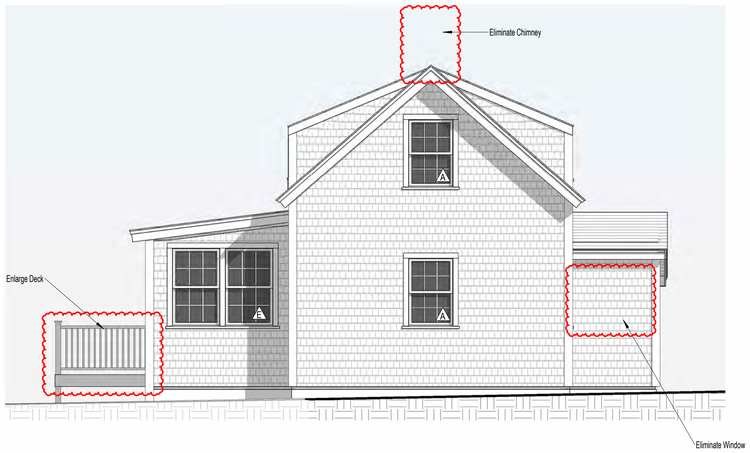
EXISTING NORTH EL.
1/8" = 1'-0"



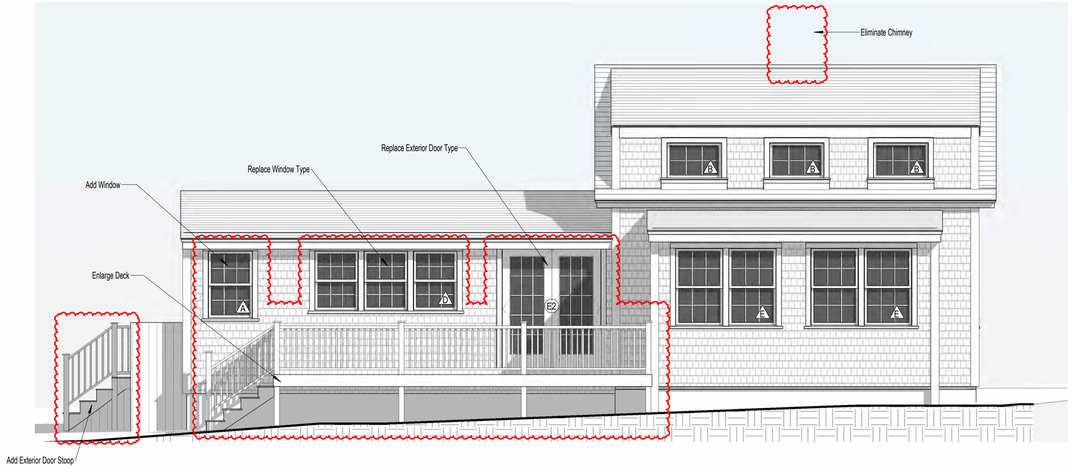
EXISTING SOUTH EL.
1/8" = 1'-0"



EXISTING WEST EL.
1/8" = 1'-0"




3 PROPOSED WEST EL.
1/4" = 1'-0"




4 PROPOSED NORTH EL.
1/4" = 1'-0"

# 0727

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emeritus
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## MH EXTERIOR ELEVATIONS

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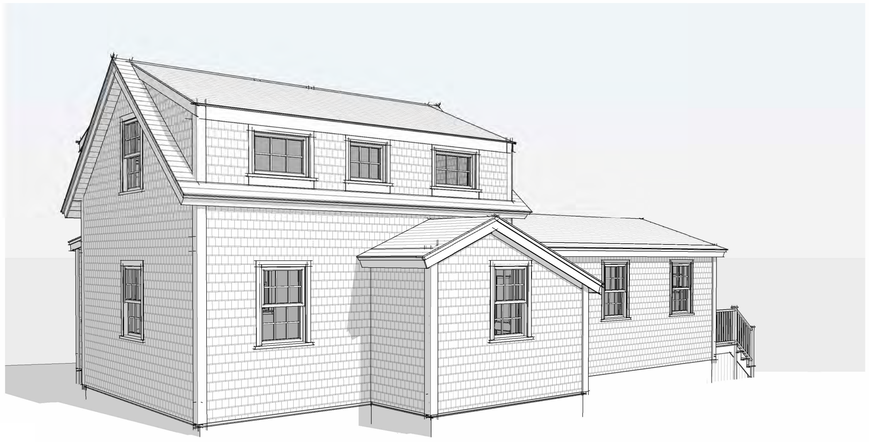
**A.201**
**0727**

01.13.25

HDC Submission



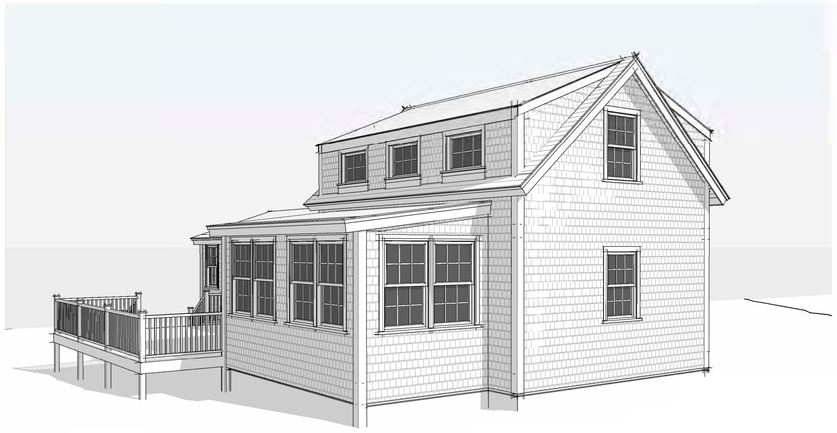
SOUTH WEST EXTERIOR PERSPECTIVE



SOUTH EAST EXTERIOR PERSPECTIVE



NORTH EAST EXTERIOR PERSPECTIVE



NORTH WEST EXTERIOR PERSPECTIVE

# 0727

*Starboard and Port LLC*
*Main House*
12 Baltimore Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

## EXTERIOR PERSPECTIVES

### Site Information

| | |
|---|---|
| Map & Parcel: | 60.2.4 / 75 |
| Current Zoning: | VR |
| Minimum Frontage: | 100' |
| Front Setback: | 20' |
| Side/Rear Setback: | 10' / 10' |
| Lot Size: | 11,509 s.f. |
| Min. Lot Size: | 20,000 s.f. |
| Allowable G.C.: | 10% or 1,150 s.f. |
| Existing G.C.: | 1,271 s.f. |
| Proposed G.C.: | 816 s.f. MH |
| Total Proposed G.C.: | 1,271 s.f. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

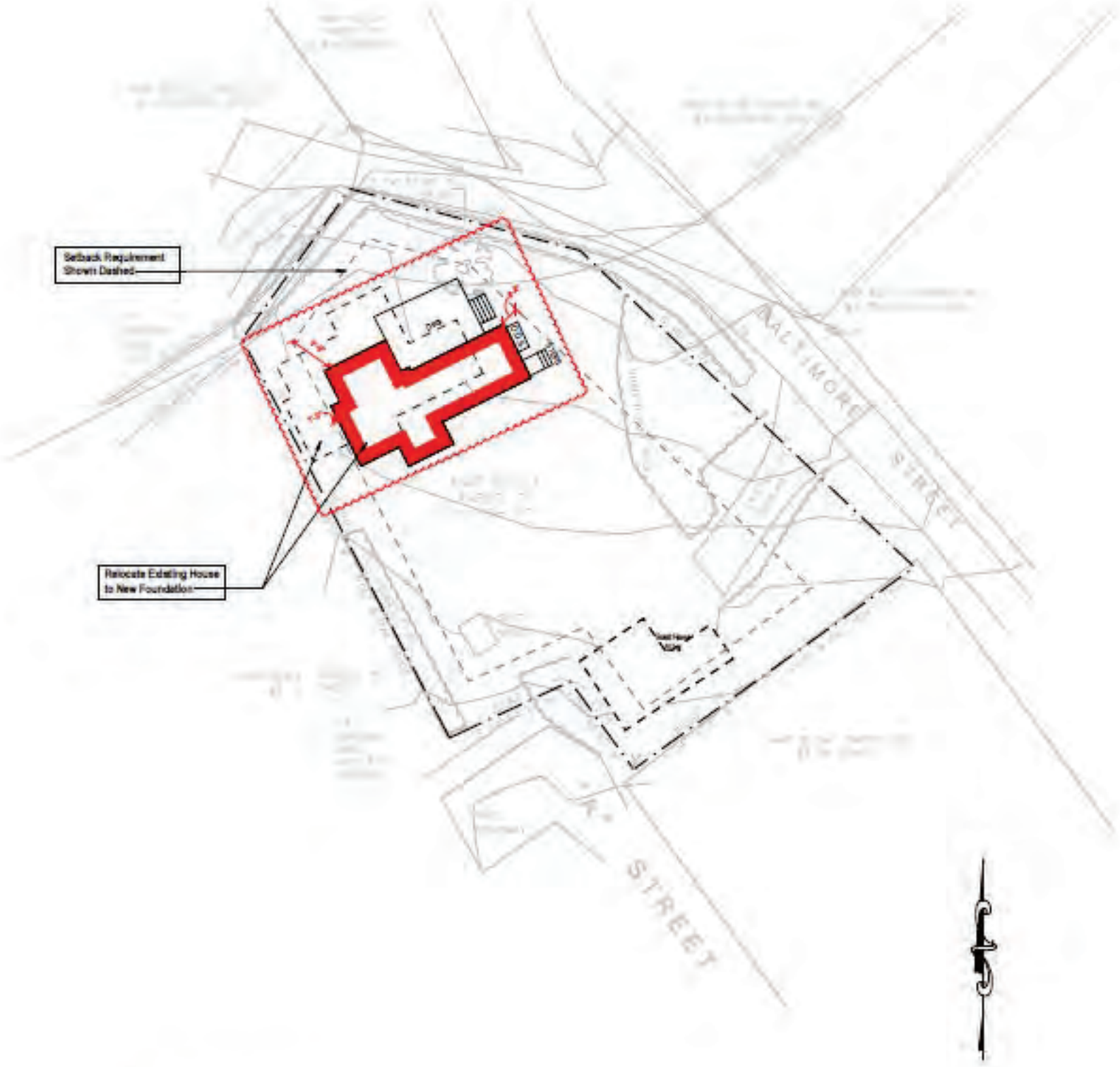
SHEET INDEX

G.101 COVER SHEET
A.101 MH FLOOR PLANS
A.201 MH EXTERIOR ELEVATIONS
D.1.2 EXTERIOR PERSPECTIVES

Revisions

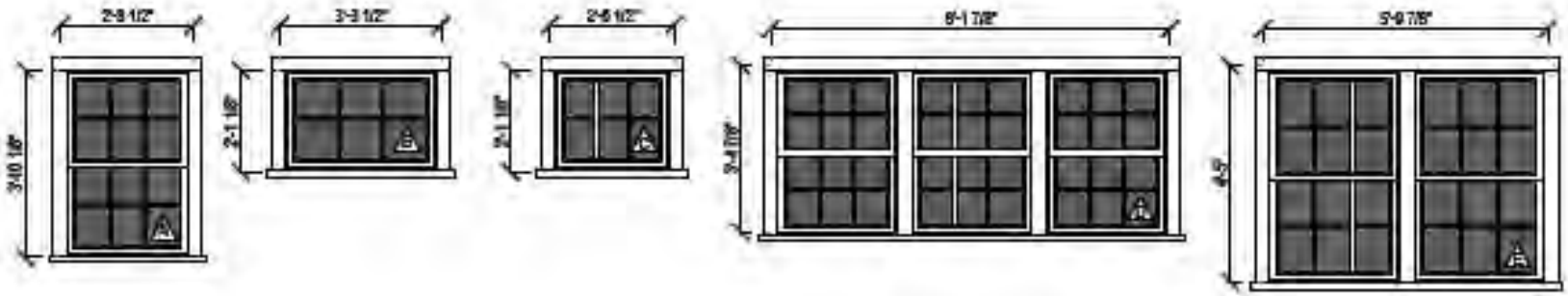
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED IN AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

D.1.2
0727



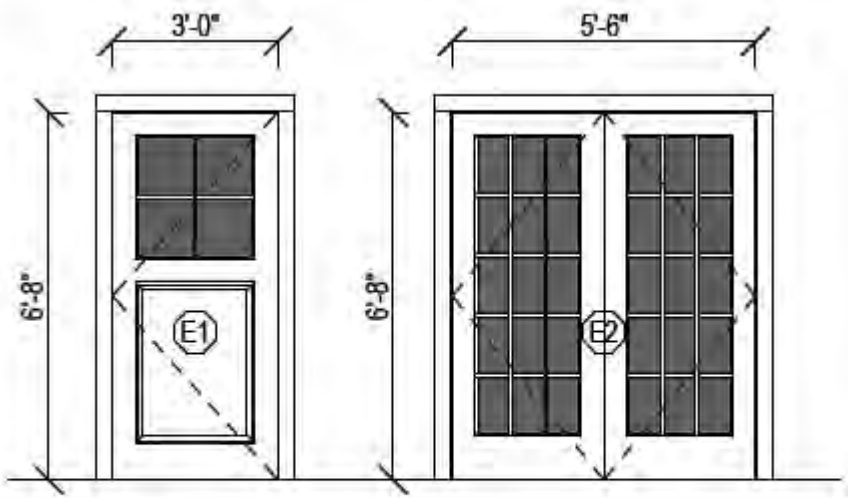

1 PROPOSED SITE PLAN

| WINDOW SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| WINDOW | QUANTITY | Rough Width | Rough Height | MANUFACTURER | MODEL | FINISH | DP RATING |
| A | 10 | 2'-8 1/2" | 3'-10 1/8" | Andersen | 400 | White | ≥ 30 |
| B | 4 | 3'-3 1/2" | 2'-1 1/8" | Andersen | 400 | White | ≥ 30 |
| B1 | 1 | 3'-3 1/2" | 2'-1 1/8" | Andersen | 400 | White | Fake Window |
| C | 1 | 2'-6 1/2" | 2'-1 1/8" | Andersen | 400 | White | ≥ 30 |
| D | 1 | 5' - 9 7/8" | 3'-5" | Andersen | 400 | White | ≥ 30 |
| E | 3 | 8' - 1 7/8" | 3' - 4 7/8" | Andersen | 400 | White | ≥ 30 |



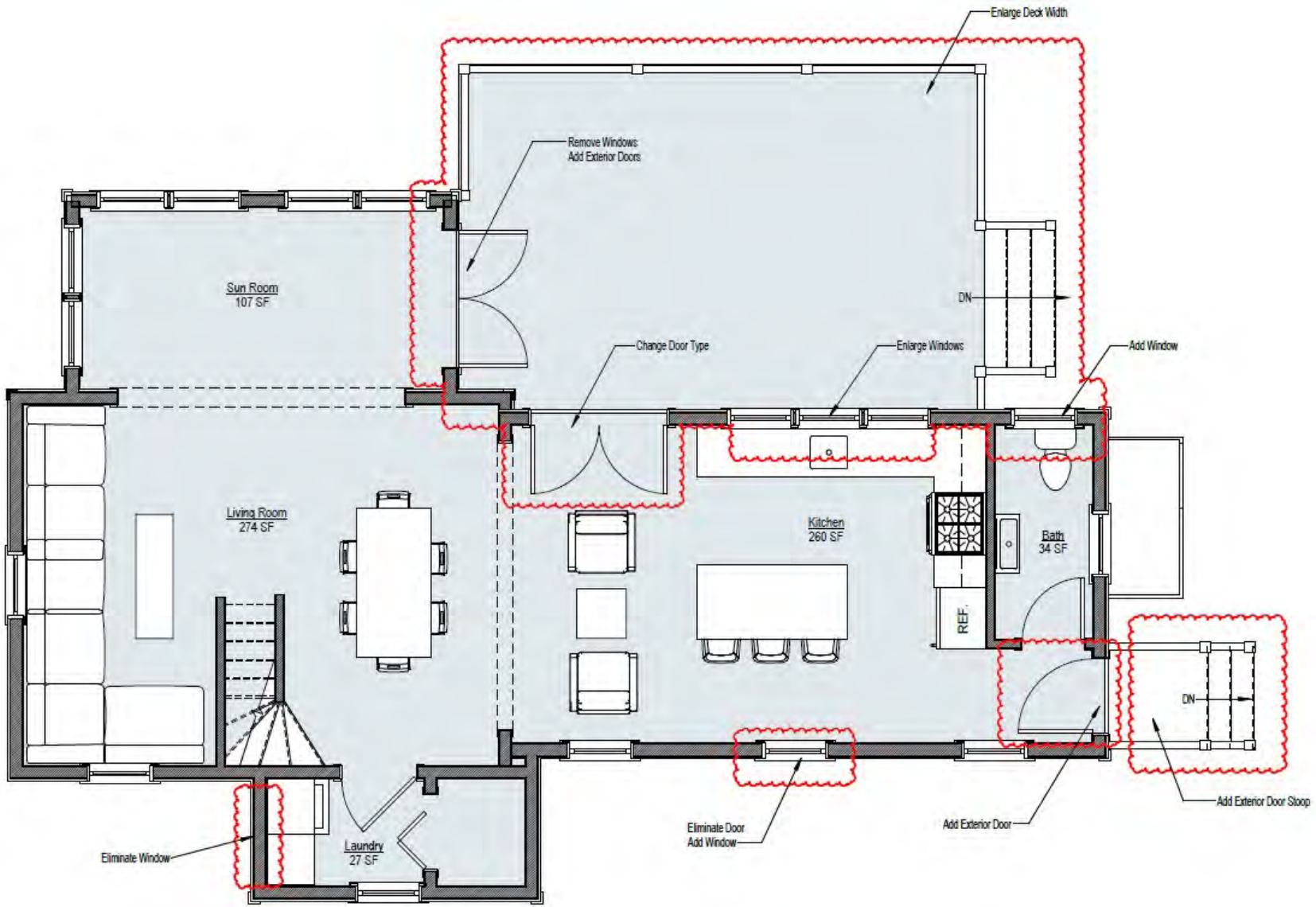

## Window Schedule

3/8" = 1'-0"



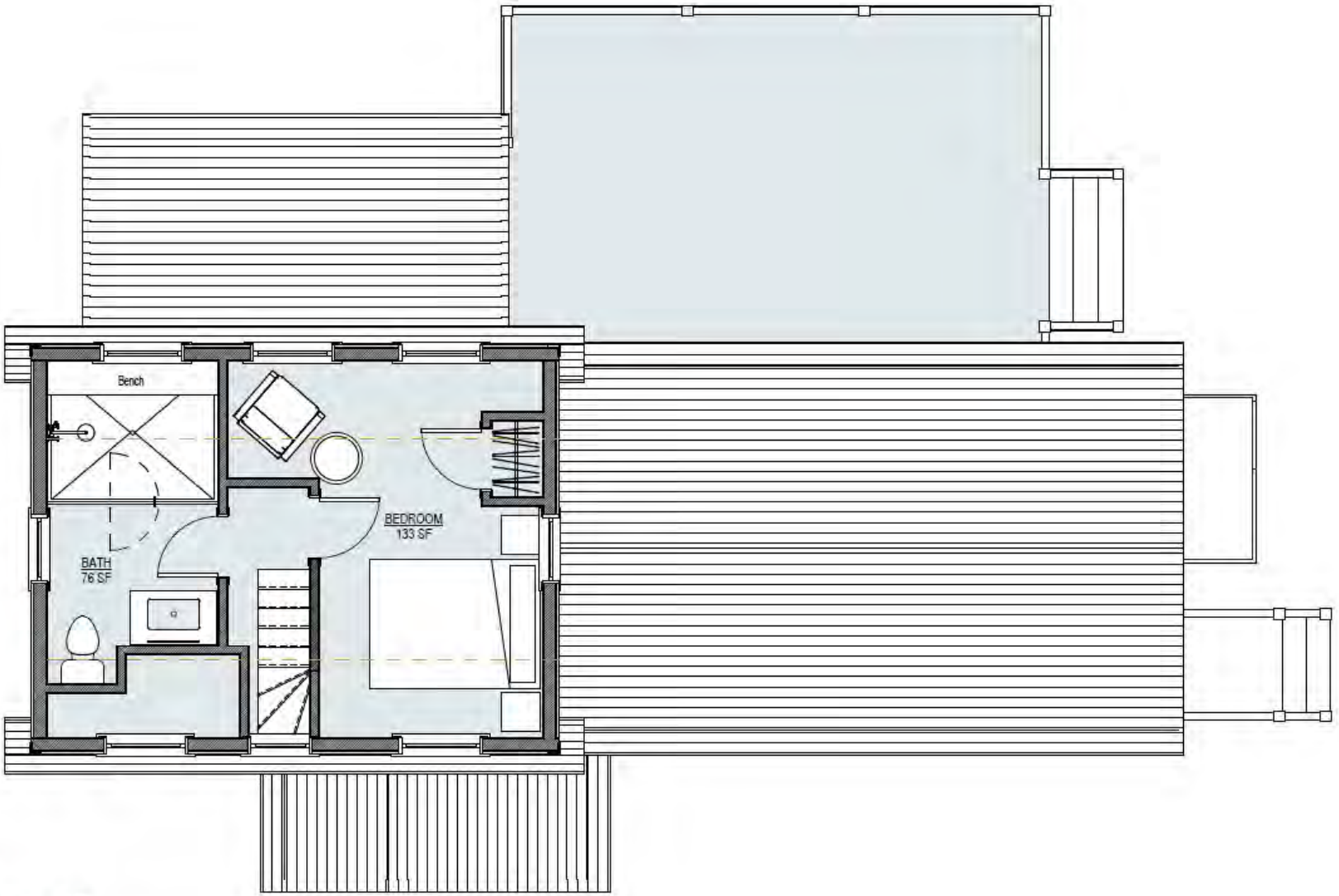

# Door Schedule

1/4" = 1'-0"




## 1 1ST FLOOR

1/4" = 1'-0"




## 2 MH 2ND FLOOR

1/4" = 1'-0"



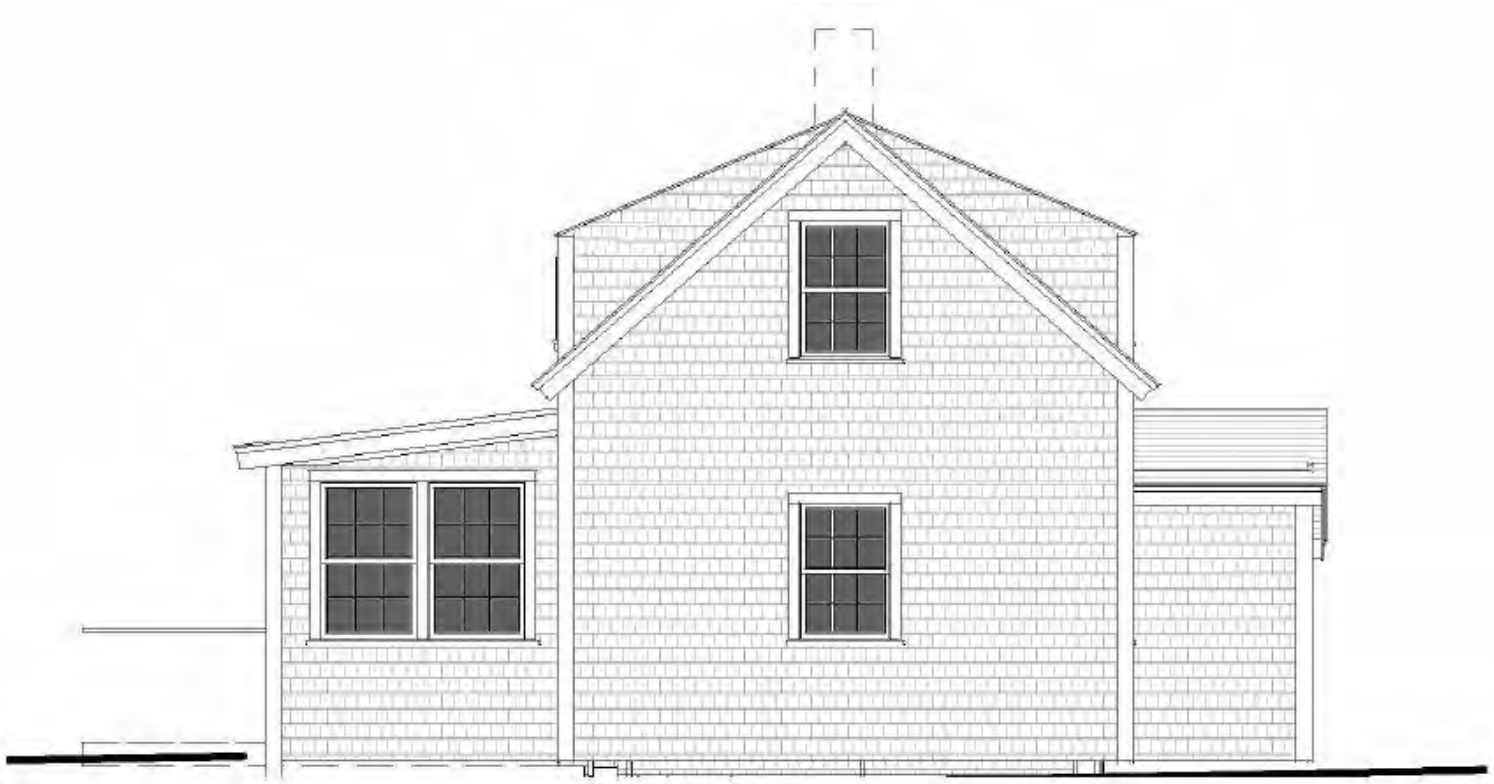
# EXISTING SOUTH EL.

1/8" = 1'-0"



# EXISTING EAST EL.

1/8" = 1'-0"



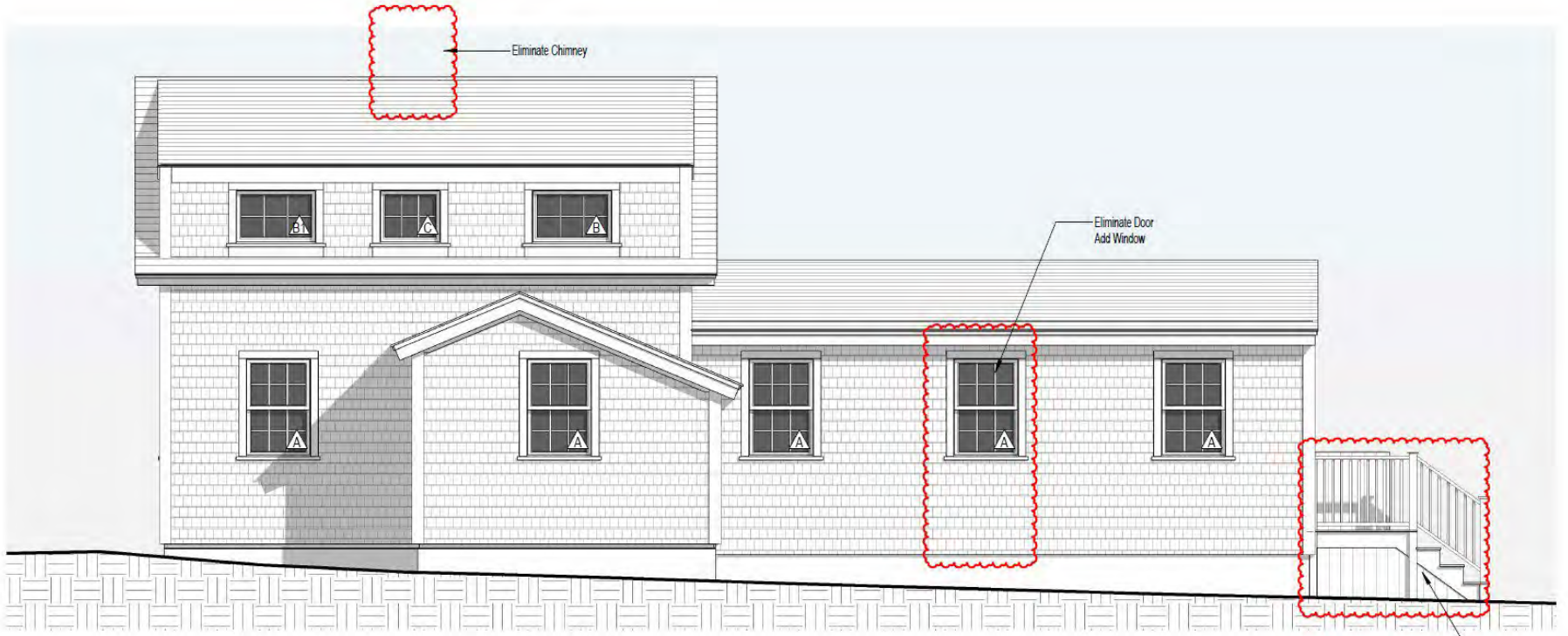
# EXISTING WEST EL.

1/8" = 1'-0"



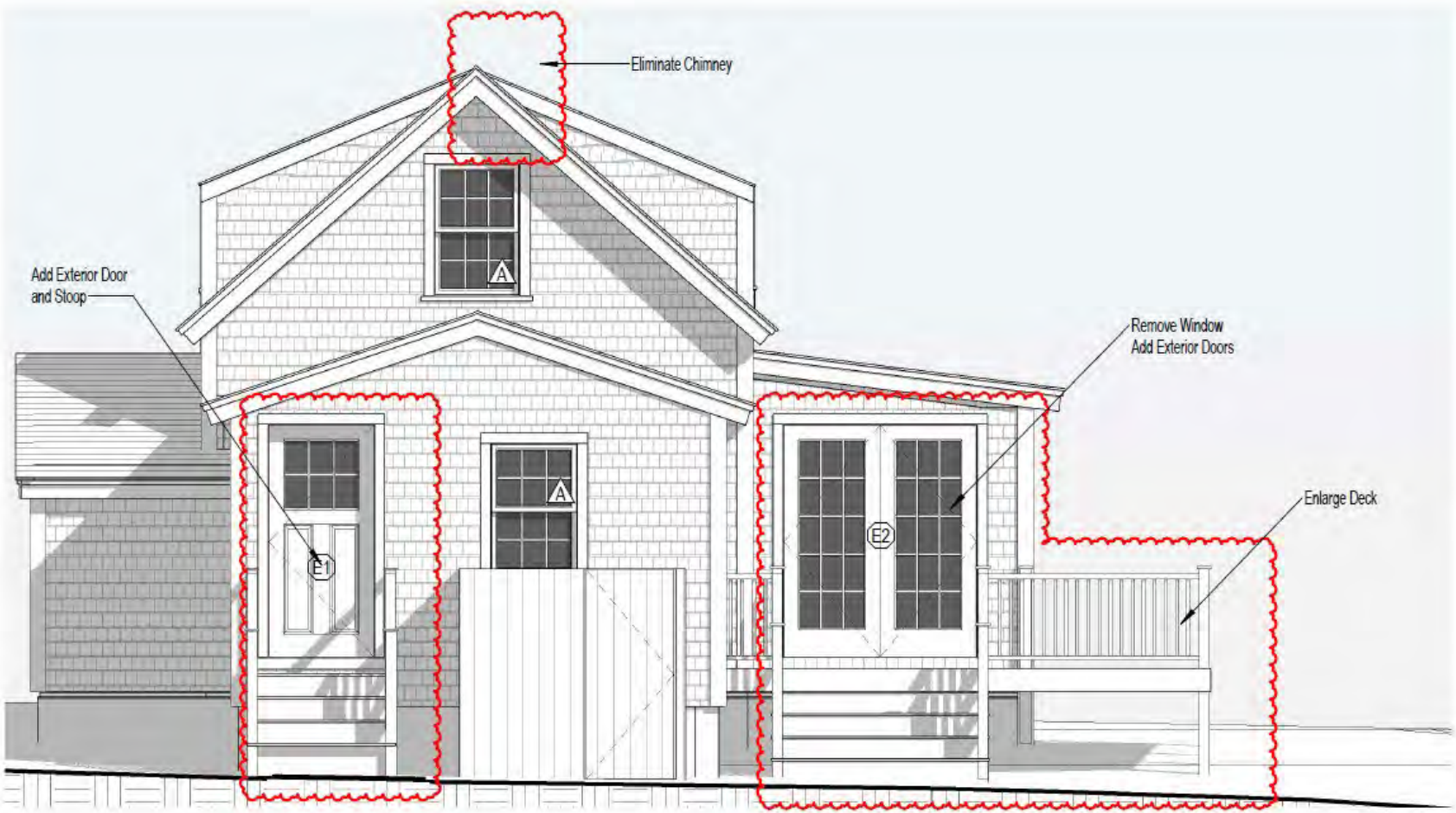
# EXISTING NORTH EL.

1/8" = 1'-0"



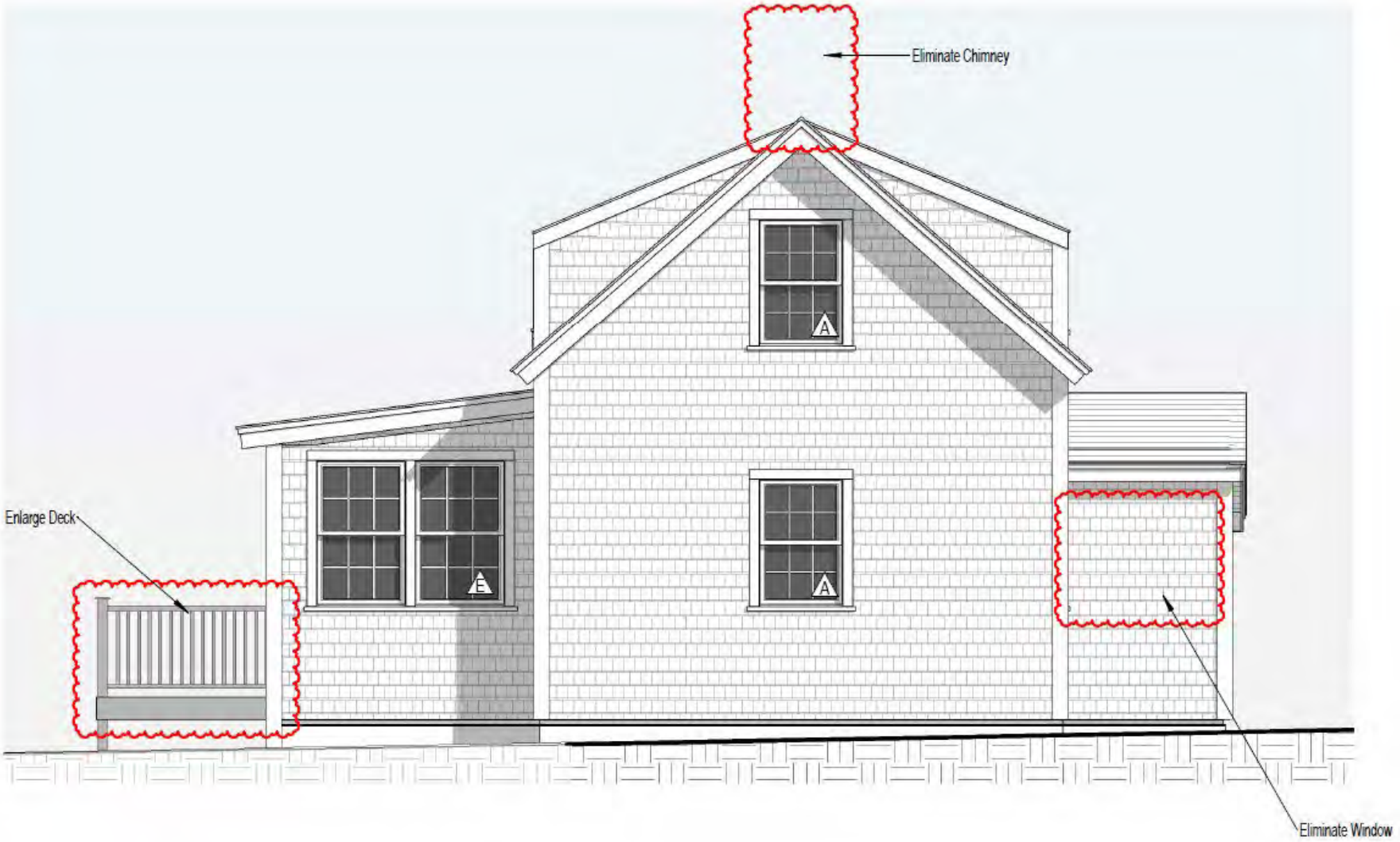

1 PROPOSED SOUTH EL.

1/4" = 1'-0"



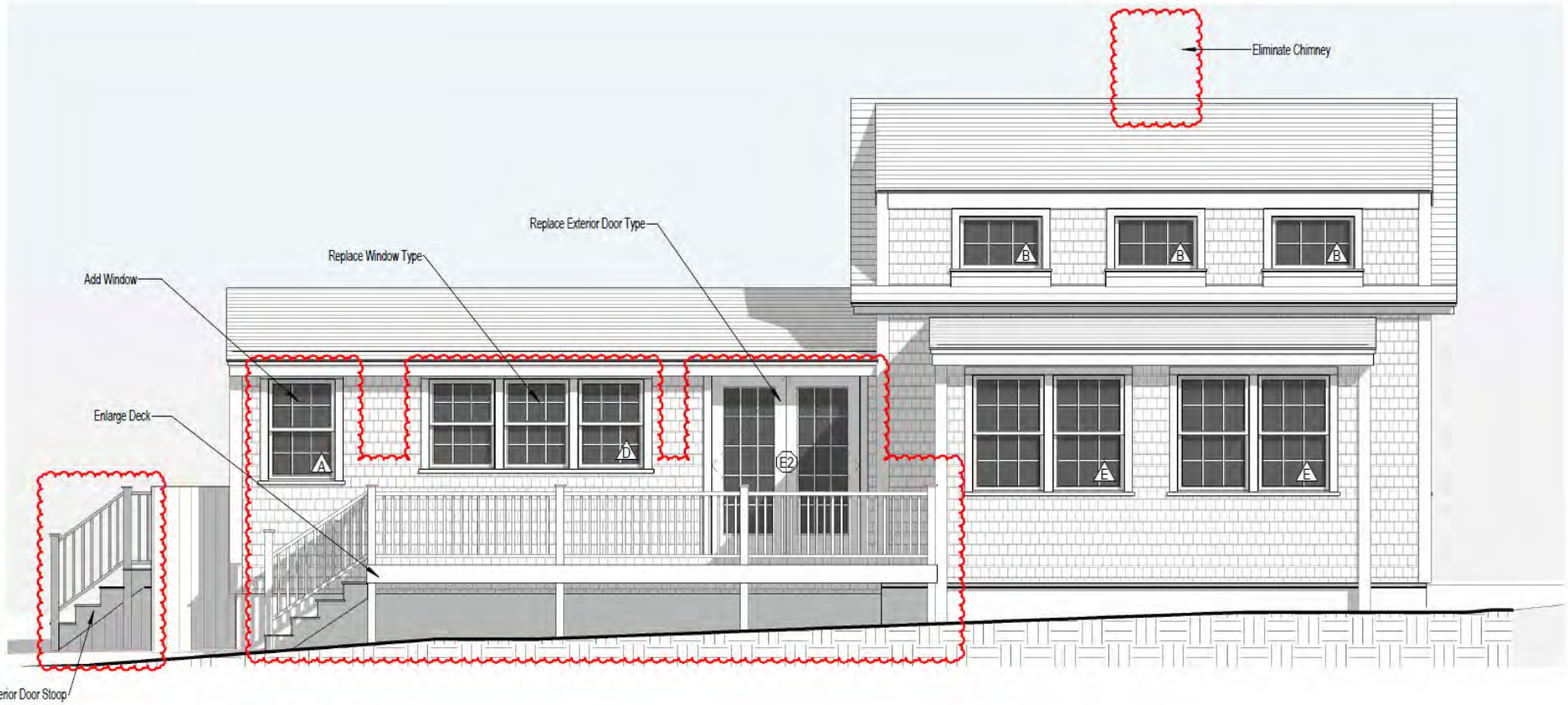

## 2 PROPOSED EAST EL.

1/4" = 1'-0"




## 3 PROPOSED WEST EL.

1/4" = 1'-0"




4 PROPOSED NORTH EL.

1/4" = 1'-0"



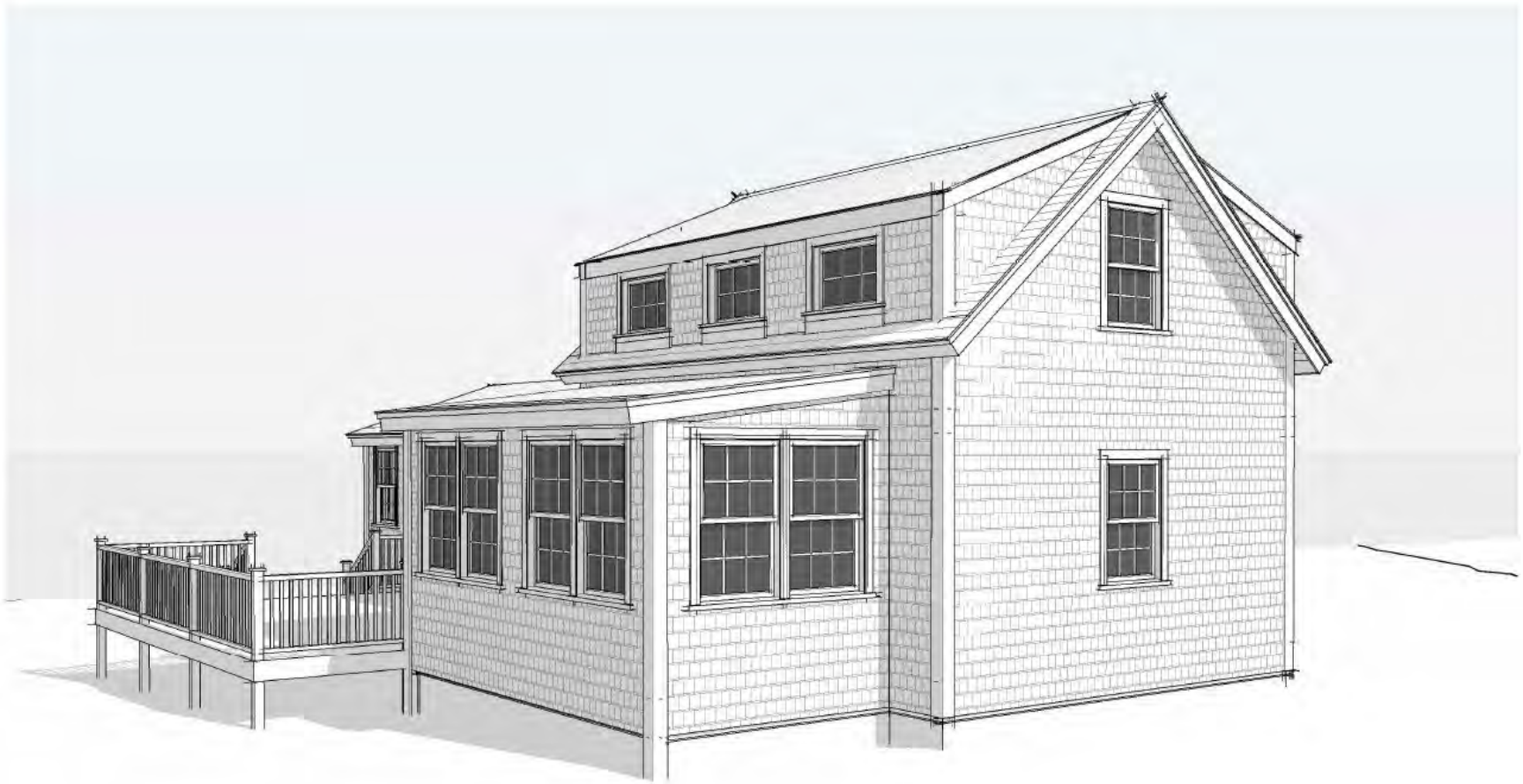
SOUTH WEST EXTERIOR PERSPECTIVE



SOUTH EAST EXTERIOR PERSPECTIVE



NORTH EAST EXTERIOR PERSPECTIVE



NORTH WEST EXTERIOR PERSPECTIVE

# Massachusetts Cultural Resource Information System
# Scanned Record Cover Page



| | |
|---|---|
| **Inventory No:** | NAN.1072 |
| **Historic Name:** | Grey Whale |
| **Common Name:** | |
| **Address:** | Baltimore Ave |
| **City/Town:** | Nantucket |
| **Village/Neighborhood:** | Madaket; |
| **Local No:** | M3-35; |
| **Year Constructed:** | |
| **Architectural Style(s):** | No style; |
| **Architect(s):** | Wheldon, Ernst; |
| **Use(s):** | Secondary Dwelling House; Single Family Dwelling House; |
| **Significance:** | Architecture; Recreation; |
| **Area(s):** | NAN.C, NAN.D |
| **Designation(s):** | Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970); |
| **Building Materials:** | Roof: Asphalt Shingle;<br>Wall: Wood; Wood Shingle;<br>Foundation: Concrete Unspecified; |
| **Demolished** | No |

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, November 25, 2024 at 1:09 PM

NAN.1072

# BUILDING/STRUCTURE INVENTORY FORM
## NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ M3-35
FILM ROLL #:
MAP/PARCEL#: 1072

Recorded by: JS Date: 09/13/89 Organization: AGS

C/D
A-mod
uss NAN

IDENTIFICATION

1. Street Name & No.: BALTIMORE

2. Building Name: GREY WHALE

3. Ownership: Private

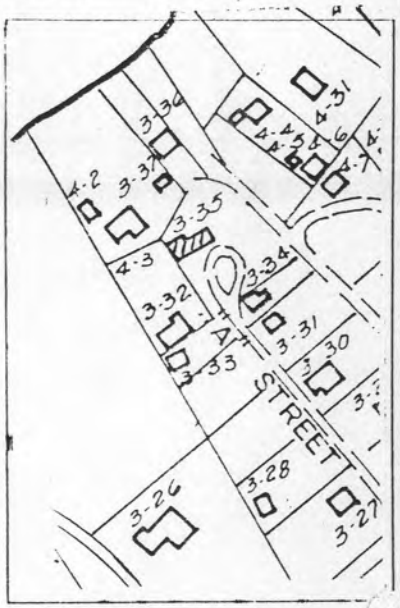
4. Present Owner: Unknown

5. Ownership History:
   Unknown Built by Ernst Wheldon

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"






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: Greenhouse,Fence, Deck,M3-34
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Metal,Wood
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** **Rev Jan 2024**

## 12A Greglen Avenue • M: 68 P: 181 • Submitted on January 13, 2025

***REQUIRED WITH ALL APPLICATIONS:***

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

**(initial to indicate read and understand)**

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 181

Street & Number of Proposed Work: 12 A Greglen Ave.

Owner of record: ACK Greglen 12A LLC.

Mailing Address: 371 Island Creek Road
Vero Beach FL 32963

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 DUPLEX & STORAGE

Size of Structure or Addition: Length: 142'-0" Sq. Footage 1st floor: 3,498 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25'-0" Sq. footage 2nd floor: 2,997 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 (+/-) 29'-10" South (+/-) 29'-10" East (+/-) 28'-2" West (+/-) 29'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other 4.5/12 Dormers / 5/12 Cupola

**Roofing material**: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

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 10" Grooved Cedar Plank - Natural Finish

**Trim**: A. Wood ☑ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) 12" Corner boards 5 1/2" Frieze N/A
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

**Windows***: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed / Awning / transom
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☑ SDL Front 1 Panel 4 Lite Rear _____ Side _____
Garage Door(s): Type Overhead w/ glass Lites Material Metal

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural
Trim Gray
Deck _____
Clapboard (if applicable) _____
Sash Black
Foundation Natural
Roof Asphalt - Grey
Doors Hamilton Blue
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 1/13/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

HDC Authorization Letter

**Authorization Letter**

**Nantucket Historic District Commission**

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 12A Greglan Ave on the following statement:

I ACK Greglan 12A LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Client Signature

1/2/25

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 ACK Greglen 12A LLC

STREET ADDRESS 12A Greglen Avenue

MAP/PARCEL 68 / 181

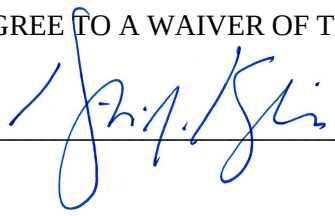
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

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

January 13, 2025
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: 12A Greglen Ave

Tax Map Number: 68 Parcel Number: 181

Owner of Record: ACK Greglen 12A LLC

Description of Proposal: Mixed Use Commercial/Residential Building

Anticipated HDC Submission Date: 1/13/2025

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..... ACK Greglen 12A LLC

MAILING ADDRESS..... 371 Island Creek Drive Vero Beach, FL 32963

PROPERTY LOCATION..... 12A Greglen Ave

ASSESSORS MAP/PARCEL..... 68 / 181

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.

