1. RATIFIED ITEMS 2/4/2025

   Documents:

   51 W MIACOMET RD REV SHED.PDF
   6A MARBLE WAY LOT 5 GARAGE.PDF

2. NEW BUSINESS 1/7/2025 VIEW

   Documents:

   27 WILLARD STREET - NEW DWELLING.PDF
   27 WILLIARD NEW DWELLING VIEW.PDF

3. OLD BUSINESS 2/11/2025

   Documents:

   OB 3 POPS LN MH.PDF
   3 POPS LN. POOL TRACKING.PDF
   3 POPS LN. GARAGE TRACKING.PDF
   3 POPS LN. GUEST HOUSE TRACKING.PDF
   OB 4 E LINCOLN AVE.PDF
   OB 2 L STREET NEW DWELLING.PDF
   OB 2 L STREET GARAGE.PDF
   OB 6B MARBLE WAY LOT 5 DUPLEX.PDF
   OB 3 MANATOOK MOVE DEMO.PDF
   3 CORNWALL STREET SHED MOVE ON.PDF
   OB 6 HAMPSHIRE ROAD ROOFWALK.PDF
   OB 65-67 OLD SOUTH RD REV TO NEW BUILDING.PDF
   OB 60-62 OLD SOUTH RD NEW GYM BLDG REVISED.PDF
   OB 16 WALSH NEW DWELLING.PDF
   OB 41 ORANGE ST DORMERS.PDF
   OB 75 POCOMO RD GH REVISIONS.PDF
   OB 36 TENNESSEE AVE NEW DWELLING.PDF
   OB 21 PLEASANT ST HARDSCAPE.PDF
   OB 63 HINSDALE NEW DUPLEX.PDF
   OB 43 SHERBURNE COMMONS OIH NURSING HOME.PDF
   OB 43 SHERBURNE COMMONS SHERBURNE STAFF HOUSING RESUBMISSION.PDF
   43 SHERBURNE COMMONS HARDSCAPE HOLD TO TRACK.PDF
   1 43 SHERBURNE COMMONS HARDSCAPE PLAN SET.PDF
   1 43 SHERBURNE COMMONS HARDSCAPE.PDF

4. NEW BUSINESS 1/21/2025 VIEW

   Documents:

   137 OLD SOUTH RD SOLAR.PDF

5. NEW BUSINESS 1/7/2025

   Documents:

   23 OCEAN AVE ADDITION.PDF
   23 OCEAN AVE VIA SARAH ALGER.PDF

23 OCEAN LETTER.PDF
47 CENTER DEMO ROOF WALK.PDF
47 CENTER CHANGE ROOF MATERIAL.PDF
6 W DOVER FENESTRATION.PDF

6. NEW BUSINESS 1/21/2025

Documents:

11 S SHORE NEW GUEST HOUSE.PDF
3 MANATOOK WAY MAIN HOUSE.PDF
3 MANATOOK WAY GARAGE.PDF
3 MANATOOK WAY CABANA.PDF
3 MANATOOK WAY POOL.PDF
8 MARBLE LOT 3 DWELLING.PDF
8 SANDWICH MAIN HOUSE.PDF
8 SANDWICH GARAGE.PDF
8 SANDWICH SHED.PDF
8 SANDWICH POOL.PDF
67 FAIRGROUNDS RD REV TO SHED.PDF
67 FAIRGROUNDS RD REV TO 49588 HOUSE.PDF
12 POND RD GARAGE.PDF
156 MADAKET RD DRIVEWAY.PDF
17 PILGRIM RD POOL.PDF
75 POCOMO GREENHOUSE.PDF
3 NOBADEER AVE NEW DWELLING.PDF
3 NOBADEER AVE POOL HARDSCAPE.PDF
1 CLIFF LN SHED.PDF
93 MAIN ST ALTERATION.PDF
12 BALTIMORE MAIN HOUSE FENESTRATION CHANGES.PDF
12A GREGLEN AVE DUPLEX STORAGE.PDF
88 POCOMO ROAD GH.PDF
2 HAMBLIN BOAT BARN.PDF
10 NEW WHALE DEMO.PDF
2 DUKES ROAD DEMO MAIN HOUSE.PDF

7. NEW BUSINESS 2/4/2025 VIEW

Documents:

25 HUSSEY ST GARAGE DEMO.PDF
22 VESTAL ST HARDSCAPE.PDF
4 E CHESTNUT ST LIFT.PDF

8. NEW BUSINESS 2/4/2025

Documents:

8 N MILL ST REVISIONS TO COA GARAGE.PDF
8 N MILL ST MH CHANGES.PDF
8 N MILL ST HARDSCAPE.PDF
28 SHIMMO POND ROAD PICKLE BALL COURT.PDF
6 ISHMAEL RD NEW DWELLING.PDF
3 MILES COURT ROOF SOLAR.PDF
1 SHADBUSH RD MAIN FACILITY.PDF
1 SHADBUSH RD SALT SHED.PDF
1 SHADBUSH RD HARDSCAPING.PDF
26 MONOMOY RETAINING WALL - HARDSCAPE.PDF

7 BREWSTER RD HDC NEW SECONDARY DU AND GARAGE.PDF
8 DERRY LANE HDC MOVE DEMO.PDF
81 HINSDALE RD ADDITION.PDF
332 MADAKET RD MH HDC.PDF
ONE OSPREY WAY COTTAGE ADDITION.PDF
35 EEL POINT ROAD NEW POOL HOUSE.PDF
2 SPEARHEAD STORAGE FACILITY BUILDING A.PDF
2 SPEARHEAD STORAGE FACILITY BUILDING B.PDF
4 EASY STREET ALTERATIONS.PDF

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 Steven Cohen as Trustee of the Area 51 Trust

STREET ADDRESS 51 West Miacomet Road

MAP/PARCEL 81 / 52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 01/14/2025

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 01/10/2025 Date

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

SHED CHECKLIST

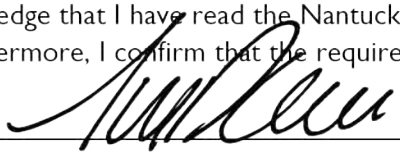
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

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

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

Affidavit Certifying Completeness of Application

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

Signature:  Date: 01/10/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

A51 - 51 WEST MIACOMET RD
SHED - 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°: 81 PARCEL N°. 52

Street & Number of Proposed Work: 51 West Miacomet Road

Owner of record: Steven L. Cohen as Trustee of the Area 51 Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-01-9797
☐ Pool (Zoning District _____) ☐ Roof ☒ Other REVISED LOCATION ON SITE; SEE ADDITIONAL REVISIONS BELOW

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 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 — BARN DOOR, REDUCED RIDGE HEIGHT
2. South Elevation — REDUCED RIDGE HEIGHT
3. West Elevation — BARN DOOR, REDUCED RIDGE HEIGHT
4. North Elevation — CARRIAGE DOOR, REDUCED RIDGE HEIGHT

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double 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 BARN DOOR
Garage Door(s): Type _____ Material PTD WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash BLACK Doors BLACK
Deck _____ Foundation PARGED (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.

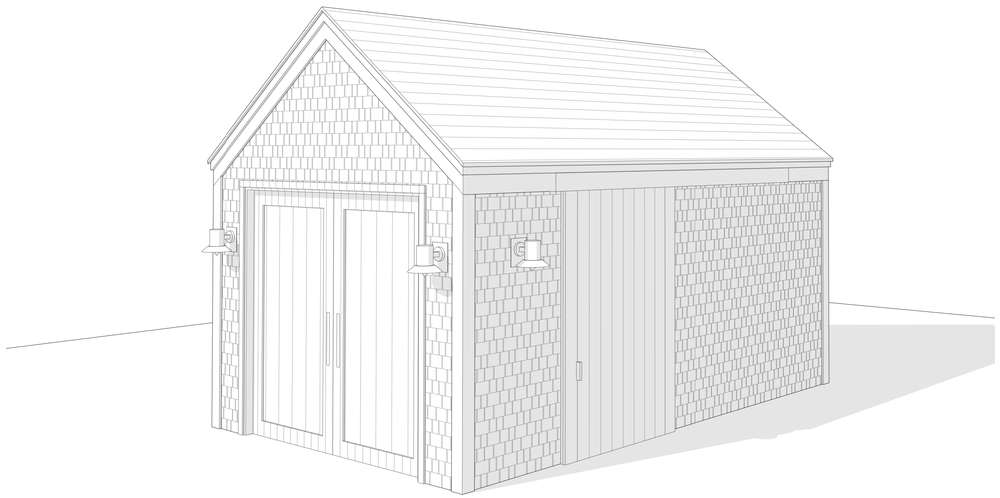
Date 01/10/2025 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

A51 SHED

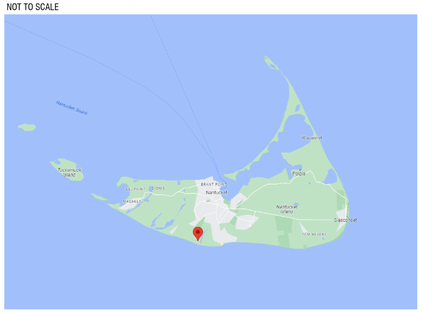
HDC REVISION TO PREVIOUS COA #2024-01-9797

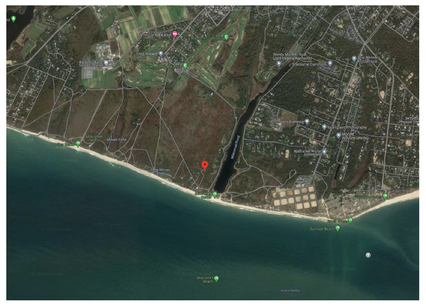
SHED
01/10/2025

PERSPECTIVE VIEW
FOR REFERENCE ONLY



LOCUS MAPS
NOT TO SCALE







LIST OF DRAWINGS - SHEET

SHEET NUMBER	SHEET NAME	01/16/2024 HDC SUBMISSION	01/10/2024 HDC REVISION
TITLE			
T-001	TITLE SHEET	•	•
GENERAL			
G -002	EXISTING CONDITION	•	•
G-001	GENERAL NOTES	•	•
ZONING			
L-101	SITE PLAN	•	•
X-001	SITE SURVEY	•	•
ARCHITECTURAL			
A-150	PLANS	•	•
A-250	EXTERIOR ELEVATIONS	•	•

ZONING INFORMATION

Map & Parcel	81/52	
Current Zoning	MMD	
Front Setback	50	FT
Side Setback	25	FT
Rear Setback	25	FT
Max. Building Height	30	FT
Lot Size	182,305	SF
Ground Cover Allowed	1500	SF
Ground Cover Existing	1496	SF
Ground Cover Proposed	1500	SF
Shed Ground Cover	200	SF

(NOT INCLUDED IN TOTAL G.C.)

A51
SHED

51 WEST MIACOMET ROAD
NANTUCKET, MA 02554
SHED

OWNER
51 WEST MIACOMET ROAD
NANTUCKET, MA 02554
SHED

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
T: (508) 737-6191

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

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

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	01/16/2024	HDC SUBMISSION
02	01/10/2025	HDC REVISION 1

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SCE
CHECKED BY:	ADK/ARK/MLW/SCS
DATE:	01/10/2025
SCALE:	No Scale
PROJ. NO.	323030

TITLE SHEET

T-001

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

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 TO WINDOW 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 BETWEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESE PLANS 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 A CHANGE 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. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS AND HEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. 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.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, 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.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. 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.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. 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.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 3" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
    A. WINDOW AND DOOR JAMBS: 5/4" X 2 1/2" WHITE CEDAR
       WINDOW AND DOOR HEADS: 5/4" X 2 1/2" WHITE CEDAR, FLUSH IN LENGTH TO JAMB CASINGS. HEADS TO HAVECONTINUOUS COPPER DRIP CAP
    B. WINDOW SILLS: 2 1/2" WHITE CEDAR W/ TOP BEVEL. FLUSH IN LENGTH TO JAMB CASINGS.
       DOORSILLS: INSTALLED BY MANUFACTURER
    C. CORNER BOARDS: 5" EA. WY. WHITE CEDAR (IF APPLICABLE)
    D. RAKE BOARDS: 1X8 WHITE CEDAR
    E. FASCIA BOARDS: 1X8 WHITE CEDAR
    F. RAKE/FASCIA TRIM BOARDS: 1X3 WHITE CEDAR
    G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
    H. ALL TRIM TO BE: NATURAL TO WEATHER
       DOOR AND WINDOW SASHES PAINTED: BLACK
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.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
    A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
    B. ROOF: 9 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
    C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
    D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
    E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION.
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.

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 OUTSIDE OF FRAMING MEMBERS 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 THE WEATHER.
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.

WINDOW AND DOOR NOTES: EGRESS & RESCUE REQUIREMENTS PER MASS RESIDENTIAL CODE

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 FT² (0.530 M²). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTIONS:
1. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN FIVE FT² (0.465 M²).
2. SINGLE-HUNG AND/OR DOUBLE HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 FT² (0.31M²). IN SUCH CASES, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES (508 MM) BY 24 INCHES (610 MM) IN EITHER DIRECTION.

R310.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M²), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

EXCEPTION:
THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.3.1 LADDER AND STEPS

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R311.2 EGRESS DOOR

A PRIMARY AND SECONDARY EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT AND SHALL BE AS REMOTE AS POSSIBLE FROM EACH OTHER. THE PRIMARY EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90° (1.57 RAD). THE SECONDARY EGRESS DOOR SHALL BE SIDE-HINGED OR SLIDING, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 28 INCHES (711 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90° (1.57 RAD). THE CLEAR HEIGHT OF SIDE-HINGED DOOR OPENINGS SHALL BE NOT LESS THAN 78 INCHES (1,981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. SLIDING DOOR CLEAR WIDTH MAY BE SLIGHTLY LESS THAN 28 INCHES (711 MM) TO CONFORM TO INDUSTRY FABRICATION STANDARDS. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE CAPABLE OF BEING READILY OPENED FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.2.1 INTERIOR DOORS

ALL DOORS PROVIDING ACCESS TO HABITABLE ROOMS SHALL HAVE A MINIMUM NOMINAL WIDTH OF 30 INCHES (762 MM) AND A MINIMUM NOMINAL HEIGHT OF SIX FEET, SIX INCHES (1,981 MM).

EXCEPTIONS:
1. DOORS PROVIDING ACCESS TO BATHROOMS ARE PERMITTED TO BE 28 INCHES (711 MM) IN NOMINAL WIDTH.
2. DOORS PROVIDING ACCESS TO BATHROOMS IN EXISTING BUILDINGS ARE PERMITTED TO BE 24 INCHES (610 MM) IN NOMINAL WIDTH.

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTION:
THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R312.2.1 WINDOW SILLS

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

GLAZING NOTES:

1. IT IS THE CONTRACTORS 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 MASSACHUSETTS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF
ACCESS PANEL	A.P.
ACOUSTICAL	ACOUS.
ADJACENT	ADJ.
AIR CONDITIONING	A/C
ALUMINUM	AL.
APPROXIMATE	APPROX.
ARCHITECTURAL	ARCH.
BLOCKING	BLKG
CEILING	CLG.
CEILING HEIGHT	C.H.
CENTER LINE	CL.
CERAMIC TILE	C.T.
COLUMN	COL.
CONCRETE	CONC.
CONSTRUCTION	CONST.
CONTINUOUS	CONT.
DETAIL	DTL.
DIMENSION	DIM.
DOOR	DR.
DOUBLE	DBL.
DOWN	DN.
DRAWING	DWG.
EACH	EA.
ELECTRIC/ELECTRICAL	ELEC.
ELEVATION	EL.
EMERGENCY	EMER.
EQUAL	EQ.
EQUIPMENT	EQPT.
EXISTING	EXIST.
EXTERIOR	EXT.
FINISH	FIN
FINISH FLOOR	FIN. FL.
FIREPROOF	PPRF.
SELF-CLOSING	S.C.
FLOOR	FL.
FLURESCENT	FLUOR.
FOOT/FEET	FT.
BY OTHERS/OWNER	B.O.
GLASS	GL.
GRILLE	GRIL.
GROUND FAULT INTER.	GFI.
GYPSUM WALLBOARD	GWB
HANDRAIL	HNDRL.
HARDBOARD	HDBD.
HARDWOOD	HDWD.
HEATING, VENT. & A/C	HVAC
HOLLOW CORE	HC
HOLLOW METAL	H.M.
HORIZONTAL	HORIZ.
INCHES	IN.
INSULATION	INSUL.
JUNCTION BOX	J.B.
LAMINATE	LAM.
LOW VOLTAGE	L.V.
MATERIAL	MATL
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MTL.
MINIMUM	MIN.
MISCELLANEOUS	MISC.
MOLDING	MLDG.
MOUNTED	MTD.
MULLION	MUL.
NOMINAL	NOM.
NOT APPLICABLE	N.A.
NOT IN CONTRACT	N.I.C.
NUMBER	NO.
ON CENTER	O.C.
OPENING	OPNG
OPPOSITE/OPPOSITE HAND	OPP./OPH
PAINTED	PTD.
PARTITION	PARTN.
PLASTER	PL.
PLASTIC LAMINATE	P.LAM
PLYWOOD	PLYWD., PLY
QUANTITY	QTY.
RECESSED	REC.
REQUIRED	REQ'D
RETURN AIR	R.A.
REVISE/REVISION	REV.
ROUGH OPENING	R.O.
SCHEDULE	SCHED.
SECTION	SECT.
SHEET	SHT.
SIMILAR	SIM.
SOLID CORE	SC
SQUARE FOO





A. AERIAL VIEW FROM SITE LOOKING SOUTH



B. AERIAL VIEW FROM SITE LOOKING NORTH



C. VIEW FROM MIACOMET POND LOOKING SOUTHWEST



D. VIEW FROM WEST MIACOMET ROAD LOOKING NORTH



E. EXISTING HOUSE TO BE DEMOLISHED - NORTH VIEW



F. EXISTING HOUSE TO BE DEMOLISHED - SOUTHWEST VIEW

A51

MAIN HOUSE

51 WEST MIACOMET ROAD
NANTUCKET, MA 02554

OWNER

AREA 51 REALTY TRUST
51 WEST MIACOMET ROAD, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

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

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	01/16/2024	HDC SUBMISSION
02	01/10/2025	HDC SUBMISSION REVISION I

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SCE
CHECKED BY:	ADK/ARK/MLW/SCS
DATE:	01/10/2025
SCALE:	3/4" = 1'-0"
PROJ. NO.	323030

EXISTING CONDITION

G-002

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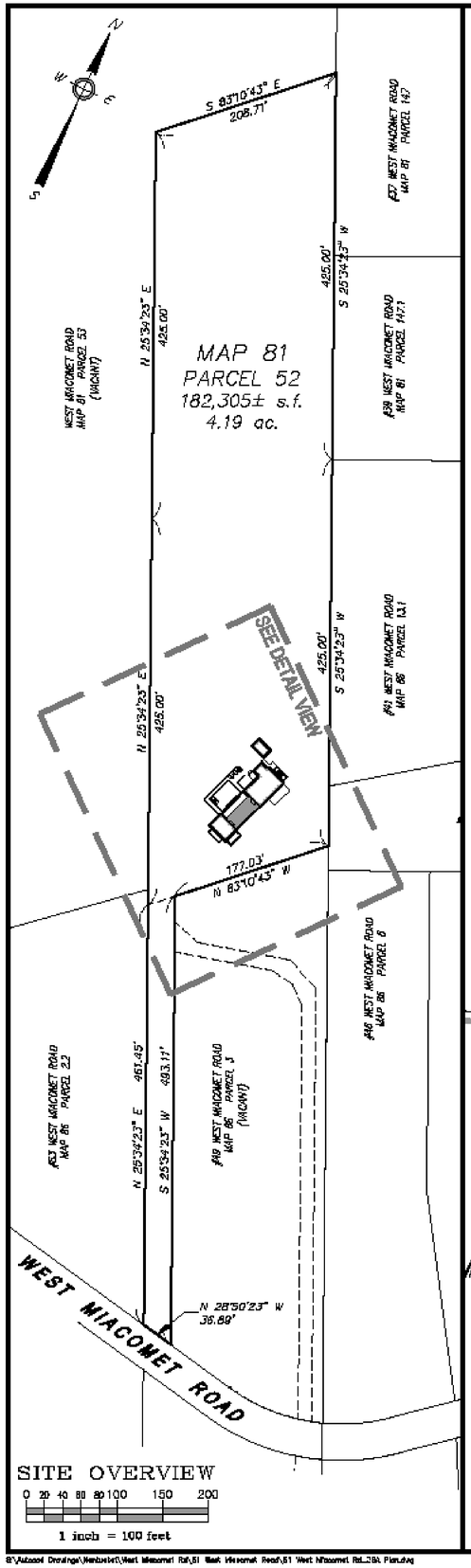
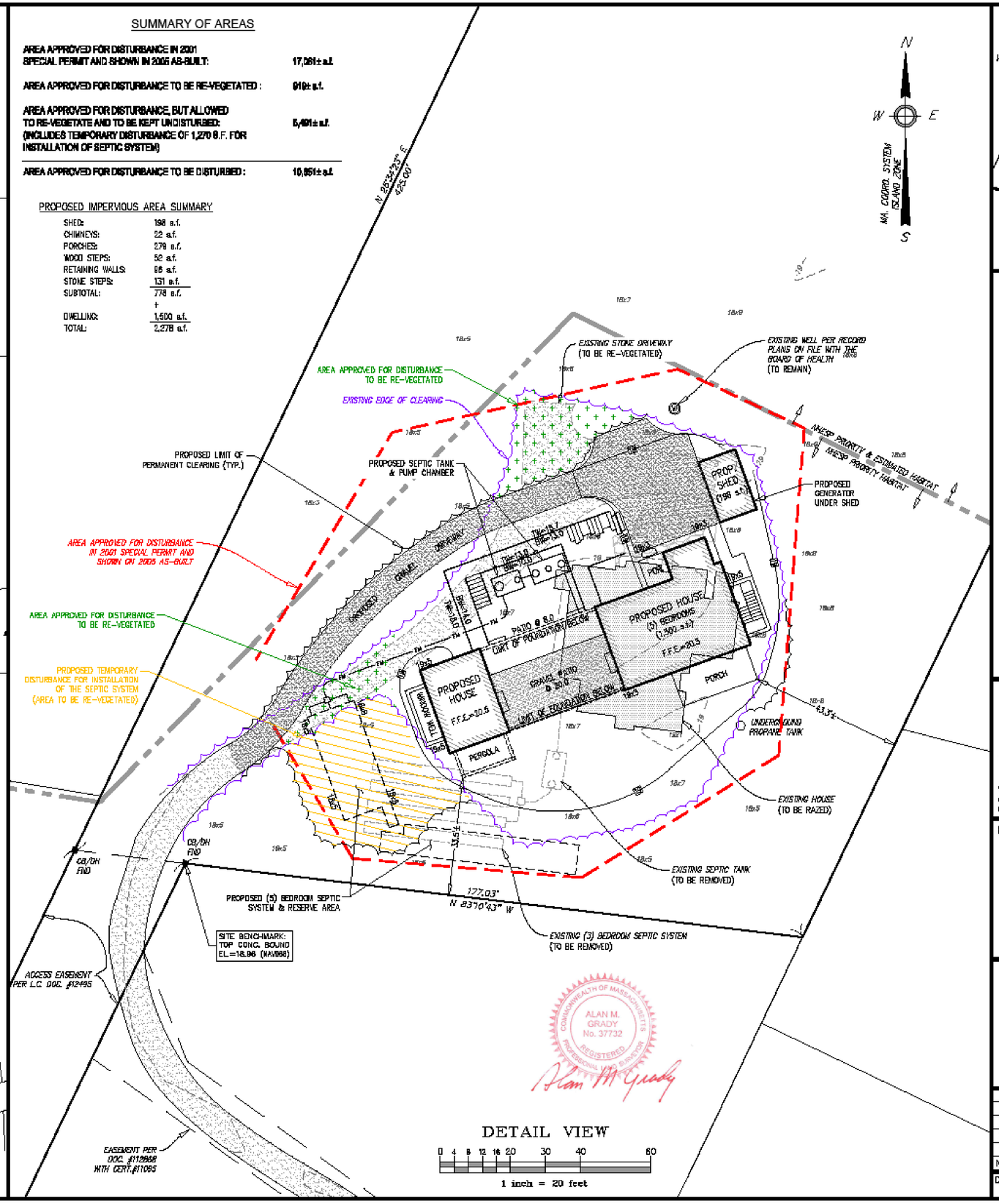


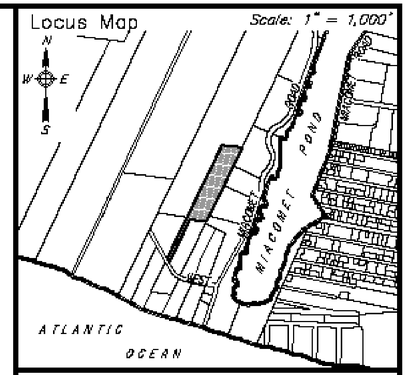
SUMMARY OF AREAS

AREA APPROVED FOR DISTURBANCE IN 2001 SPECIAL PERMIT AND SHOWN IN 2005 AS-BUILT:	17,061± s.f.
AREA APPROVED FOR DISTURBANCE TO BE RE-VEGETATED :	910± s.f.
AREA APPROVED FOR DISTURBANCE, BUT ALLOWED TO RE-VEGETATE AND TO BE KEPT UNDISTURBED: (INCLUDES TEMPORARY DISTURBANCE OF 1,270 S.F. FOR INSTALLATION OF SEPTIC SYSTEM)	5,491± s.f.
AREA APPROVED FOR DISTURBANCE TO BE DISTURBED :	10,651± s.f.

PROPOSED IMPERVIOUS AREA SUMMARY

SHED:	198 s.f.
CHIMNEYS:	22 s.f.
PORCHES:	279 s.f.
WOOD STEPS:	52 s.f.
RETAINING WALLS:	86 s.f.
STONE STEPS:	131 s.f.
SUBTOTAL:	778 s.f.
+	
DWELLING:	1,500 s.f.
TOTAL:	2,278 s.f.





Notes

1. LOCUS: #51 WEST MIACOMET ROAD
   MAP 81 PARCEL 52
2. OWNER: AREA 51 TRUST
   c/o STEVEN L. COHEN, trustee
   34 MAIN STREET, 2nd FLOOR
   NANTUCKET, MA 02554
3. DEED REF: L.C. Cert. #29344
4. PLAN REF: L.C.C. 17368-D (LOT 9)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.
6. LOCUS PARTIALLY FALLS WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and ENTIRELY WITHIN PRIORITY HABITATS OF RARE SPECIES.
7. SPECIAL PERMIT GRANTED IN 2001, SEE L.C. Doc. #95483.

ZONE: MMD*

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10 ac.	4.19 ac.	4.19 ac.
FRONTAGE:	300'	36.89'	36.89'
FRONT YARD:	50'	525'±	482'±
SIDE/REAR YARD:	25'*	52.8'±	33.5'±
GROUND COVER:	0.5%*	0.78% (1,391± s.f.)	0.82% (1,519 s.f.)

*PER §138-33 OF THE NANTUCKET ZONING BYLAW, A LOT THAT IS PREEXISTING, NONCONFORMING WITHIN THE MMD SHALL BE ALLOWED A MAX. GROUNDCOVER OF 1,500 s.f. AND SIDE/REAR YARD SETBACKS OF 25' MIN.

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

PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:
AREA 51 TRUST
#51 WEST MIACOMET ROAD
MAP 81 PARCEL 52

No.	Date	Revision Description	By
3	1/3/25	RELOCATE GENERATOR UNDER SHED	RMW
2	10/30/24	LANDSCAPE & ARCHITECTURAL UPDATES	RMW
1	8/8/24	REMOVE POOL & MISC. CHANGES	RMW

Date:	Drawn:	Checked:	Sheet:
MAY 13, 2024	RMW/ERC/BEI	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\West Miacomet Rd\51 West Miacomet Road\51 West MIacomet Rd_2024 Plan.dwg

A51
SHED

51 WEST MIACOMET ROAD
NANTUCKET, MA 02554

OWNER
AREA 51 REALTY TRUST
51 WEST MIACOMET ROAD, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

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

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	01/10/2025
SCALE:	
PROJ. NO.	323030

SITE SURVEY
X-001

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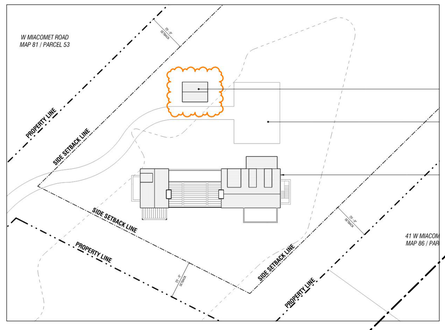
HDC SUBMISSION - 01.16.2024



1. BUILDING RELOCATED
2. BUILDING HEIGHT REDUCED

W MIACOMET ROAD
MAP 81 / PARCEL 53

PROPERTY LINE

25' - 0" SETBACK

SIDE SETBACK LINE

53 W MIACOMET ROAD
MAP 86 / PARCEL 2.2

PROPOSED NEW GRAVEL DRIVEWAY

EXISTING DRIVEWAY & CURB TO REMAIN WITHIN 49 W MIACOMET ROAD

PREVIOUSLY APPROVED SHED LOCATION

PROPOSED 3 CAR PARKING

PROPOSED SHED

PROPOSED MAIN HOUSE
(FILED UNDER SEPARATE APPLICATION)

SIDE SETBACK LINE

PROPERTY LINE

25' - 0" SETBACK

SIDE SETBACK LINE

25' - 0" SETBACK

PROPERTY LINE

41 W MIACOMET ROAD
MAP 86 / PARCEL 13.1

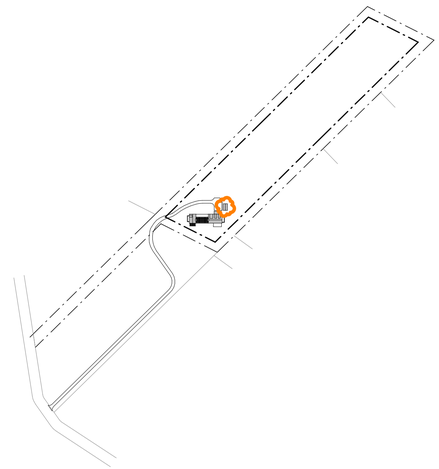
49 W MIACOMET ROAD
MAP 86 / PARCEL 3

43 W MIACOMET ROAD
MAP 86 / PARCEL 13.2

46 W MIACOMET ROAD
MAP 86 / PARCEL 6

20

20



KEY PLAN

1 SITE PLAN
1/16" = 1'-0"

A51
SHED

51 WEST MIACOMET ROAD
NANTUCKET, MA 02554

OWNER
AREA 51 REALTY TRUST
51 WEST MIACOMET ROAD, NANTUCKET, MA 02554

ARCHITECT
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	01/16/2024	HDC SUBMISSION
02	01/10/2025	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SCE
CHECKED BY:	ADK/ARK/MLW/SCS
DATE:	01/10/2025
SCALE:	As indicated
PROJ. NO.	323030

SITE PLAN

L-101

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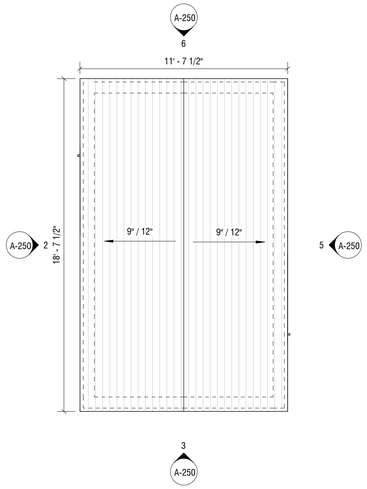
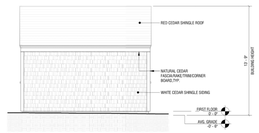


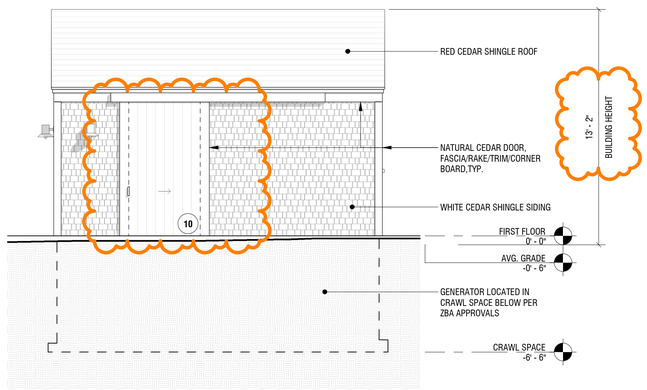
1 SHED - ROOF PLAN

1/4" = 1'-0"

HDC SUBMISSION - 01.16.2024



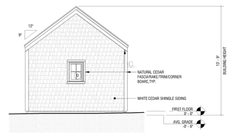
1. BUILDING RELOCATED
2. BARN DOOR ADDED
3. BUILDING HEIGHT REDUCED



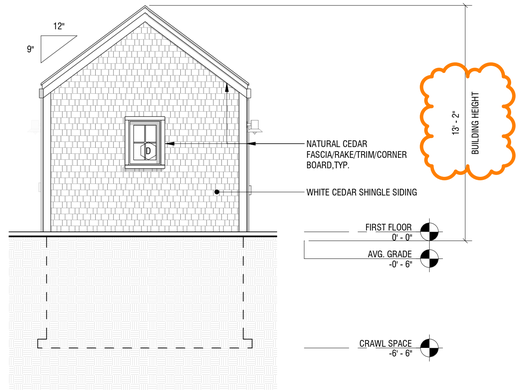
2 SHED - BUILDING ELEVATION - EAST

1/4" = 1'-0"

HDC SUBMISSION - 01.16.2024

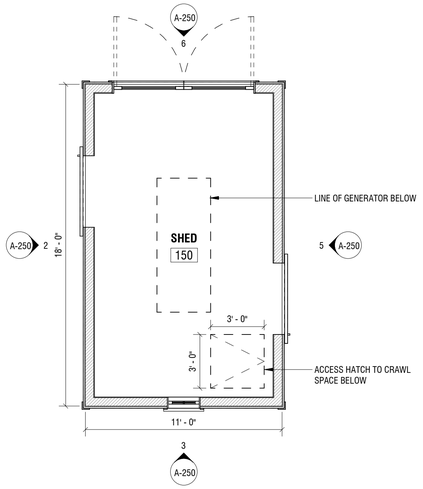


1. BUILDING RELOCATED
2. BUILDING HEIGHT REDUCED



3 SHED - BUILDING ELEVATION - SOUTH

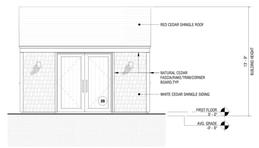
1/4" = 1'-0"



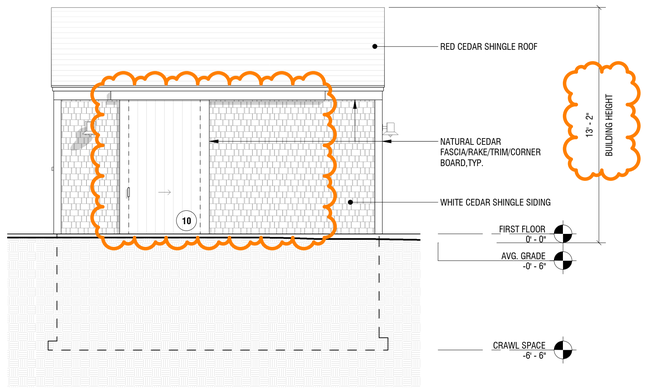
4 SHED - FLOOR PLAN

1/4" = 1'-0"

HDC SUBMISSION - 01.16.2024



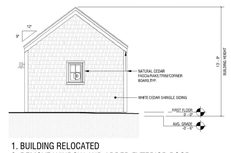
1. BUILDING RELOCATED
2. DOOR TYPE CHANGED
3. BUILDING HEIGHT REDUCED



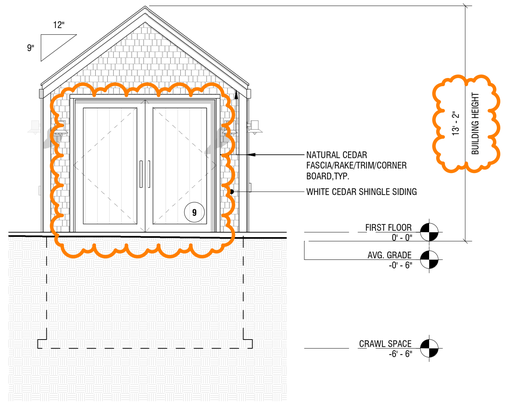
5 SHED - BUILDING ELEVATION - WEST

1/4" = 1'-0"

HDC SUBMISSION - 01.16.2024



1. BUILDING RELOCATED
2. REMOVE WINDOW AND ADDED EXTERIOR DOOR
3. BUILDING HEIGHT REDUCED



6 SHED - BUILDING ELEVATION - NORTH

1/4" = 1'-0"

A51

SHED

51 WEST MIACOMET ROAD
NANTUCKET, MA 02554

OWNER

AREA 51 REALTY TRUST
51 WEST MIACOMET ROAD, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	01/16/2024	HDC SUBMISSION
02	01/10/2025	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SCE
CHECKED BY:	ADK/ARK/MLW/SCS
DATE:	01/10/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	323030

EXTERIOR ELEVATIONS

A-250

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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:

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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BEAUDETTE RICHARD P TR
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35D OLD SOUTH RD
NANTUCKET, MA 02554

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CONTE CATHERINE E TR
CASSIDY FAMILY TR
PO BOX 23
NANTUCKET, MA 02554

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CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554

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... for Instructions

NORTH



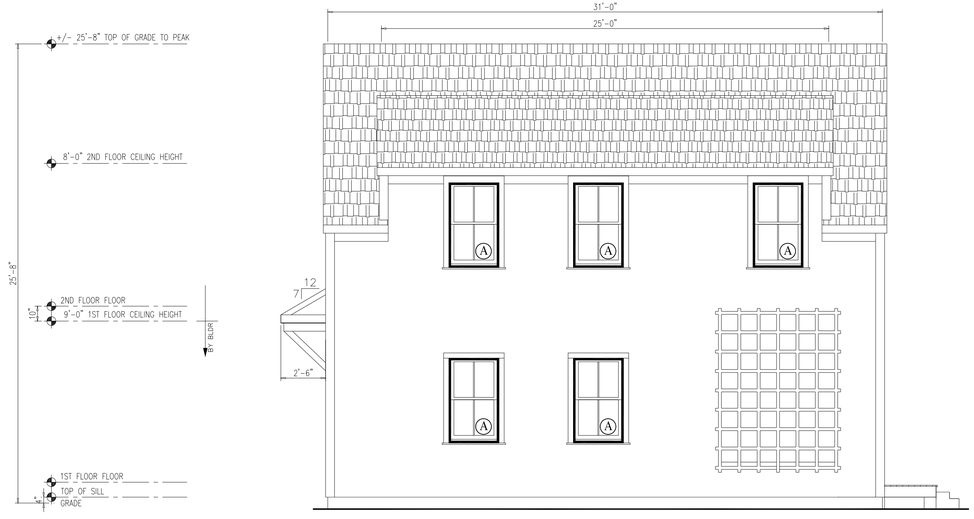
EAST



SOUTH



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

LOT 5 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LOT 5 MARBLE GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

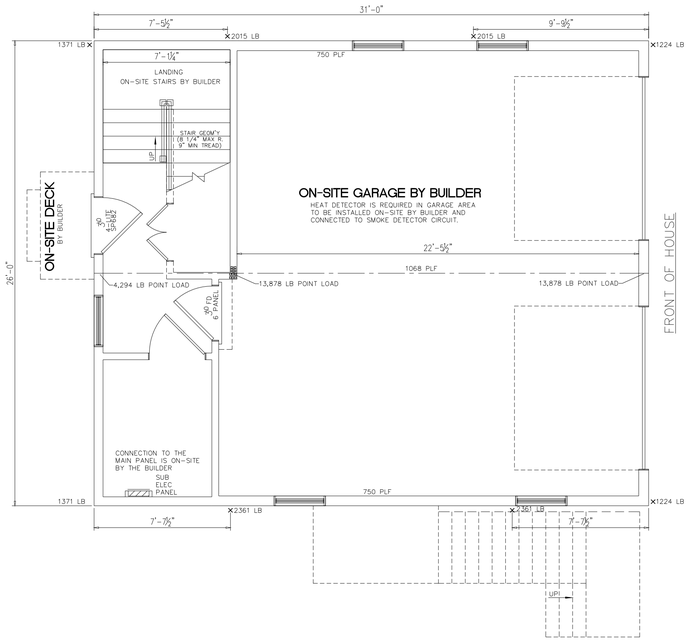
PROJECT:
45400
2ND FLOOR

TITLE:
ELEVATIONS

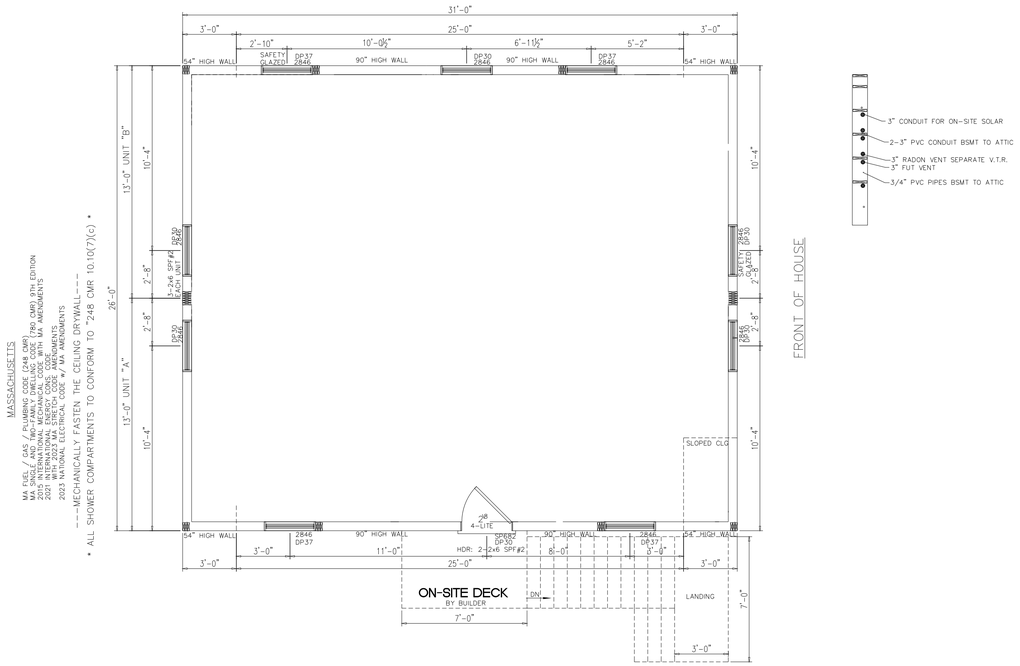
DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
ELEV-

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOT 5 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LOT 5 MARBLE GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

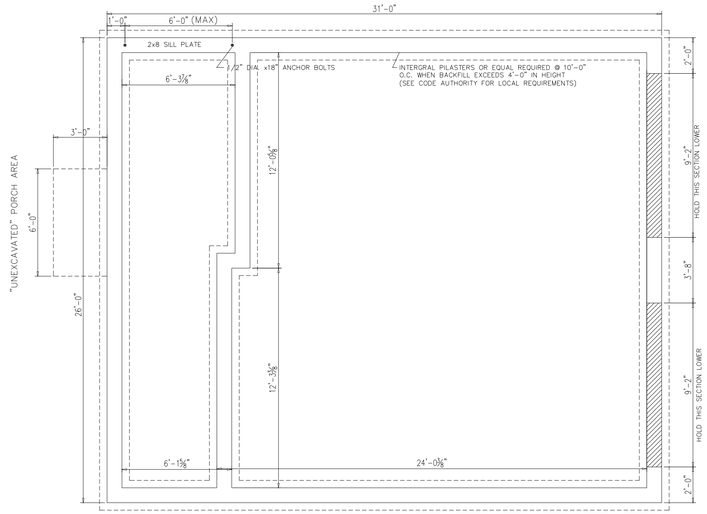
PROJECT:
45400
2ND FLOOR

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
PLAN -

FOUNDATION



NOTES:

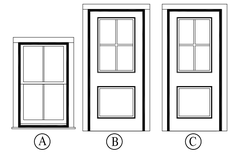
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC).
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2846	A	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
SP682	B	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP682	C	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.1	1.5	17.33



SQUARE FOOTAGE:

FIRST FLOOR:	-	SQ. FT.
SECOND FLOOR:	806	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	806	SQ. FT.
OVERALL SIZE	26'-0"x31'-0"	
MODEL:	2ND FLOOR	

LOT 5 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LOT 5 MARBLE GARAGE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

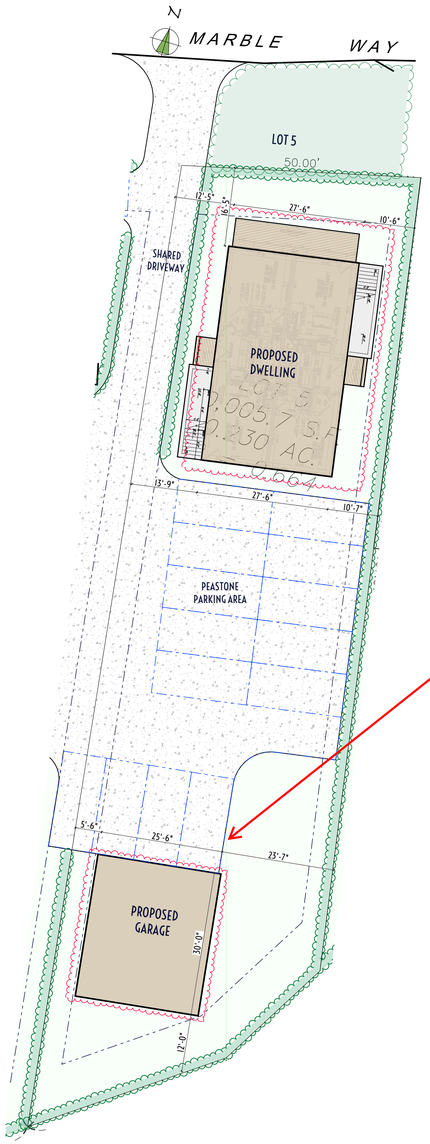
MODIFICATIONS

PROJECT:
45400
2ND FLOOR

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 11/5/24
SCALE: 1/4"=1'-0"
FILENAME: 45400 PD

SHEET:
PLAN - (2)



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

SUBJECT APPLICATION



6 LOCUS M-66 P-103

Property Information
Property ID 4912
Location 6 MARBLE WY
Owner 6A MARBLE WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

6A Marble Way LLC
Landscape at
6 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103

HDC-5.1

Surveyor	Contact
#Keywords	LC

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1 LOCUS M-66 P-103

Property Information

Property ID	4912
Location	6 MARBLE WY
Owner	6A MARBLE WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
6 Marble Way
Nantucket, Ma.
02554
M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/15/24
Drawing No.:
HDC-A5.1

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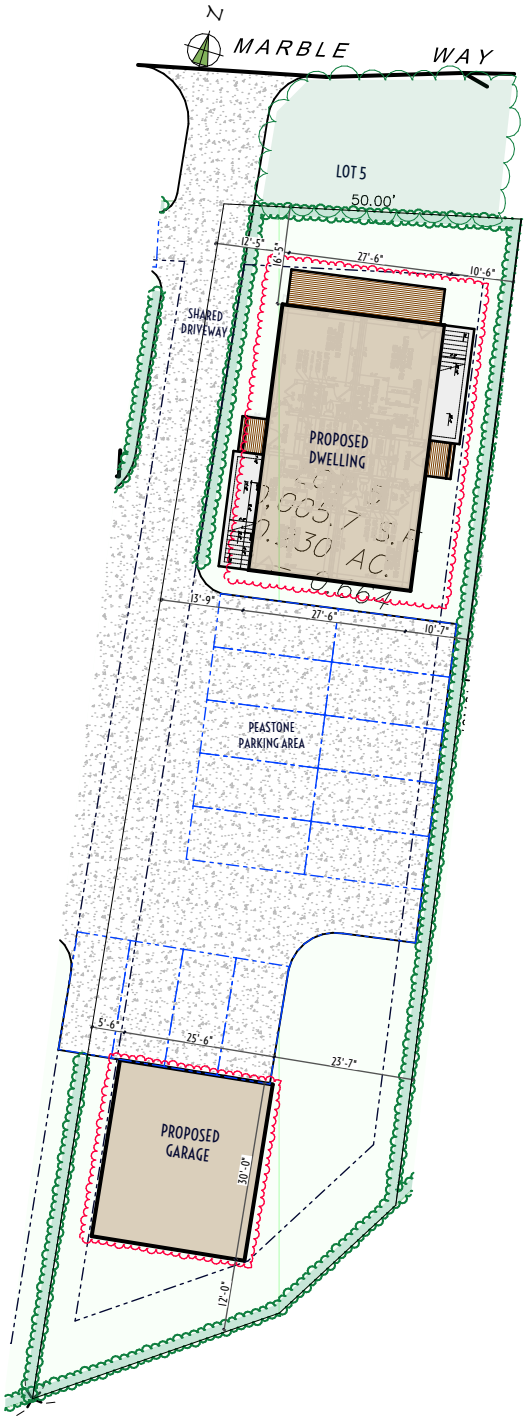

1 HDC SITE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
6 Marble Way
Nantucket, Ma.
02554
M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 11/15/24
Drawing No.:
HDC-A5.2

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1 Lot 5 Marble Way View 1



2 Lot 5 Marble Way View 2



3 Lot 5 Marble Way View 3



4 Lot 5 Marble Way View 4

MARK	DATE

6 MARBLE WAY



6 Marble Way





1 6 Marble Way View 1



2 6 Marble Way View 2



3 6 Marble Way View 3



4 Building Location

1 Marble Way



3 Marble Way



12 Marble Way Garage



27 Willard St.
New Dwelling

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

$368.20 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Rear Lot Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 53'-6½" Sq. Footage 1st floor: 1468 Decks/Patio: Size: 569sf ☒ 1st floor ☐ 2nd floor
Width: 34'-6" Sq. footage 2nd floor: 1373 Size: 130 sf ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 29'-11" South 29'-11" East 29'-11" West 29'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 16" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete w/ V-Groove Facing ☐ Piers