January 7, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.07 16:01:28 -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 |
|---|---|---|---|---|---|---|---|---|---|
| 68 | 136 | | ACK ACQUISITION LLC | C/O BERINKOF GOODMAN LLP | TWO SEAPORT LANE 9TH FL | BOSTON | MA | 02210 | 11 NANCY ANN LN |
| 68 | 180 | 1 | WARM BREEZE LLC | | PO BOX 775 | NANTUCKET | MA | 02554 | 10B GREGLEN AV |
| 68 | 181 | 1 | HILLS & VALLEYS LLC | | 28 LOVERS LANE | NANTUCKET | MA | 02554 | 12B GREGLEN AV |
| 68 | 187 | | PASYS JULIUS | | 61 OLD SOUTH RD #224 | NANTUCKET | MA | 02554 | 13B GREGLEN AV |
| 68 | 188 | 1 | MOZERIS VICTORAS | | 13A GREGLEN AVE | NANTUCKET | MA | 02554 | 13A GREGLEN AV |
| **Count:** | **5** | | | | | | | | |

9589 0710 5270 0324 7587 90

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- ☐ Adult Signature Restricted Delivery $

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Total Po:
$

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Street an
City, Stat

WARM BREEZE LLC
PO BOX 775
NANTUCKET, MA 02554

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JAN 10 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, Sta

ACK ACQUISITION LLC
C/O BERINKOF GOODMAN LLP
TWO SEAPORT LANE 9TH FL
BOSTON, MA 02210

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Street and
City, State

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$

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$

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City, State,

HILLS & VALLEYS LLC
28 LOVERS LANE
NANTUCKET, MA 02554

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Street
City, St

MOZERIS VICTORAS
13A GREGLEN AVE
NANTUCKET, MA 02554

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions




*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

**Zoning Information**

| | |
|---|---|
| Map & Parcel: | 68 / 181 |
| Current Zoning: | CTEC |
| Minimum Frontage: | 50 FT |
| Front Setback: | 10 FT |
| Side/Rear Setback: | 5 FT / 10 FT |

**12A Greglen Avenue**
Vacant Lot Facing Southeast
**Date:** 01.13.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com




*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

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**12A Greglen Avenue**
Vacant Lot Facing Southwest
**Date:** 01.13.25

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**12A Greglen Avenue**
Vacant Lot Facing Northwest
**Date:** 01.13.25

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*Mixed-Use Struture*
12A Greglen Avenue
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**12A Greglen Avenue**
Vacant Lot Facing Northeast
**Date:** 01.13.25

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*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

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| Side/Rear Setback: | 5 FT / 10 FT |

**10 Greglen Avenue**
Adjacent Lot Facing Northest
**Date:** 01.13.25

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*Mixed-Use Struture*

12A Greglen Avenue

Nantucket, MA 02554

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**10 Greglen Avenue**

Adjacent Lot Facing Southeast

**Date:** 01.13.25

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*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

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**6 Greglen Avenue**
Neighboring Lot Facing Southeast
**Date:** 01.13.25

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*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

**Zoning Information**

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|---|---|
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**9 Nancy Ann Lane • FedEx Building**
Neighboring Lot Facing West
**Date:** 01.13.25

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*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

**Zoning Information**

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**11 Nancy Ann Lane • Frito-Lay Building**
Neighboring Lot Facing West
**Date:** 01.13.25

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*Mixed-Use Struture*
12A Greglen Avenue
Nantucket, MA 02554

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**11 Nancy Ann Lane • Frito-Lay Building**
Neighboring Lot Facing North
**Date:** 01.13.25

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*Mixed-Use Struture*
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**17 Nancy Ann Lane**
Neighboring Lot Facing Northwest
**Date:** 01.13.25

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*Mixed-Use Struture*
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Nantucket, MA 02554

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| Current Zoning: | CTEC |
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| Front Setback: | 10 FT |
| Side/Rear Setback: | 5 FT / 10 FT |

**18 Davkim Lane • Coca-Cola Building**
Neighboring Lot Facing Southwest
**Date:** 01.13.25

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*Mixed-Use Struture*
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**18 Davkim Lane • Coca-Cola Building**
Neighboring Lot Facing West
**Date:** 01.13.25

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# *Residential / Storage Building*

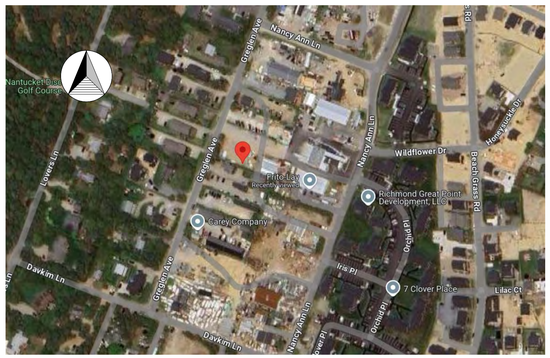
## 12A Greglen Avenue
## Nantucket, MA 02554

*01.13.25*

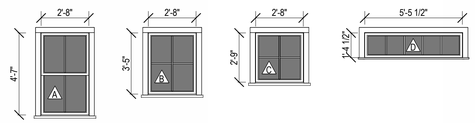
*HDC Submission*



Locus Map



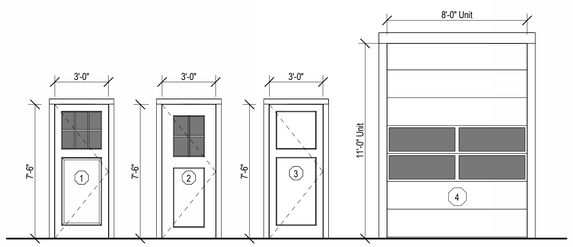

Satalite View




Double Hung 2/2 SDL | Casement 2/2 SDL | Fixed Awning 2/2 SDL | Fixed Transom 5 Lite SDL

Window Legend

1/4" = 1'-0"




Single Solid Door w/ Glazing 2 Panel + 6 Lite SDL | Single Solid Door w/ Glazing 2 Panel + 4 Lite SDL | Single Solid Door w/ Glazing 2 Panel Solid | Overhead Garage Door (7) Equal Panels w/ (4) Glass Lites

Exterior Door Legend

1/4" = 1'-0"



East Elevation



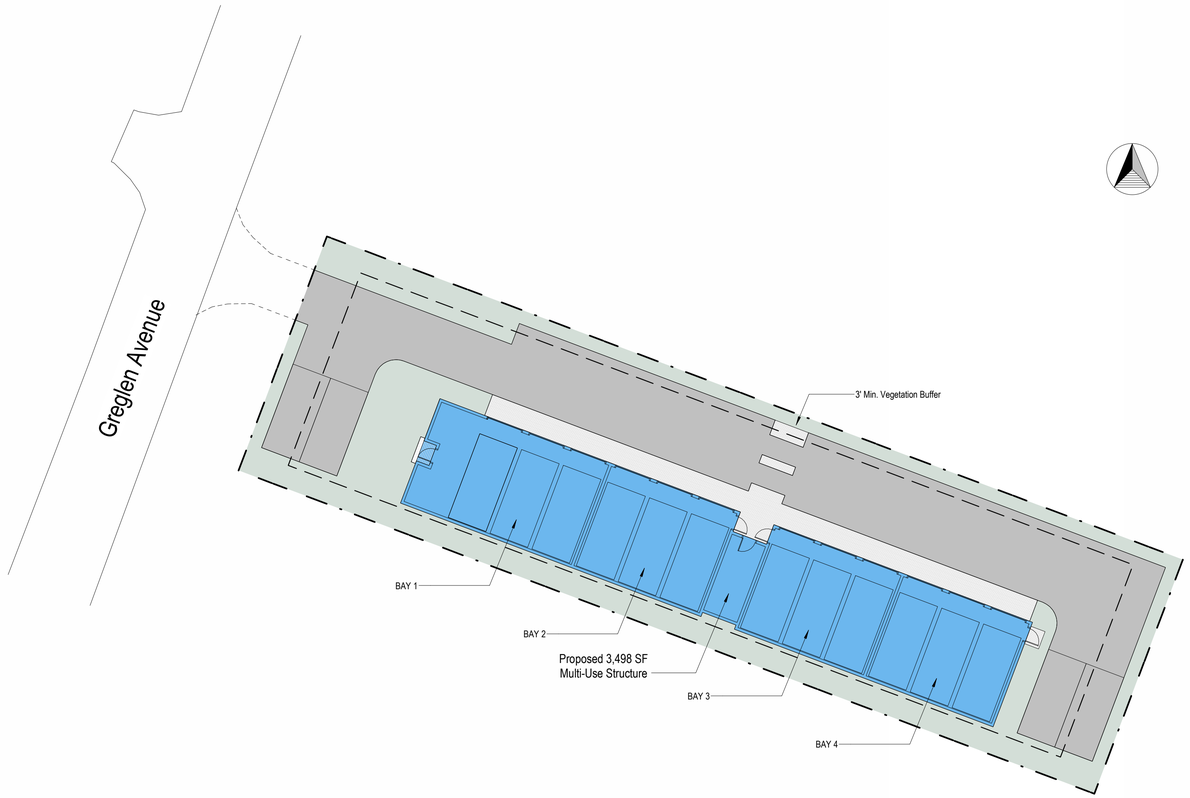
North Elevation



West Elevation



South Elevation




Site Plan

1/16" = 1'-0"

# 2415

*Residential / Storage Building*

12A Greglen Avenue
Nantucket, MA 02554


emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


### Site Information

| | |
|---|---|
| Map & Parcel: | 68 / 181 |
| Current Zoning: | CTEC |
| Minimum Frontage: | 50 FT |
| Front Setback: | 10 FT |
| Side/Rear Setback: | 5 FT / 10 FT |
| Lot Size: | 11,424 SQ FT |
| Min. Lot Size: | 10,000 SQ FT |
| Allowable G.C.: | 4,570 SQ FT (40%) |
| Existing G.C.: | 0 SQ FT |
| Proposed G.C.: | 3,498 SQ FT |
| Total Proposed G.C.: | 3,498 SQ FT 31%) |

### Sheet Index - Architectural & Structural


SHEET INDEX
A.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Perspective Views
A.3.2 Perspective Views


**Revisions**

**Cover Sheet**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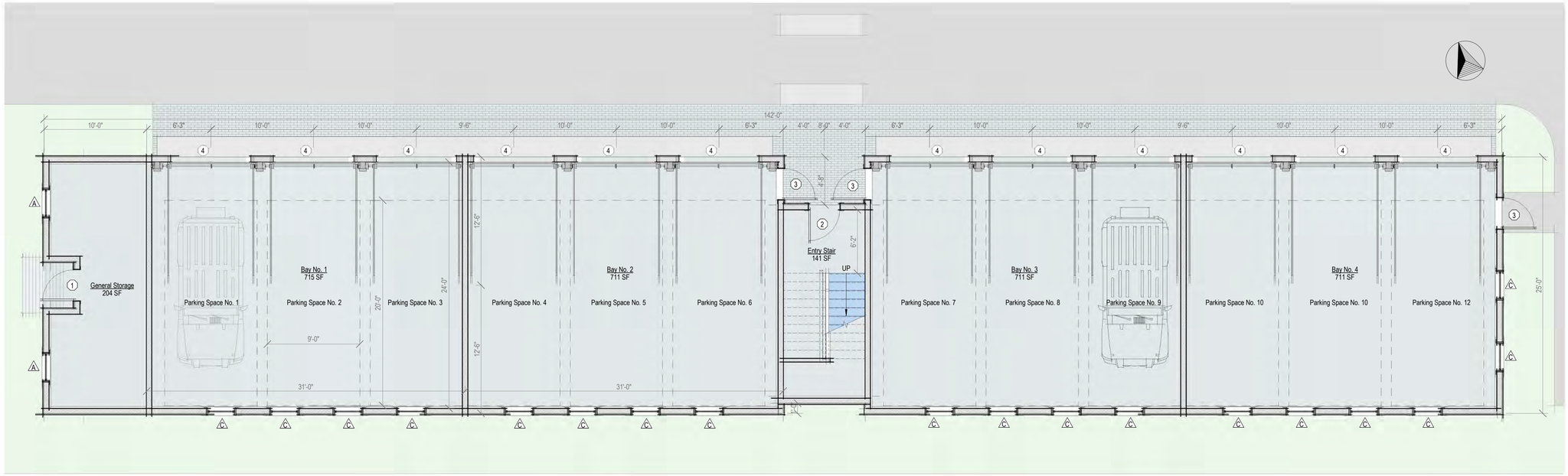
**A.0.1**

**2415**

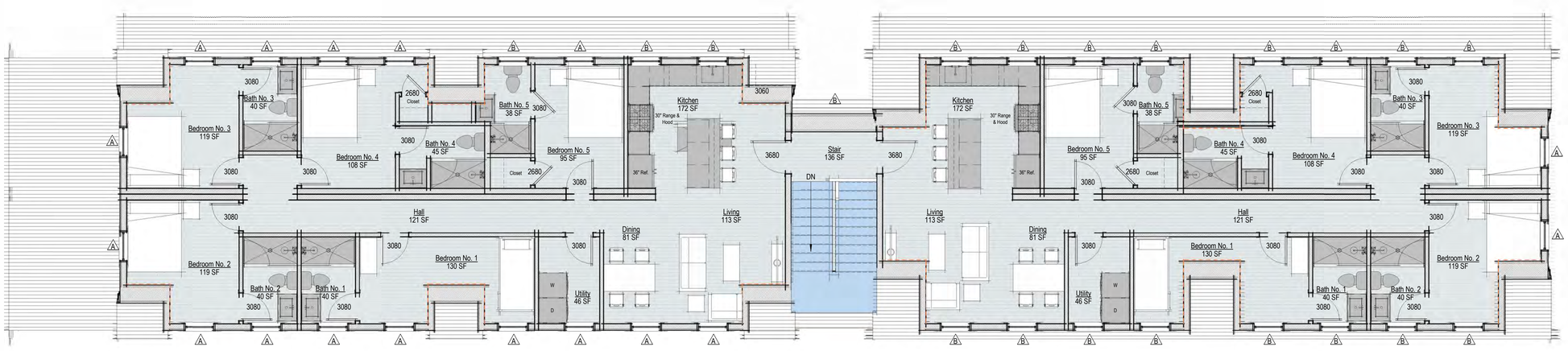
01.13.25

HDC Submission




First Floor Plan - Proposed

3/16" = 1'-0"




Second Floor Plan - Proposed

3/16" = 1'-0"

HDC Submission

# 2415

*Residential / Storage Building*

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**Revisions**

## Floor Plans


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A.1.1

2415

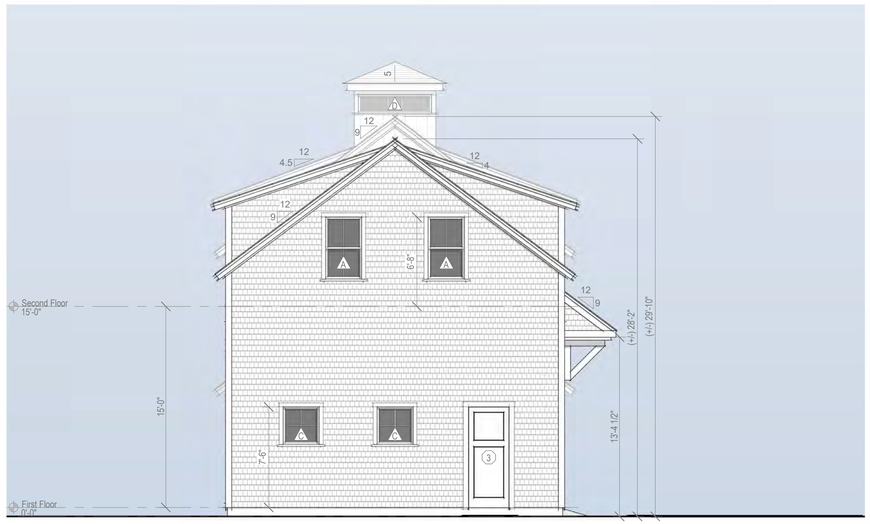
01.13.25

HDC Submission




West Elevation - Proposed

3/16" = 1'-0"




East Elevation - Proposed

3/16" = 1'-0"

# 2415

*Residential / Storage Building*

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**Revisions**

**Exterior Elevations**


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**A.2.1**

**2415**

01.13.25

HDC Submission




North Elevation - Proposed

3/16" = 1'-0"




South Elevation - Proposed

3/16" = 1'-0"

# 2415

*Residential / Storage Building*

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**Revisions**

**Exterior Elevations**

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**A.2.2**

**2415**

01.13.25

HDC Submission





# 2415

*Residential / Storage Building*

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**Revisions**

**Perspective Views**


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.3.1**

**2415**

01.13.25

HDC Submission





# 2415

*Residential / Storage Building*

12A Greglen Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

## Site Information

| | |
|---|---|
| Map & Parcel: | 68 / 181 |
| Current Zoning: | CTEC |
| Minimum Frontage: | 50 FT |
| Front Setback: | 10 FT |
| Side/Rear Setback: | 5 FT / 10 FT |
| Lot Size: | 11,424 SQ FT |
| Min. Lot Size: | 10,000 SQ FT |
| Allowable G.C.: | 4,570 SQ FT (40%) |
| Existing G.C.: | 0 SQ FT |
| Proposed G.C.: | 3,498 SQ FT |
| Total Proposed G.C.: | 3,498 SQ FT 31%) |

## Sheet Index - Architectural & Structural

SHEET INDEX
A.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Perspective Views
A.3.2 Perspective Views

**Revisions**

**Perspective Views**

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A.3.2

2415

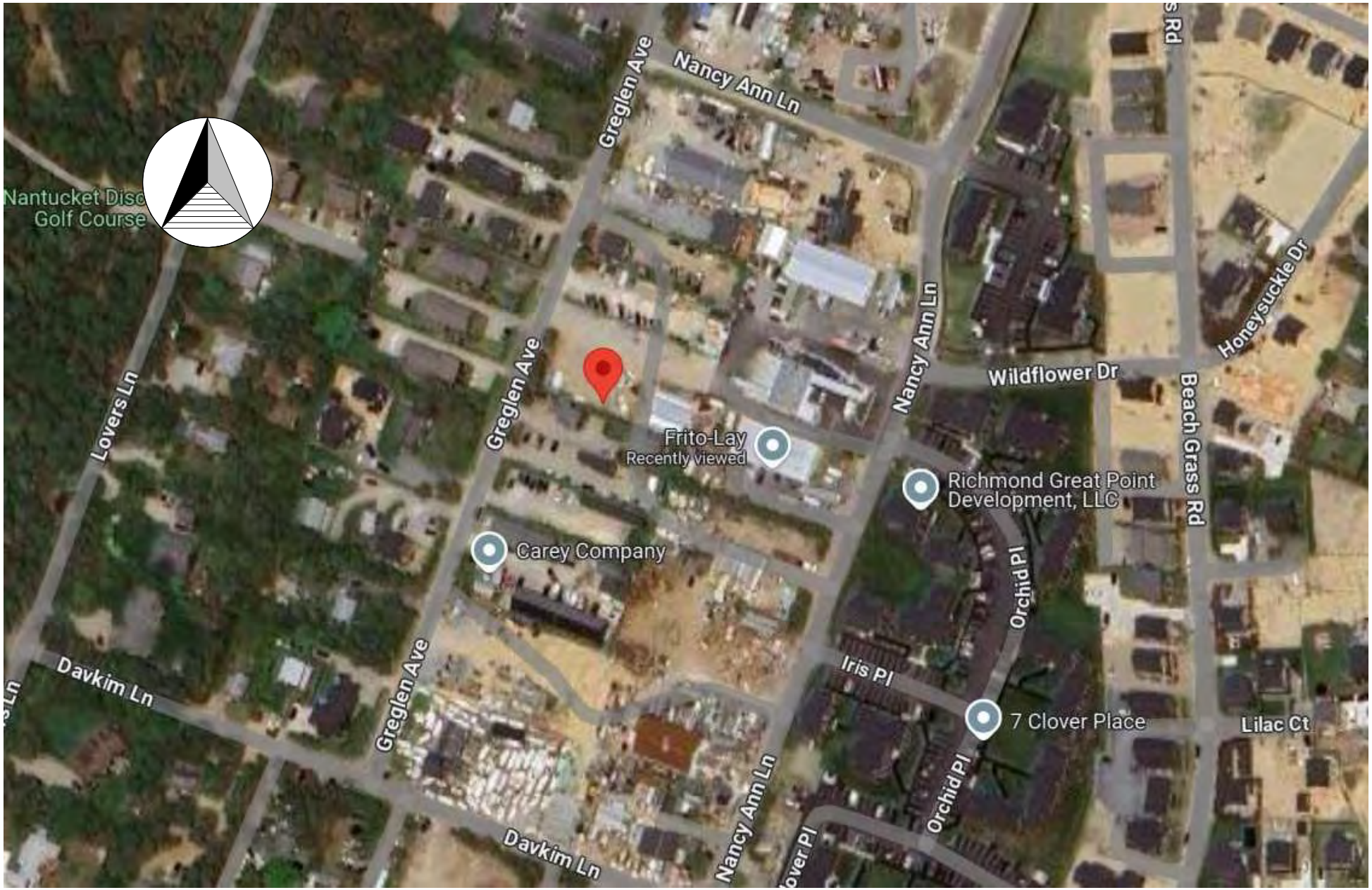
# *Residential / Storage Building*

## 12A Greglen Avenue
## Nantucket, MA 02554

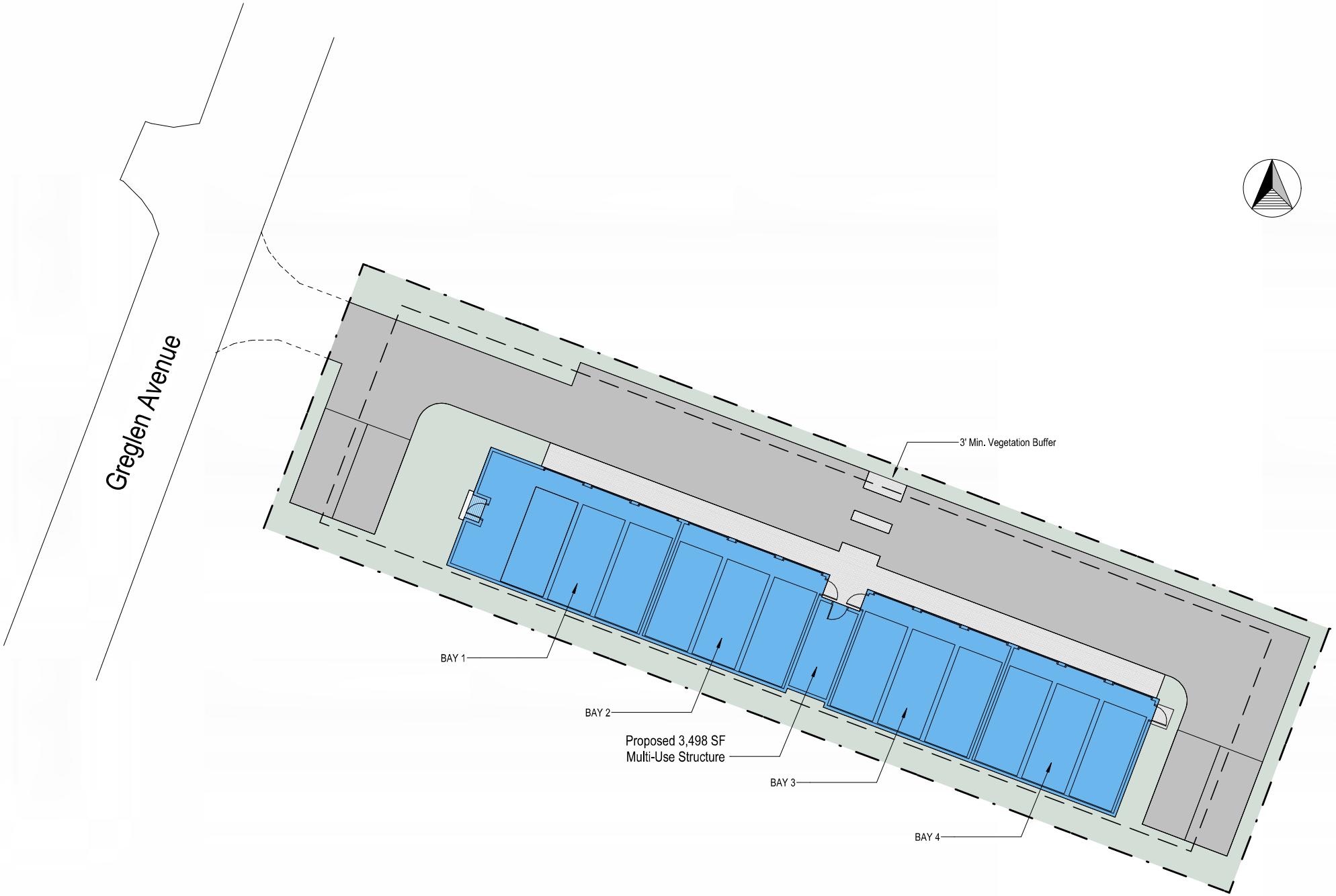



Locus Map

01.13.25




# Satalite View




## Site Plan

1/16" = 1'-0"



East Elevation



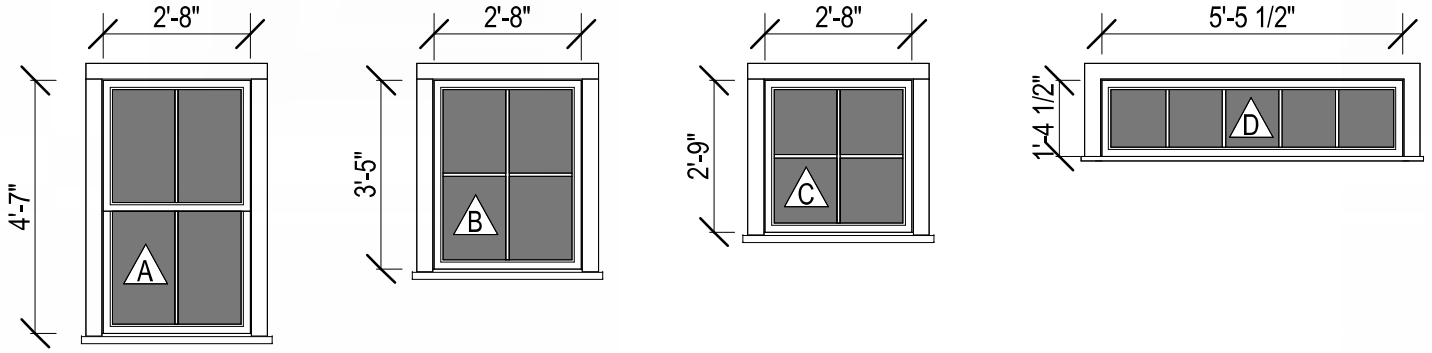
North Elevation



West Elevation



South Elevation




Double Hung
2/2 SDL

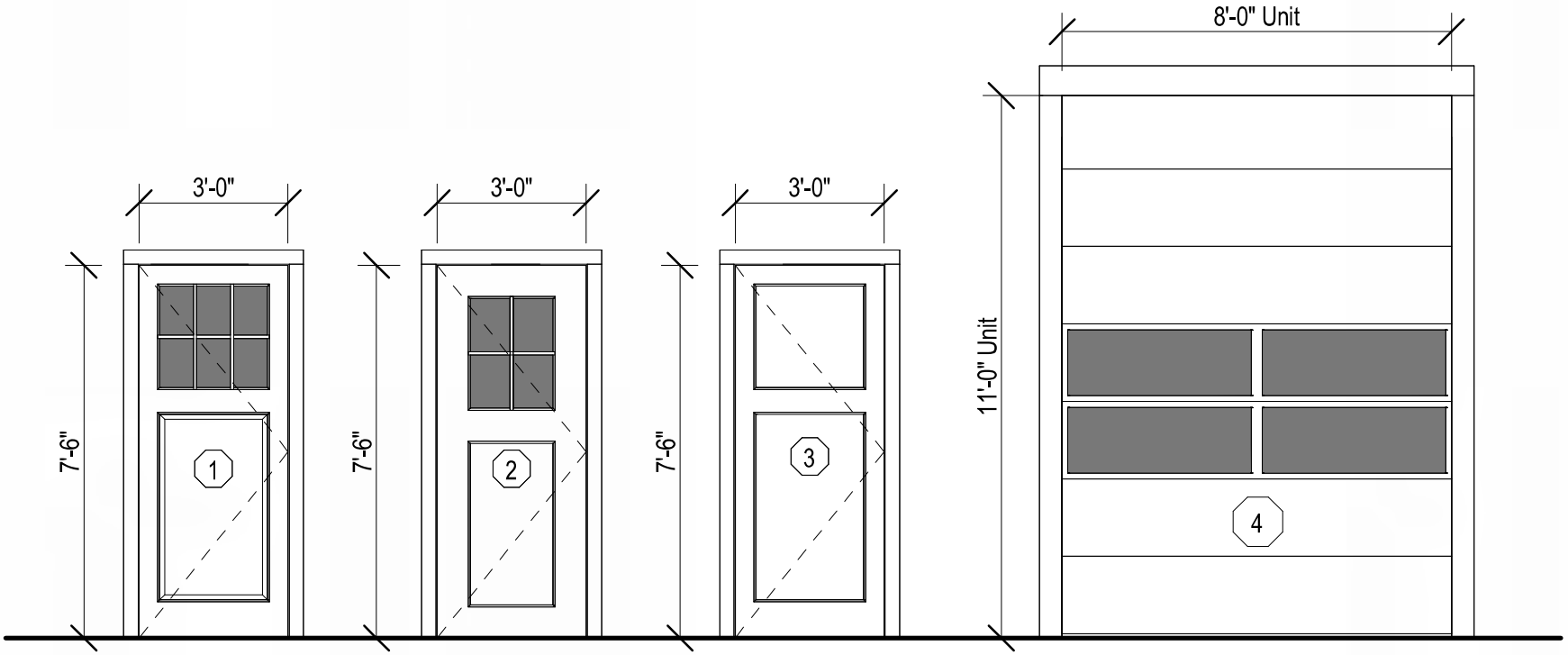
Casement
2/2 SDL

Fixed Awning
2/2 SDL

Fixed Transom
5 Lite SDL

# Window Legend

1/4" = 1'-0"




Single Solid Door w/ Glazing
2 Panel + 6 Lite SDL

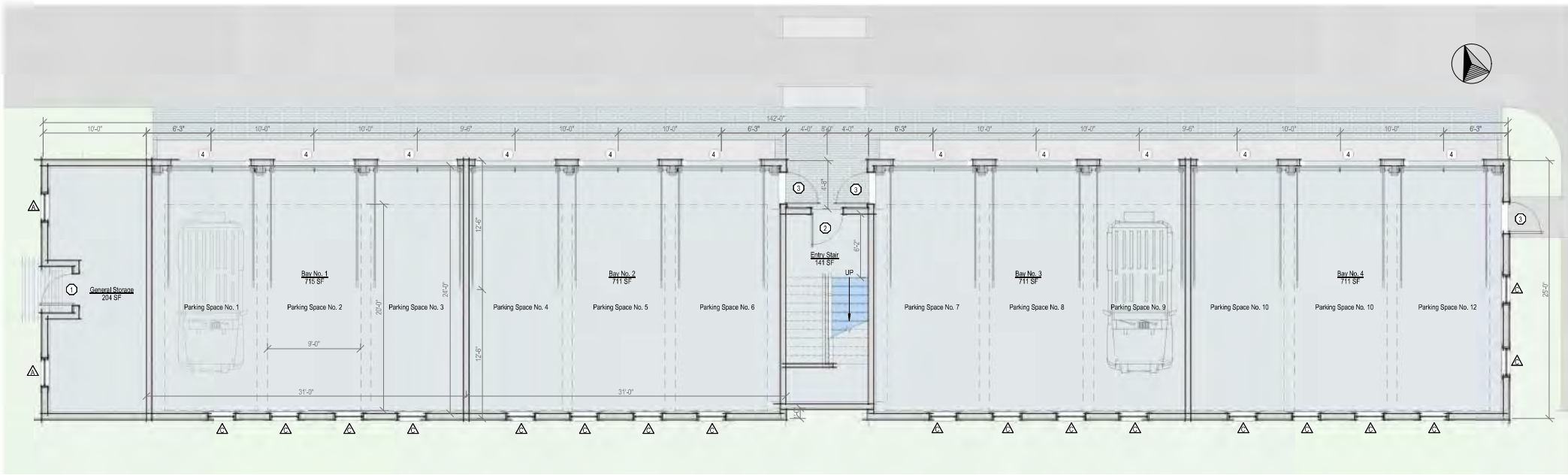
Single Solid Door w/ Glazing
2 Panel + 4 Lite SDL

Single Solid Door w/ Glazing
2 Panel Solid

Overhead Garage Door
(7) Equal Panels w/ (4) Glass Lites

# Exterior Door Legend

1/4" = 1'-0"



142'-0"
10'-0"
6'-3"
10'-0"
10'-0"
9'-6"
10'-0"
10'-0"
6'-3"
4'-0"
8'-0"
4'-0"
6'-3"
10'-0"
10'-0"
9'-6"
10'-0"
10'-0"
6'-3"
General Storage
204 SF
Bay No. 1
715 SF
Parking Space No. 1
Parking Space No. 2
Parking Space No. 3
Parking Space No. 4
Bay No. 2
711 SF
Parking Space No. 5
Parking Space No. 6
Entry Stair
141 SF
UP
Bay No. 3
711 SF
Parking Space No. 7
Parking Space No. 8
Parking Space No. 9
Parking Space No. 10
Bay No. 4
711 SF
Parking Space No. 10
Parking Space No. 12
9'-0"
20'-0"
24'-0"
12'-6"
12'-6"
31'-0"
31'-0"
4'-8"
6'-2"
25'-0"



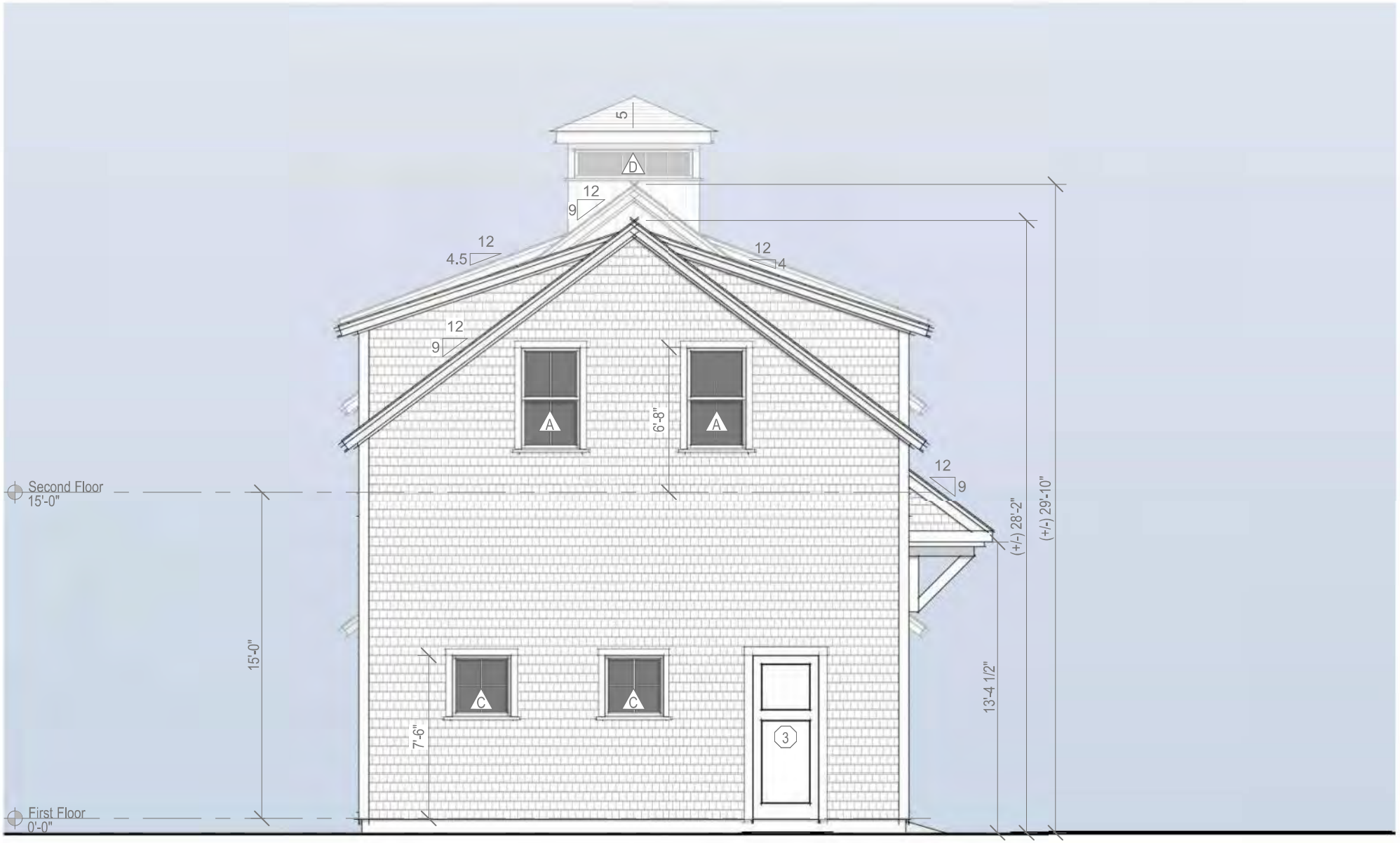

Second Floor Plan - Proposed

3/16" = 1'-0"




# West Elevation - Proposed

3/16" = 1'-0"




# East Elevation - Proposed

3/16" = 1'-0"




North Elevation - Proposed

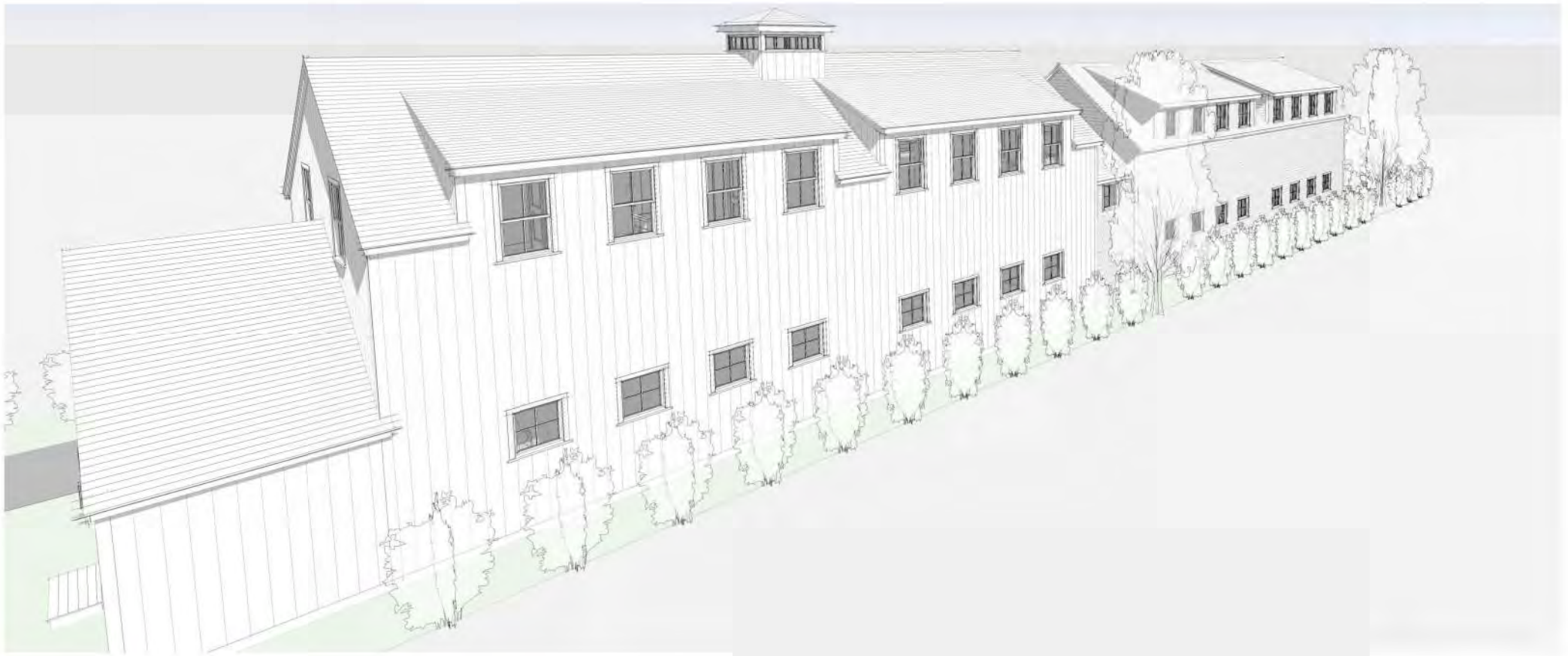
3/16" = 1'-0"




South Elevation - Proposed

3/16" = 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:**

_____ 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°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd. (Guest House)

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other new guest house

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 528 Decks/Patio: Size: 360 sf ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 528 Size: 180 sf ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 24'-6" +/- South 24'-6" East 36'-2" West 24'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 7 1/4" Soffit (Overhang) 5 1/2" Corner boards 5 1/2" Frieze 5 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

**Windows***: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type 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 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 1/13/25 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 88 Pocomo Trust

STREET ADDRESS 88 Pocomo Rd

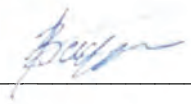
MAP/PARCEL 15 / 42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Jan 13th, 2025

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

Jan 13th, 2025
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)



04/05/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

# 88 Pocomo Trust Residence, Guest House

88 Pocomo Rd.
Nantucket, MA 02554

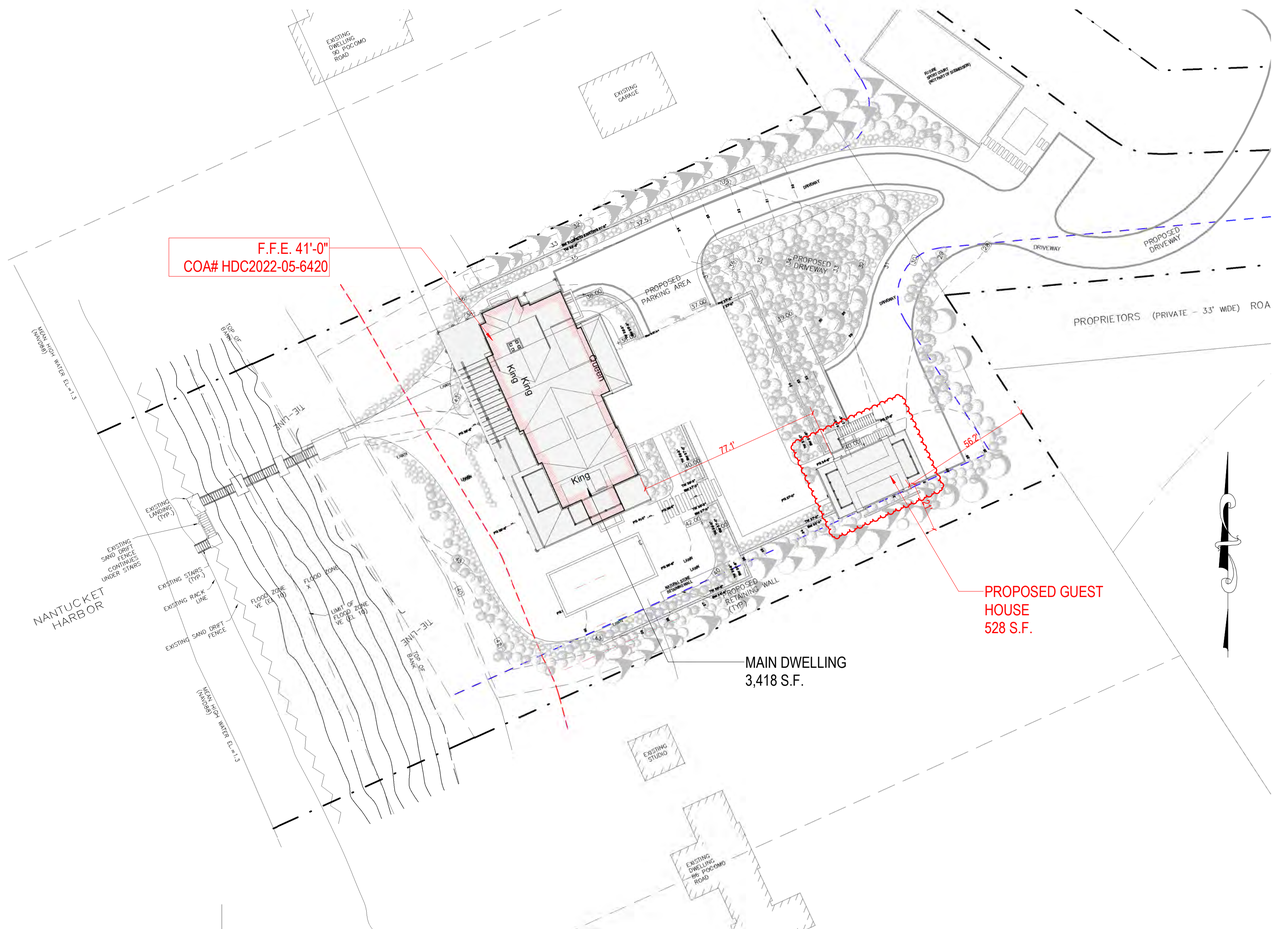
01.13.24



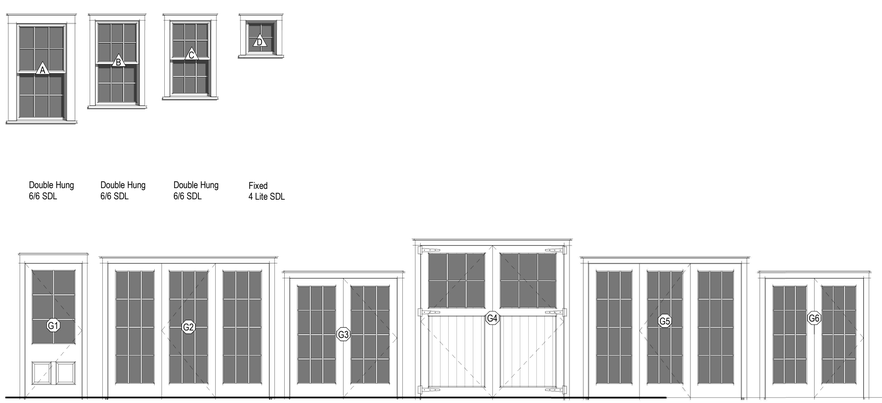




Locus Map.




GH SITE PLAN
1" = 30'-0"




GH Door Legend.
1/4" = 1'-0"

HDC SUBMISSION

# 2128

*88 Pocomo Trust Residence*
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

**GUEST HOUSE COVER PAGE**

## Site Information

| | |
|---|---|
| Map & Parcel: | 15/42 |
| Current Zoning: | LUG-3 |
| Minimum Frontage: | 200 ft |
| Front Setback: | 35 ft |
| Side/Rear Setback: | 20 ft |
| Lot Size: | 132,286 sq. ft. |
| Min. Lot Size: | 120,000 sq. ft. |
| Allowable G.C.: | 3% or 3,968 sf |
| Existing G.C.: | n/a |
| Proposed G.C.: | 3,954 sf 3,429 MH & 528 GH |
| Total Proposed G.C.: | 3,957 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.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

**Revisions**

Revision 1 Date 1

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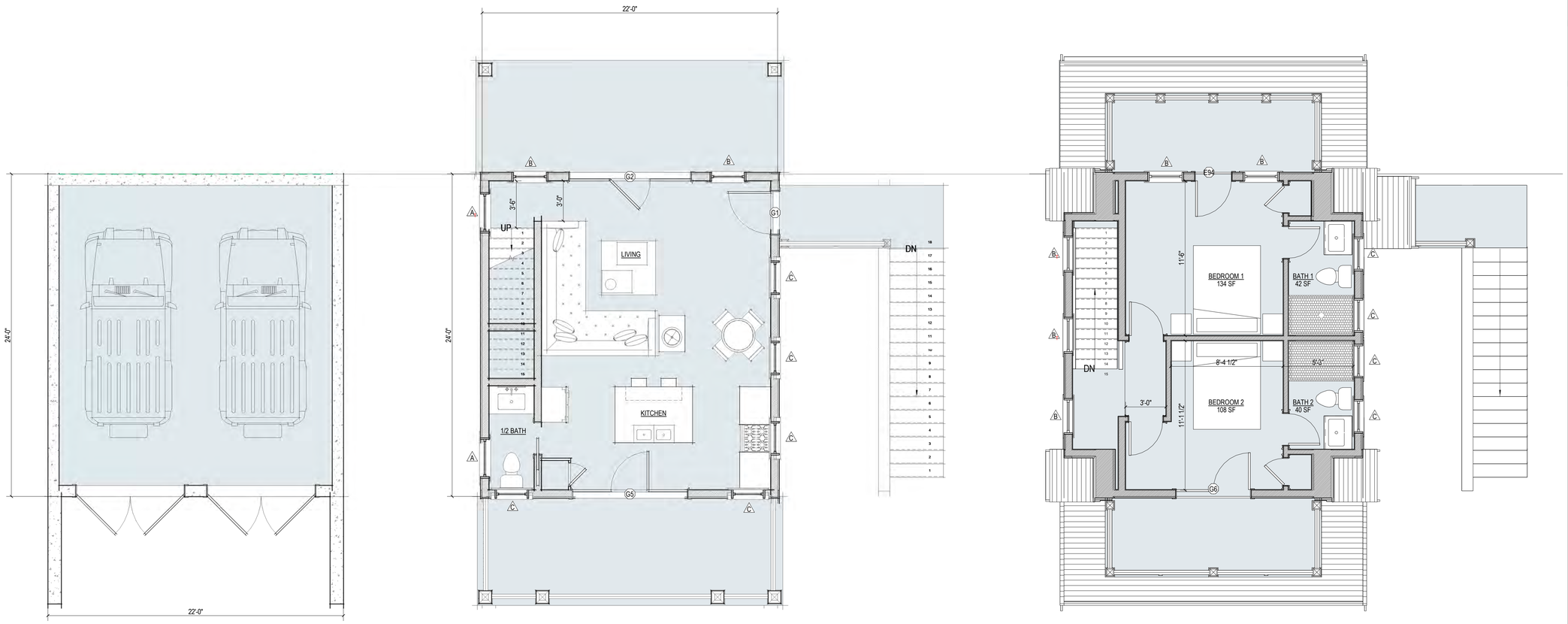
G.102
2128

01.13.24

HDC SUBMISSION




1 GH Basement Plan
1/4" = 1'-0"

2 GH First Floor Plan
1/4" = 1'-0"

3 GH 2nd Floor
1/4" = 1'-0"

# 2128

*88 Pocomo Trust Residence*
88 Pocomo Rd.
Nantucket, MA 02554


emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


## GUEST HOUSE FLOOR PLANS

### Site Information

| | |
|---|---|
| Map & Parcel: | 15/42 |
| Current Zoning: | LUG-3 |
| Minimum Frontage: | 200 ft |
| Front Setback: | 35 ft |
| Side/Rear Setback: | 20 ft |
| Lot Size: | 132,286 sq. ft. |
| Min. Lot Size: | 120,000 sq. ft. |
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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013


Revisions


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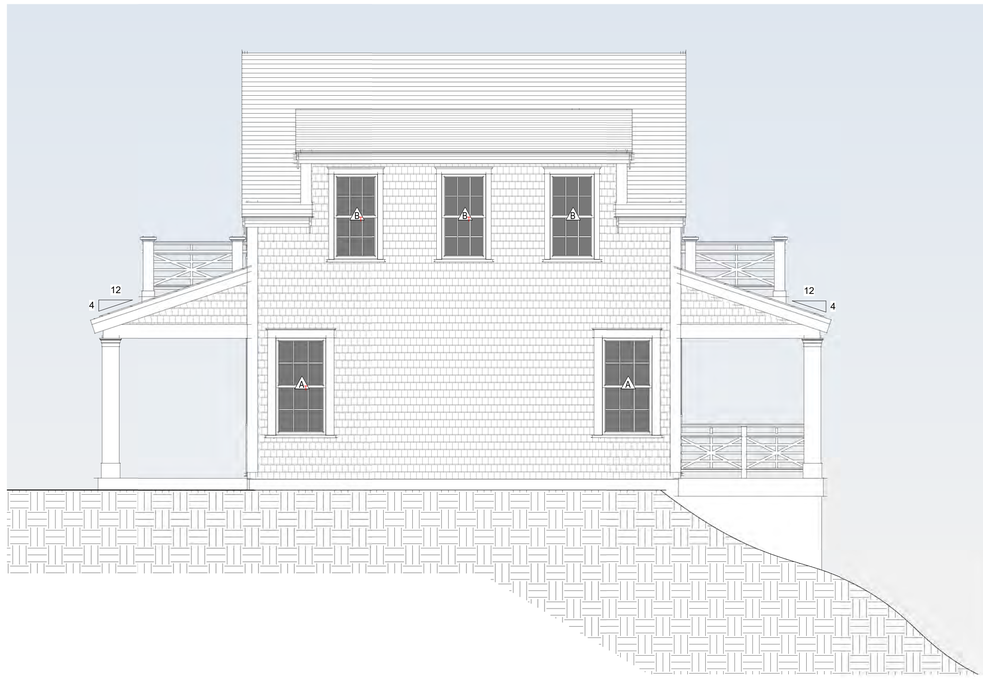
A.103
2128

01.13.24

HDC SUBMISSION




1 Garage East El.
1/4" = 1'-0"




3 Garage South El.
1/4" = 1'-0"




4 Garage West El.
1/4" = 1'-0"




2 Garage North El.
1/4" = 1'-0"

# 2128

*88 Pocomo Trust Residence*
88 Pocomo Rd.
Nantucket, MA 02554


emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


## GUEST HOUSE EXTERIOR ELEVATIONS

### Site Information

| | |
|---|---|
| Map & Parcel: | 15/42 |
| Current Zoning: | LUG-3 |
| Minimum Frontage: | 200 ft |
| Front Setback: | 35 ft |
| Side/Rear Setback: | 20 ft |
| Lot Size: | 132,286 sq. ft. |
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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013


Revisions


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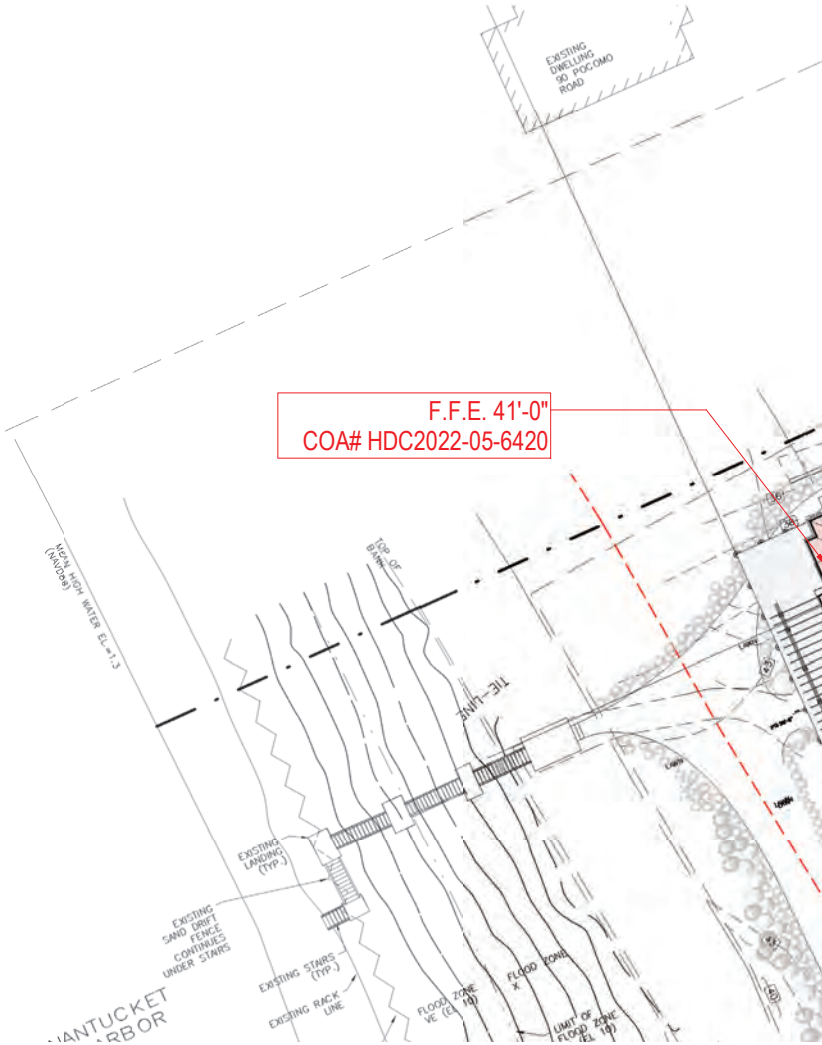
A.203
2128

# 88 Pocomo Trust Residence, Guest House

88 Pocomo Rd.
Nantucket, MA 02554

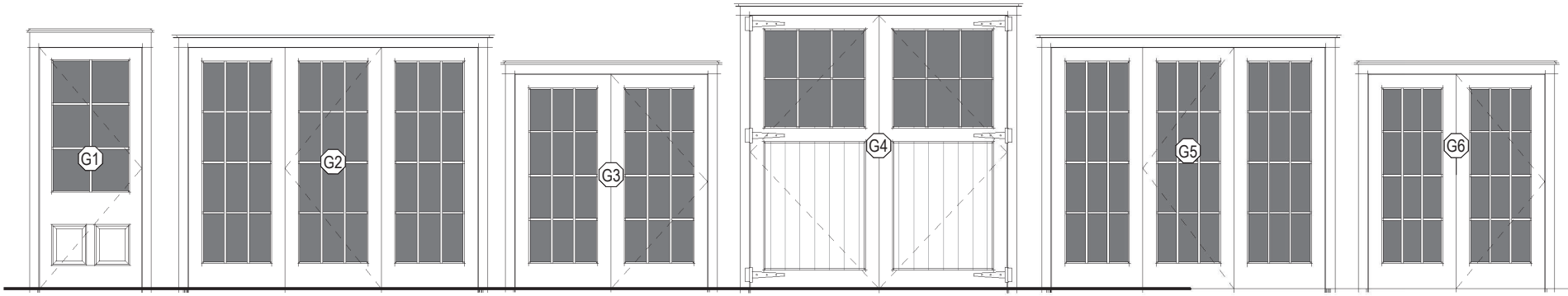



Locus Map.





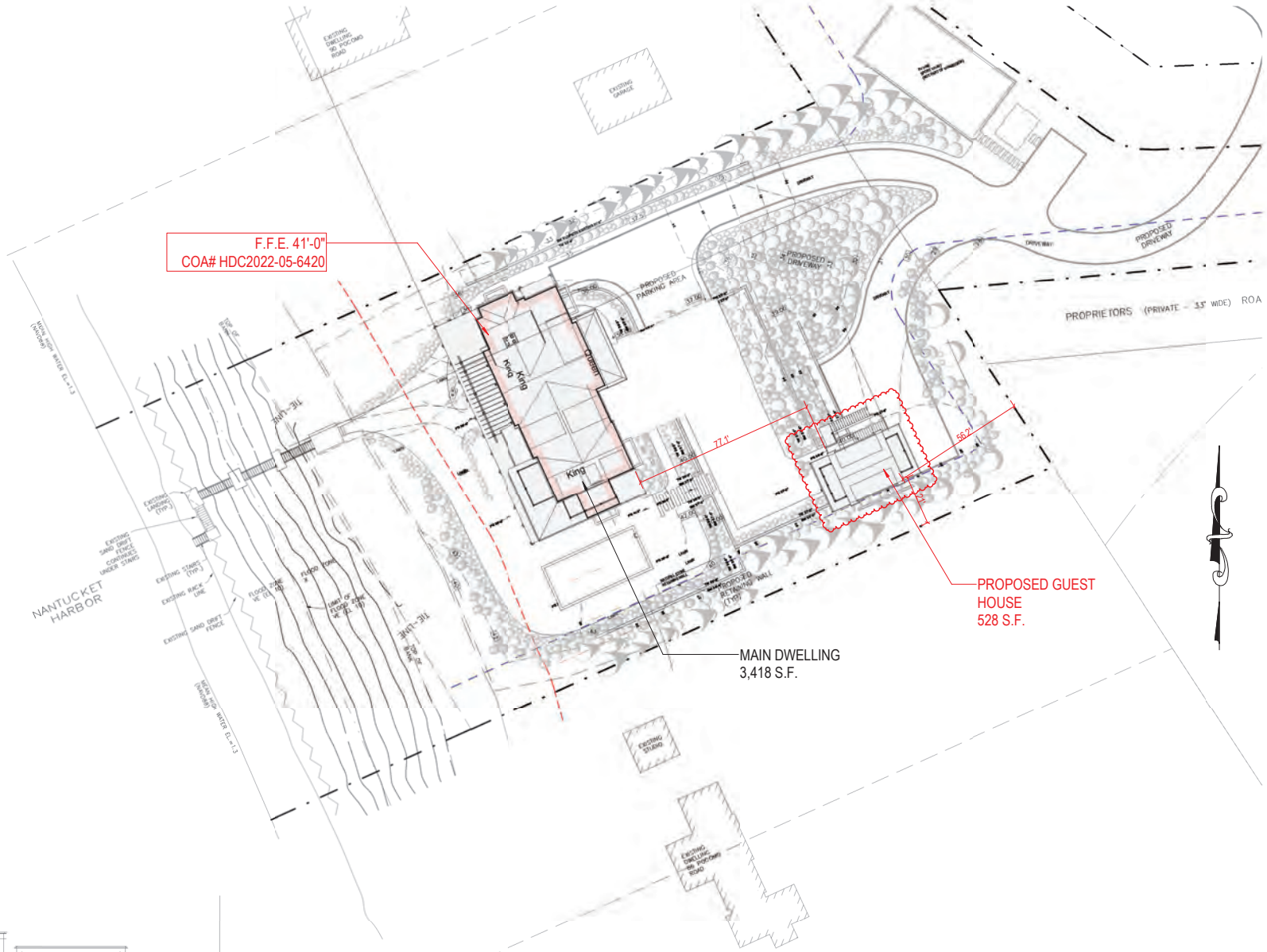

| Double Hung<br>6/6 SDL | Double Hung<br>6/6 SDL | Double Hung<br>6/6 SDL | Fixed<br>4 Lite SDL |
|---|---|---|---|




## GH Door Legend.

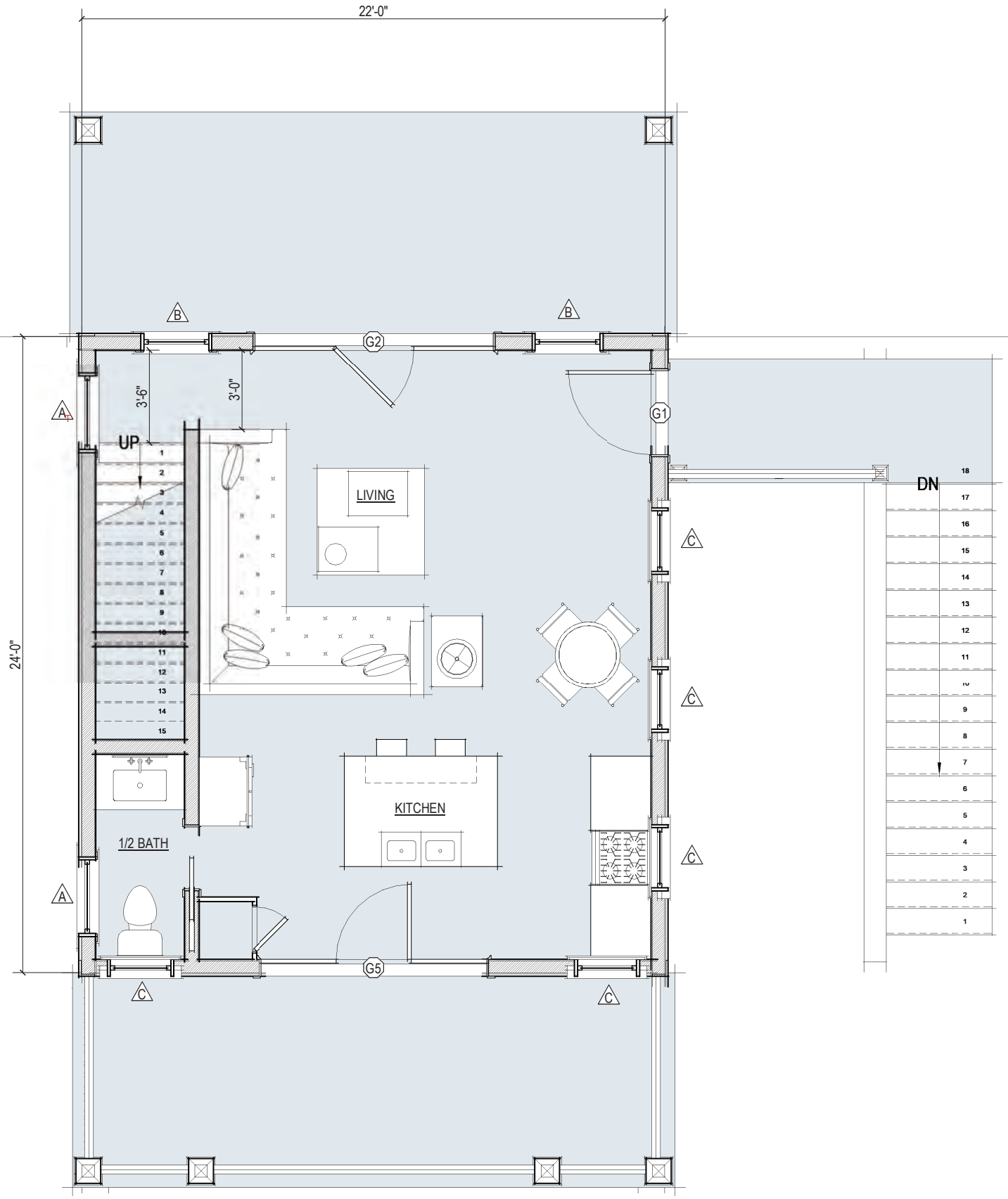
1/4" = 1'-0"

EAST. NORTH. WEST. SOUTH.



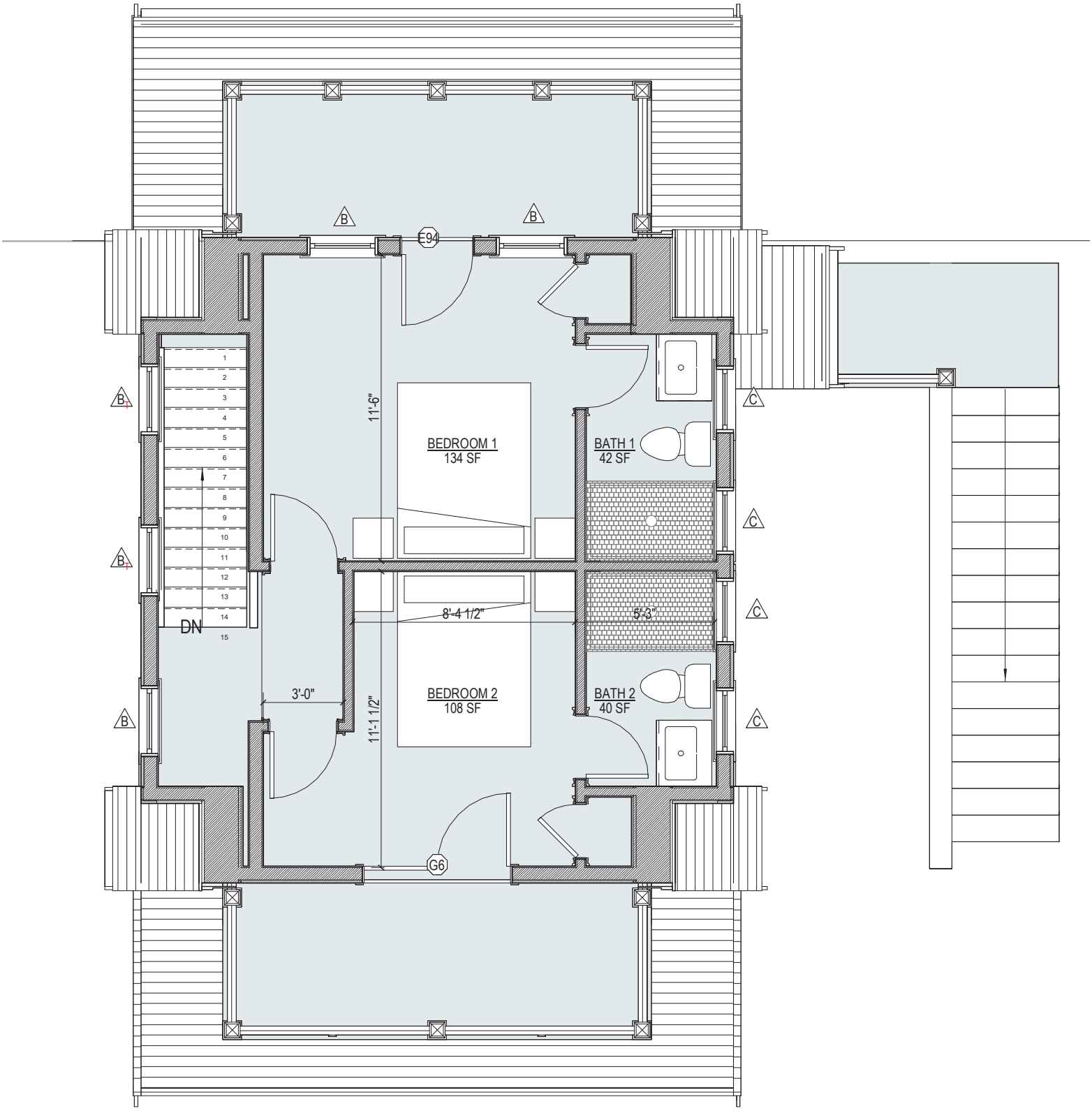

GH SITE PLAN

1" = 30'-0"




# 2 GH First Floor Plan

1/4" = 1'-0"




# 3 GH 2nd Floor

1/4" = 1'-0"




1 Garage East El.

1/4" = 1'-0"




3 Garage South El.

1/4" = 1'-0"




# 4 Garage West El.

1/4" = 1'-0"




## 2 Garage North El.

1/4" = 1'-0"

2 Hamblin Road / M 30 / P 193 / Boat Barn

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. |
| 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). |
| 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. |
| MRM (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°: 30 PARCEL N°. 130

Street & Number of Proposed Work: 2 Hamblin Rd

Owner of record: Johnson, Brendan P. TRST

Mailing Address: 2 Hamblin Rd, Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 William Ln Nantucket MA

Contact Phone #: (508) 325 4995 E-mail: admin@emeritusdevelopment

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Boat Barn

Size of Structure or Addition: Length: 46' 10" Sq. Footage 1st floor: 815 sqft Decks/Patio: Size: 100 sqft ☐ 1st floor ☑ 2nd floor
Width: 18' 0" Sq. footage 2nd floor: 642 sqft 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 +/- 23' 1" South +/- 23' 1" East +/- 23' 1" West +/- 23' 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 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

**Skylights (flat only)**: Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size)**: _____

**Sidewall**: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Board and Batten

**Trim**: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 3 1/2" Rake 9 1/2" Soffit (Overhang) _____ Corner boards 5 1/2" Frieze 5 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 9 1/2"

**Windows***: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Carriage 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
Deck White 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 1/13/25 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 Brendan P Johnson Nominee Trust

STREET ADDRESS 2 Hamblin Road

MAP/PARCEL 30 / 193

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/13/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Matthew MacEachern 1/13/25

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 2 Hamblin Rd on the following statement:

I Brendan Johnson, 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)

12/10/24

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: 2 Hamblin Rd

Tax Map Number: 30 Parcel Number: 193

Owner of Record: Brendan P Johnson Nominee Trust

Description of Proposal: New Barn

Anticipated HDC Submission Date: 1/13/2025

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..... Brendan P Johnson Nominee Trust

MAILING ADDRESS..... 30 Stephanie Lane Darien, CT 06820

PROPERTY LOCATION..... 2 Hamblin Rd

ASSESSORS MAP/PARCEL..... 30 / 193

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: 2024.12.24 12:02:22 -05'00'

December 24, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 0324 7587 38

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JAN 10 2025

COHEN STEVEN L TRUSTEE
2 FOLGER ROAD NOM TRUST
PO BOX 786
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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KAMENS ELIZABETH G & GOLDMAN
ANDREW A
C/O KAMENS MATHEW
101 CURWEN CIR
ROSEMONT, PA 19010

or Instructions

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ONE FOLGER ROAD LLC
7 THE BYWAY
BRONXVILLE, NY 10708

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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4 HAMBLIN ASSOCIATES LLC
101 CURWEN CIRCLE
ROSEMONT, PA 19010

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7587 76

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JAN 10 2025

SHAVER NANTUCKET HOME LLC
1420 KYNETON ROAD
WILLANOVA, PA 19085

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7587 69

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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JAN 10 2025

ONE HAMBLIN ROAD ASSC LLC
1 HUNTINGTON AVE UNIT 1003
BOSTON, MA 02116

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 |
|---|---|---|---|---|---|---|---|---|---|
| 30 | 162 | | SHAVER NANTUCKET HOME LLC | | 1420 KYNETON ROAD | WILLANOVA | PA | 19085 | 75 CLIFF RD |
| 30 | 192 | | ONE HAMBLIN ROAD ASSC LLC | | 1 HUNTINGTON AVE UNIT 1003 | BOSTON | MA | 02116 | 1 HAMBLIN RD |
| 30 | 195 | 1 | ONE FOLGER ROAD LLC | | 7 THE BYWAY | BRONXVILLE | NY | 10708 | 1 FOLGER RD |
| 30 | 196 | | 4 HAMBLIN ASSOCIATES LLC | | 101 CURWEN CIRCLE | ROSEMONT | PA | 19010 | 4 HAMBLIN RD |
| 30 | 196 | 1 | COHEN STEVEN L TRUSTEE | 2 FOLGER ROAD NOM TRUST | PO BOX 786 | NANTUCKET | MA | 02554 | 2 FOLGER RD |
| 30 | 202 | | KAMENS ELIZABETH G & GOLDMAN ANDREW A | C/O KAMENS MATHEW | 101 CURWEN CIR | ROSEMONT | PA | 19010 | 3 HAMBLIN RD |
| **Count:** | **6** | | | | | | | | |

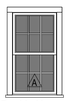
# *Boat Barn*

## 2 Hamblin Rd
## Nantucket, MA 02554

*01.13.25*

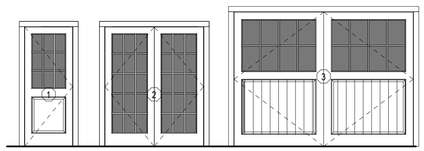


Locus Map
1/4" = 1'-0"




Double Hung
6/6 SDL

Window Legend
1/4" = 1'-0"



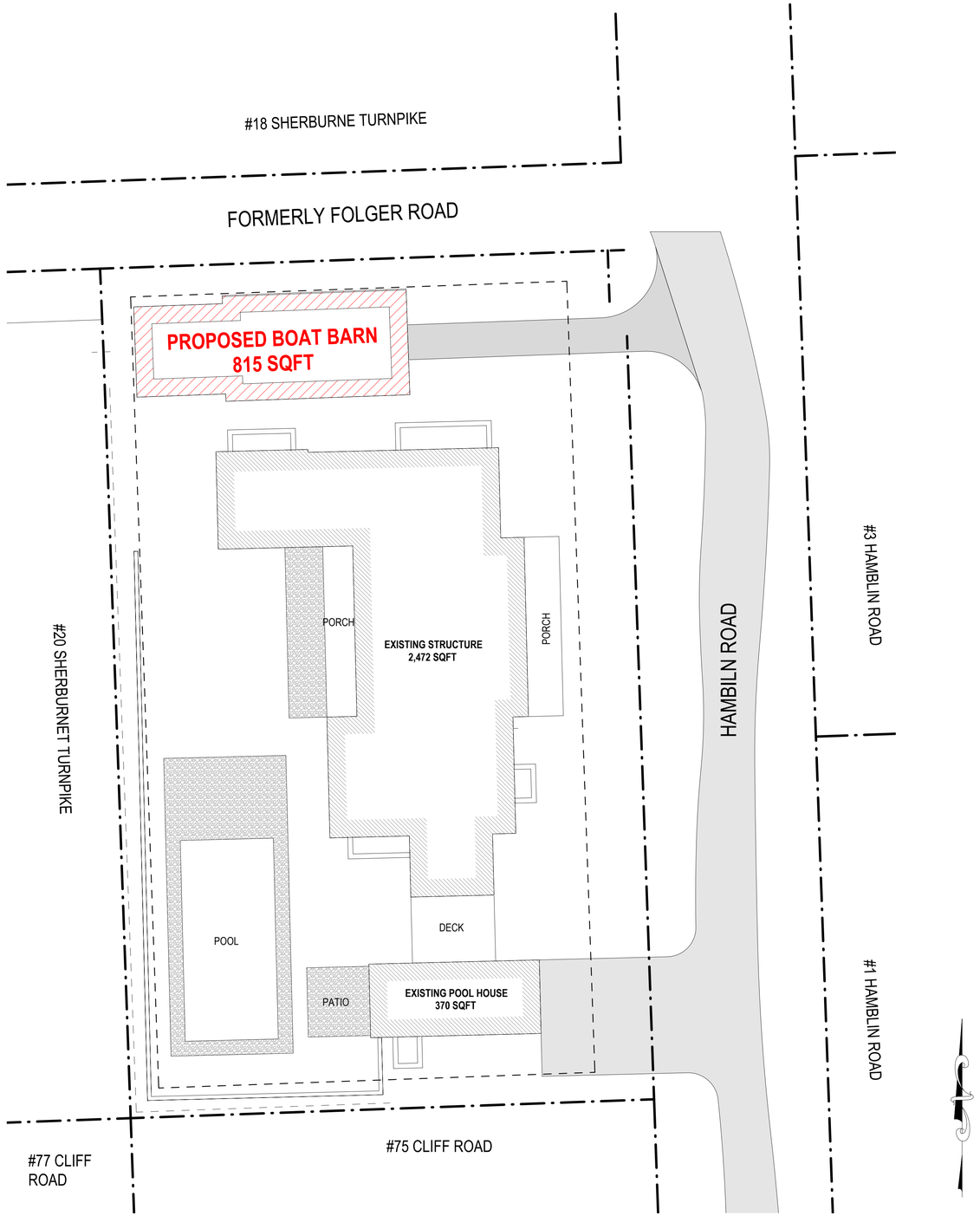

Single Hinged
1-Panel 4-Lite SDL

Double Hinged
15-Lite SDL

Double Hinged
2- Panel 8-Lite SDL

Exterior Door Legend
1/4" = 1'-0"

*HDC Submission*




1 Slte Plan - Proposed
3/32" = 1'-0"

# 2438

*Boat Barn*

2 Hamblin Rd
Nantucket, MA 02554


emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com


### Site Information

| | |
|---|---|
| Map & Parcel: | 30-193 |
| Current Zoning: | R1 |
| Minimum Frontage: | 50ft |
| Front Setback: | 10ft |
| Side/Rear Setback: | 5ft |
| Lot Size: | .27 Acre +/- 11,761 sq.ft. |
| Min. Lot Size: | 5000 sq.ft. |
| Allowable G.C.: | 30% or 3528 sq.ft. |
| Existing G.C.: | 2,842 sq.ft. |
| Proposed G.C.: | 815 sq.ft. |
| Total Proposed G.C.: | 3,657 sq.ft. |

### Sheet Index - Architectural & Structural

SHEET INDEX


| | |
|---|---|
| A.0.1 | Cover Sheet |
| A.1.1 | Floor Plans |
| A.1.2 | Perspectives |
| A.1.3 | Photos |


**Revisions**

**Cover Sheet**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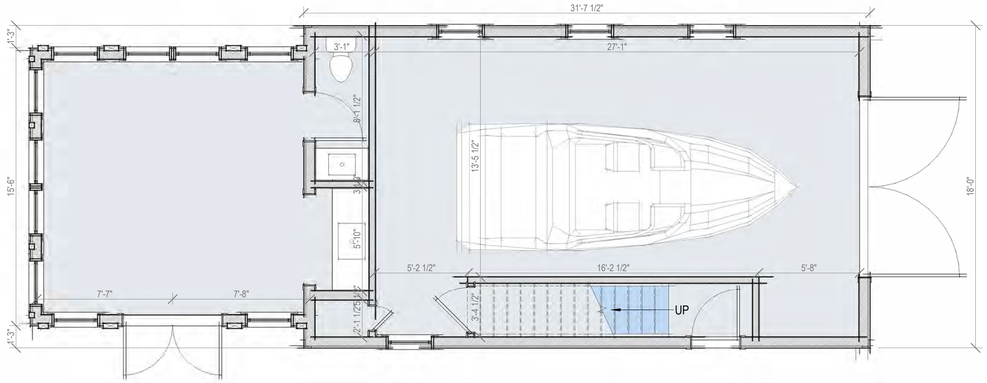
**A.0.1**

**2438**

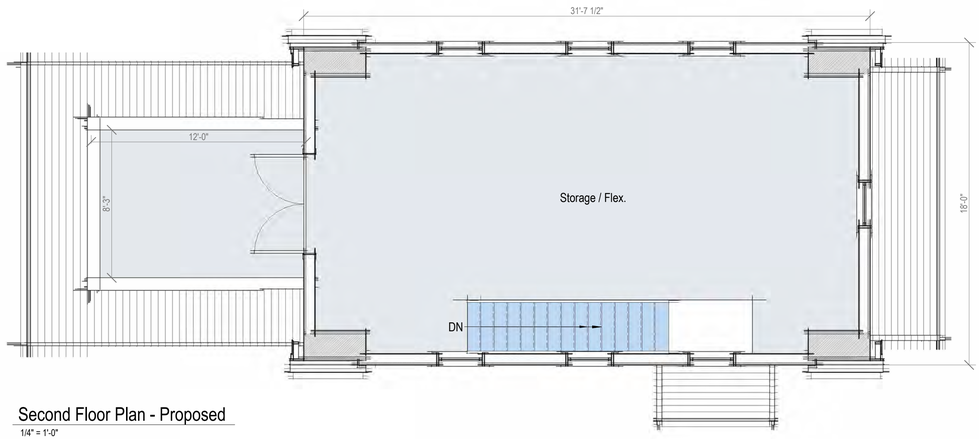
01.13.25

HDC Submission




First Floor Plan - Proposed

1/4" = 1'-0"




Second Floor Plan - Proposed

1/4" = 1'-0"



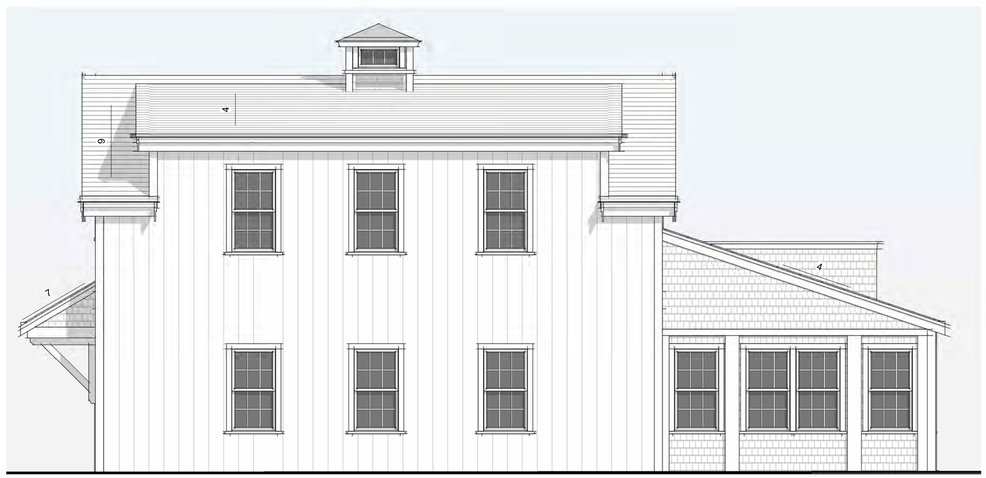

East Elevation - Proposed

1/4" = 1'-0"



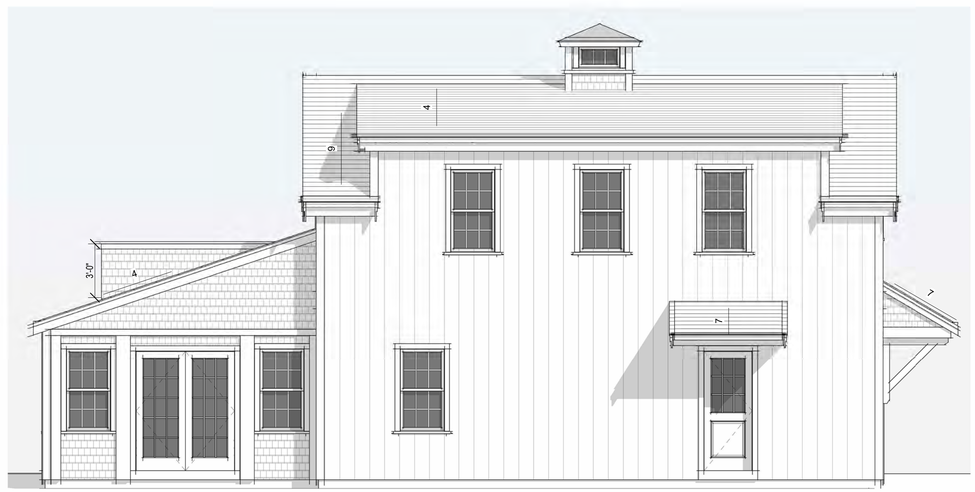

West Elevation - Proposed

1/4" = 1'-0"




North Elevation - Proposed

1/4" = 1'-0"




South Elevation - Proposed

1/4" = 1'-0"

# 2438

*Boat Barn*

2 Hamblin Rd
Nantucket, MA 02554


emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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## Sheet Index - Architectural & Structural


SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans
A.1.2 Perspectives
A.1.3 Photos


**Revisions**

**Floor Plans**


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.1.1**

**2438**

01.13.25

HDC Submission





# 2438

*Boat Barn*

2 Hamblin Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

## Site Information

| | |
|---|---|
| Map & Parcel: | 30-193 |
| Current Zoning: | R1 |
| Minimum Frontage: | 50ft |
| Front Setback: | 10ft |
| Side/Rear Setback: | 5ft |
| Lot Size: | .27 Acre +/- 11,761 sq.ft. |
| Min. Lot Size: | 5000 sq.ft. |
| Allowable G.C.: | 30% or 3528 sq.ft. |
| Existing G.C.: | 2,842 sq.ft. |
| Proposed G.C.: | 815 sq.ft. |
| Total Proposed G.C.: | 3,657 sq.ft. |

## Sheet Index - Architectural & Structural

**Revisions**

**Perspectives**

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A.1.2

2438

01.13.25

HDC Submission







STREET VIEW FROM HAMBLIN ROAD



STREET VIEW FROM HAMBLIN ROAD

# 2438

*Boat Barn*

2 Hamblin Rd
Nantucket, MA 02554

8 Williams Lane
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emeritus

## Site Information

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| Existing G.C.: | 2,842 sq.ft. |
| Proposed G.C.: | 815 sq.ft. |
| Total Proposed G.C.: | 3,657 sq.ft. |

## Sheet Index - Architectural & Structural

Revisions

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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A.1.3

2438

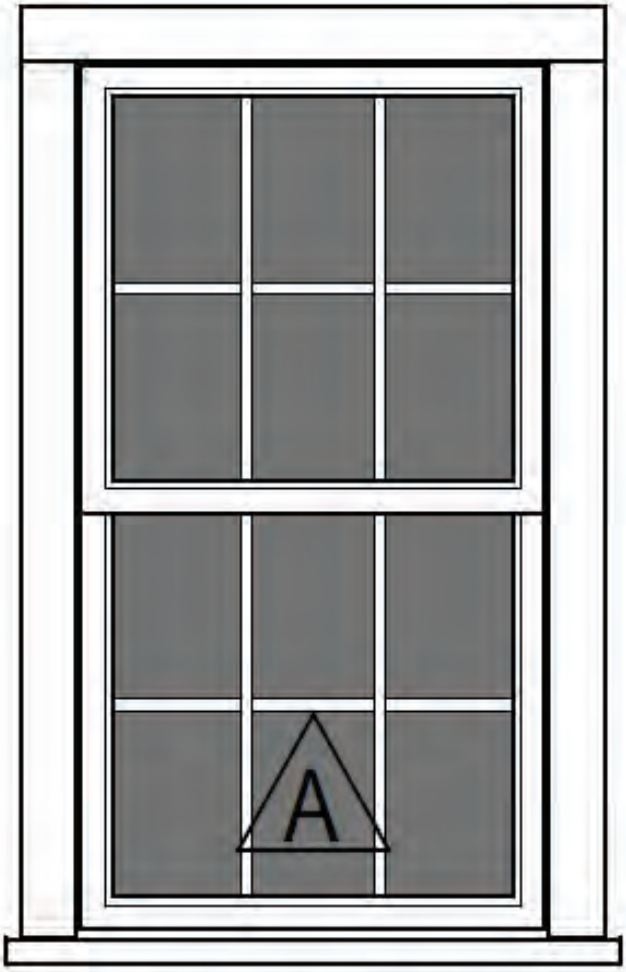
# *Boat Barn*

## 2 Hamblin Rd
## Nantucket, MA 02554




Locus Map

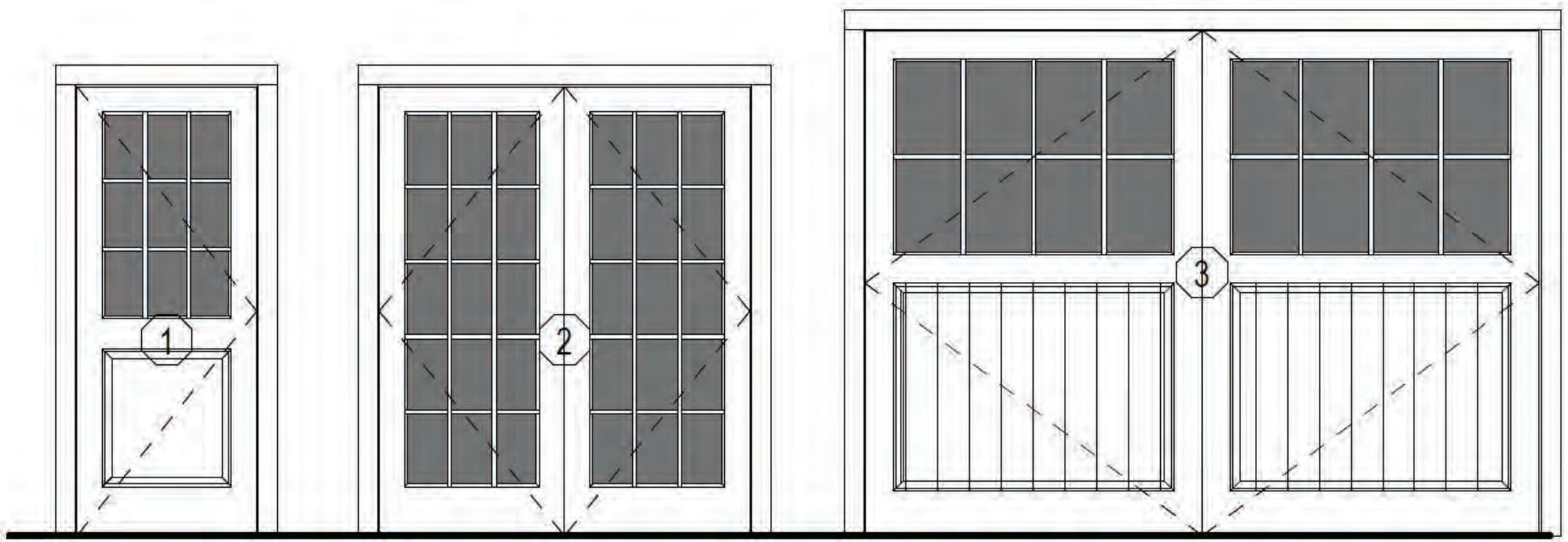
1/4" = 1'-0"




Double Hung
6/6 SDL

# Window Legend

1/4" = 1'-0"



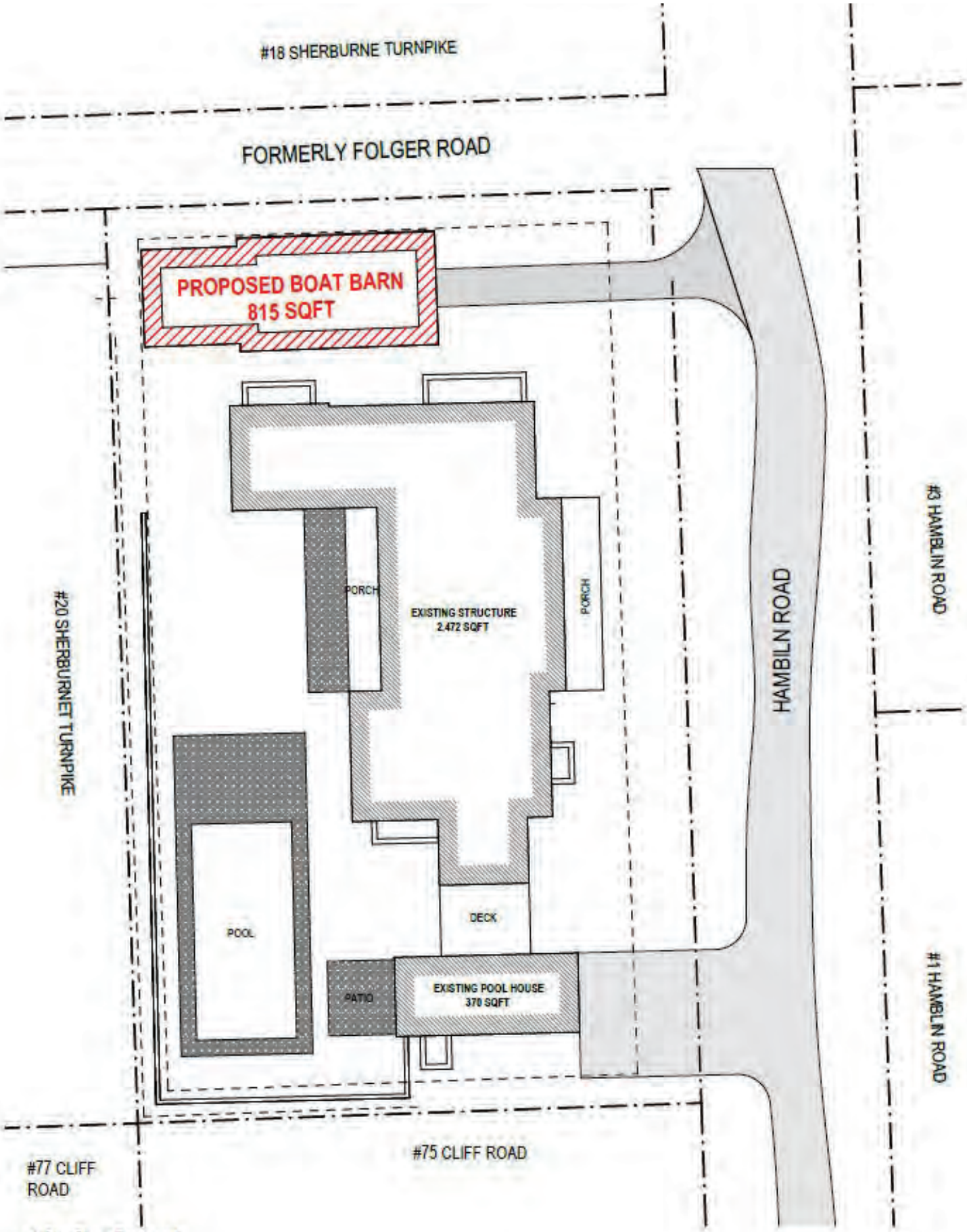

Single Hinged
1-Panel 4-Lite SDL

Double Hinged
15-Lite SDL

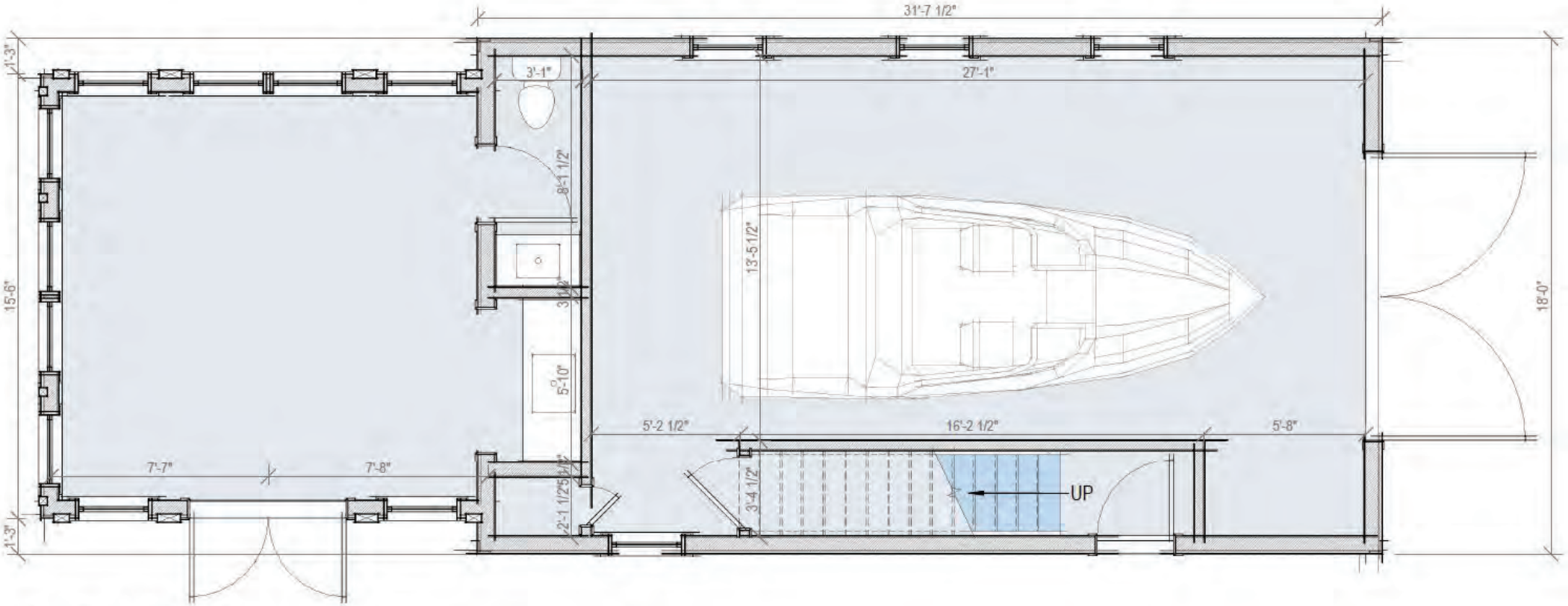
Double Hinged
2- Panel 8-Lite SDL

# Exterior Door Legend

1/4" = 1'-0"

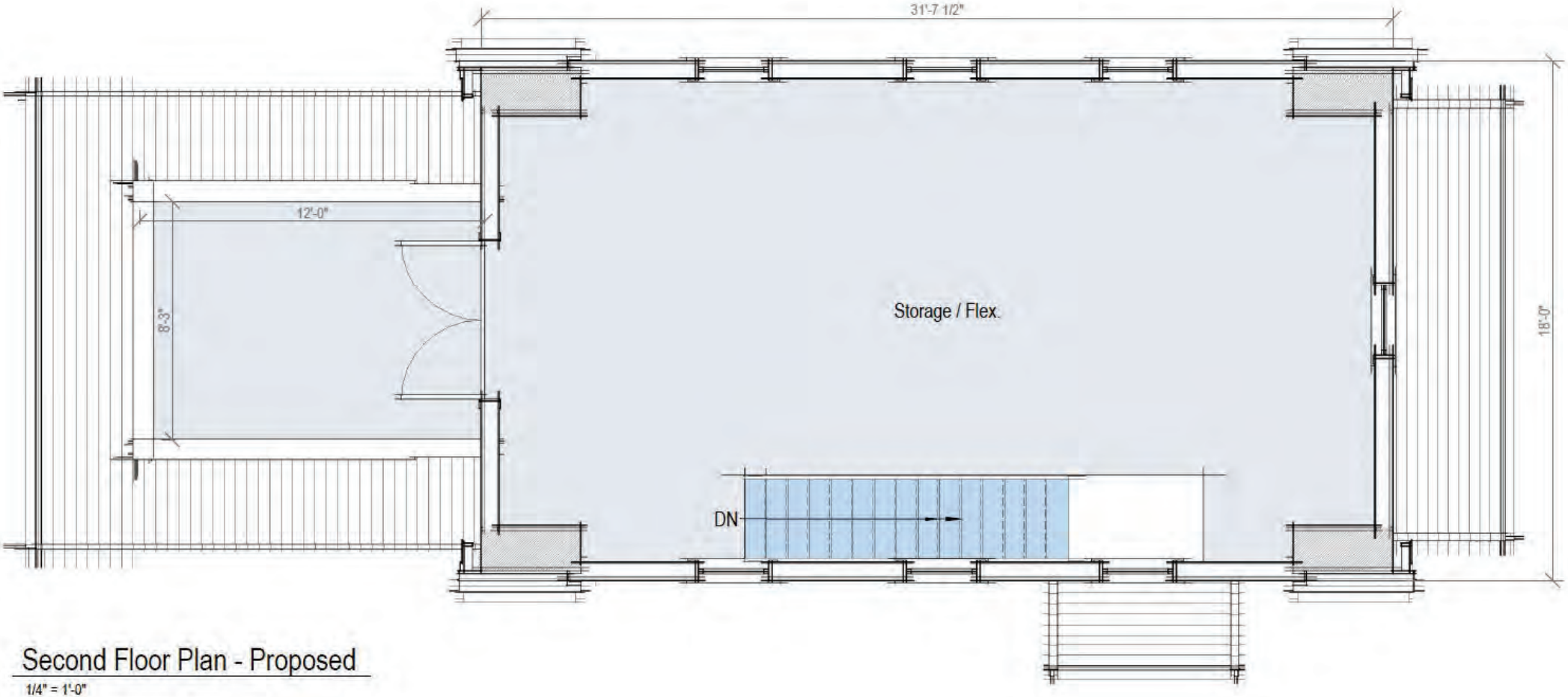



1 Site Plan - Proposed




First Floor Plan - Proposed

1/4" = 1'-0"




## Second Floor Plan - Proposed

1/4" = 1'-0"




East Elevation - Proposed

1/4" = 1'-0"




## West Elevation - Proposed

1/4" = 1'-0"




North Elevation - Proposed

1/4" = 1'-0"




South Elevation - Proposed

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°: 42.3.1 PARCEL N°. 37

Street & Number of Proposed Work: 10 NEW WHALE

Owner of record: NANTUCKET ELECTRIC CO. DBA NGRID

Mailing Address: 170 DATA DRIVE
WALTHAM, MA 02451

Contact Phone #: 781-907-2114 E-mail: MARISA.PIZZI@NATIONALGRID.COM

## AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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: 1927

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH BRICK 1927 BUILDING

Is there an HDC survey form for 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) N/A

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows*:** ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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. N/A

## 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 11/2/2025 Signature of owner of record _____ Signed under penalties of perjury

Gmail Linda Williams <ackczarina1@gmail.com>

# Demo Filing - National Grid

1 message

**Monica Tawfik** <Monica.Tawfik@nationalgrid.com> Mon, Jan 13, 2025 at 11:56 AM
To: Linda Williams <ackczarina1@gmail.com>
Cc: Arthur Reade <air@readelaw.com>, Marisa Pizzi <Marisa.Pizzi@nationalgrid.com>, Danielle Prince <Danielle.Prince@nationalgrid.com>

Good morning Linda,

I am an authorized representative for Nantucket Electric Company d/b/a National Grid and give you permission to sign the HDC demo application for 10 New Whale Street on my behalf.