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 6 /12 Other 4½ | 12 Porch Roof

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper 3" diameter

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x4 Rake 1x4 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze 1x4
Window Casing 5/4 x 6 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square 8x8

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

Doors* (type and material): ☐ TDL ☐ SDL Front 1 Lite | 2 Panel Rear 6 Lite, French Side 6 Lite, French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Nantucket Gray V-Groove Facing Fence _____ Shutters _____

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

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

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

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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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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

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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

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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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Total Postage and Fees
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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

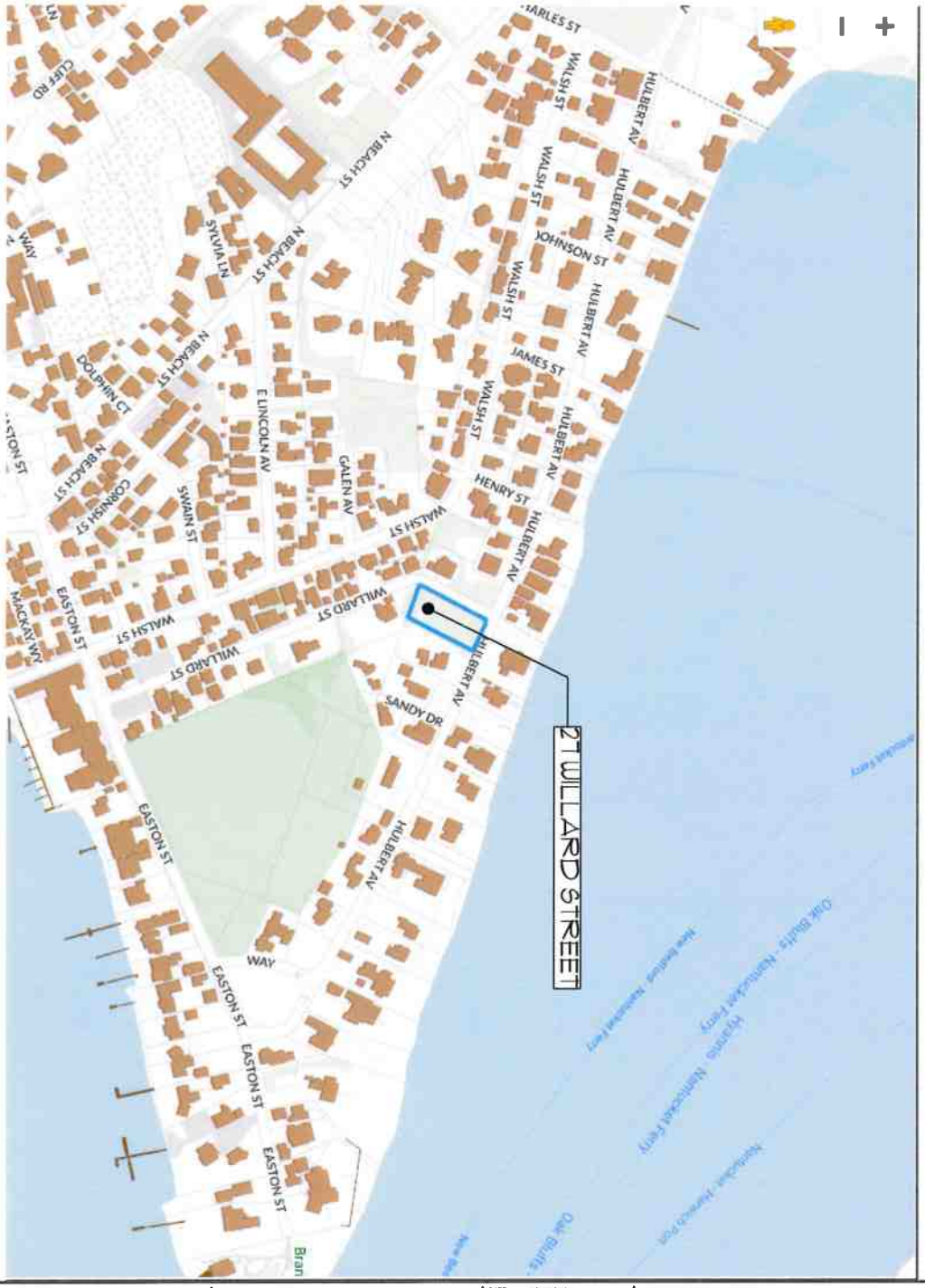
WYNTERWADE PROPERTY LLC
16 CHESTNUT STREET
RHINEBECK, NY 12572

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

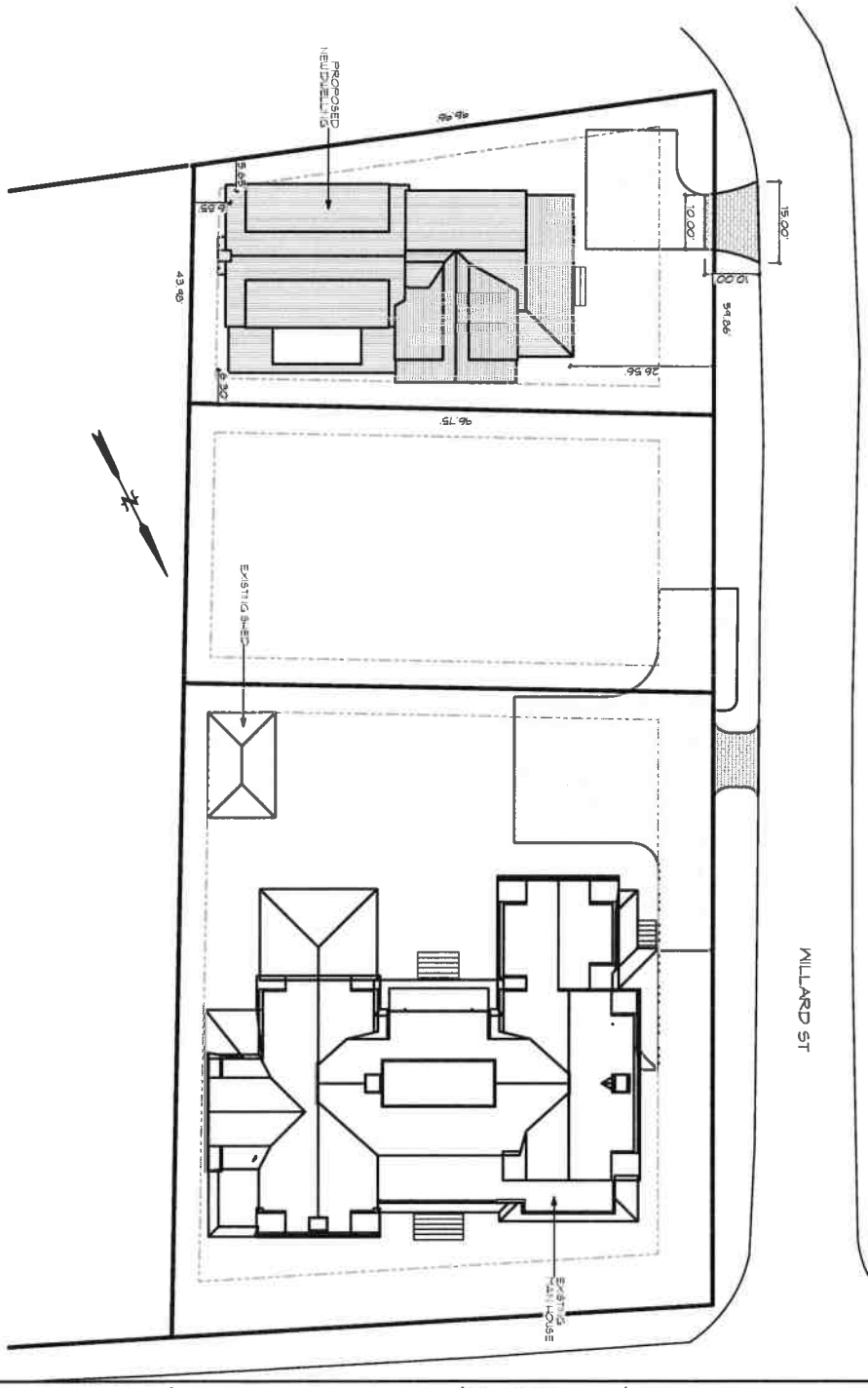
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72 2 PROJECT NO: 75 REVISED: 12/12/24

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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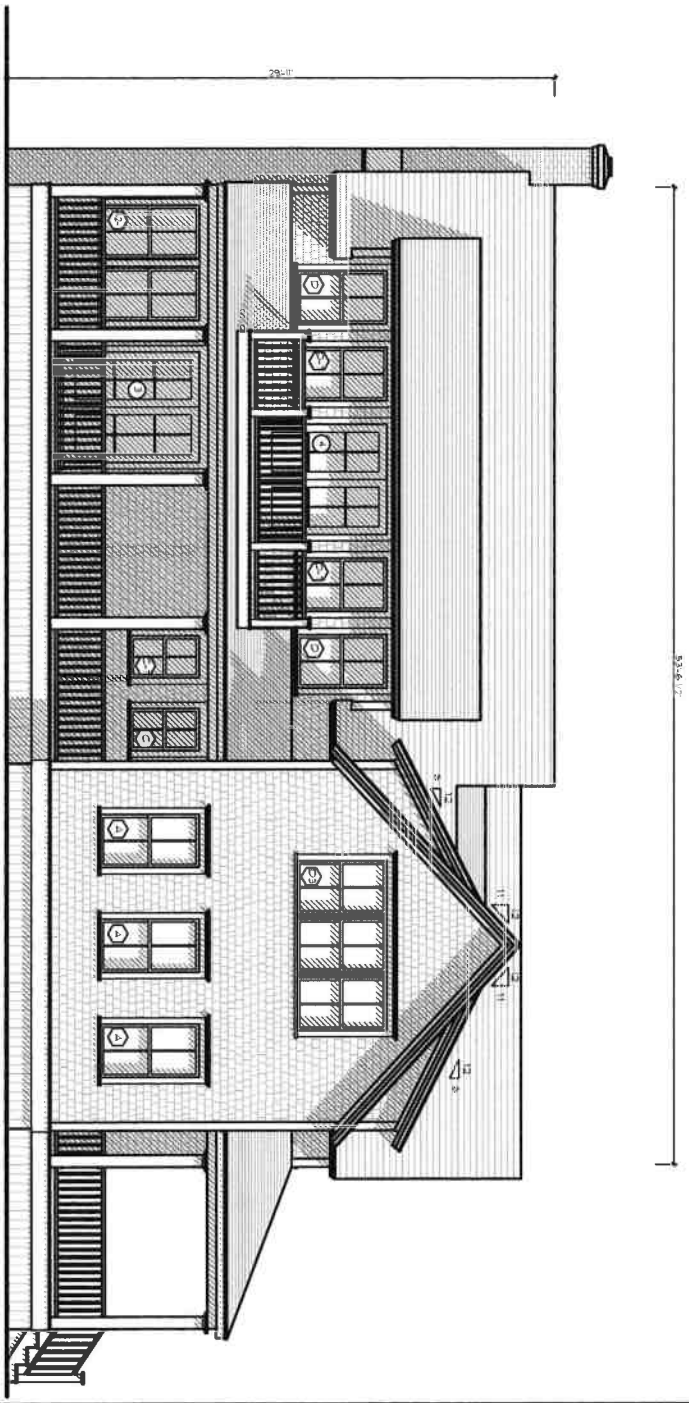

A-2.1

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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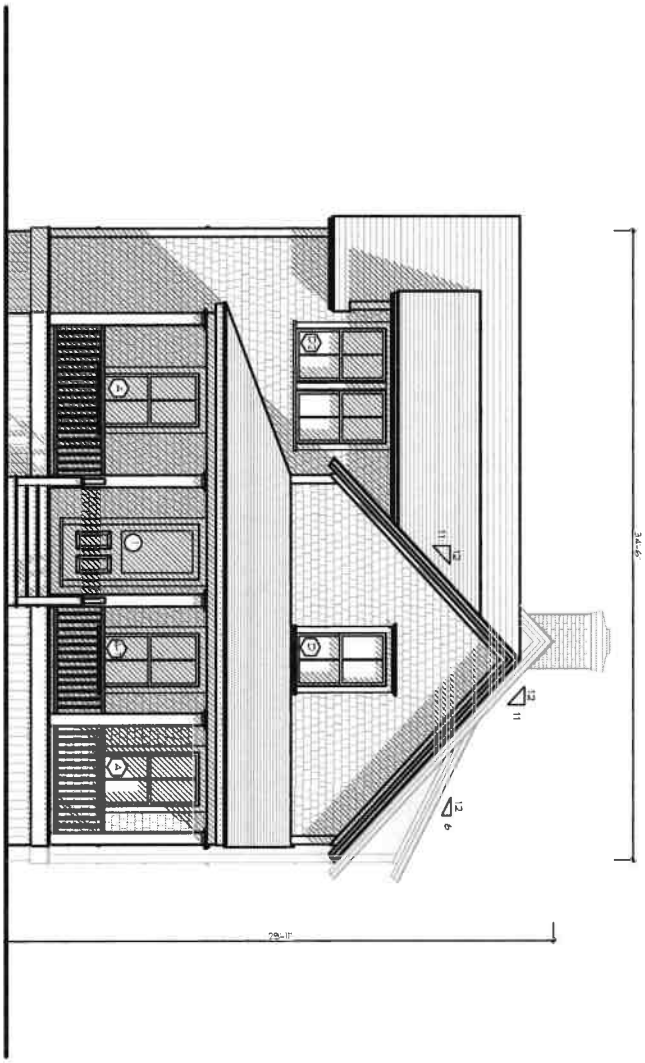

A-2.2

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

BOTTICELLI & POHL

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P: 508 228 5455 P: 617 482 4543



BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 728 5455 | P 617 482 4343

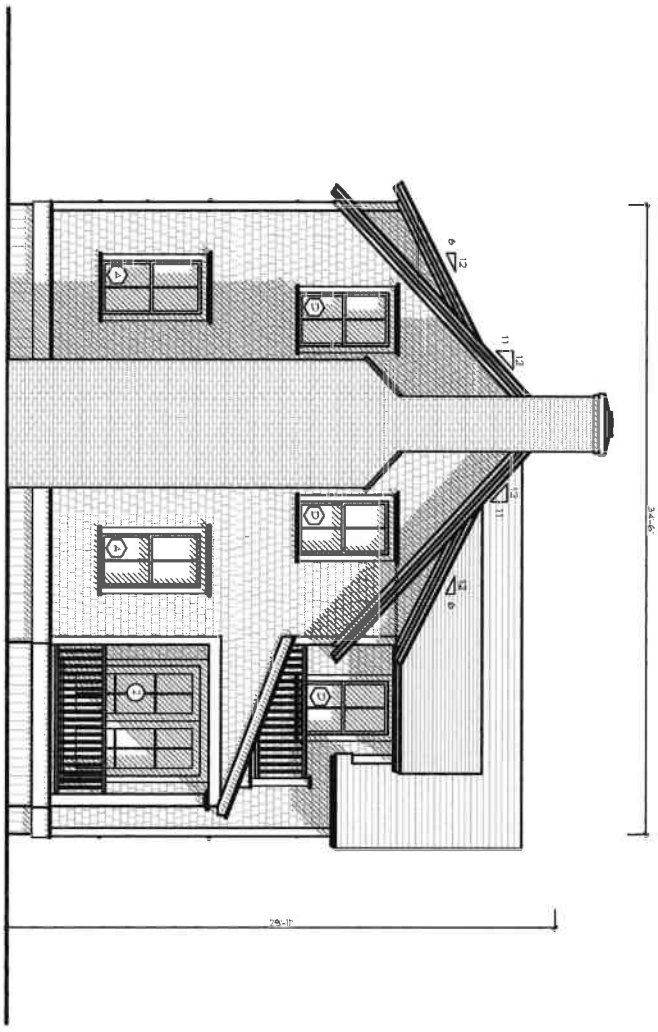
DATE	REVISIONS

South Elevation

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 73 REVISED: 12/12/24

ID#
A-2.3



A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

East Elevation

DATE REVISIONS

BOTTICELLI & POHL

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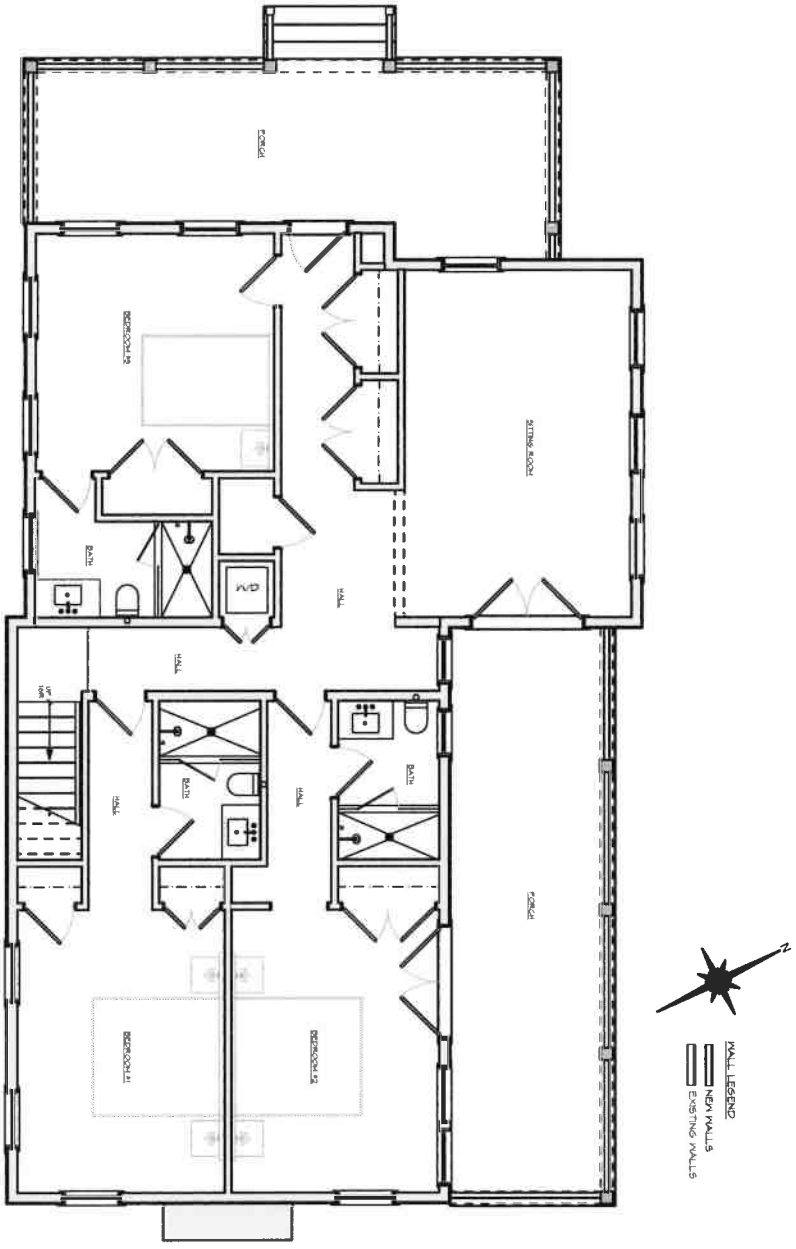

ID#
A-1.1

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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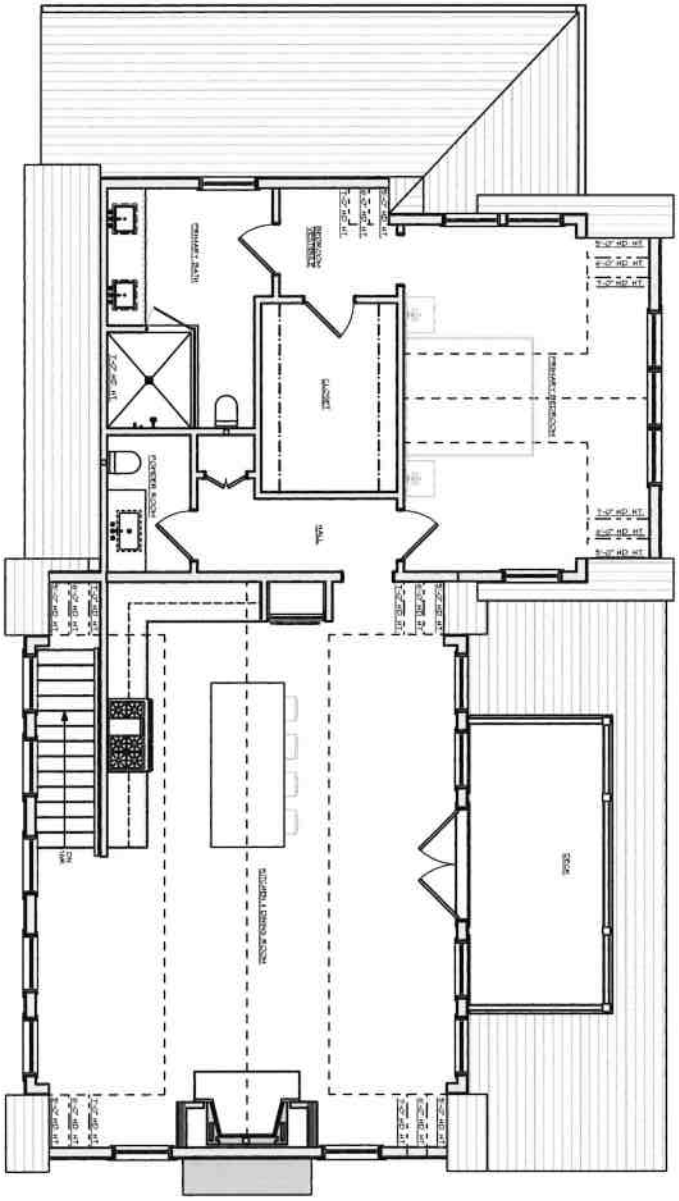
BOTTICELLIANDPOHL.COM



A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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Second Floor Plan

DATE REVISIONS

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BOTTICELLIANDPOHL.COM

New Dwelling
27 Willard St
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12-23-2024

Building Dept. Sub:
Rev: 12-19-2024

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	13	Double Hung	Marvin	UWDH3230	3'-1 3/8" x 5'-9"	3'-2 3/8" x 5'-9 1/2"	2 over 2	
A2	1	(2) Double Hung	Marvin	(2) UWDH3230	(2) 3'-1 3/8" x 5'-9"	6'-6 1/4"" x 5'-9 1/2"	2 over 2 ea	single stud pocket
B	1	Casement	Marvin	UWCA2836	2'-4" x 3'-0 1/16"	2'-5" x 3'-0 9/16"	2 over 2	
C	2	Double Hung	Marvin	UWDH2420	2'-5 3/8" x 4'-1"	2'-6 3/8" x 4'-1 1/2"	4 LITE	
D	13	Double Hung	Marvin	UWDH3224	3'-1 3/8" x 4'-9"	3'-2 3/8" x 4'-9 1/2"	2 over 2	
D2	1	(2) Double Hung	Marvin	(2) UWDH3224	(2) 3'-1 3/8" x 4'-9"	6'-6 1/4" x 4'-9 1/2"	2 over 2 ea	single stud pocket
D3	1	(3) Double Hung	Marvin	(3) UWDH3224	(3) 3'-1 3/8" x 4'-9"	9'-8 1/8" x 4'-9 1/2"	2 over 2 ea	Mulled Unit (No Stud Pocket)

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	3'-0" x 7'-6"	3'-1" x 7'-8 1/4"	1 LITE	1 Lite over 2 Solid Panels
2	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-6"	5'-1" x 7'-8 1/4"	6 ea	
3	1	Inswing French Doors	Custom	N/A	(2) 3'-0" x 7'-6"	6'-1" x 7'-8 1/4"	6 ea	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	5'-10" x 7'-2 1/4"	6 ea	

Notes:

1. All windows will be Marvin, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E Argon glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shop drawings for all window and door units to architect for approval.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany storm/screen panels. Unless otherwise noted.
5. Provide all doors with custom mahogany storm/screen combo doors. Unless otherwise noted.
6. Provide tempered glass in all locations required by code.--NO ETCHED GLASS (TYP)

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist

Bill Saad
LandUse Specialist

HDC Liaison
Holli Bodkin
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 32 Hulbert Rear lot TRST

STREET ADDRESS 27 Willard Street

MAP/PARCEL 29 | 72.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Dec 24, 2024

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

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

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

Signature

12/23/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

December 20, 2024

To the Commissioners,

I, Steven Cohen, Trustee of 32 Hulbert Rear Lot Trust, owner of record of property located at 27 Willard Street, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

27 Willard Street
New Dwelling

Board: Stephen, Val, Angus, Connie + Joe

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 2/6/25

Meeting Minutes 2.4.2025

27 Willard Street – 32 Hulbert Rear Lot Trust – New Dwelling – 29/72.2

Board: Stephen, Val, Angus, Connie and Joe

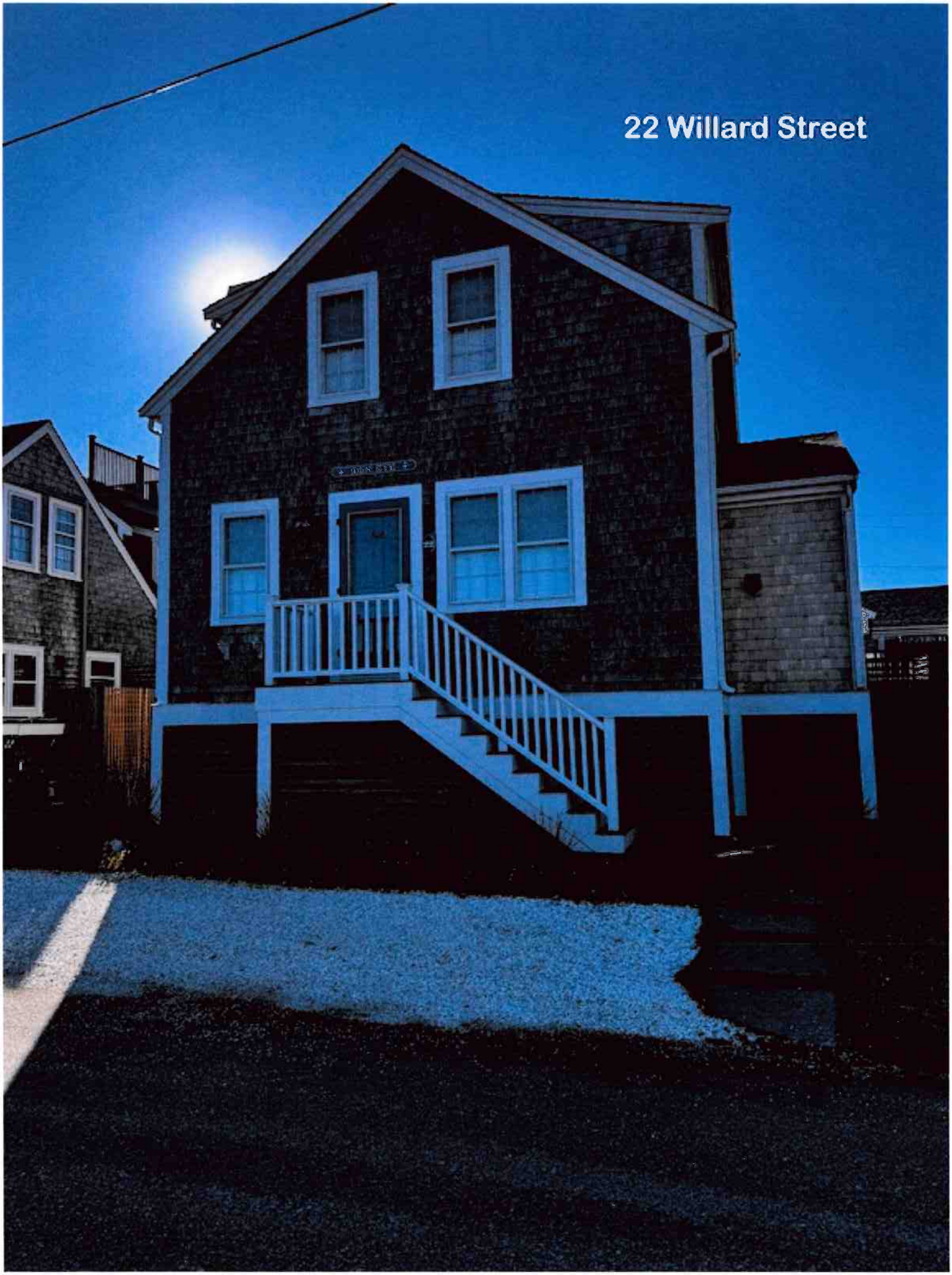
Val: would like to see pictures of houses in the immediate area

Angus: context photos would be helpful.

Abutter at 30 Willard was concerned with curb cut location just after the sharp turn in the road. Dangerous area.

Motion to hold for a view.


20 Willard Street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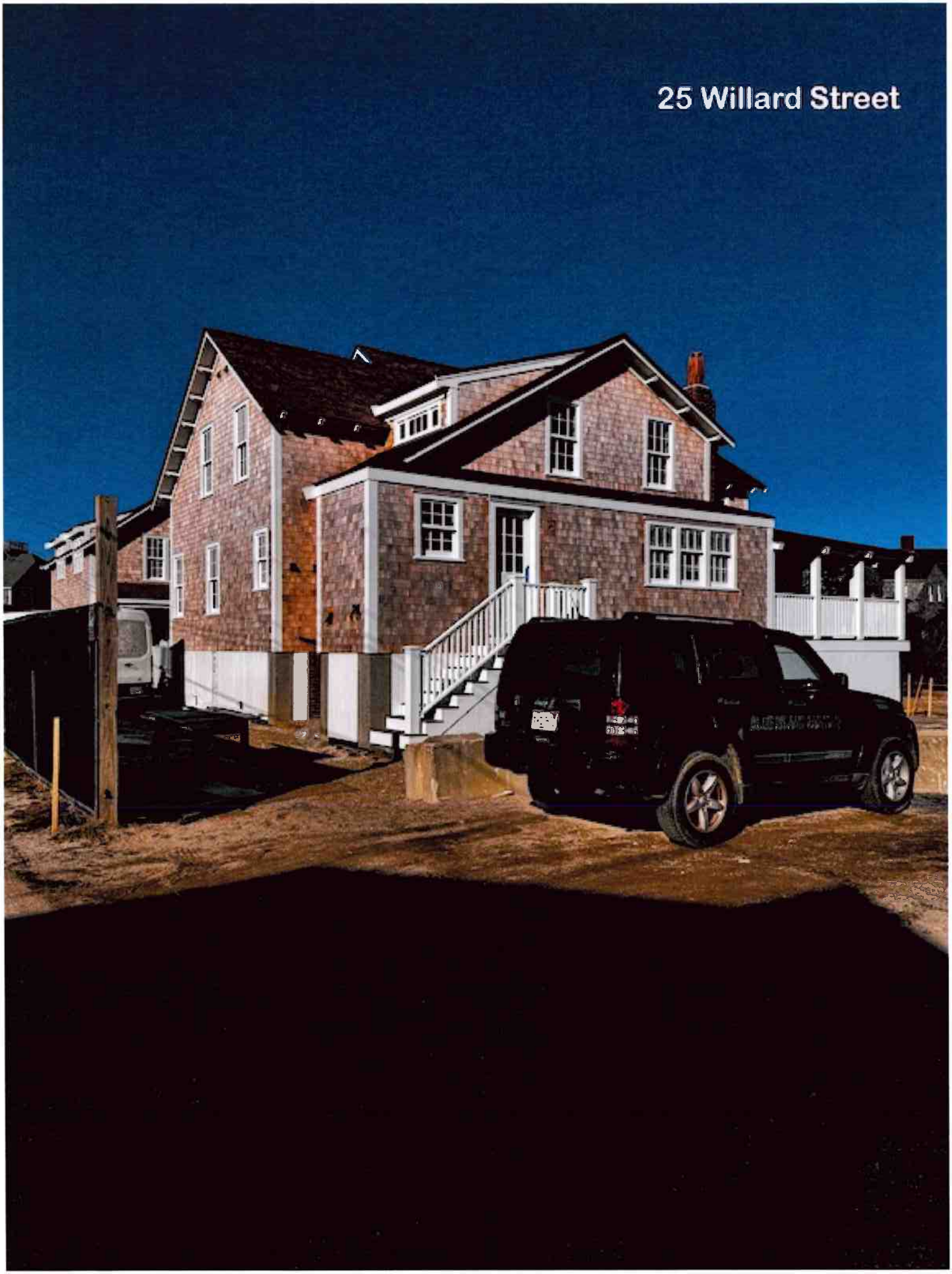
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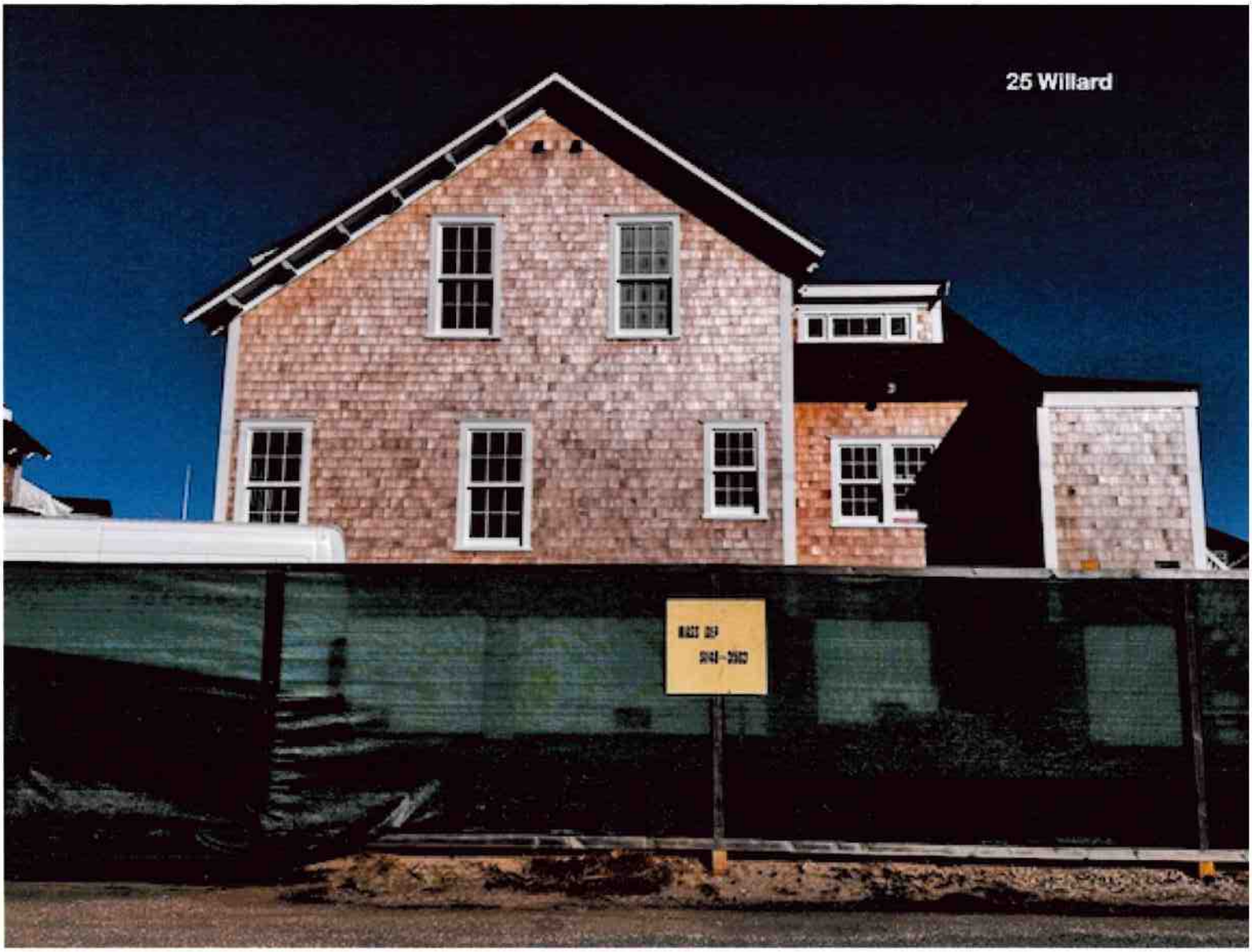
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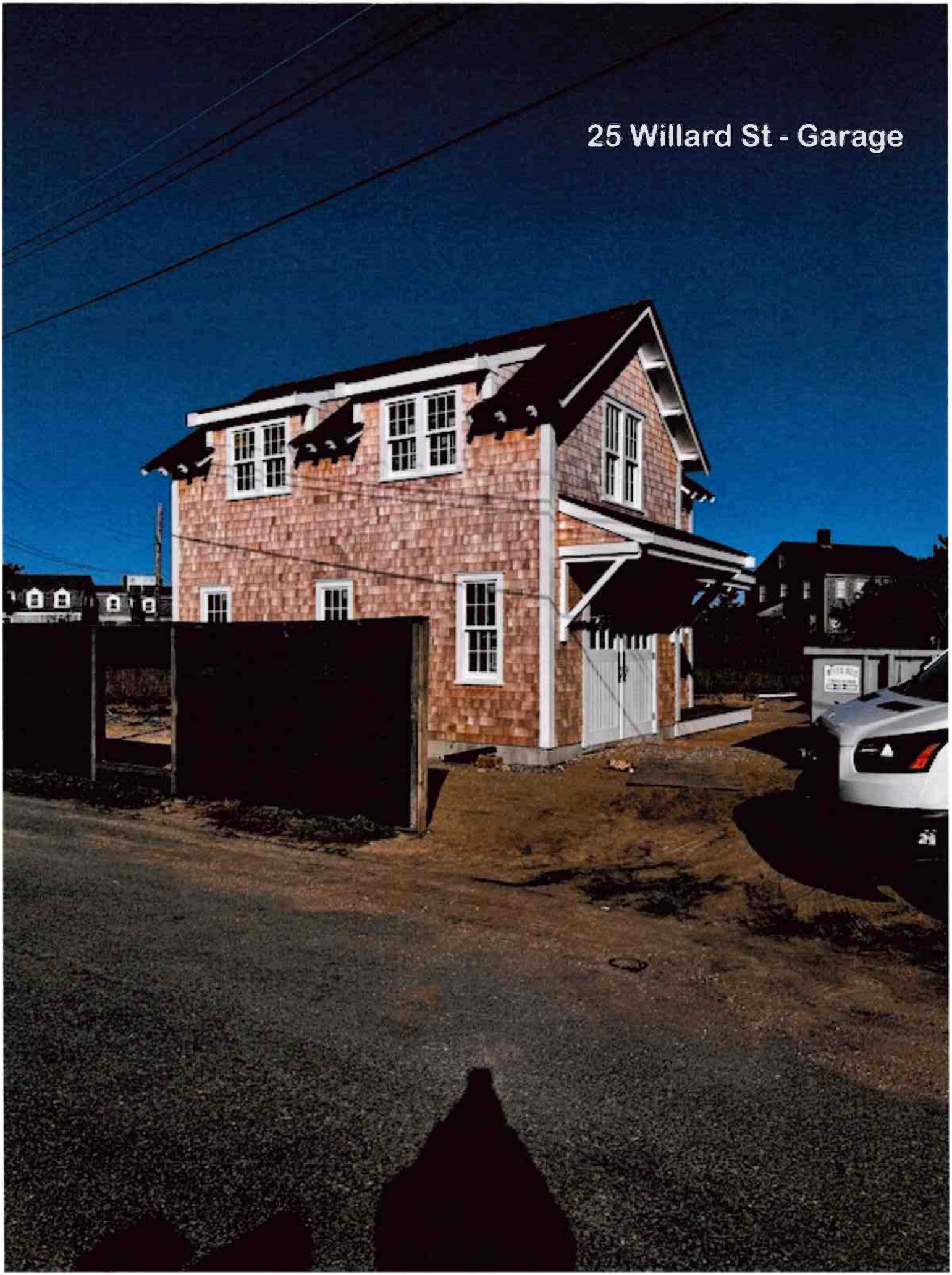
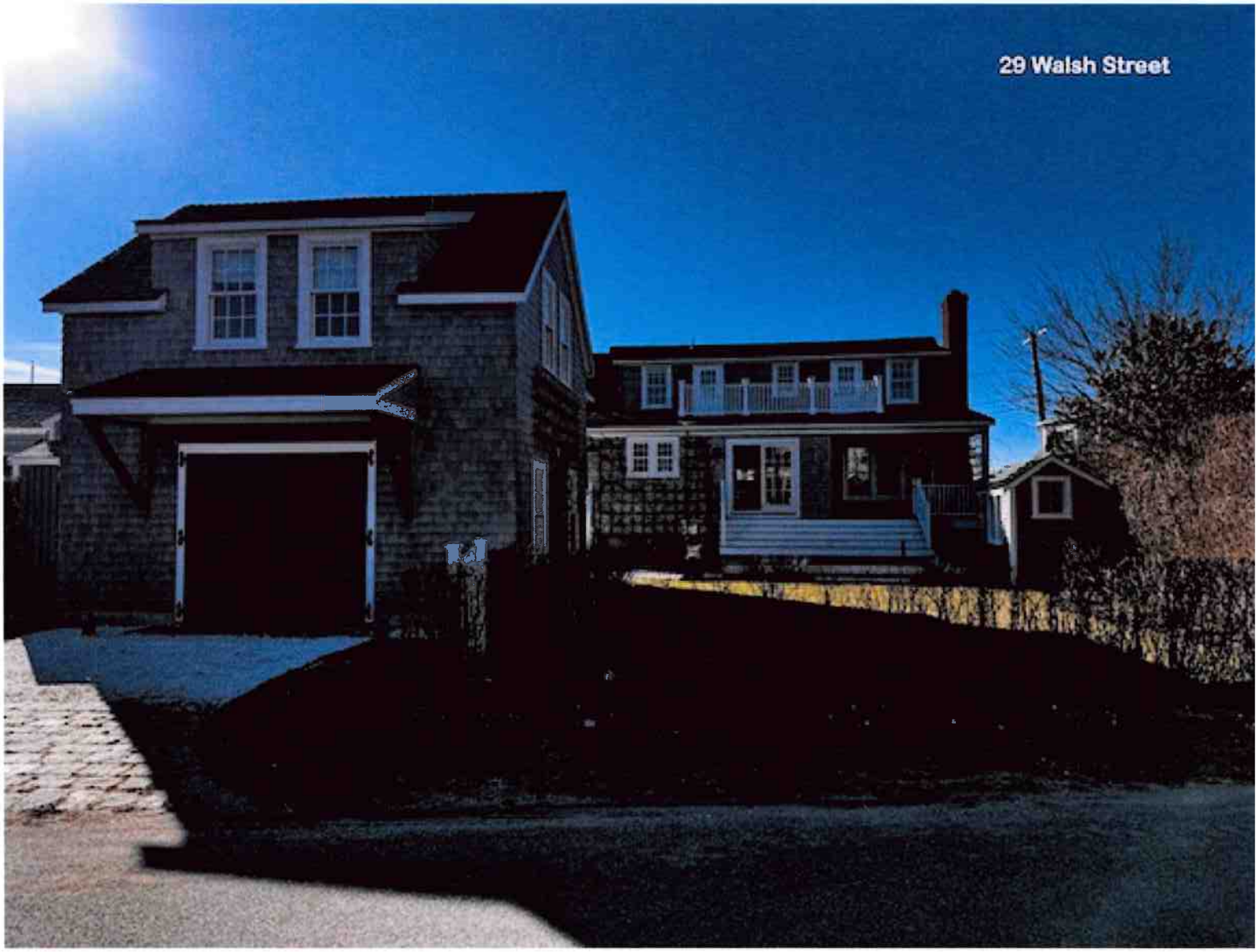
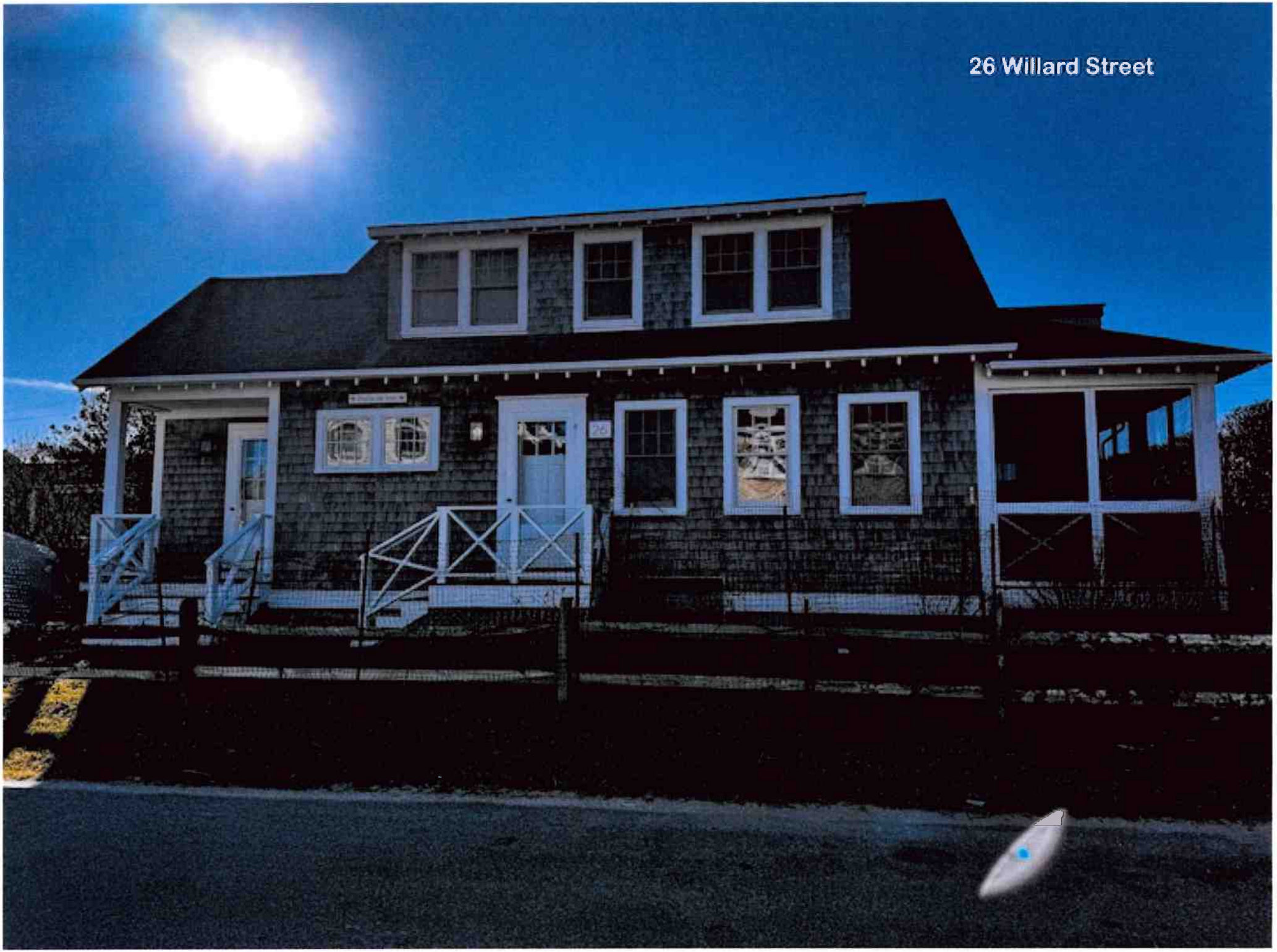

25 Willard St - Garage


29 Walsh Street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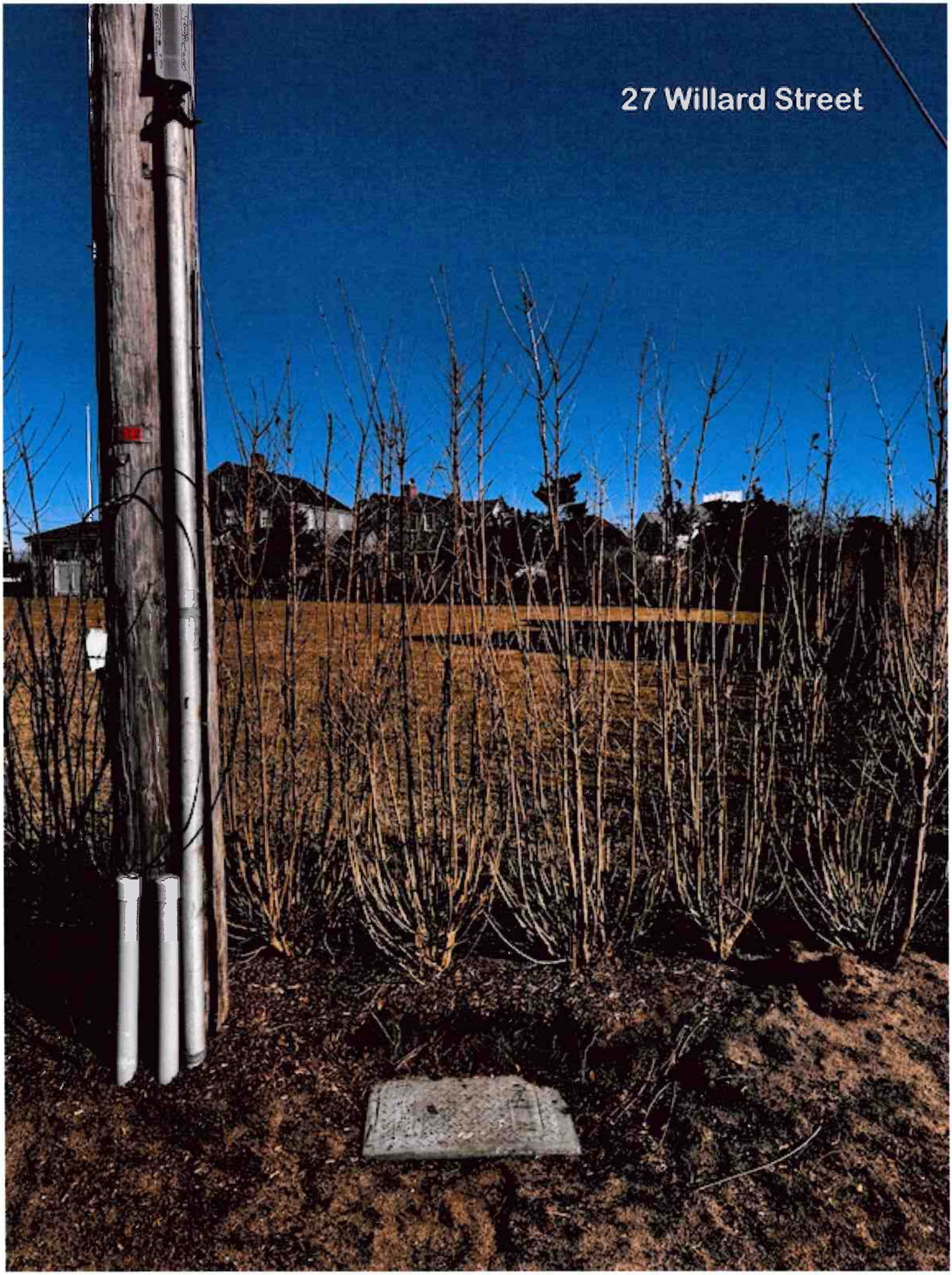
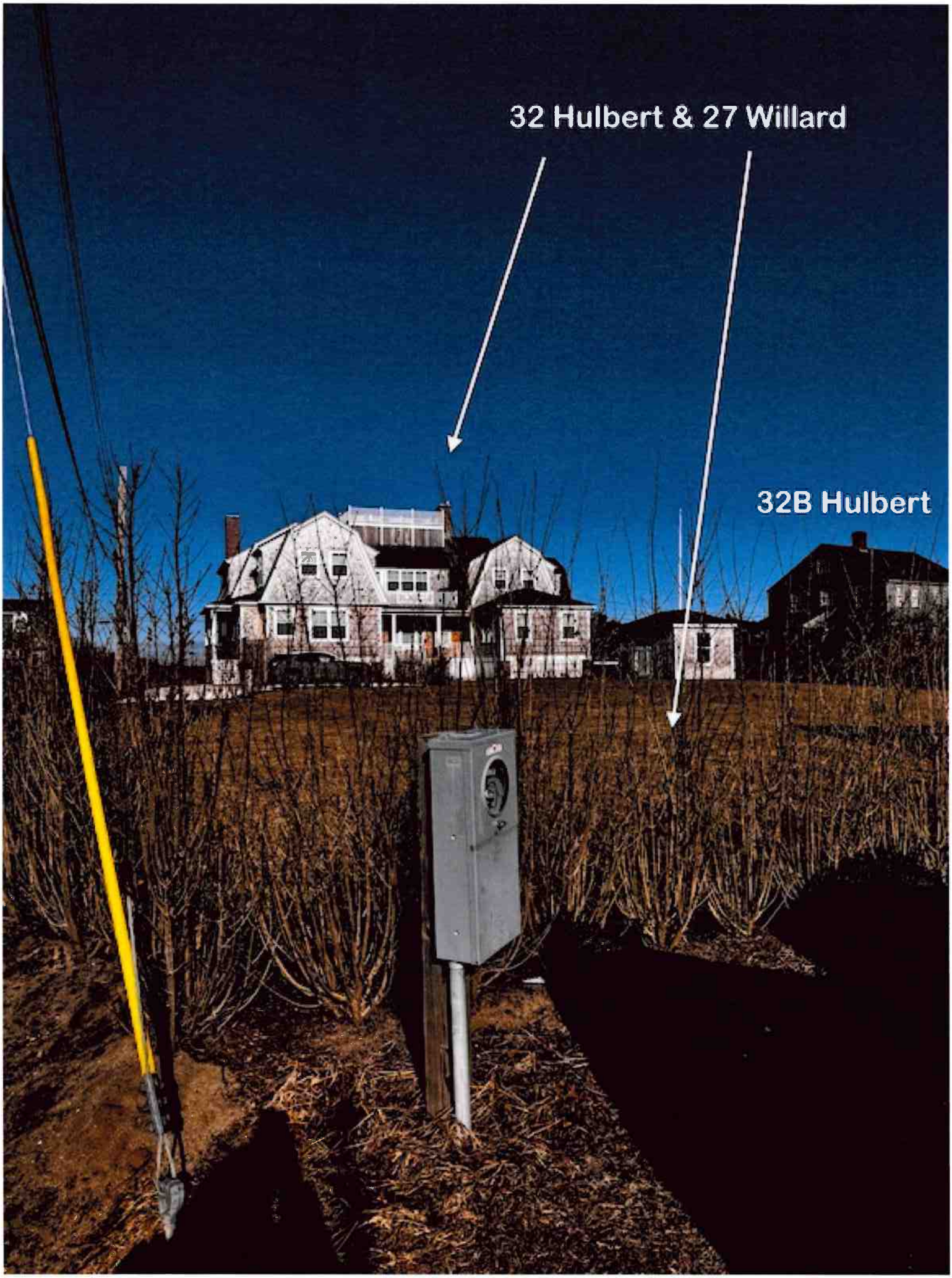
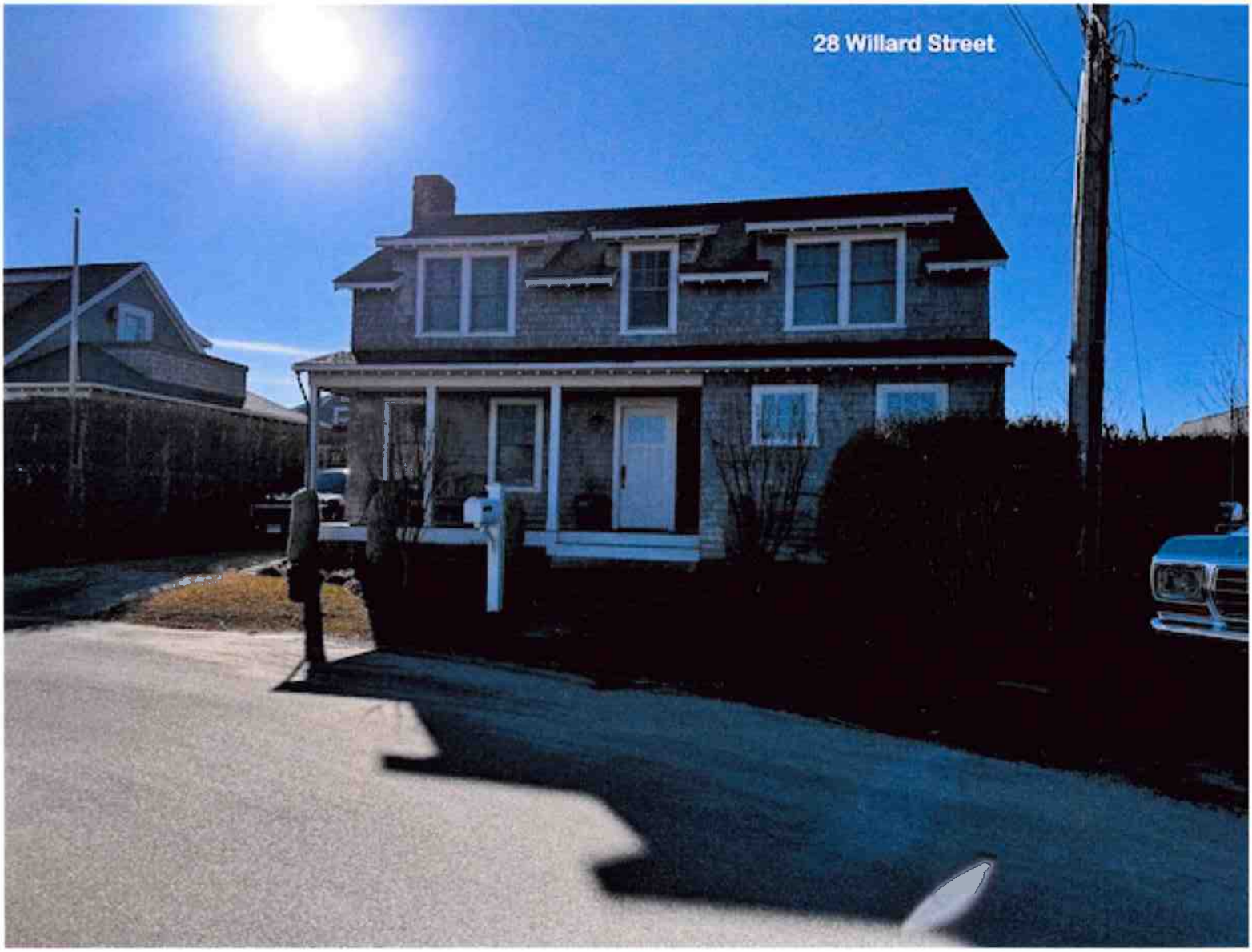
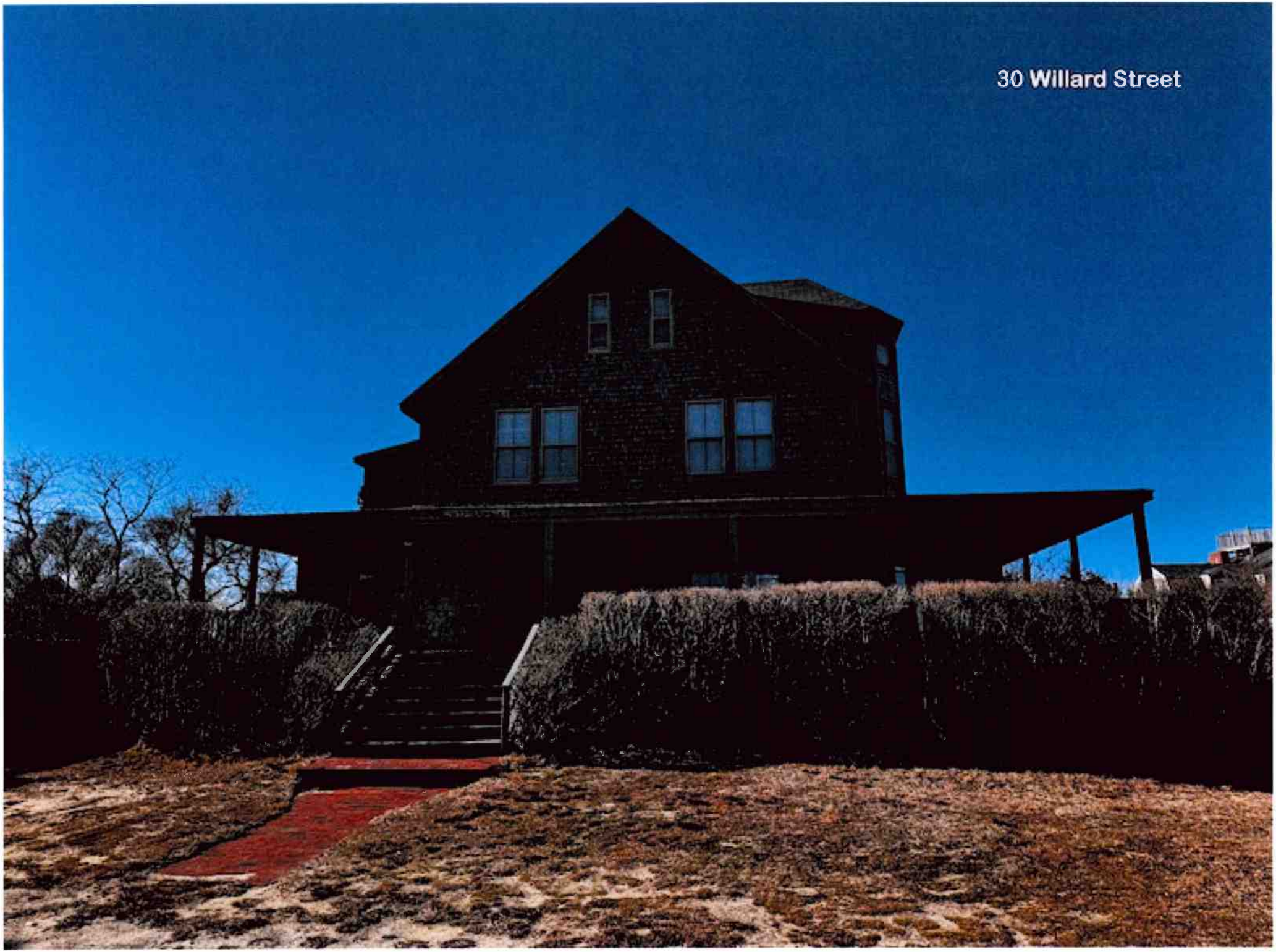

27 Willard Street


32 Hulbert & 27 Willard
32B Hulbert


28 Willard Street


30 Willard Street


32 Hulbert Avenue
37 Hulbert Avenue
32B Hulbert

ADDRESS: 3 POPS LN.
DATE HEARD: JANUARY 14, 2025
SITTING BOARD: RAY, ANGUS, JOE, VAL, STEVE

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: 09/03/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-09-11083
✓	Copy of Minutes (application item circled) SUMMARY OF MINUTES INCLUDED
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 01/21/2021

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North 0" South " East " West "
Height of ridge above final finish grade: North 19'-4 1/4" South 19'-6 1/4" East 17'-8 1/4" West 17'-8 1/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /12 Dormer — /12 — Other _____

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer LEPAGE Rough Opening 5'-7"x 4'-10" Size 5'-6"x 4'-9" Location CONNECTOR
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY
C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round — Square 8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front SINGLE-LIGHT Rear MULTIPLE 6-LIGHT Side 6-LIGHT
Garage Door(s): Type DOUBLE OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH.

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

MARK CUTONE
ARCHITECTURE +

23 January 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 3 Pops Lane Trust – Old Business

Dear Commissioners,

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

At the January 14th, 2025 meeting, comments on our revisions for the proposed main house were provided.

- Appreciate the height of the building and the massing
- Questioned the gable forward approach
- Alter connectors – do they need to be all glass?
- Concerned about the +/- grade difference – concerned with a 2 ft. grade change
- Concerned about the large glass sliding doors on the primary bedroom façade and the living room façade facing Hither Creek
- Suggest anti reflective coating / film on glass facing Hither Creek
- Great layering and separation between masses – greenery can be seen through the structure from the North
- Requested site sections to understand how these structures are communicating – (1) middle of guest house & (1) middle of main house
- Still consider this a successful application
- Good file optimization
- Concerned about character and setting and how this could potentially become trend setting in this area
- Hold for revisions on grading and sections

We look forward to your consideration of these revisions.

Thank you,

Mark Cutone

_____
Mark Cutone, Architect MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

WILLKIE FARR & GALLAGHER LLP

Michele M. Mulrooney
2029 Century Park East
Los Angeles, CA 90067-2905
Tel: 310 855 3030
Fax: 310 855 3099
mmulrooney@willkie.com

January 16, 2025

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

Re: Application for Property Located at 3 Pops Lane, Nantucket, MA 02554

Dear Mr. Welch:

My firm represents Michael R. Kizilbash ("Michael") and Nancy Dubuc Kizilbash ("Nancy") with their estate planning.

On September 20, 2021, Michael and Nancy established The Pop's Lane Holdings Trust dated September 20, 2021 (the "Trust"). The Trust names Matthew Burke as trustee (the "Trustee") of the Trust and is for the benefit of Nancy and Michael during their joint lives. The Trust is revocable and amendable by Nancy and Michael during their joint lives. The Trust currently holds title to the real property located at 3 Pops Lane a/k/a 329 Madaket Road, Nantucket, Massachusetts 02554 (the "Pops Lane Property"). Matthew Burke, as Trustee, is the owner of record of the Pops Lane Property.

On September 3, 2024, Nancy signed an Application to the Historic District Commission, Nantucket, Massachusetts, for a Certificate of Appropriateness for Structural Work (the "Application"), a copy of which is attached hereto. I understand that a concern was raised regarding Nancy's authority to do so.

By this letter, I am confirming that the Trustee has the power to delegate authority to Nancy to sign and submit the Application. Further, effective as of September 1, 2024 and until revoked, the Trustee has delegated to Nancy the authority to sign and submit said Application. A copy of said delegation is attached hereto. Accordingly, Nancy has the authority as the Trustee's agent to sign and submit the Application.

Also enclosed herewith are the Trustee's powers over the Trust and the Trustee's power to delegate duties pursuant to Paragraph 5.6 of the Trust.

WILLKIE FARR & GALLAGHER LLP

Michele M. Mulrooney
2029 Century Park East
Los Angeles, CA 90067-2905
Tel: 310 855 3030
Fax: 310 855 3099
mmulrooney@willkie.com

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you,

Michele M. Mulrooney

Michele M. Mulrooney, Esq.

MMM: lm
Enclosure

cc: Nancy Dubuc Kizilbash
Michael R. Kizilbash
Matthew Burke

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: [redacted]

AGENT INFORMATION (if applicable)

Name: MARK CUTLINE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: [redacted]

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 124'-0" Sq. Footage 1st floor: 3,180 SF Decks/Patio: Size: [illegible] ☒ 1st floor ☐ 2nd floor
Width: 42'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

SEE DRAWINGS

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /12 Dormer ___ /12 ___ Other _____

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

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer LEPAGE Rough Opening 5'-7"x4'-10" Size 5'-6"x4'-9" Location CONNECTOR
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY
C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards _____ Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round ___ Square 8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front SINGLE-LIGHT Rear MULTIPLE LIGHT Side 10-LIGHT
Garage Door(s): Type DOUBLE CARRIAGE Material WOOD PAINTED BLACK TO MATCH SASH
Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 09/03/2024 Signature of owner of record [signature] Signed under penalties of perjury

THE POP'S LANE HOLDINGS TRUST
TRUSTEE DELEGATION

The Pop's Lane Holdings Trust dated September 20, 2021

WHEREAS, Matthew Burke ("Matthew") is the sole trustee (the "Trustee") of The Pop's Lane Holdings Trust dated September 20, 2021 (the "Trust");

WHEREAS, Paragraph 5.6 of the Trust, "Delegation of Duties," provides as follows:

> 5.6 Delegation of Duties. A Trustee may delegate to a Co-Trustee then acting or to one or more agents ministerial duties relating to the trusts. A Trustee or agent to whom such powers are delegated shall have the power to handle administrative matters of the trust, including, without limitation, all acts necessary with respect to the acquisition and transfer, of real and personal property of the trust (including financing documents, notes, mortgages and trust deeds), and to execute all documents in connection therewith; to open accounts of any type in one or more financial institutions; to authorize the deposit or withdrawal of funds from any or all of such accounts; and to sign checks on such accounts. Furthermore, a Trustee may delegate to a Co-Trustee then acting one or more non-ministerial duties and powers of all types relating to the trust. All individuals, transfer agents, corporations, financial institutions and other entities dealing with a Trustee or an agent pursuant to the provisions of this Paragraph 5.6 shall be relieved of all liability as a consequence of dealing with such Trustee or agent and shall not be under any responsibility to see to the performance of the trust hereunder.

WHEREAS, Matthew, as Trustee, wishes to delegate to Nancy Dubuc (also known as Nancy Dubuc Kizilbash) ("Nancy"), as agent, certain ministerial duties of the Trustee to the full extent permitted under Paragraph 5.6 of the Trust.

NOW THEREFORE, as of September 1, 2024 (the "Effective Date"):

1. Matthew hereby delegates to Nancy the power to unilaterally handle all administrative matters of the Trust, including, without limitation, all acts necessary with respect to the acquisition and transfer of real and personal property of the Trust (including financing documents, notes, mortgages and trust deeds), and to execute all documents in connection therewith; to open accounts of any type in one or more financial institutions; to authorize the deposit or withdrawal of funds from any or all of such accounts; and to sign checks on such accounts;

2. Pursuant to Paragraph 5.6 of the Trust, an act of Nancy, as agent of the Trustee to whom such duties and powers are delegated, shall be deemed to be the act of Matthew, in Matthew's capacity as Trustee.

3. All individuals, transfer agents, corporations, financial institutions and other entities dealing with Nancy, as agent of the Trustee, shall be relieved of all liability as a consequence of dealing with such agent and shall not be under any responsibility to see to the performance of the Trust hereunder.

This instrument shall be effective as of the Effective Date and shall remain in effect until revoked.

MATTHEW BURKE, Trustee of The Pop's Lane Holdings Trust dated September 20, 2021

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On January 16, 2025, before me, Brian Sproule, a Notary Public, personally appeared MATTHEW BURKE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRIAN SPROULE
Notary Public - California
Los Angeles County
Commission # 2371911
My Comm. Expires Sep 18, 2025

Signature

(SEAL)

5.8.2 A Trustee who is an accountant, attorney, business manager, investment advisor or other professional shall not be disqualified from rendering professional services to the trust and being compensated on a reasonable basis therefor in addition to any compensation which he or she is otherwise entitled to receive as a Trustee; neither shall a firm with which a Trustee is associated as a partner, officer, principal, employee or in any other capacity be disqualified from dealing with, rendering services to or discharging duties for any such trust and being compensated therefor on a reasonable basis. The Trustors believe that it is in the best interests of the trust estate and the beneficiaries hereunder to permit dual compensation to be paid as provided in Subparagraphs 5.8.1, 5.8.2 and 5.8.3, and it is the Trustors' intent that the beneficiaries and the court having jurisdiction over this trust shall permit such dual compensation.

5.8.3 A Trustee who performs services in connection with the regular operations of any business, partnership, firm or corporation in which the trust is financially interested may be compensated for such services independently of his or her services as a Trustee hereunder. A firm with which a Trustee is associated, as aforesaid, may also be compensated for services performed in connection with such operations. Such compensation may be on the same basis as compensation paid for such services prior to a Trustor's death, including, without limitation, compensation based on a percentage of gross receipts, or on any other basis which such Trustee deem to be reasonable.

5.9 Power to Remove and Replace Trustees. Notwithstanding anything contained in this Article V, the Trustors, jointly, or if one Trustor is deceased or incapacitated, the Trustor able to act, shall have the power to remove and replace any then acting Trustee or any successor Trustee named hereunder. The removal and replacement of any then acting Trustee or any successor Trustee named hereunder shall be made by a written instrument filed by the Trustor with the then acting Trustee or successor Trustee, as the case may be, and shall require no action by any court having jurisdiction over the trust.

ARTICLE VI

POWERS OF TRUSTEE

6.1 General Powers. The Trustee hereunder shall have the powers accorded under the Estates, Powers and Trusts Law of the State of New York with respect to the trust hereunder and the property thereof. In extension and not in limitation of such powers, the Trustee shall have the following powers with respect to the trust hereunder, in each case to be exercised from time to time in their discretion without order of Court, primarily in the interest of the beneficiaries of the trust.

6.1.1 To manage, control, sell at public or private sale (with or without notice), convey, exchange, partition, divide, improve, repair; to grant or acquire options and to sell upon deferred payments; to abandon property or any interest therein; to lease for terms within or extending beyond the duration of any trust for any purpose including

exploration for and removal of gas, oil, or other minerals; to renew existing leases on the same or different terms; to enter into community oil leases; to cause any property to be registered or held of record in the name of the Trustee or in the name of a nominee, and to deposit securities with such nominee, or to retain any property without changing its recorded or registered owner with or without divulging the existence of the trust, or to hold securities unregistered in such condition that ownership will pass by delivery.

6.1.2 To purchase real property or personal property in connection with any such real property, to remodel or cause to be remodeled a residence and make other improvements of any kind on such real property; to subdivide and develop real property; to dedicate real property to public use; to make or obtain the vacation of plats and adjust boundaries; to adjust differences in consideration; to dedicate easements to public use without consideration; to grant easements, rights-of-way and other incorporeal rights; to create covenants and other restrictions that either run or do not run with the real property; to make improvements, structural or otherwise; to seek zoning, variance or non-conforming use permits; to perform all such other acts and to execute all documents necessary to implement the provisions of this Subparagraph 6.1.2.

6.1.3 Regardless of diversification and regardless of whether the property is income producing, to retain any real property acquired by the trust and to invest and reinvest the principal, and income if accumulated, and to retain, purchase or acquire any other kind of property, real, personal or mixed, and every kind of investment, including, without limitation, corporate obligations of every kind, stocks, preferred or common, mutual funds, trust deeds, mortgage participations and interests in investment trusts and companies.

6.1.4 To borrow money from any person or institution for temporary and permanent financing for the purchase of real property and for the remodeling of or improvements to a residence thereon, or for the construction of a residence and other improvements as to any real property included in the trust estate or for any other purpose, upon such terms and conditions as the Trustee deems proper, and to obligate the trust for repayment; to encumber any trust property by mortgage, deed of trust, pledge or otherwise for the sole or joint debt of the trust, using such procedures to consummate the transaction as the Trustee deems advisable; and to replace, renew or extend any encumbrance upon any real or personal property.

6.1.5 To carry insurance of such kinds and in such amounts as the Trustee, in his or her discretion, deems advisable, at the expense of the trust, to protect the trust estate and the Trustee personally against any hazard. However, the Trustee, in his or her capacity as Trustee, shall not be obligated to carry any insurance on any real or personal property and shall not be liable to any person or entity for not insuring or under-insuring any such real or personal property.

6.1.6 To employ any real estate agent, custodian, investment advisor, business manager, attorney, accountant or any other agents to assist the Trustee in his or

her administration of the trust and to rely on the advice given by these agents, without any liability for any action taken in good faith upon the advice of such counsel or in the appointment of any such agent, unless resulting from the Trustee's own bad faith or gross negligence.

6.1.7 To institute, compromise and defend claims, actions and proceedings at the expense of the trust during the trust term and after distribution of trust assets; provided, however, that the Trustee shall have no obligations or duties with respect to any such matters occurring after distribution of trust assets unless the Trustee has been adequately indemnified by the distributees for any loss in connection with such matters.

6.1.8 To release in whole or in part or to restrict the scope of any power that a Trustee may hold in connection with the trust, by written instrument specifying the powers to be released or restricted and the nature of any such restriction, whereupon any released power shall pass to and be exercised by the other then acting Trustee or Trustees who have not released such power, or, if none, shall be exercised by the next-designated Trustee. If there is no next-designated Trustee or if none of the foregoing persons accept such released power, it shall be void.

6.1.9 To execute a promissory note of a Trustor as the attorney-in-fact of such Trustor.

6.1.10 The Trustees are authorized to perform all other acts and to execute all documents necessary to implement the provisions of Paragraph 6.1.

6.2 Determination of Principal and Income. The Trustee shall have the power, in his or her discretion, to determine what is principal or income of the trust, and to apportion and allocate receipts and expenses and other charges between these accounts, including also the power to charge in whole or in part against principal, or to amortize out of or charge forthwith to income, premiums paid on the purchase of bonds or other obligations. Except insofar as the Trustee exercises his or her discretion, and except as otherwise provided in this instrument, matters relating to principal and income shall be governed by the provisions of the New York Estates Uniform Principal and Income Act, Estates, Powers and Trusts Law, §11-A-1.1, et seq., as the same may be amended from time to time.

6.3 Guaranties. The Trustee shall have the power, in his or her sole and absolute discretion, to guarantee the obligations of a Trustor, entities in which a Trustor holds an interest, or entities or persons with which a Trustor has a business or other relationship; and to mortgage, pledge, grant a security interest in, or otherwise encumber or restrict the transfer of the trust estate or any assets thereof, including, without limitation, any real and/or personal property, in order to secure any such guaranties or other obligations, using such procedures to consummate the transaction as the Trustee may deem advisable, including acting as a Trustor's attorney-in-fact.

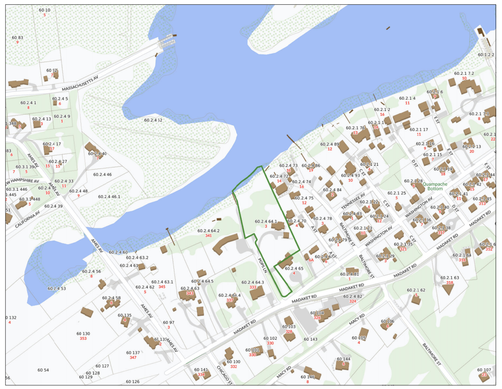
in-fact stating that such Trustee has become incapacitated for purposes of this instrument and has automatically resigned, or, if no such attorney-in-fact is then acting, by the execution of a written declaration signed under penalty of perjury by the remaining Trustee or, if none, the next successor Trustee stating that such Trustee has become incapacitated for purposes of this instrument and has automatically resigned. The determination that a Trustee has become incapacitated for purposes of this instrument and has automatically resigned shall be made by said attorney-in-fact, remaining Trustee or successor Trustee, as the case may be, after the person entitled to make such determination, as aforesaid, has reasonably concluded in good faith, in accordance with such person's own best judgment, that because of accident, physical or mental illness, progressive or intermittent physical or mental deterioration, or other similar cause, such Trustee has become unable to exercise prudently his or her powers as Trustee in the best interests of the trust estate and the beneficiaries of trusts hereunder. The person entitled to make such determination shall have the power to consult with one or more of such Trustee's physicians before making such determination, but shall not be obligated to do so.

5.4 Successor Trustee Succeeds To All Powers. Any successor Trustee shall succeed as such with like effect as though originally named in this instrument. All authorities, titles and powers conferred upon the original Trustee shall pass to any successor Trustee without further act or deed. Notwithstanding anything herein to the contrary, no successor Trustee under this instrument shall be liable for any act or omission of his or her predecessor nor shall he or she be obligated to inquire into the validity or propriety of any such act or omission. Any such successor Trustee shall be entitled to accept as conclusive any accounting and statement of assets furnished to such successor by his or her predecessor.

5.5 Exercise of Powers. Each Trustee acting hereunder shall have the full power and authority to exercise severally all rights and powers granted to the Trustee under this instrument and by law, and if there is more than one Trustee then acting, the Trustees shall not be required to act jointly. All individuals, transfer agents, corporations, financial institutions and other entities dealing with one or more Trustees shall be relieved of all liability as a consequence of dealing with such Trustee or Trustees and shall not be under any responsibility to see to the performance of the trust hereunder, the validity of anything such Trustee or Trustees purport to do or to the application of any money paid or any property transferred to or upon order of such Trustee or Trustees.

5.6 Delegation of Duties. A Trustee may delegate to a Co-Trustee then acting or to one or more agents ministerial duties relating to the trust. A Trustee or agent to whom such powers are delegated shall have the power to handle administrative matters of the trust, including, without limitation, all acts necessary with respect to the acquisition and transfer of real and personal property of the trust (including financing documents, notes, mortgages and trust deeds), and to execute all documents in connection therewith; to open accounts of any type in one or more financial institutions; to authorize the deposit or withdrawal of funds from any or all of such accounts; and to sign checks on such accounts. Furthermore, a Trustee may delegate to a Co-Trustee then acting one or more non-

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

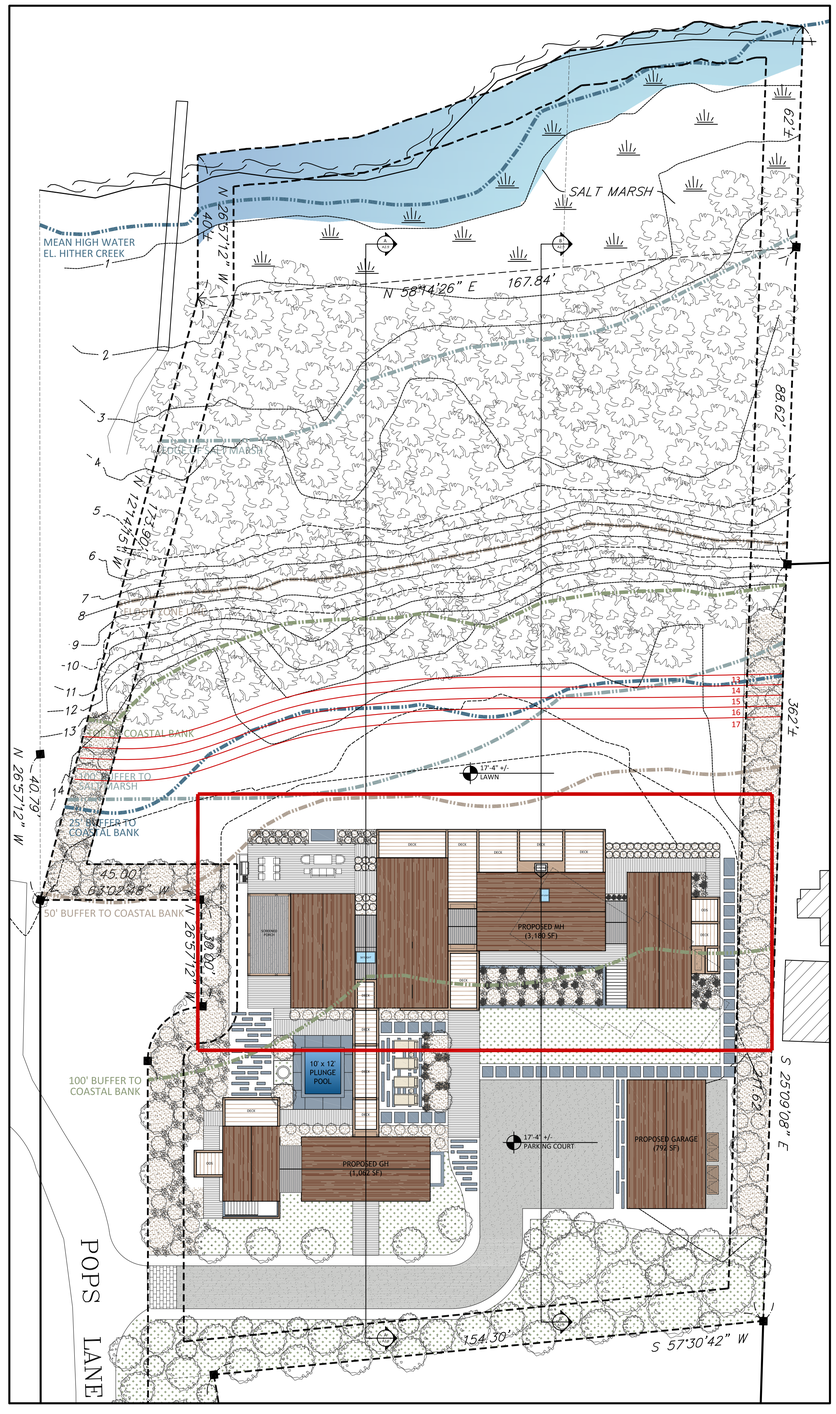
C1.1 SITE PLAN

A1.1a FIRST FLOOR PLAN
A1.1b FIRST FLOOR PLAN CONTINUED
A1.2 FLOOR PLAN AT 1/8" SCALE

A2.1 SOUTH ELEVATION
A2.2 EAST ELEVATION
A2.3 NORTH ELEVATION
A2.4 WEST ELEVATION
A2.5 BOAT PERSPECTIVE
A2.6 HITHER CREEK AERIAL 01
A2.7 HITHER CREEK AERIAL 02
A2.8 POPS LN. PERSPECTIVE
A2.9 SITE SECTIONS & CONCOM REFERENCES

SITE PLAN KEY

- GRAVEL DRIVEWAY
- BLUESTONE
- RED CEDAR ROOF
- RED CEDAR NTW
- IPE DECKING
- SKYLIGHT
- PLANTING BED
- WILD GRASSES
- LAWN
- PLUNGE POOL
- HITHER CREEK



SITE PLAN: 1" = 20'-0"

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508.228.2728
MARKCUTONE.COM

SURVEYOR

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508.833.0070

STRUCTURAL DESIGN

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

PROPOSED MAIN HOUSE

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

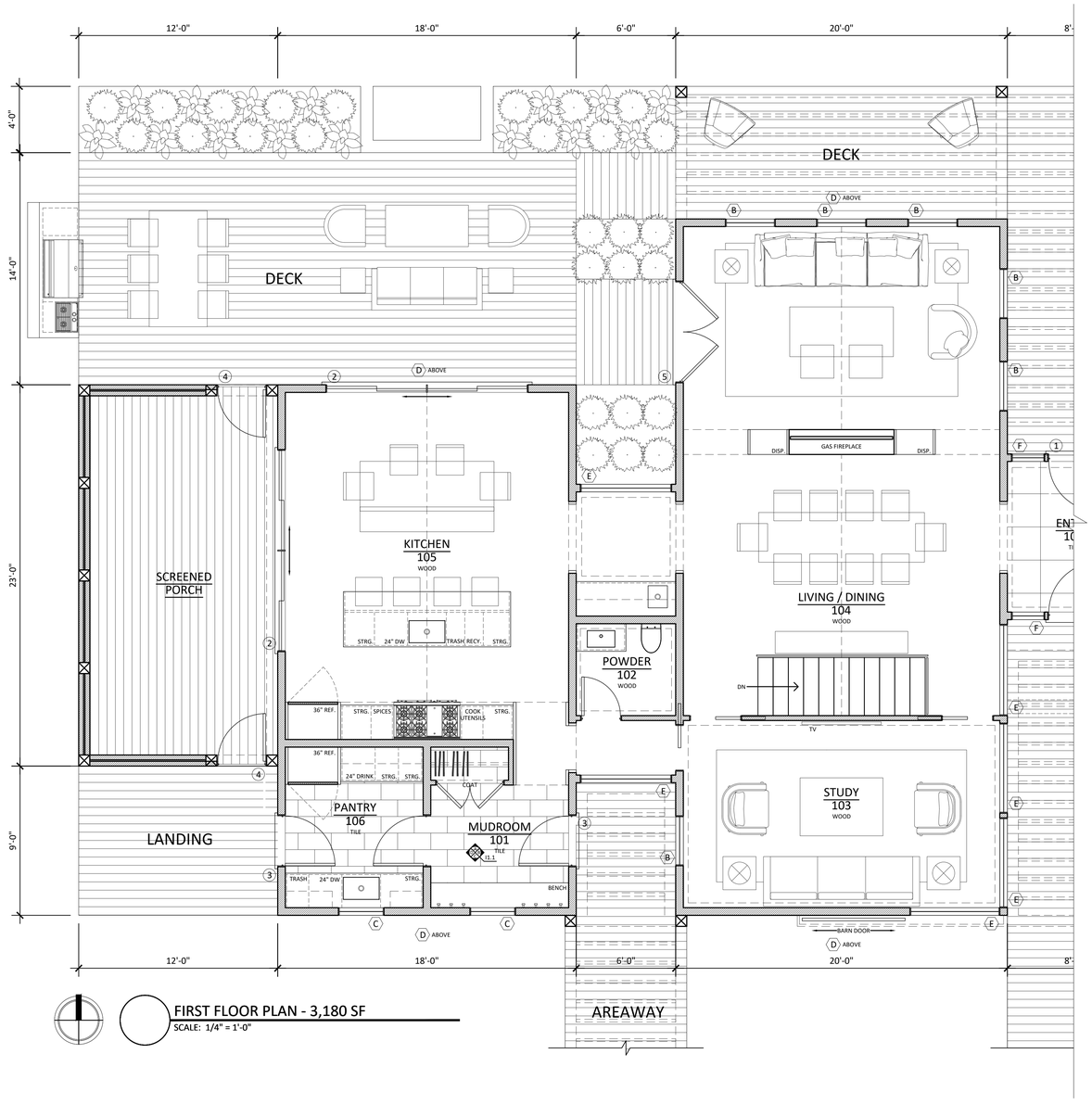
COVER SHEET

C1.1

27 JANUARY 2025

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	20	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
C	2	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
D	6	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	8	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
F	4	CUSTOM LEPAGE	R.O.: 1'-10" x 8'-0"	3 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR W/ THIN RAILS
2	2	CUSTOM LEPAGE	R.O.: 12'-2" x 8'-0"	24 LIGHT SLIDING PATIO DOOR
3	8	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
4	2	CUSTOM SCREEN DOOR	R.O.: 3'-0" x 8'-8"	NTW SCREEN DOOR
5	1	CUSTOM LEPAGE	R.O.: 6'-0" x 8'-0"	12 LIGHT FRENCH DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS
*ALL DOORS AND WINDOWS FACING HITHER CREEK TO HAVE ANTI REFLECTIVE FILM
*ALL DOORS AND WINDOWS TO BE BLACK SASH



FIRST FLOOR PLAN - 3,180 SF
SCALE: 1/4" = 1'-0"

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3 POPS LANE
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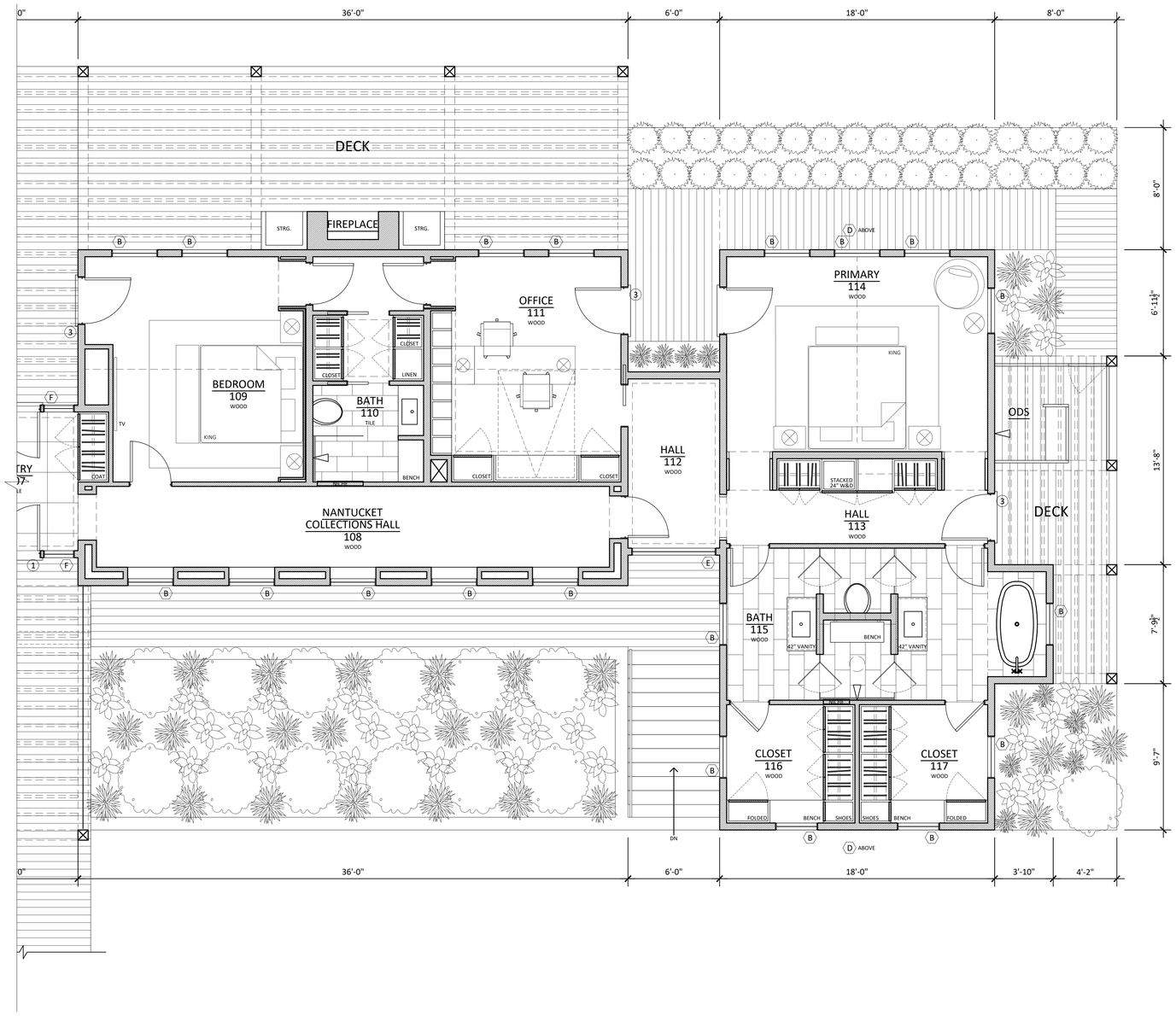
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

A1.1a

27 JANUARY 2025



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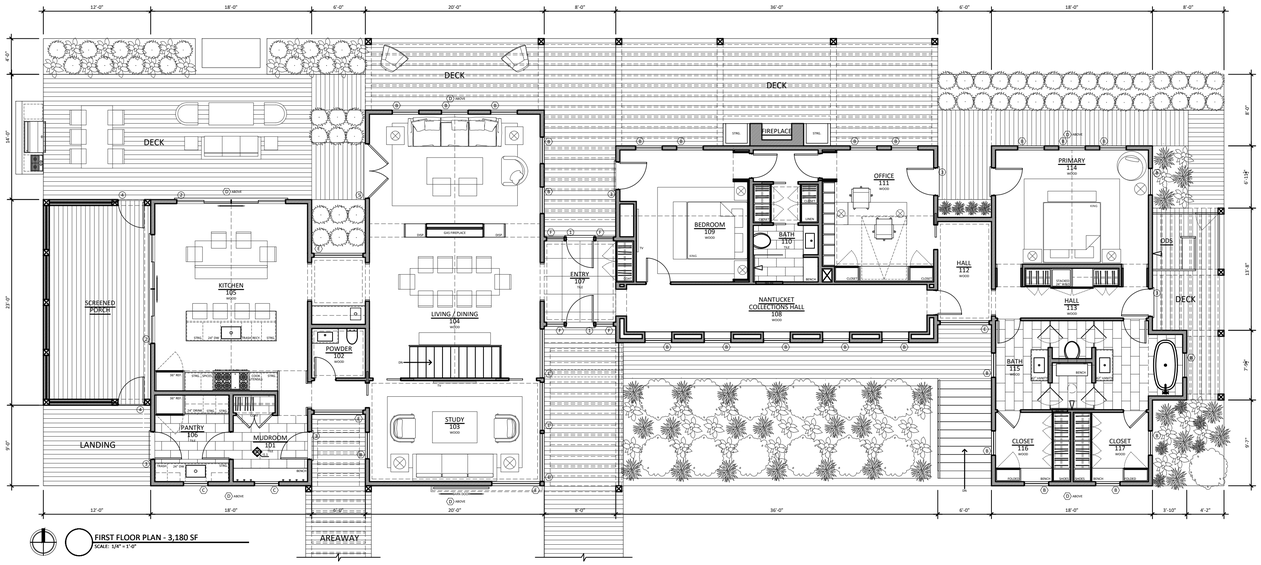
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN CONTINUED

A1.1b

27 JANUARY 2025



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

FLOOR PLAN AT $\frac{1}{8}$" SCALE

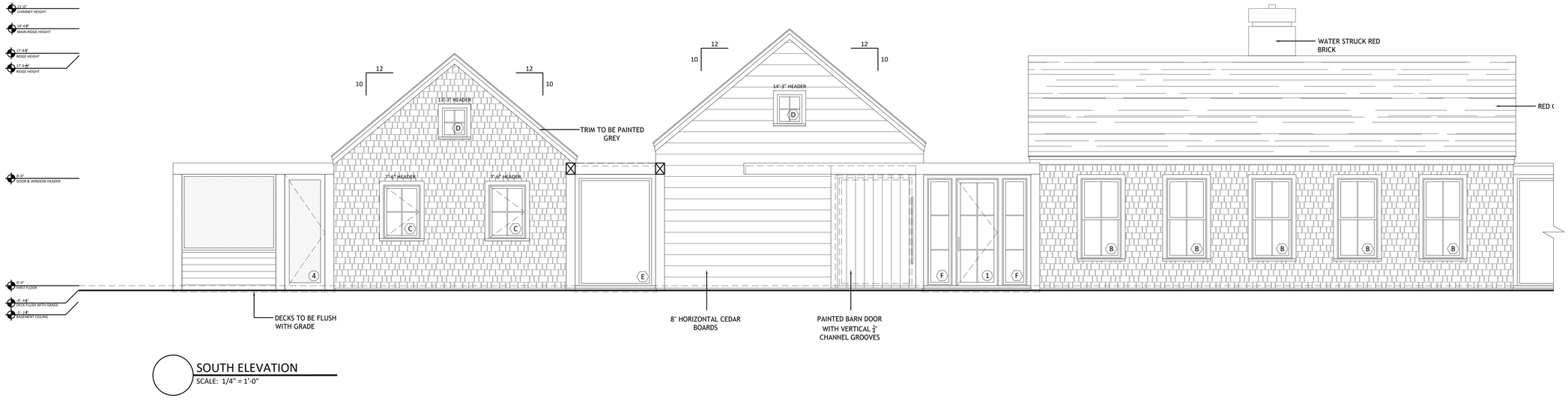
A1.2

27 JANUARY 2025

PREVIOUS SUBMISSION



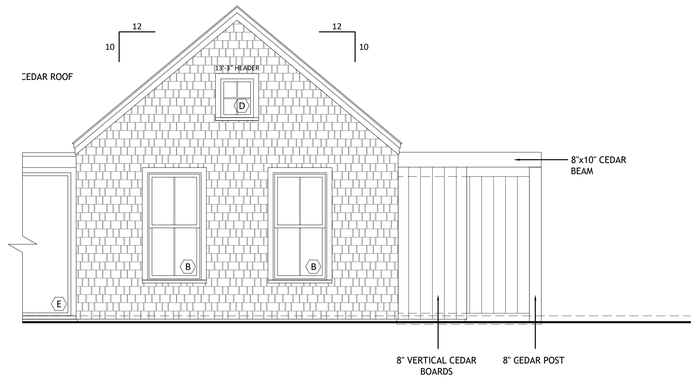
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

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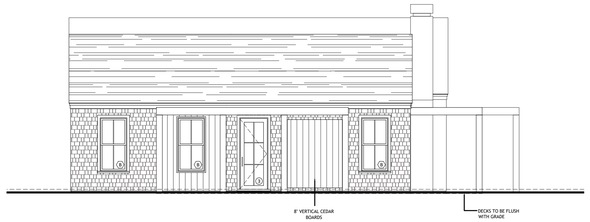
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