Please kindly share the final filing digitally for our records.

Thanks,

Monica

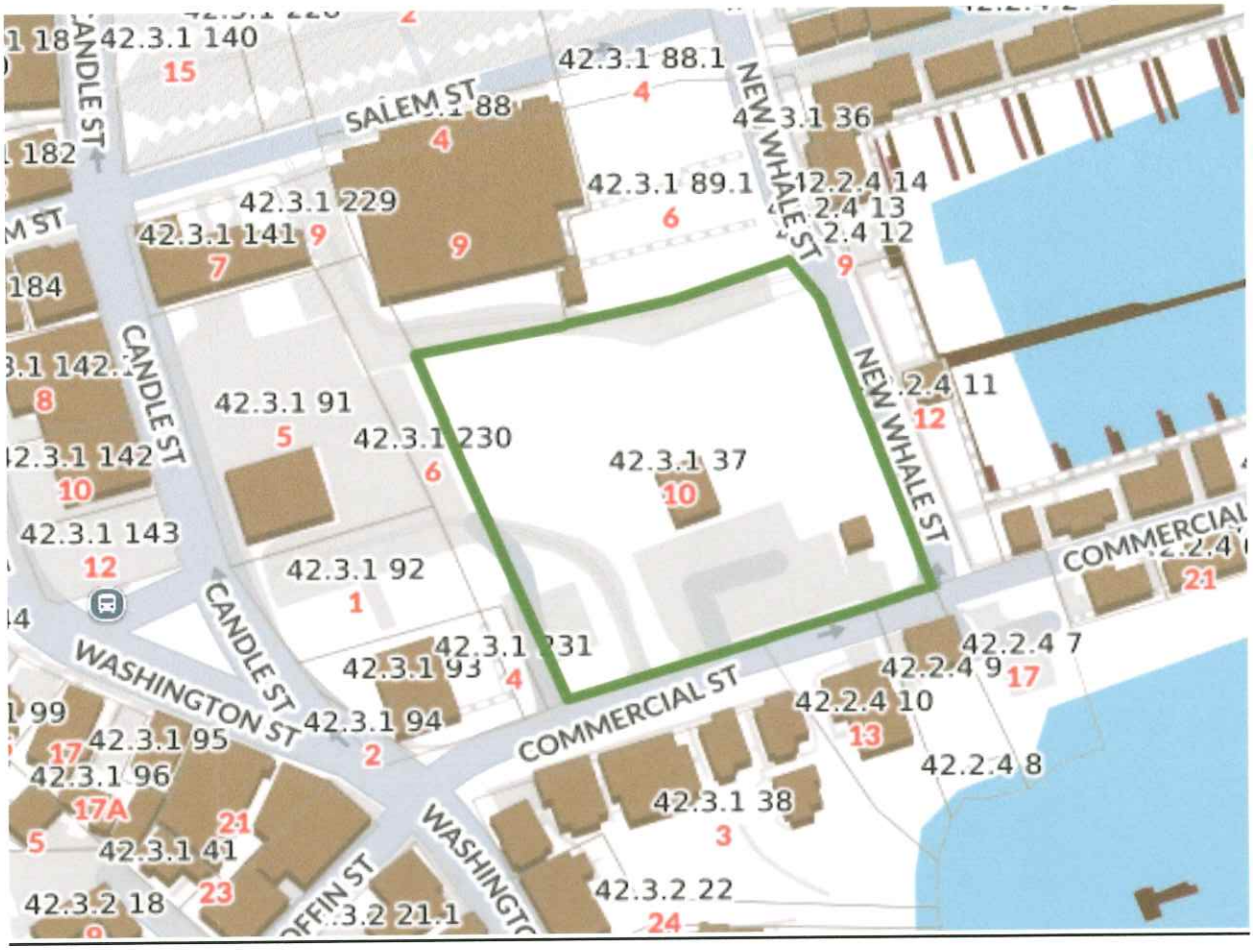
This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our UK Contacts Page or our US Contacts Page (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link: https://www.nationalgrid.com/group/about-us/corporate-registrations

# 10 NEW WHALE STREET






# 10 NEW WHALE ST

**Location** 10 NEW WHALE ST

**Mblu** 4231/ / 37/ /

**Acct#** 00009480

**Owner** NANTUCKET ELECTRIC COMPANY

**Assessment** $11,992,300

**PID** 9480

**Building Count** 1

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2025 | $107,700 | $11,884,600 | $11,992,300 |

## Owner of Record

**Owner** NANTUCKET ELECTRIC COMPANY
**Co-Owner** C/O PROPERTY TAX DEPT
**Address** 40 SYLVAN RD
WALTHAM, MA 02451

**Sale Price** $0
**Certificate**
**Book & Page** C0001/0143
**Sale Date** 01/01/1900

## Ownership History

| Ownership History | | | | |
|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Sale Date** |
| NANTUCKET ELECTRIC COMPANY | $0 | | C0001/0143 | 01/01/1900 |

## Building Information

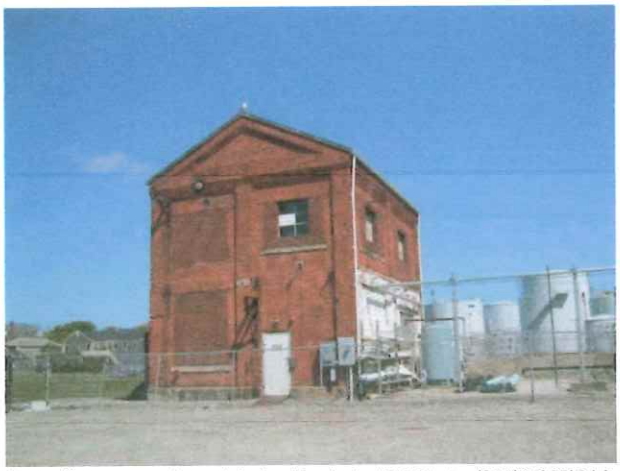
### Building 1 : Section 1

**Year Built:** ~~1875~~ INCORRECT
**Living Area:** 1,768
**Replacement Cost:** $309,170
**Building Percent Good:** 20
**Replacement Cost Less Depreciation:** $61,800

| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style: | Light Indust |
| Model | Comm/Ind |

| | |
|---|---|
| Grade | Average |
| Stories: | 2 |
| Occupancy | 1.00 |
| Exterior Wall 1 | Brick Veneer |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Metal/Tin |
| Interior Wall 1 | Minim/Masonry |
| Interior Wall 2 | |
| Interior Floor 1 | Concr-Finished |
| Interior Floor 2 | |
| Heating Fuel | Coal or Wood |
| Heating Type | None |
| AC Type | None |
| Struct Class | |
| Use: | IND WHSES |
| Total Rooms | |
| Total Bedrms | 00 |
| Total Baths | 0 |
| 1st Floor Use: | 4220 |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | NONE |
| Ceiling/Wall | NONE |
| Rooms/Prtns | LIGHT |
| Wall Height | 28.00 |
| % Comn Wall | 0.00 |

## Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\63\91.jpg)

## Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9480_108

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 884 | 884 |
| FUS | Upper Story, Finished | 884 | 884 |
| | | 1,768 | 1,768 |

## Extra Features

| Extra Features | Legend |
|---|---|
| No Data for Extra Features | |

## Land

## Land Use

| | |
|---|---|
| **Use Code** | 4010 |
| **Description** | IND WHSES |
| **Zone** | RC |
| **Neighborhood** | H50 |
| **Alt Land Appr** | No |
| **Category** | |

## Land Line Valuation

| | |
|---|---|
| **Size (Acres)** | 1.31 |
| **Frontage** | 0 |
| **Depth** | 0 |
| **Assessed Value** | $11,884,600 |

## Outbuildings

| Outbuildings | | | | | | Legend |
|---|---|---|---|---|---|---|
| **Code** | **Description** | **Sub Code** | **Sub Description** | **Size** | **Value** | **Bldg #** |
| SHD1 | SHED FRAME | | | 225.00 S.F. | $3,600 | 1 |
| FN3 | FENCE-6' CHAIN | | | 500.00 L.F. | $16,200 | 1 |
| FN5 | FENCE-10'CHAIN | | | 500.00 L.F. | $22,800 | 1 |
| PAV2 | PAVING-CONC | | | 1090.00 S.F. | $3,300 | 1 |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2025 | $107,700 | $11,884,600 | $11,992,300 |
| 2024 | $104,700 | $11,502,400 | $11,607,100 |
| 2023 | $71,200 | $10,447,800 | $10,519,000 |
| 2022 | $68,600 | $9,817,300 | $9,885,900 |
| 2021 | $68,600 | $8,994,400 | $9,063,000 |

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## A BRIEF HISTORY OF NANTUCKET ELECTRIC COMPANY

1854: *The Citizen's Gas Light Company* organized.
First lighting of Main Street lights by gas.

1888: Legislature granted a franchise to the *Nantucket Electric Light Company.*

1903: Two companies joined forces and became *Nantucket Gas & Electric Company.*
New electric station started. Relocated from Sea Street to Candle Street.

1905: Property of *Gas & Electric Light Company* sold at auction for $26,000 to a syndicate of Nantucket Citizens, and became *The Citizen's Gas Electric & Power Company of Nantucket.*

1915: First steam coal fired turbine engine installed at electric station.

1921: Second steam coal fired turbine engine installed at electric station.

1924: First 24 hour electric service available.
Third steam coal fired turbine engine installed at electric station.

1930: Name changed to *Nantucket Gas & Electric Company.*

1932: First cargo of fuel oil delivered for NG&EC.

1948: NG&EC upgraded its generating plant with the installation of its first 8 cylinder diesel generator, Unit 1, 700KW.

1952: Installed Unit 2, 8 cylinder diesel generator, 1,000KW.

1956: Installed Unit 3, 8 cylinder diesel generator, 1,250KW.

1962: Removed last steam generator.
Installed Unit 4, 8 cylinder diesel generator, 1,500KW.

1966: Major stock sale to islanders.

1968: Installed Unit 5, 16 cylinder diesel generator, 3,000KW.

1972: Company ceased production of manufactured gas.
Name changed to *Nantucket Electric Company.*
Installed Unit 6, 16 cylinder diesel generator, 5,600KW.

1977: Installed Unit 7, 16 cylinder diesel generator, 7,000KW.

1982: Installation of historic street lights in downtown.

1987: Installed Unit 8, 12 cylinder diesel generator, 800KW, and Unit 9, 16 cylinder diesel generator, 1,400KW, both at Bunker Rd. site.

1987-
1989: Installed Units 10, 11, 12 and 13, totaling 8,800KW.

1988: NEC began to upgrade distribution system to 13,200 volts from 8,320, beginning with Siasconset feeder.

1990-
1995: Completed distribution system upgrade to 13,200 volts on all remaining feeders.

1993: NEC sold appliance division.
NEC announced plans to lay an undersea electric cable to the mainland.

1995: NEC auctioned off old bank/real estate building and built new Substation.

1996: NEC merged with *New England Electric Systems*.
Buried undersea electric cable installed between Jetties Beach and Harwich.
Cable successfully energized.

1997: Upgrade of Bunker Road emergency back-up facility begins.

1998: Utility deregulation begins in Massachusetts, and Island residents and business owners have the option to select electricity generation provider.

2005-
2006: Sold Fairgrounds Road property to Town of Nantucket.
Relocated offices to 32 Bunker Road site.
Second buried undersea electric cable installed between Jetties Beach and Hyannis.
Cable successfully energized.

Some information provided through the courtesy of Nantucket Argument Settlers, published by the *Inquirer & Mirror*.

CERTIFICATE NO: 31544 DATE ISSUED: 2/3/98

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

Incomplete applications will not be reviewed by the HDC. All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 37

Street & Number of Proposed Work: 2 CANOE

Owner of record: NANTUCKET ELECTRIC

Mailing Address: 2 FAIRGROUNDS RD
NANTUCKET

Telephone: 325-8000 (on island) _____ (off island)

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Applicant/Owner of Record

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Telephone: _____ (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: 1/22/98 Fee Paid: $ 50.00

Must be acted on by: 3/17/98

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: David Wiley

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

REMOVE METAL SHED
@ GAS BUILDING.

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Other (please specify) REMOVE 1927 GAS PLANT BUILDINGS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks: 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? ☐ Yes ☐ No

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 Manufacturer _____
☐ Fiberglass Manufacturer _____
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Length: _____
Type: _____

Skylights (flat only): Manufacturer _____ Model No. _____ Size _____ Location _____
Manufacturer _____ Model No. _____ Size _____ Location _____

Gutters: ☐ Wood (type) _____ ☐ Aluminum _____ ☐ Copper _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front only _____
☐ Other _____

Trim: Lumber type ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
Treatment ☐ Paint ☐ Stain-solid ☐ Natural to weather ☐ Clear oil finish
Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____
Frieze _____ Window Casing _____ Door Frame _____ Other _____

* Windows: ☐ Double Hung ☐ Casement ☐ Other _____
☐ True Divided Lights(muntins) ☐ Snap-in Grilles

* Doors (type and material): Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Landscape 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.

Note: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements.

I hereby agree to abide by and comply with the terms and conditions of this application.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

## HDC APPLICATION FILE STATUS AND STAFF RECOMMENDATION

APPLICANT NAME: Nan. Electric

FILE STATUS: (Last action)
viewing
DAC
revisions
representation

DATE OF REVIEW: 1/27/98

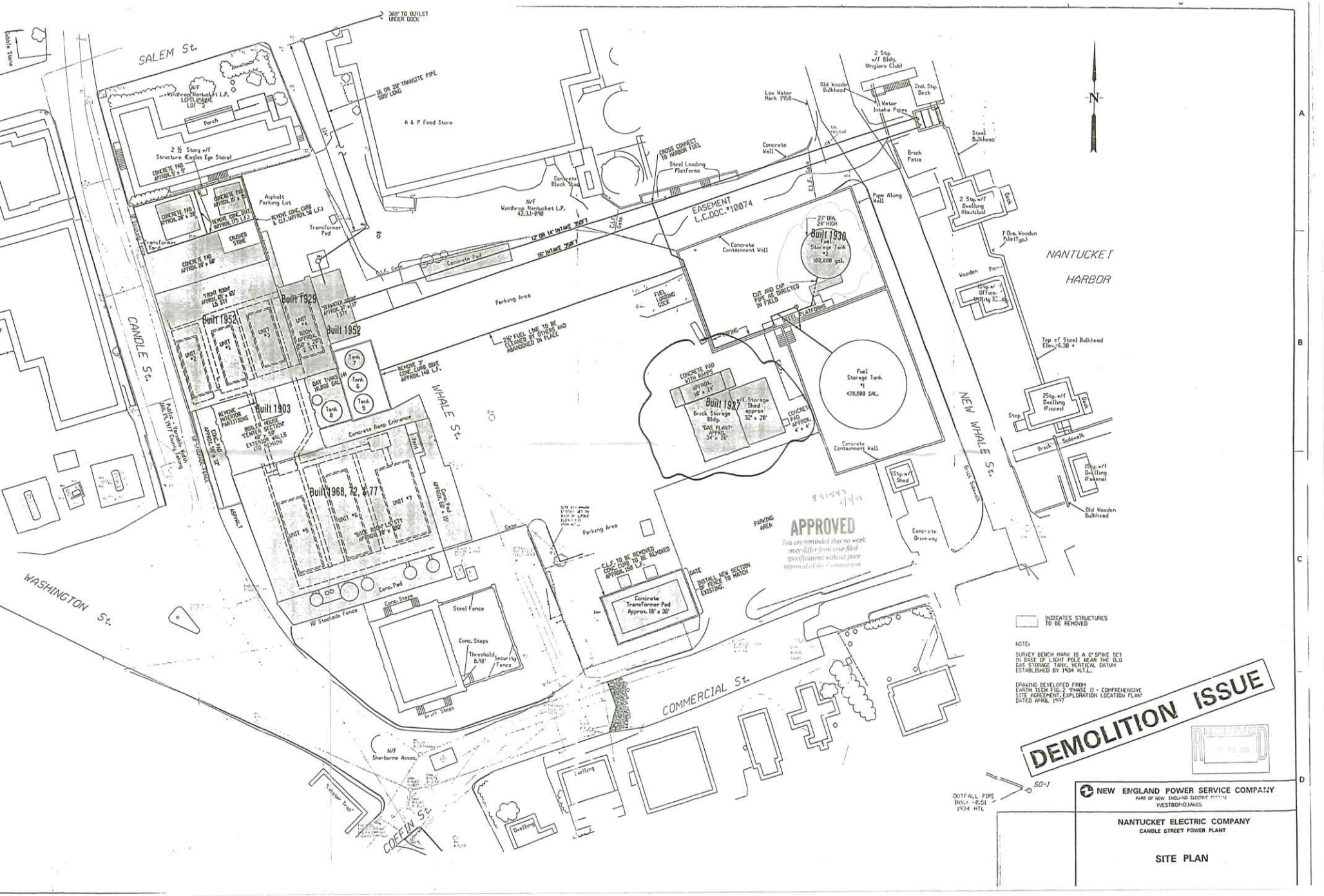
DESCRIPTION OF PROJECT AND ADDRESS:

Demolish Gas Plant Building. at 2 Cambie

CONTEXT: Town OHD.

STAFF RECOMMENDATIONS: (with regard to issues of massing, scale, height, colors, materials,fenestration, landscaping, and details of elements such as roofwalks, cupolas, doors, trim, stairs, skylights, dormers, decks, chimneys, etc...)

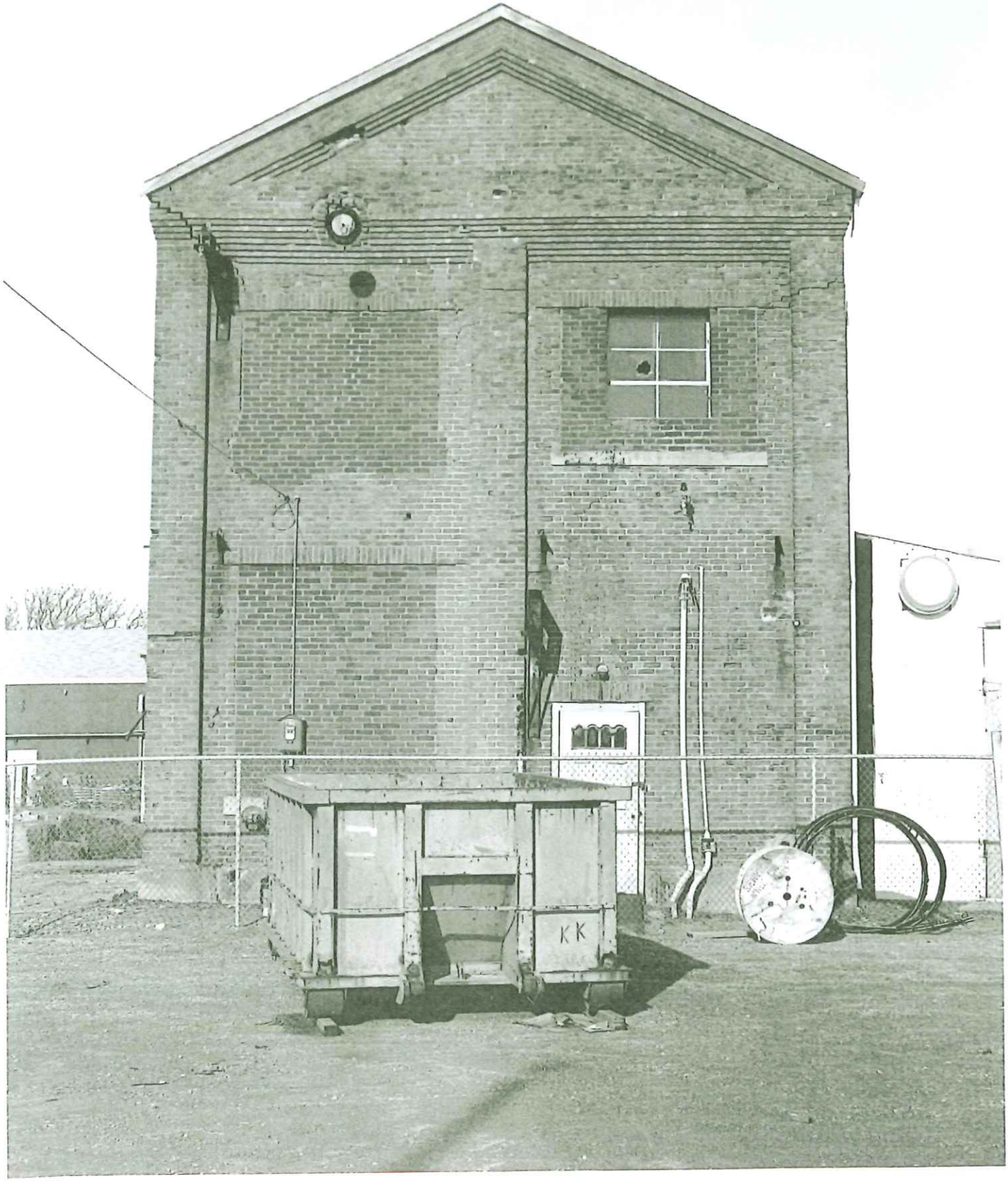
- Recommend Approval.


SALEM St.
CANDLE St.
WHALE St.
NEW WHALE St.
WASHINGTON St.
COMMERCIAL St.
COFFIN St.
NANTUCKET HARBOR
A & P Food Store
Parking Area
Concrete Ramp Entrance
Concrete Containment Wall
Fuel Storage Tank #1 420,000 GAL.
Built 1930 Fuel Storage Tank #2 100,000 gal.
Built 1927 Brick Storage Bldg.
Built 1952
Built 1929
Built 1903
Built 1968, 72, & 77
Concrete Transformer Pad Approx. 18' x 36'
Concrete Pad
Steel Fence
Conc. Steps
Threshold 8.98'
Security Fence
Brick Steps
Concrete Drive-way
Brick Sidewalk
Old Wooden Bulkhead
Top of Steel Bulkhead Elev. 16.30 +
Steel Bulkhead
Brick Patio
Pipe Along Wall
Concrete Wall
Steel Loading Platforms
CROSS CONNECT TO HARBOR FUEL
EASEMENT L.C.DOC.#10074
N/F Winthrop Nantucket L.P. 42.31-B90
N/F Winthrop Nantucket L.P. LCPL 85 LOT 3
2 ½ Story w/f Structure (Eagles Eye Store)
Asphalt Parking Lot
Transformer Pad
Concrete Block Stud
Concrete Pad
Concrete Ramp Entrance
Conc. Pad
Conc. Steps
10' Stockade Fence
Parking Area
Gate
PARKING AREA
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
INDICATES STRUCTURES TO BE REMOVED
NOTE:
SURVEY BENCH MARK IS A 6" SPIKE SET IN BASE OF LIGHT POLE NEAR THE OLD GAS STORAGE TANK. VERTICAL DATUM ESTABLISHED BY 1934 M.T.L.
DRAWING DEVELOPED FROM EARTH TECH FIG. 2 "PHASE II - COMPREHENSIVE SITE AGREEMENT, EXPLORATION LOCATION PLAN" DATED APRIL 1997
DEMOLITION ISSUE
OUTFALL PIPE INV.= -0.51 1934 MTL
SD-1
NEW ENGLAND POWER SERVICE COMPANY
PART OF NEW ENGLAND ELECTRIC SYSTEM
WESTBORO, MASS.
NANTUCKET ELECTRIC COMPANY
CANDLE STREET POWER PLANT
SITE PLAN

# Gas Plant - West



# Gas Plant - South



# Gas Plant - East



CERTIFICATE NO: 31,598 DATE ISSUED: 2/10/98

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

Incomplete applications will not be reviewed by the HDC. All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°: 91, 92 (37)

Street & Number of Proposed Work: 2 CANDLE ST

Owner of record: NANTUCKET ELECTRIC

Mailing Address: 2 FAIRGROUNDS RD NANTUCKET

Telephone: 325-8000 (on island) _____ (off island)

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Applicant/Owner of Record

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Telephone: _____ (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: 1/22/98 Fee Paid: $ 50.00

Must be acted on by: 3/17/98

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: David Wiley

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Other (please specify) REMOVE ALL BUILDINGS. EXCEPT THE 1903 BOILER HOUSE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks: 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? ☐ Yes ☐ No

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 Manufacturer _____

☐ Fiberglass Manufacturer _____

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Length: _____

Type: _____

Skylights (flat only): Manufacturer _____ Model No. _____ Size _____ Location _____

Manufacturer _____ Model No. _____ Size _____ Location _____

Gutters: ☐ Wood (type) _____ ☐ Aluminum _____ ☐ Copper _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front only _____

☐ Other _____

Trim: Lumber type ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

Treatment ☐ Paint ☐ Stain-solid ☐ Natural to weather ☐ Clear oil finish

Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____

Frieze _____ Window Casing _____ Door Frame _____ Other _____

* Windows: ☐ Double Hung ☐ Casement ☐ Other _____

☐ True Divided Lights(muntins) ☐ Snap-in Grilles

* Doors (type and material): Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Landscape 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.

Note: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements.

I hereby agree to abide by and comply with the terms and conditions of this application.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

existing, planted out and with a shingled rail. The motion was seconded by Mr. Avery. Ms. Hall and Mr. Avery voted in favor of the motion. Mr. Humphrey and Mr. St. Peter were opposed. Mr. Wiley broke the tie by voting in favor, and Certificate #31,541 was issued.

Regarding the application of Nantucket Electric for the demolition of transformer yards at 2 Candle Street (Map #42.31, Parcel #37), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents. Mr. St. Peter made a motion for approval. The motion was seconded by Mr. Avery and so voted. Certificate #31,542 was issued.

Regarding the application of Nantucket Electric for the demolition of a 100,000 fuel tank at 2 Candle Street (Map #42.31, Parcel #37), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents. Mr. St. Peter made a motion for approval. The motion was seconded by Mr. Avery and so voted. Certificate #31,543 was issued.

Regarding the application of Nantucket Electric for the demolition of all buildings except the 1903 boiler house at 2 Candle Street (Map #42.31, Parcel #92), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents and brought large black and white photographs. There was a general discussion of the ages of the buildings and their current condition. Mr. St. Peter expressed concern with demolishing the 1929 part of the center. He said that that part of it should be preserved somehow. Mr. Fredericks explained that preserving the structure is not practical because it has severe cracks and constitutes a hazard just standing there as it is today. Ms. Hall stated that she thought that it was reasonable to ask that that building be documented. Speaking from the audience, Sandy Knox-Johnston asked whether it is true that because of ground pollution certain things (e.g., a hotel) could never be built on that site. Mr. Fredericks responded that the site does have some restrictions. Mr. Humphrey said that he would be concerned about what will be going there in the future. Mr. Avery asked Mr. Fredericks to document all of the buildings with black and white photographs as a record of the industrial past. He also requested that he provide elevations of the buildings without the structures that are attached. Mr. Wiley asked for information about any proposed fencing, so that the Commission will know what the site will look like in its interim phase. Mr. Avery stated that the HDC would prefer to have a wooden fence instead of chain link as a security fence. Motion to hold for further information was made by Mr. Avery, seconded by Ms. Hall and so voted.

Regarding the application of Nantucket Electric for the demolition of the gas plant building at 2 Candle Street (Map #42.31, Parcel #37), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents. Noting that the structural concerns with this building are not as serious as with the 1929 building, Mr. Avery stated that the HDC would encourge some kind of reuse (except for the shed lean-to). Mr. Wiley suggested that Mr. Dallmus prepare a separate application for the gas plant building and and that, at this time, the Commission approve the demolition of the corrugated metal shed only. Mr. St. Peter made a motion for approval of the metal shed based on lack of architectural or historical significance. The motion was seconded by Mr. Avery and so voted. Certificate #31,544 was issued.

**HDC APPLICATION FILE STATUS AND STAFF RECOMMENDATION**

APPLICANT NAME: Nan. Electric

FILE STATUS: (Last action)
viewing
DAC
revisions
representation

DATE OF REVIEW: 1/27/98

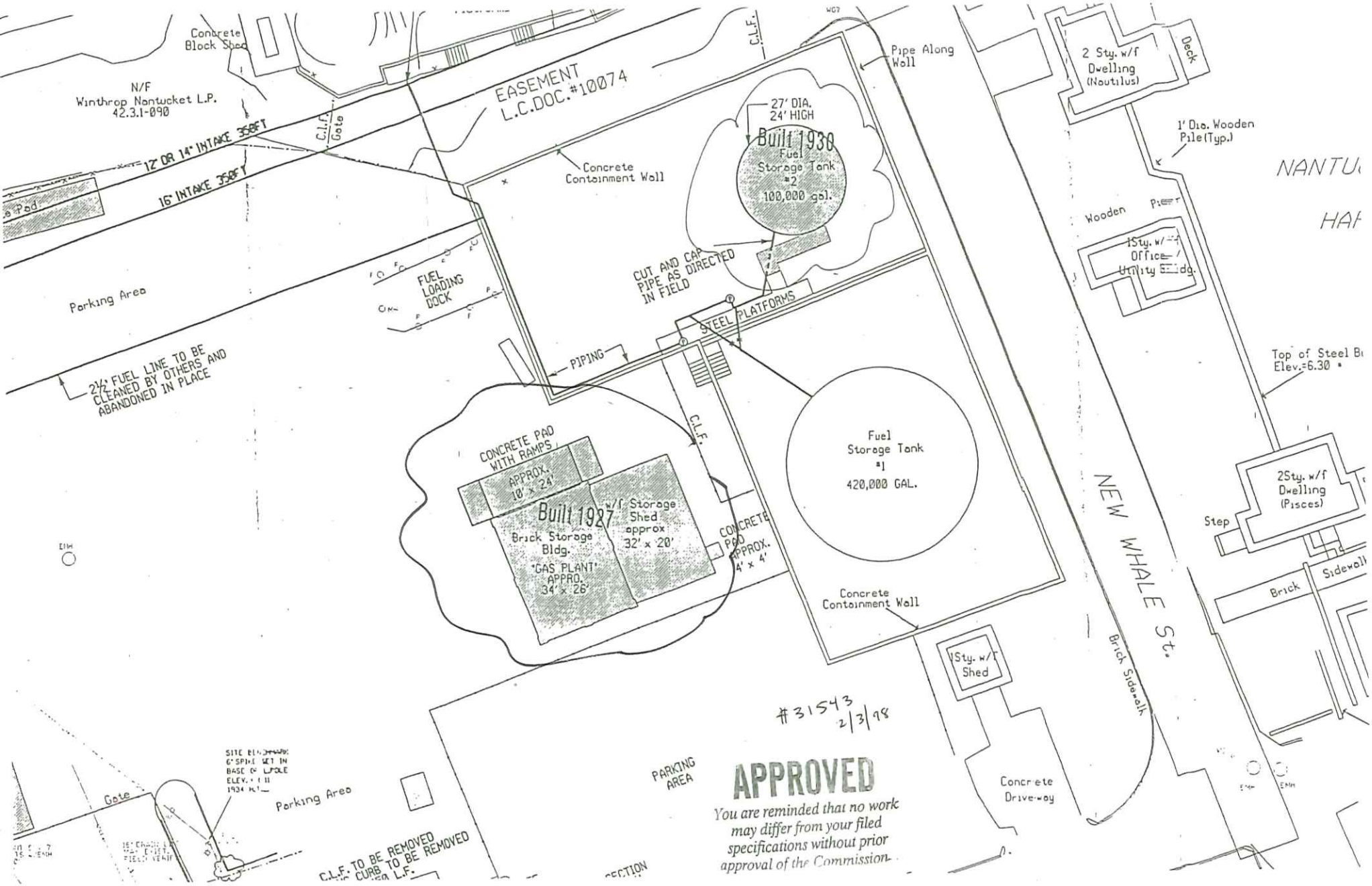
DESCRIPTION OF PROJECT AND ADDRESS:

Demolition at 2 Candle Street.

CONTEXT: Town OHD.

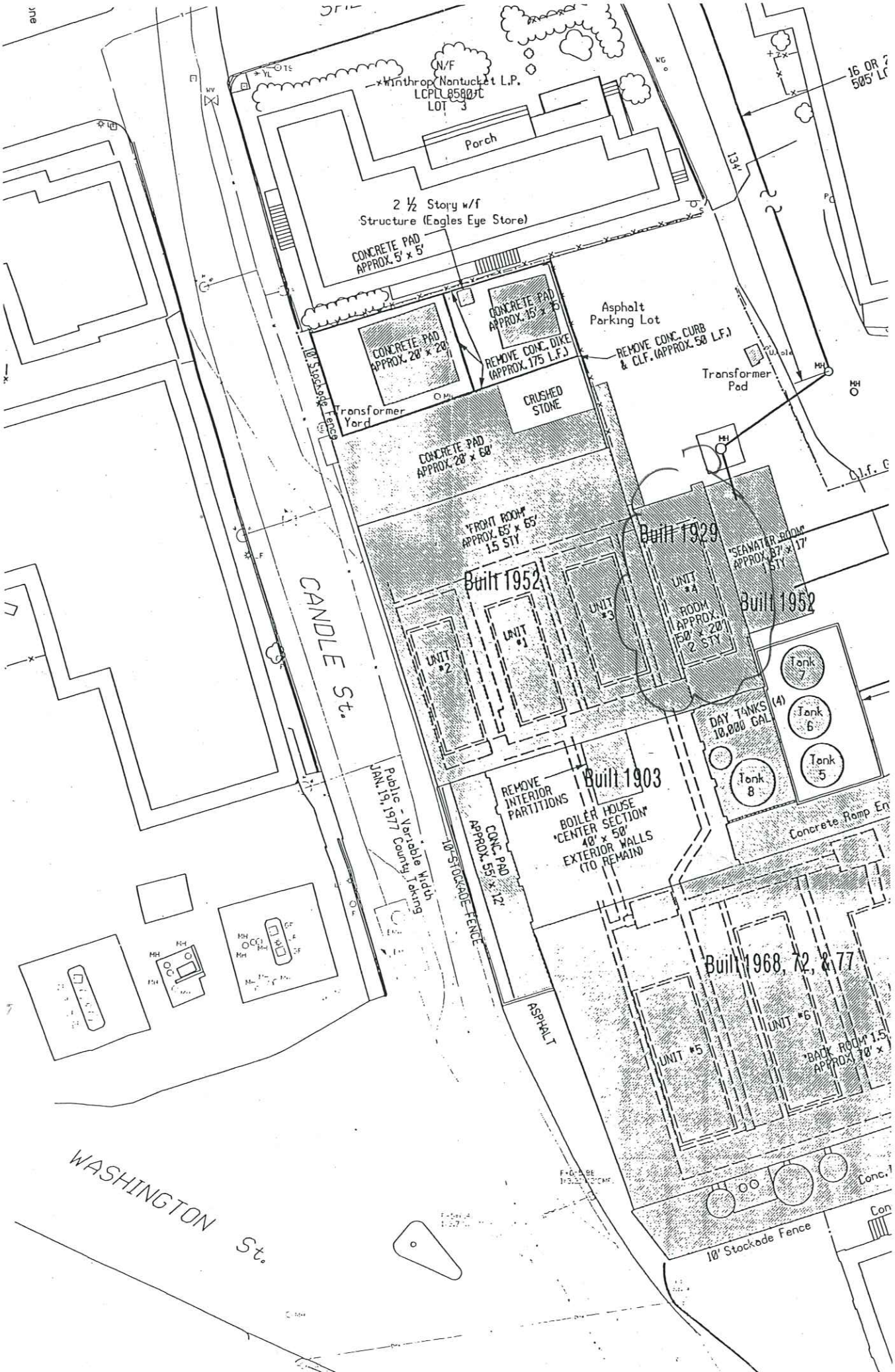
STAFF RECOMMENDATIONS: (with regard to issues of massing, scale, height, colors, materials,fenestration, landscaping, and details of elements such as roofwalks, cupolas, doors, trim, stairs, skylights, dormers, decks, chimneys, etc...)

- Agent has suggested a group viewing for clarification. Recommend February 3rd at 12:30.




APPROVED

*You are reminded that no work may differ from your filed specifications without prior approval of the Commission.*


N/F
Winthrop Nantucket L.P.
LCPLL 8580-T
LOT 3
Porch
2 ½ Story w/f
Structure (Eagles Eye Store)
CONCRETE PAD
APPROX. 5' x 5'
CONCRETE PAD
APPROX. 28' x 20'
CONCRETE PAD
APPROX. 15' x 15'
REMOVE CONC. DIKE
(APPROX. 175 L.F.)
Asphalt
Parking Lot
REMOVE CONC. CURB
& C.L.F. (APPROX. 50 L.F.)
Transformer
Pad
Transformer
Yard
CRUSHED
STONE
10' Stockade Fence
CONCRETE PAD
APPROX. 28' x 60'
"FRONT ROOM"
APPROX. 55' x 55'
1.5 STY
Built 1929
Built 1952
UNIT #1
UNIT #2
UNIT #3
UNIT #4
ROOM
APPROX. 50' x 20'
2 STY
"SEAWATER ROOM"
APPROX. 87' x 17'
1 STY
Built 1952
Tank 7
Tank 6
Tank 5
Tank 8
DAY TANKS (4)
10,000 GAL
CANDLE St.
Public - Variable Width
JAN. 19, 1977 County Taking
REMOVE
INTERIOR
PARTITIONS
Built 1903
BOILER HOUSE
"CENTER SECTION"
40' x 50'
EXTERIOR WALLS
(TO REMAIN)
CONC. PAD
APPROX. 55' x 12'
10' STOCKADE FENCE
Concrete Ramp
ASPHALT
Built 1968, 72, & 77
UNIT #5
UNIT #6
"BACK ROOM" 1.5
APPROX. 70' x
10' Stockade Fence
WASHINGTON St.
134'
16 OR
505' L