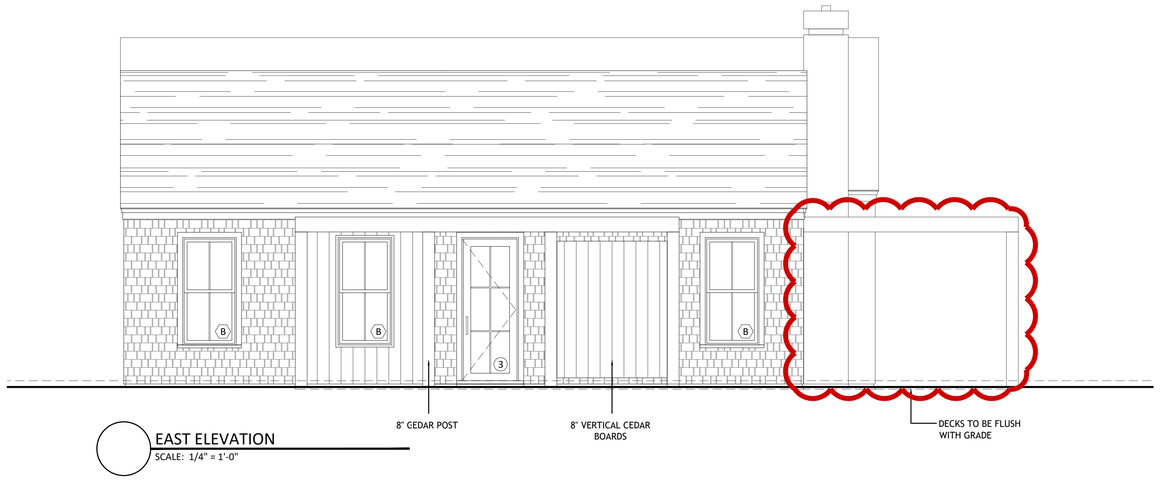
A2.1

27 JANUARY 2025

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

DUBUC

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

ELEVATIONS

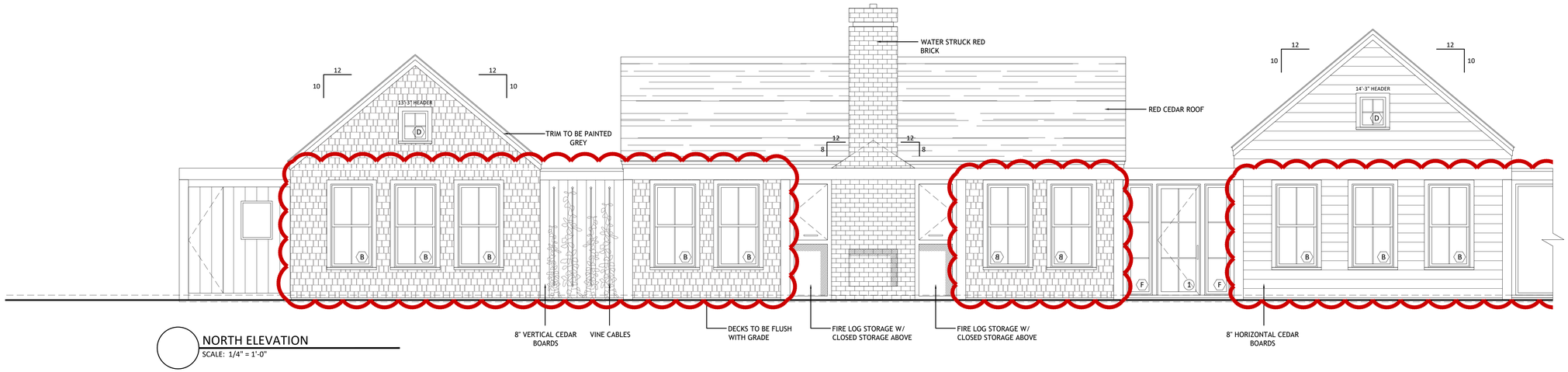
A2.2

27 JANUARY 2025

PREVIOUS SUBMISSION

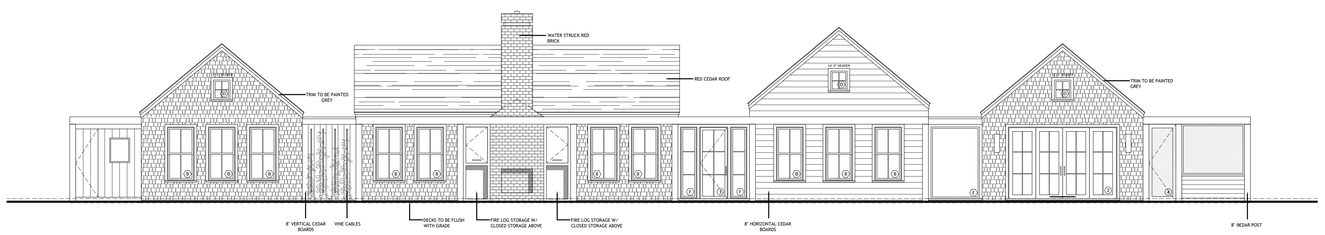


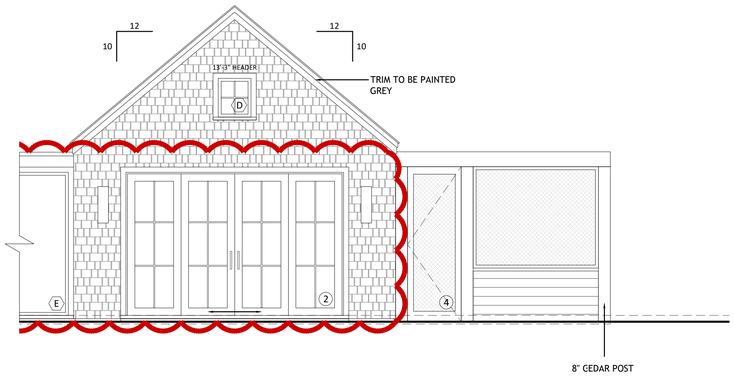
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

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

ELEVATIONS

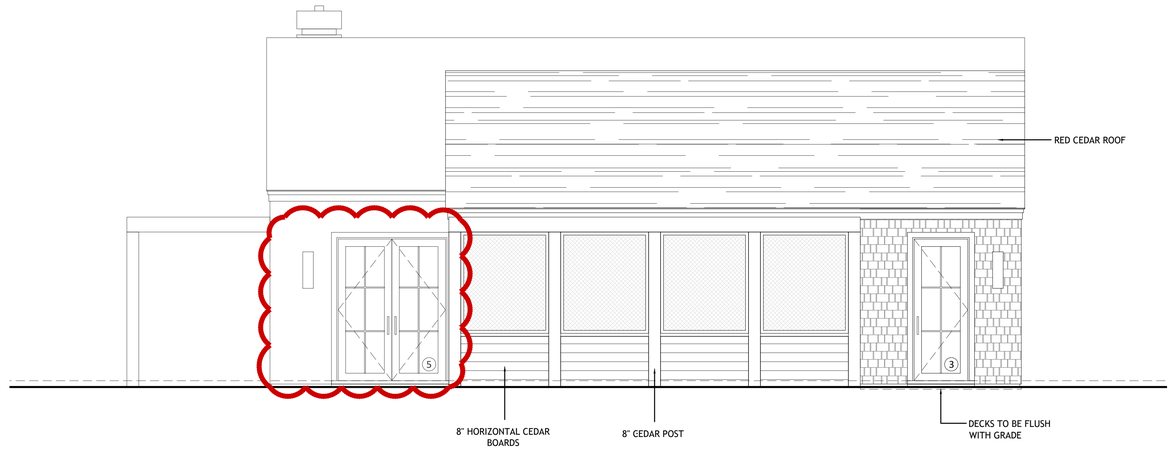
A2.3

27 JANUARY 2025

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

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

ELEVATIONS

A2.4

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PROPOSED MAIN HOUSE

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

BOAT PERSPECTIVE

A2.5

27 JANUARY 2025



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PROPOSED MAIN HOUSE

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

HITHER CREEK
AERIAL 01

A2.6

27 JANUARY 2025



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PROPOSED MAIN HOUSE

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

HITHER CREEK
AERIAL 02

A2.7

27 JANUARY 2025



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PROPOSED MAIN HOUSE

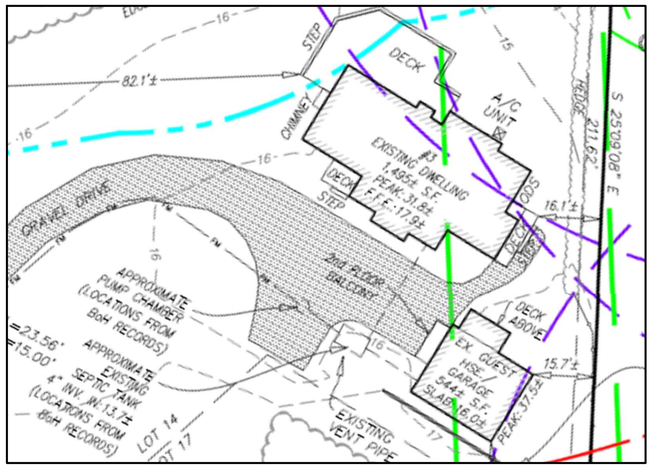
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

POPS LN.
PERSPECTIVE

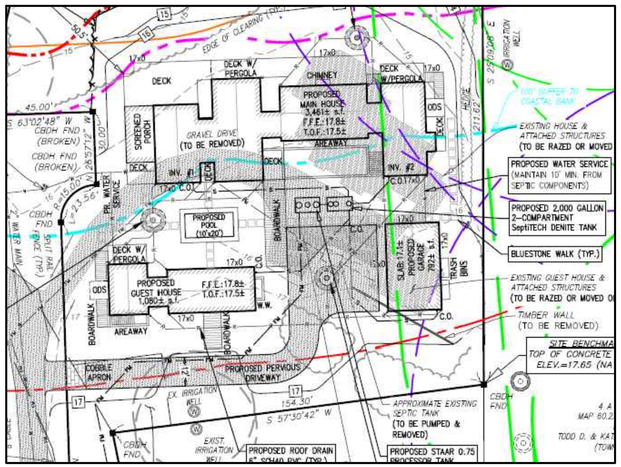
A2.8

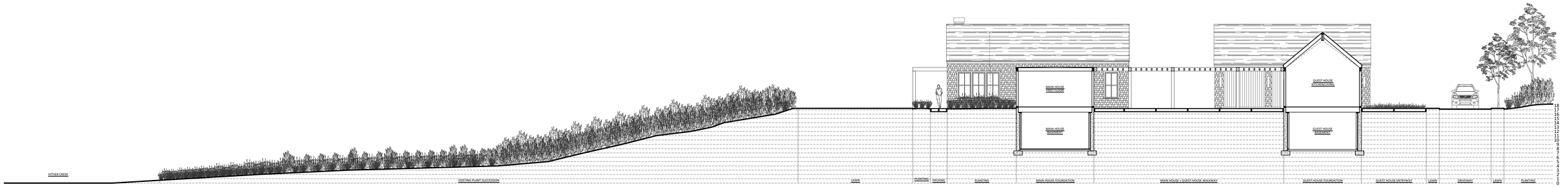
27 JANUARY 2025

EXISTING - F.F.E. 17.9 +/-

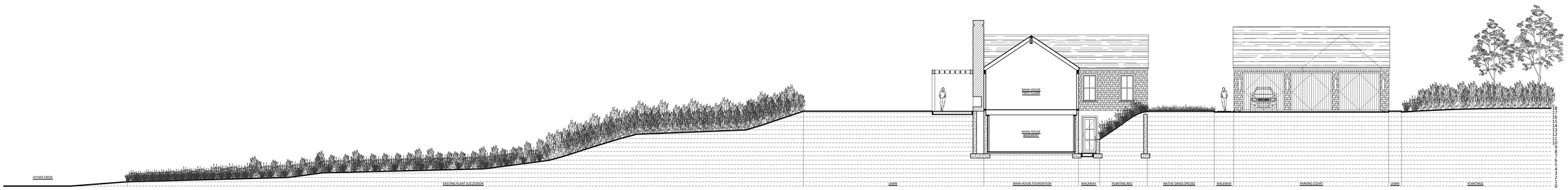


PROPOSED - F.F.E. 17.8 +/-





SITE SECTION A-A
SCALE: 3/32" = 1'-0"



SITE SECTION B-B
SCALE: 3/32" = 1'-0"

SITE SECTIONS

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NANTUCKET, MA 02554
508.228.2728
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DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

SECTIONS

A2.9

27 JANUARY 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 12'-0" Sq. Footage 1st floor: — Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: —

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

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

POOL

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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(initial to indicate read and understand) CMD

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

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

Signature 09/03/2024

Date

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

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Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

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City, State, ZIP+4® NARRAGANSETT, RI 2822

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328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

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C/O SARA HENDRICKSON
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City, State, ZIP+4® ATLANTA, GA 30306

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City, State, ZIP+4® CAMBRIDGE, MA 02138

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33 TAYLOR CROSS WY
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City, State, ZIP+4® BROOKLINE, MA 02445

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City, State, ZIP+4® PLYMOUTH, MA 02360

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☐ Restricted Delivery $ $0.00	
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Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

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5417 BARTLETT STREET
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City, State, ZIP+4® PITTSBURG, PA 15217

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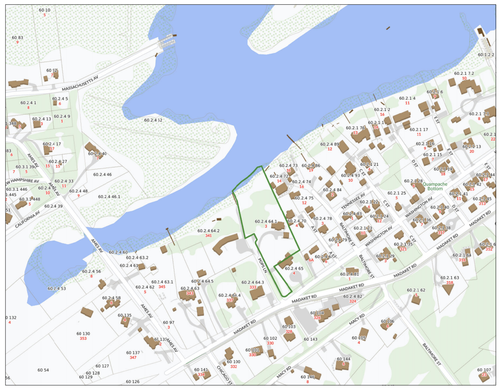
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



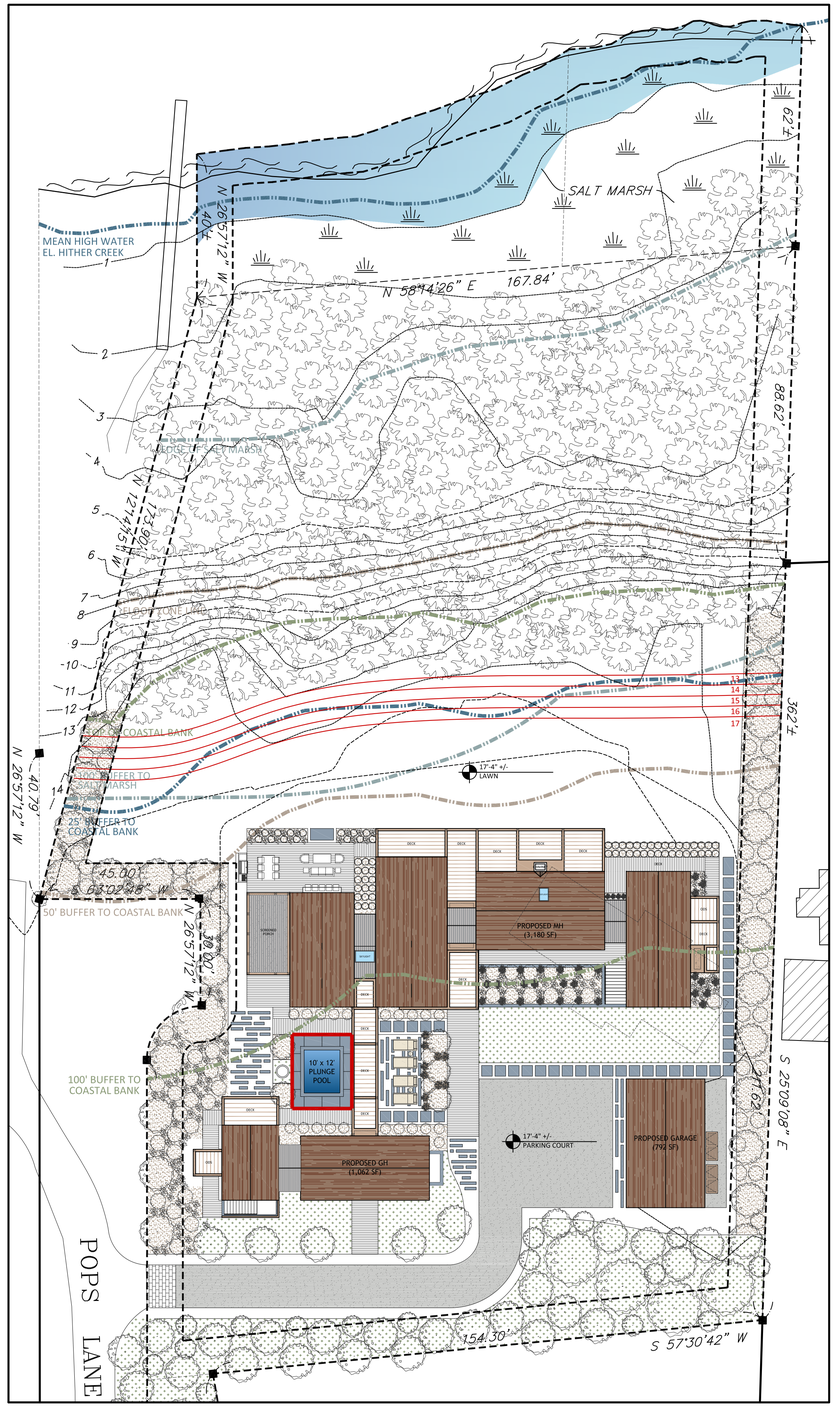
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

SITE PLAN KEY

- GRAVEL DRIVEWAY
- BLUESTONE
- RED CEDAR ROOF
- RED CEDAR NTW
- IPE DECKING
- SKYLIGHT
- PLANTING BED
- WILD GRASSES
- LAWN
- PLUNGE POOL
- HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

23 JANUARY 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 36'-0" Sq. Footage 1st floor: 792 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'-6 3/8" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

☐ Other _____

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

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

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

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

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

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

Garage Door(s): Type DOUBLE HINGED OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) — Roof RED CEDAR

Trim GREY Sash BLACK Doors WOOD PAINTED BLACK 3 4-LIGHT

Deck — Foundation CONCRETE Fence — Shutters —

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

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

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MH + GH + GARAGE

Planning and Land Use Services
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Telephone: 508.325.7587

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(initial to indicate read and understand) CMD

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2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

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09/04/2024

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Signature 09/03/2024

Date

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ANDERSON NOMINEE TRUST
Street and Apt. No., or PO Box No. P O BOX 5244
City, State, ZIP+4® NANTUCKET, MA 02554

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

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ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

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C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

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Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

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33 TAYLOR CROSS WY
Street and Apt. No., or PO Box No.
City, State, ZIP+4® BROOKLINE, MA 02445

7021 0350 0000 0871 2008

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TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

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NANTUCKET MA AUG 27 2024

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☐ Registered Mail $1.75	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00	Total Postage & Fees
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MCA
2 Broad St
Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

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City, State, ZIP+4® PITTSBURG, PA 15217

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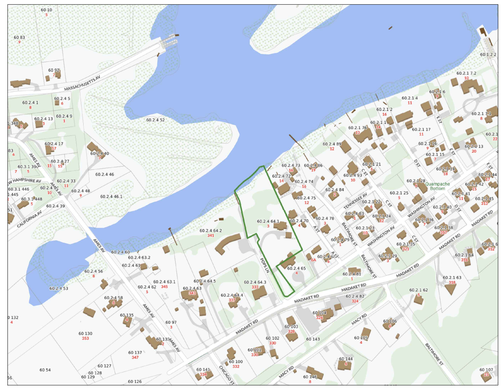
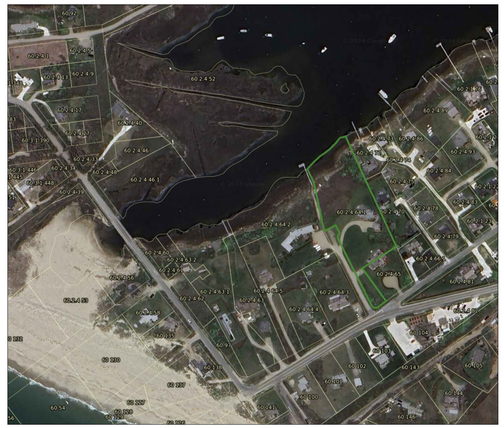
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 GARAGE PLAN & ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

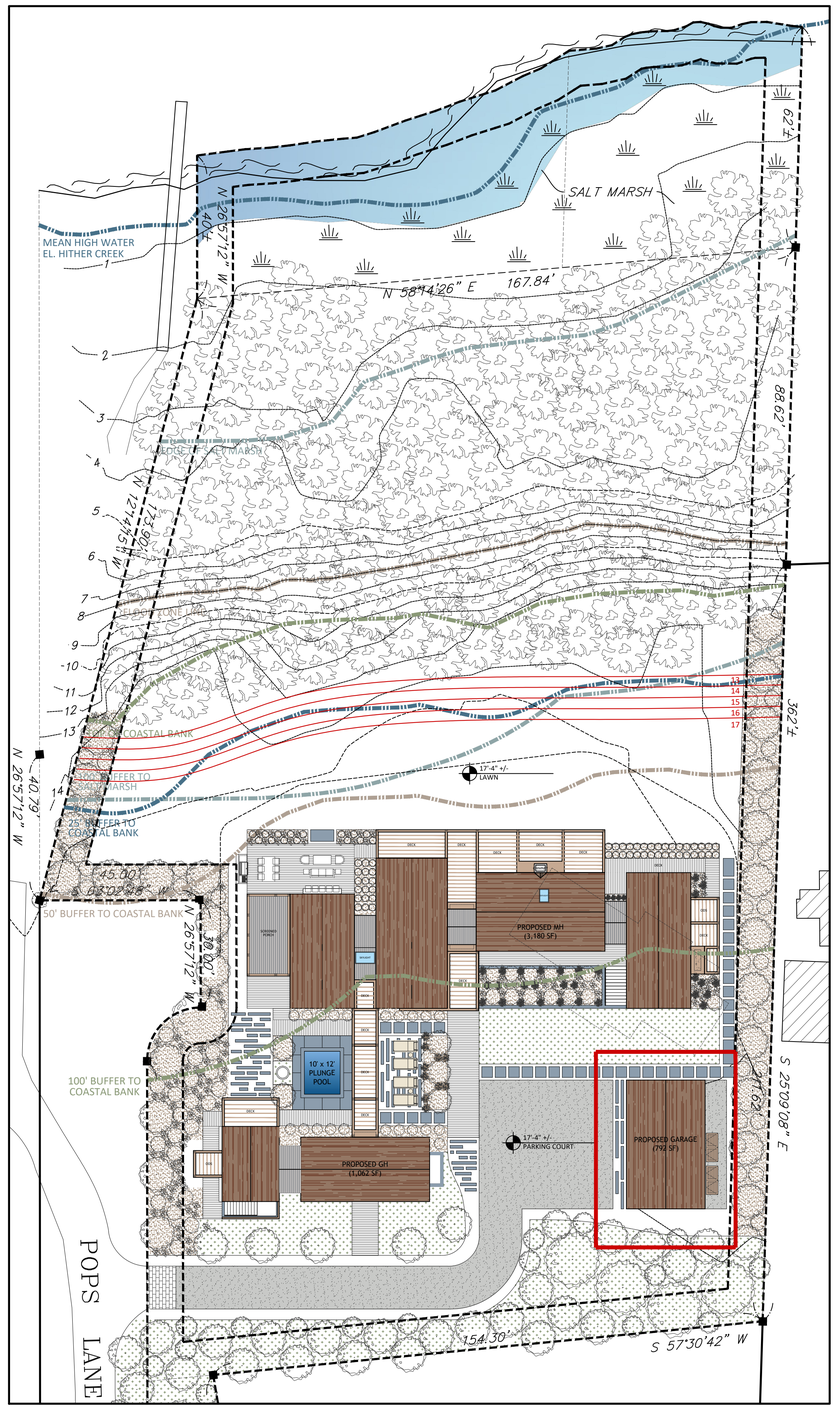
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

COVER SHEET

C1.1

23 JANUARY 2025













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EXISTING CONDITIONS PHOTOS

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

COVER SHEET

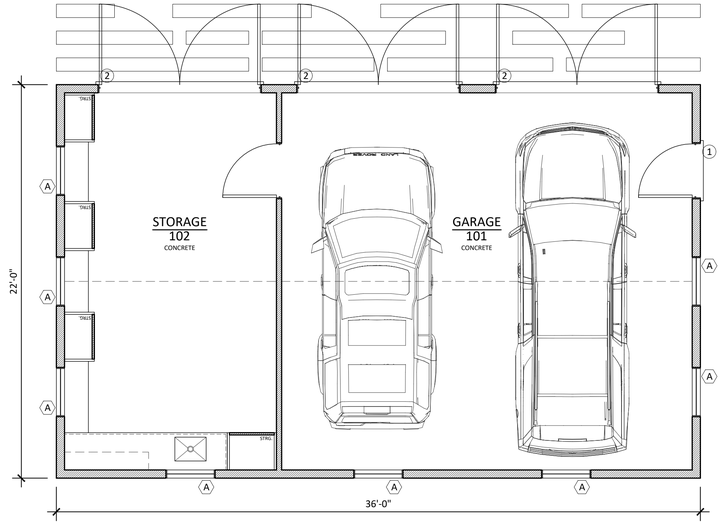
C1.2

23 JANUARY 2025

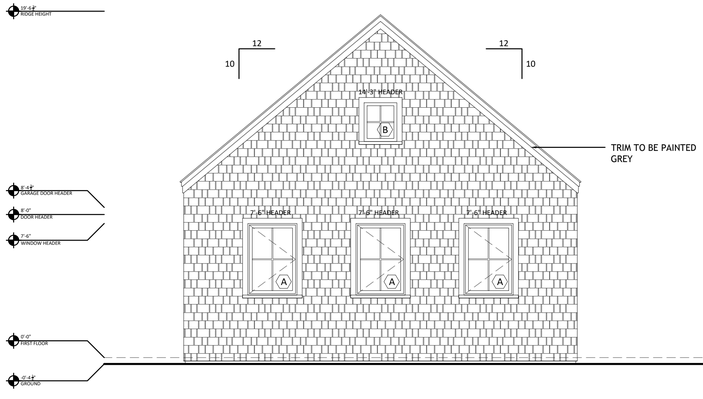
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	8	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
B	2	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	SINGLE HINGED PAINTED DOOR
2	3	CUSTOM GARAGE DOOR	R.O.: 9'-0" x 8'-6"	DOUBLE HINGED GARAGE DOOR

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

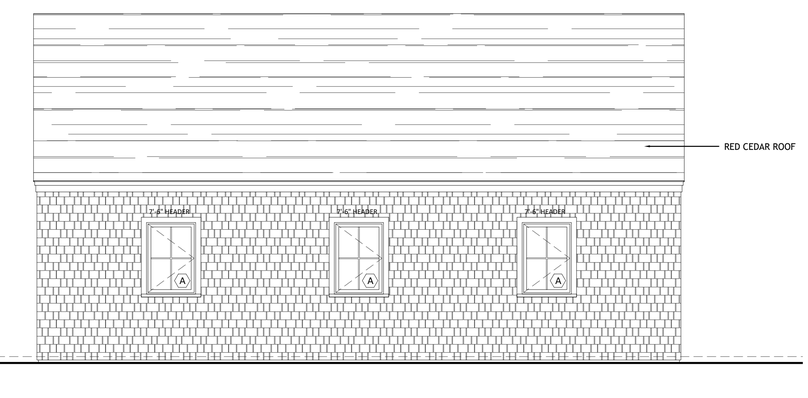
*** SLAB ON GRADE**



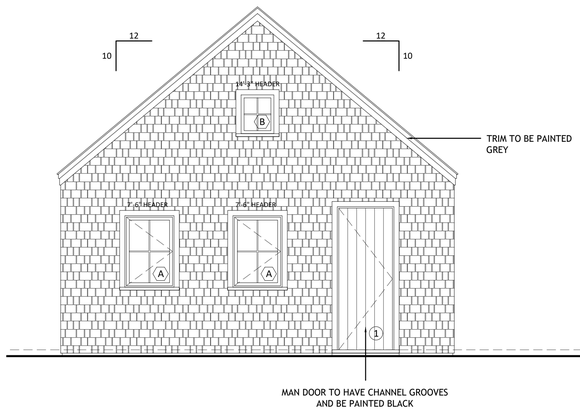
GARAGE FLOOR PLAN - 792 SF
SCALE: 1/4" = 1'-0"



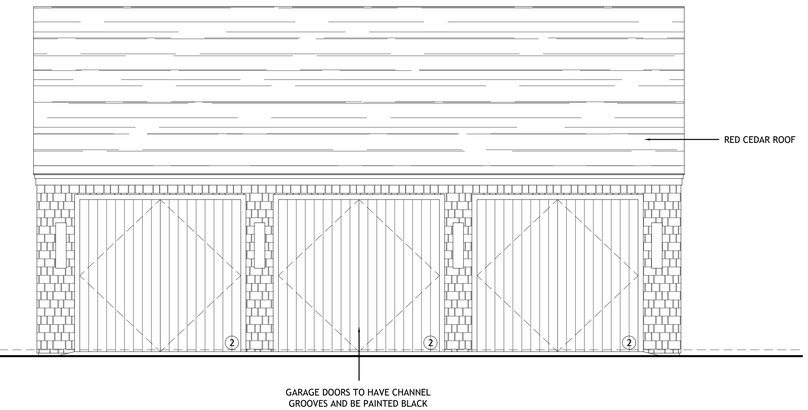
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

FLOOR PLAN & ELEVATIONS

A1.0

23 JANUARY 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 16'-10 3/16" South " East 17'-8 1/4" West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 10-LIGHT 3 SLIDERS Rear 10-LIGHT Side —

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR

Trim GREY Sash BLACK Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 09/03/2024

Date

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

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

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
Total Postage and Fees

Sent To
MORAN PAUL TR & MORAN JEAN
RESIDENT TR
Street and Apt. No., or PO Box No. 460 OCEAN RD
City, State, ZIP+4® NARRAGANSETT, RI 2822

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

7021 0350 0000 0871 2084

NANTUCKET POST OFFICE SEP 20 2024 Postmark Here NANTUCKET MA 02554

U.S. Postal Service™
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Domestic Mail Only

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

Postage
Total Postage and

Sent To
ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

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OFFICIAL USE

Certified Mail Fee $4.85
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 $0.72
Total Postage and Fees $5.58

Sent To
OVERCREEK LLC
C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

7021 0350 0000 0871 2121

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

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OFFICIAL USE

Certified Mail Fee $4.85
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 $0.72
Total Postage and Fees $5.58

Sent To
GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

7021 0350 0000 0871 2015

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

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OFFICIAL USE

Certified Mail Fee $4.85
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 $0.72
Total Postage and Fees $5.58

Sent To
333 MADAKET LLC
33 TAYLOR CROSS WY
Street and Apt. No., or PO Box No.
City, State, ZIP+4® BROOKLINE, MA 02445

7021 0350 0000 0871 2008

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee $4.85
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 $0.72
Total Postage and Fees $5.58

Sent To
TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

7021 0350 0000 0871 2039

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

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $1.75	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00	Total Postage & Fees
☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 08/27/2024

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

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: NANTUCKET, MA 02554
MCA
2 Broad St
Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

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 $4.85
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 $

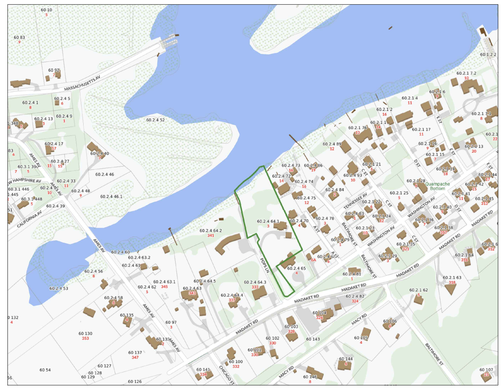
Postage $0.72
Total Postage and Fees $5.58

Sent To
PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

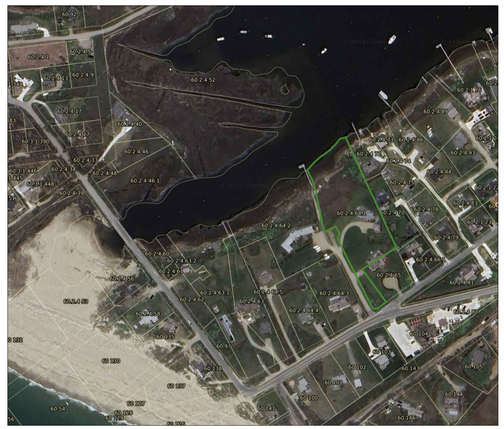
7021 0350 0000 0871 2053

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

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

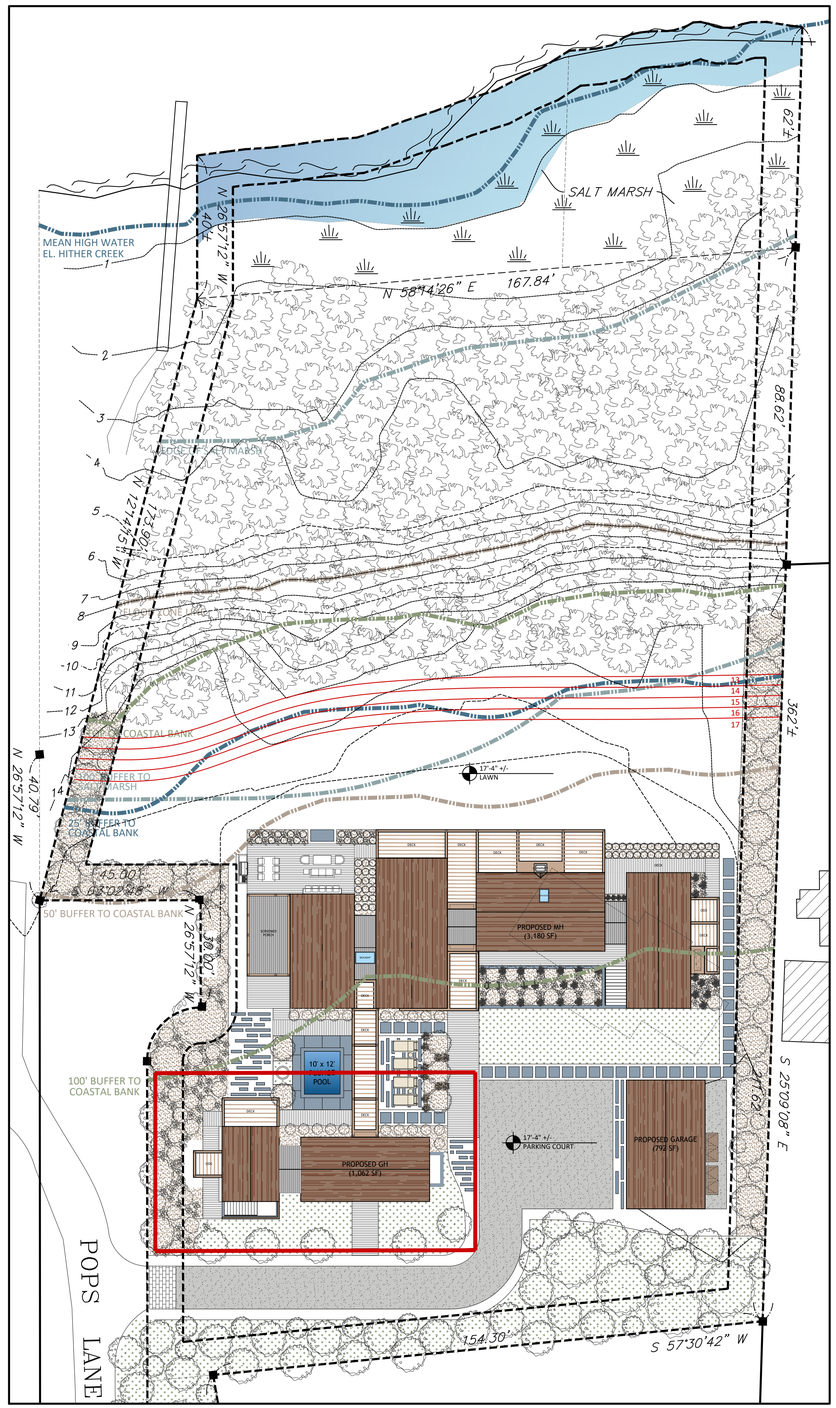
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

COVER SHEET

C1.1

23 JANUARY 2025













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STRUCTURAL DESIGN

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FALMOUTH, MA 02541
508.457.6794

EXISTING CONDITIONS PHOTOS

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

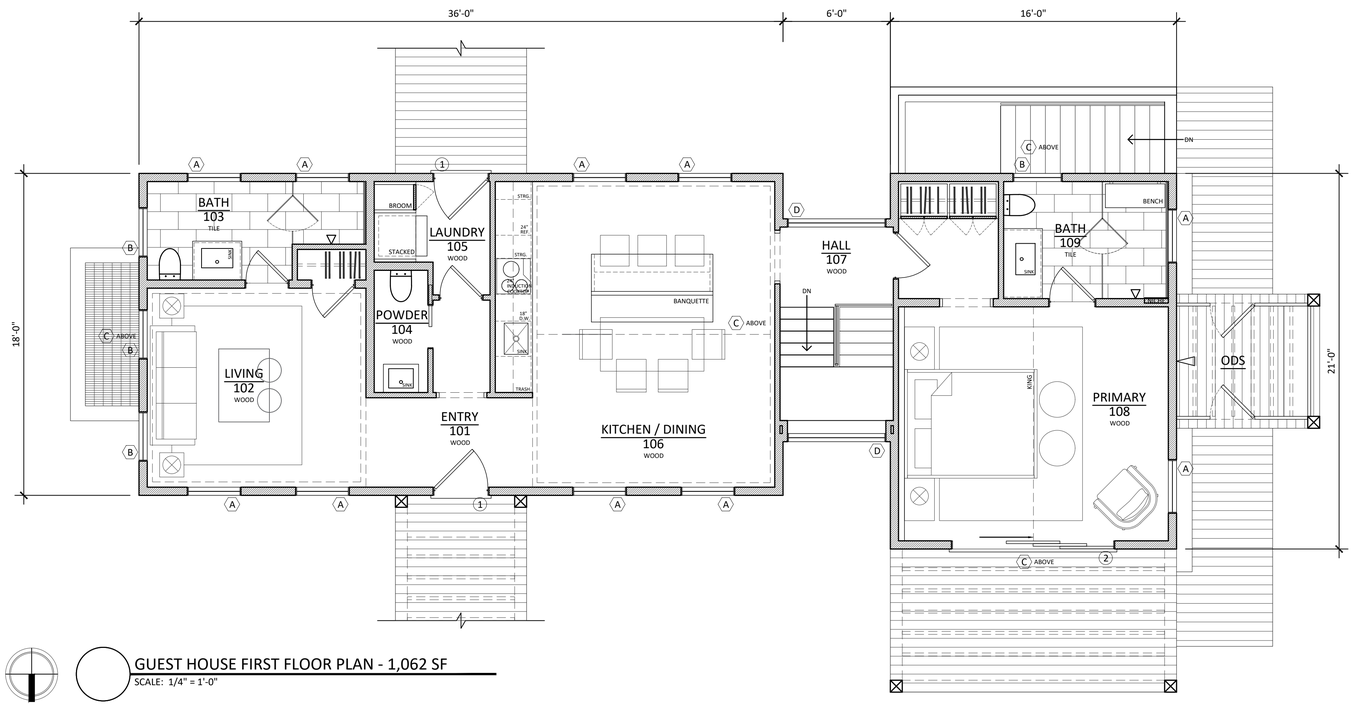
COVER SHEET

C1.2

23 JANUARY 2025

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	12	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
B	4	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
C	4	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
D	2	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	3	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT PATIO DOOR
2	1	CUSTOM LEPAGE	R.O.: 9'-0" x 8'-0"	18 LIGHT SLIDING PATIO DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS
*ALL DOORS AND WINDOWS FACING HITHER CREEK TO HAVE ANTI REFLECTIVE FILM
*ALL DOORS AND WINDOWS TO BE BLACK SASH



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

FIRST FLOOR PLAN

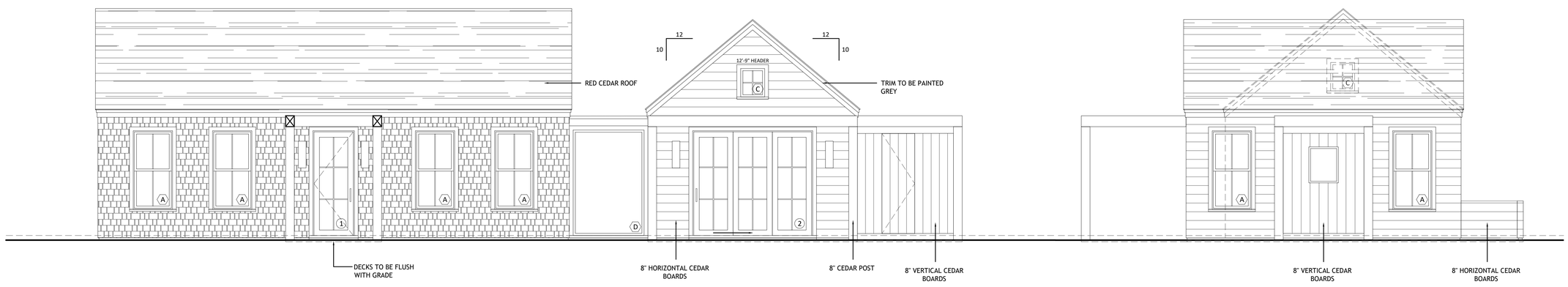
A1.1

23 JANUARY 2025



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

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



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

ELEVATIONS

A2.1

23 JANUARY 2025

ADDRESS: 4 E LINCOLN AVE.
DATE HEARD: 1.7.2025
SITTING BOARD: WELCH, POHL, OLIVER, CAMP, MACLEOD

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1.27.2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 4 E. LINCOLN - HDC -
	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 1.27.2025

IV. SIGNS

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

- Recommended for revisions and Master Sign Plan

V. NEW BUSINESS 11/12/2024

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

V. NEW BUSINESS 12/03/2024

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

VI. NEW BUSINESS 12/10/2024

.	32 Sankaty LLC	32 Sankaty Rd	Fenestration change	49.2.3/25	LFW	SV
:.	Wofford, John	20 Madequecham Vally	New basement	89/16	NAG	SW
.	TACCAT LLC	14 Union St	Color/ Rev 5423	42.3.2/17	Brook Meerbergen	
.	19 FGR ACK LLC	19 Fairgrounds Rd	New dwelling	67/156	Reid Yenor	R
.	Margaret Mignosa	1 Wyers Ln	Hardscape	42.4.3 / 14.1	Garden Group	JP
.	Seventeen Mill St LLC	17 Mill St	Driveway	55.4.4/47	Self	
.	NIR Retail LLC	27 Old South Wharf	Door change	42.2.4/2	Paul Beauliev MSA	
.	12 Pond View LLC	12 Pond view Dr	Pool hardscape	81/9	Atlantic	JP
.	12 Pond View LLC	12 Pond View Dr	Bocce Court	81/9	Atlantic	JP
0.	12 Pond View LLC	12 Pond View Dr	Pickleball Court	81/9	Atlantic	JP
1.	7 Stone Post Way LLC	7 Stone Post Way	Hardscape	74/79	Atlantic	JP
2.	Town of Nantucket	1 43 Sherburne Commons	New Nursing Home Facility	80/1	SMRT	V(
3.	Town of Nantucket	1 43 Sherburne Commons	New Staff Housing	80/1	SMRT	V(
4.	Town of Nantucket	1 43 Sherburne Commons	Hardscape	80/1	SMRT	V(
5.	John Wise	36 Tennessee Ave	Partial Move Off Demo to 34	59.4/79	Emeritus LTD	A
6.	John Wise	34 Tennessee Ave	Move On from 36	59.4/75	Emeritus LTD	A
7.	Golden Pond LLC	64 & 66 Baxter Rd	New Pool	49/51 & 188	Ahern LLC	A
8.	Cohen Steven	2 Dukes Rd	New Fence	41/187	Ahern LLC	A
9.	The Peterson Trust	8 Jefferson Ave	Demo garage	29/49	Botticelli & Pohl	C
0.	The Peterson Trust	8 Jefferson Ave	New garage	29/49	Botticelli & Pohl	C
1.	The Peterson Trust	8 Jefferson Ave	MH add fens	29/49	Botticelli & Pohl	C

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux - N.A.G.

AS AGENT FOR Mr & Mrs Brian Hester

STREET ADDRESS 4 E. Lincoln Avenue

MAP/PARCEL 42.4.1 Parcel 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1.27.2025

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

1.27.2025.

Date



Property Information

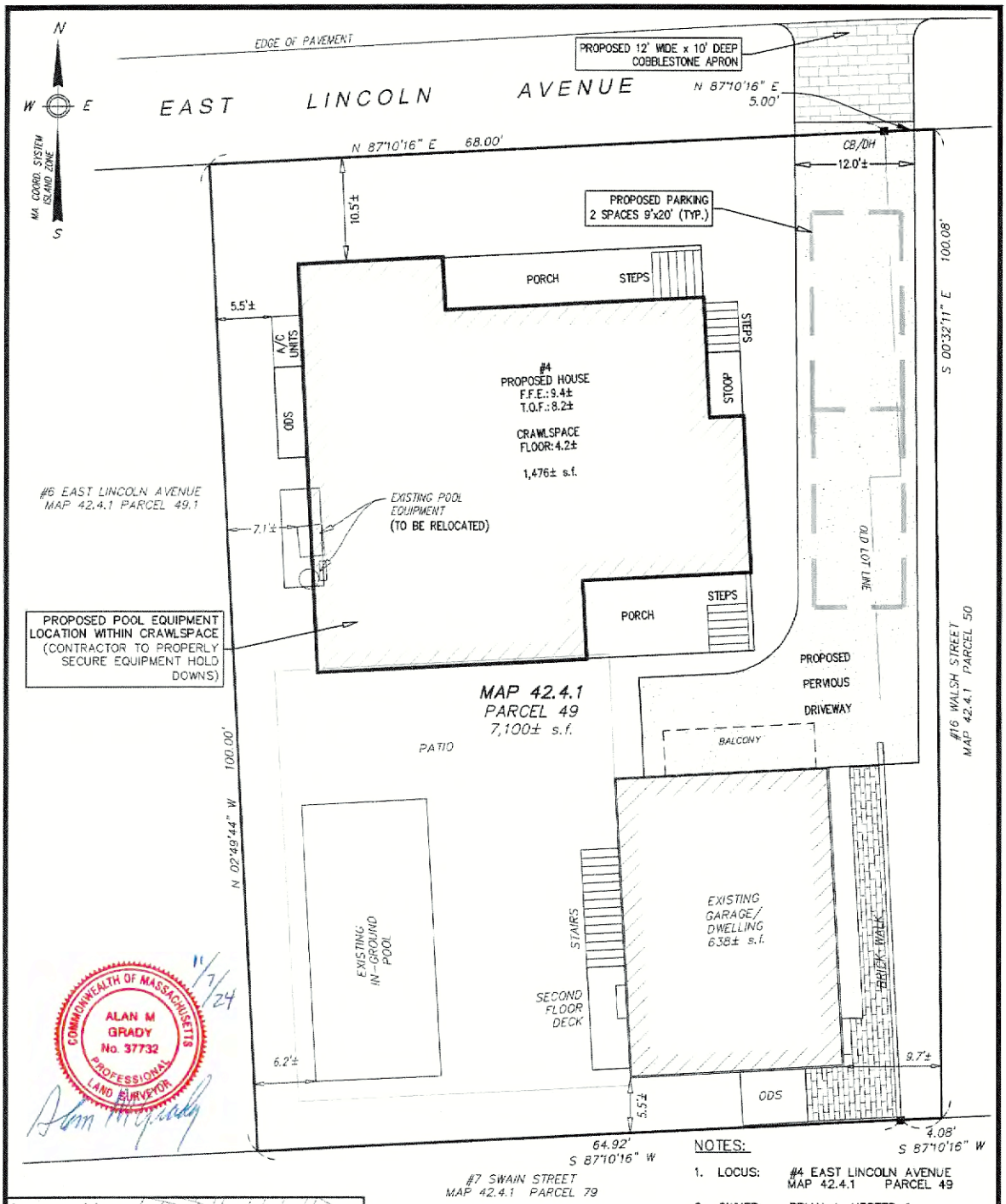
Property ID	10316
Location	4 E LINCOLN AV
Owner	NESTER BRIAN A & CONSTANTINA P

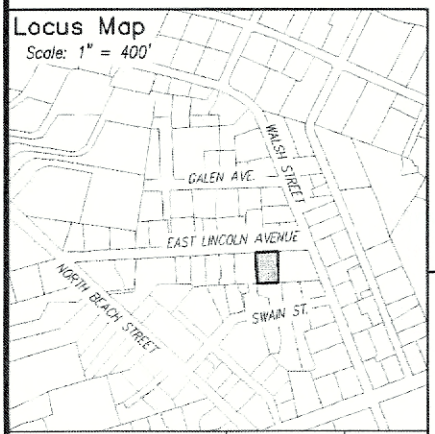
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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





PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

NOTES:

1. LOCUS: #4 EAST LINCOLN AVENUE MAP 42.4.1 PARCEL 49
2. OWNER: BRIAN A. NESTER & CONSTANTINA PIPPIS-NESTER 1995 AUGUSTA DRIVE CENTER VALLEY, PA 18034
3. DEED REF: Cert. #27950 & 29632
4. PLAN REF: LC Plan 25672-F (LOT 9) LC Plan 25672-G (LOT 11)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD AREA "AE" (el. 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. ALL DOWNSPOUTS ARE TO DISCHARGE INTO A STONE INFILTRATION TRENCH.

BRACKEN ENGINEERING, INC.