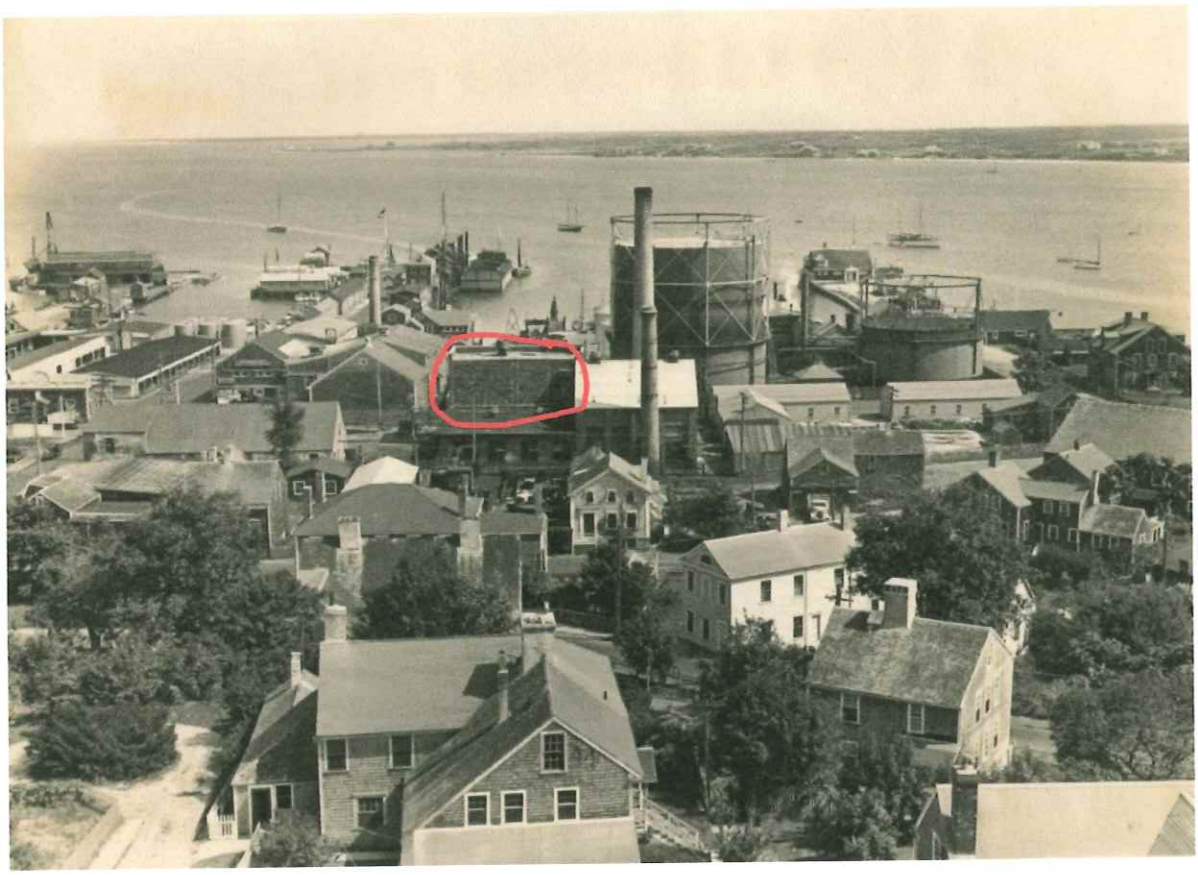
# 1929 NANTUCKET ELECTRIC BRICK BUILDING - HDC APPROVED DEMOLISION IN 1998

North View





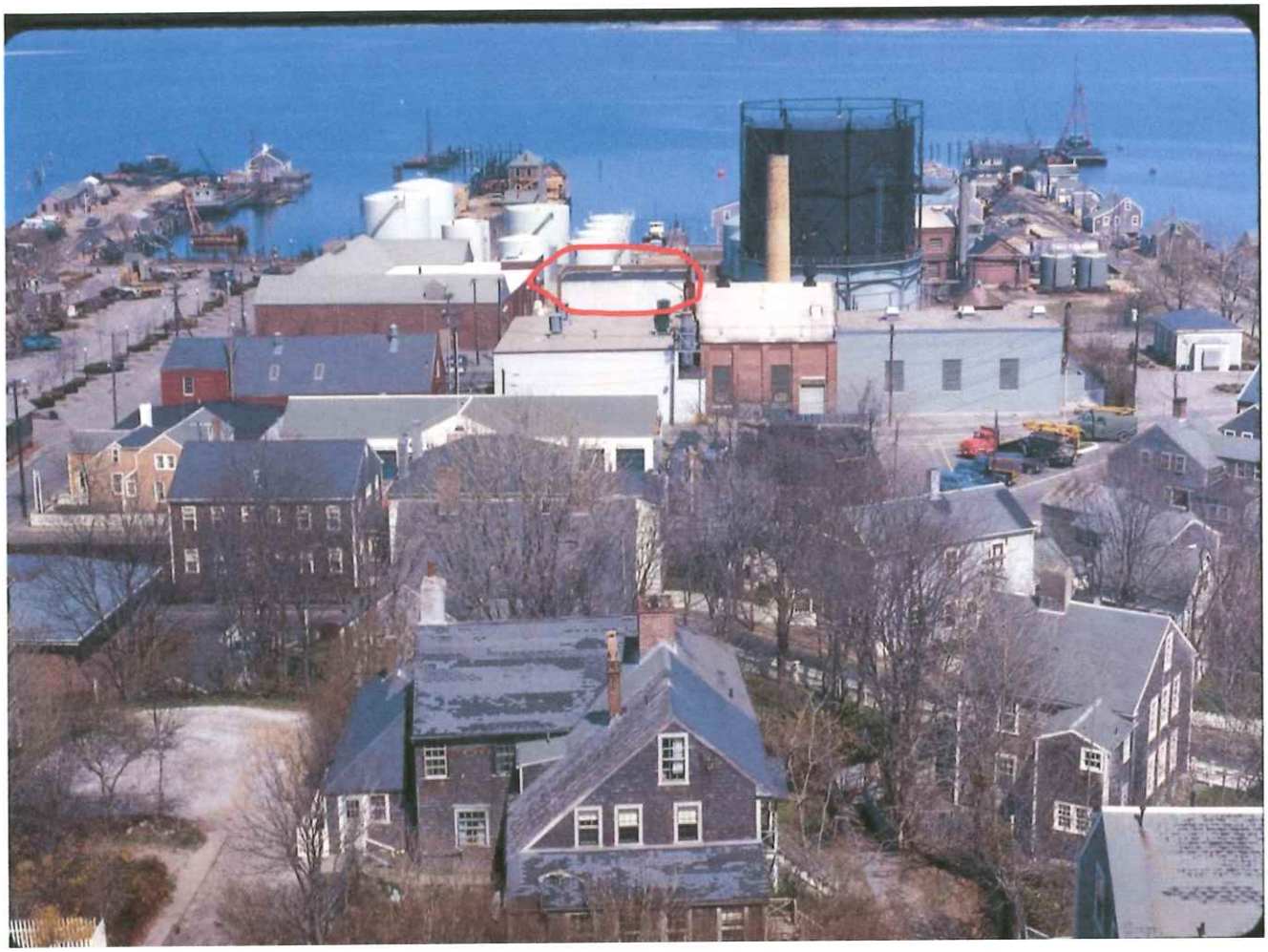
## 1930s AERIAL PHOTOGRAPH



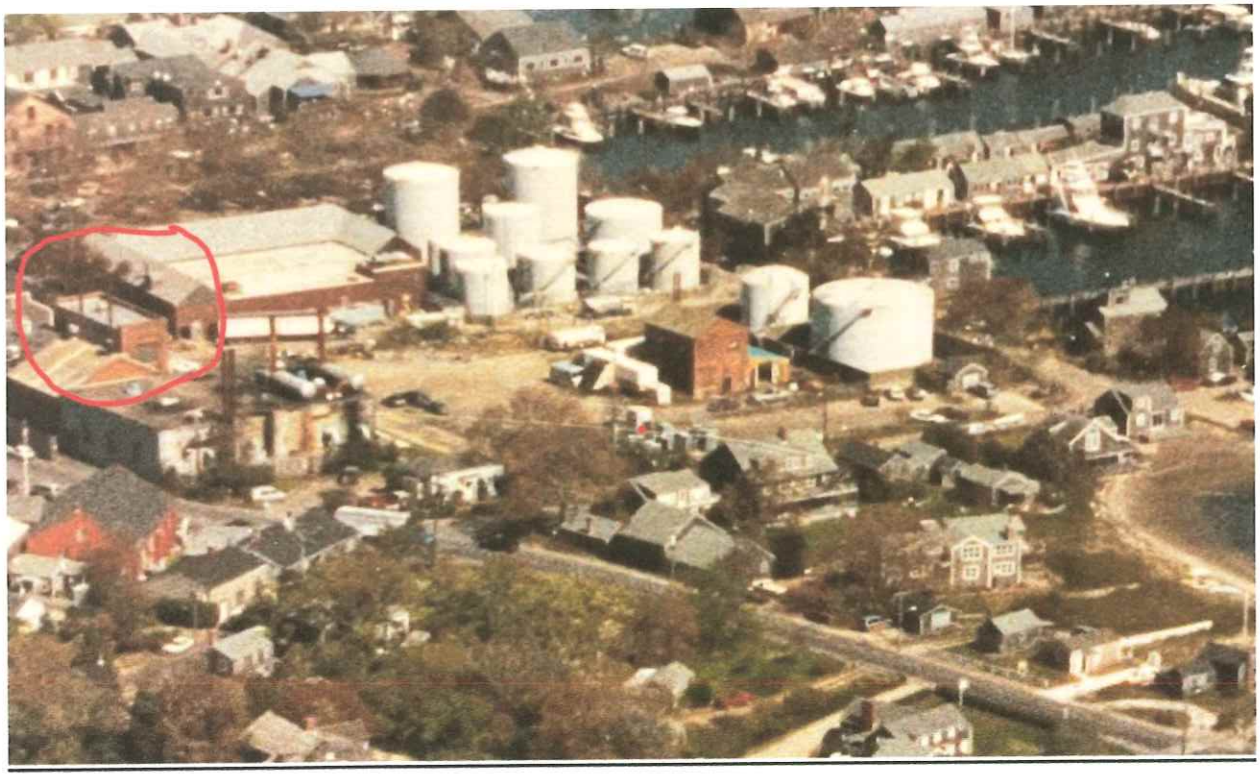
## 1950s AERIAL PHOTOGRAPH



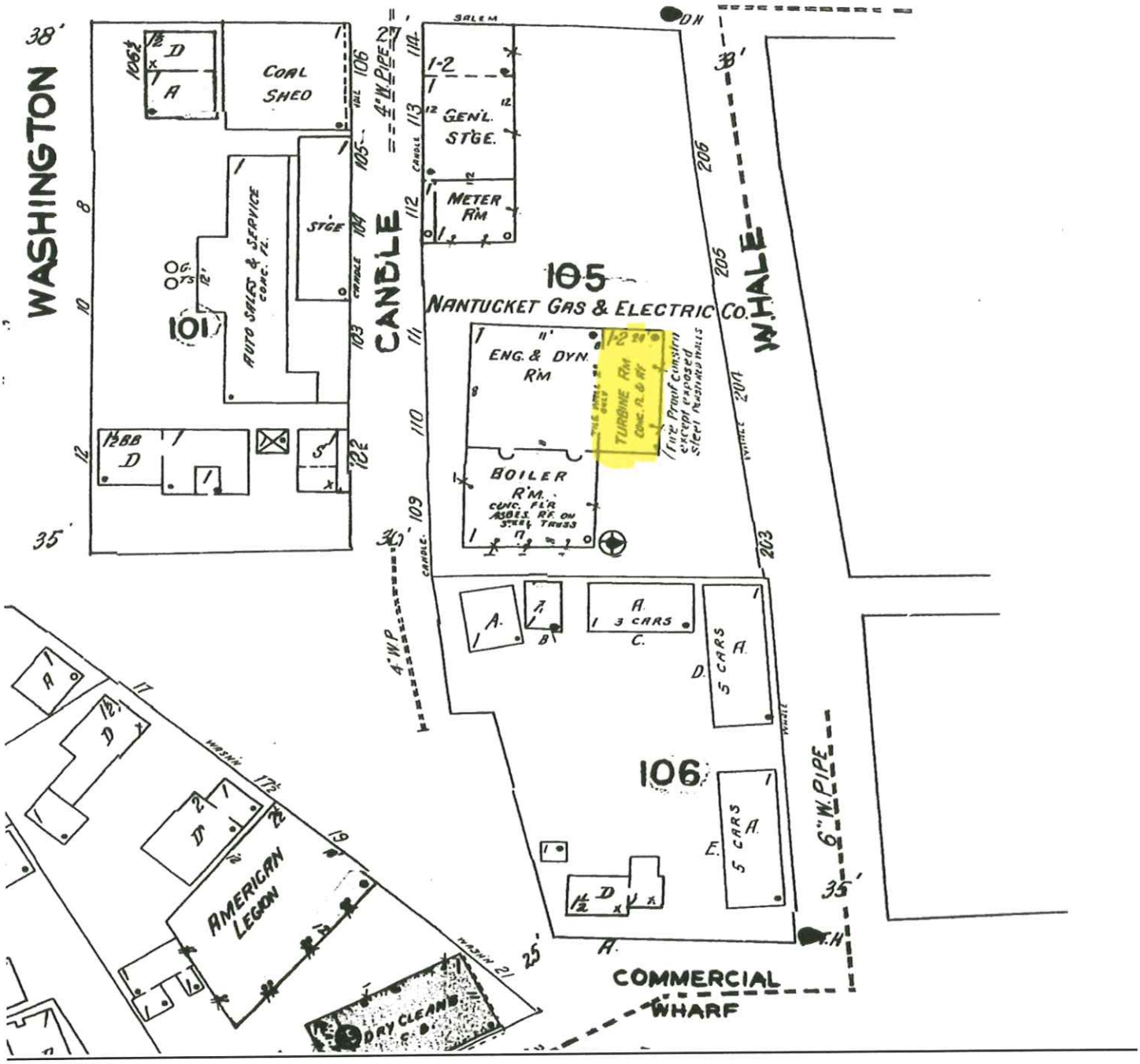
## 1968 AERIAL PHOTOGAPH



## 1991 AERIAL PHOTOGRAPH



# 1949 NHA SANBORN MAP



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..NANTUCKET ELECTRIC COMPANY.....

MAILING ADDRESS..C/O PROPERTY TX DEPARTMENT, 40 SYLVAN ROAD, WALTHAM, MA 02451.....

PROPERTY LOCATION..5 CANDLE STREET AND 10 NEW WHALE STREET.....

ASSESSORS MAP/PARCEL..4231-91, 4231-37.....

SUBMITTED BY:..LINDA WILLIAMS 508-221-0432.....

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.

January 6, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.01.06 16:22:09 -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 |
|---|---|---|---|---|---|---|---|---|---|
| 4224 | 7 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | 15 COMMERCIAL WF |
| 4224 | 9 | X | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | O2554 | 17 COMMERCIAL WF |
| 4224 | 10 | | 13 COMMERCIAL STREET LLC | | PO BOX 3189 | PALM BEACH | FL | 33480 | 13 COMMERCIAL WF |
| 4224 | 11 | | NANTUCKET ELECTRIC COMPANY | C/O PROPERTY TAX DEPT | 40 SYLVAN RD | WALTHAM | MA | 02451-2286 | 12 NEW WHALE ST |
| 4231 | 38 | | TACK3 LLC | C/O HARBORVIEW NANTUCKET | 221 ROYAL POINCIANA WAY | PALM BEACH | FL | 33480 | 3 COMMERCIAL ST |
| 4231 | 89 | | NIR SALEM ST LLC | C/O NEW ENGLAND DEVELOPMENT | 75 PARK PLAZA #3 | BOSTON | MA | 02116 | 9 SALEM ST |
| 4231 | 92 | X | NANTUCKET ELECTRIC COMPANY | C/O PROPERTY TAX DEPT | 40 SYLVAN RD | WALTHAM | MA | 02451 | 1 CANDLE ST |
| 4231 | 141 | X | NIR SALEM ST LLC | C/O NEW ENGLAND DEVELOPMENT | 75 PARK PLAZA #3 | BOSTON | MA | 02116 | 7 SALEM ST |
| 4231 | 142 | | TOWN OF NANTUCKET | | 16 BROAD ST | NANTUCKET | MA | 02554 | 10 WASHINGTON ST |
| 4231 | 142 | 1 | LEICHTER DOROTHY M TR | C/O SUSAN THURSTON | PO BOX 405 | NANTUCKET | MA | 02554 | 8 WASHINGTON ST |
| 4231 | 143 | X | TOWN OF NANTUCKET | | 16 BROAD ST | NANTUCKET | MA | 02554 | 12 WASHINGTON ST |
| 4231 | 230 | X | NANTUCKET ELECTRIC COMPANY | C/O PROPERTY TAX DEPT | 40 SYLVAN RD | WALTHAM | MA | 02451 | 6 COMMERCIAL ST |
| Count: | 12 | | | | | | | | |

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA O2554

13 COMMERCIAL STREET LLC
PO BOX 3189
PALM BEACH, FL 33480

NANTUCKET ELECTRIC COMPANY
C/O PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

TACK3 LLC
C/O HARBORVIEW NANTUCKET
221 ROYAL POINCIANA WAY
PALM BEACH, FL 33480

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NANTUCKET ELECTRIC COMPANY
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WALTHAM, MA 02451

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

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C/O SUSAN THURSTON
PO BOX 405
NANTUCKET, MA 02554

TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET ELECTRIC COMPANY
C/O PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

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 NEW WHALE STREET

Tax Map Number: 42.3.1 Parcel Number: 37

Owner of Record: NANTUCKET ELECTRIC COMPANY DBA NATIONAL GRID

Description of Proposal: DEMOLISH BRICK BUILDING

Anticipated HDC Submission Date: PROJECTED APPLICATION TO BE SUBMITTED MONDAY, 1/13/2025, FOR HEARING NOT BEFORE 1/21/2025, PLEASE CHECK WITH HDC OFFICE TO CONFIRM HEARING DATE

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.

## 10 NEW WHALE STREET – REQUEST FOR DEMOLITION

- The building was constructed in 1927 with a minimal steel frame that had been compromised due to salt air/water intrusion, flooding, shifting of the ground under it.
- Only a few pieces of a frame are present probably as a result of the anticipation of demolition after the HDC approved demolition in 1998. Other buildings between 5 Candle and 10 New Whale were approved to be demolished provided the brick building at 5 Candle remained.
- When the building was constructed they used cheaper porous orange brick and not the more structurally stable brick used on other brick buildings on Nantucket that have maintained their integrity.
- The orange brick seems to have cement mortar which has further caused deterioration of the walls other than the newer brick that was used to enclose prior openings and doors.
- Structure cannot be moved in its current deteriorated state, and particularly due to the fact that the structure is on a concrete base that extends up about two feet upon which the brick is sitting. The building is sited on filled tide land done when the NEC started to construct the tanks in the late 1920s. This building was constructed to support the tanks in 1927.
- The interior remaining concrete floor has begun to sink in sections and crack. A portion had been removed and filled in again in the southwest corner.
- Parts of the building are separating from the other sections as clearly evident in the photographs.
- Every side of the building has been significantly altered further impacting the integrity of the walls.
- HDC maintains the jurisdiction to require any new structures on the site to replicate the details on any new brick building.
- When the newer electric building for the off-island cables was constructed on the corner of Commercial Street and Candle Street, the HDC required it to be brick and to replicate some of the brick detailing on the other structures on the lots. That is clearly shown on the photograph of that building.
- NGRID took over Nantucket Electric Company in 2000. The status of the building appears to have changed little with the deterioration of the structure having taken place over the 70+ year before that.

## EAST ELEVATION

### THE EAST ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

- The original larger windows have been removed and the area around the newer windows probably from the 1950s bricked in with a different brick that is not visible in the older photographs.
- The two garage doors were used to have direct access into a sizable metal addition, which is visible in the photographs. In one instance, concrete blocks were placed in the openings further putting weight on the softer bricks and concrete under them.
- There was an attempt to seal the softer bricks with white paint, more than likely lead based.
- The concrete pad for the building that was attached to this side is still visible on the ground and in the aerials. It was allowed be removed in 1998 in anticipation of the demolition of the main brick portion.
- The other garage door has some sort of board that is coming apart.
- The southeast corner is separating from the building with the settling and pressure on the pad.
- There are significant cracks in the façade of this side.



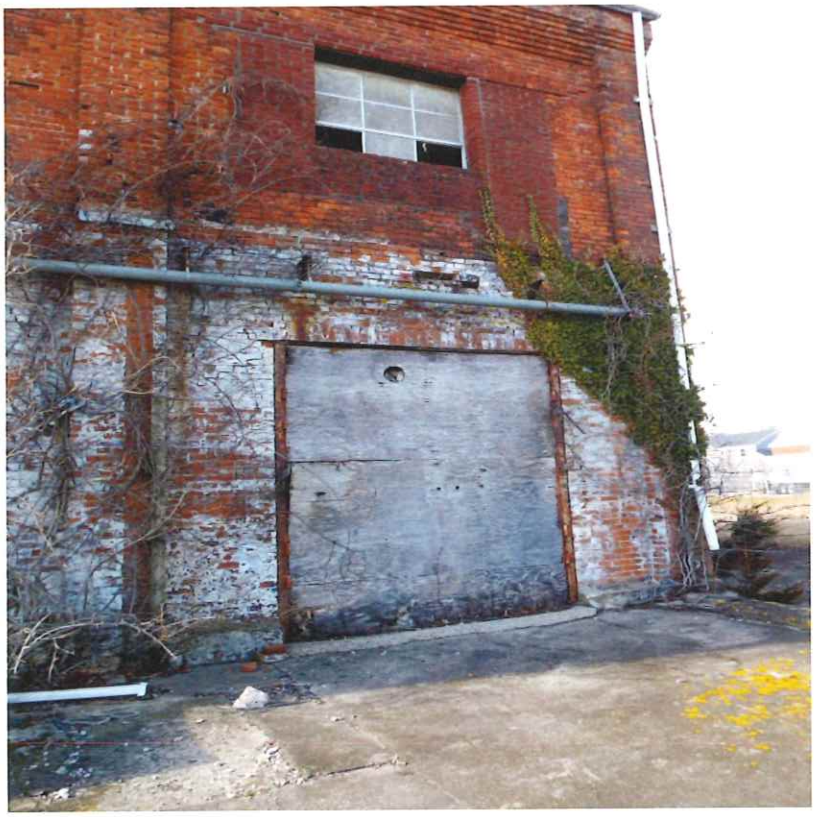


**Garage door connecting the interior of the brick building with the metal addition on the east side was closed up with concrete blocks.**





**Garage door was removed and some sort of asbestos panel placed in the opening. Window above is broken not secure in the opening. It replaced the larger window in that area. Different brick is visible. Cracks are visible to the right of the window. There is some bowing out under the window at the intersection of the two types of brick. The concrete pad is visible on the east side where the addition had been constructed.**



**Window above is broken not secure in the opening. It replaced the larger window in that area. Different brick is visible. Cracks are visible to the right of the window. There is some bowing out under the window at the intersection of the two types of brick. Window is not afunctional and simply used to block the interior from the elements. Window "sill" under one of them is clearly larger than the replacement window.**



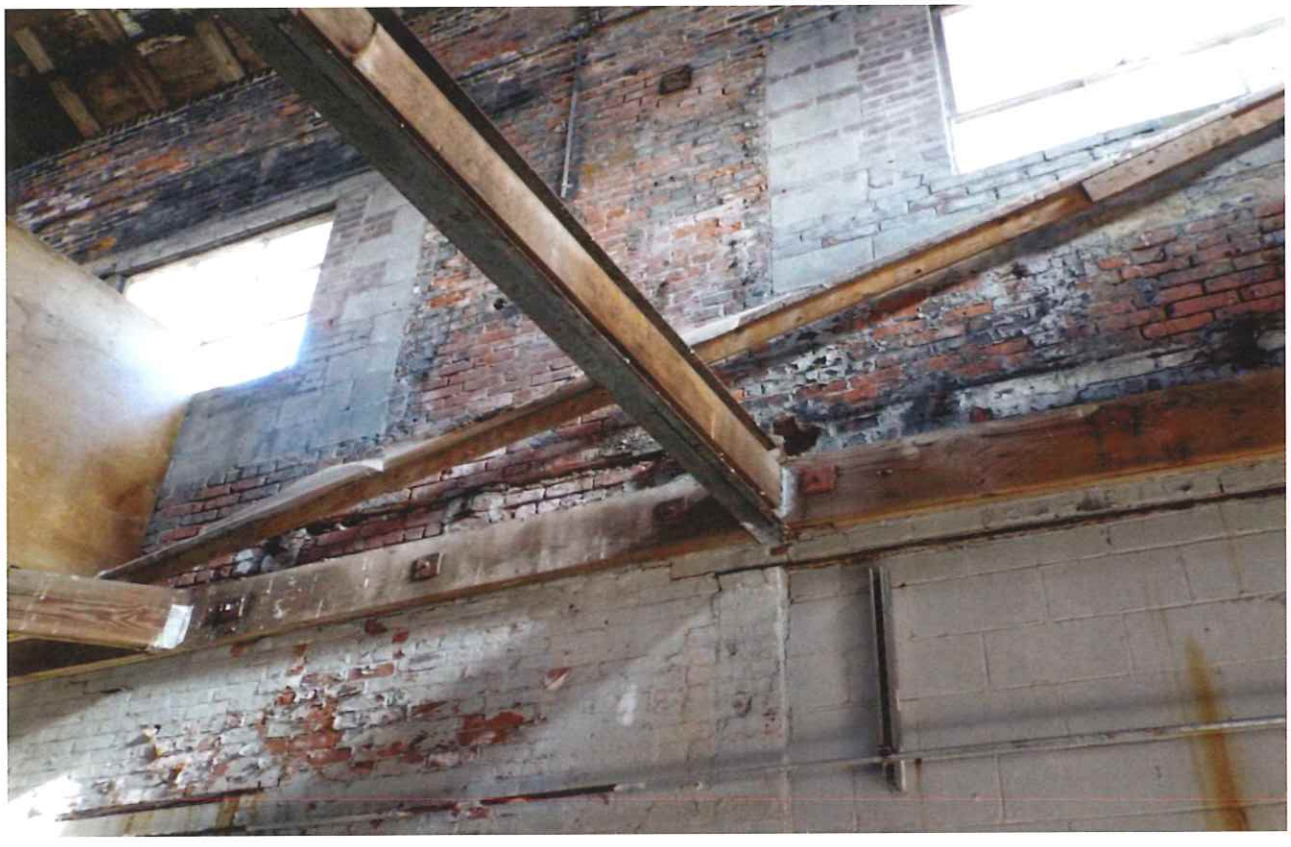








**Evidence of the replacement of the original windows, concrete blocks added to fill in the space of the larger windows. Concrete used to patch the bricks, which destroys bricks, particularly porous orange brick.**



## SOUTHEAST CORNER SEPARATING FROM THE BUILDING

**The mortar for brick around the replacement smaller window appears to be appropriate but does not integrate well with the softer orange brick.**

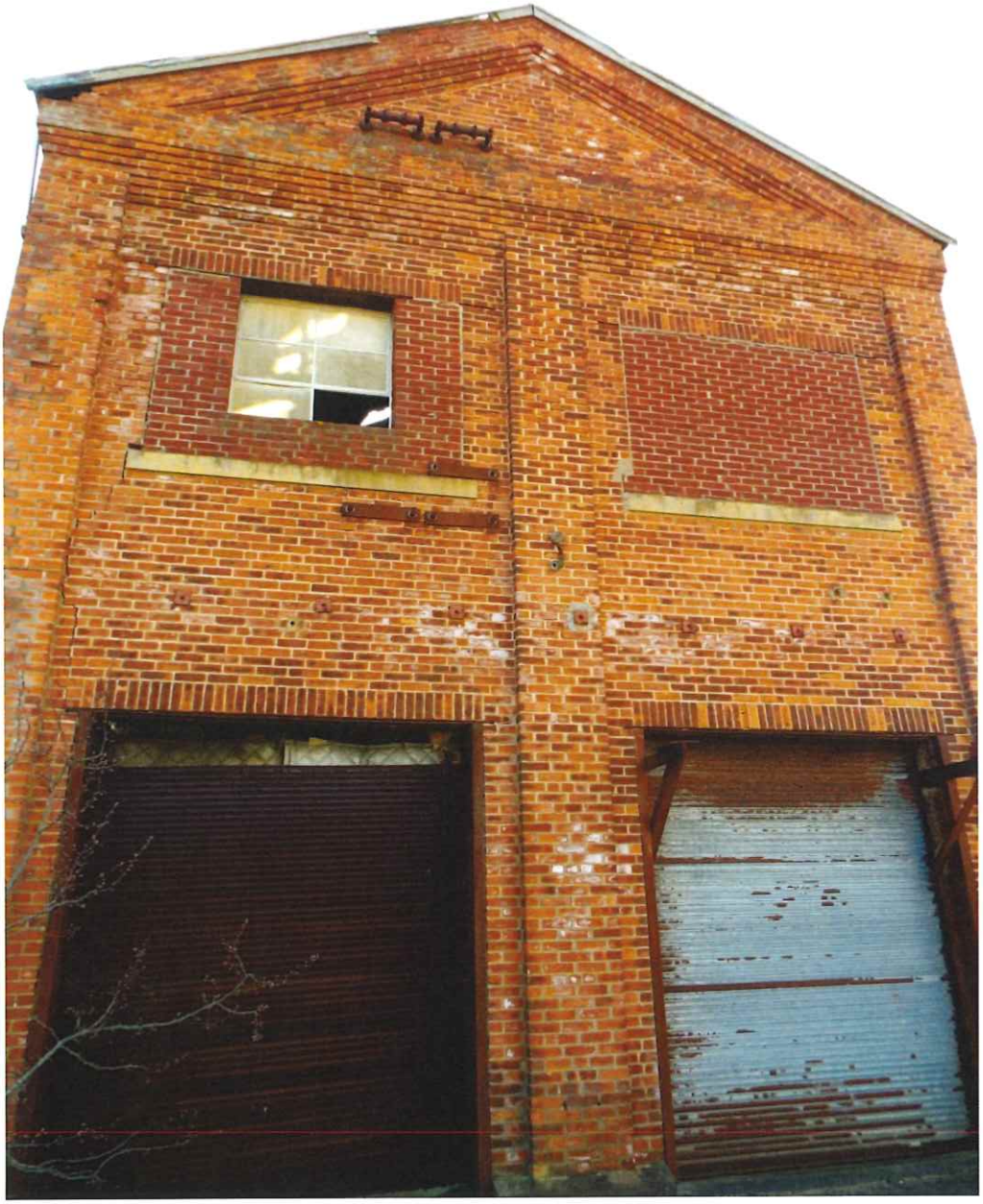




## NORTH ELEVATION

### THE NORTH ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

- Two upper windows were removed and a smaller window placed in the opening, which is broken and not secure. The other window was bricked over.
- The garage doors are not stable, falling off and are rotting. At one point there had been another addition on this side of the building but removed in 1998 in all likelihood. The concrete pad is still in place for that addition.
- There is rotting on the northeast upper left section under the roof with missing bricks.
- Other bricks have been secured with concrete further compromising their integrity.
- Cracks in the brick are visible on the left.



**Missing bricks under the roof framing on the northeast corner.**



**Windows were replaced with smaller windows. The left window was bricked over with yet a different brick than was used on the east elevation to brick in those windows.**






EXIT


FIRE

## WEST ELEVATION

### THE WEST ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

- All four windows were replaced and bricked around.
- Over time, there appears to be other smaller additions placed on this side as seen in the aerial photographs.
- Brick in contact with the concrete foundation are beginning to break down.
- There are three different types of brick in this west elevation.
- Southwest corner section is breaking down.



## CONCRETE FOUNDATION



**The porous orange bricks on the west side are severely damaged and breaking down.**







**Where the orange brick connects to the replacement brick around the windows, there is a compromise of the orange brick.**







**SOUTH WEST CORNER**





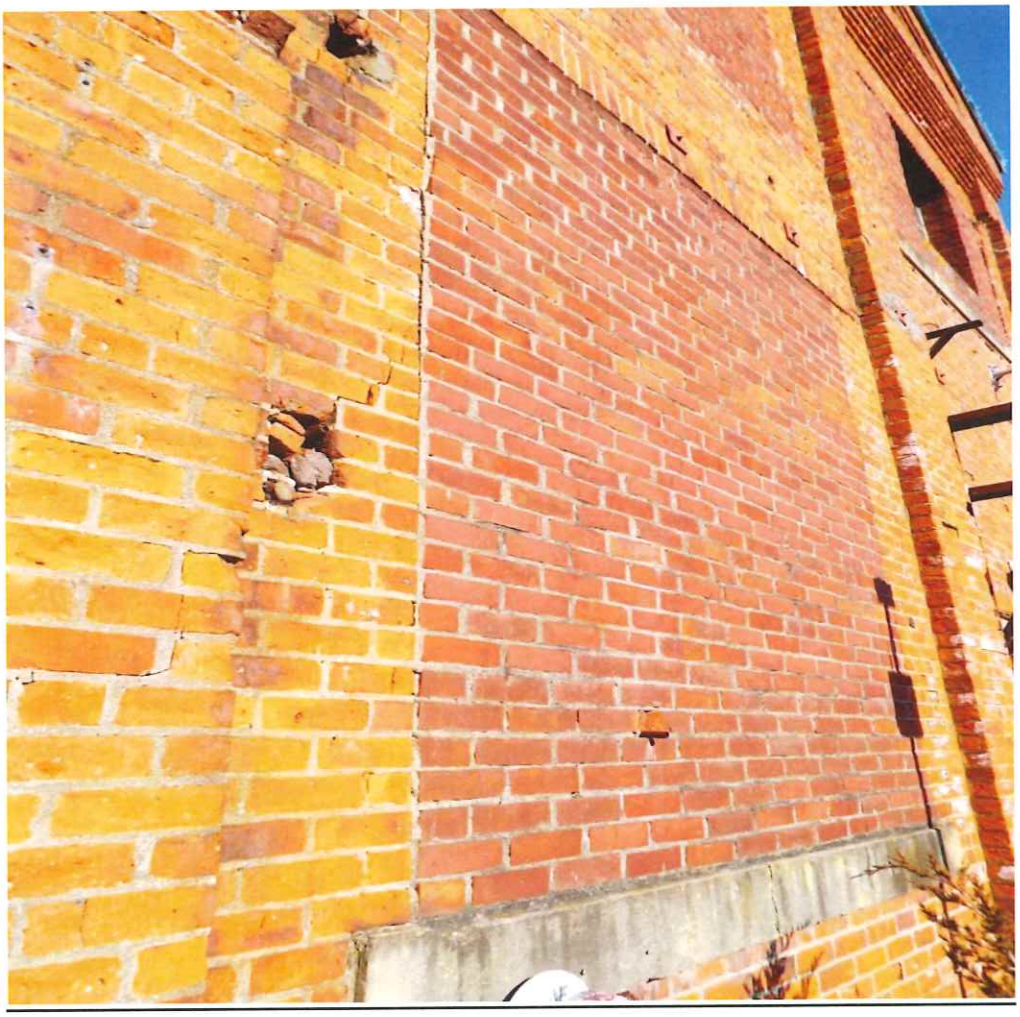


## SOUTH ELEVATION

### THE SOUTH ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

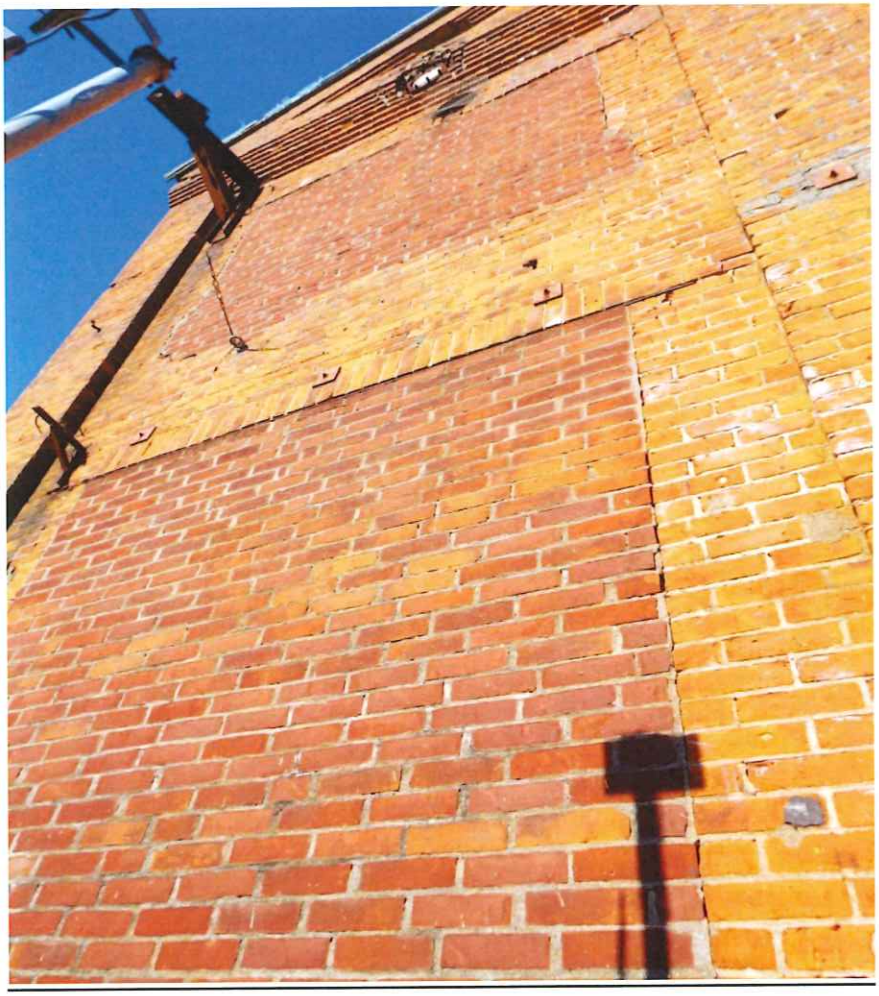
- Older aerials appear to show a larger wood structure attached to this side of the building.
- Windows were removed and bricked over with a different brick. One window was removed entirely. A smaller replacement window was installed that is now not stable is broken and not secure in its location.
- The southeast corner of the building has begun to separate from the rest of the building.
- The garage opening on the first floor was removed and bricked over.
- The door appears to be in the same location but not the original door.

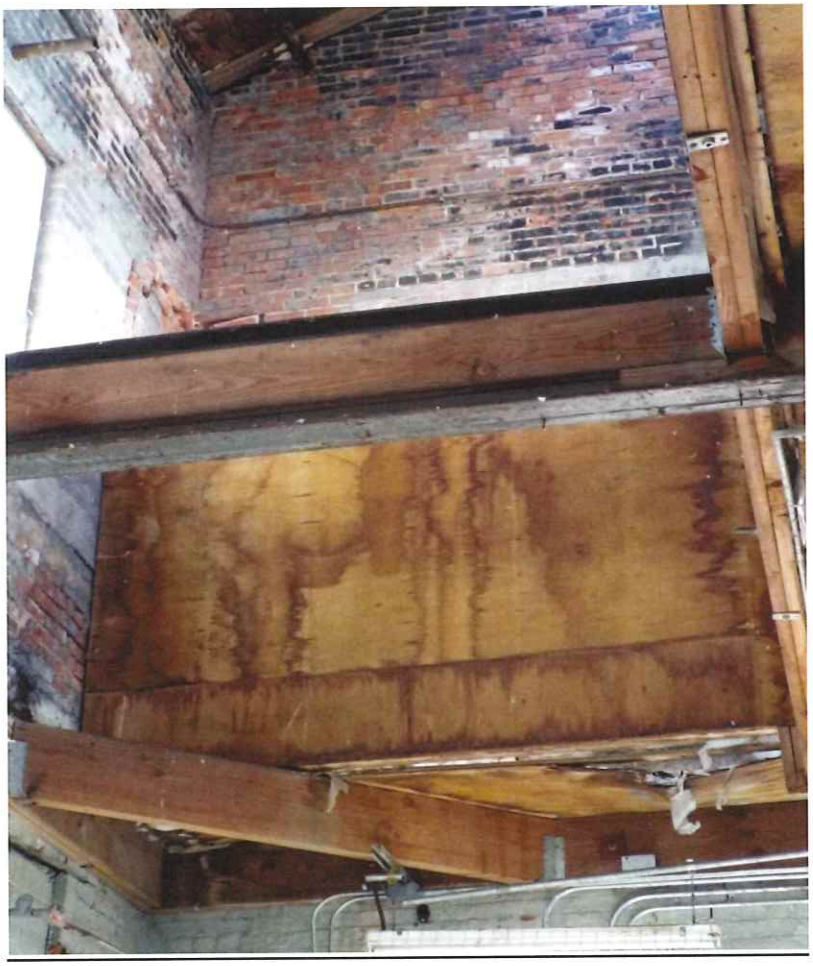


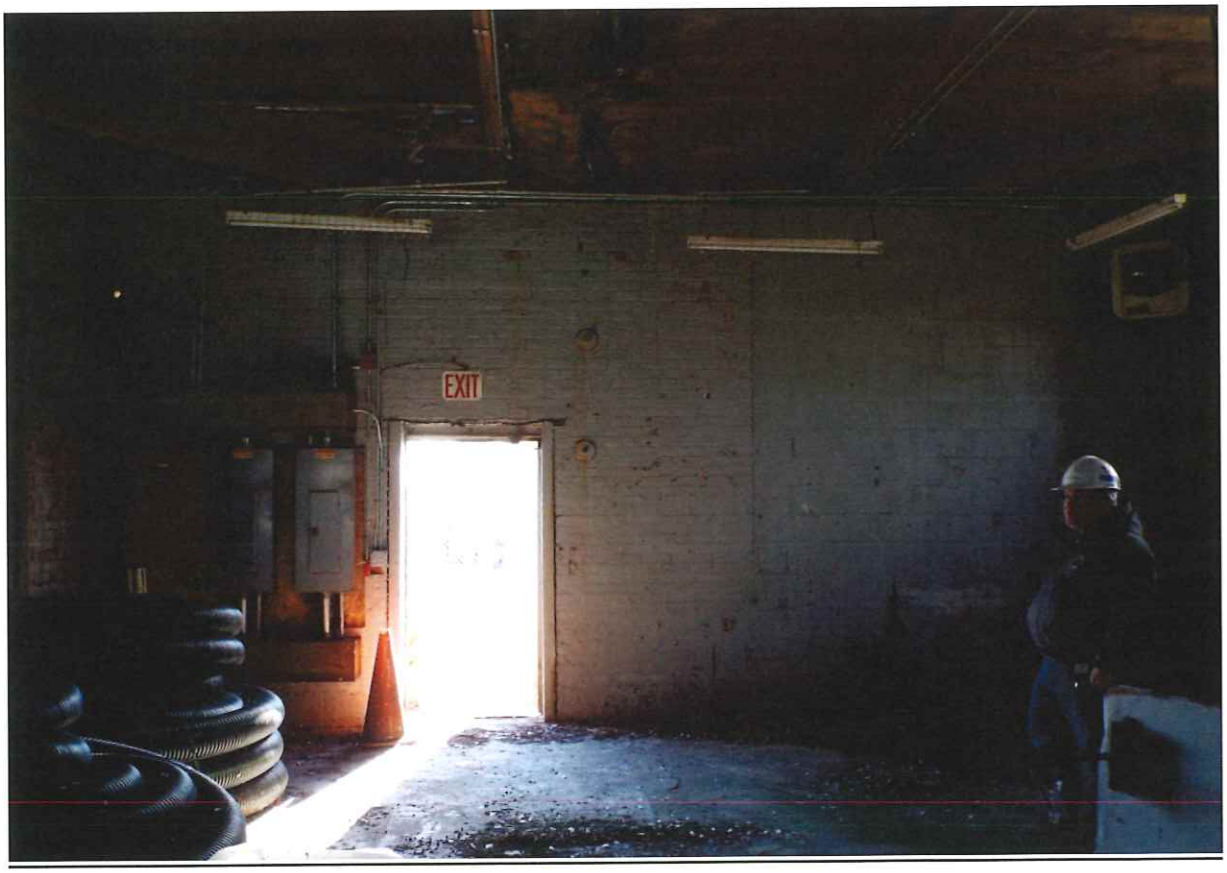






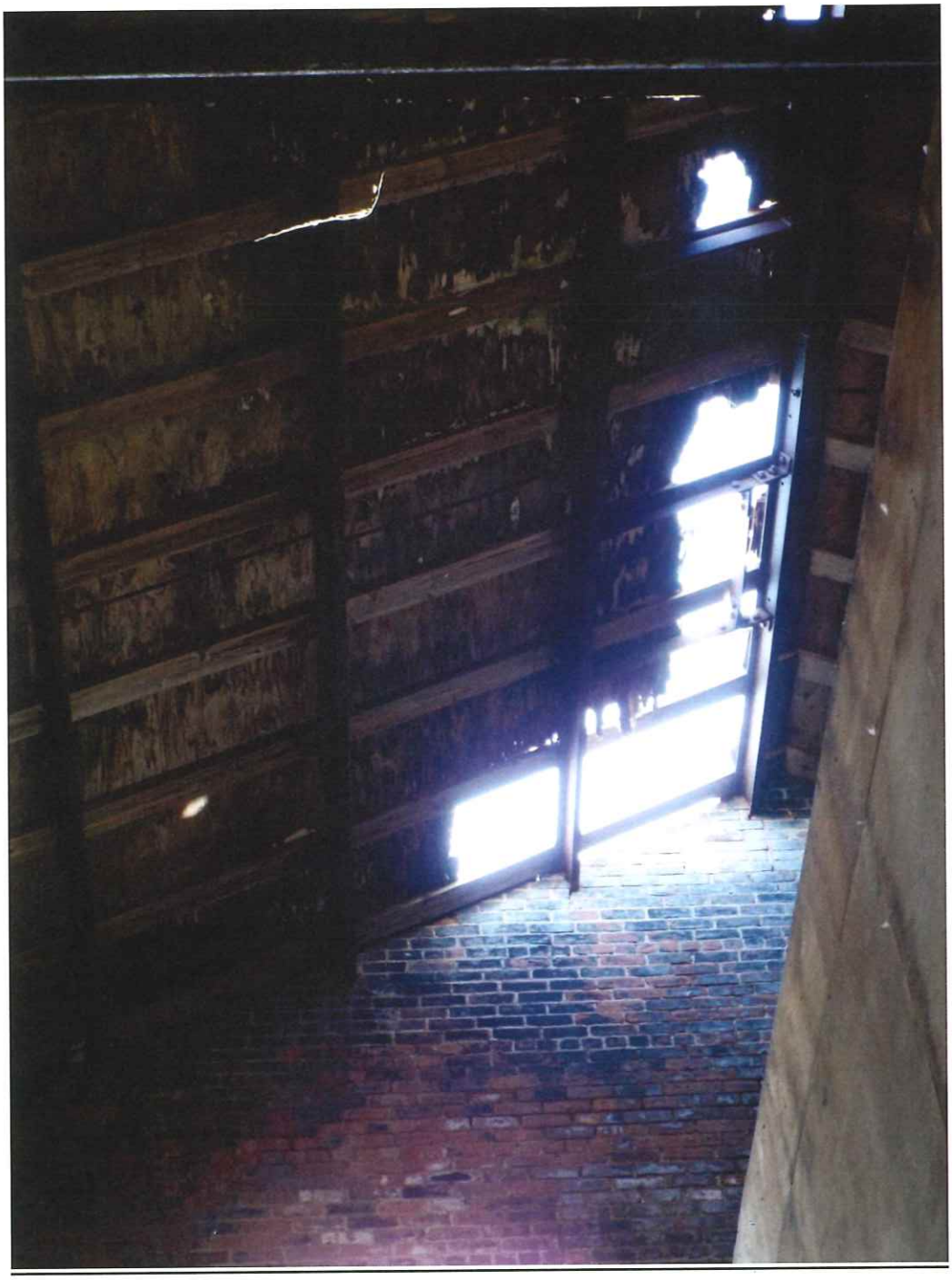





EXIT







## 2 COMMERCIAL STREET/CORNER OF WASHINGTON STREET – 1996

- **When the building was approved by the HDC it was required to to be brick.**
- **Details present on the other brick buildings were required to be represented on the new structure.**



## NORTH ELEVATION



## SOUTH ELEVATION



## EAST ELEVATION

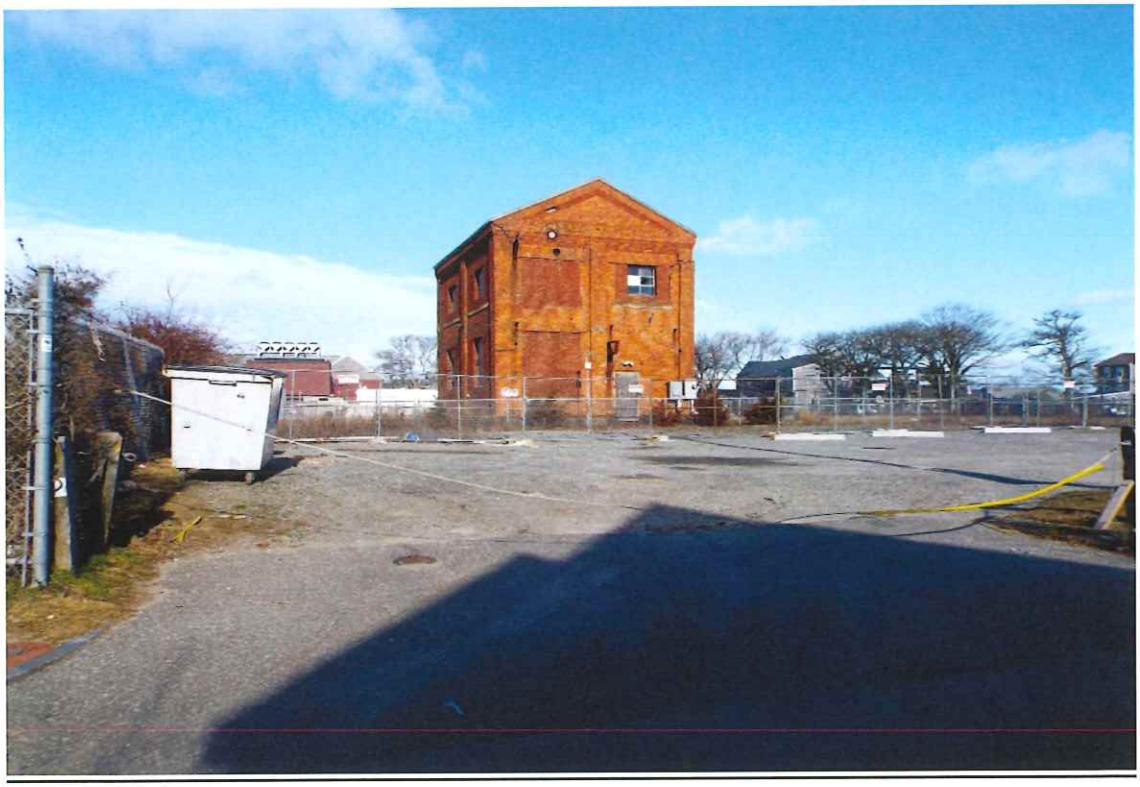


## 10 NEW WHALE STREET

## WEST ELEVATION FROM FORMER "WHALE STREET"



## WEST/SOUTH ELEVATION FROM COMMERCIAL STREET – FORMER WHALE STREET ON LEFT



## SOUTH ELEVATION FROM COMMERCIAL STREET



## SOUTH/EAST ELEVATION FROM NEW WHALE STREET/WHARF AREA



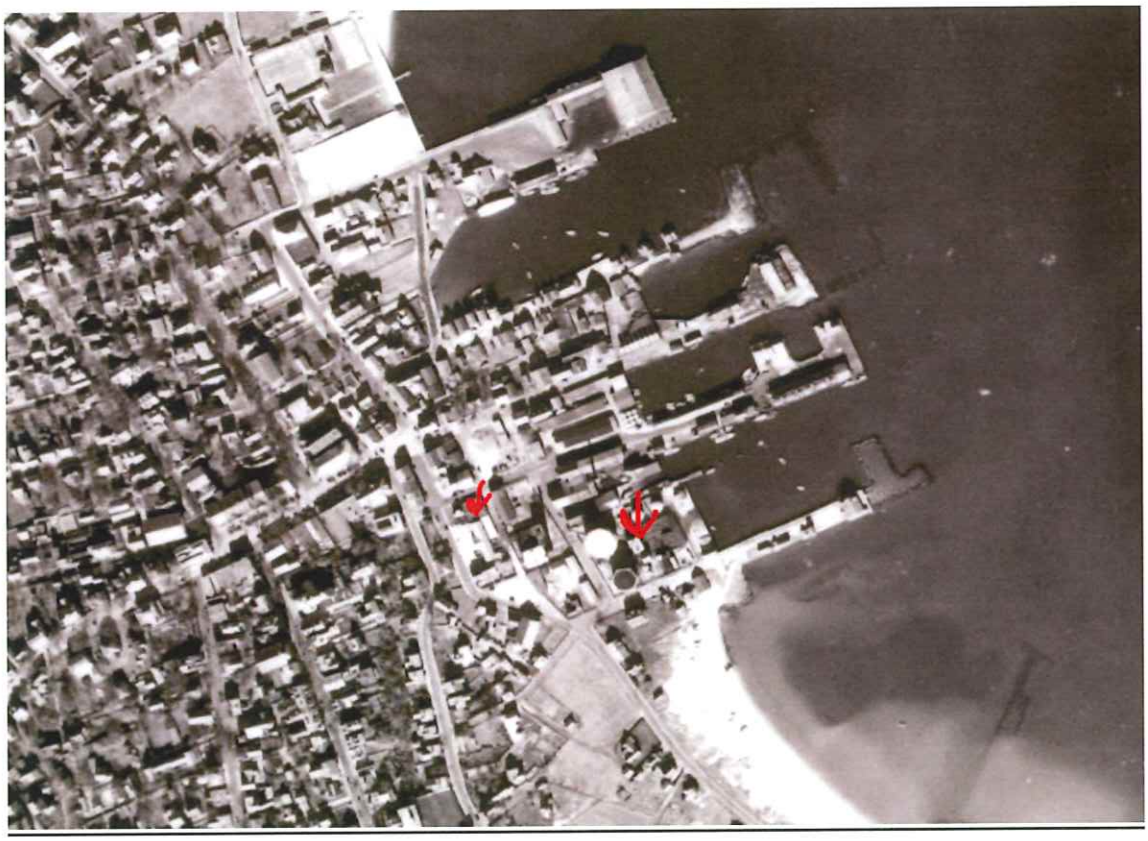
## EAST ELEVATION FROM NEW WHALE STREET/WHARF AREA



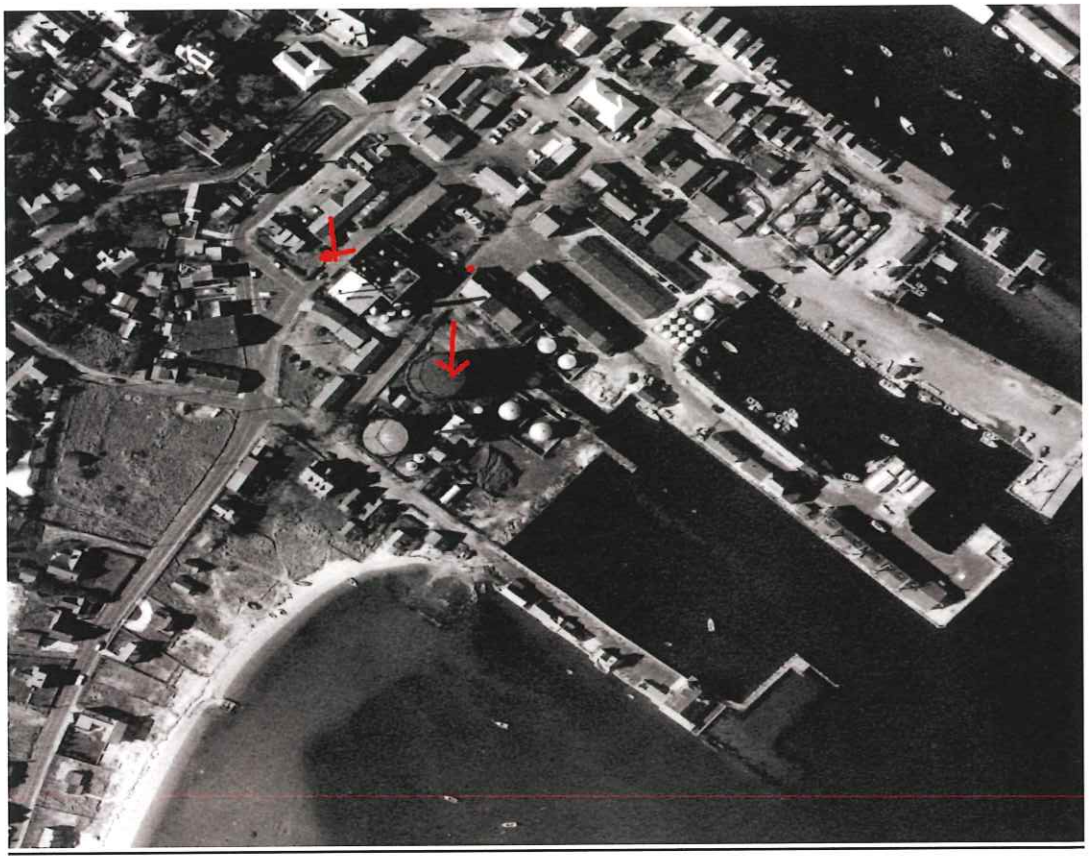
## EAST/NORTH ELEVATION FROM NEW WHALE STREET/WHARF AREA



## NHA 1935 AERIAL – 10 NEW WHALE AND 5 CANDLE BUILDINGS PRESENT



## TOWN 1957 AERIAL – 5 CANDLE AND 10 NEW WHALE BUILDINGS VISIBLE



## 1998 TOWN GIS AERIAL

**Original Nantucket Electric Company buildings fronting Candle St. attached to the remaining 5 Candle Street are still visible on the GIS aerial. They were removed after 1998. Several gas tanks have been removed from around 10 New Whale Street and it stands alone. Metal addition on the east of 10 New Whale is still visible.**



**2003 TOWN GIS AERIAL – TANKS REMOVED ON 10 NEW WHALE – ONLY 5 CANDLE STREET REMAINS ON LOT AFTER NORTH AND SOUTH ADDITIONS REMOVED**



**2007 TOWN GIS AERIAL – THE STRUCTURAL PADS FOR THE ADDITIONS ARE STILL VISIBLE ON THE EAST AND NORTH**



## 2014 TOWN GIS AERIAL




## 2023 TOWN GIS AERIAL



## 1918 NHA AERIAL PHOTOGRAPH

"Tower view from the Unitarian Church looking east over Old South Wharf, center, and Commercial Wharf, right, to a frozen harbor." Back of photo reads: "Jan & Feb freeze up 1918 from town clock tower. Date: 1918". Beginning of 5 Candle Street electric buildings visible – no tanks or 10 New Whale visible.