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

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

PROPOSED HDC SITE PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:
BRIAN A. NESTER & CONSTANTINA PIPPIS-NESTER
#4 EAST LINCOLN AVENUE
MAP 42.4.1 PARCEL 49

Date:	Drawn:	Checked:
NOVEMBER 7, 2024	ERC/BEI	DFB/AMG



A ELEVATION STUDY
Scale: 1/8"=1'-0



B ELEVATION STUDY
Scale: 1/8"=1'-0



C ELEVATION STUDY
Scale: 1/8"=1'-0



D ELEVATION STUDY
Scale: 1/8"=1'-0



E ELEVATION STUDY
Scale: 1/8"=1'-0



F ELEVATION STUDY
Scale: 1/8"=1'-0



H ELEVATION STUDY
Scale: 1/8"=1'-0



J ELEVATION STUDY
Scale: 1/8"=1'-0



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

HDC ELEVATION STUDY

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

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

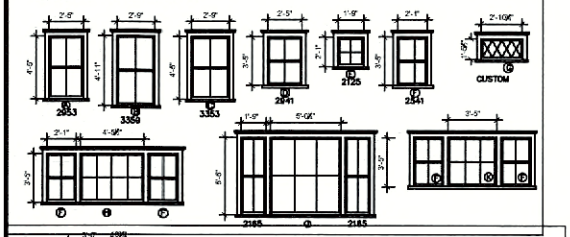
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

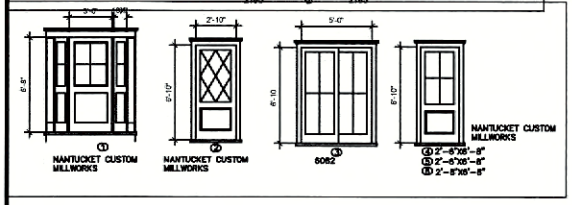
D/B xxx copyright nag 2015
client number

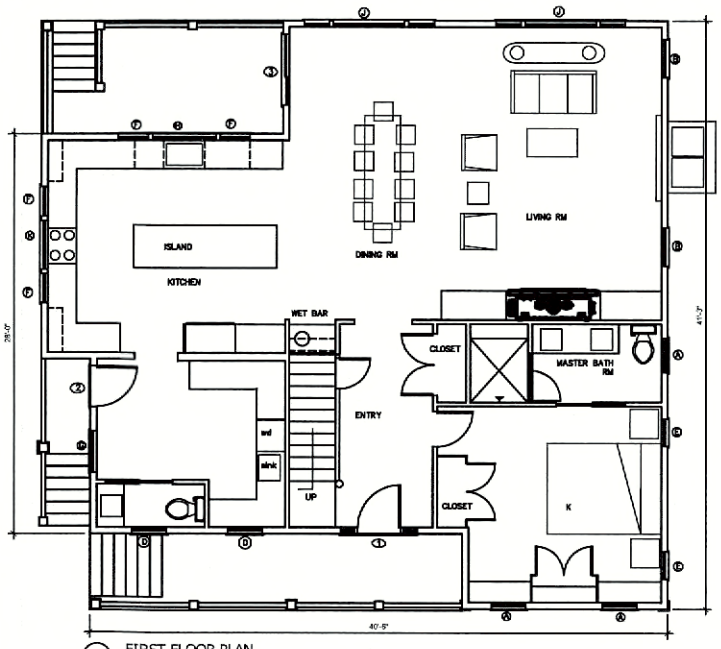
A1

WINDOW AND DOOR SCHEDULE

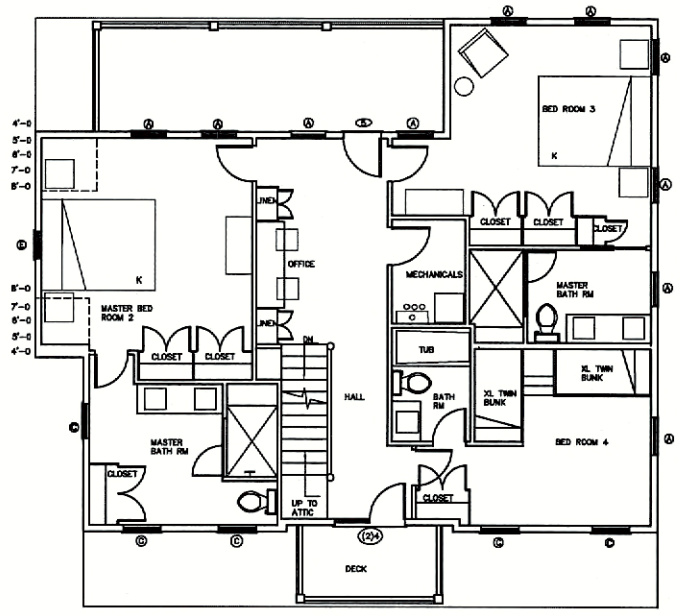
WINDOWS AND SELECT DOORS BY PELLA WINDOW AND DOORS RESERVE TRADITIONAL LINE







A FIRST FLOOR PLAN
1479 SF
Scale: 1/4"=1'-0



B SECOND FLOOR PLAN
1308 SF
Scale: 1/4"=1'-0

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

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

PLAN
OPTION A

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

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21.09.03 1315

A2



6 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4=1'-0



6 PROPOSED WEST ELEVATION

Scale: 1/4=1'-0



6 PREVIOUSLY SUBMITTED NORTH ELEVATION

NOTE: TOP OF FOUNDATION ELEV. 8.2 Scale: 1/4=1'-0



6 PROPOSED NORTH ELEVATION

NOTE: TOP OF FOUNDATION ELEV. 8.2 Scale: 1/4=1'-0

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NEW RESIDENCE FOR
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ELEVATIONS
OPTION A

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BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

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A3



6 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4=1'-0



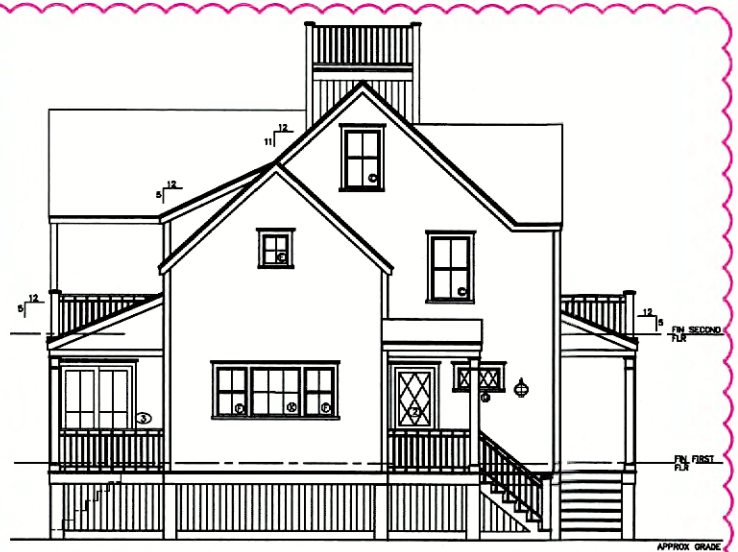
6 PROPOSED SOUTH ELEVATION

Scale: 1/4=1'-0



6 PREVIOUSLY SUBMITTED EAST ELEVATION

Scale: 1/4=1'-0



6 PROPOSED EAST ELEVATION

Scale: 1/4=1'-0

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NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

ELEVATIONS
OPTION A

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
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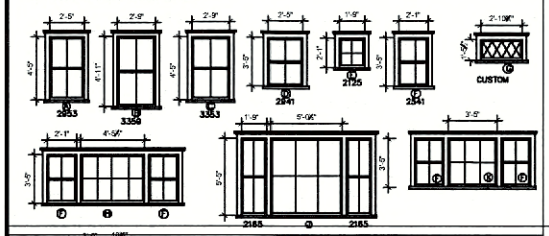
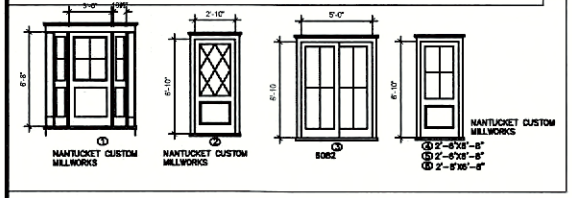
21.09.03 1315

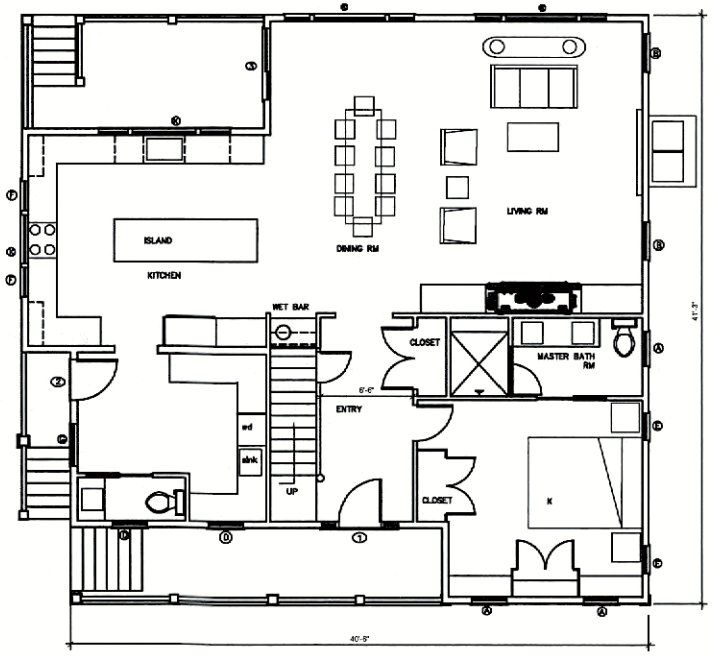
A4

WINDOW AND DOOR SCHEDULE

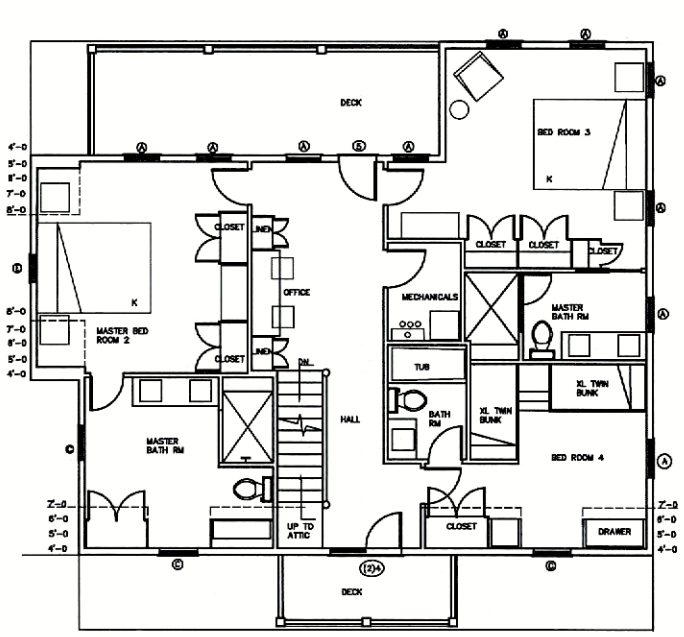
WINDOWS AND SELECT DOORS BY PELLA WINDOW AND DOORS RESERVE TRADITIONAL LINE







A FIRST FLOOR PLAN
1479 SF
Scale: 1/4=1'-0



B SECOND FLOOR PLAN
1308 SF
Scale: 1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
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NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

FLOOR PLAN
OPTION B

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

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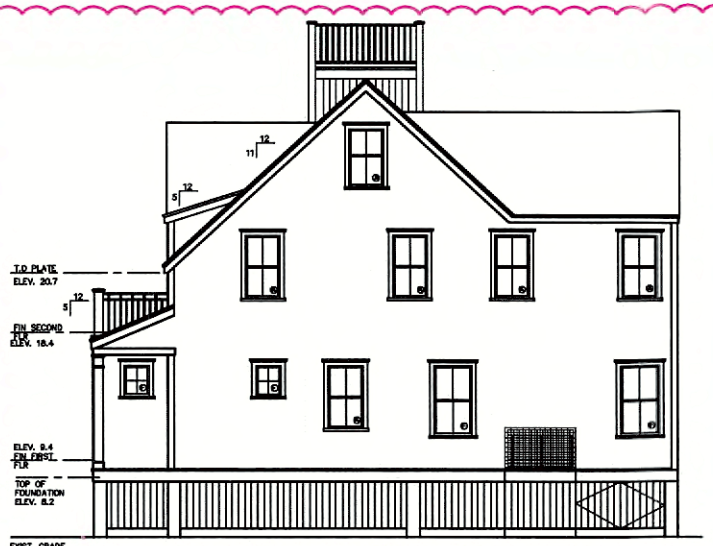
21.09.03 1315

A2



6 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4=1'-0



6 PROPOSED WEST ELEVATION - OPTION B

Scale: 1/4=1'-0



6 PREVIOUSLY SUBMITTED NORTH ELEVATION

NOTE: TOP OF FOUNDATION ELEV. 8.2 Scale: 1/4=1'-0



6 NORTH ELEVATION - OPTION B

NOTE: TOP OF FOUNDATION ELEV. 8.2 Scale: 1/4=1'-0

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TELEPHONE 508.228.5631
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NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

ELEVATIONS
OPTION B

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

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21.06.03 1315

A3



6 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4"=1'-0



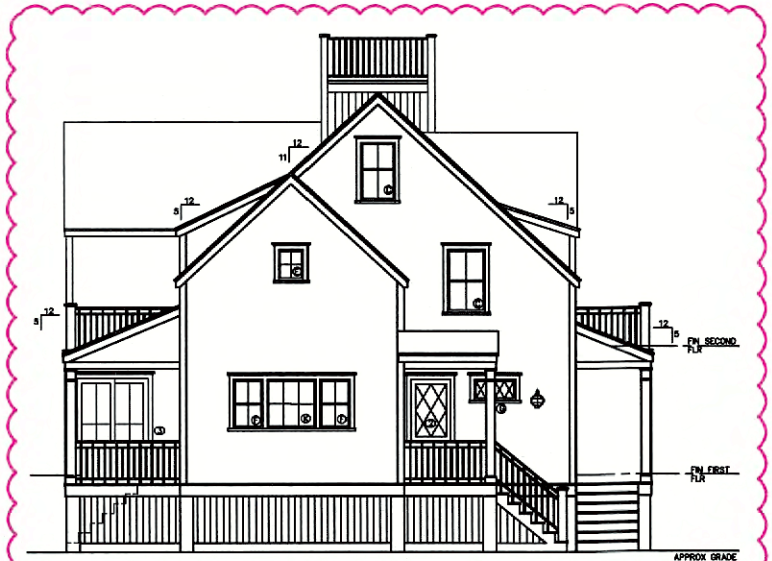
6 PROPOSED SOUTH ELEVATION- OPTION B

Scale: 1/4"=1'-0



6 PREVIOUSLY SUBMITTED EAST ELEVATION

Scale: 1/4"=1'-0



6 PROPOSED EAST ELEVATION - OPTION B

Scale: 1/4"=1'-0

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WWW.NANTUCKETARCHITECTURE.COM

NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

ELEVATIONS
OPTION B

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

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21.09.03 1315

A4



E. LINCOLN NEW CONSTR.



IMAGE NEARBY

WALSH STREET NOT FAR FROM SITE

Nantucket Planning Board

December 10, 2024

Paul Murphy,
Building Commissioner
2 Fairgrounds Road
Nantucket, Massachusetts 02554

RE: 4 East Lincoln Avenue – Brian A. Nester & Constantina Pippis-Nester (Map 42.4.1 Parcel 49)
FILE#: PBDW-2024-12-0437– Second Dwelling Approval Letter

Dear Mr. Murphy:

Please be advised that the Planning Board, at its meeting on December 9, 2024, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Zoning Code*, and granted a secondary dwelling approval conditional upon the following:

1) That an apron at the driveway intersection with East Lincoln Avenue shall be installed and maintained with a minimum depth of ten (10) feet and a minimum of ten (10) feet and a maximum of fifteen (15) feet in width, excluding corner rounding which may have maximum radius of 2 feet;
2) That a minimum of two (2) parking spaces shall be provided;
3) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
4) That any landscaping at the driveway entrance be limited to low-growing plant material not to exceed three (3) feet in height; and
5) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Senior Planner, showing the relative locations of proposed or existing dwellings and driveways or parking areas. As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of **two years only**, calculated from the date of site plan endorsement by the Senior Planner.

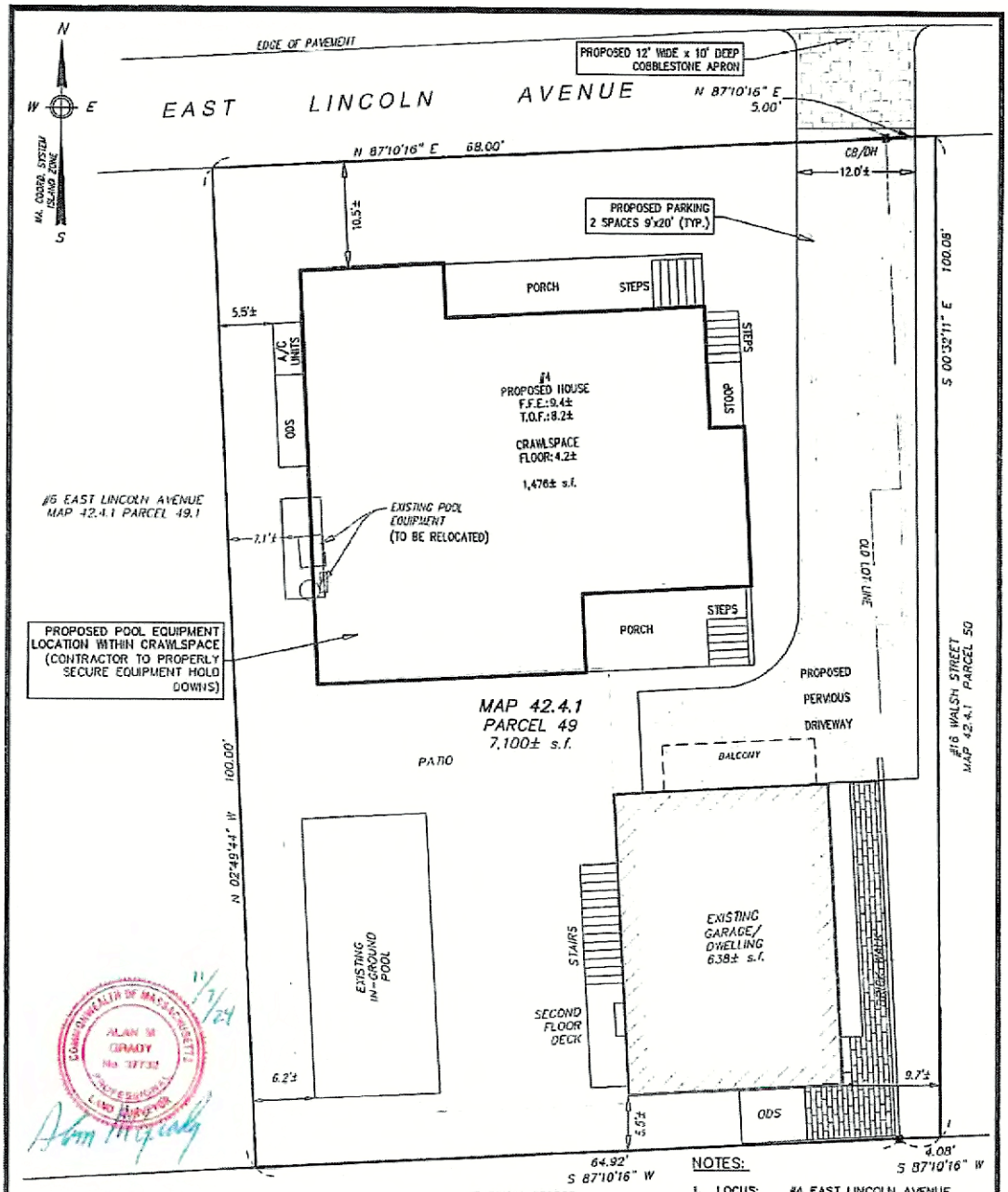
If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Megan Trudel, AICP
Senior Planner, PLUS

Cc: Stephen Theroux (NAG) - Agent
Marcus Silverstein – Zoning Compliance Coordinator / Inspector

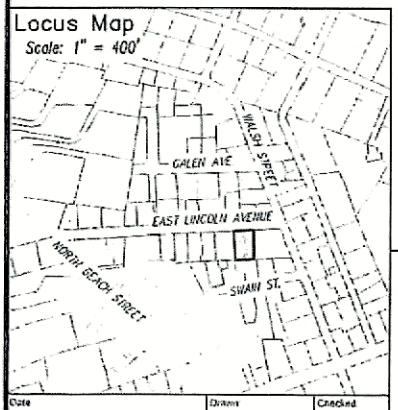
Planning Board File#:
PBDW-2024-12-0437



COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37730
PROFESSIONAL LAND SURVEYOR
11/7/24

NOTES:

1. LOCUS: #4 EAST LINCOLN AVENUE MAP 42.4.1 PARCEL 49
2. OWNER: BRIAN A. NESTER & CONSTANTINA PIPPIS-NESTER 1995 AUGUSTA DRIVE CENTER VALLEY, PA 18034
3. DEED REF: Cert. #27950 & 29632
4. PLAN REF: LC Plan 25672-F (LOT 9) LC Plan 25672-G (LOT 11)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD AREA "AE" (el. 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. ALL DOWNSPOUTS ARE TO DISCHARGE INTO A STONE INFILTRATION TRENCH.



PLAN SCALE
0 2 4 6 8 10 15 20 30
1 inch = 10 feet

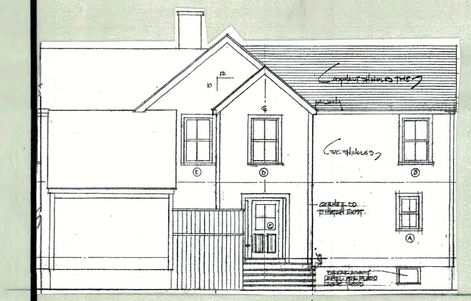
Date	Drawn	Checked
NOVEMBER 7, 2024	ERC/BEI	DFB/AMG

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

PROPOSED HDC SITE PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:
BRIAN A. NESTER & CONSTANTINA PIPPIS-NESTER
#4 EAST LINCOLN AVENUE
MAP 42.4.1 PARCEL 49

APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING LAW
12/13/24
Date
AICP STAFF MEMBER

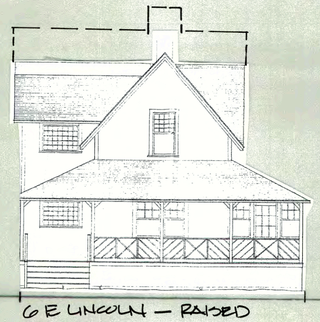


PARTIAL ELEV. 16 WALSH

NEW EMPTY LOT



ELEV. PROPOSED OPTION B
4. E. LINCOLN



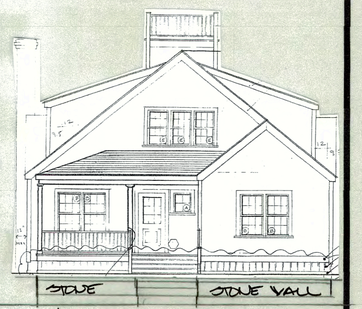
6 E LINCOLN – RAISED FOR F.P.



10 E. LINCOLN RAISED 30"



12. E LINCOLN RAISED 18"



14 E. LINCOLN. RAISED 18"



CORNER WALSH & E. LINCOLN



6 E. LINCOLN.



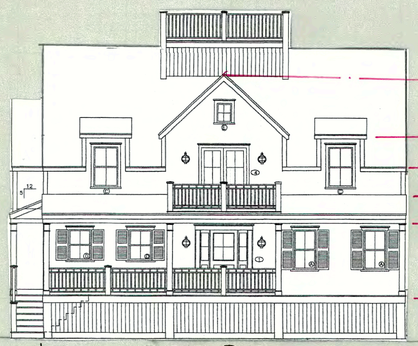
10 E. LINCOLN



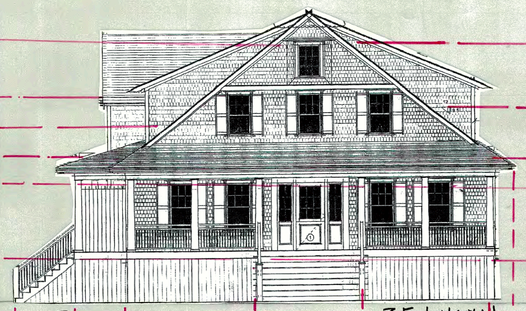
12. E LINCOLN



14 E LINCOLN.



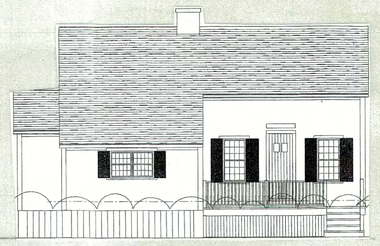
4 E LINCOLN OPTION B



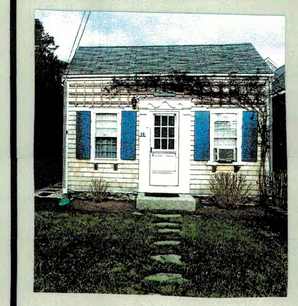
7 E. LINCOLN



4 E. LINCOLN OPTION A



COMPARISON DIAGRAM



13 E LINCOLN



11 E. LINCOLN



7 E. LINCOLN GARAGE



4 E LINCOLN OPTION A



5 E. LINCOLN.



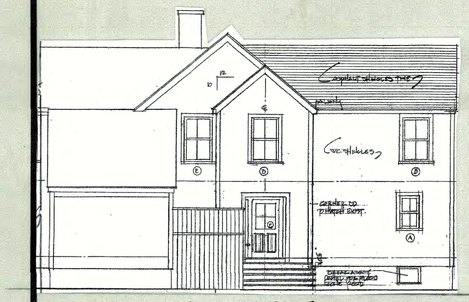
3 E. LINCOLN

FLOOR PLANS

NANTUCKET ARCHITECTURE GROUP
ARCHITECTS-DESIGNERS-HISTORIC PRESERVATION-LANDSCAPE
POST OFFICE BOX 1814
NANTUCKET - MASSACHUSETTS-02554
TELEPHONE 508-228-5631 FAX 325-4284

HDC: 24 SEPT 04
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B/W/MM @ 1/16/2004

"C"



PARTIAL ELEV. 16 WALSH ST

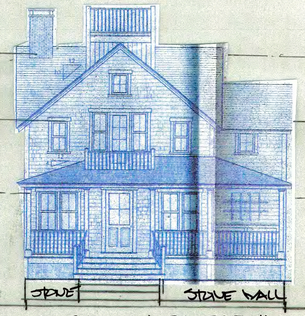
NEW EMPTY LOT



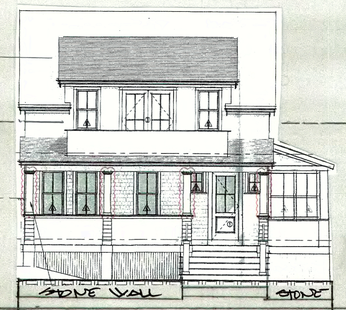
ELEV. PROPOSED OPTION A
4 E. LINCOLN..



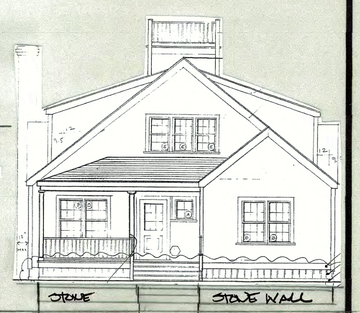
6 E. LINCOLN 1 – RAISED TO F.P.



10 E. LINCOLN RAISED 30"



12 E. LINCOLN RAISED 18"



14. E. LINCOLN RAISED 18"



CORNER WALSH & E. LINCOLN.



6 E. LINCOLN.



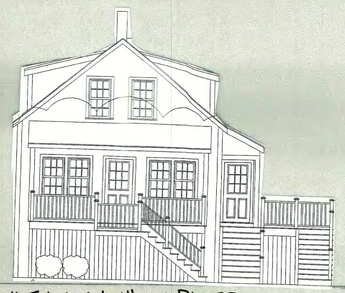
10 E. LINCOLN



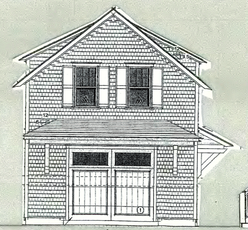
12. E. LINCOLN



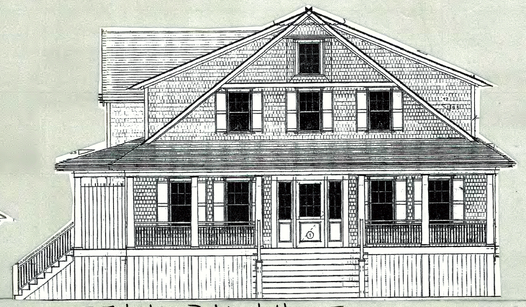
14. E. LINCOLN



11 E. LINCOLN SHOWN RAISED



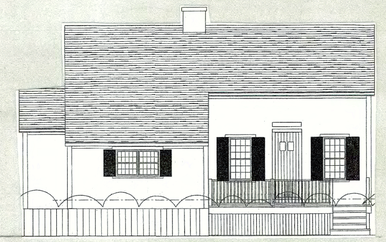
7. E. LINCOLN GARAGE



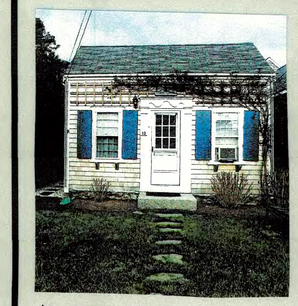
7 E. LINCOLN MAIN HOUSE



5 E. LINCOLN SHOWN RAISED



3 E. LINCOLN SHOWN RAISED



13. E. LINCOLN



11. E. LINCOLN



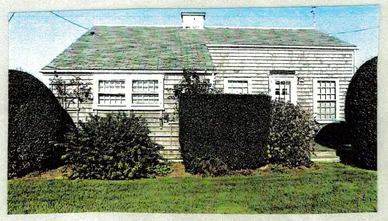
7. E. LINCOLN GARAGE



7. E. LINCOLN.



5. E. LINCOLN



3 E. LINCOLN

NANTUCKET ARCHITECTURE GROUP
ARCHITECTS-DESIGNERS-HISTORIC PRESERVATION-LANDSCAPE
POST OFFICE BOX 1814
NANTUCKET - MASSACHUSETTS-02554
TELEPHONE 508-228-5631 FAX 325-4284

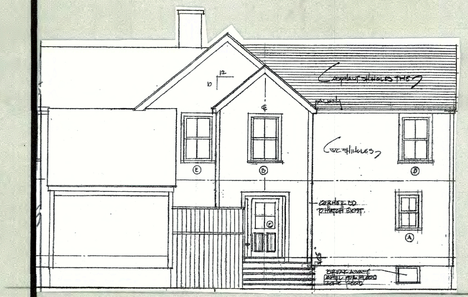
ELEVATION OPTION: "A"

FLOOR PLANS

HDC:	24 SEPT 04
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/BWMA © NAG 2004

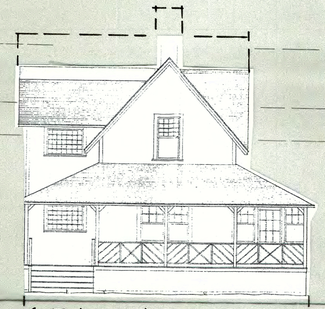
"A"



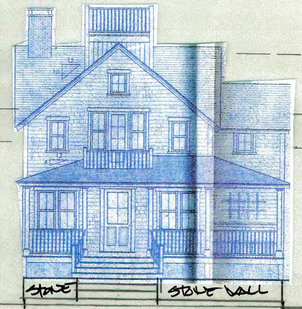
PARTIAL ELEV: 16 WALSH ST



ELEV. PROPOSED OPTION "B"
4. E LINCOLN.



6. E. LINCOLN – SHOWN RAISED TO F.F.



10. E. LINCOLN RAISED 3'



12. E LINCOLN RAISED 18"



14. E LINCOLN RAISED 18"



CORNER WALSH & E. LINCOLN.



6 E. LINCOLN



10 E. LINCOLN



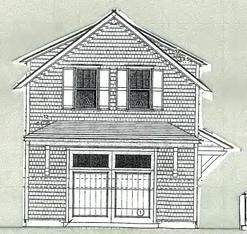
12 E. LINCOLN



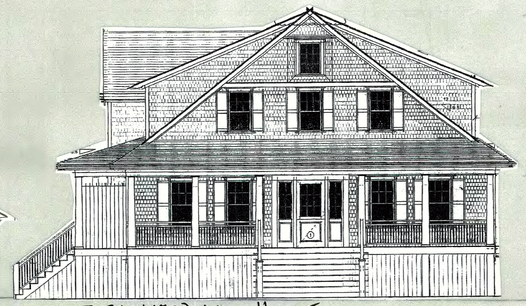
14 E. LINCOLN



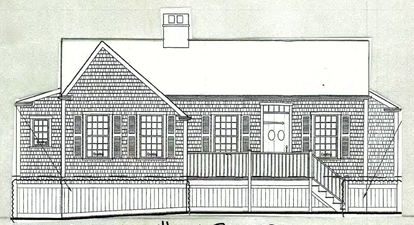
11. E. LINCOLN SHOWN RAISED



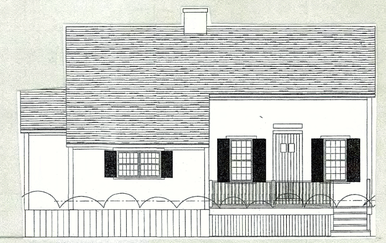
7 E LINCOLN GARAGE



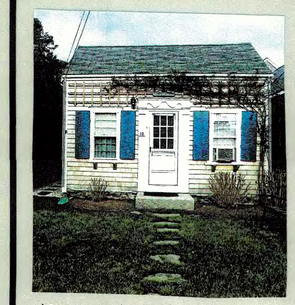
7. E LINCOLN MAIN HOUSE



5. E LINCOLN SHOWN RAISED



3 E LINCOLN SHOWN RAISED



13 E LINCOLN



11 E LINCOLN



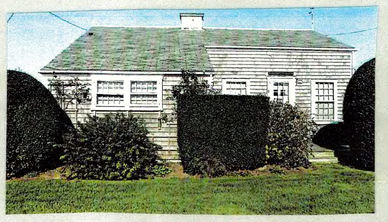
7 E LINCOLN GARAGE



7. E LINCOLN



5. E. LINCOLN.



3 E LINCOLN

NANTUCKET ARCHITECTURE GROUP
ARCHITECTS-DESIGNERS-HISTORIC PRESERVATION-LANDSCAPE
POST OFFICE BOX 1814
NANTUCKET - MASSACHUSETTS-02554
TELEPHONE 508-228-5631 FAX 325-4284

ELEVATION
OPTION
"B"

FLOOR PLANS

HDC:	24 SEPT 04
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B: WMM @ NAG 2004	

"B"

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

2 L STREET - 59.4 & 261) - MAIN HOUSE

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 01-29-2025
X	HDC Case Number (ie HDC2020-05-0265): NO CASE NUMBER AT THIS TIME
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) FIRMETTE - ELEV. CERT PENDING AT TIME OF SUBMISSION
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Brooke P Mackey Date: 01-28-2025

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Siracuse; Kraig & Helen

STREET ADDRESS 2 L Street

MAP/PARCEL 59.4 / 261

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON November 15, 2024

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

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

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

Brook Meerbergen — Signature

11 · 12 · 2024 — Date

new dwelling

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 2 L STREET

Tax Map Number: 59.4 Parcel Number: 261

Owner of Record: SIRACUSE, KRAIG & HELEN

Description of Proposal:

NEW DWELLING - 1778 SF G.C.; 1 1/2 STORY STRUCTURE; FEMA COMPLIANT; DEMO/MOVE OFF EXISTING

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: November 15, 2024

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

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

If you have any questions, please contact the HDC office at 508.228.7231.

7020 1290 0001 1923 1297

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Nantucket, MA 02554

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$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

NOV 12 2024

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Street and Apt. No., or PO Box No. PO BOX 99
City, State, ZIP+4® 02554

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

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Hope Valley, RI 02832

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

0554 01

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Sent To JOHNSON REV. LIV. TRUST
Street and Apt. No., or PO Box No. PO Box 02
City, State, ZIP+4® 02832

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

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

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11/12/2024
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Street and Apt. No., or PO Box No. 22 BROAD
City, State, ZIP+4® 02554

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

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Boston, MA 02114

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$ $0.00
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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
$
Total Postage and Fees
$5.62

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NOV 12 2024

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11/12/2024
02554-9998

Sent To BOTANY - RUBENSTEIN
Street and Apt. No., or PO Box No. 25 RUTLAND SQ
City, State, ZIP+4® 02118

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

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Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.77
Total Postage and Fees
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0554 01

NOV 12 2024

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11/12/2024
02554-9998

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Street and Apt. No., or PO Box No. PO BOX 4411
City, State, ZIP+4® 01945

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
594	89		EMERY CHRISTOPHER D TR & CHERYL A TR		PO BOX 99	NANTUCKET	MA	02554	46 TENNESSEE AV
594	92		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	48 TENNESSEE AV
594	200		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	50 TENNESSEE AV
594	201		JOHNSON ELWOOD M SR & CYNTHIA G TRST	JOHNSON REVOCABLE LIVING TRUST	PO BOX 2	HOPE VALLEY	RI	02832	8 M ST
594	202		RUBENSTEIN BENJAMIN & BISTANY ARIENNE M		25 RUTLAND SQ	BOSTON	MA	02118	51 TENNESSEE AV
594	310		OSGOOD ROBERT W IV & EMILY M		PO BOX 441	MARBLEHEAD	MA	01945	43 TENNESSEE AV
Count:	**6**								

7020 1290 0001 1923 1297 EMERY

7020 1290 0001 1923 1280 NAN. ISL. L.B.

7020 1290 0001 1923 1273 JOHNSON REV. TR.

7020 1290 0001 1923 1266 BISTANY - RUBENSTEIN

7020 1290 0001 1923 1259 OSGOOD

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 261

Street & Number of Proposed Work: 2L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD
ALEXANDER, VA 22307

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8-1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 62'-4" Sq. Footage 1st floor: 1694 ⌀ Decks/Patio: Size: 1194 ⌀ ☒ 1st floor ☐ 2nd floor

3344 ⌀ .20 ⇒ $668.80 Width: 40'-0" Sq. footage 2nd floor: 1650 ⌀ Size: 368 ⌀ ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's PERMITTED PER CONCOM ORDER South _____ East _____ West _____

Height of ridge above final finish grade: North *27'-3" (24'-4") South *26'-9" (23'-9") East SEE N+S West SEE N+S

Additional Remarks

REVISIONS* 1. East Elevation

* REQ'D

2. South Elevation

Historic Name: HEIGHT (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 3'-0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other 5/12 PORCH; 4/12 WART

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Ø Corner boards COTT Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT/PANEL Rear 10LT FR Side 12LT 1 PANEL

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways WHITE SHELL (TMS) Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) Ø Roof DUAL GREY

Trim NANTUCKET GREY Sash CASCADE BLUE (MANUF) Doors CASCADE BLUE (MANUF & COLOR MATCH)

Deck MATCH NTW Foundation _____ Fence _____ Shutters _____

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

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

Date 11.14.2024 Signature of owner of record Brock R Mead Signed under penalties of perjury

2L Street

KS

Kraig Siracuse

To: You; Cece Siracuse

Tue 11/12/2024 9:17 AM

Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...

HDC MINUTES TRANSCRIBED FROM VIDEO OF JANUARY 07, 2025 FOR OLD BUSINESS RESUBMISSION

APPLICANT: KRAIG & HELEN SIRACUSE
LOCUS: 2 L STREET (59.4/261)

NEW DWELLING NOTES:

ABBY => MORE TELESCOPING; BUILDING OUT OF PLACE FOR MADAKET

ANGUS => WRAPPING 2ND FLOOR DECK A CONCERN (NORTH) – LIMIT TO WEST GABLE

RAY => SIMPLER; MIDDLE DORMER TO SHED (WEST); PULL INSET FORWARD ON FRONT (NORTH)

JOE => AGREES WITH RAY (WEST); CONNECTOR SHOULD DROP AND BECOME A "LINK" (WEST); NO WRAPPING SECOND FLOOR DECK (NORTH); TOO HEAVY ON TOP COMPARED TO "LIGHTNESS" ON BOTTOM; LIKES DORMER INSET (NORTH) – "QUIRKY MADAKET"

STEVE => NORTH – DROP SHED DORMERS A BIT (ALL ELEVS); NO WRAPPING DECK (NORTH); SIMPLIFY WEST PER RAY & JOE COMMENTS; SOUTH ELEV. OK; EAST SOME CONCERN RELATED TO MIDDLE GABLE DORMER – SIMPLIFY

HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)

GARAGE NOTES:

ABBY => TRIM DETAIL NEEDS TO BE SIMPLER; SECONDARY STRUCTURE SHOULD NOT COMPETE WITH MAIN HOUSE

JOE => NORTH FACING STREET NEEDS WINDOW(S) & TRELLIS

STEVE => TOO TALL – COMPETES WITH HOUSE; NEEDS WINDOW(S) AND TRELLIS ON NORTH ELEVATION

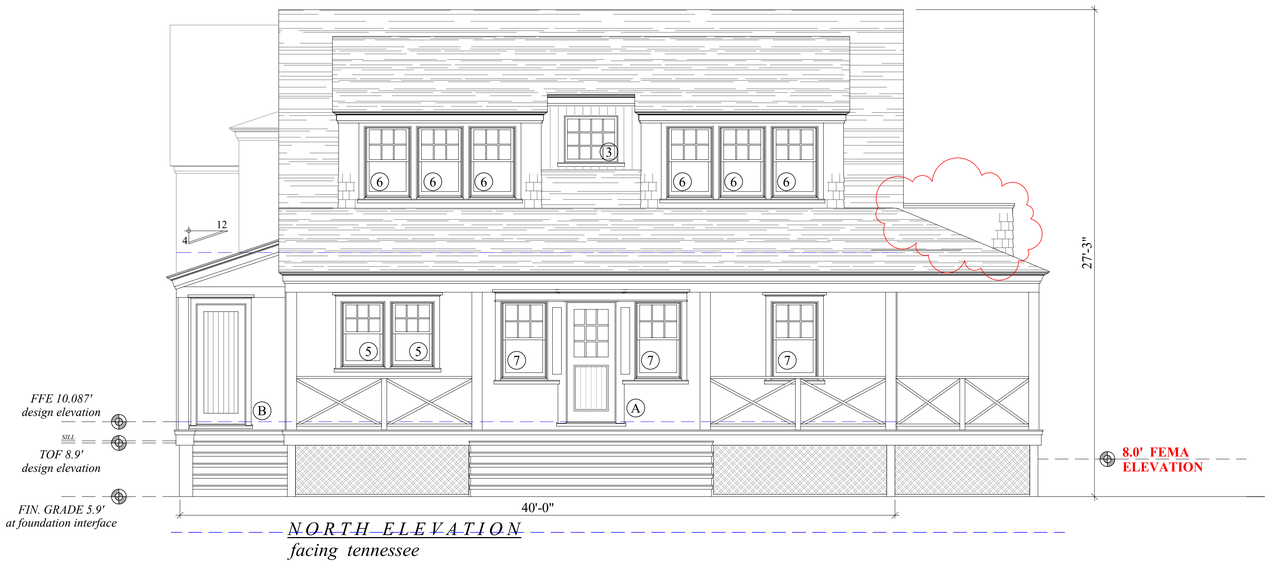
RAY => AGREES – NO ADDITIONAL CONCERNS

ANGUS => AGREES – NO ADDITIONAL CONCERNS

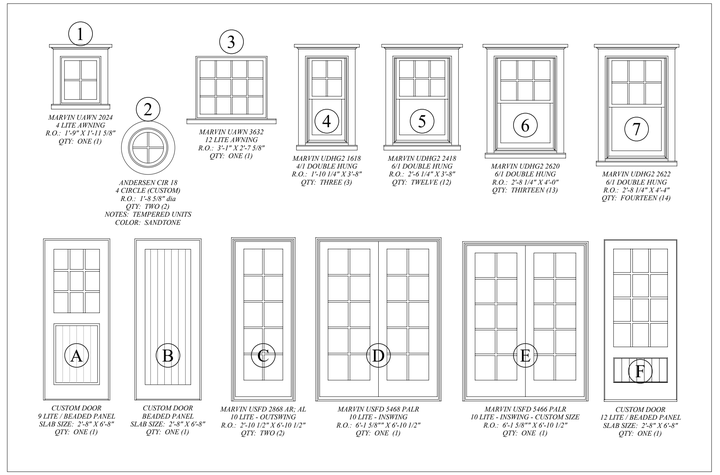
HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)

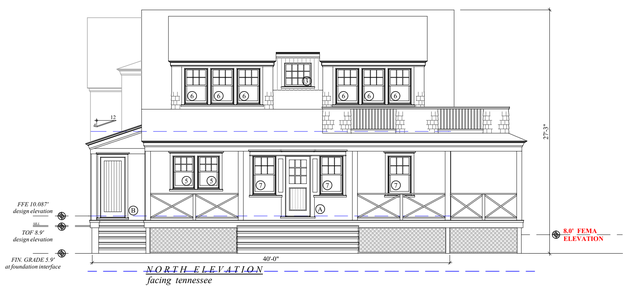
H.D.C. SUBMISSION



NORTH ELEVATION
facing tennessee



MEETING OF 010725



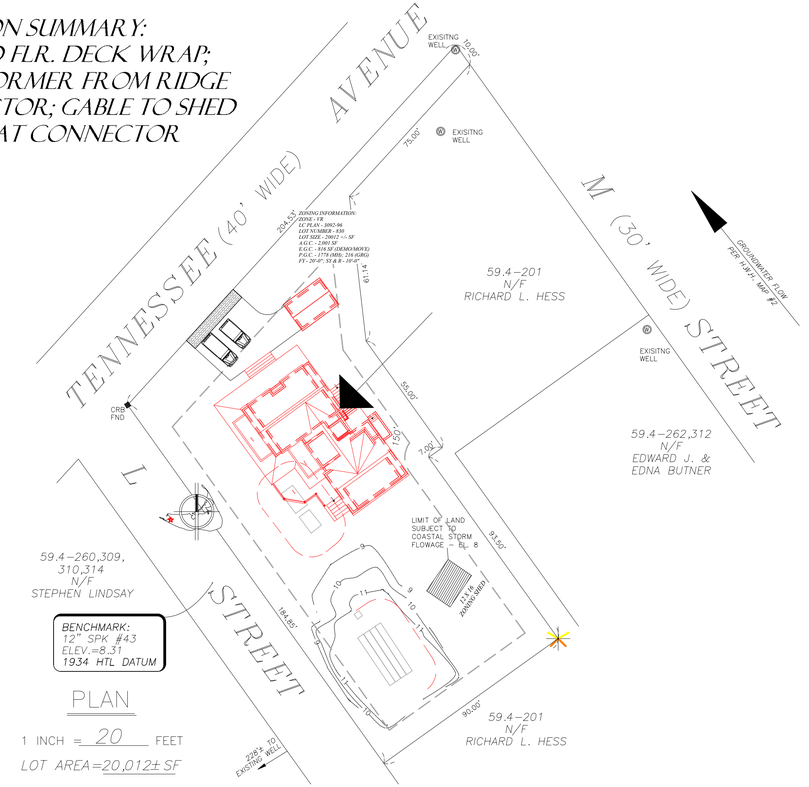
NORTH ELEVATION
facing tennessee

MEETING OF 010725



WEST ELEVATION
facing L street

REVISION SUMMARY:
REMOVE 2ND FLR. DECK WRAP;
DROP SHED DORMER FROM RIDGE
DROP CONNECTOR; GABLE TO SHED
DORMER AT CONNECTOR





LOCUS MAP - NOT TO SCALE
2 "L" STREET - MAP 59.4; PCL 261

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

REVISIONS

NORTH & WEST ELEVS; SITE LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 1H12.24

JAN 28, 2025
PLANNING

NEW DWELLING - SIRACUSE
2 L STREET
NANTUCKET, MA

MAP - 59.4
PCL - 261

1

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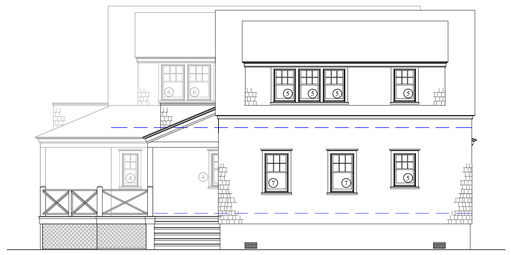
H.D.C. SUBMISSION



SOUTH ELEVATION
facing 8 M street

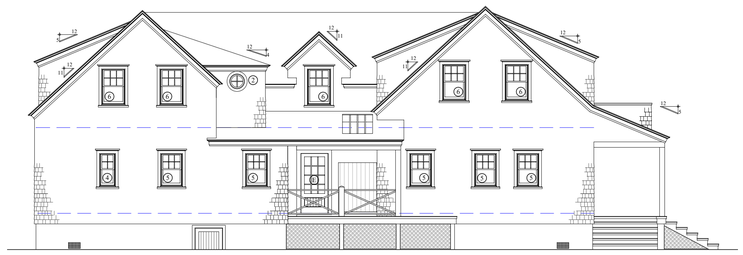
MEETING OF 010725



SOUTH ELEVATION
facing 8 M street

REVISION SUMMARY:
REMOVE 2ND FLR. DECK WRAP;
DROP SHED DORMER FROM RIDGE
DROP CONNECTOR; GABLE TO SHED
DORMER AT CONNECTOR

MEETING OF 010725



EAST ELEVATION
facing 8 M street



EAST ELEVATION
facing 8 M street

2

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
21 L. STREET
NANTUCKET, MA

JAN 28, 2025
PLANNING

SOUTH & EAST ELEVS
SCALE: 1/4" = 1'-0"
DATE: 1H2.24

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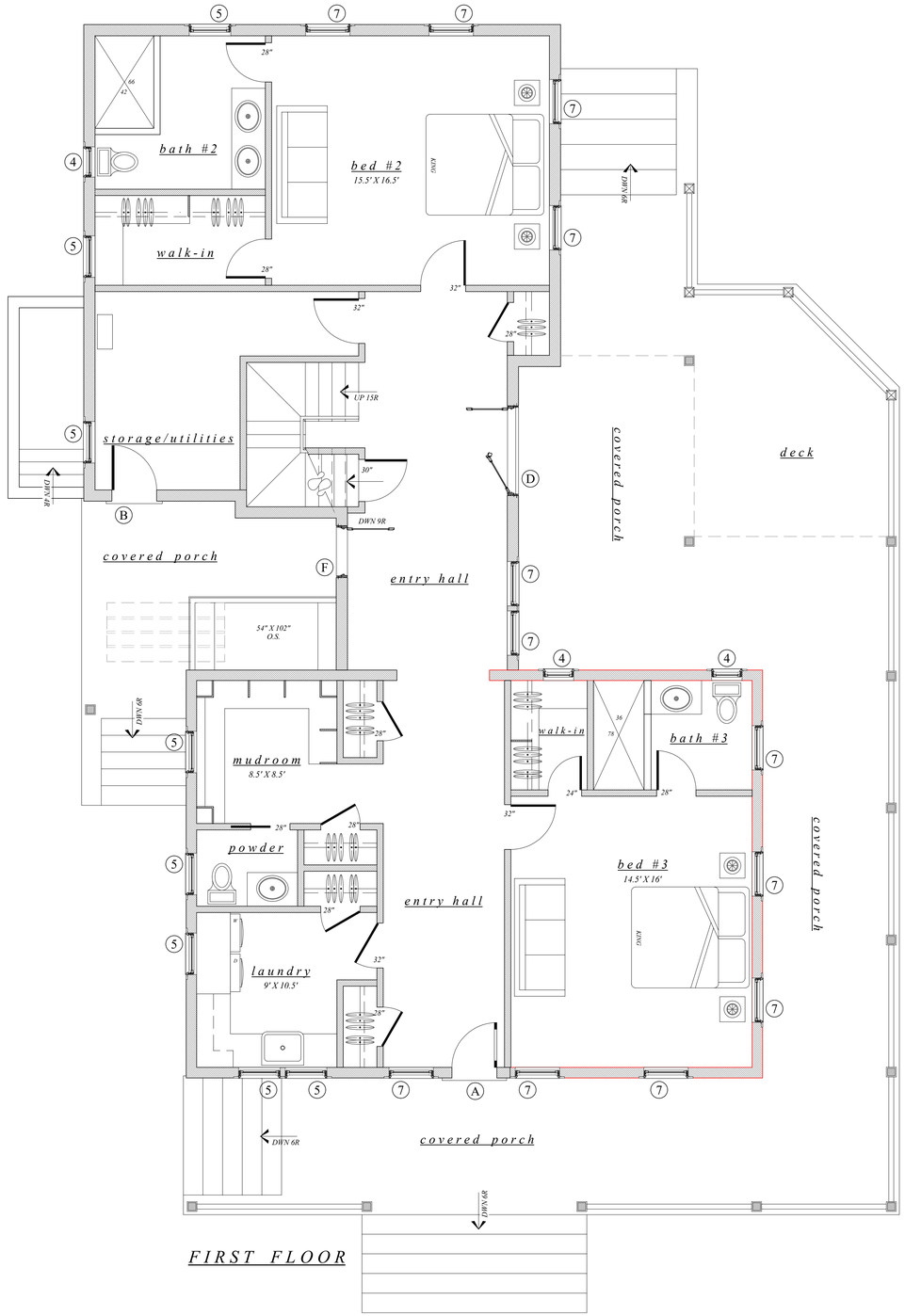
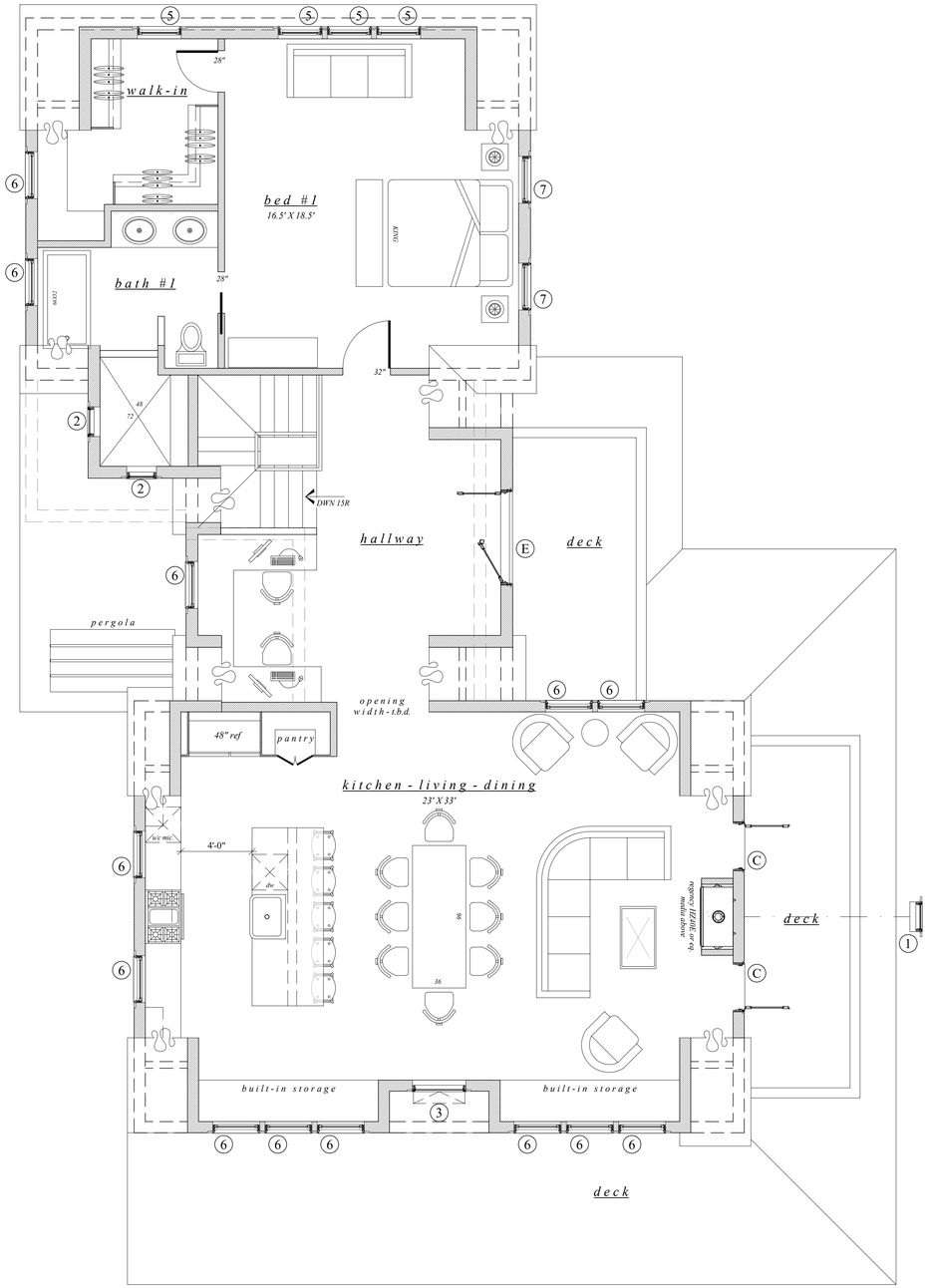
REVISIONS

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

H.D.C. SUBMISSION



FIRST FLOOR



SECOND FLOOR

3

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
2 L. STREET
NANTUCKET, MA

JAN 28, 2025
PLANNING

FLOOR PLANS
SCALE: 1/4" = 1'-0"
DATE: 1H12-24

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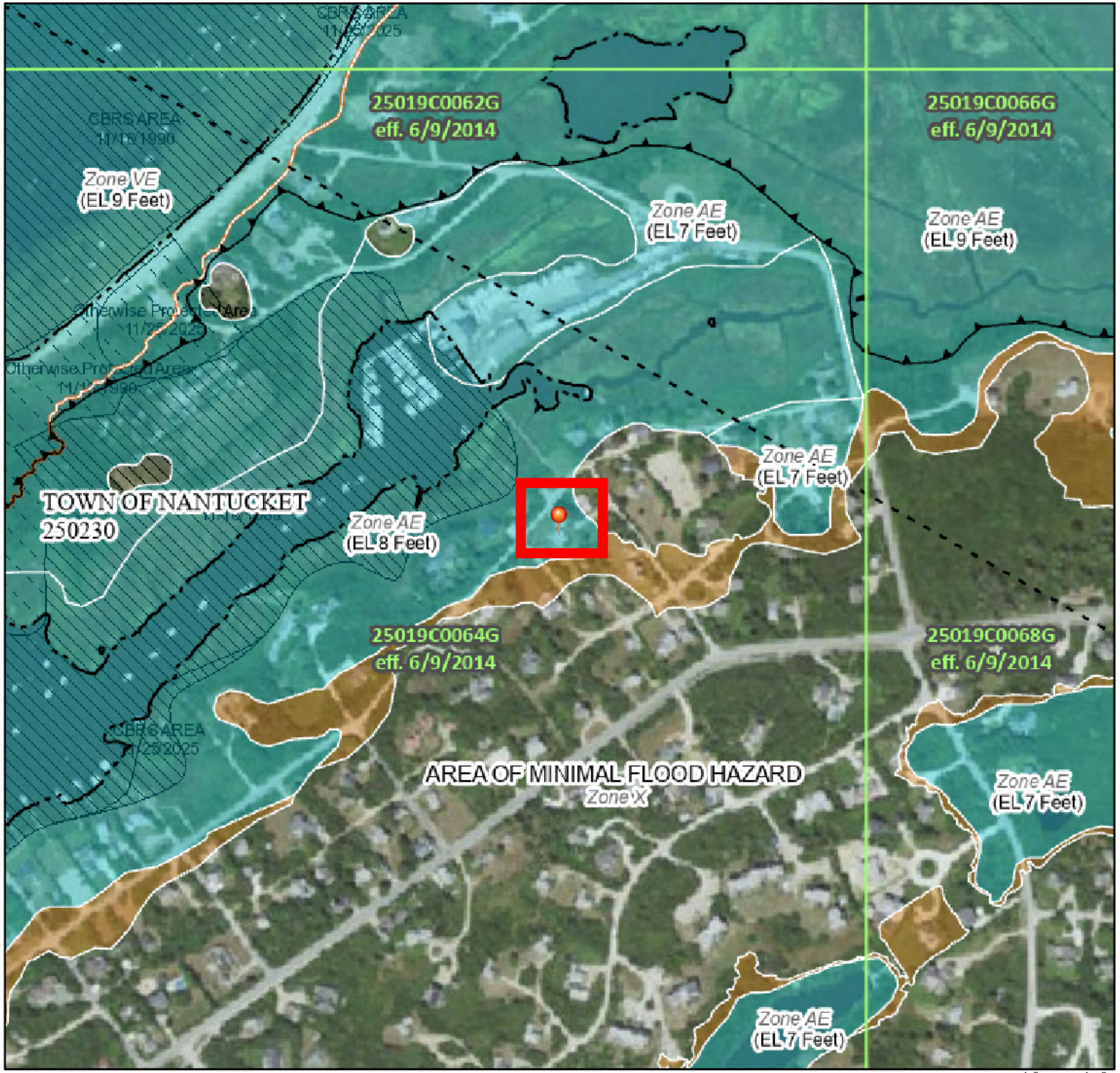
REVISIONS

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

National Flood Hazard Layer FIRMette

FEMA

70°11'44"W 41°16'54"N



70°11'7"W 41°16'27"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/21/2025 at 7:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

2024 00181173
Cert: 24129 Doc: OOC
Registered: 12/06/2024 09:06 AM

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP: SE48-3821 (MassDEP File #)
eDEP Transaction #
Nantucket (City/Town)

A. General Information

1. From: Nantucket Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Helen C. & Kraig M. (a. First Name) Siracuse (b. Last Name)

c. Organization

2201 Woodmont Road
d. Mailing Address

Alexandria (e. City/Town) VA (f. State) 22307 (g. Zip Code)

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

2 L Street (a. Street Address) Nantucket (b. City/Town)

59.4 (c. Assessors Map/Plat Number) 261 (d. Parcel/Lot Number)

Latitude and Longitude, if known: 41.27825 (d. Latitude) 70.1898 (e. Longitude)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48- 3821
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

11/22/24
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

7
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Seth Engelbourg(C)

Linda Williams(VC)

Joe Plandowski

Mike Misurelli

Tim Braine

John Schafer

RJ Turcotte

☒ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

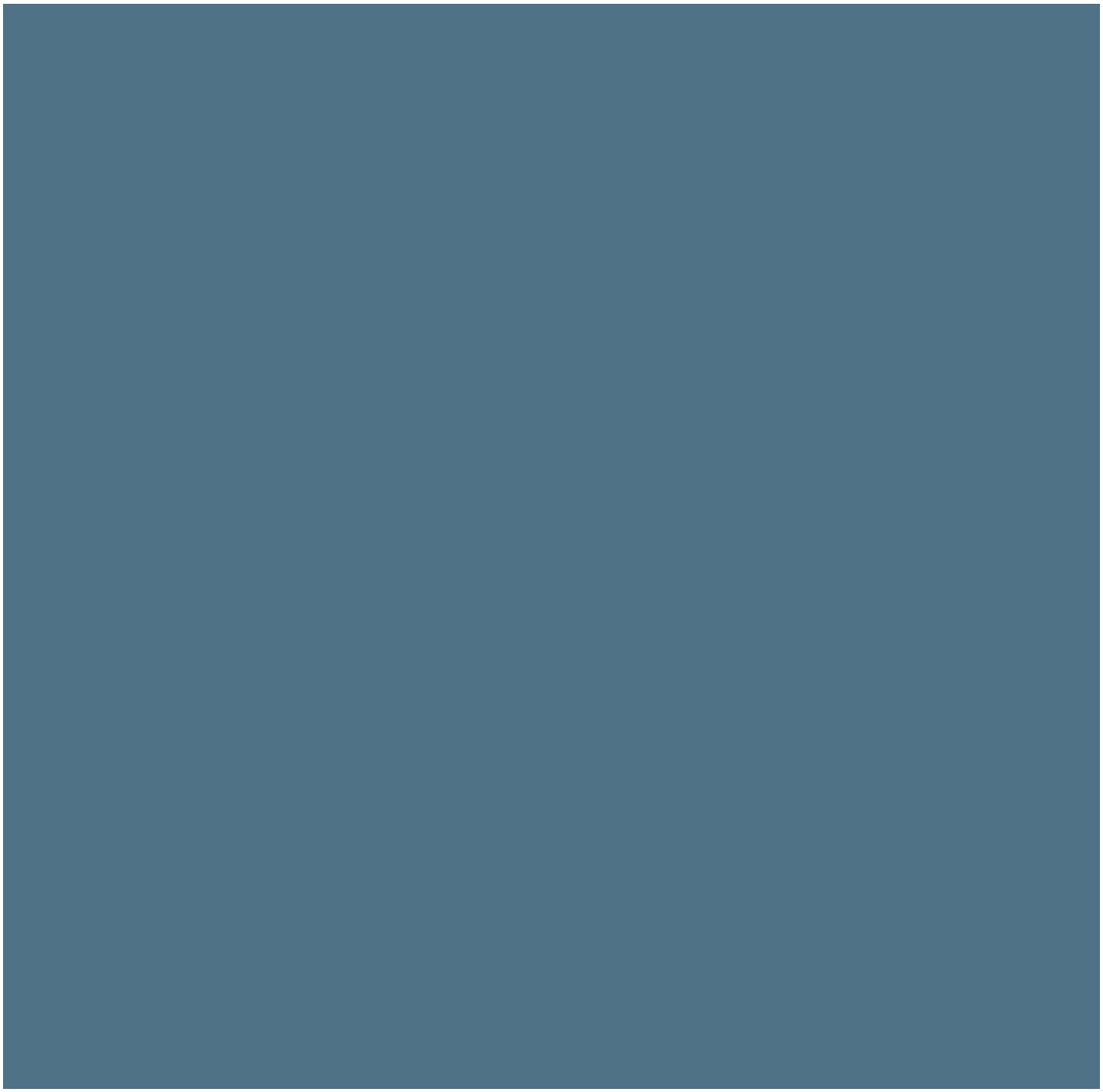
Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

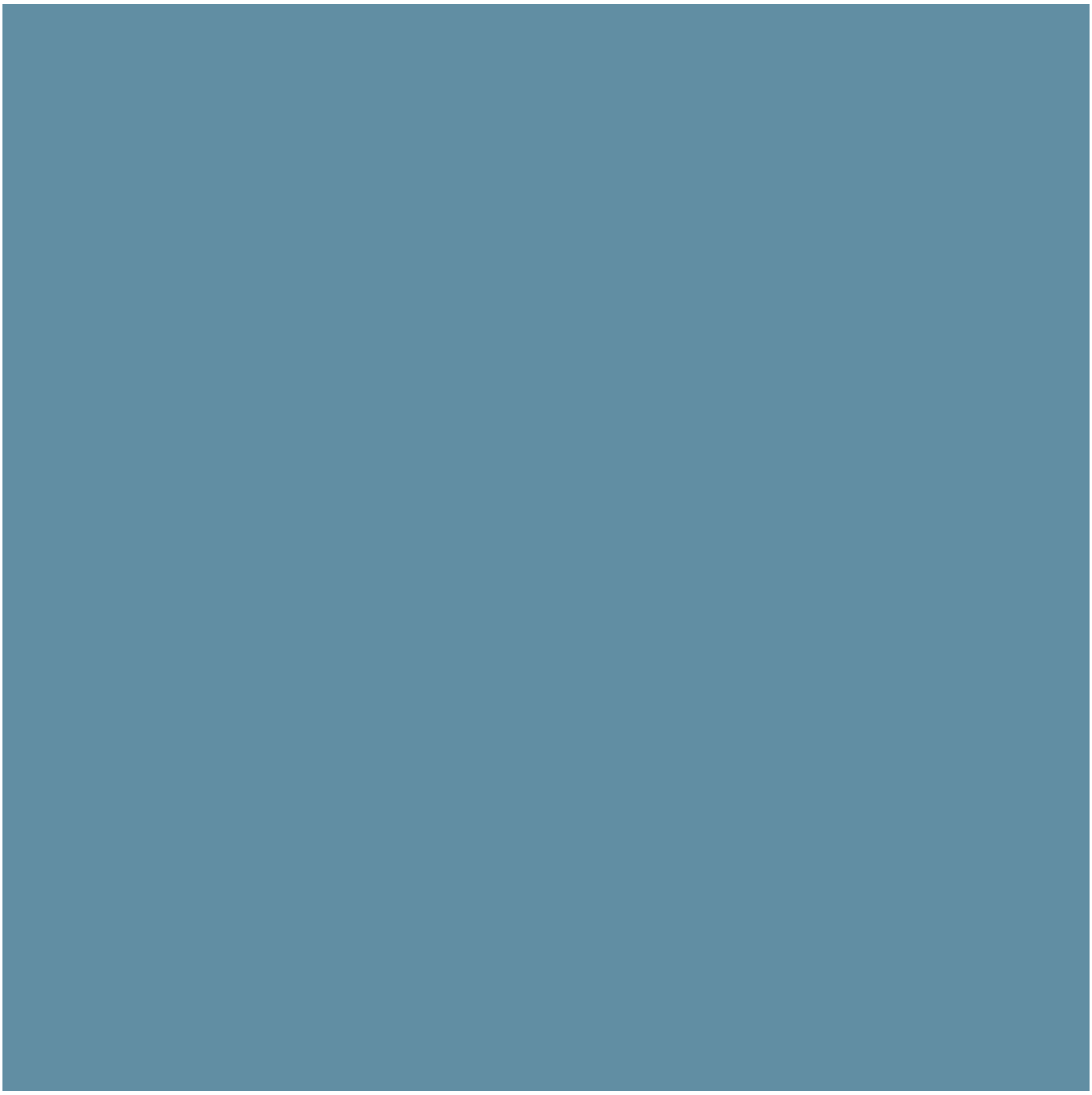
The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



MARVIN - CASCADE BLUE



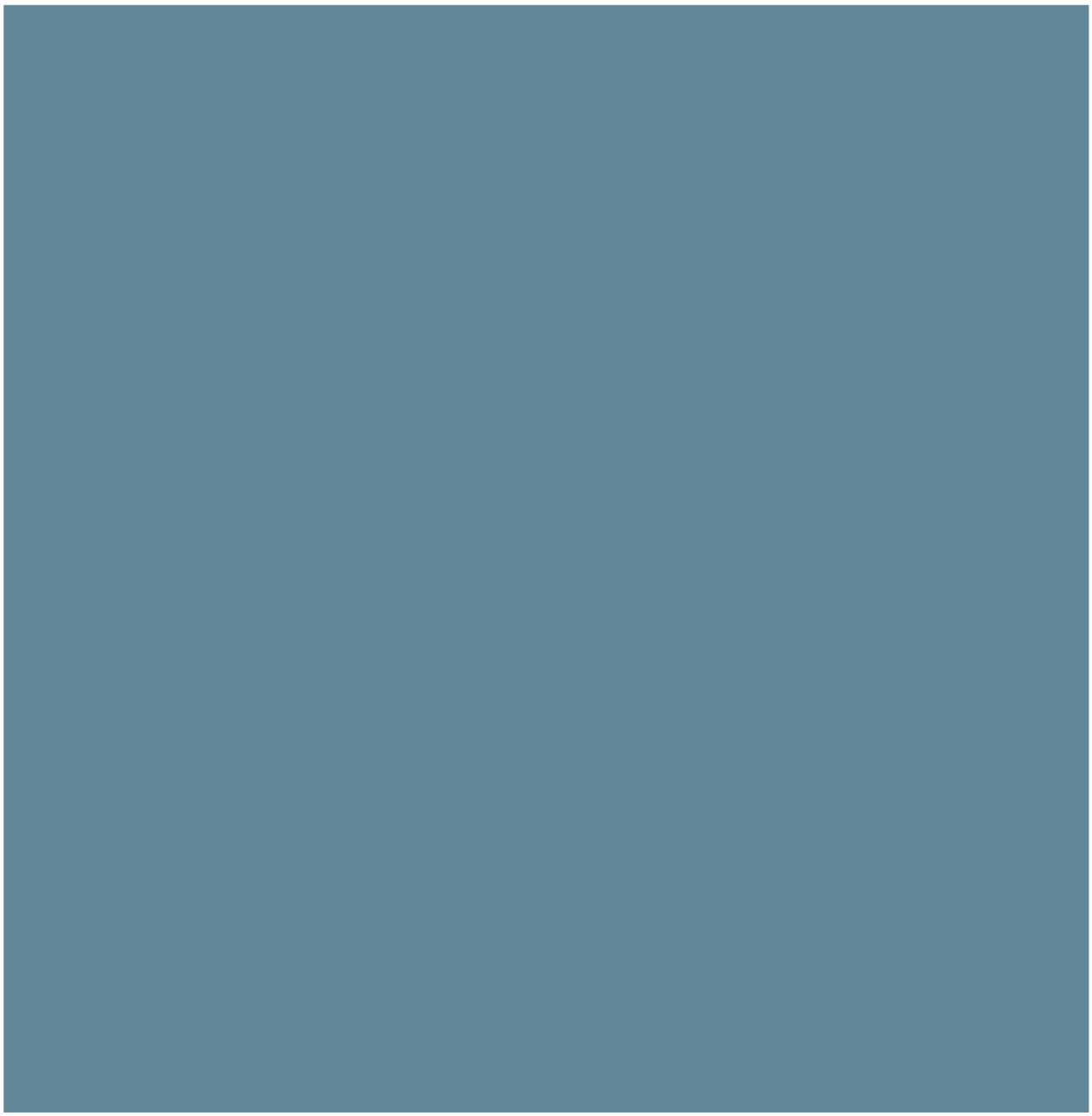
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE



BEN MOORE - BUCKLAND BLUE

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

2 L STREET - 59.4 & 261) - GARAGE

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 01-29-2025
X	HDC Case Number (ie HDC2020-05-0265): NO CASE NUMBER AT THIS TIME
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) FIRMETTE - ELEV. CERT PENDING AT TIME OF SUBMISSION
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Brooke P Mackey Date: 01-28-2025

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Siracuse; Kraig & Helen

STREET ADDRESS 2 L Street

MAP/PARCEL 59.4 / 261

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON November 15, 2024

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

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

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

Brook F Meerbergen — Signature

11 · 14 · 2024 — Date

new garage

2L Street

KS

Kraig Siracuse

To: You; Cece Siracuse

Tue 11/12/2024 9:17 AM

Brook
We give you permission to represent us and sign any and all documents relating to our plans and any actions required related the HDC applications.
Thank you
Kraig Siracuse
Helen C Siracuse

...

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 261

Street & Number of Proposed Work: 2 L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD
ALEXANDER, VA 22307

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8-1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 18 Sq. Footage 1st floor: 216 ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

432 ft x .20 Width: 12 Sq. footage 2nd floor: 216 ft Size: _____ ☐ 1st floor ☐ 2nd floor

$86.40 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S PERMITTED PER CONCOM ORDER South _____ East _____ West _____

Height of ridge above final finish grade: North 17'-9" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 16" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Ø Corner boards COTT Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

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

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

Garage Door(s): Type SWINGING - 6LT/PANEL Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL GREY

Trim NANTUCKET GREY Sash CASCADE BLUE (MANUF.) Doors CASCADE BLUE (MATCH WINDOWS)

Deck ~~RED~~ Ø APRON - BRICK Foundation GREY Fence _____ Shutters _____

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

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

Date 11.14.24 Signature of owner of record Brock P. Merrill FOR SYRACUSE Signed under penalties of perjury

HDC MINUTES TRANSCRIBED FROM VIDEO OF JANUARY 07, 2025 FOR OLD BUSINESS RESUBMISSION

APPLICANT: KRAIG & HELEN SIRACUSE
LOCUS: 2 L STREET (59.4/261)

NEW DWELLING NOTES:

ABBY => MORE TELESCOPING; BUILDING OUT OF PLACE FOR MADAKET

ANGUS => WRAPPING 2ND FLOOR DECK A CONCERN (NORTH) – LIMIT TO WEST GABLE

RAY => SIMPLER; MIDDLE DORMER TO SHED (WEST); PULL INSET FORWARD ON FRONT (NORTH)

JOE => AGREES WITH RAY (WEST); CONNECTOR SHOULD DROP AND BECOME A "LINK" (WEST); NO WRAPPING SECOND FLOOR DECK (NORTH); TOO HEAVY ON TOP COMPARED TO "LIGHTNESS" ON BOTTOM; LIKES DORMER INSET (NORTH) – "QUIRKY MADAKET"

STEVE => NORTH – DROP SHED DORMERS A BIT (ALL ELEVS); NO WRAPPING DECK (NORTH); SIMPLIFY WEST PER RAY & JOE COMMENTS; SOUTH ELEV. OK; EAST SOME CONCERN RELATED TO MIDDLE GABLE DORMER – SIMPLIFY

HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)

GARAGE NOTES:

ABBY => TRIM DETAIL NEEDS TO BE SIMPLER; SECONDARY STRUCTURE SHOULD NOT COMPETE WITH MAIN HOUSE

JOE => NORTH FACING STREET NEEDS WINDOW(S) & TRELLIS

STEVE => TOO TALL – COMPETES WITH HOUSE; NEEDS WINDOW(S) AND TRELLIS ON NORTH ELEVATION

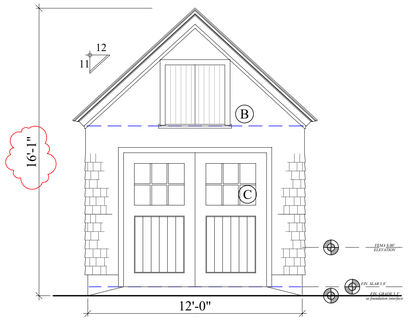
RAY => AGREES – NO ADDITIONAL CONCERNS

ANGUS => AGREES – NO ADDITIONAL CONCERNS

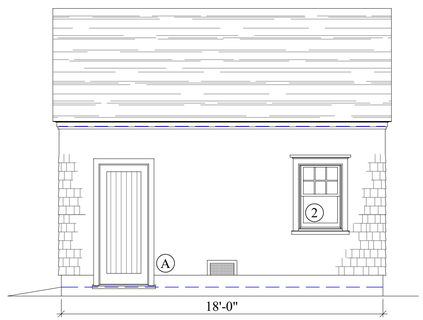
HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)

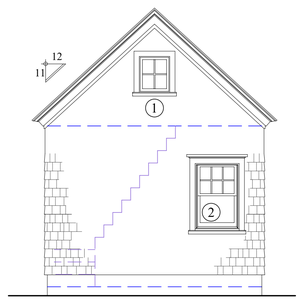
H.D.C. SUBMISSION



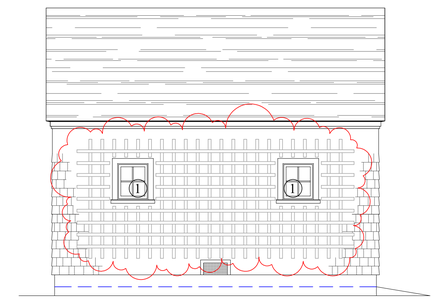
WEST ELEVATION
facing L street



SOUTH ELEVATION
facing house

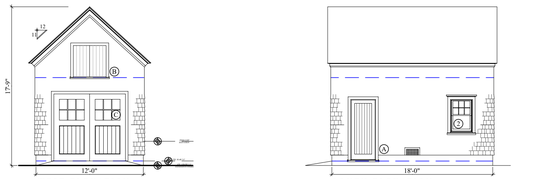


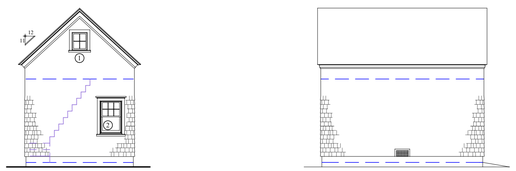
EAST ELEVATION
facing 8 M street



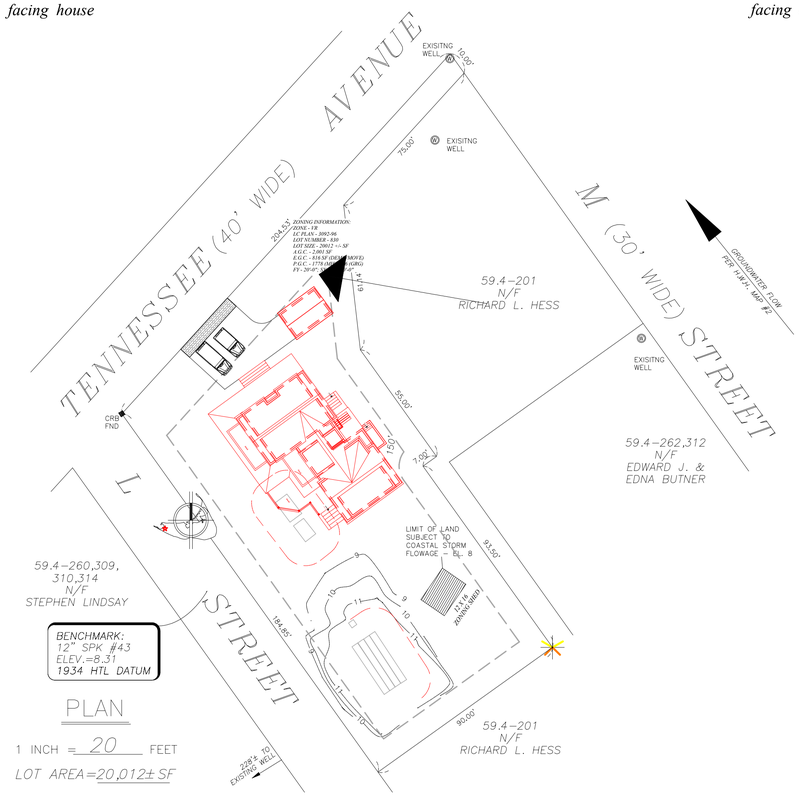
NORTH ELEVATION
facing tennessee

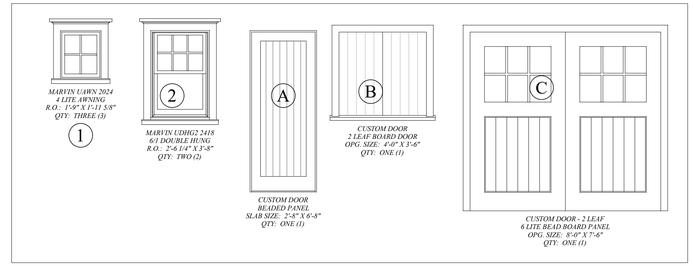
MEETING OF 010725

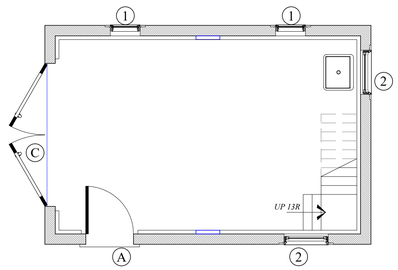




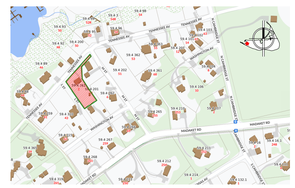
REVISION SUMMARY:
LOWER RIDGE; ADD WINDOWS
AT NORTH ELEV; ADD TRELLIS







PLAN



LOCUS MAP - NOT TO SCALE
2 "L" STREET - MAP 59.4; PCL 261



NORTH ELEVATION
facing tennessee



WEST ELEVATION
facing L street

1

MAP - 59.4
PCL - 261

NEW GARAGE - SIRACUSE
2 L STREET
NANTUCKET, MA

JAN 28, 2025
PERMIT

ELEVATIONS, PLANS, SITE LOCUS
SCALE: 1/4" = 1'-0" - 30'-0"
DATE: 1/13/24

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

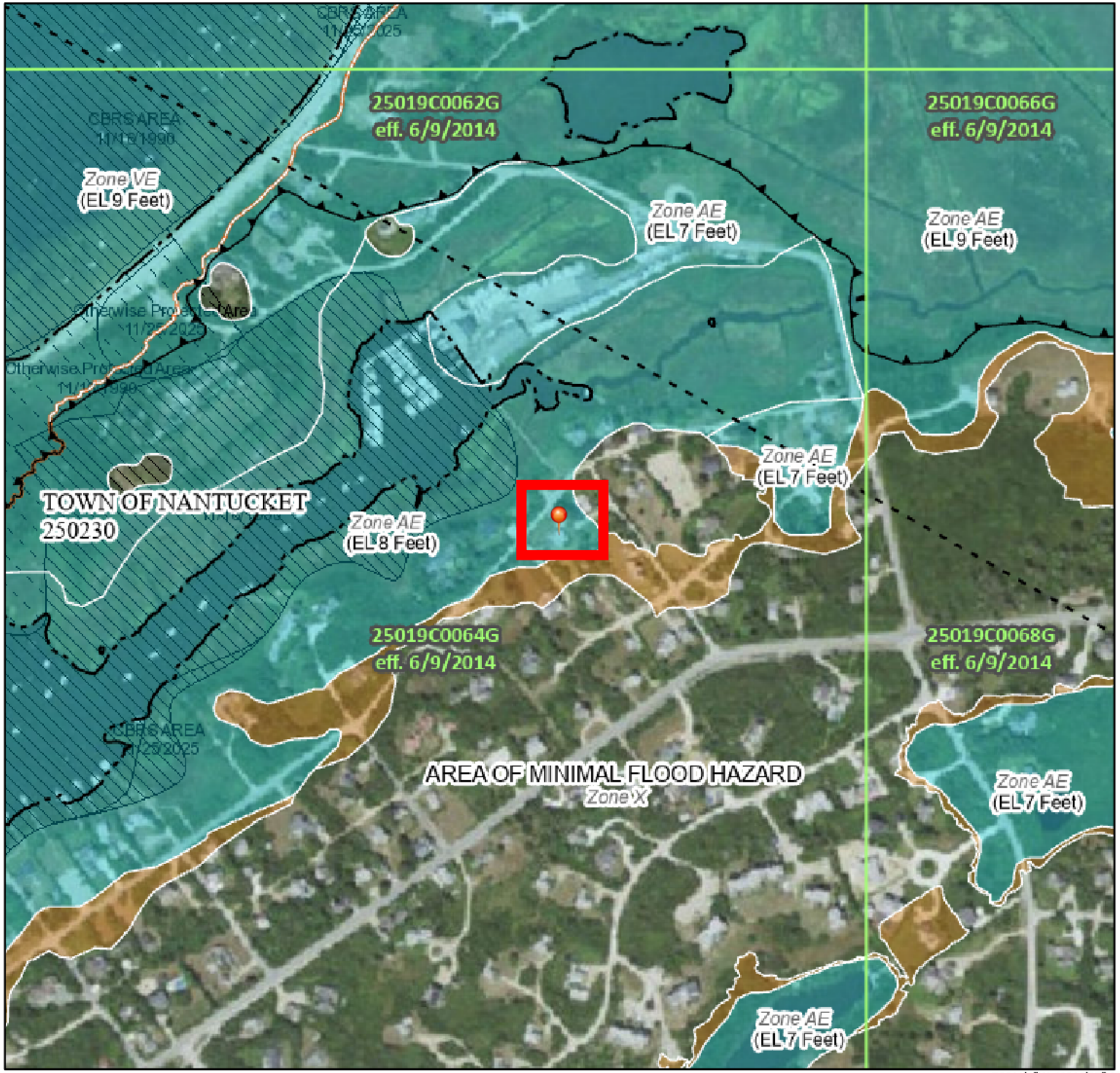
REVISIONS

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

National Flood Hazard Layer FIRMette

FEMA

70°11'44"W 41°16'54"N



70°11'7"W 41°16'27"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/21/2025 at 7:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

2024 00181173
Cert: 24129 Doc: OOC
Registered: 12/06/2024 09:06 AM

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP: SE48-3821 (MassDEP File #)
eDEP Transaction #
Nantucket (City/Town)

A. General Information

1. From: Nantucket Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Helen C. & Kraig M. (a. First Name) Siracuse (b. Last Name)

c. Organization

2201 Woodmont Road
d. Mailing Address

Alexandria (e. City/Town) VA (f. State) 22307 (g. Zip Code)

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

2 L Street (a. Street Address) Nantucket (b. City/Town)

59.4 (c. Assessors Map/Plat Number) 261 (d. Parcel/Lot Number)

Latitude and Longitude, if known: 41.27825 (d. Latitude) 70.1898 (e. Longitude)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48- 3821
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

11/22/24
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

7
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Seth Engelbourg(C)

Linda Williams(VC)

Joe Plandowski

Mike Misurelli

Tim Braine

John Schafer

RJ Turcotte

☒ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

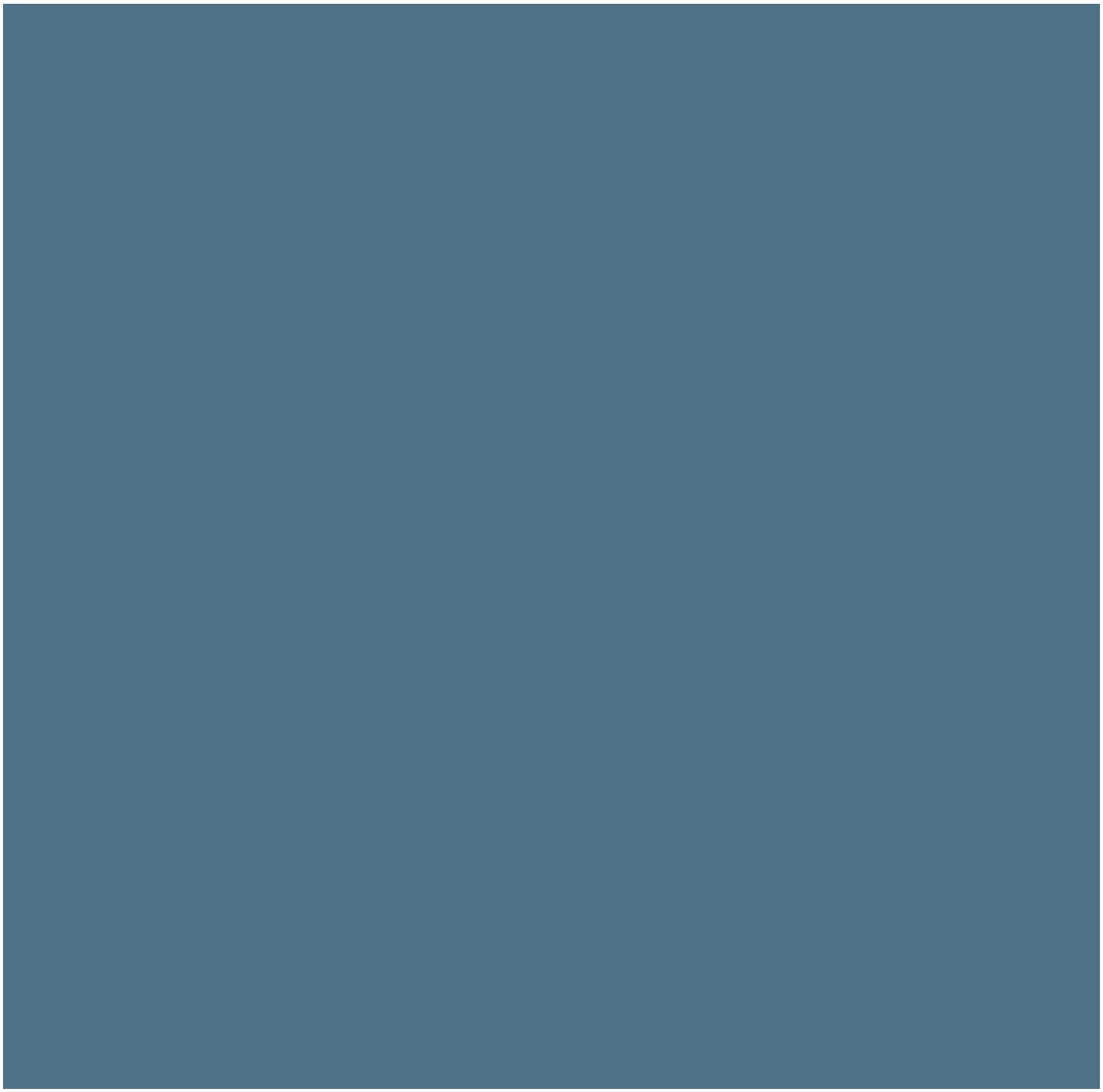
Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

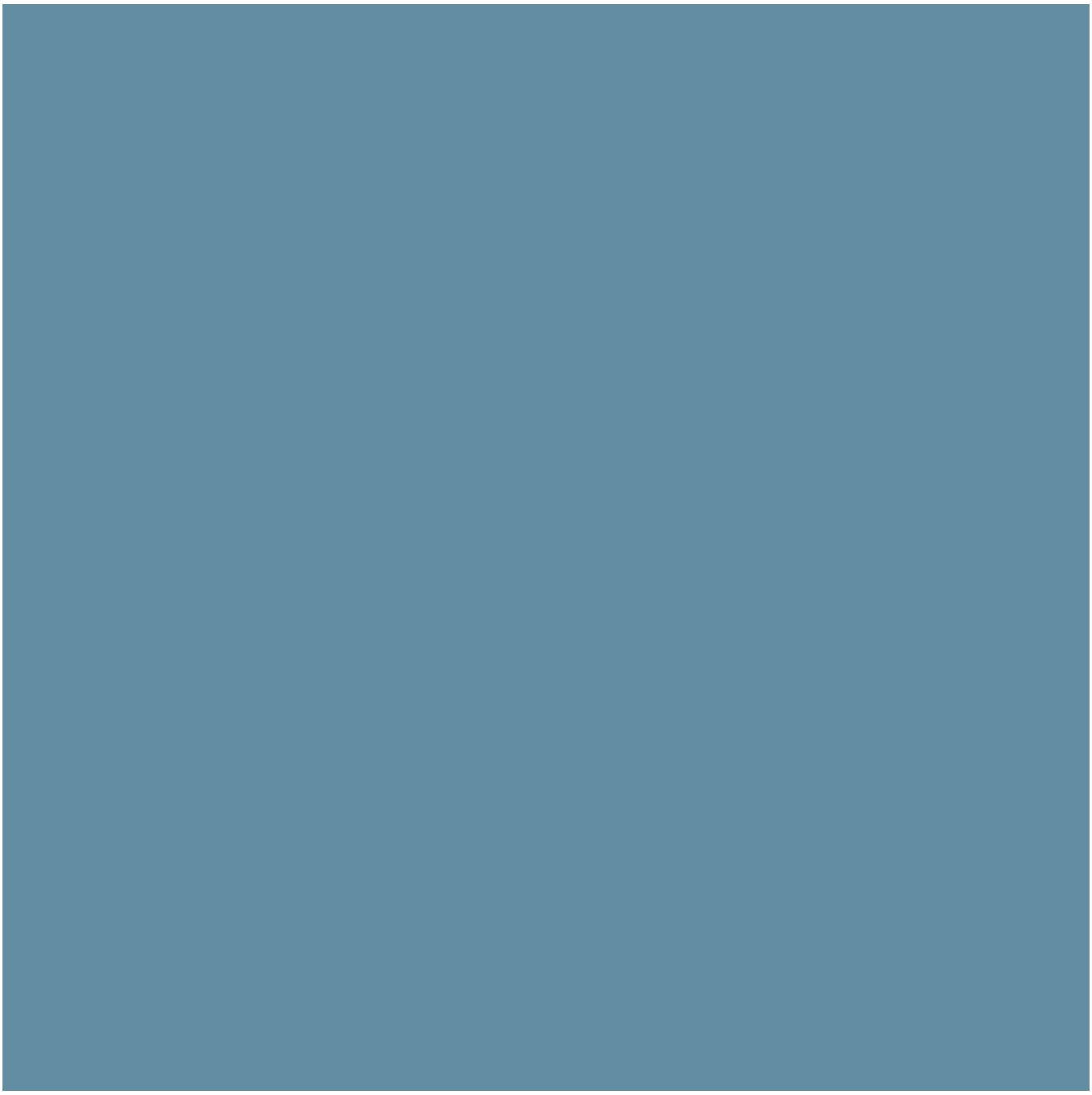
The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



MARVIN - CASCADE BLUE



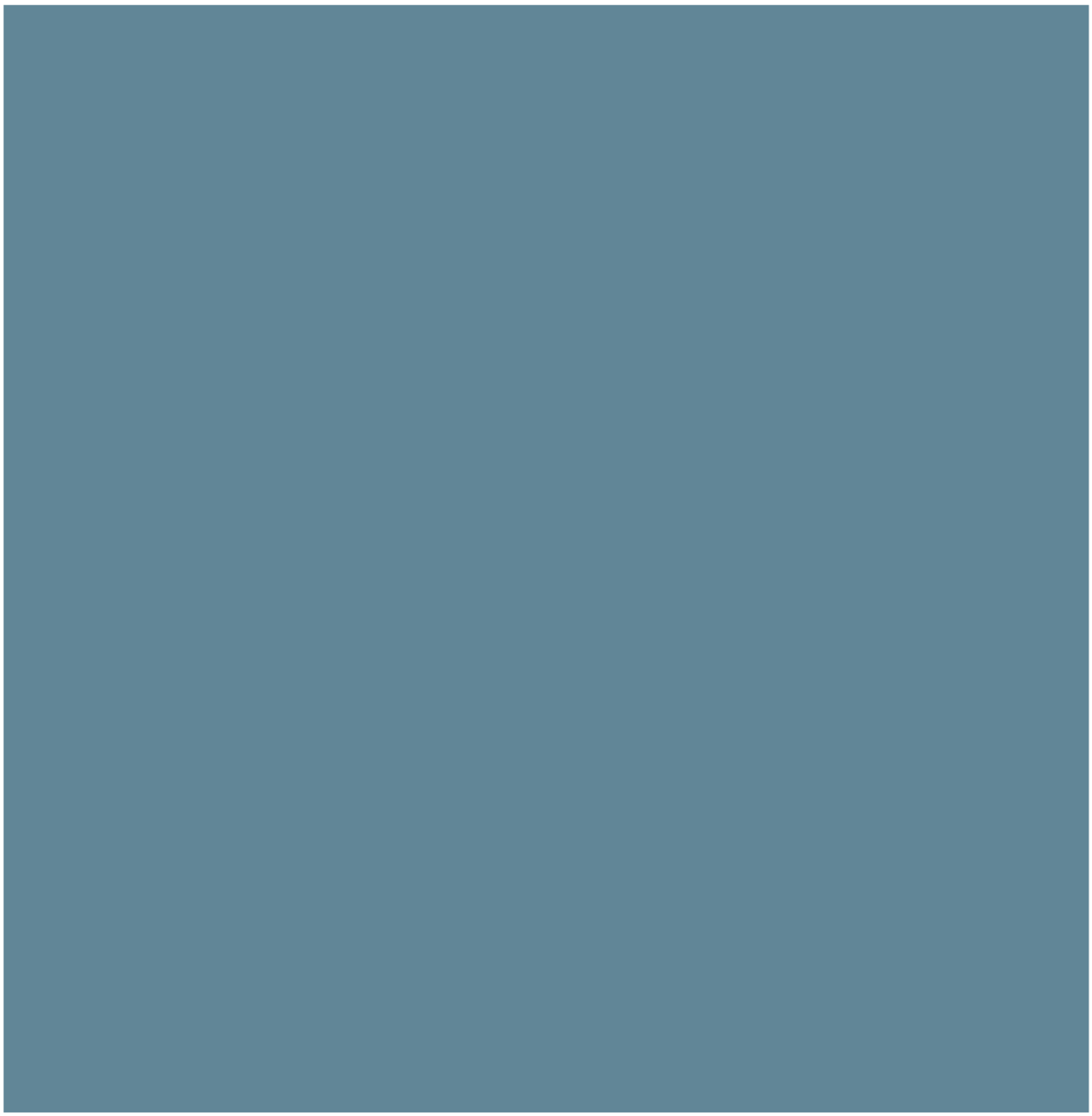
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE



BEN MOORE - BUCKLAND BLUE

ADDRESS: 6B Marble Way; 66/103 (Portion of; Planning Board ANR Plan 'Lot 5")
DATE HEARD: 1/28/2025
SITTING BOARD: Oliver, Camp, Macleod, Pohl, Welch

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✔	Date submitted to 2 Fairgrounds Road: 1/31/2025
✔	Address & HDC Case Number (ie HDC2020-05-0265): 6 Marble Way (part of); 66/103 (Portion of; Planning Board ANR Plan 'Lot 5") HDC2024-12-11665
✔	Copy of Minutes (application item circled)
✔	Reduced (8 ½ x 11) copy of application
✔	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✔	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) ☑ a. Site Plan ☑ b. North Elevation ☑ c. South Elevation ☑ d. East Elevation ☑ e. West Elevation ☑ f. Window/Door Schedule
✔	One set reduced plans: 8 ½ x11
✔	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✔	Submit documents to PLUS at 2 Fairgrounds Road
✔	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 1/31/2025

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°: 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: 2A 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 _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 6" Frieze 1x8
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☒ SDL Front Milliken Millworks Rear Milliken Millworks Side Milliken 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

MINUTES PRODUCED BY: Kris Megna

HDC MEETING DATE: 01.28.2025

6B Marble Way (ANR Plan"Lot 5")
Assessors: 66/103 (Part of)

NEW DWELLING

SITTING BOARD: Oliver, Camp, Macleod, Pohl, Welch

Oliver: I appreciate this. It is a great attempt at keeping this a story and a half. I really would only have one request, which would be making the 2 porches on the side a shed roof vs a gable. I appreciate that it fits in well with the existing building on 6 marble way. I think the applicant gets it on the site plan. We just want a little less parking and more green space.