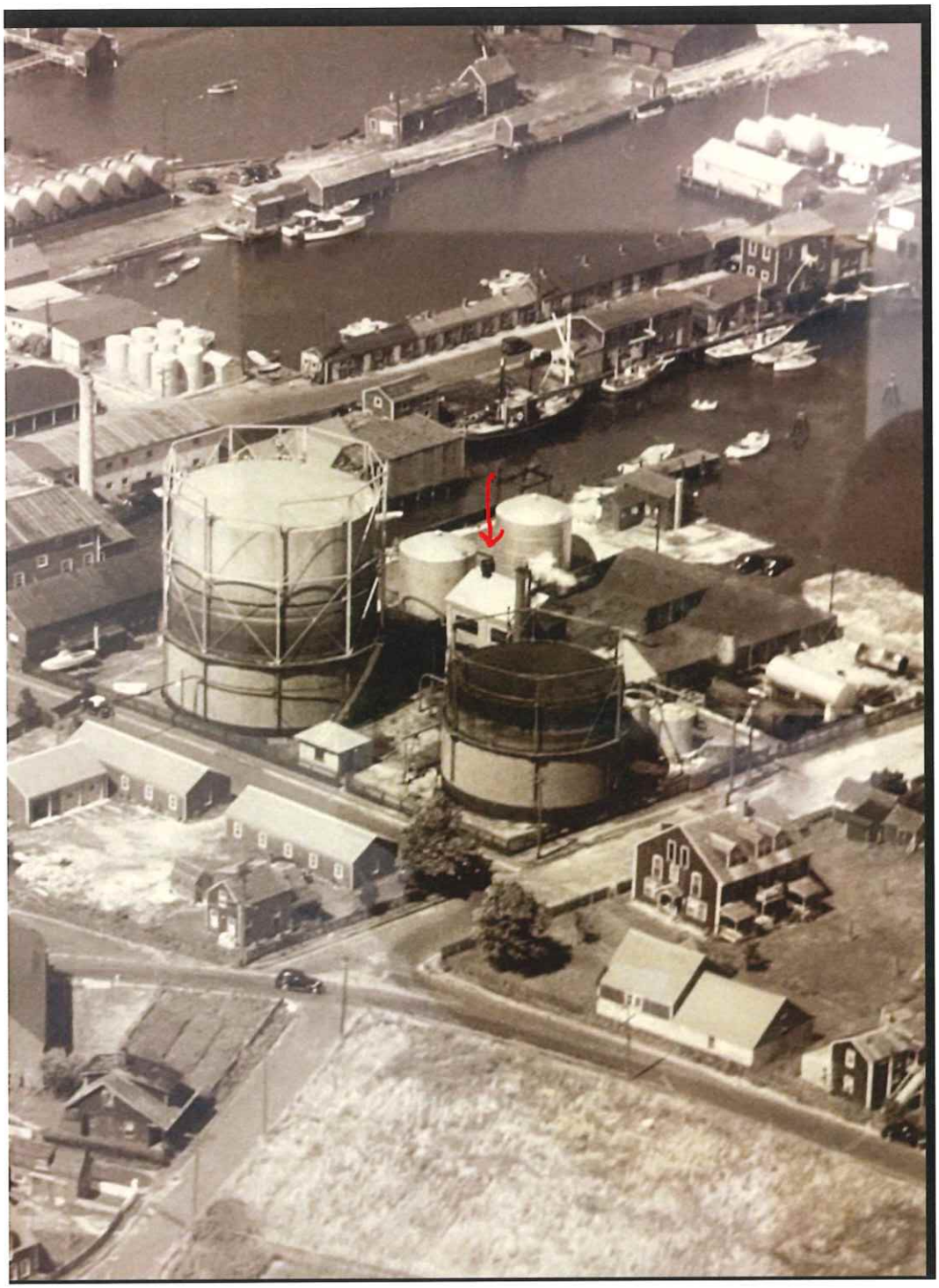
## 1930s NHA AERIAL PHOTOGRAPH

"Orange Street view of the wharves. Stone Alley is in the foreground, Old South Wharf on the left, and Commercial Wharf on the right. Date: @1930s". 5 Candle Street is visible in the middle with the chimney stack. 10 New Whale difficult to see as it is surrounded by tanks if there at all. This photograph may pedate the 1927 construction of the building.



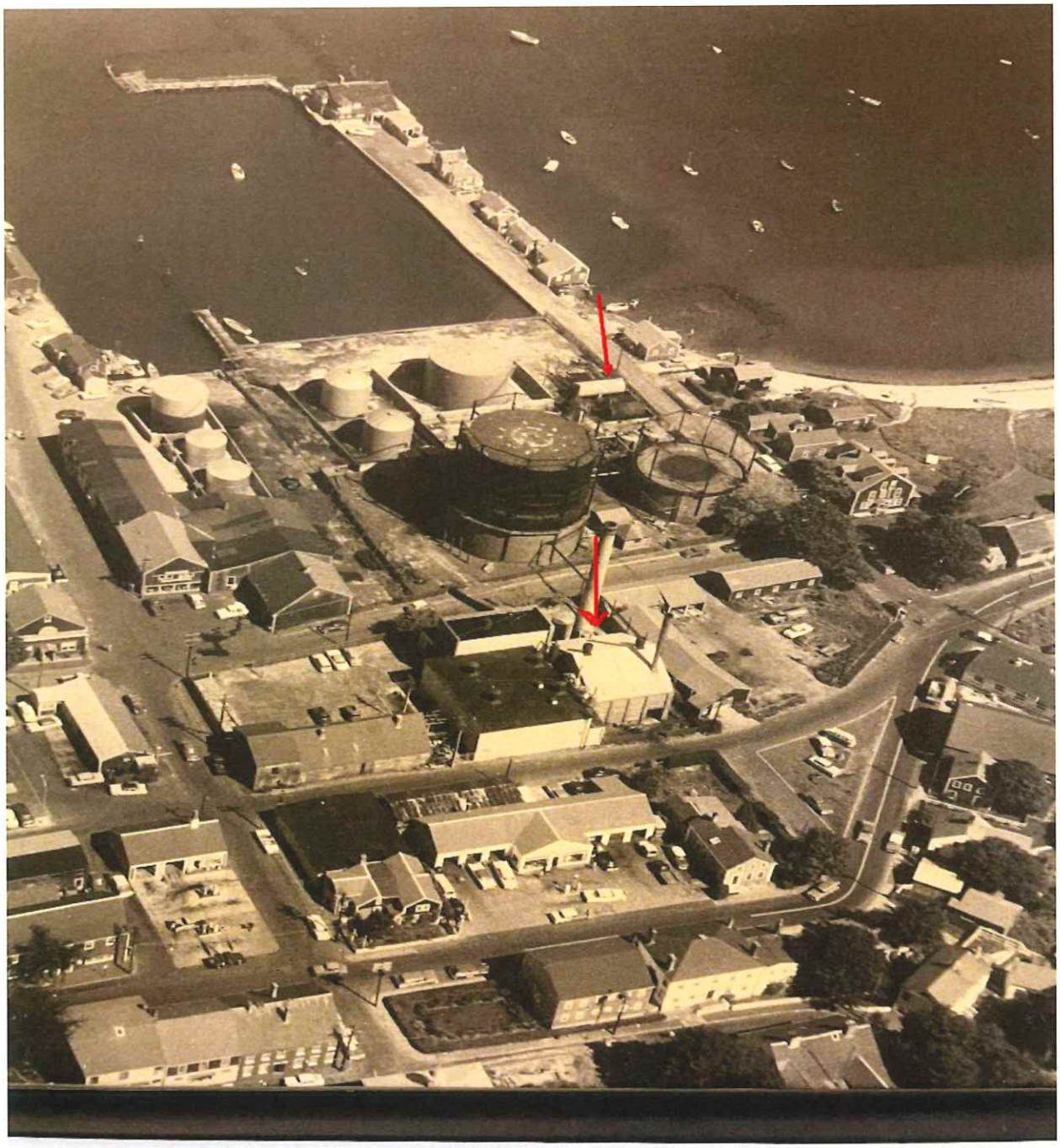
## 1938 AERIAL PHOTOGRAPH IN PRIVATE COLLECTION

**10 New Whale building has a chimney, which has been removed, window openings are different then the building currently has. It appears to be attached to the large wooden building to the south. 5 Candle Street buildings are visible to the southwest on the other side of Whale Street**



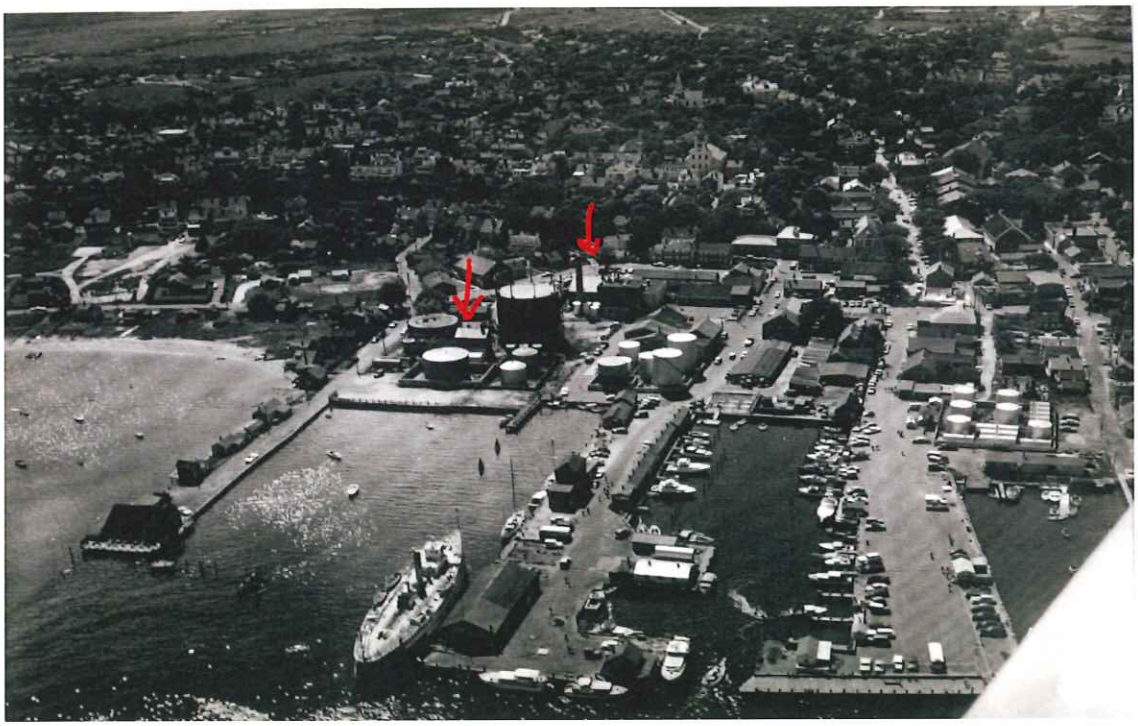
## 1950s AERIAL PHOTOGRAPH IN A PRIVATE COLLECTION

**It is difficult to see 10 New Whale building as there appears to be several additions surrounding it. 5 Candle Street buildings visible attached to the remaining brick building. 5 Candle building appears to have no openings on the street side except for a garage door.**



## 1950S NHA AERIAL PHOTOGRAPH

"Photocopy of an aerial view of Straight Wharf, Old South Wharf, and Commercial Wharf, as well as the downtown of Nantucket. Note the steamer docked at Old South Wharf. Date: 1950s" East side addition on 10 New Whale still visible.



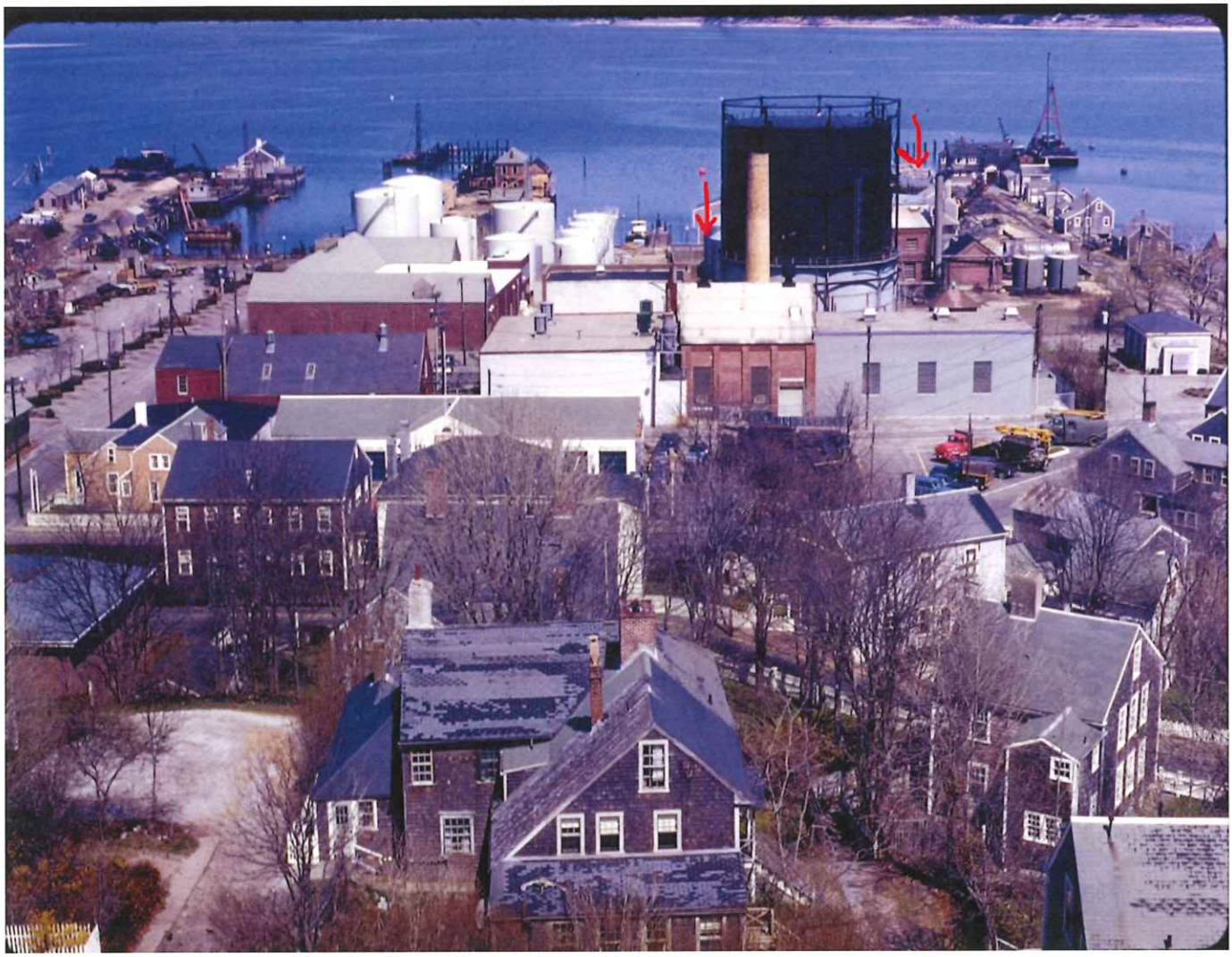
## 1962 NHA AERIAL PHOTOGRAPH

"Aerial view of Commercial Wharf, Old South Wharf and Straight Wharf, showing many warehouses and utility tanks. Date: 1962 Nov 27". 5 Candle and 10 New Whale visible.



## 1968 NHA AERIAL PHOTOGRAPHY

"View from tower of Unitarian Church showing Straight Wharf, Old South Wharf, and Commercial Wharf under reconstruction, fuel tanks, the electric company plant, and part of Union Street. Date: 4/30/1968". 5 Candle Street complex still intact. Windows have been added to 5 Candle. Windows changed on 10 New Whale with other buildings appearing to be attached to it.



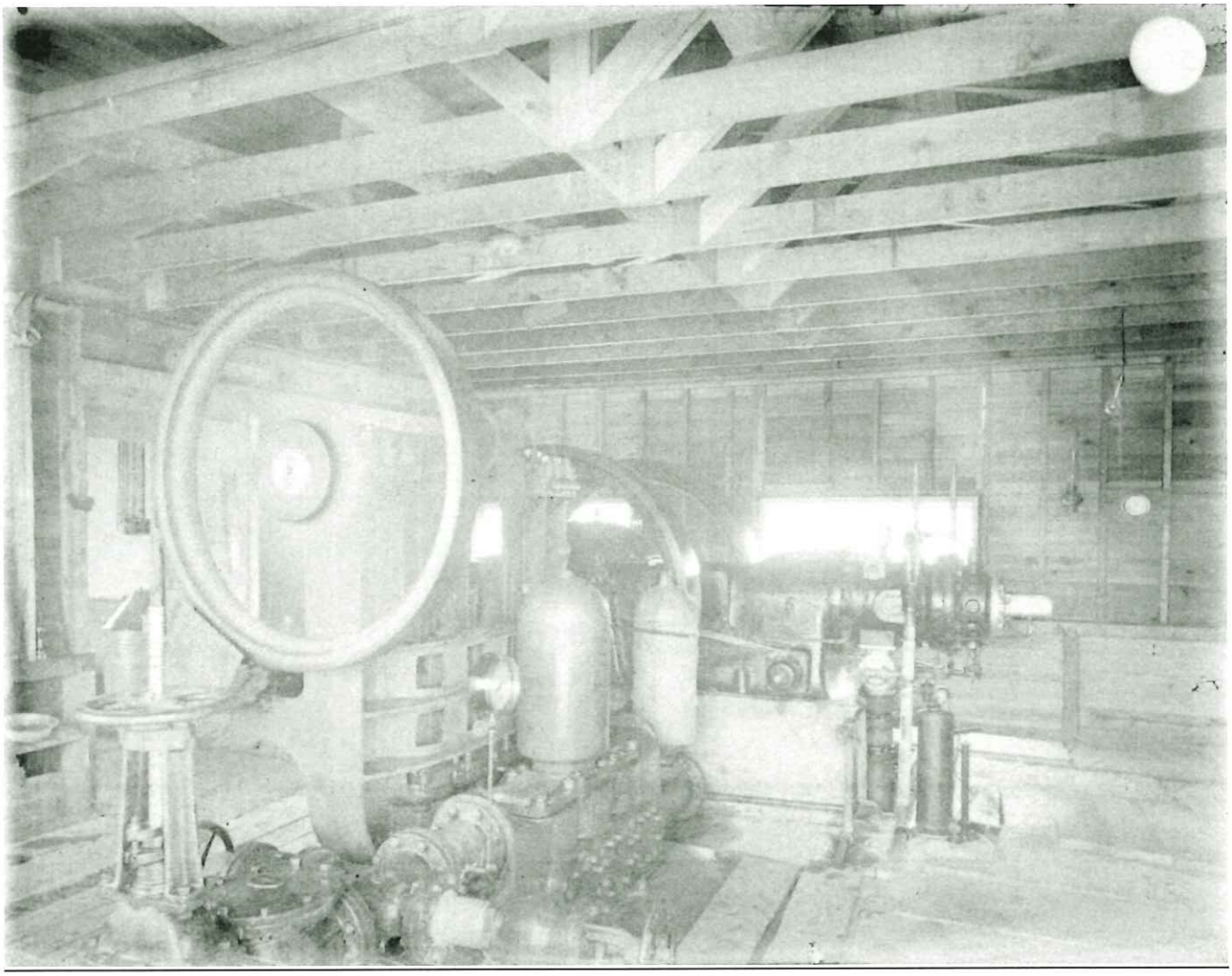
## 1991 AERIAL IN PRIVATE COLLECTION

**East additions still visible – 10 New Whale windows on the south have been removed – 5 Candle Street buildings still visible on the left. Another brick building appears behind 5 Candle Street brick building that was allowed to be demolished.**

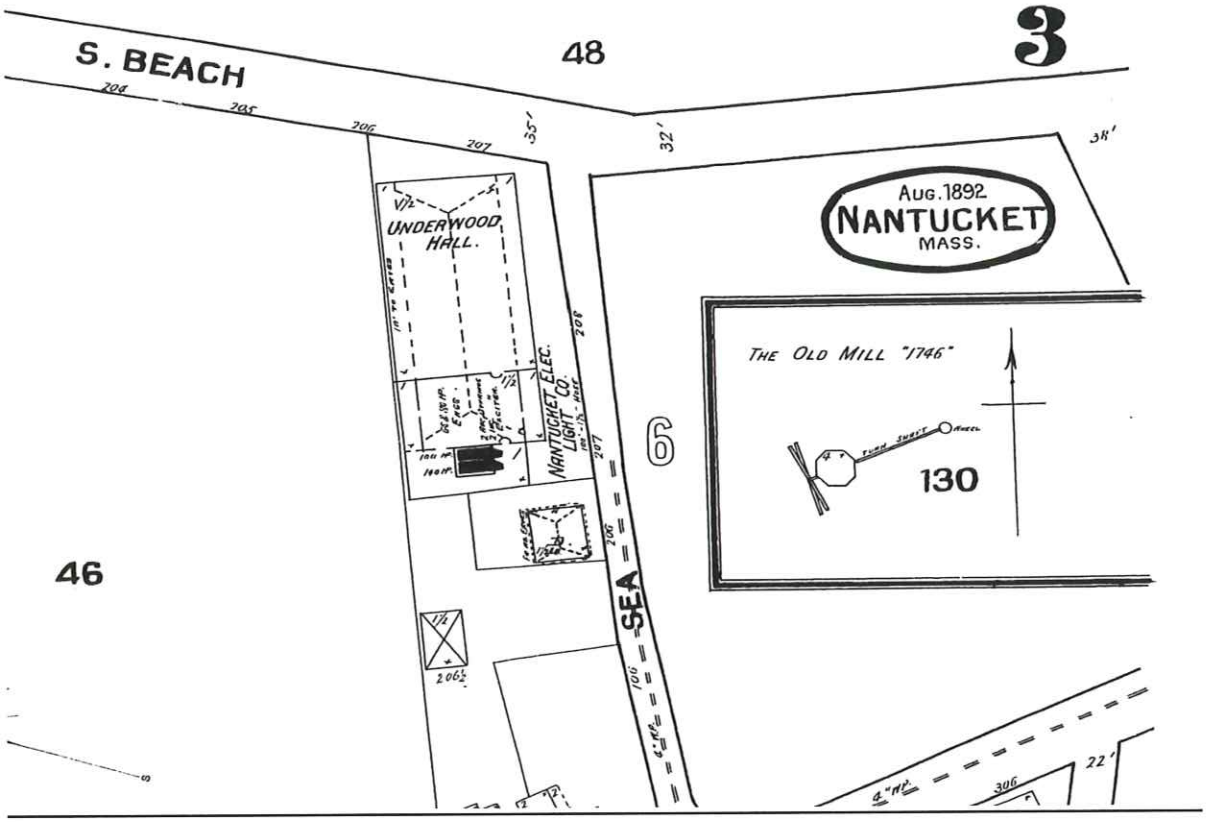


## NHA PHOTOGRAPH - THE ELECTRIC CO. WAS NOT ON SITE UNTIL AT THE EARLIEST 1903

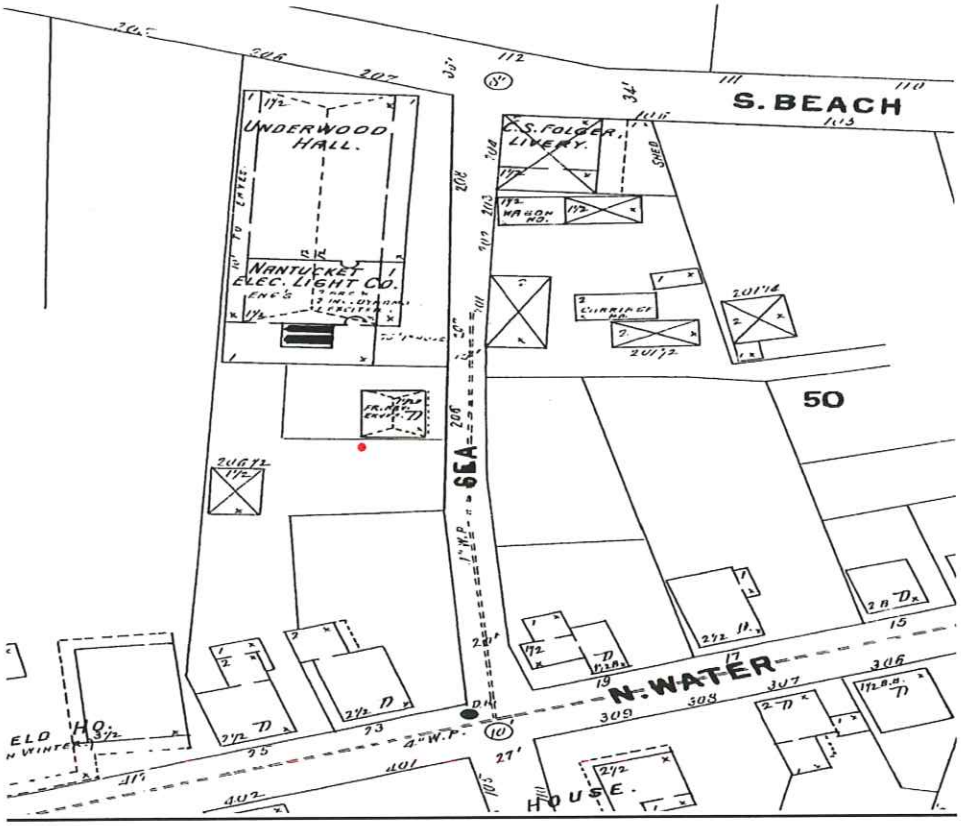
"Machinery in the interior of the Electric Company. Bare wood walls, beams visible. This may be the Electric Company's first location on Sea Street, which operated from 1889 to 1903."



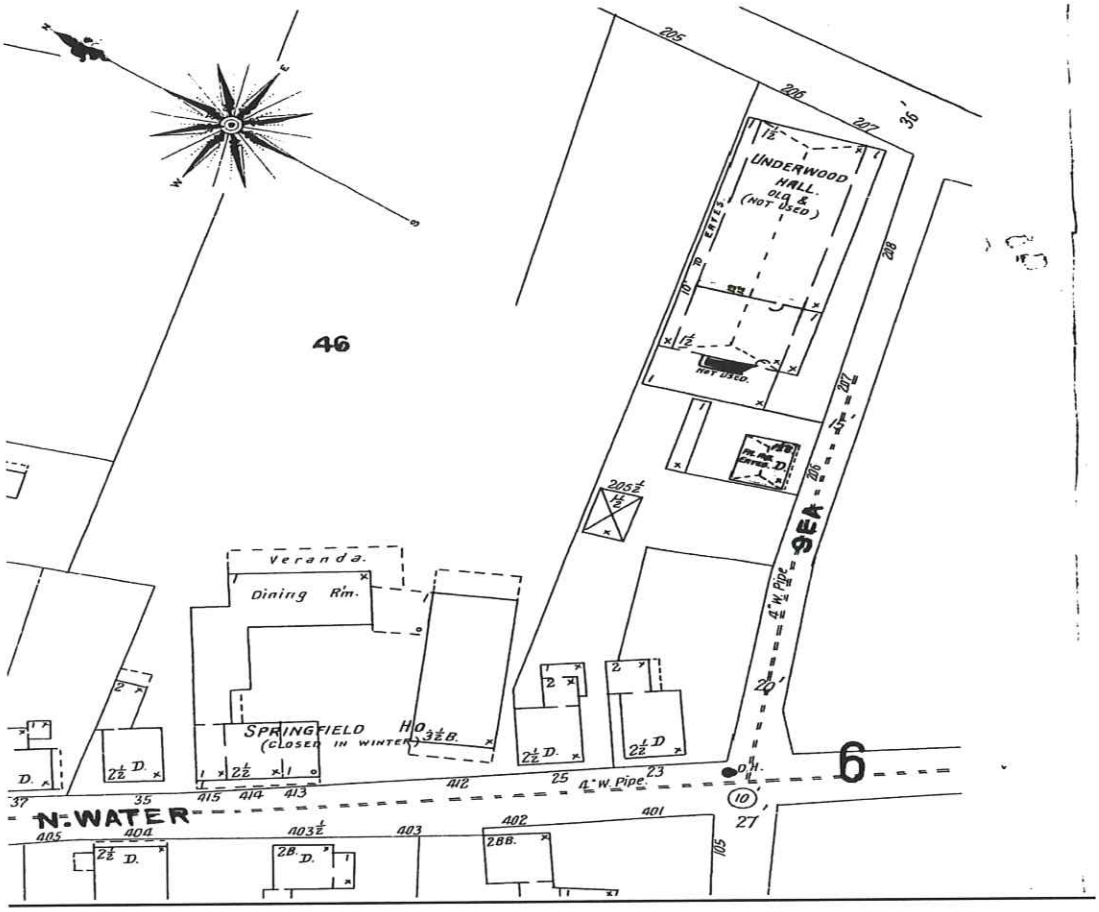
## 1892 NHA SANBORN MAP – SHOWING ORIGINAL SITE OF THE "NANTUCKET ELECTRIC LIGHT CO." ON SEA STREET BEHIND UNDERWOOD HALL THE ROLLER SKATING RINK




## 1898 NHA SANBORN MAP – ELECTRIC COMPANY ON SEA ST. BEHIND ROLLER SKATING RINK

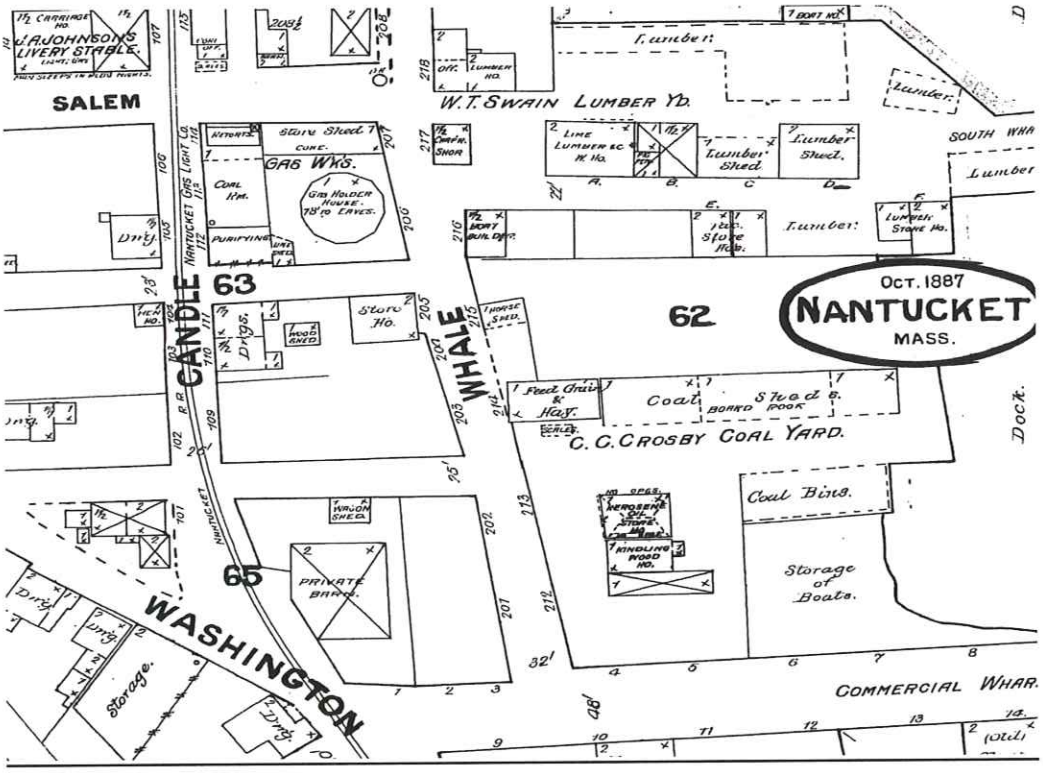


# 1904 NHA SANBORN MAP – ELECTRIC COMPANY HAS MOVED FROM SEA STREET

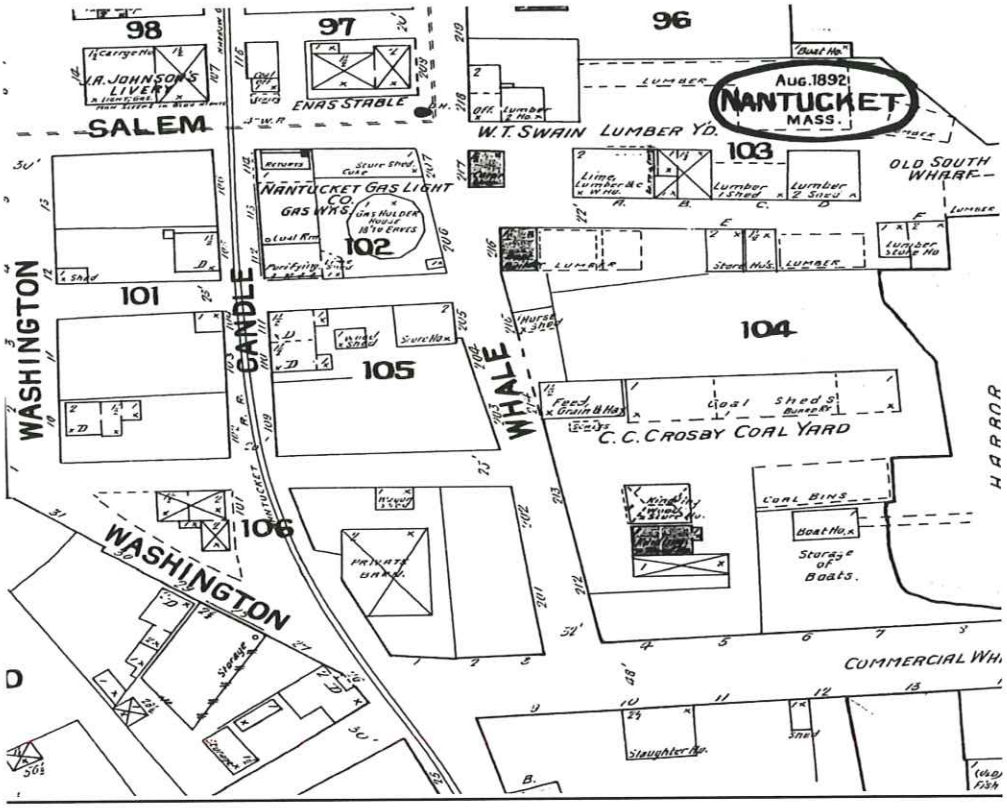


## 1887 NHA SANBORN MAP

**Coal bins are present on the 10 New Whale site along with kerosene storage building/kindling wood storage. No 5 Candle or 10 New Whale bricks buildings present yet.**



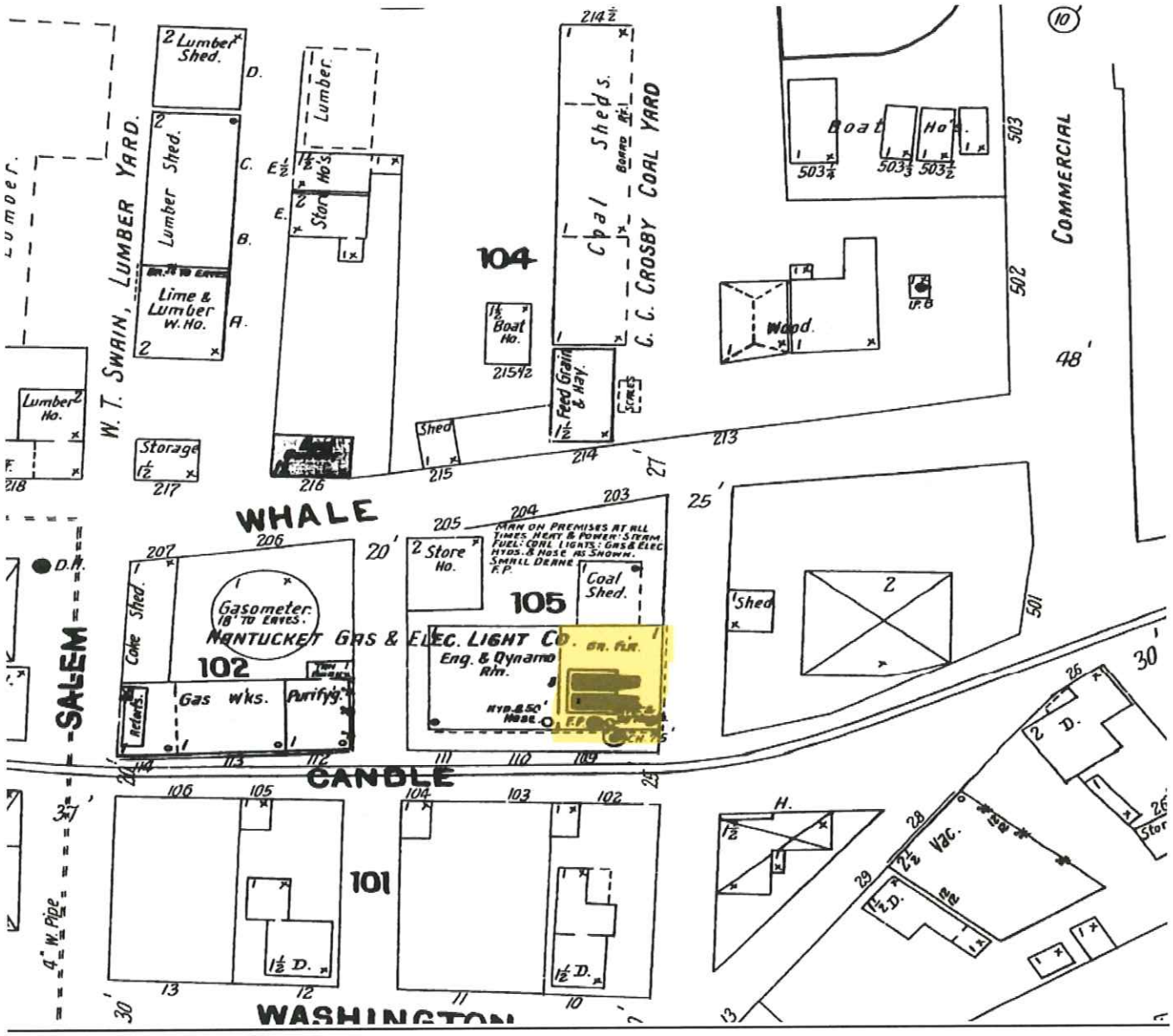

## 1892 NHA SANBORN MAP – NO BUILDINGS



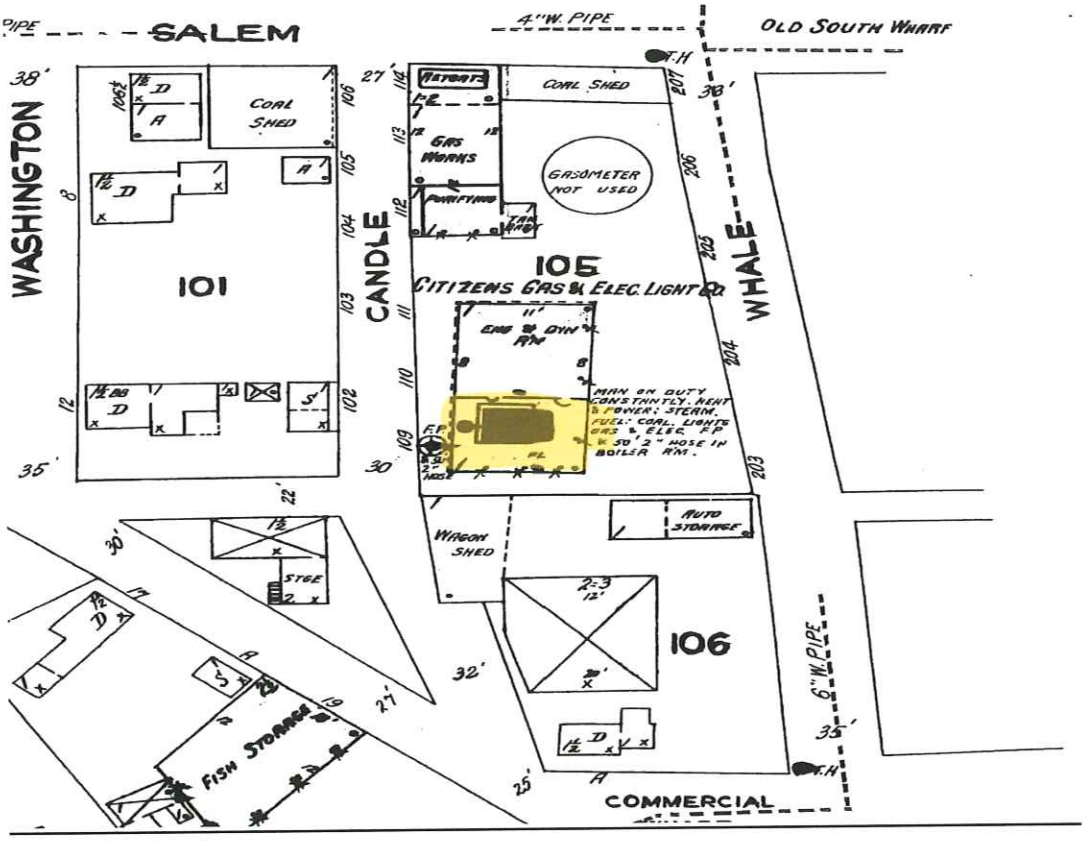
## 1904 NHA SANBORN MAP

**The "Nantucket Gas & Electric Light Co." buildings are being constructed on the lot at 5 Candle Street. No brick building at 10 New Whale yet. The coal sheds and other wood buildings, some related to boats, are still present. The brick building at 5 Candle is the furnace room with the chimney noted on the plan and visible in the aerial photographs for some time, until removed.**

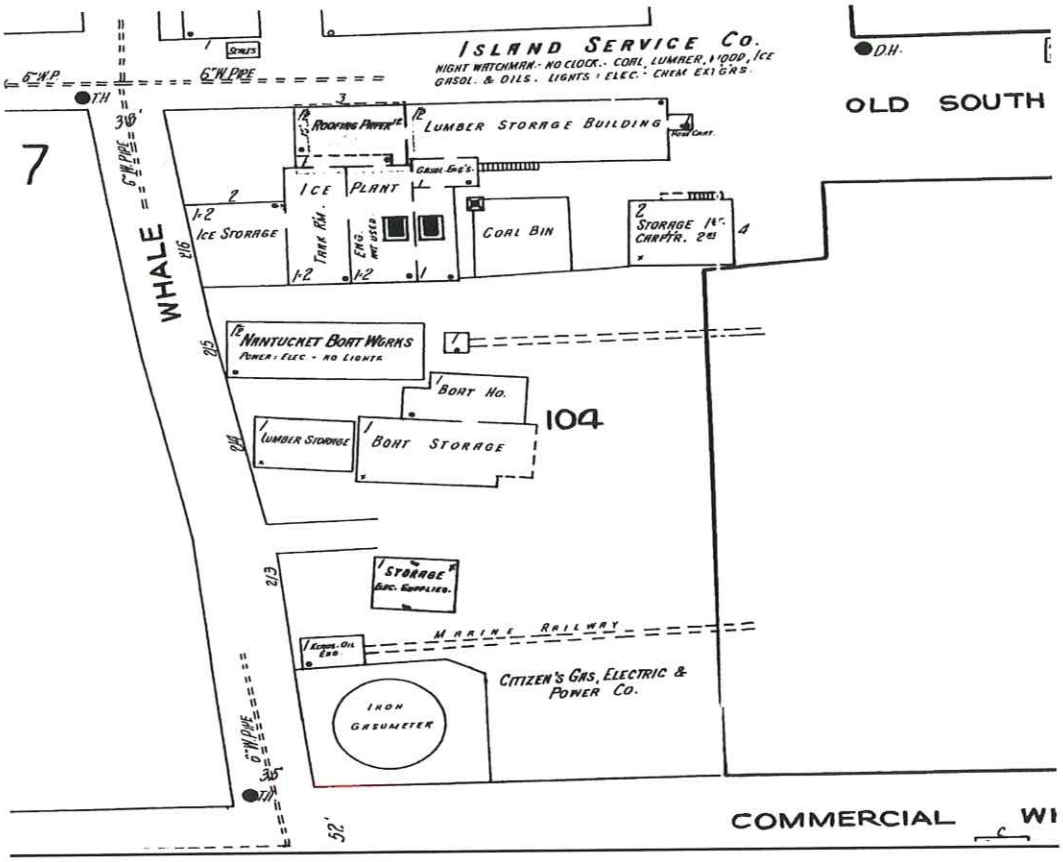
**"MAN ON PREMISES AT ALL TIMES HEAT & POWER, STEAM, FUEL, STEAM, COAL, LIGHTS, GAS & ELEC HYDS. & HOSE AS SHOWN..."**