Camp: I don't have an issue at all with the architecture. I have more of an issue with the vegetation and the siting of the property. I just would like to see more greenery on the property and more landscaping. It feels close to the street setback.

Pohl: I agree with Val on the porches. I was a little taken back with the size of the sheds on the second floor, but I am less concerned since it is gable facing toward Marble Way.

MacLeod: I agree with changing the gable roofs to sheds on the porches. I agree with Ray on the sheds. I feel like for the intensity of the program, I feel like this was done very creatively. I appreciate the effort that even though some are repeats, there is fenestration different with porches, windows, colors, etc.

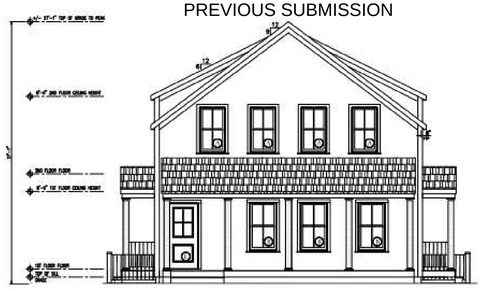
Welch: I don't have a lot of concern at all with the structure. I agree with Val on the sheds vs the gables on the side porches. I can see the dormer concern, but as Ray mentioned, I am not concerned since it is on the sides and not facing Marble. If it was, I would want a porch on it. I just want to be conscious of the screening on the front and the plantings that are being proposed. It would be nice to see a mix of vegetation. I think a request for the very minor revision of the shed roof on the porch is appropriate and we just get the landscape plan to go with it for one application and approval.

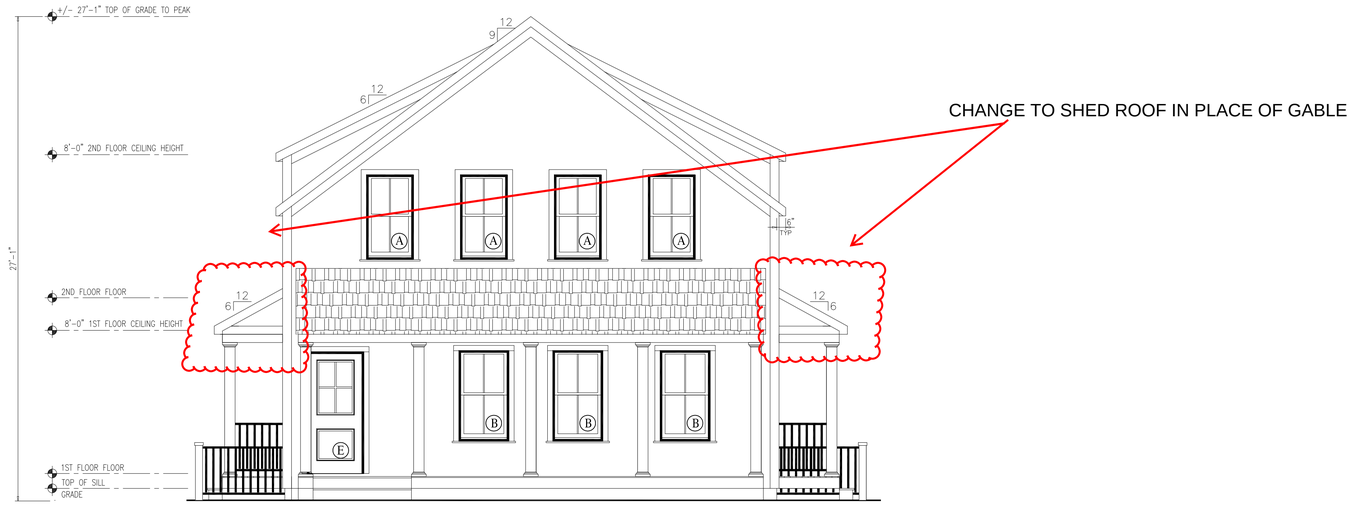
Megna: Confirmed the only change wanted on the architecture of the building would be just adjusting the porch roofs from gables to sheds.

Motion to hold for the minor architectural revisions and site plan information as requested (Oliver)
Carried 5-0 MacLeod, Camp, Oliver, Pohl, Welch (aye)

NORTH (NEW)

PREVIOUS SUBMISSION



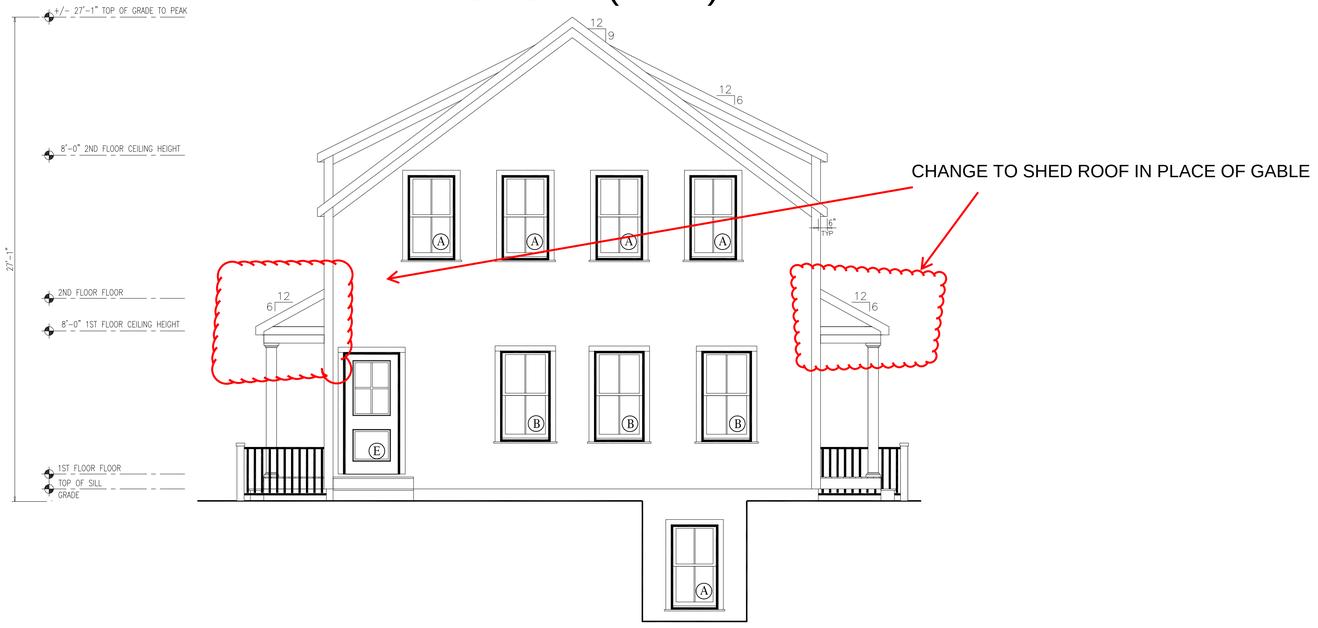


CHANGE TO SHED ROOF IN PLACE OF GABLE

SOUTH (NEW)

PREVIOUS SUBMISSION





CHANGE TO SHED ROOF IN PLACE OF GABLE

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

6 Marble (Part of)
Nantucket MA
Assessors 66/103
See ANR "Lot 5"

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45176
2-STORY

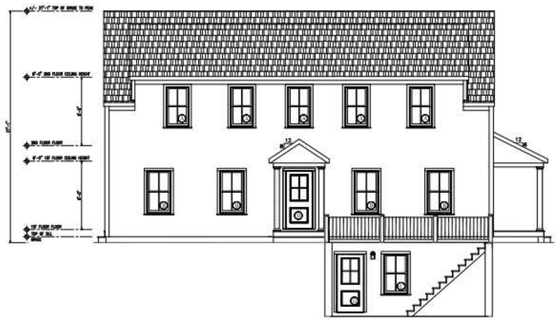
TITLE:
FRONT/REAR
ELEVATIONS

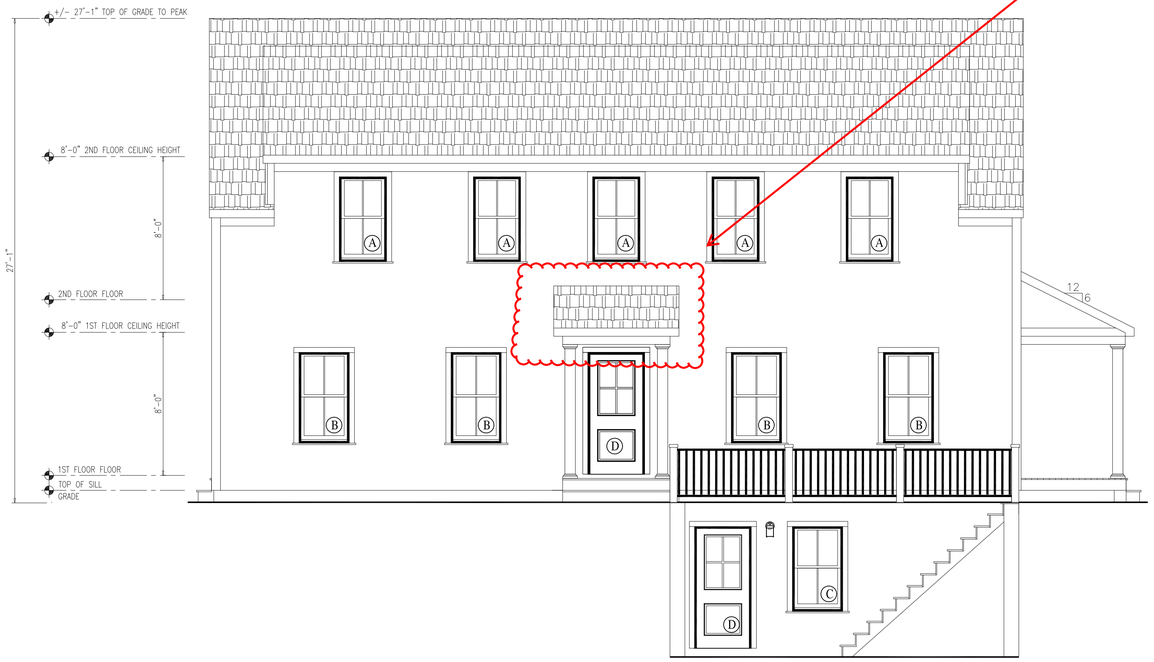
DRAWN BY: UPLEX
DATE: 6/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45176 FN

SHEET:
ELEV-

EAST (NEW)

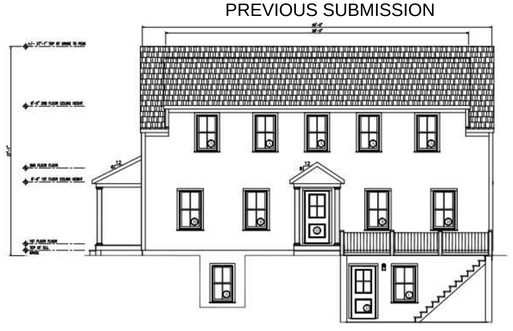
PREVIOUS SUBMISSION

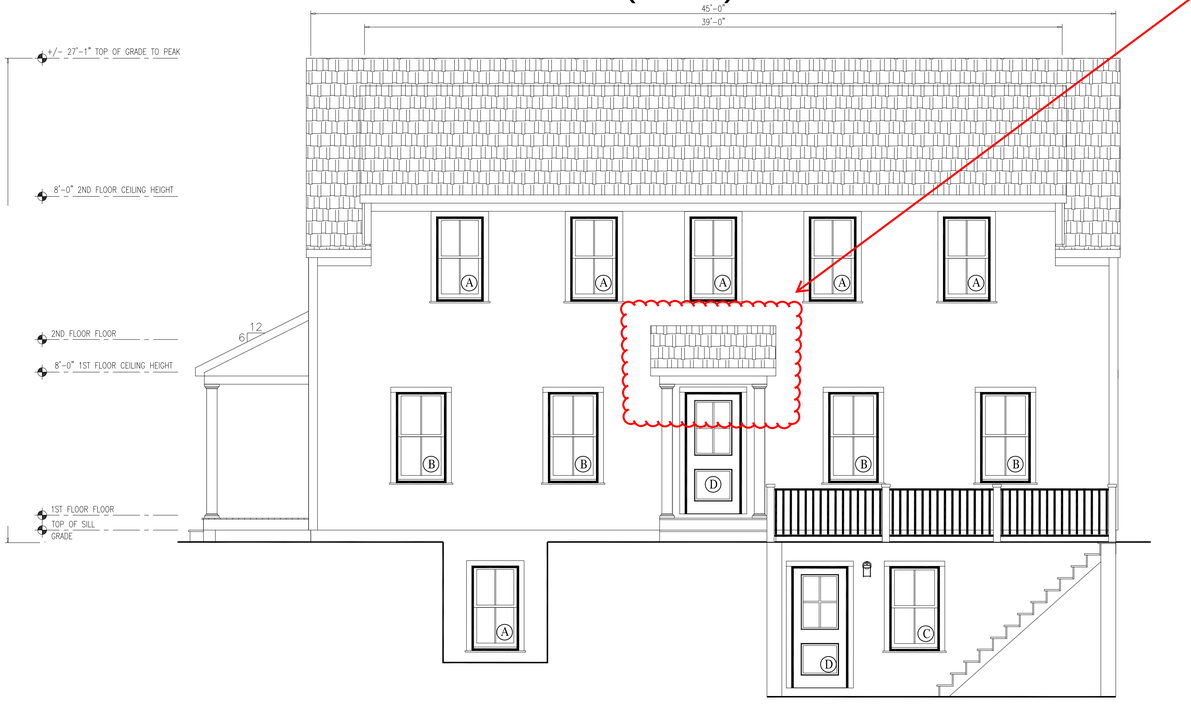




WEST (NEW)

PREVIOUS SUBMISSION





NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

6 Marble (Part of)
Nantucket MA
Assessors 66/103
See ANR "Lot 5"

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 5 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

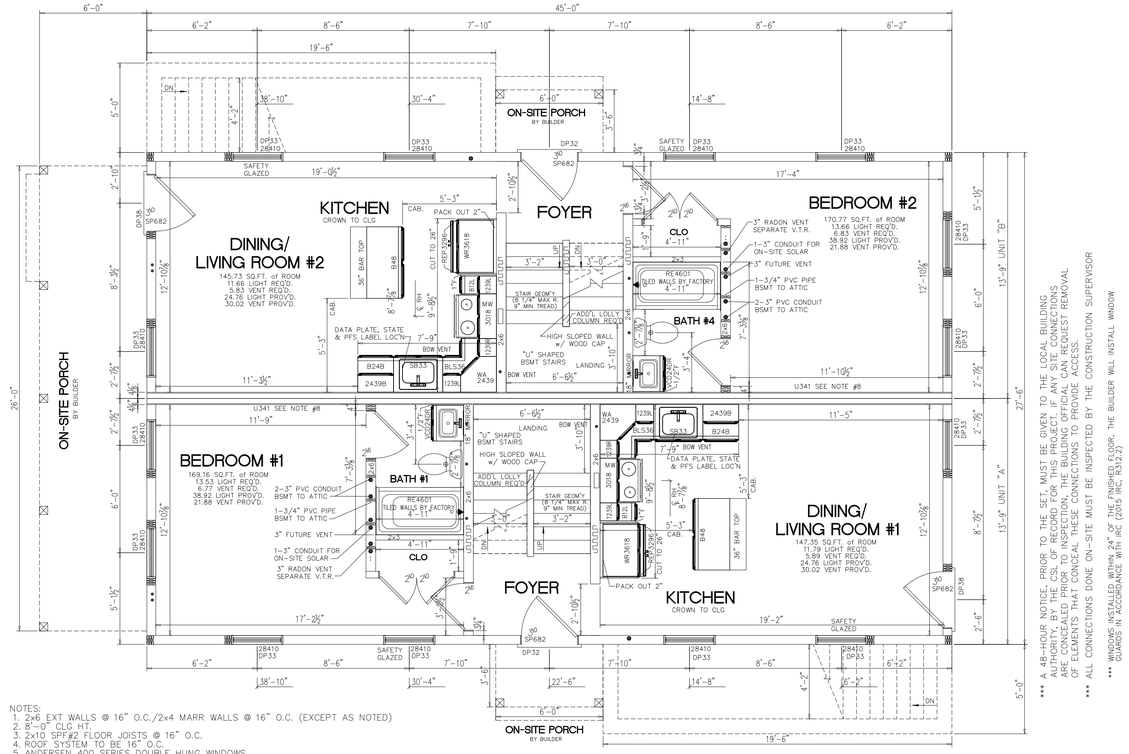
PROJECT:
45176
2-STORY

TITLE:
FRONT/REAR
ELEVATIONS

DRAWN BY: UPLEX
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

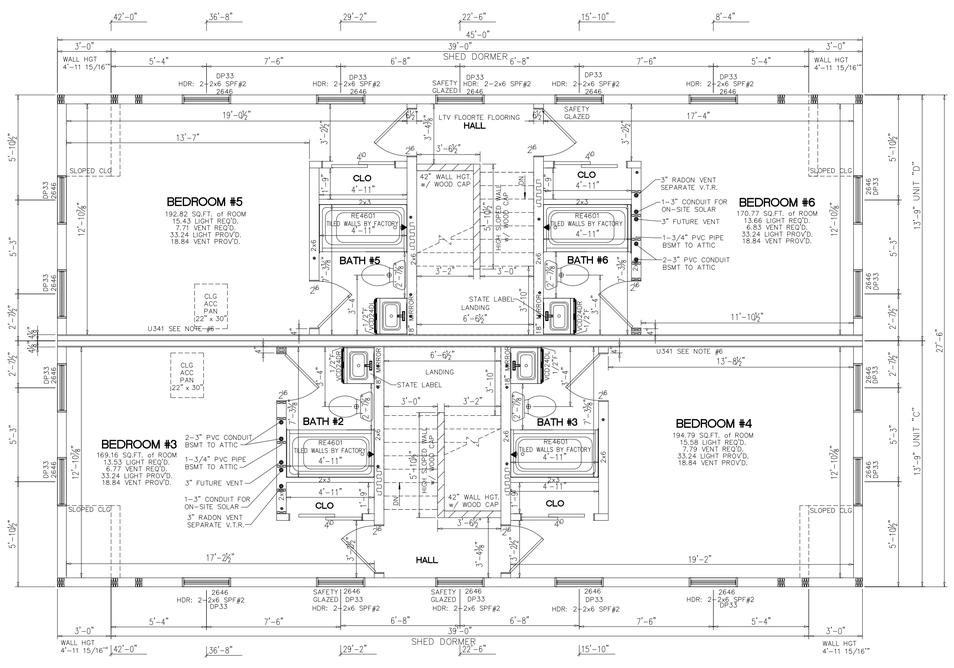
-PLATE MIRRORS ON CLIPS
-MELAMINE SHELVING WITH METAL BAR WHERE APPLICABLE
-FLOORTE FLOORING THROUGHOUT ON ALL FLOORS
-PREP STAIRWELL LANDING AND STAIRS FOR ONSITE FLOORTE FLOORING

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

6 Marble (Part of)
Nantucket MA
Assessors 66/103
See ANR "Lot 5"

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LOT 5 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

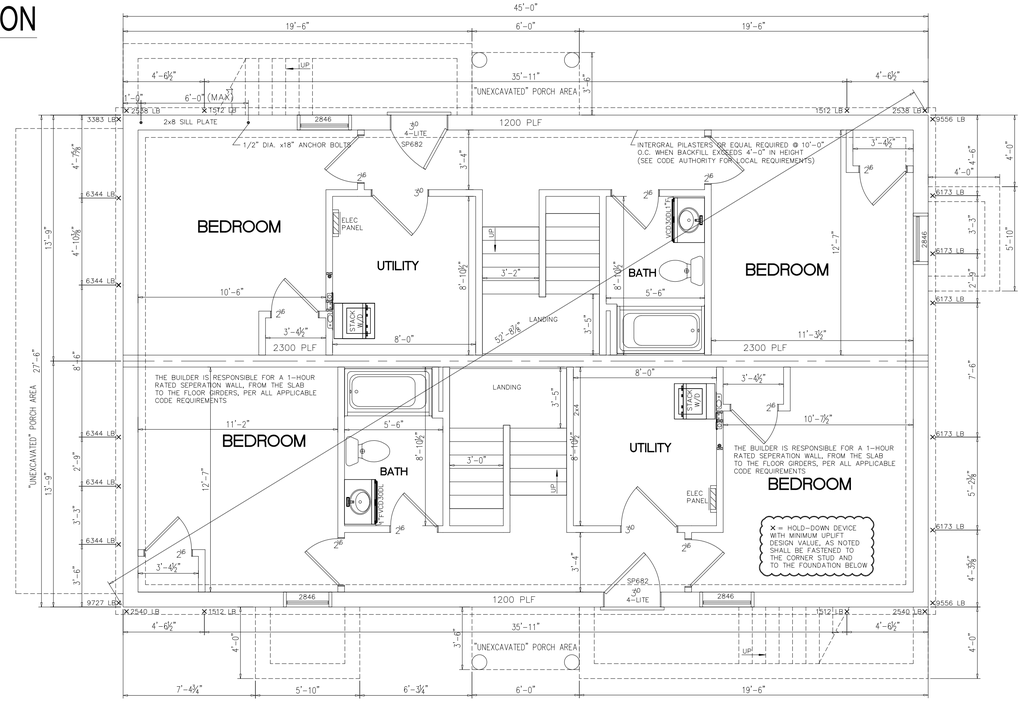
PROJECT:
45176
2-STORY
DUPLEX

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

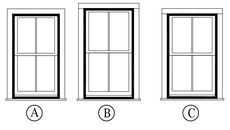
DOOR/WINDOW SCHEDULE

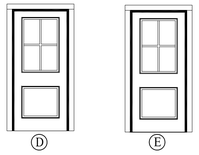
WINDOWS - ANDERSEN 400 SERIES

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





SQUARE FOOTAGE:

FIRST FLOOR:	619	SQ. FT. PER UNIT
SECOND FLOOR:	619	SQ. FT. PER UNIT
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	2,476	SQ. FT.
OVERALL SIZE	24'-0"x45'-0"	
MODEL:	2-STORY	

6 Marble (Part of)
Nantucket MA
Assessors 66/103
See ANR "Lot 5"

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



PREVIOUS SUBMISSION

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



1 6 Marble Way View 1



2 6 Marble Way View 2



3 6 Marble Way View 3



4 Building Location



5 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 Lot 5

Not for Use without Permission from Atlantic Landscaping Inc.

34 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: 1/30/25
Drawing No.:

HDC-5

Surveyor	Contact
Bracken	LC

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SLEEPY HOLLOW ROAD

MARBLE WAY

N

EXISTING 5&1 FENCE

EXISTING BRUSH VEGETATION PLANT BEHIND WITH RELOCATED EVERGREEN SCREENING

NEW 5&1 FENCE

ABANDON EXISTING GRAVEL TURNOUT, PLANT WITH VEGETATION- BAYBERRY, CLETHRA AND VIBURNUM

NOTE: ALL EVERGREEN SCREENING TO BE RELOCATED ON SITE AS POSSIBLE:
19 CRYPTOMERIA
14 LEYLAND CYPRESS
4 ARBORVITAE GREEN GIANT

ROTATE GARAGE TO ALIGN WITH DWELLING

RELOCATED 5&1 FENCE

EXISTING BRUSH VEGETATION PLANT BEHIND WITH RELOCATED EVERGREEN SCREENING

EXISTING BRUSH VEGETATION PLANT BEHIND WITH RELOCATED EVERGREEN SCREENING; LEYLAND CYPRESS, CRYPTOMERIA, ARBORVITAE GREEN GIANT NATURALIZED PLANTINGS

MOVE BUILDING BACK 5 FT

LOT 1
11,480.5 S.F.
0.264 AC.
(Reg. Factor = 0.564
10,016.8 S.F.
Per. =533.29)

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

STRUCTURAL TURF

SHARED PEASTONE DRIVEWAY

PROPOSED GARAGE 26'-0"

PROPOSED DWELLING

LOT 4

LOT 5
2,005.7 S.F.
0.230 AC.

PROPOSED DWELLING 25 X 36

EXISTING GRAVEL PARKING AREA

PEASTONE PARKING AREA

#10 EXISTING HOUSE 814± s.f. TO REMAIN

EXISTING STRUCTURE

PROPOSED GARAGE 26'-0"

PROPOSED DWELLING

PROPOSED GARAGE

SECOND FLOOR DECK

2ND FLR DECK

EXISTING SCREENING

EXISTING EVERGREEN SCREENING

CONTINUE ROW OF EVERGREEN SCREENING RELOCATED CRYPTOMERIA AS POSSIBLE

33.50'

54.88'

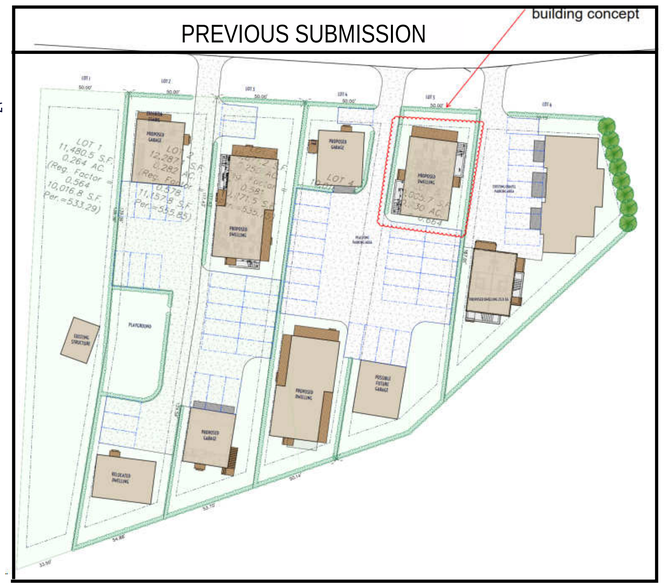
53.70'

50.14'

1 SITE PLAN BUILDING FOOTPRINTS AND PLANTING PLAN
SCALE: 1/16" = 1'-0"

PREVIOUS SUBMISSION

building concept





2 ELEVATION STREETSCAPE
SCALE: 1/16" = 1'-0"



PENNISETUM HAMELN



ENDLESS SUMMER HYDRANGEA



BOXWOOD



KWANZAN CHERRY TREE



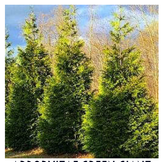
CRYPTOMERIA JAPONICA



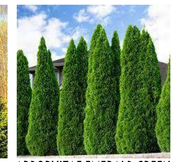
LONDON PLANETREE



LEYLAND CYPRESS



ARBORVITAE GREEN GIANT



ARBORVITAE EMERALD GREEN

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: 1/30/25
Drawing No.:

L-1

Surveyor	Contact
Bracken	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



ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1/31/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-08-11071
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Dem Laupe Date: 1/31/25

HDC Notes for 3 Manatook Way - Move Off / Demo Bldg 3 - 73/82 Meeting: 11/19/24
HDC2024 - 08 - 11071

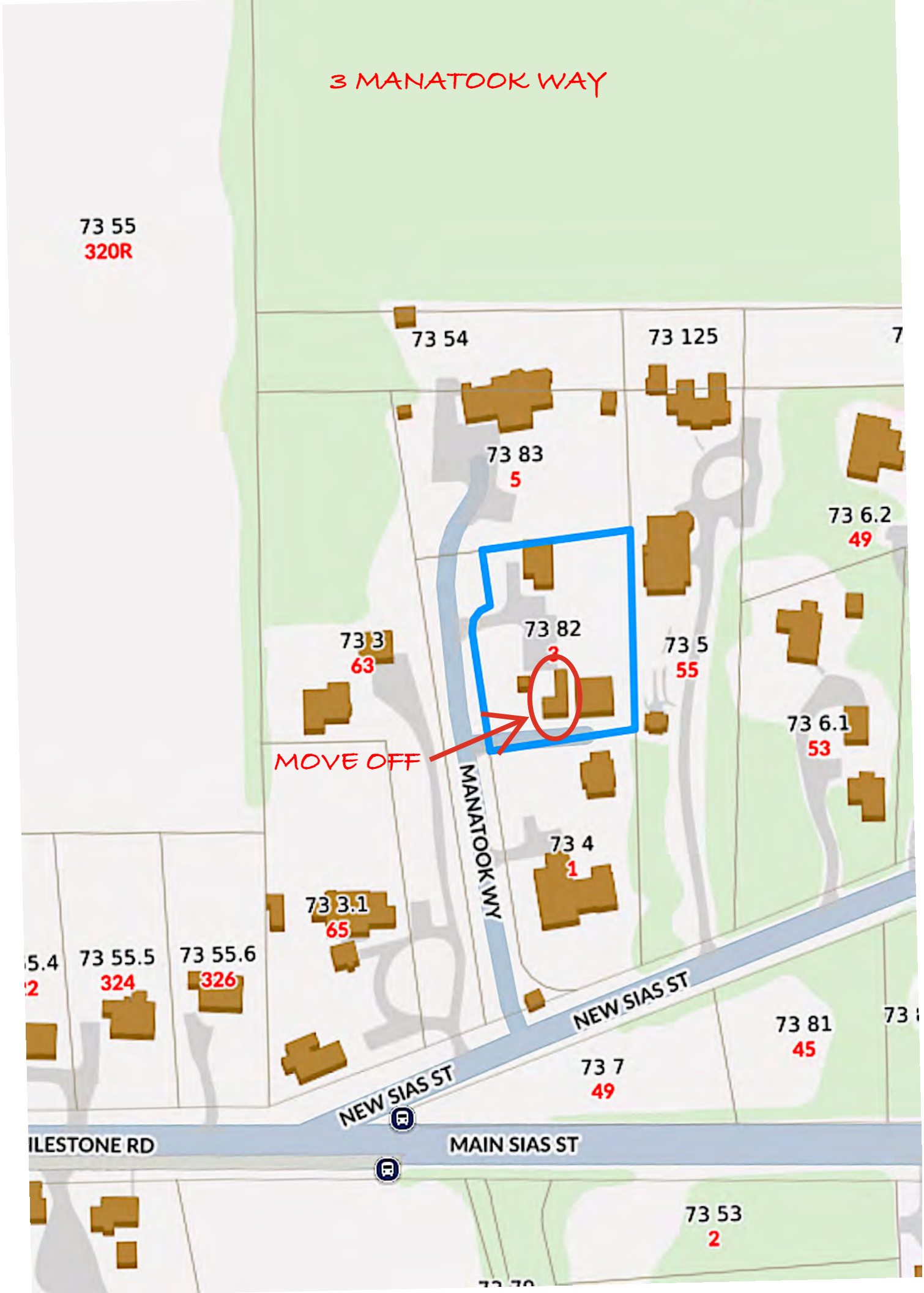
Storage unit that sticks out has nothing to do with original 12 x 20 Straight Wharf ticket booth structure

Move on site or move somewhere else the part that got moved there in 1972

2/3 of building was added on and in awful shape

If it has historic significance have it saved somehow

Move off or move on site historic portion and demo remaining


3 MANATOOK WAY
73 55
320R
73 54
73 125
73 83
5
73 6.2
49
73 82
3
73 3
63
73 5
55
MOVE OFF
73 6.1
53
MANATOOK WY
73 4
1
73 3.1
65
5.4
2
73 55.5
324
73 55.6
326
NEW SIAS ST
NEW SIAS ST
73 81
45
73 7
49
ILESTONE RD
MAIN SIAS ST
73 53
2

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES 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 PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. .

CURRENT ZONING CLASSIFICATION:
SCONSET RESIDENTIAL–20 (SR–20)

MINIMUM LOT SIZE:	20,000 SF
MINIMUM FRONTAGE:	75 FT
FRONT YARD SETBACK:	30 FT
REAR/SIDE SETBACK:	10 FT
GROUND COVER % :	12.5%

LOT AREA = 22,385 SF±

MASSACHUSETTS COORDINATE SYSTEM
ISLAND ZONE

73–83
N/F
DEBRA A. & ROBERT j. BECHTOLD

existing grade contour (typical)

129.49'

H/T FND

old foundation

50.00'

55.00'

egress

deck

1 sty w/f structure

TP#1

TP#2

deck

R=10.00'
L=15.71'

H/T FND

NAIL FND

gravel driveway

gravel driveway

utility boxes

shell traveled way

MANATOOK WAY

well casing w/ (W) spigot

existing septic system (from BOH records)

ZONING SETBACK (TYPICAL)

188.33'

73–5
N/F
EILEEN O'GARA &
KEVIN HICKEY

wire fence

wooden platform

roofed storage area

DEMO GREEN SECTION (15' X 9'-6" SECTION OF SHED)

water shut–off

1 sty w/f structure

deck

1 sty w/f structure

concrete pad

RELOCATE RED SECTION (12' X 20" SHED) TO 3 CORNWALL STREET

BM: TOP OF CONC. BOUND FND EL. 33.57 NAVD

73–3
N/F
RICHARD A. & SARA A. BOEHM
and SHANNON M. BOEHM

115.98'

110.41'

CBDH FND

CBDH FND

privacy fence

73–4
N/F
THOMAS J. &
KATHRYN D. KAROL

EXISTING CONDITIONS PLAN

In Nantucket, MA

Prepared for: DEAN LAMPE

3 MANATOOK WAY

MAP 73 PARCEL 82

Scale: 1"=20' JANUARY 8, 2025

PROPERTY INFORMATION:

OWNERS: DEBRA A. BECHTOLD &
ROBERT J. BECHTOLD
ADDRESS: 3 MANATOOK WAY
ASSESSOR MAP 73 PARCEL 82
DEED BOOK 535, PAGE 2
PLAN NO. 2003–12, LOT 2

GRAPHIC SCALE

0 20 40

(IN FEET)

1 inch = 20 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

NORTH AND WEST ELEVATIONS




SOUTH ELEVATION

EAST ELEVATION





Secretary of the Commonwealth of Massachusetts
William Francis Galvin
Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2652

Straight Wharf Ticket Office



MHC ID	NAN.2652 MACRIS Maps for NAN.2652 | Inventory:
Historic Name	Straight Wharf Ticket Office
Common Name	Towhill, Jerry Office
Street Address	59 New St -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	73-6; SC18-31;
Year Constructed	-
Architects	-
Architectural Styles	No style;
Uses	Business Office; Secondary Dwelling House; Single Family Dwelling House;
Significance	Architecture; Commerce; Maritime History; Transportation;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials Roof	Asphalt Shingle;
Building Materials Wall	Wood; Wood Shingle;

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC18-31
MAP/PARCEL#73-6

Recorded by: AH Date: 10/04/09 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 59 NEW STREET

2. Building Name: N/A

3. Ownership: Private

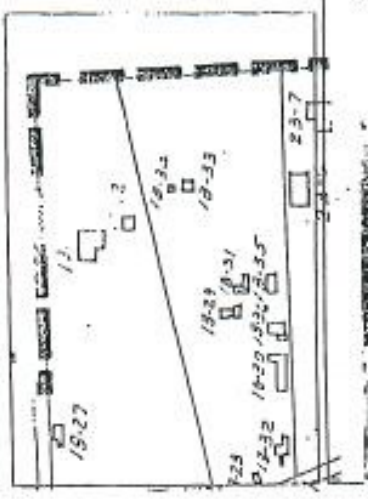
4. Present Owner: BROUGHTON, WILLIAM

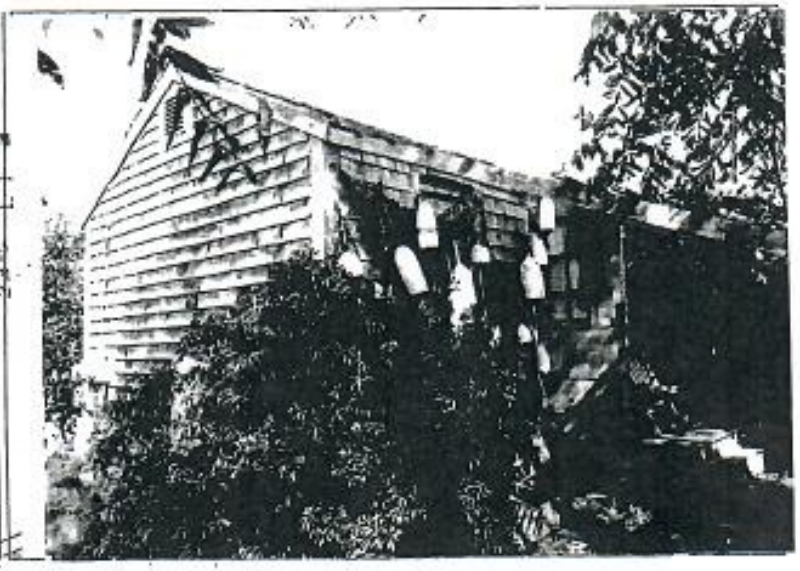
5. Ownership History:
Broughton purchased the structure from Jerry Towhill and moved it around 1970-72 (William Broughton)

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

7. Accessibility to Public: Visible from Public Road? No
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.): 350 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential, Open Land
15. Related Outbuildings and Property: SC18-28,SC18-29, SC18-30,SC18-32,SC18-33, SC18-34,SC18-35
16. Other Notable Features:
related building SC18-36

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Lean To
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Plank Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Moved Circa 1970
41. Alterations:
Converted to a dwelling

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: ND
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Originally a ticket office for the boat on Straight Wharf
(William Broughton)

47. Sources: N/A

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 Dean Lampe

AS AGENT FOR Self

STREET ADDRESS 3 Manatock Way

MAP/PARCEL 73-82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/27/25

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 1/26/25

Signature Date

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

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

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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
$

0055 02

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01/25/2025

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

9589 0710 5270 1006 2234 07

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Delray Beach, FL 33483

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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
$

0055 02

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01/25/2025

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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Westport, CT 06880

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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
$

0055 02

Postmark Here

01/25/2025

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

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$ $0.00
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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
$

0055 02

Postmark Here

01/25/2025

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

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
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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 Dean Lempe

AS AGENT FOR Ken Kurtz

STREET ADDRESS 3 Cornwall Street

MAP/PARCEL 7131-56

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/27/25

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 Lempe 1/26/25

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°: 71 31 PARCEL N°. 56

Street & Number of Proposed Work: 3 Cornwall Street

Owner of record: Ken Kurtz

Mailing Address: PO Box 2922

Nantucket, MA 02584

Contact Phone #: 508-332-6751 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Dean Lampe

Mailing Address: 61 Old South Rd. #502

Nantucket, MA 02554

Contact Phone #: 508-221-3654 E-mail: dlampe@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 Moving 12'x20' shed from 3 Monohasset Way to 3 Cornwall St

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 240 sq. ft. 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 ± 6" South ± 6" East ± 6" West ± 6"

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 _____

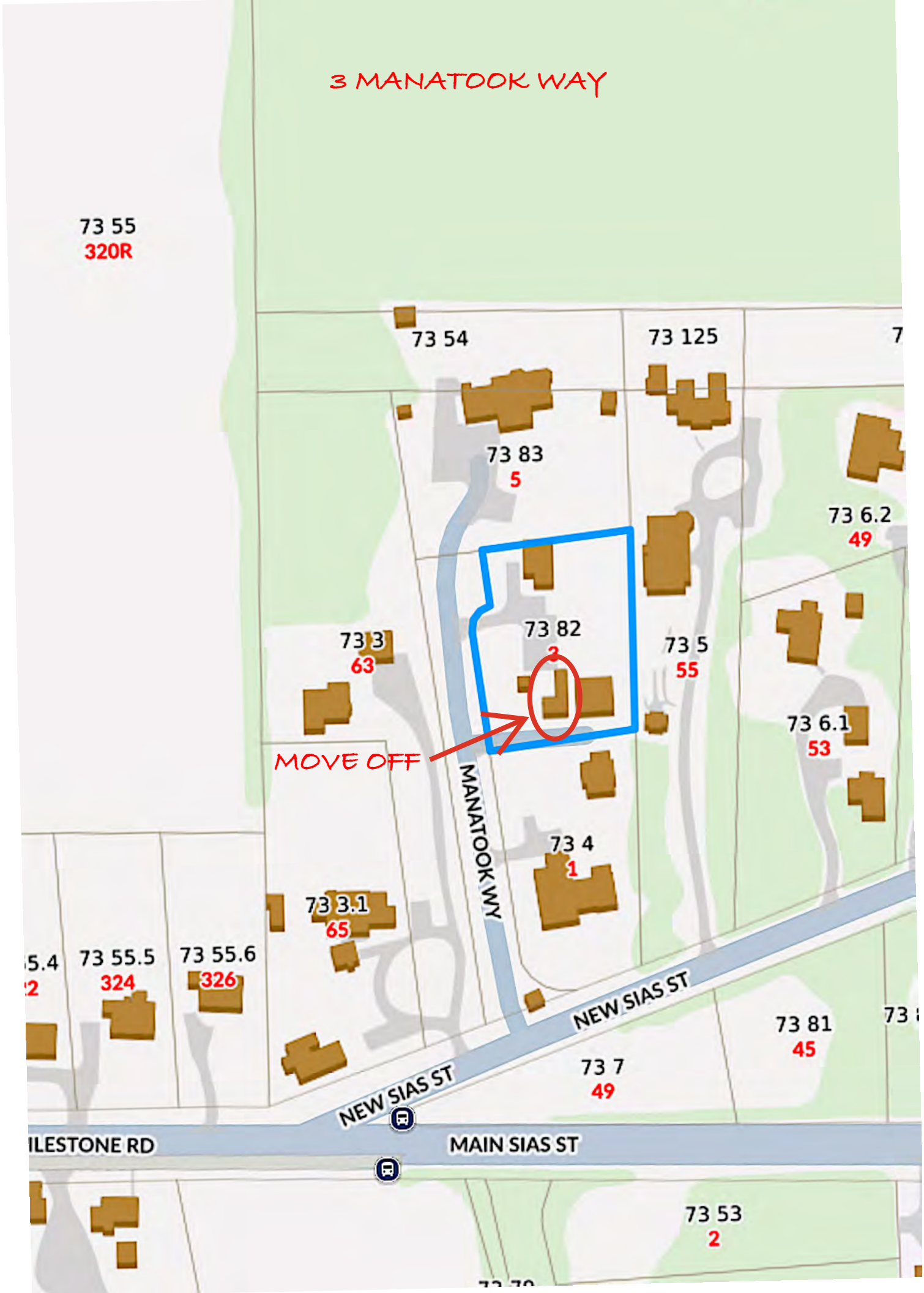
Deck _____ Foundation _____ Fence _____ Shutters _____

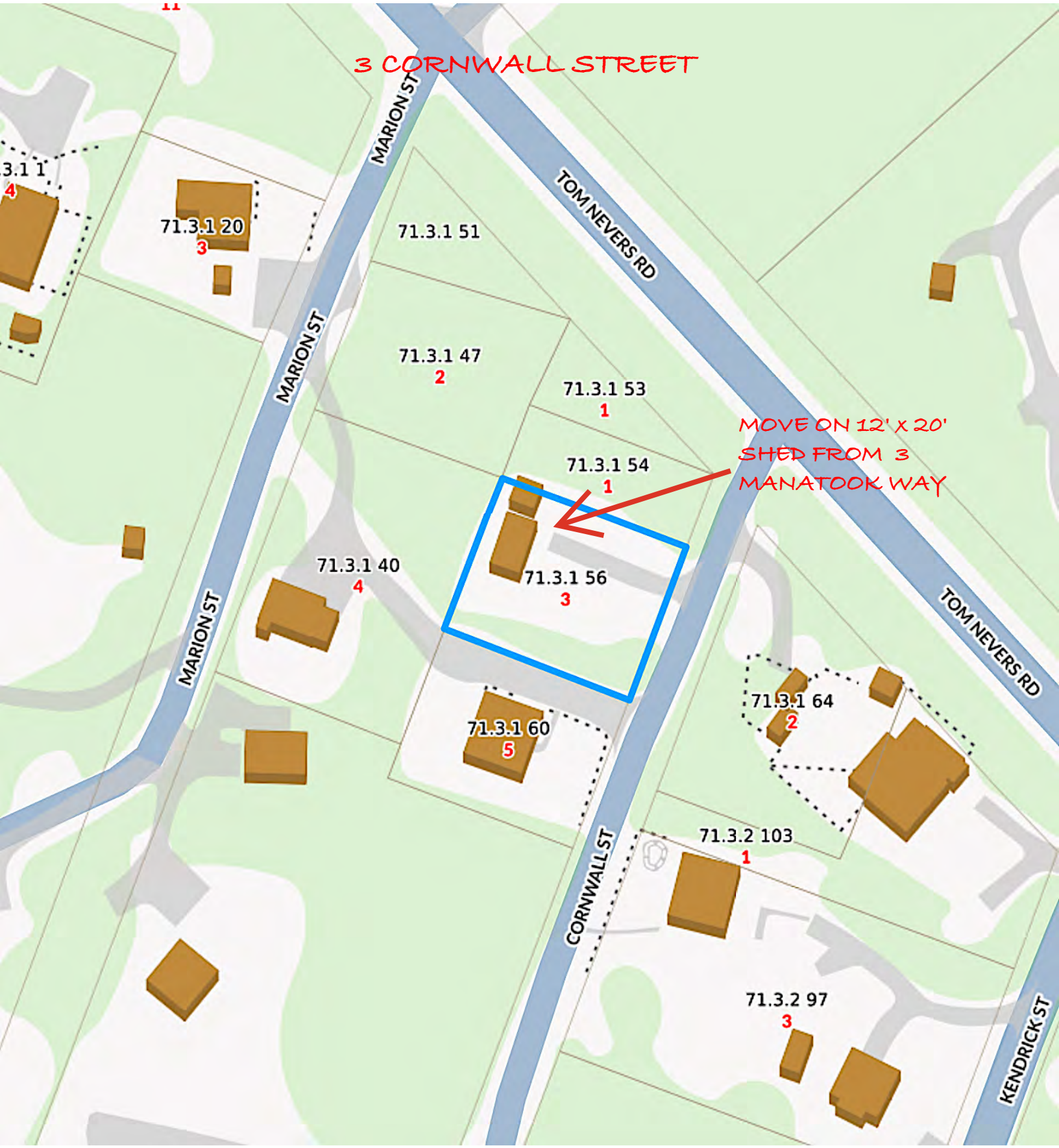
* Attach manufacturer's color samples if color is not from HDC approval list.

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 24 JAN 25 Signature of owner of record _____

Signed under penalties of perjury


3 MANATOOK WAY
73 55
320R
73 54
73 125
73 83
5
73 6.2
49
73 82
3
73 3
63
73 5
55
MOVE OFF
73 6.1
53
MANATOOK WY
73 4
1
73 3.1
65
5.4
2
73 55.5
324
73 55.6
326
NEW SIAS ST
NEW SIAS ST
73 81
45
73 7
49
ILESTONE RD
MAIN SIAS ST
73 53
2


3 CORNWALL STREET
MARION ST
MARION ST
MARION ST
TOM NEVERS RD
TOM NEVERS RD
CORNWALL ST
KENDRICK ST
71.3.1 20
3
71.3.1 51
71.3.1 47
2
71.3.1 53
1
71.3.1 54
1
MOVE ON 12' x 20'
SHED FROM 3
MANATOOK WAY
71.3.1 40
4
71.3.1 56
3
71.3.1 60
5
71.3.1 64
2
71.3.2 103
1
71.3.2 97
3

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES 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 PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. .