## 1923 NHA SANBORN MAP – 5 CANDLE STREET REFERRED TO AS THE "BOILER RM."



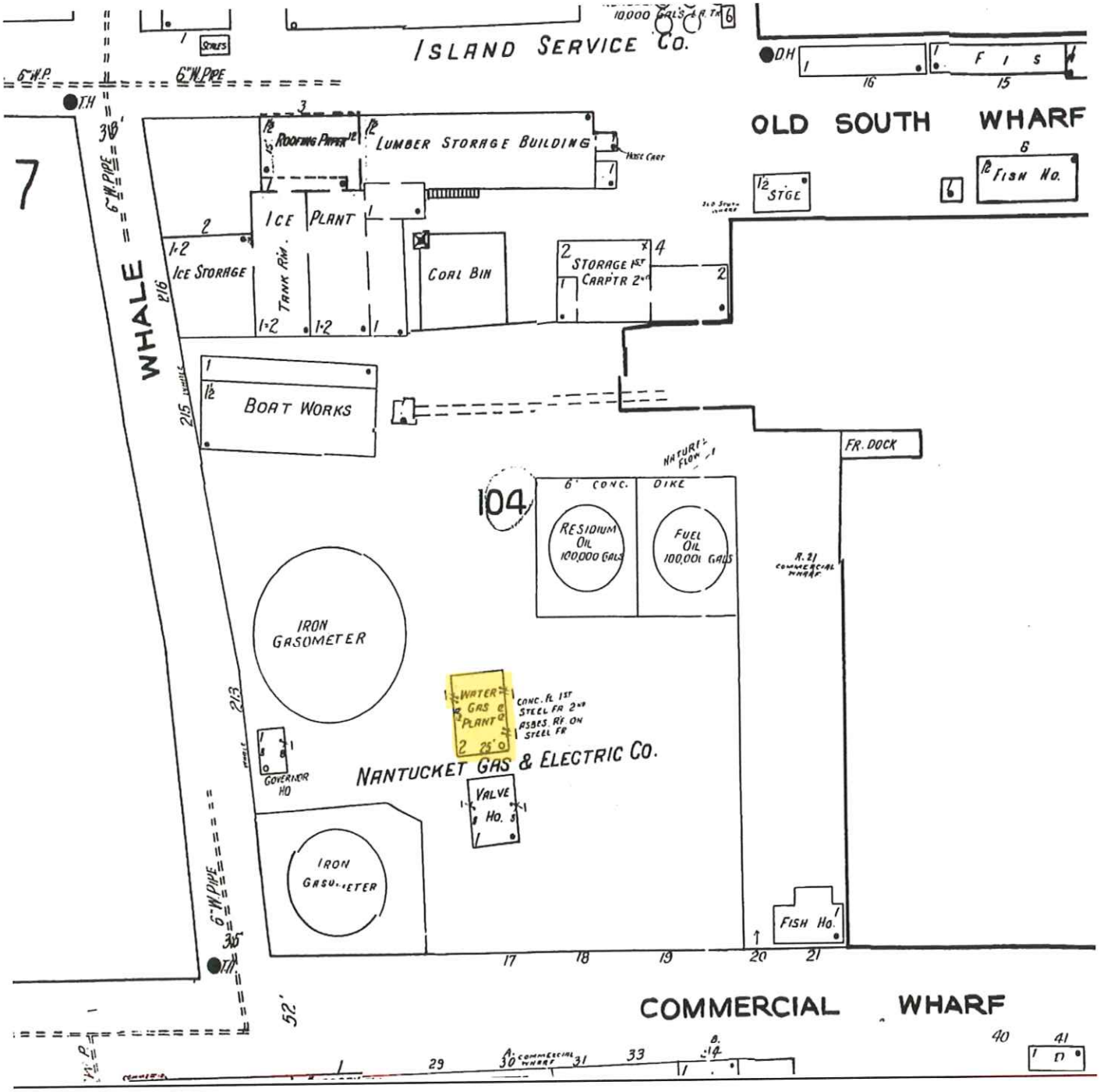

## 1923 NHA SANBORN MAP – BRICK BUILDING NOT PRESENT ON 10 NEW WHALE



## 1949 NHA SANBORN MAP – 10 NEW WHALE STREET

## NOTATION ON THE BULDING "WATER GAS PLANT" - "CONC. FL 1ST...STEEL FR 2ND...ASBES RF ON STEEL FR"

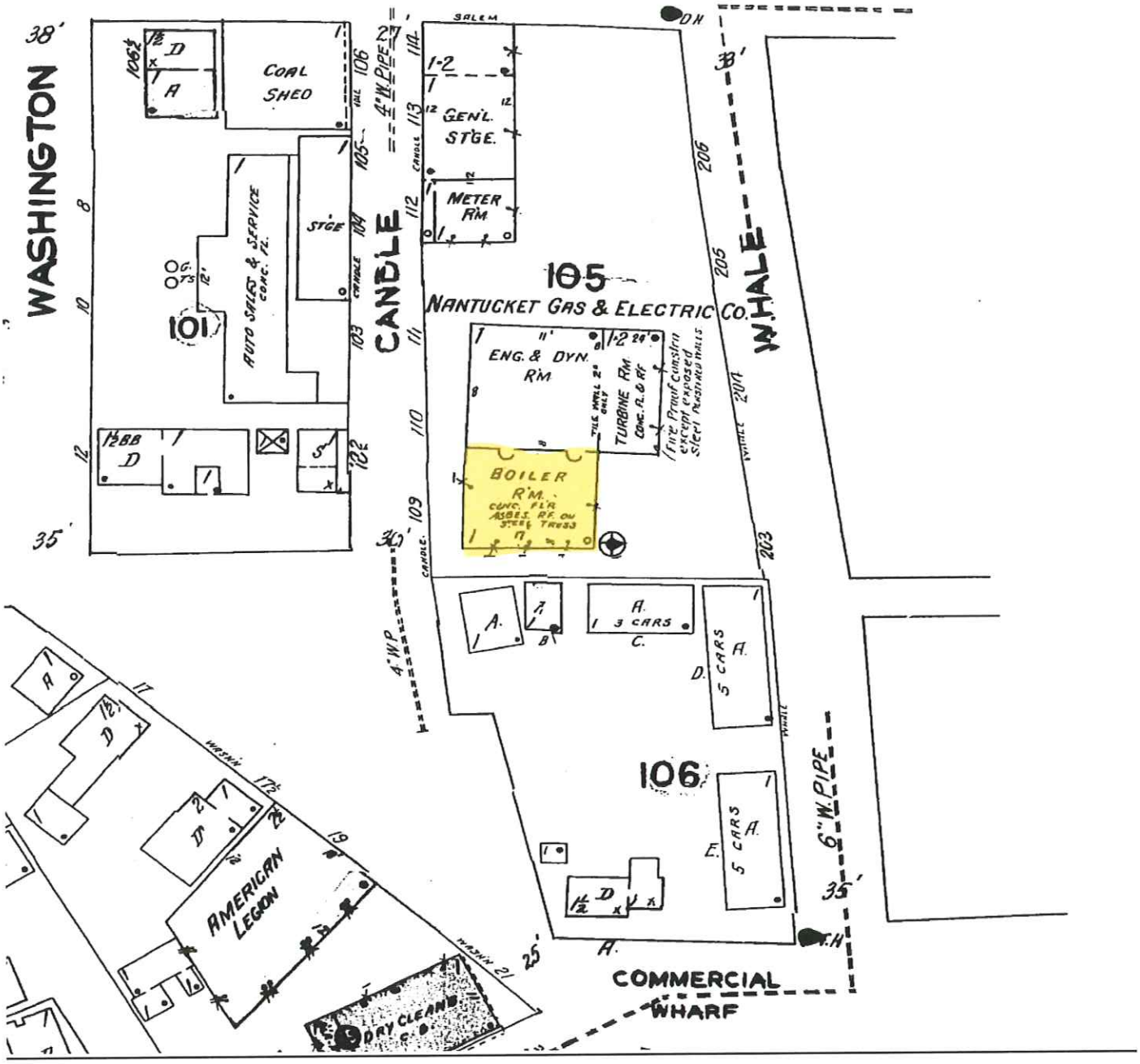
**Today the steel frame is no longer present other than a few pieces or was minimally present to begin with and removed from the building several years ago. The asbestos roof had been largely removed by the elements over time. Concrete floor has shifted and is settling due to unstable filled tidal land and degradation of the concrete base the brick walls are sitting on.**



## 1949 NHA SANBORN MAP – 5 CANDLE STREET

## NOTATION ON THE BULDING "BOILER RM...CONC. FLR. ASBES. RF. ON STEEL TRUSS".

**The aerials clearly show further additions to the brick building, particularly on the south and north of the "ENG. & DYN. RM", all of which were removed in 1998 by an approval from the HDC. The smaller buildings to the south are also shown on the aerials prior to earlier removal.**



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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LEOMINSTER, MA 01453
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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,



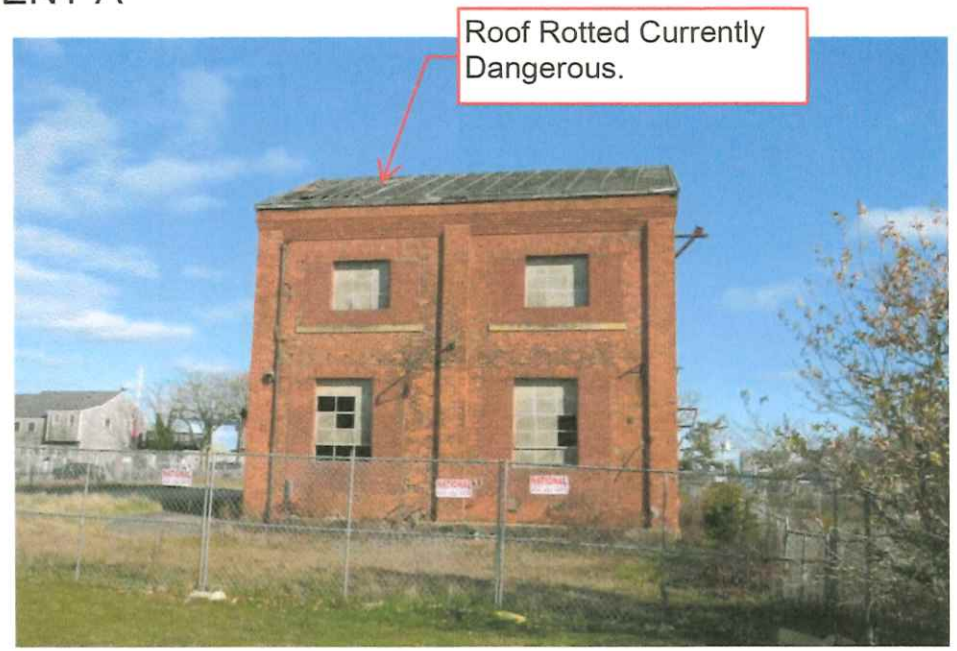

Peter M. Reynolds, P.E.
President

Attachment A: Captioned Photographs, 8 Pages
Attachment B: Nantucket HDC §124-13. Minimum maintenance of buildings and structures.

# ATTACHMENT A



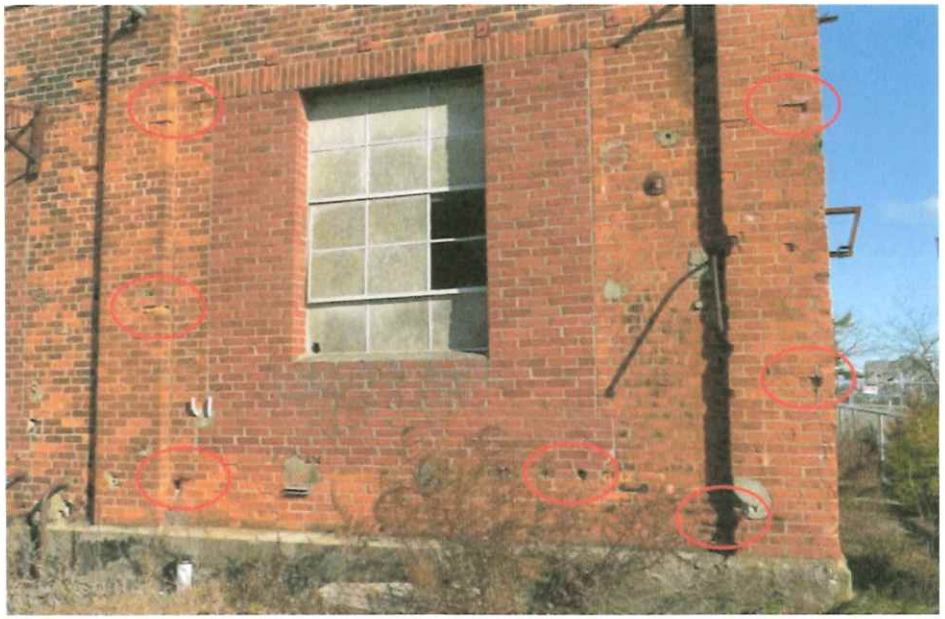
West Façade
IMG_4653




West Façade
IMG_4651




South Façade areas of brick failure
IMG_4654



West Façade
IMG_4652

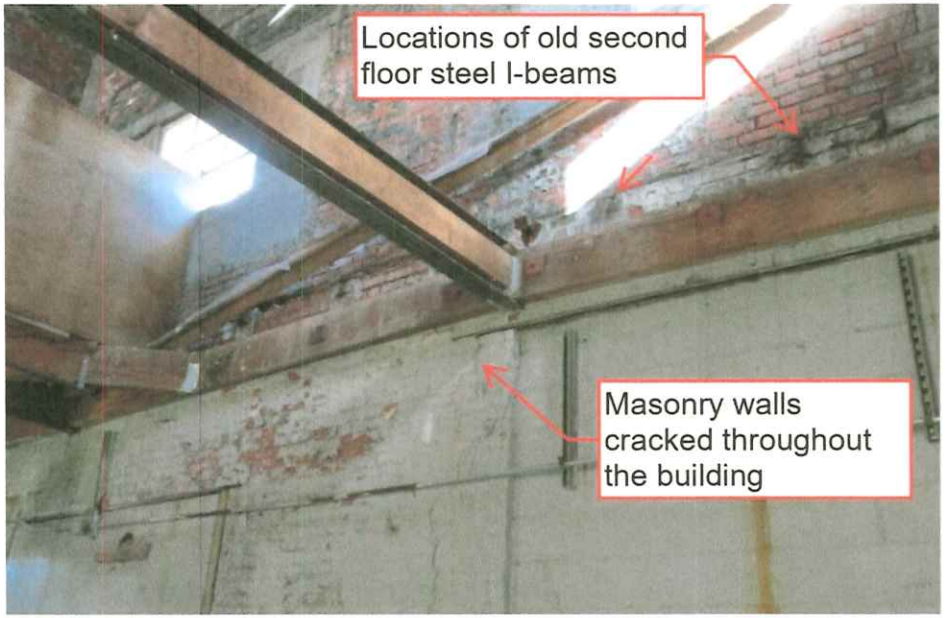



IMG_4658



South Side

IMG_4655




IMG_4659



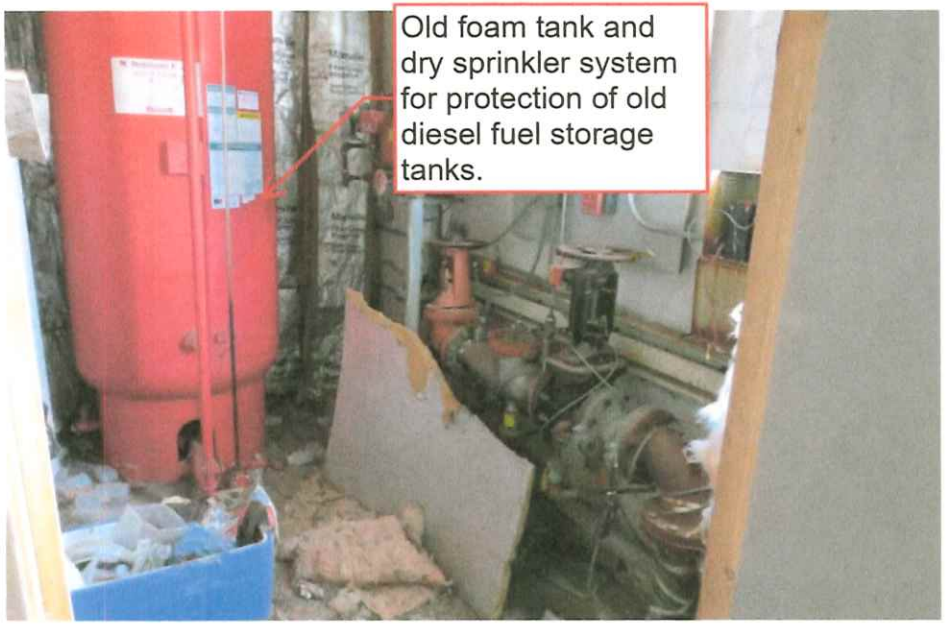
IMG_4657




IMG_4663




IMG_4660



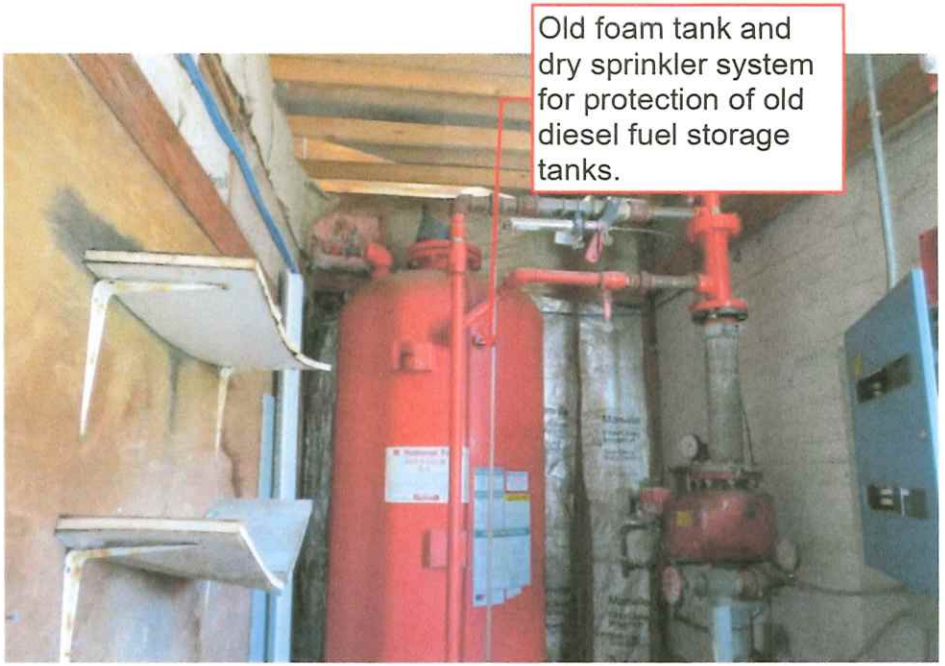

IMG_4665



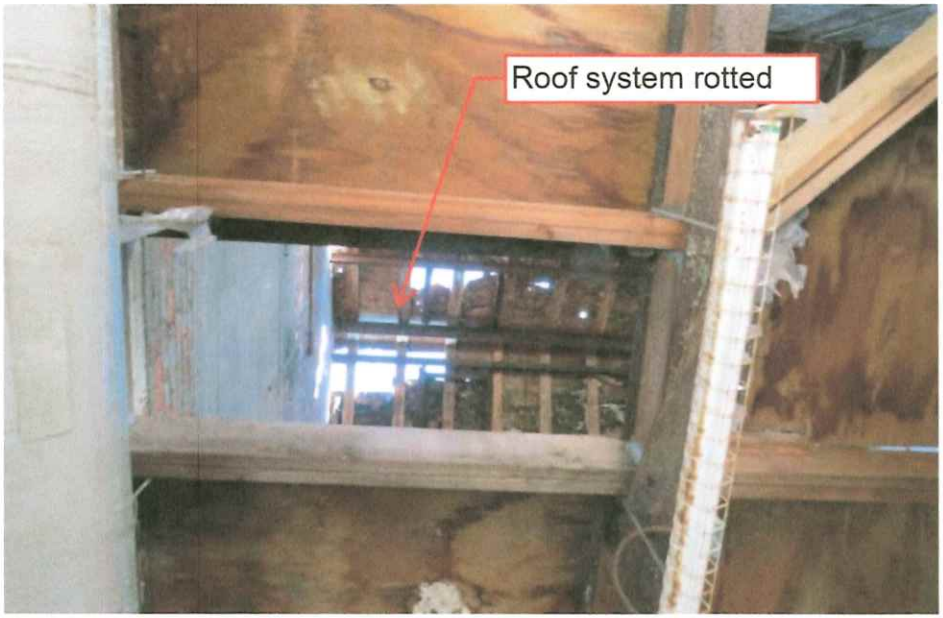

IMG_4661




IMG_4668




IMG_4666




IMG_4669




IMG_4667




IMG_4672




IMG_4670



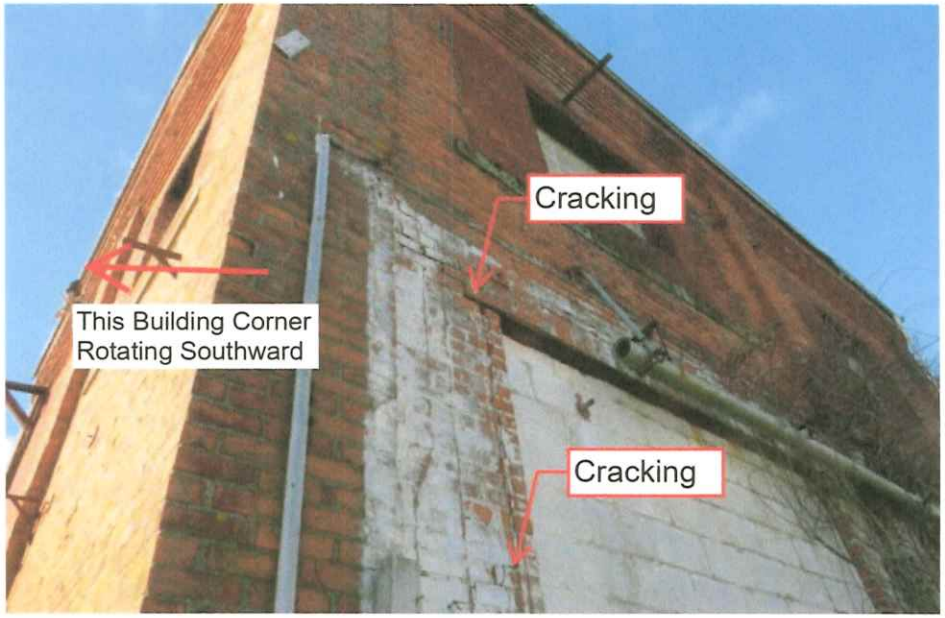

IMG_4673



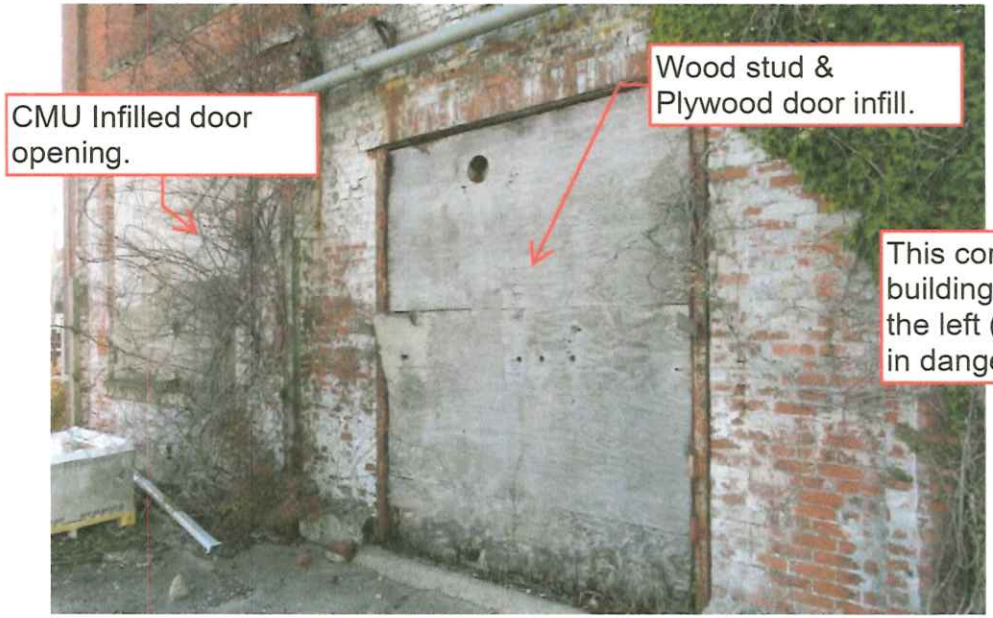

IMG_4671




East Façade
IMG_4677




East Façade
IMG_4674




East Façade
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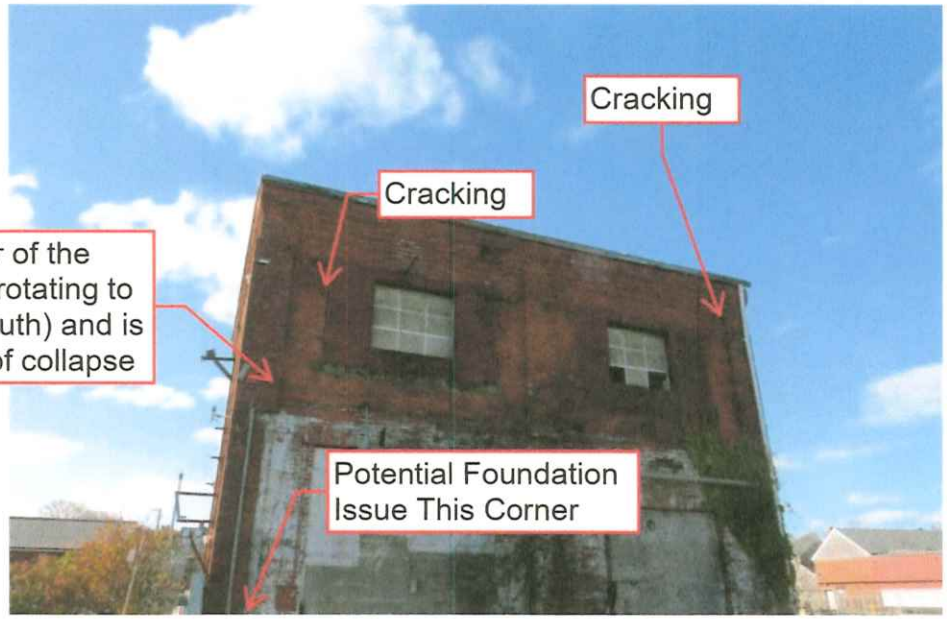
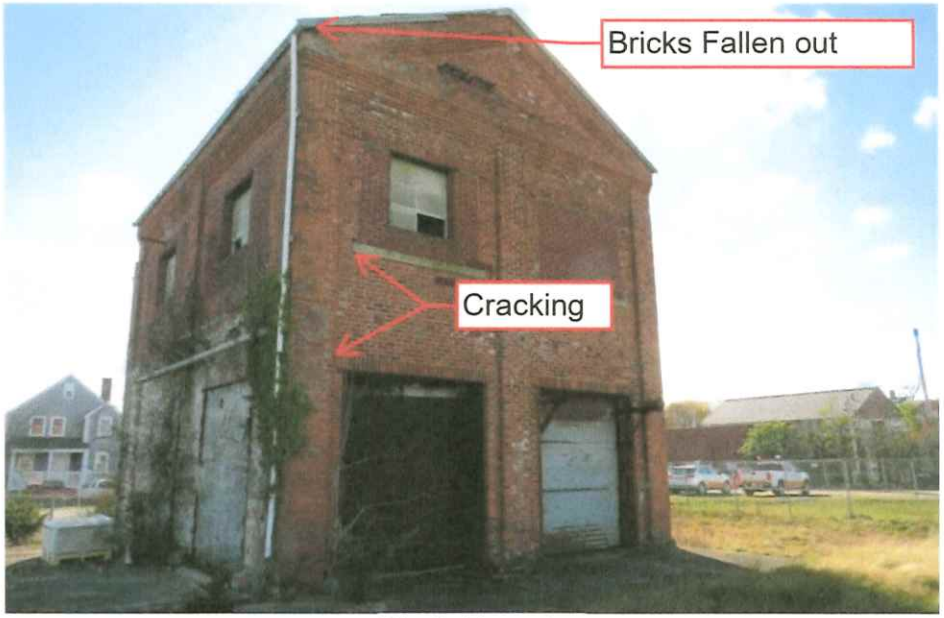


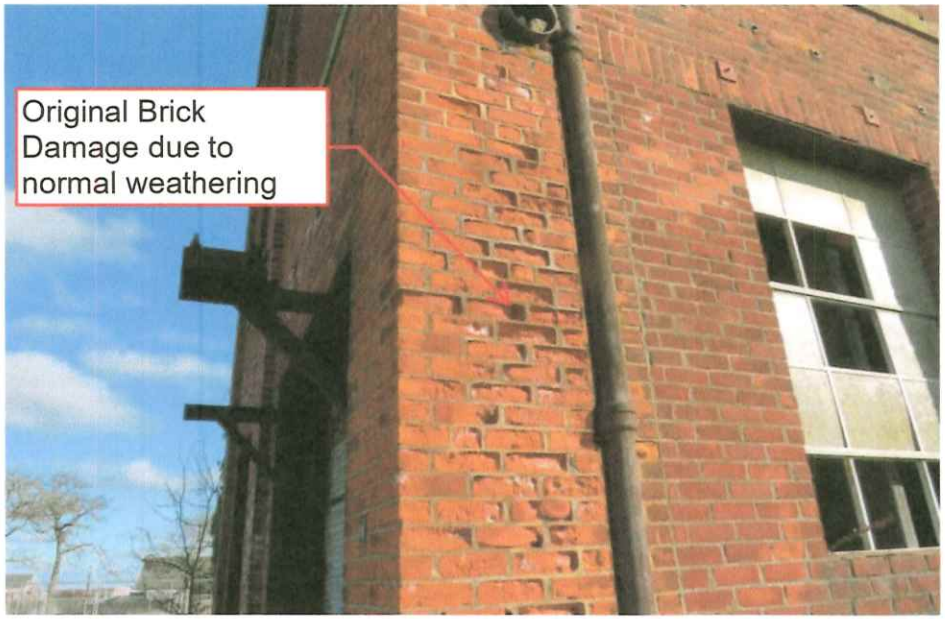

East Façade
IMG_4676




North and West Façades
IMG_4681



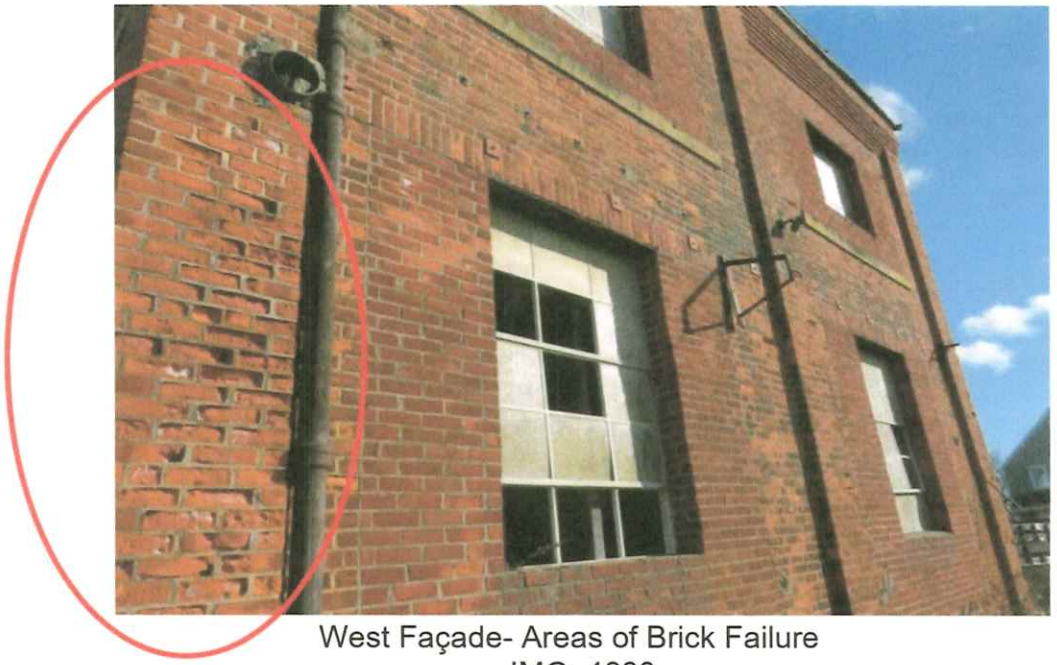

North Façade
IMG_4679




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

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.

---

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°: 56 PARCEL N°. 377

Street & Number of Proposed Work: 21 HIGH BRUSH PATH

Owner of record: HARVEY YOUNG

Mailing Address: 21 HIGH BRUSH PATH NANTUCKET, MA 02554

Contact Phone #: 508-221-3926 E-mail: _____

## AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 1995

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation 12'x6' PARTIALLY ENCLOSE SECTION OF EXISTING DECK-ADD ROOFOVER 24'x16'-DECK
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 4 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

**Roofing material:** ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

**Windows*:** ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer PLT- ANDERSEN PANEL & FIXED

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WEATHERED WOOD

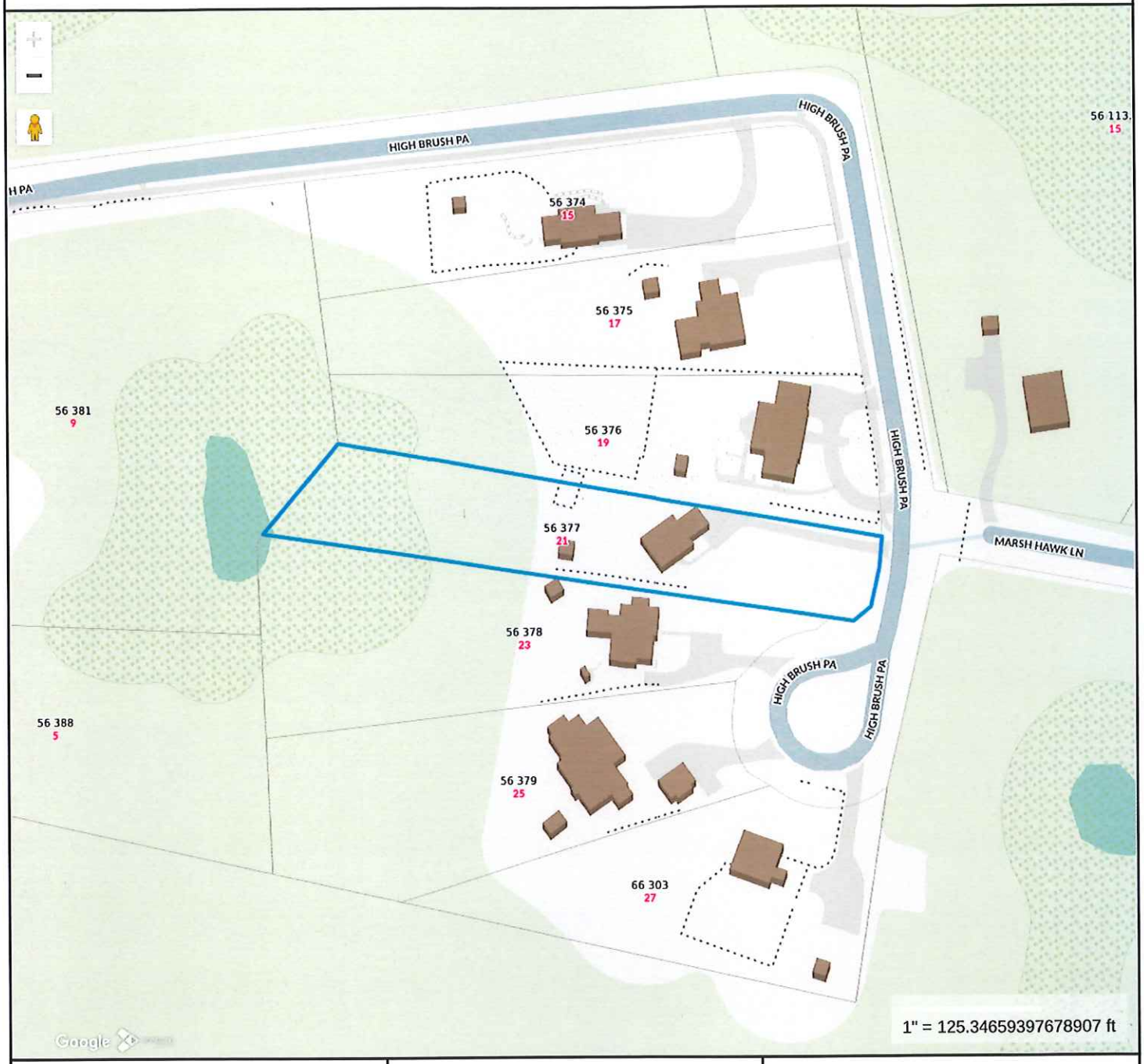
Trim NEW Sash WHITE TIME Doors _____

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 6/12/2025 Signature of owner of record _____ Signed under penalties of perjury




**Property Information**

| | |
|---|---|
| **Property ID** | 4360 |
| **Location** | 21 HIGH BRUSH PA |
| **Owner** | YOUNG HARVEY S & ELLEN K |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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By

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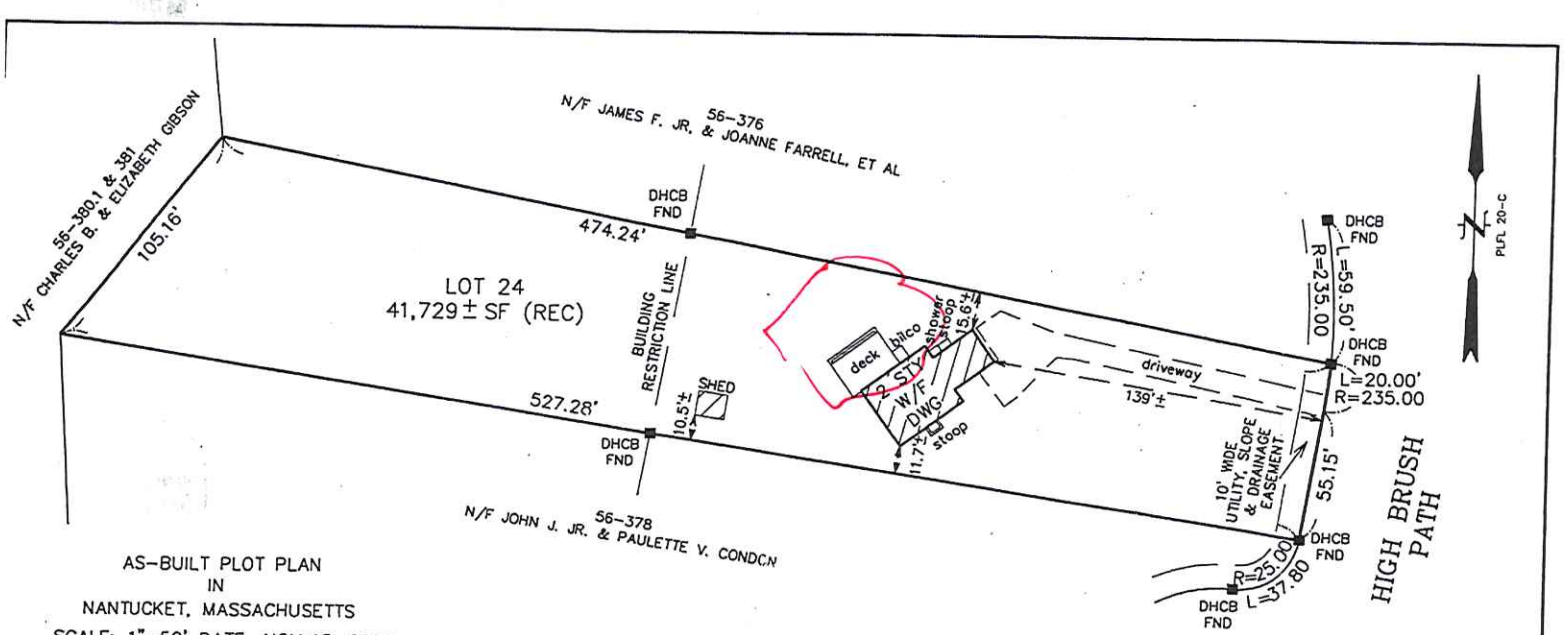
JAN 13 2025
BY




AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=50' DATE: NOV 15, 2004

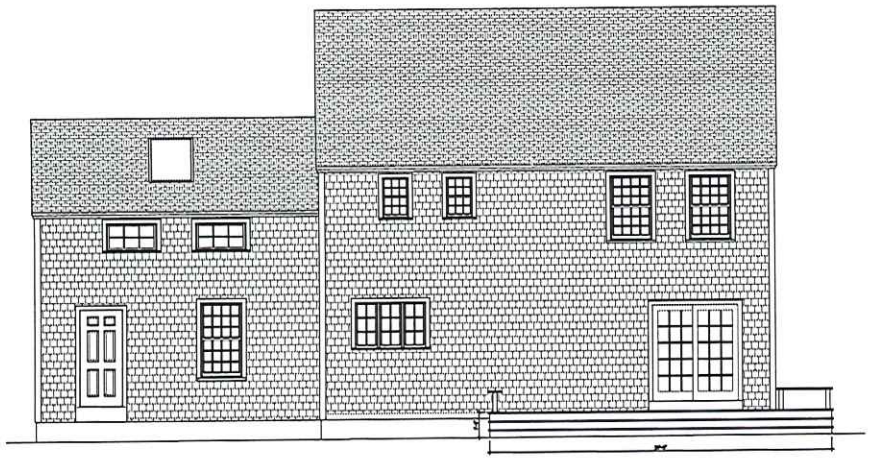
DEED REFERENCE: DBK 635, PG 291
PLAN REFERENCE: PLFL 20-C
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 377
PREPARED FOR: HARVEY S. YOUNG
and ELLEN KOUTLETSIS-YOUNG

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA 02554

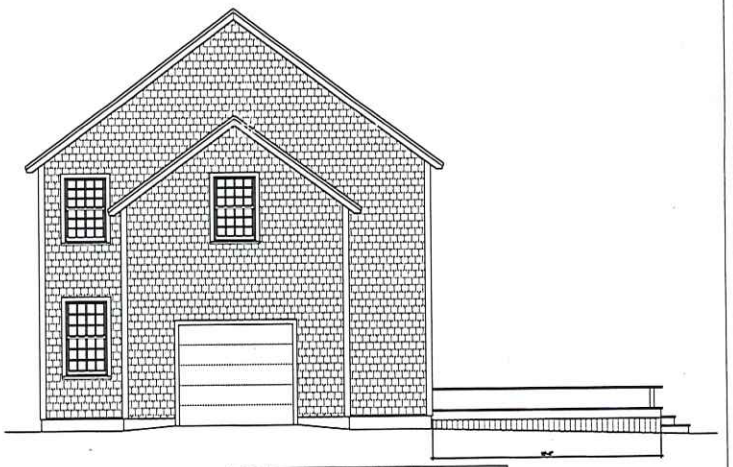
COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK
No. 37730
REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: R-2
MINIMUM LOT SIZE: 20,000 SF
MINIMUM FRONTAGE: 75 FT
FRONTYARD SETBACK: 30 FT
SIDE AND REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 3.0%± (not including 120 sf shed)

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN



4 A.1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 A.1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

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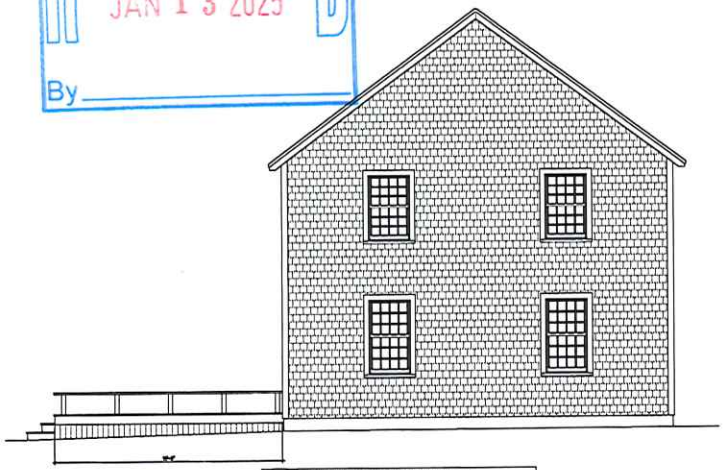
JAN 13 2025
By



2 A.1 EXISTING WEST ELEVATION
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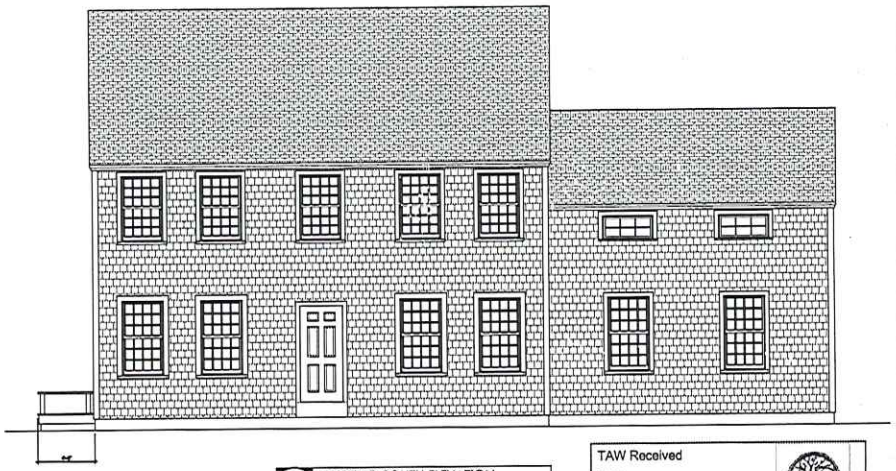


1 A.1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

TAW Received
Date: 11/27/25

21 High Bush Path

General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | | |

WINTERS

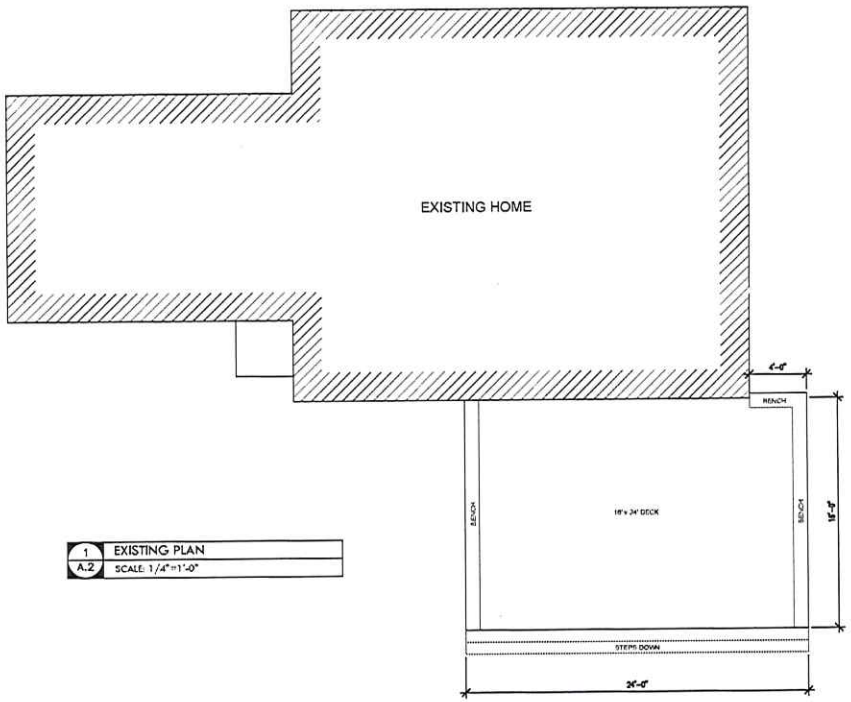
Thirty Acre Wood LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address

RESIDENCE AT
21 HIGH BUSH PATH
NANTUCKET, MA 02554

| | |
|---|---|
| Project: Existing Elevations | Sheet: A.1 |
| Date: 11/10/24 | |
| Scale: As Noted | |

21 High Bush Path




1 A.2 EXISTING PLAN
SCALE: 1/4"=1'-0"

TAW Received
Date: 11/27/25

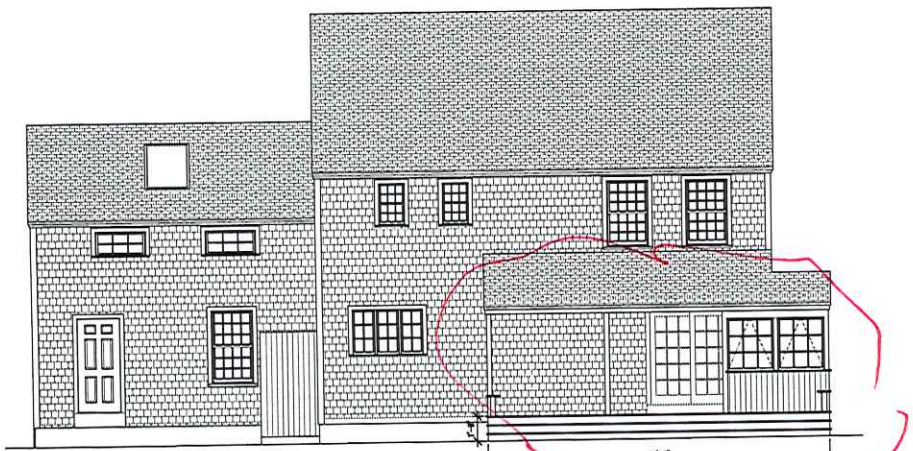
General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | | |

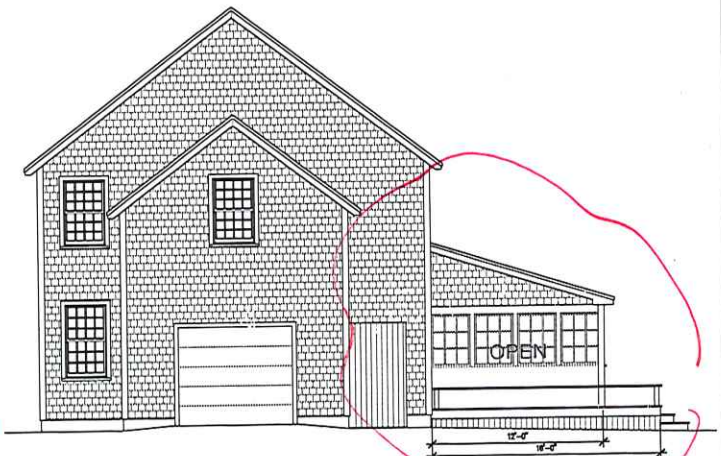
Thirty Acre Wood LLC
7 Thirty Acres Lane
Nantucket,MA 02554

Project Name and Address
RESIDENCE AT
21 HIGH BUSH PATH
NANTUCKET, MA 02554

| Project | Sheet |
|---|---|
| Existing Plan | A.2 |
| Date: 11/10/24 | |
| Scale: As Noted | |

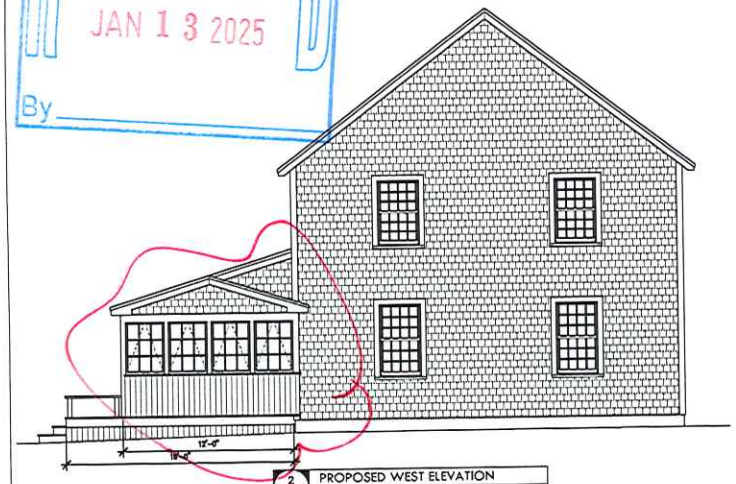


4 A.3 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

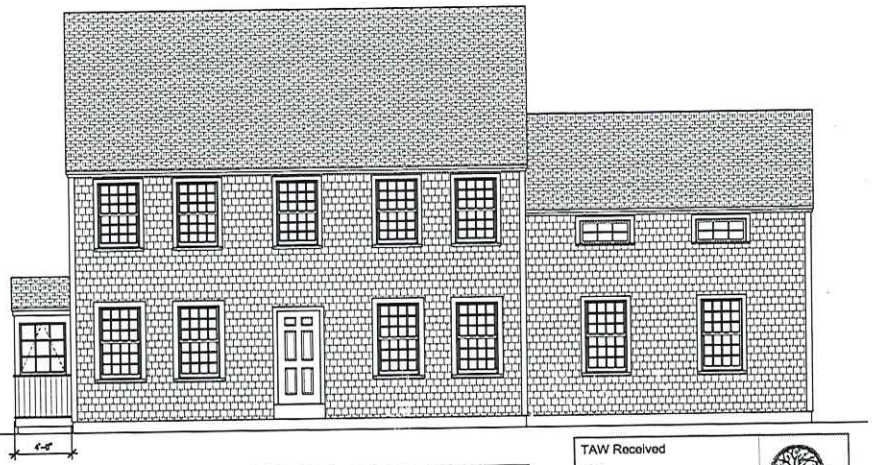



3 A.3 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED
JAN 13 2025
By



2 A.3 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



1 A.3 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

TAW Received
Date: 11/27/25

21 High Bush Path

General Notes

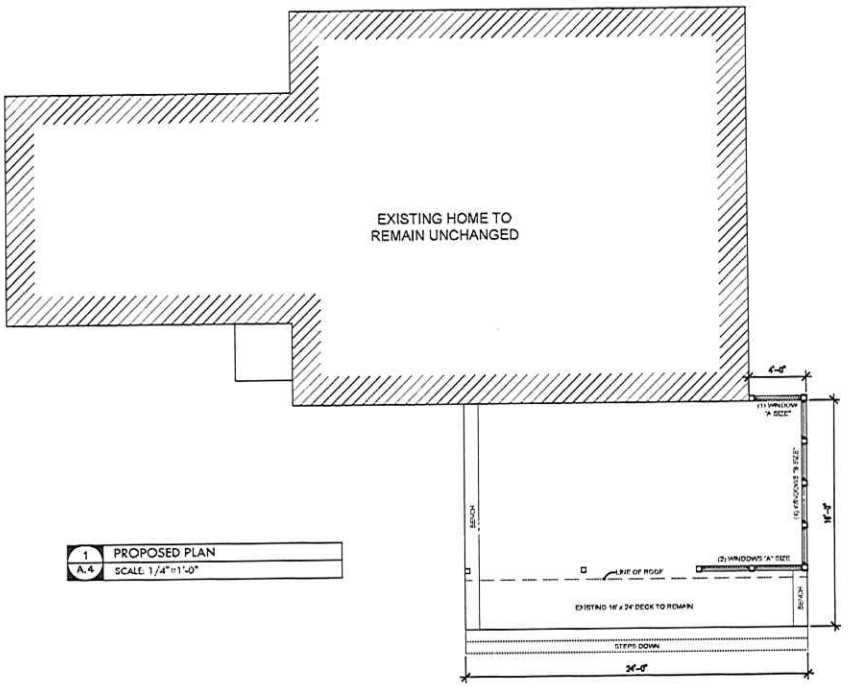
| No. | Revision/Issue | Date |
|---|---|---|
| | | |

Thirty Acre Wood LLC
7 Thirty Acres Lane
Nantucket MA 02554

Project Name and Address
RESIDENCE AT
21 HIGH BUSH PATH
NANTUCKET, MA 02554

Project: Proposed Elevations
Date: 11/10/24
Scale: As Noted
Sheet: A.3

21 High Bush Path




1 A.4 PROPOSED PLAN
SCALE: 1/4"=1'-0"

TAW Received
Date: 11/27/25

General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | | |
| | | |


Thirty Acre Wood LLC
7 Thirty Acres Lane
Nantucket, MA 02554


Project Name and Address

RESIDENCE AT
21 HIGH BUSH PATH
NANTUCKET, MA 02554

| Project | Sheet |
|---|---|
| Proposed Plan | A.4 |
| Date: 11/10/24 | |
| Scale: As Noted | |













CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 728

Street & Number of Proposed Work: 2 MAYFLOWER CIRCLE

Owner of record: 2 MAY FLOWER CIRCLE LLC

Mailing Address: 257 NORTHHAMPTON ST UNIT 104 BOSTON, MA 02118

Contact Phone #: 617-335-6237 E-mail: FRANK@STAYHER.COM

## AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

**FOR OFFICE USE ONLY**

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other CHANGE/REPLACE FRENCH DOORS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1950

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation #1 LIKE-KIND REPLACEMENT-15 LT PAIR W/5 LT FULL SIDE LIGHTS
2. South Elevation
3. West Elevation #2 - TO MATCH #1 - REPLACE 10 LT PAIR W/5 LT SIDE LIGHTS - ENLARGE R/O TO 8' FROM 7'
4. North Elevation #3 - REPLACE 15 LT PAIR - WITH NEW PAIR SMALLER BY 10 FROMS 7' TO 6' WINDOWS REMAIN 80" HT

*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 NO CHANGE Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows*:** ☐ Double 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 PR/15 LT (2 W/SIDE LTS) Side SIMPSON WOOD EXISTING

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 TIME WHITE Sash TIME WHITE Doors TIME WHITE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/12/2025 Signature of owner of record _____ Signed under penalties of perjury

## 2 MAYFLOWER CIRCLE – REPLACE 3 SETS OF FRENCH DOOR ON WEST ELEVATION REAR

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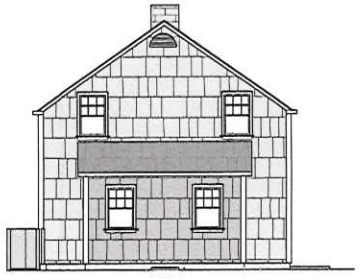
JAN 13 2025
BY





South Elevation



East Elevation



North Elevation



West Elevation

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By




Proposed West Elevation

## Door Schedule

| Key | Manufacturer/Series | Style | Material | Width | Height |
|---|---|---|---|---|---|
| 1 | Simpson Door/#7015 | Double French doors with 2 sidelites; 15-glass panes/door | Paint grade wood | 36"/door; 12"/sidelite | 80" |
| 2 | Simpson Door/#7015 | Double French doors with 2 sidelites; 15-glass panes/door | Paint grade wood | 36"/door; 12"/sidelite | 80" |
| 3 | Simpson Door/#7015 | Double French doors; 15-glass panes/door | Paint grade wood | 36"/door | 80" |

*prepared by:*

**Primary Structure Exterior Elevations**

Revision date: January 9, 2025

Main House
**2 Mayflower Circle**
Nantucket, MA

## EAST ELEVATION FRONT



## NORTH ELEVATION FROM MAYFLOWER CIRCLE

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# VIEW FROM DRIVEWAY THROUGH THE GATE

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**DOOR #1 REPLACEMENT IN KIND 6' WIDE X 80" TALL**



**BOTTOM OF DOORS ROTTED AND HAD BOARDS NAILED INTO THEM TO STABILIZE THEM**







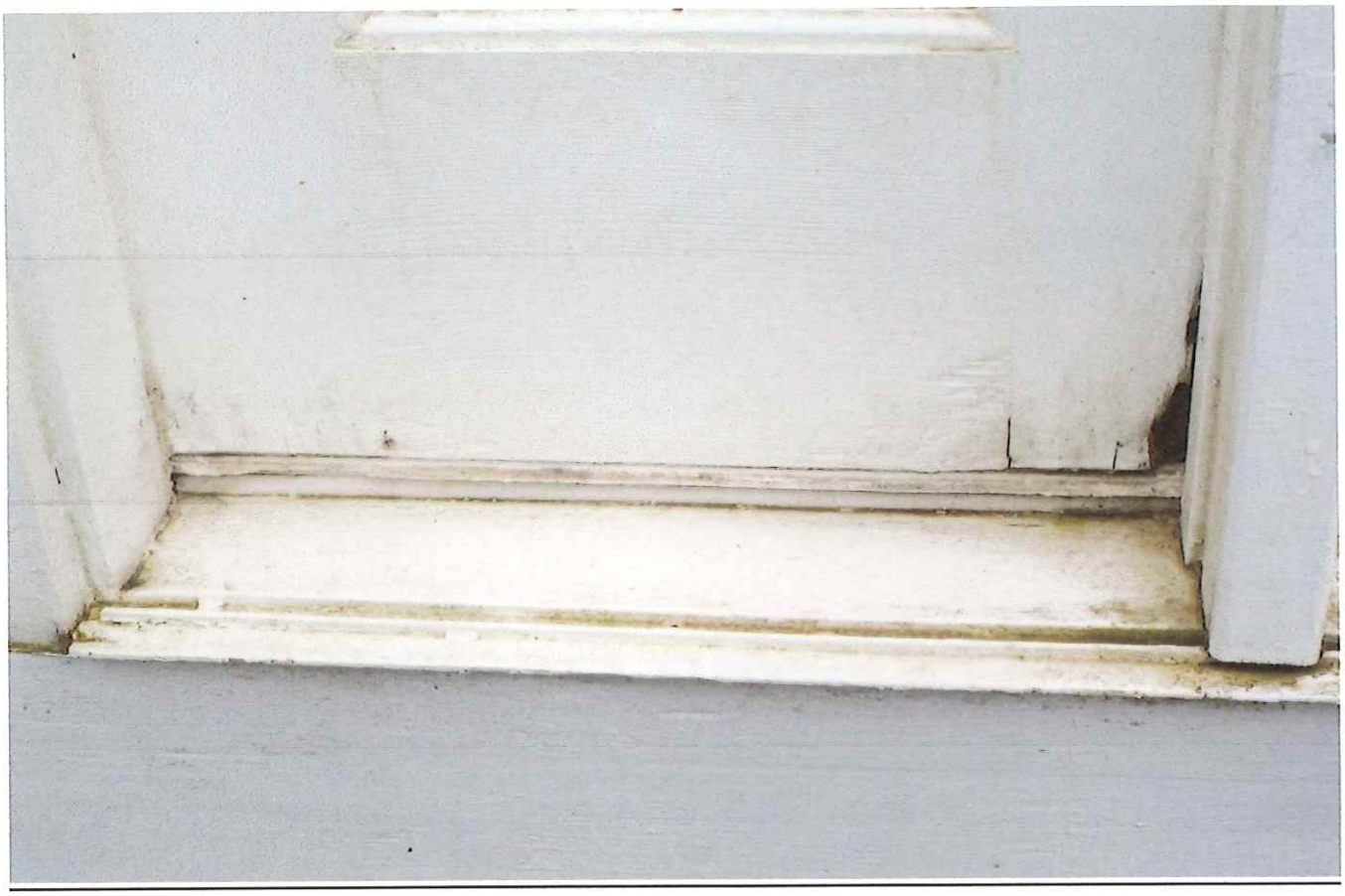


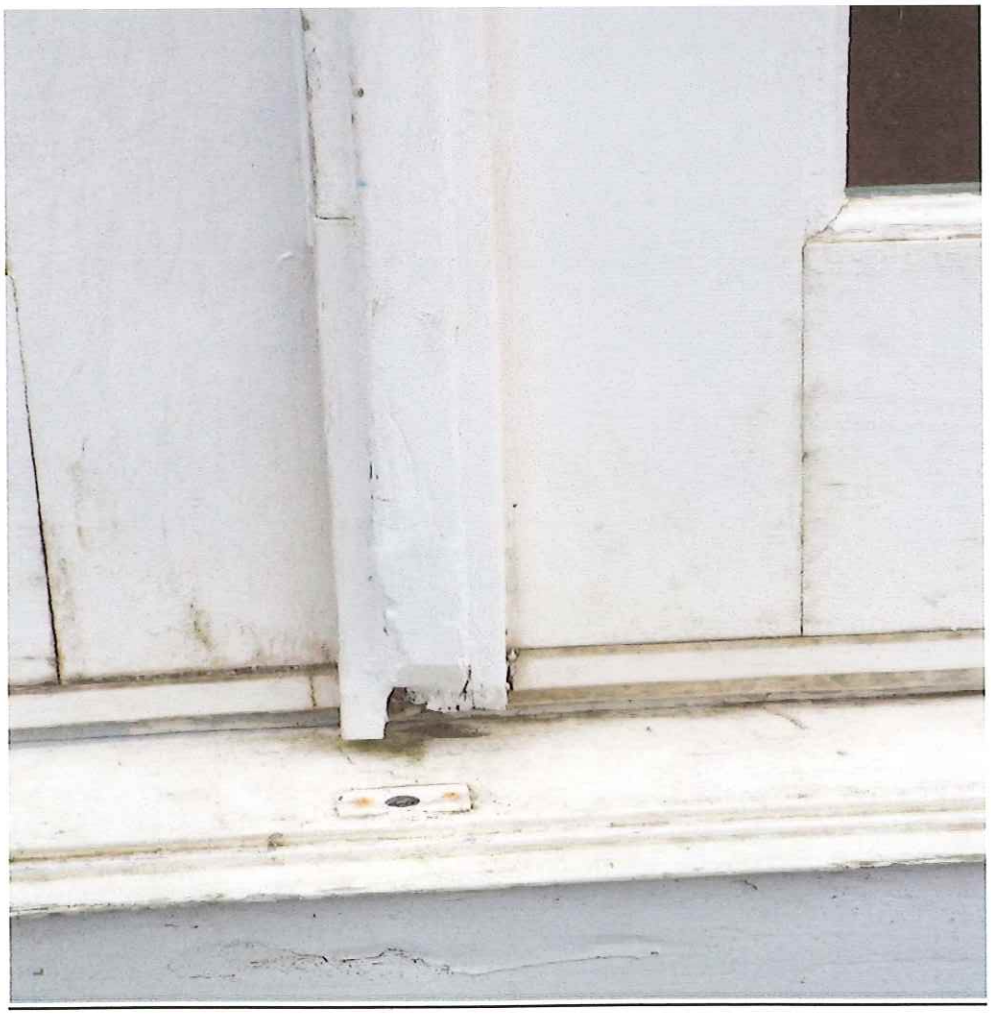


**DOOR #2 – REPLACE 10 LT PAIR WITH SIDE LIGHS WITH 15 – LIGHT PAIR WITH SIDE LIGHTS AND INCREASING WIDTH FROM 7 ' WIDE TO 8 FT WIDE X 80" TALL TO MATCH #1 DOOR SET**









**DOOR #3 – REPLACE 15 LT FRENCH DOOR PAIR-INCREASE WIDTH FROM 5' TO 6 FT X 80" TALL**





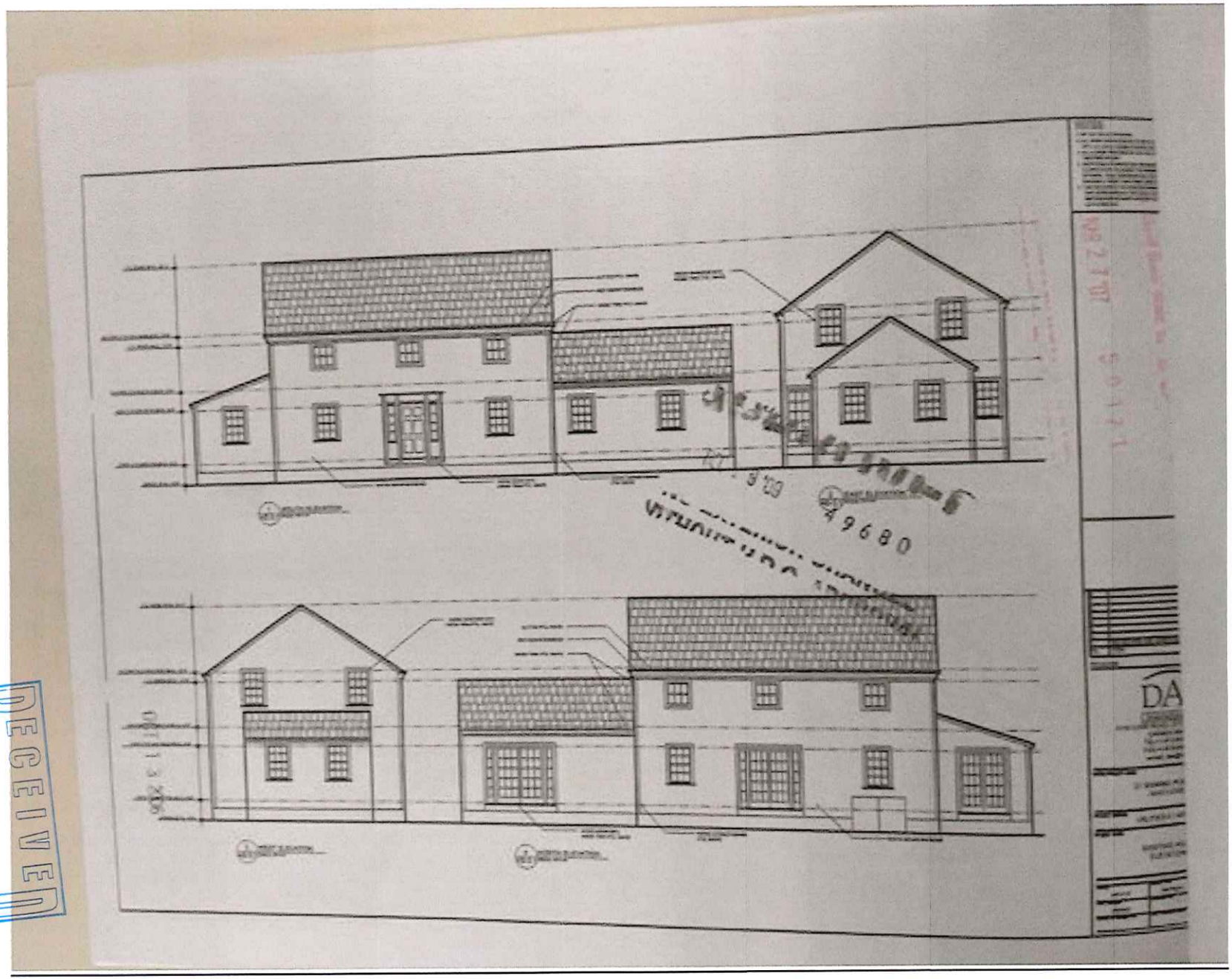








**2009 HDC APPROVAL WHEN STRUCTIRE MOVED ON – CENTER DOOR WAS TO BE CHANGED TO 15 LT WITH SIDELIGHTS**



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By

2 Dukes Rd
Demo MH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

***REQUIRED WITH ALL APPLICATIONS:***

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$100 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

***REQUIRED WHERE APPLICABLE:***

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 (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.

PL (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°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Dukes Road Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Levesque Builders Inc.

Mailing Address: 61 Old South Road #294
Nantucket, MA 02554

Contact Phone #: 508-221-0231 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: 952 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 483 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1940

Original Builder:

REVISIONS* (describe)
1. East Elevation
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 1/3/25 Signature of owner of record _____ Signed under penalties of perjury

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City, State, ZIP+4®: Nantucket MA 02554

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Street and Apt. No., or PO Box No.: 124 South Alhambra Circle
City, State, ZIP+4®: Coral Gables, FL 33146

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Street and Apt. No., or PO Box No.: PO Box 804
City, State, ZIP+4®: Nantucket MA 02554

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Street and Apt. No., or PO Box No.: 24 Dockside Lane PMB 152
City, State, ZIP+4®: Key Largo, FL 33037

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FROM: Levesque Builders Inc
61 Old South Rd #294
Nantucket MA 02554

TO: John & Rachel Rosenberg
123 Hamilton Terrace
London NW8 9QR

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Street and Apt. No., or PO Box No.: PO Box 884
City, State, ZIP+4®: Nantucket, MA 02554

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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: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust; Steven Cohen Trustee

Description of Proposal: Demolish existing dwelling

Anticipated HDC Submission Date: January 13, 2025

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 Dukes Road Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

SUBMITTED BY: Levesque Builders

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.

January 6, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.01.06 13:12:08 -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 |
|---|---|---|---|---|---|---|---|---|---|
| 41 | 57 | | RAY MARK & MICHAEL & RAY INGELA LIFE EST | | 57 VESTAL ST | NANTUCKET | MA | 02554 | 57 VESTAL ST |
| 41 | 58 | 2 | MIOL MOR LLC | | 30 CHATHAM RD # 644 | SHORT HILLS | NJ | 07078 | 61 VESTAL ST |
| 41 | 185 | 2 | OLNEY KIMBERLEY DECOSTA TR | KDO TRUST | PO BOX 804 | NANTUCKET | MA | 02554 | 55 VESTAL ST |
| 41 | 188 | | 4 DUKES REALTY LLC | | 727 SOUTH ALHAMBRA CIR | CORAL GABLES | FL | 33146 | 4 DUKES RD |
| 41 | 301 | | PANTHER HOLDINGS LLC | | 289 OENOKE RIDGE | NEW CANAAN | CT | 06840 | 21 MADAKET RD |
| 41 | 305 | | ERNST CHARLES A IV & KAREN G TRST | | 24 DOCKSIDE LN PMB 152 | KEY LARGO | FL | 33037 | 22 MADAKET RD |
| 41 | 306 | | MACDONALD HOLLY E TRST | 24 MADAKET RD NOM TRUST | PO BOX 884 | NANTUCKET | MA | 02554 | 24 MADAKET RD |
| 41 | 602 | | ROSENBERG JOHN C & RACHEL J | | 123 HAMILTON TERRACE | LONDON | | NW8 9QR | 15 HEDGEBURY LN |
| **Count:** | **8** | | | | | | | | |

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

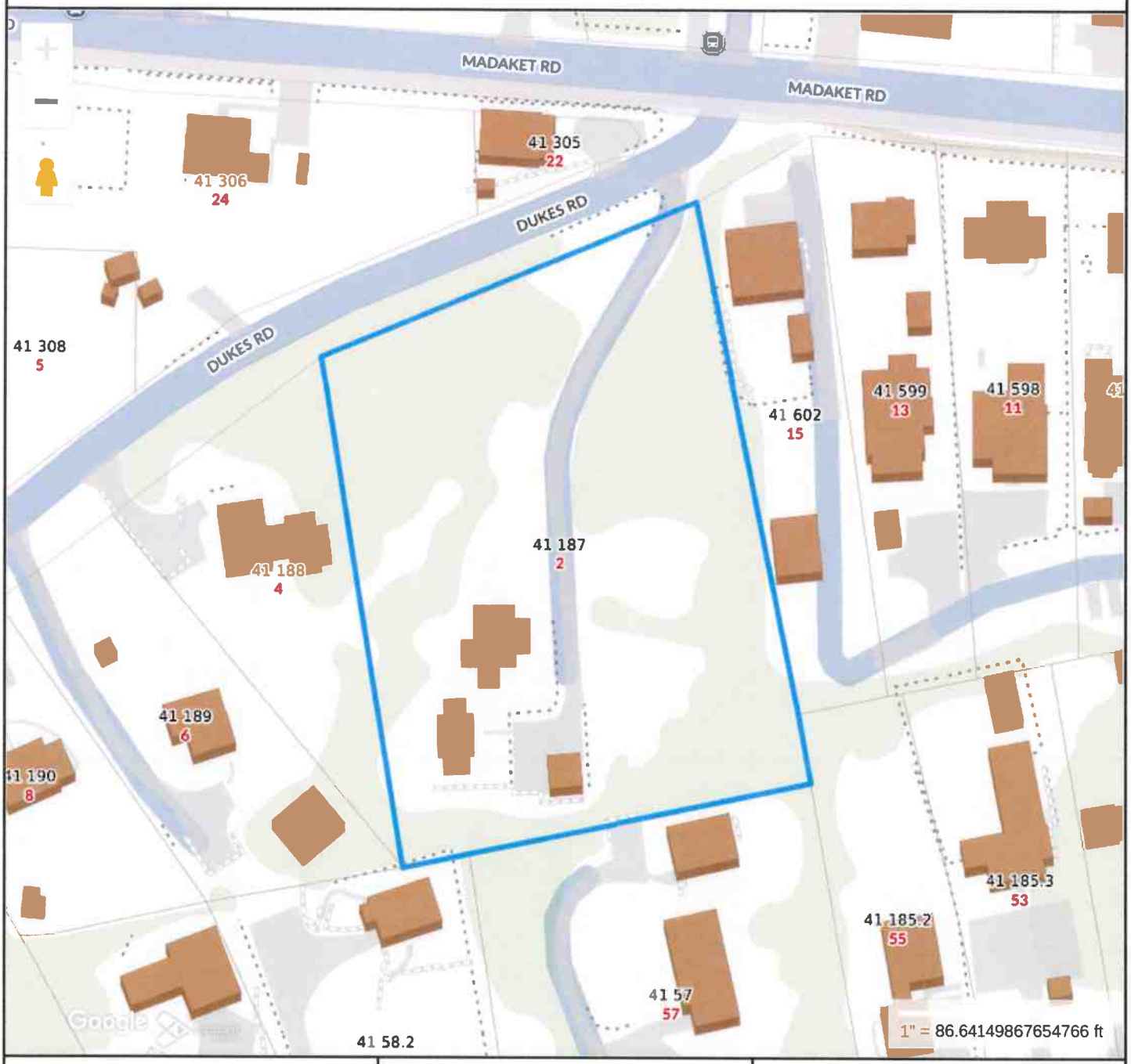
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

PANTHER HOLDINGS LLC
289 OENOKE RIDGE
NEW CANAAN, CT 06840

ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR




**Property Information**

| | |
|---|---|
| **Property ID** | 1931 |
| **Location** | 2 DUKES RD |
| **Owner** | COHEN STEVEN L TR |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

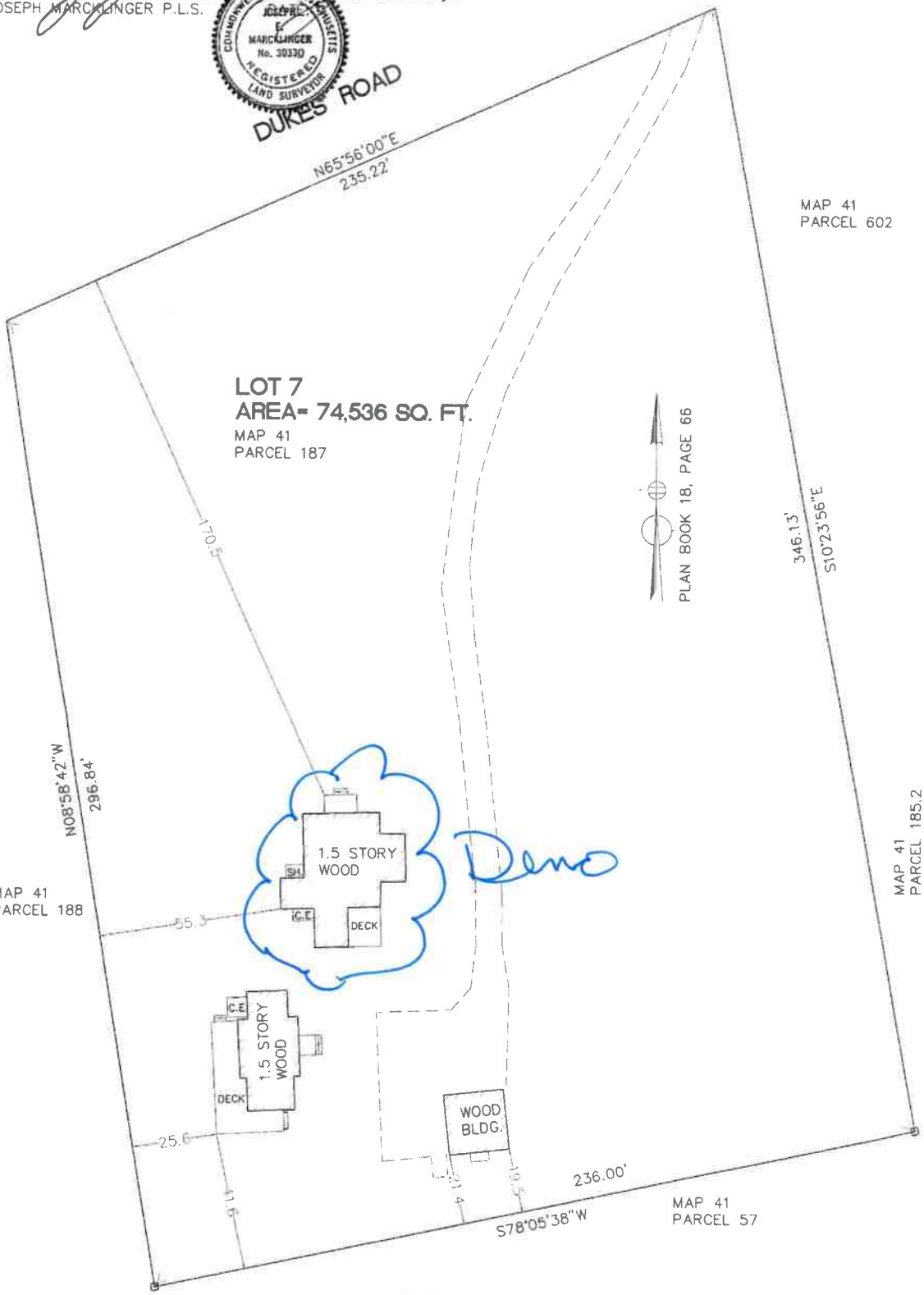
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON.

JOSEPH MARCKLINGER P.L.S. 3/14/11

COMMONWEALTH OF MASSACHUSETTS JOSEPH F. MARCKLINGER No. 39330 REGISTERED LAND SURVEYOR




ZONING CLASSIFICATION: R-2

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO 12.5%
EXISTING GROUND COVER RATIO = 2.52%

# "AS-BUILT" PLOT PLAN
## NANTUCKET, MA.

2 DUKES ROAD
(NANTUCKET COUNTY)
MAP 41, PARCEL 187

SCALE 1 IN.= 30 FT.
MARCH 7, 2011


ON-ISLAND SURVEY, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(508) 228-8031

# 2 DUKES RD

| | | | |
|---|---|---|---|
| **Location** | 2 DUKES RD | **Mblu** | 41/ / 187/ / |
| **Acct#** | 00001931 | **Owner** | COHEN STEVEN L TR |
| **Assessment** | $2,012,700 | **PID** | 1931 |
| **Building Count** | 2 | | |

### Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2025 | $1,197,300 | $815,400 | $2,012,700 |

### Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | COHEN STEVEN L TR | **Sale Price** | $5,501,000 |
| **Co-Owner** | DUKES ROAD TRUST | **Certificate** | |
| **Address** | PO BOX 786<br>NANTUCKET, MA 02554 | **Book & Page** | 1956/341 |
| | | **Sale Date** | 11/02/2023 |
| | | **Instrument** | 1O |

### Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| COHEN STEVEN L TR | $5,501,000 | | 1956/341 | 1O | 11/02/2023 |
| ODDLEIFSON JANNA M & ERIC TRS | $0 | | 0604/206 | 99 | 12/21/1998 |
| ODDLEIFSON JANNA MARTIN | $0 | | 0600/211 | 99 | 11/24/1998 |
| ODDLEIFSON ERIC & JANNA MARTIN | $0 | | 0142/263 | | 07/01/1973 |

### Building Information

#### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1940 |
| **Living Area:** | 1,435 |
| **Replacement Cost:** | $825,499 |
| **Building Percent Good:** | 84 |
| **Replacement Cost Less Depreciation:** | $693,400 |

| Building Attributes |
|---|

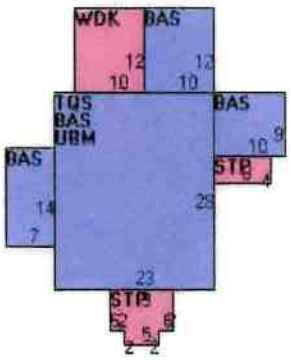
| Field | Description |
|---|---|
| Style: | Colonial |
| Model | Residential |
| Grade: | Avg to Good |
| Stories: | 1.75 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Salt Box |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Gas |
| Heat Type: | Forced Air-Duc |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | Modern |
| Num Kitchens | 01 |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |
| Usrfld 706 | |

### Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0036\2%20dukes

### Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1931_22

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 952 | 952 |
| TQS | Three Quarter Story | 644 | 483 |
| STP | Stoop | 96 | 0 |
| UBM | Basement, Unfinished | 644 | 0 |
| WDK | Deck, Wood | 120 | 0 |
| | | 2,456 | 1,435 |

## Building 2 : Section 1

**Year Built:** 1996
**Living Area:** 831
**Replacement Cost:** $550,625
**Building Percent Good:** 87
**Replacement Cost Less Depreciation:** $479,000

| Building Attributes : Bldg 2 of 2 | |
|---|---|
| Field | Description |

2 Dukes Road 1957



Town images

# Madaket Road at the intersection of Dukes Road. Flight scal...

AP1957-9

1957



**Creator**

- Eastern Aerial Surveys, Boston (browse 29 records)

**Repository**

Nantucket Historical Association

**Preferred citation**

Courtesy of the Nantucket Historical Association

**Scope and content**

Madaket Road at the intersection of Dukes Road. Flight scale 1 : 3600.

**Hierarchy**

[Collection] Town images

↳ [Item AP1957-9] [notitle], 1957

**Acquisitions information**

Town

Scans gift of the Town of Nantucket in March 2006

**Subject - name**

- Madaket Road (browse 78 records)
- Dukes Road (browse 19 records)

**Subject - topical**

- Aerial views, 1957 (browse 30 records)


NO
TRESPASSING





# **Schustik:** Shantyman returns for music series

*(Continued from page 5B)*

Series is scheduled for Thursdays through Sept. 7. Each week, a different island band will showcase their own selection of shanties and folk songs. The last night will be a performance by Schustik himself and his collection of Nantucket songs and stories, which he has been gathering throughout his career.

He is partial to a story about Ichabod Paddock, a folk tale he often tells. Paddock was brought to Nantucket by the Quakers to teach them how to kill whales, and Schustik's favorite legend about the whale hunter involves a love story.

"He falls in love with a witch that lives inside a whale, and the whale is Crookjaw, who lives out of Nantucket Sound," he said.

The whale is enchanted so that Paddock cannot kill it, and every harpoon he casts glances off. Paddock's wife begins to realize that her husband is out long hours, but doesn't seem to be killing any whales. She creates a harpoon made of silver and instructs Paddock to strike Crookjaw with the silver harpoon. What the hunter doesn't know is that the silver will break the enchantment.

"He's out there, and he has to go after Crookjaw, but he figures that they're close enough friends, the whale's going to understand that (the harpoon) is going to glance off. He casts it. It doesn't glance off, it goes through the heart," Schustik said, choking up. "For me, it's an allegory of life. He kills what he loves the most, but he doesn't know."

He tells this story and sets it to instrumentals, following the emotional ups and downs, creating the "narrative." He has other performances that involve songs with lyrics, filled with allusions to the island, stories of mills and fog, northeast winds and far-off shores. One of his original songs, called "Going Home," is written about Nantucket.

"For home's a place I'm going to/or often coming from/where friends still greet you in the street/and know that you've been gone," the song goes.

"I was walking up the street (the other day), and thinking everything has so changed. And I heard this voice literally saying, 'welcome home, Bill'."

While Schustik didn't grow up on Nantucket, he said that it holds a special place in his heart, helping him to hone his craft and giving him opportunities he wouldn't have found elsewhere. And, coming to the island for over six decades, he has seen it change with the tides.

"I just had my first drive around places that I remember as open moors and forest and now is intense urbanization scattered throughout. I'm still getting over it, I really am," he said.

Another song Schustik loves to sing is Allen Bell's "Windmills," which is one of the troubadour's Nantucket favorites. He will be performing it on Sept. 7, guitar in hand and crooning vocals.

"Around and around and around/go the big sails turning the shaft/and the great wooden wheels/creaking and groaning/the millstones kept turning/grinding to flour/the great corn of the fields," the song goes.

"It goes on about these ships of land, and their sails. That, to me, is high mass. Singing that song with the double bass and violin and people just singing. It's a religious experience," he said.

Though he doesn't plan to retire any time soon, the "realities" have been catching up to him, Schustik said. He has a hard time playing steel-string guitars, which brought him back to the classical guitar he started singing with, all those years ago at the Jared Coffin House.

Thankfully for Schustik, this career was never built on guitar chords. It was built on love.

"I've had a very lucky life. I'm not rich or anything, but, boy, the people I've met, the people I've touched and that have touched me. It's a two-way street, as a troubadour to an audience. It all becomes larger than the song, because of the energy of the audience and the spirit that comes out of that. It's metaphysical," he said. "In a way, I'll do it until I can't. You can't retire from something you love. Otherwise you die."

# **Skyward:** New telescope creating 3D models

*(Continued from page 5B)*

ly smaller than the 21-foot diameter mirror of NASA's James Webb telescope. While Euclid is smaller, its strength is the very large field of view of its cameras, one in the visible and one in the infrared.

In a single shot, the telescope will observe a patch of sky approximately equal to the size of two full moons

of dark matter and dark energy.

Together, dark matter and dark energy make up about 95 percent of the mass and energy in our universe. Yet we do not know what they are.

One of the major goals of the Euclid mission is to use weak gravitational lensing to better understand the distribution of dark matter in the

tant galaxy, creating multiple images of that distant galaxy or stretching its light out into a dramatic arc. This effect is dubbed strong gravitational lensing.

The same principle applies on a smaller scale, either when the foreground mass is smaller or farther away, in projection, from the background galaxy. Instead of creating a large arc or multi-

ent to the shape of the galaxy itself, is a challenge.

With a large enough sample of background galaxies, however, one can use statistics to measure the weak lensing signal across a large field of view. This is what makes weak lensing such a powerful technique. It enables the study and mapping of matter on the largest, cosmological scales.

The Inquirer and Mirror
Essential Nantucket Since 1821

**NOTICE OF PUBLIC MEETING**

In accordance with MGL Chapter 131, Section 40, and pursuant to Regulation 310CMR10.05, et seq., and with Nantucket By-Law Chapter 136, Section 3D, the Nantucket Conservation Commission will hold a public meeting hearing on Thursday August 17, 2023 at 5:00 PM to consider the Request for Determination of Applicability filed by Leslie E. Bains to determine whether proposed work is subject to the Wetlands Protection Act or Nantucket Wetlands Bylaw at 16 Tautemo Way; Map: 83 Parcel: 14. The meeting will be held via remote participation via Zoom and YouTube. Information on viewing the meeting can be found at https://www.nantucket-ma.gov/138/Boards-Commissions-Committees.

G70 NANTUCKET CONSERVATION COMMISSION

**INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION**

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), a cottage and house located at 2 Dukes Rd. are being made available to any interested party subject to the ability to move the structure within 60 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to **Larry Maury 54 Old South Rd., Nantucket 02554** or by email at larrymaury@gmail.com with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

G71

**NANTUCKET MEMORIAL AIRPORT REQUEST FOR PROPOSALS FOR AIRPORT EMPLOYEE HOUSING VIA MODULAR CONSTRUCTION**

The Nantucket Memorial Airport invites sealed price and non-price proposals from qualified Respondents for a new Single story, Type V construction, dormitory structure with attached apartment encompassing 3,500 square feet of finished space over a full, partially finished, foundation. The dormitory component will include eight sleeping rooms with ensuite baths and a common living, kitchen, dining, laundry, and utility spaces. Proposals can be obtained online at www.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

Jessie Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist

Billy Saad
Land Use Specialist

HDC Liaison
Molly Buchan
Preservation Planner

## Waiver of the HDC 10 Day Hearing Requirement

I Patrick Levesque

AS AGENT FOR Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

**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

1/13/25

Date

| | | | |
|---|---|---|---|
| | - Regardless of the sequence or other considerations, it was emphasized that HDC approval doesn't necessarily mean having full information about zoning requirements.<br>- Pointed out that zoning matters are not within the HDC's purview, and lack of discussion on zoning doesn't imply approval.<br>- Emphasized that, even if the HDC approves something, it must still conform to the Town's bylaws and codes.<br>- Noted that the relevance of setbacks (25 or 50 feet) is limited to zoning considerations, and any non-compliance would be addressed during the zoning enforcement officer's review, specifically mentioning Marcus Silverstein as the officer in charge of zoning reviews. | | |
| **Motion:** | **Motion to view and install stakes to delineate the pool and above-grade hardscape elements. (Welch) (1:22:47)** | | |
| Roll-Call Vote: | Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) | Certificate # | HDC2023 – (as noted) |

7. NIR Retail LLC | 4 Harbor Sq. | Structure rev 03-8063 | 42.2.4/1 | WAPD

**Concerns:** **Application not opened.**
**Motion:** **No action.**

8. Lisa Morse | 199 Madaket Rd. | Deck stairs | 59/58.1 | NAG

| | | | |
|---|---|---|---|
| Voting: | Pohl, Welch, Coombs, Oliver, Patten | | |
| Alternates: | Paul | | |
| Recused: | - | | |
| Documentation: | Architectural elevation plans, site plan, photos, correspondence, advisory comments. | | |
| Representing: | Stephen Theroux, Nantucket Architecture Group | | |
| Staff Comments: | **Backus**<br>- Noted that the structure is a non-contributing one from circa 1985.<br>- Mentioned that the existing location for the external stair was preferable as it wasn't visible, but the new location will make the stairs visible.<br>- Described the contemporary building as having a characteristic Gable forward onto an e-forward main block.<br>- Pointed out that the design standards for this building are very customized compared to typical standards.<br>- Recommended, if the stair can't remain in its current location, that it be screened in some way. | | |
| Public Comments: | None | | |
| Concerns/Questions/ Comments: | **Welch**<br>- No concerns.<br>**Oliver**<br>- No concerns.<br>**Patten**<br>- No concerns.<br>**Coombs**<br>- No concerns. | | |
| **Motion:** | **Motion to approve as submitted with screening. (Oliver) (1:41:02)** | | |
| Roll-Call Vote: | Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten (Aye) | Certificate # | HDC2023 – (as noted) |

9. Whitney A Gifford, Trust | 32 Pocomo Rd | Gate & fence | 14/77 | Emeritus LTD

**Concerns:** **Application not opened.**
**Motion:** **No action. (1:41:37)**

10. Jana Oddleifson | 2 Dukes Rd | Move off /demo dwelling | 41/187 | LFW

| | |
|---|---|
| Voting: | Pohl, Welch, Coombs, Patten, Paul |
| Alternates: | - |
| Recused: | Oliver |
| Documentation: | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |
| Representing: | **Linda Williams/ Spencer Cordsten McCombe** |
| Staff Comments: | **Backus**<br>- Shared the discovery of a 1935 aerial photo, indicating the main dwelling's presence at that time. |

| | |
|---|---|
| | - Clarified that the photo in discussion was from 1957, while the 1935 aerial photo was available and could be circulated among the commission.<br>- Based on the information from NHL, suggested that the structure is at least a 1935 Colonial Revival.<br>- Advocated for the structure to be considered for a move only, emphasizing its age and potential for reuse on-site or relocation, rather than demolition. |
| Public Comments: | None |
| Concerns/Questions/ Comments: | **Coombs**<br>- Agreed with Backus' comments and recommendation.<br>**Welch**<br>- Concurred. |
| **Motion:** | **Motion to approve as a move-off. (Coombs) (1:46:02)** |
| Roll-Call Vote: | Carried 5-0 // Pohl, Welch, Coombs, Patten, Paul (Aye) \| Certificate # HDC2023 – (as noted) |

11. Jana Oddleifson | 2 Dukes Rd | Move off/demo cottage | 41/187 | LFW

| | |
|---|---|
| Voting: | Pohl, Welch, Coombs, Patten, Paul |
| Alternates: | - |
| Recused: | Oliver |
| Documentation: | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |
| Representing: | **Linda Williams/ Spencer Cordsten McCombe** |
| Staff Comments: | **Backus**<br>- Noted that the characteristics of the contemporary structure were designed in harmony with the main structure, indicating a clear connection between the two.<br>- Expressed satisfaction in hearing that both structures might be moved together to a similar location.<br>- Confirmed that the contemporary structure is non-contributing and was built in 1996. |
| Public Comments: | - |
| Concerns/Questions/ Comments: | **Paul**<br>- No concerns.<br>**Patten**<br>- No concerns.<br>**Welch**<br>- No concerns.<br>**Coombs**<br>- No concerns. |
| **Motion:** | **Motion to approve as submitted. (Coombs) (1:47:42)** |
| Roll-Call Vote: | Carried 5-0 // Pohl, Welch, Coombs, Patten, Paul (Aye) \| Certificate # HDC2023 – (as noted) |

12. NHA | 99 Main St | Fence | 42.3.3/110 | LFW

| | |
|---|---|
| Voting: | Pohl, Welch, Camp, Coombs, Oliver |
| Alternates: | Patten, Paul |
| Recused: | - |
| Documentation: | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |
| Representing: | **Linda Williams/ Spencer Cordsten McCombe** |
| Staff Comments: | **Backus**<br>- Highlighted the historical significance of 99 Main Street, built circa 1799 by Valentine Swain and later enlarged and remodeled by Thomas Macy in 1832.<br>- Clarified that the proposed work is for repair, replacement, and like-kind reconstruction, with the exception of support provided by Sona tubes and concrete.<br>- Mentioned that assistance from Ben Moore would be acquired to mill and build the fence, and Russell Harms would set down the posts with J bolts, following the proposed plan.<br>- Emphasized the importance of reconstructing the fence in its exact location, using the same existing brick and granite mix.<br>- Stressed that no work outside the property line, within the public way or sidewalk, should be conducted.<br>- Expressing appreciation for the restoration efforts, noting the historical photographs of the fence that exist and the positive impact of seeing it being restored. |
| Public Comments: | **Edwin Rudd, Nantucket Historical Association**<br>- Stated the plan is to rebuild the fence exactly as it was.<br>- The proposed modification is to add a granite block underneath the main posts to prevent rotting.<br>- Additionally, Sona tubes will be placed underneath the granite, and a J Bolt will run through the granite into the fence for added stability. |