CURRENT ZONING CLASSIFICATION:
SCONSET RESIDENTIAL–20 (SR–20)

MINIMUM LOT SIZE:	20,000 SF
MINIMUM FRONTAGE:	75 FT
FRONT YARD SETBACK:	30 FT
REAR/SIDE SETBACK:	10 FT
GROUND COVER % :	12.5%

LOT AREA = 22,385 SF±

MASSACHUSETTS COORDINATE SYSTEM
ISLAND ZONE

73–83
N/F
DEBRA A. & ROBERT j. BECHTOLD

existing grade contour (typical)

129.49'

H/T FND

old foundation

50.00'

55.00'

egress

deck

1 sty w/f structure

TP#1

TP#2

deck

R=10.00'
L=15.71'

H/T FND

NAIL FND

gravel driveway

gravel driveway

utility boxes

shell traveled way

MANATOOK WAY

well casing w/ (W) spigot

existing septic system (from BOH records)

ZONING SETBACK (TYPICAL)

188.33'

73–5
N/F
EILEEN O'GARA &
KEVIN HICKEY

wire fence

wooden platform

roofed storage area

DEMO GREEN SECTION (15' X 9'-6" SECTION OF SHED)

water shut–off

1 sty w/f structure

deck

1 sty w/f structure

concrete pad

RELOCATE RED SECTION (12' X 20" SHED) TO 3 CORNWALL STREET

BM: TOP OF CONC. BOUND FND EL. 33.57 NAVD

73–3
N/F
RICHARD A. & SARA A. BOEHM
and SHANNON M. BOEHM

115.98'

110.41'

CBDH FND

CBDH FND

privacy fence

73–4
N/F
THOMAS J. &
KATHRYN D. KAROL

EXISTING CONDITIONS PLAN

In Nantucket, MA

Prepared for: DEAN LAMPE

3 MANATOOK WAY

MAP 73 PARCEL 82

Scale: 1"=20' JANUARY 8, 2025

PROPERTY INFORMATION:

OWNERS: DEBRA A. BECHTOLD &
ROBERT J. BECHTOLD
ADDRESS: 3 MANATOOK WAY
ASSESSOR MAP 73 PARCEL 82
DEED BOOK 535, PAGE 2
PLAN NO. 2003–12, LOT 2

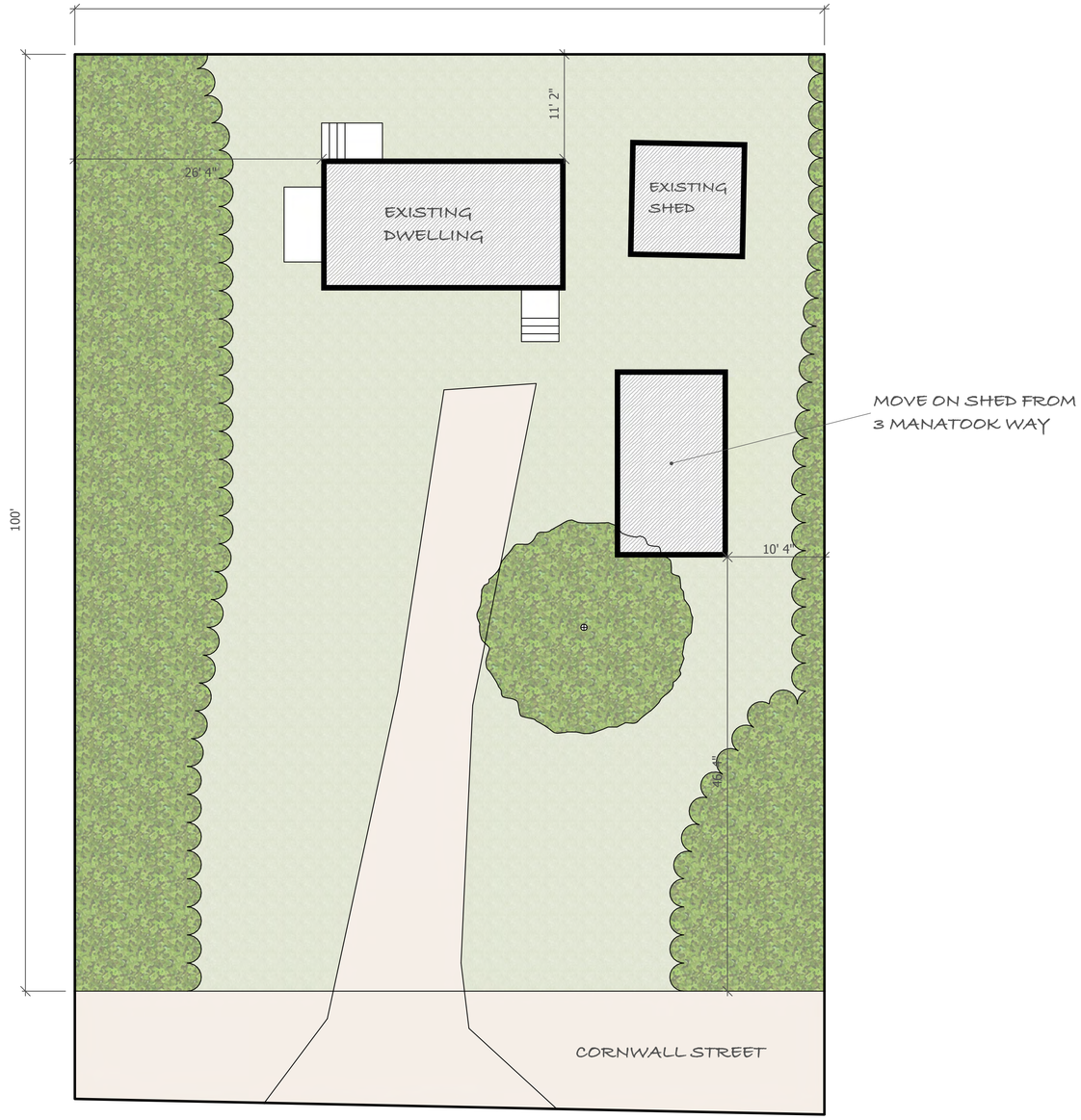
GRAPHIC SCALE

0 20 40

(IN FEET)

1 inch = 20 ft.

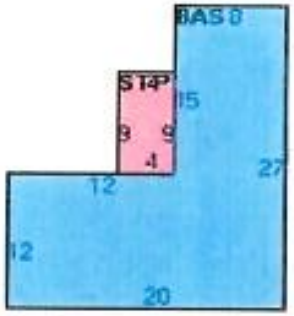
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053


100'
26' 4"
11' 2"
EXISTING
DWELLING
EXISTING
SHED
MOVE ON SHED FROM
3 MANATOOK WAY
10' 4"
CORNWALL STREET

DEAN LAMPE

Demo or move off
(Bldg. #3)









NORTH AND WEST ELEVATIONS




SOUTH ELEVATION

EAST ELEVATION




3 CORNWALL STREET
#3



Secretary of the Commonwealth of Massachusetts
William Francis Galvin
Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2652

Straight Wharf Ticket Office



MHC ID	NAN.2652 MACRIS Maps for NAN.2652 | Inventory:
Historic Name	Straight Wharf Ticket Office
Common Name	Towhill, Jerry Office
Street Address	59 New St -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	73-6; SC18-31;
Year Constructed	-
Architects	-
Architectural Styles	No style;
Uses	Business Office; Secondary Dwelling House; Single Family Dwelling House;
Significance	Architecture; Commerce; Maritime History; Transportation;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials Roof	Asphalt Shingle;
Building Materials Wall	Wood; Wood Shingle;

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC18-31
MAP/PARCEL#73-6

Recorded by: AH Date: 10/04/09 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 59 NEW STREET

2. Building Name: N/A

3. Ownership: Private

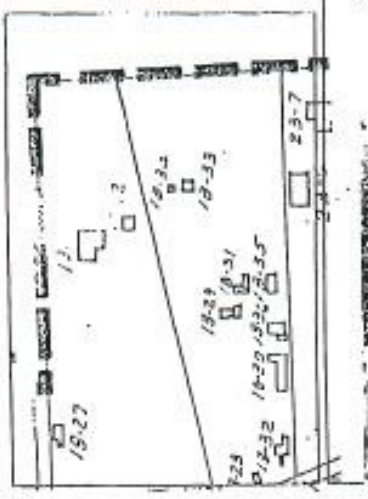
4. Present Owner: BROUGHTON, WILLIAM

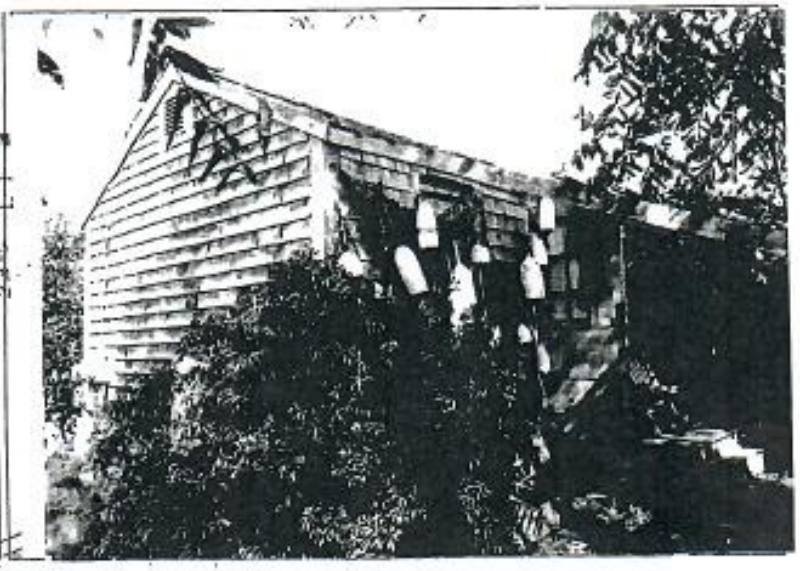
5. Ownership History:
Broughton purchased the structure from Jerry Towhill and moved it around 1970-72 (William Broughton)

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

7. Accessibility to Public: Visible from Public Road? No
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.): 350 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential, Open Land
15. Related Outbuildings and Property: SC18-28,SC18-29, SC18-30,SC18-32,SC18-33, SC18-34,SC18-35
16. Other Notable Features:
related building SC18-36

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Lean To
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Plank Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Moved Circa 1970
41. Alterations:
Converted to a dwelling

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: ND
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Originally a ticket office for the boat on Straight Wharf
(William Broughton)

47. Sources: N/A

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... KUNTZ, KENNETH M .....

MAILING ADDRESS... PO BOX 2922, NANTUCKET, MA 02584 .....

PROPERTY LOCATION... 3 CORNWALL ST .....

ASSESSORS MAP/PARCEL... 7131/56 .....

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.

January 25, 2025

DATE

Mary Haley Digitally signed by Mary Haley Date: 2025.01.23 13:26:46 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HALL TIMOTHY D
PO BOX 482
SIASCONSET, MA 02564

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HALL TIMOTHY D
PO BOX 482
SIASCONSET, MA 02564

WURSTEN LEON M
PO BOX 68
SIASCONSET, MA 02564

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- ☐ 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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City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 See Reverse for Instructions

9589 0710 5270 1006 2233 60

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

Postage $0.73

Total Postage and Fees $5.58

0053 03

Postmark Here

01/25/2025

Sent To: Timothy Hall

Street and Apt. No., or PO Box No.: PO Box 482

City, State, ZIP+4®: Siasconset, MA 02564

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- ☐ 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

0053 03

Postmark Here

01/25/2025

Sent To: Leon Wursten

Street and Apt. No., or PO Box No.: PO Box 68

City, State, ZIP+4®: Siasconset, MA 02564

PS Form 3800, January 2023 See Reverse for Instructions

6 Hampshire Road Cover Sheet/TOC

Case # 2024-12-11661



1. 6 Hampshire Road Old Business Checklist
2. 6 Hampshire Road Signature Authorization
3. 6 Hampshire Road Hearing Waiver
4. 6 Hampshire Road HDC Permit application
5. 6 Hampshire Road Locus Map
6. 9 Hampshire Road Revised Drawings (8 x 11)
7. 6 Hampshire Road Existing Photographs
8. Photographs of Roof Walks in/near Tom Nevers
9. 6 Hampshire Road Drawings (24 x 36) 3 Sets, Hard copy only

ADDRESS: 6 Hampshire Road
DATE HEARD: 1/21/25
SITTING BOARD: Stephen Welch, Ray Pohl, Angus MacLeod, Constance Patten, Joe Paul

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): **Case #: HDC2024-12-11661**
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	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)
X	a. Site Plan
X	b. North Elevation
X	c. South Elevation
X	d. East Elevation
X	e. West Elevation
	f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: paul dreher Date: 1/24/25

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]

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1975, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

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

PROPERTY DESCRIPTION

TAX MAP N°: 97.4 PARCEL N°: 288

Street & Number of Proposed Work: 6 HAMPSHIRE ROAD

Owner of record: FRANK MATARAZZO

Mailing Address: P.O. BOX 659
HAWTHORNE, NJ 07507

Contact Phone #: 201-317-3313 E-mail: fmatarazzo@

AGENT INFORMATION (if applicable)

Name: PAUL DACHER

Mailing Address: 153 THIRD STREET
NEWPORT VT 05855

Contact Phone #: 802.365.7415 E-mail: dacherdesign@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

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

Additional Remarks:

Historic Name:

Original Date:

Original Builder:

REVISIONS: (describe)
1. East Elevation ROOF WALK 10'-6 x 3'10
2. South Elevation ROOF WALK " "
3. West Elevation ROOF WALK " "
4. North Elevation ROOF WALK " "

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

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other NEW ROOF WALK 12'-8" x 3'-11"

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

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

Fence: Height: _____ Type: _____ Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

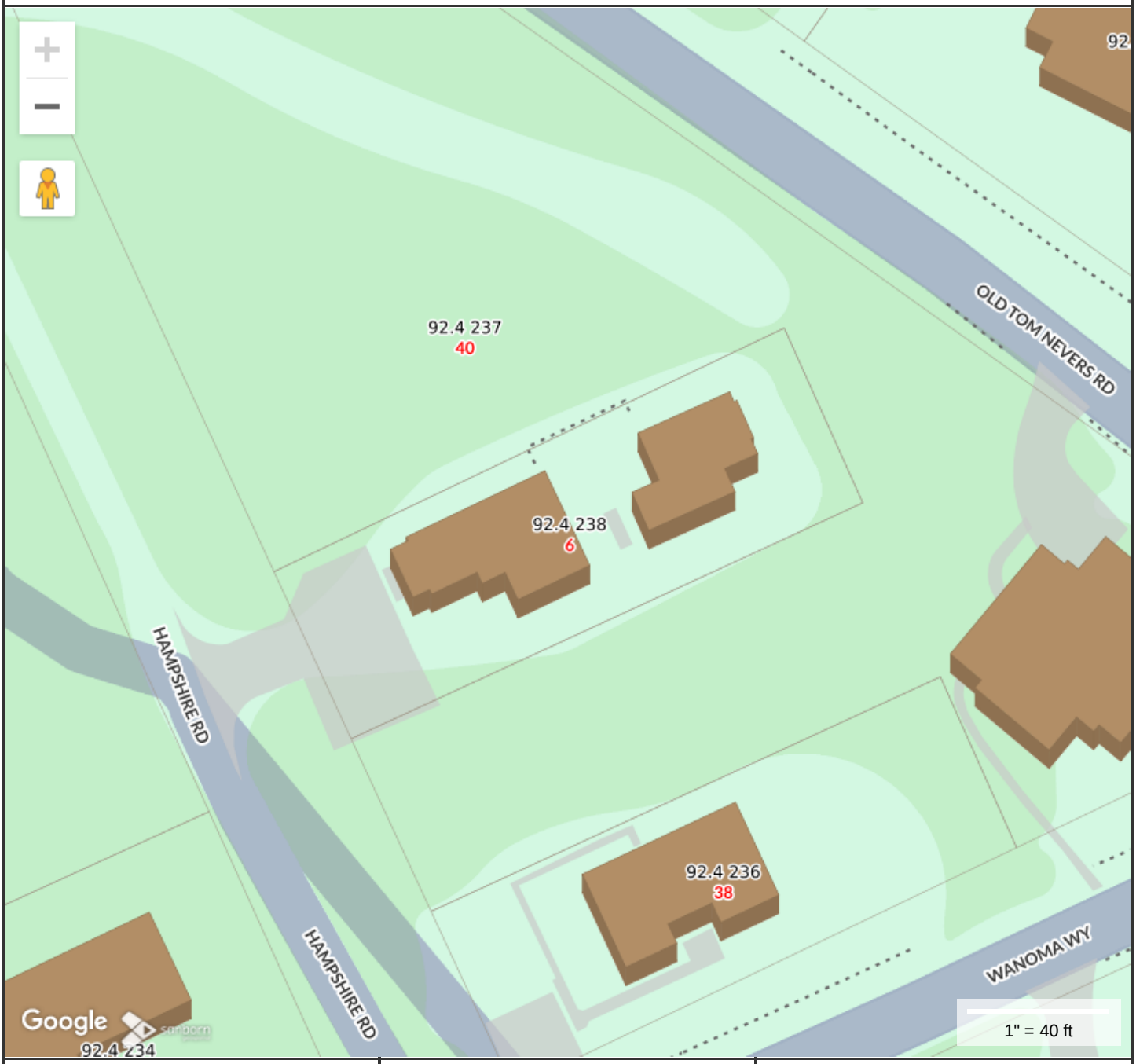
COLORS

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

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

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

Date 12/5/24 Signature of owner of record [signature] Signed under penalties of perjury

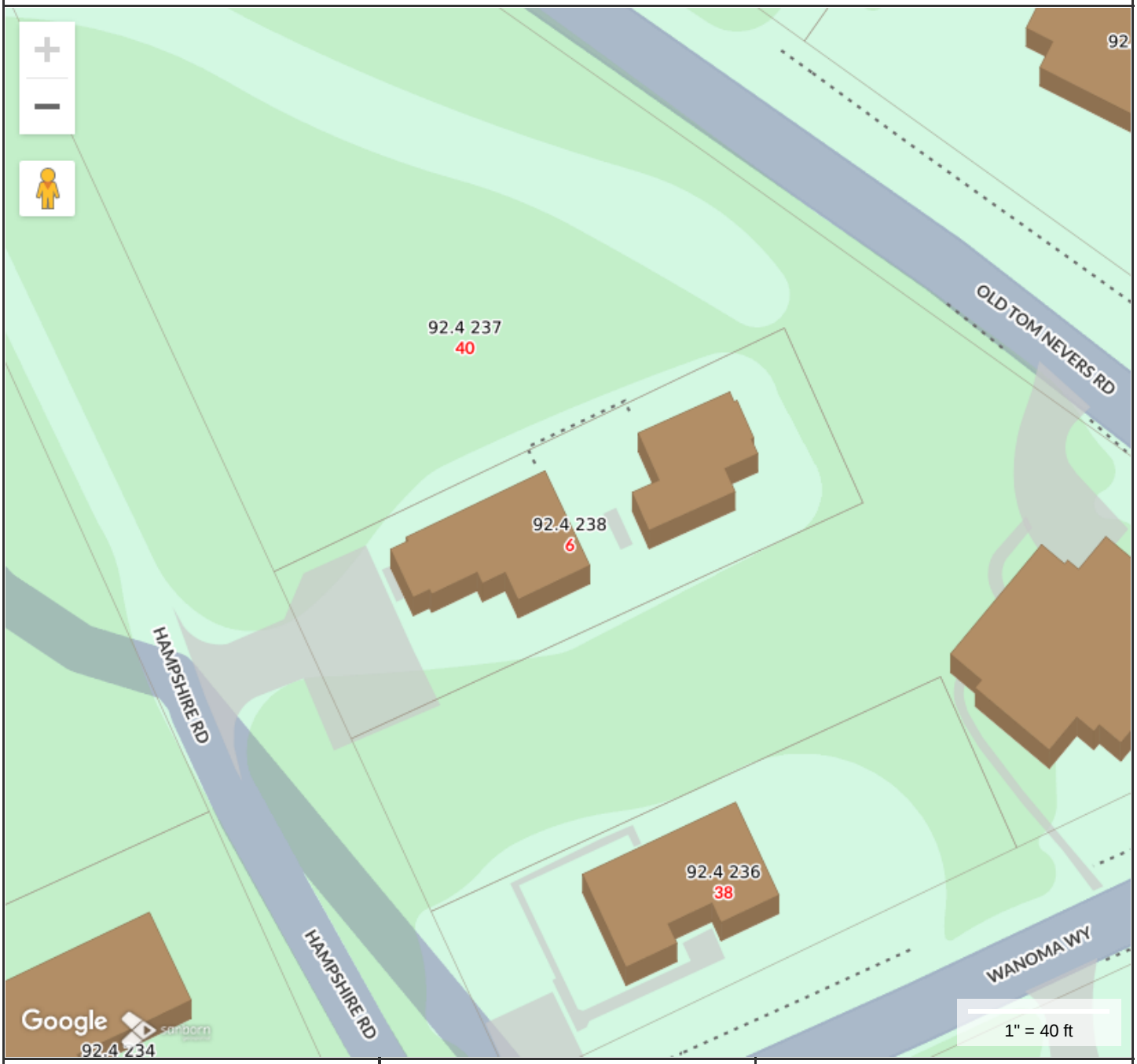


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



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

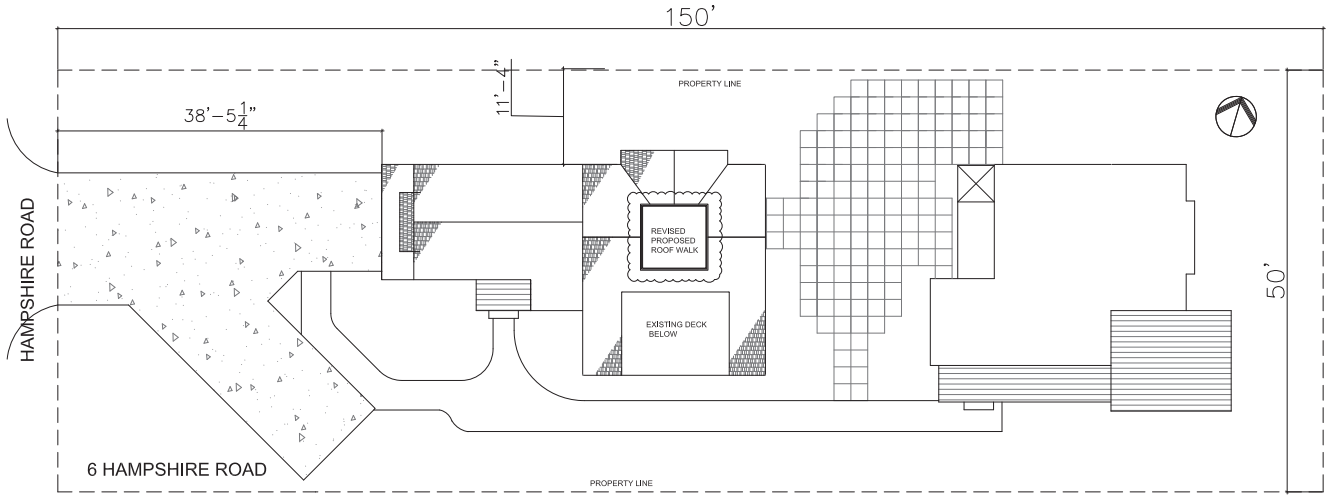
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

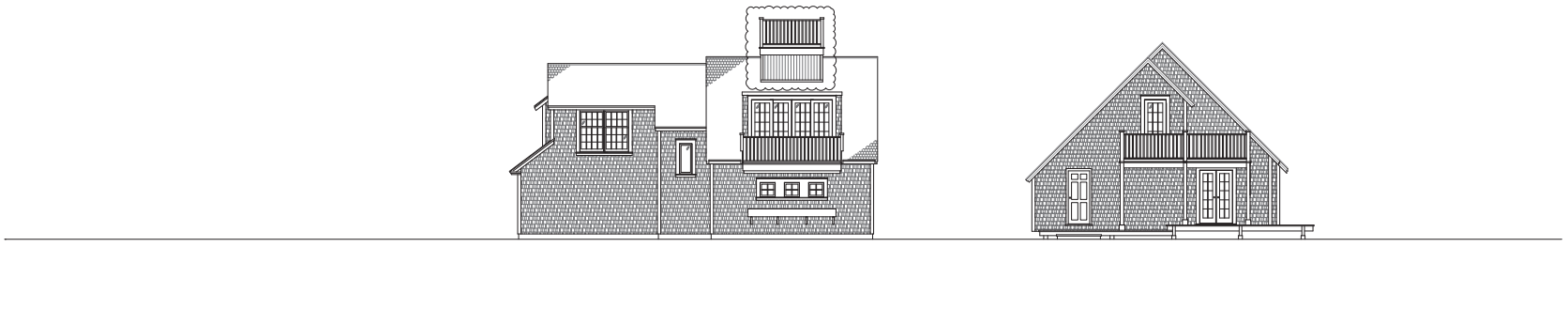
MATARAZZO RESIDENCE -ROOF WALK REVISED

6 HAMPSHIRE ROAD
NANTUCKET, MA

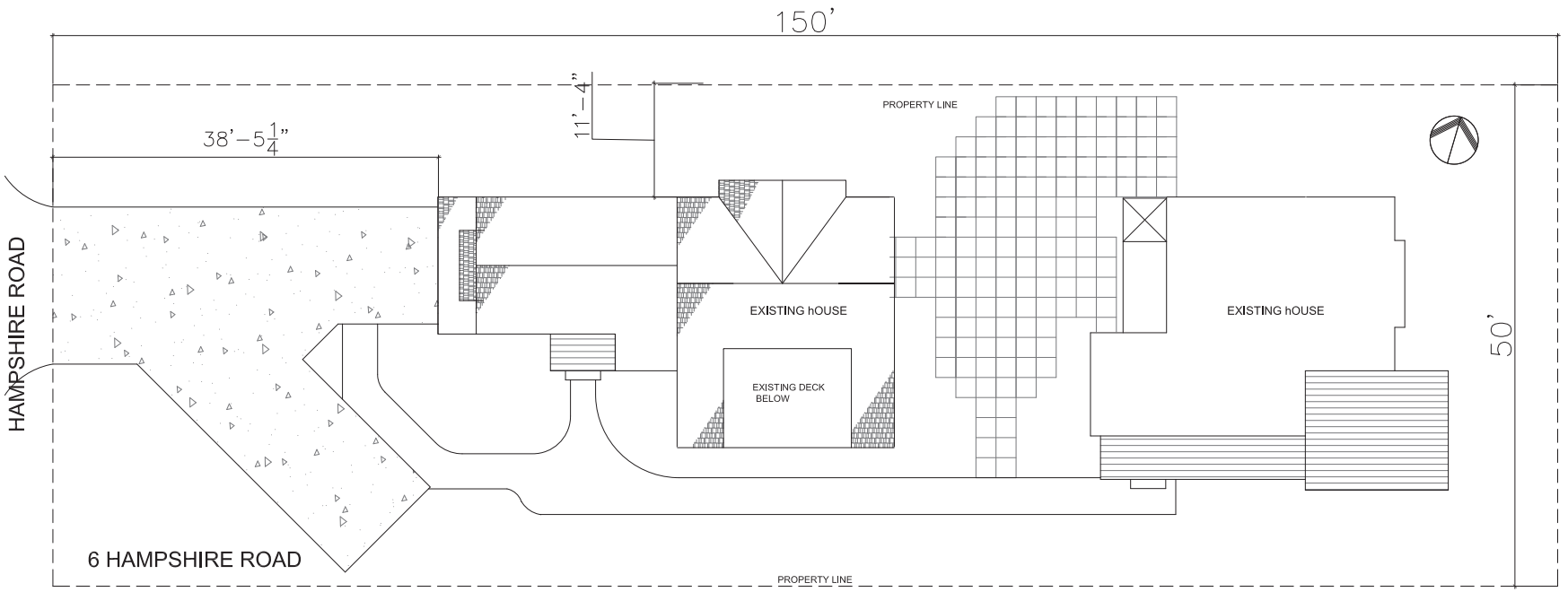
1.23.2025

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

1/24/25
MATARAZZO

EXISTING SITE & SOUTH ELEV

A.100

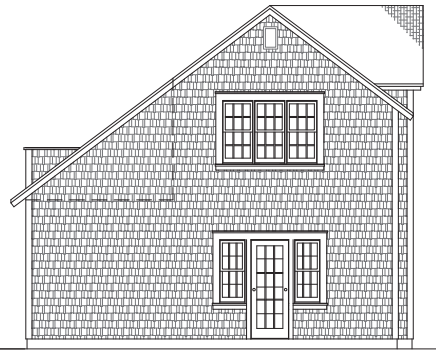
© Paul DreherArchitect

PRELIMINARY-NOT FOR CONSTRUCTION

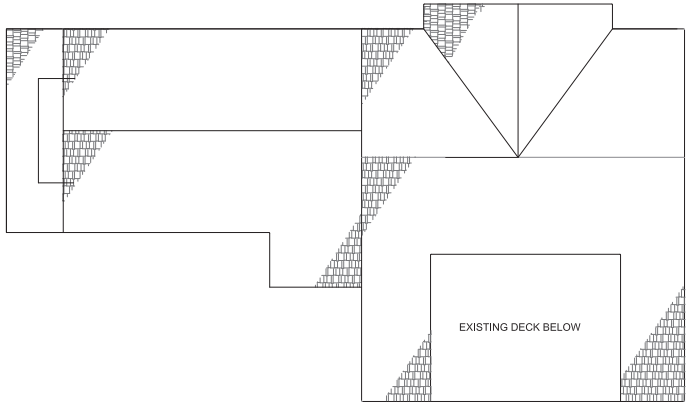
☐ Date: 1/24/25



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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Suite 100
Newport, VT 05855
(802) 355.7415
dreherdesign@gmail.com

MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

1/24/25
MATARAZZO
EXISTING EAST, WEST ELEV & ROOF PLAN

A.101

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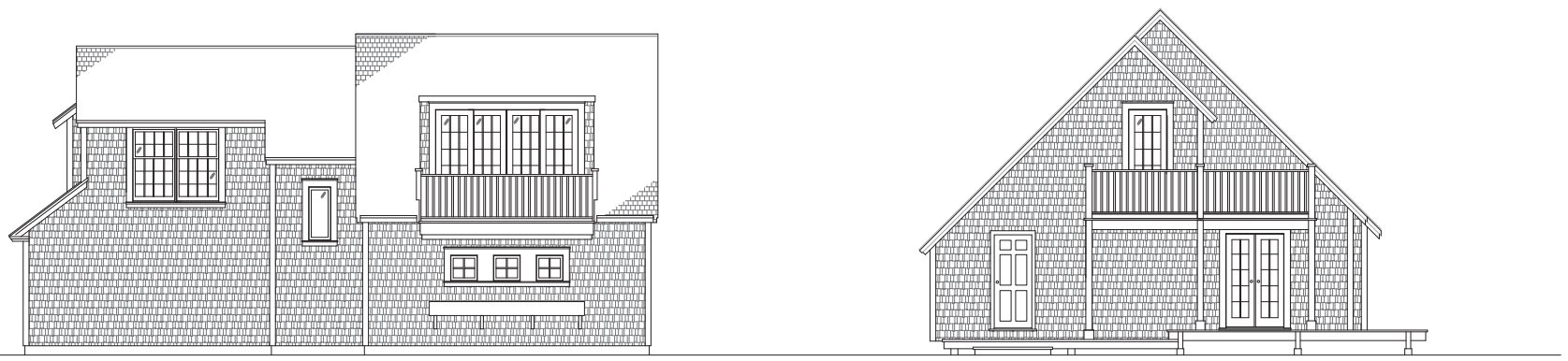
PRELIMINARY-NOT FOR CONSTRUCTION

☐ Date: 1/24/25



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



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

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Suite 100
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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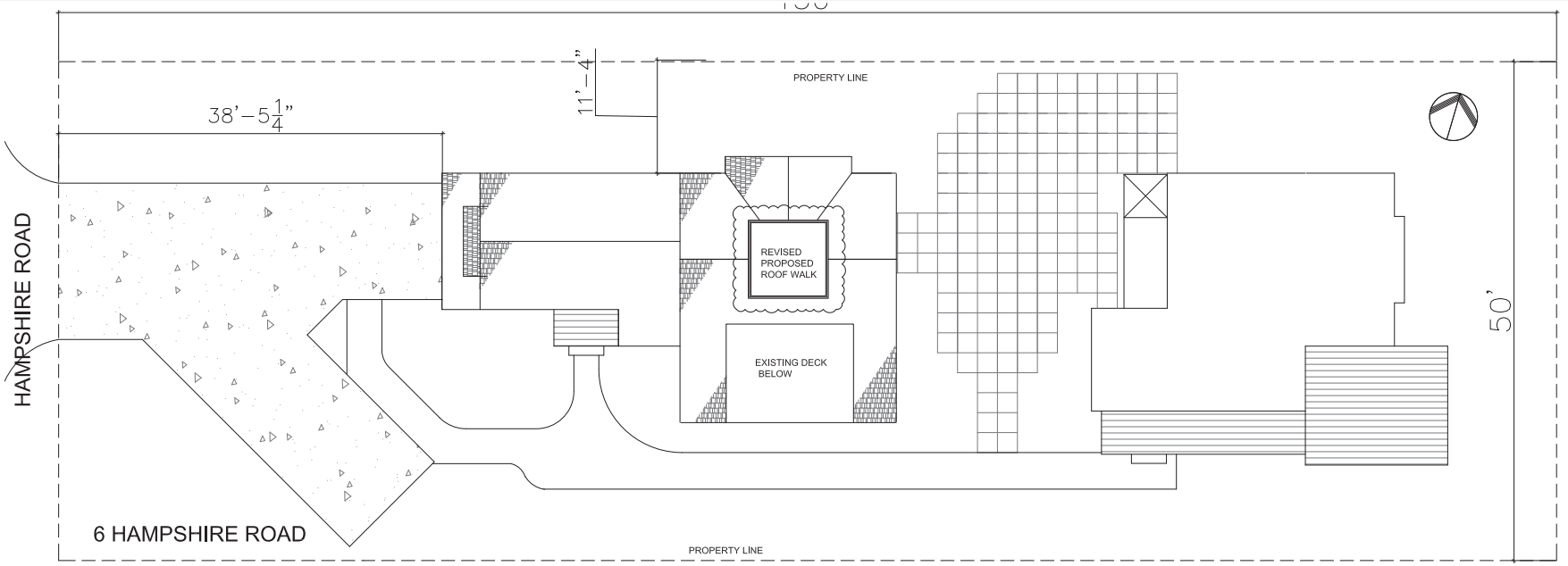
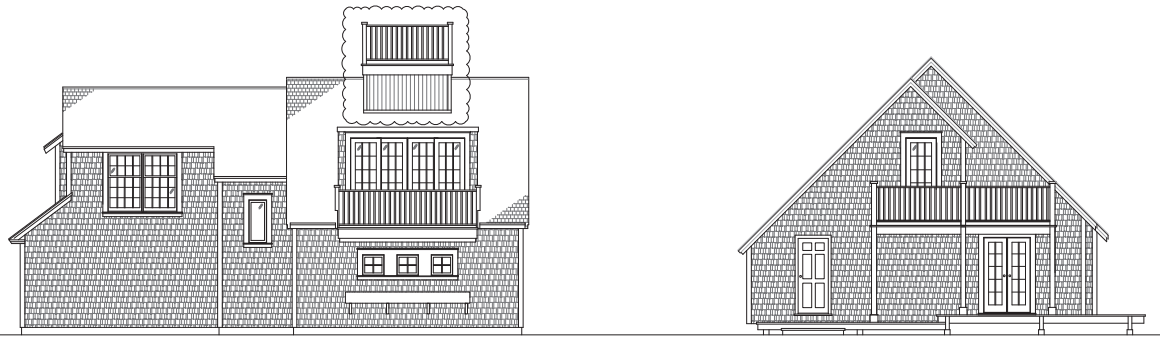
PRELIMINARY-NOT FOR CONSTRUCTION

☐ Date: 11/20/24



2 SITE PLAN W/PROPOSED ROOF WALK
3/16" = 1'-0"



1 /PROPOSED SOUTH ELEVATION W/ROOF WALK
3/16" = 1'-0"

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(802) 355.7415
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MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

1/23/25
MATARAZZO

PROPOSED SITE & SOUTH ELEV REVISED

A.103

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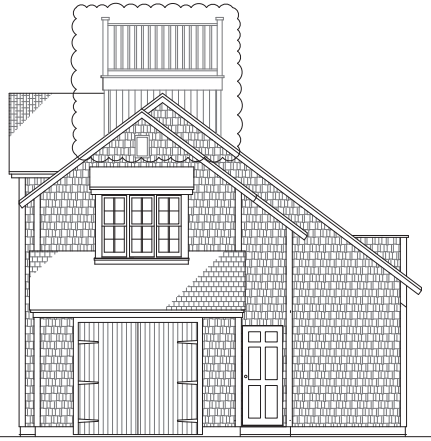
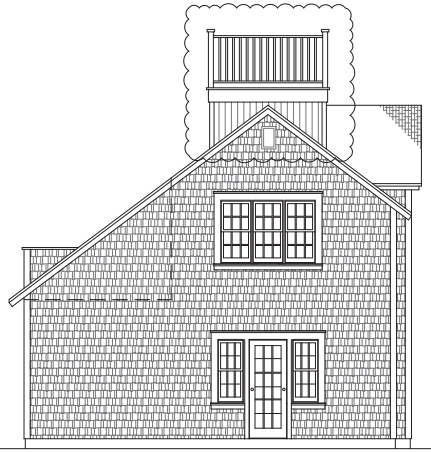
PRELIMINARY-NOT FOR CONSTRUCTION

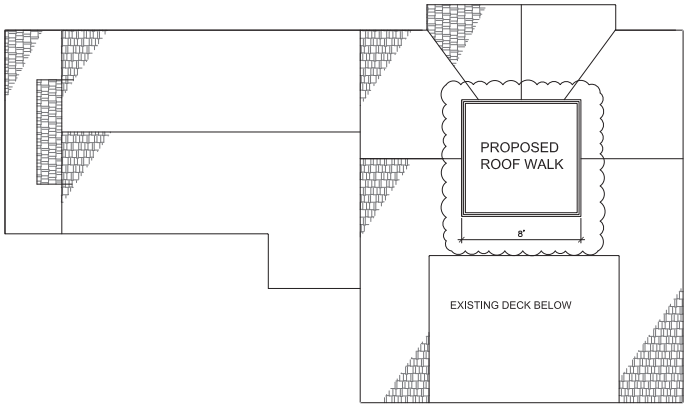
☐ Date: 1/23/25



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



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



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

☐ In-House ☐ Issue

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Design
Architect

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MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

1/23/25
MATARAZZO
PROP EAST
WEST ELEV
ROOF PLAN
REVISED

A.104

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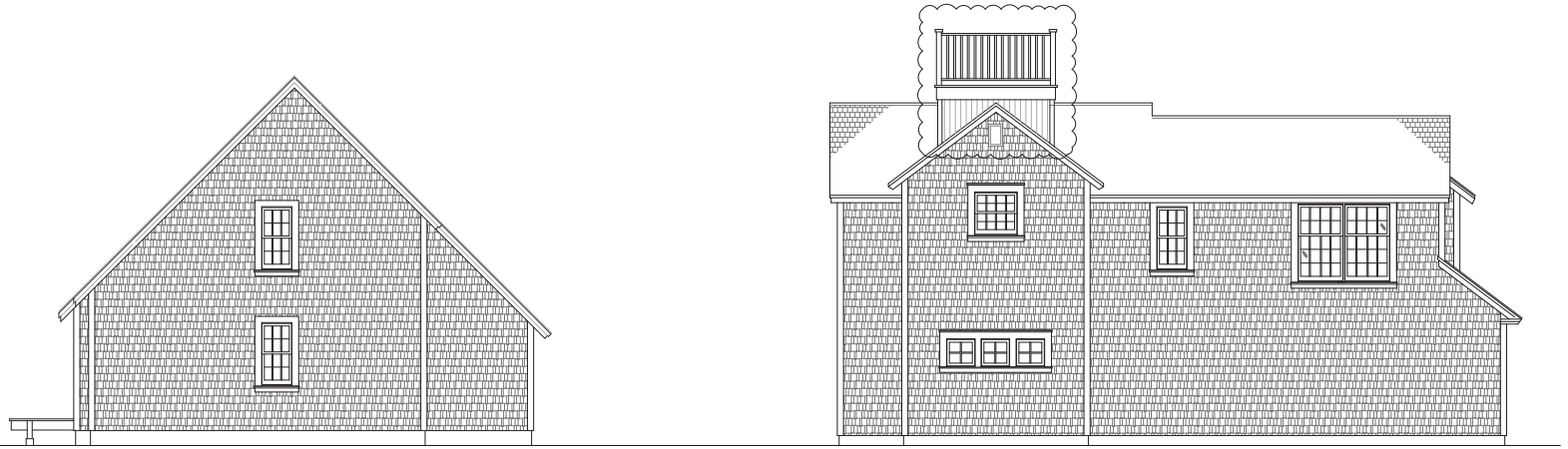
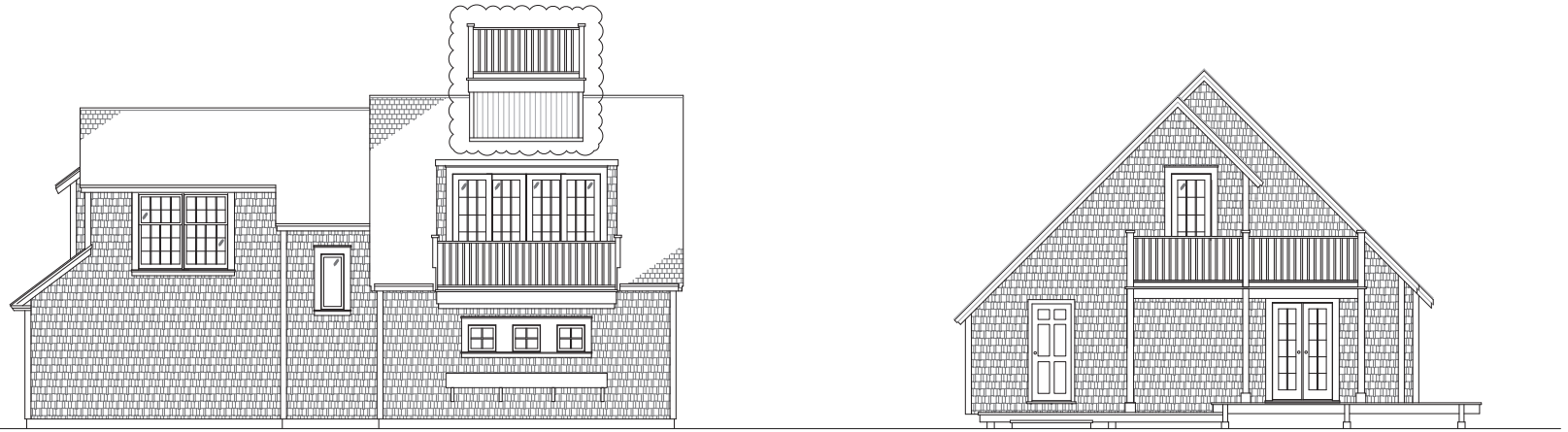
☐ Date: 1/23/25



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



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

☐ In-House ☐ Issue

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MATARAZZO RESIDENCE
6 HAMPSHIRE RD, NANTUCKET, MA

1/23/25
MATARAZZO

PROPOSED NORTH & SOUTH ELEV REVISED

A.105

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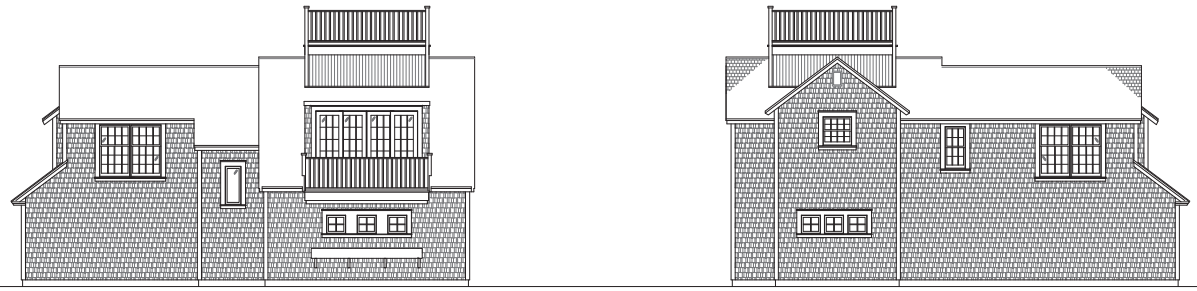
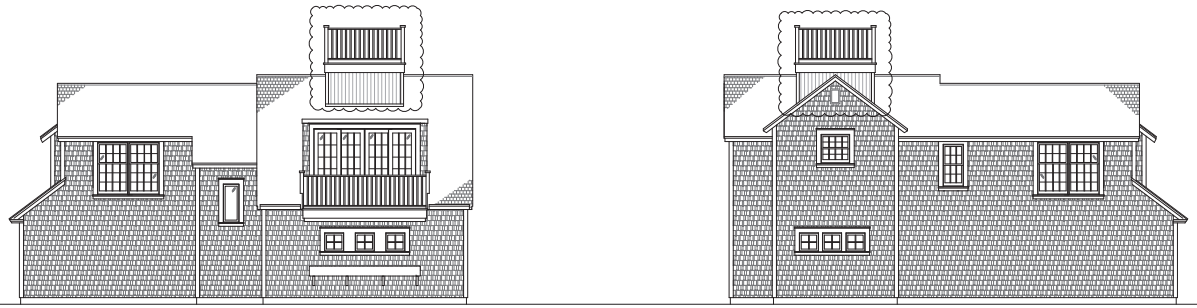
PRELIMINARY-NOT FOR CONSTRUCTION

☐ Date: 1/23/25



2 ORIGINAL PROPOSED ROOF WALK
NTS



1 REVISED ROOF WALK PROPSAL
NTS

☐ In-House ☐ Issue

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Newport, VT 05855
(802) 355.7415
dreherdesign@gmail.com

MATARAZZO RESIDENCE

6 HAMPSHIRE RD, NANTUCKET, MA

1/24/25
MATARAZZO

PROPOSED & REVISED ELEVATIONS

A.106

© Paul DreherArchitect

PRELIMINARY-NOT FOR CONSTRUCTION

☐ Date: 1/24/25

Roof Walks in Tom Nevers











6 Hampshire Road Existing



South Facing Elevation



West Facing Elevation



South/West View



North/West View



South Elevation



North Elevation

ADDRESS: 65-67 OLD SOUTH RD.

DATE HEARD: 1/28/25

SITTING BOARD: SW; RP; ABBY CAMP; DM; JOE PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 1/3/25
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-11-11545
X	Copy of Minutes (application item circled) (MY OWN)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 1/29/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 158 & 158-1

Street & Number of Proposed Work: 65 AND 67 OLD SOUTH RD.

Owner of record: LB NANTUCKET LLC

Mailing Address: 8 SPENCER ST.

NANTUCKET, MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OSTAL DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508 325 4319 E-mail: adval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 1132.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 104'-0" Sq. Footage 1st floor: 3721 SF

Width: 35'-6" Sq. footage 2nd floor: 2772 SF

Sq. footage 3rd floor: —

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

Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 6" 8" Corner boards 1X6 Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 8" or 10"

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front SOLID W/SIDELIGHTS Rear SLIDERS Side 4 LIGHT

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways ASPHALT Walkways TBD Walls TBD

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors GREEN OR WHITE

Deck NTW Foundation GREY Fence _____ Shutters _____

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

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

Date 11/19/24 Signature of owner of record _____ Signed under penalties of perjury

Jan 28, 2025 HDC meeting (**OLD BIZ**)

HDC2024-11-11545

65-67 Old South Rd- Commercial building with residential above

Sitting Members: SW, RP, AC, AM, JP

Val Oliver presented project:

Total new design from previous: no one liked hips or symmetry or general massing. This is an asymmetrical, simple massing form, tallest height is just over 28' but bulk of structure 26' or less. It's a whole new ballgame.

Joe Paul: appreciate revisions, asymmetrical is the right approach. The gables facing forward are "flat" to try to mitigate height overall but I think increase pitch and lower plate heights for a better design.

Ray Pohl: Samee concerns as Joe with roof pitch and lowering plates. Even if the ridge is taller, the pitch increase would be helpful. The second gable mass seems lopsided…was that purposeful? I would line up windows below with gable form and make roof typical or symmetrical.

Val Oliver: it's a drawing error- no problem.

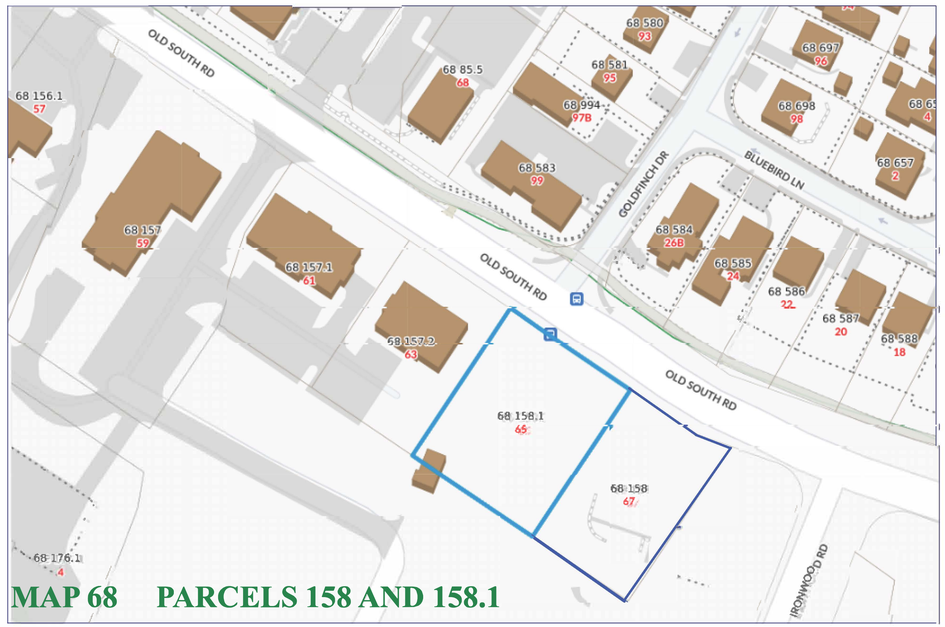
Angus Macleod: Agree with Joe and Ray about lopsided gable and roof pitch. Would like ridge to go no higher but increase roof pitch, lowered eave heights preferred.

Abby Camp: This is good, a relief from the "hips" next door. I appreciate this over the previous design. Maybe consider a cupola or something to break up the long mass in the middle.

Stephen Welch: I agree with increasing roof pitch but not huge increase in height because it wont relate at all to the Hip village next door, The 3rd floor window in gable can go; add clipped gables to make it relate better to hipped buildings next to it. Don't increase roof pitch on connector mass. More appropriate to break that up might be a faux chimney or two over a cupola.

Joe Paul-: Maybe consider giving us some options for breaking up that middle mass when you come back. Motion to hold for revisions.

Unanimous: Aye



MAP 68 PARCELS 158 AND 158.1

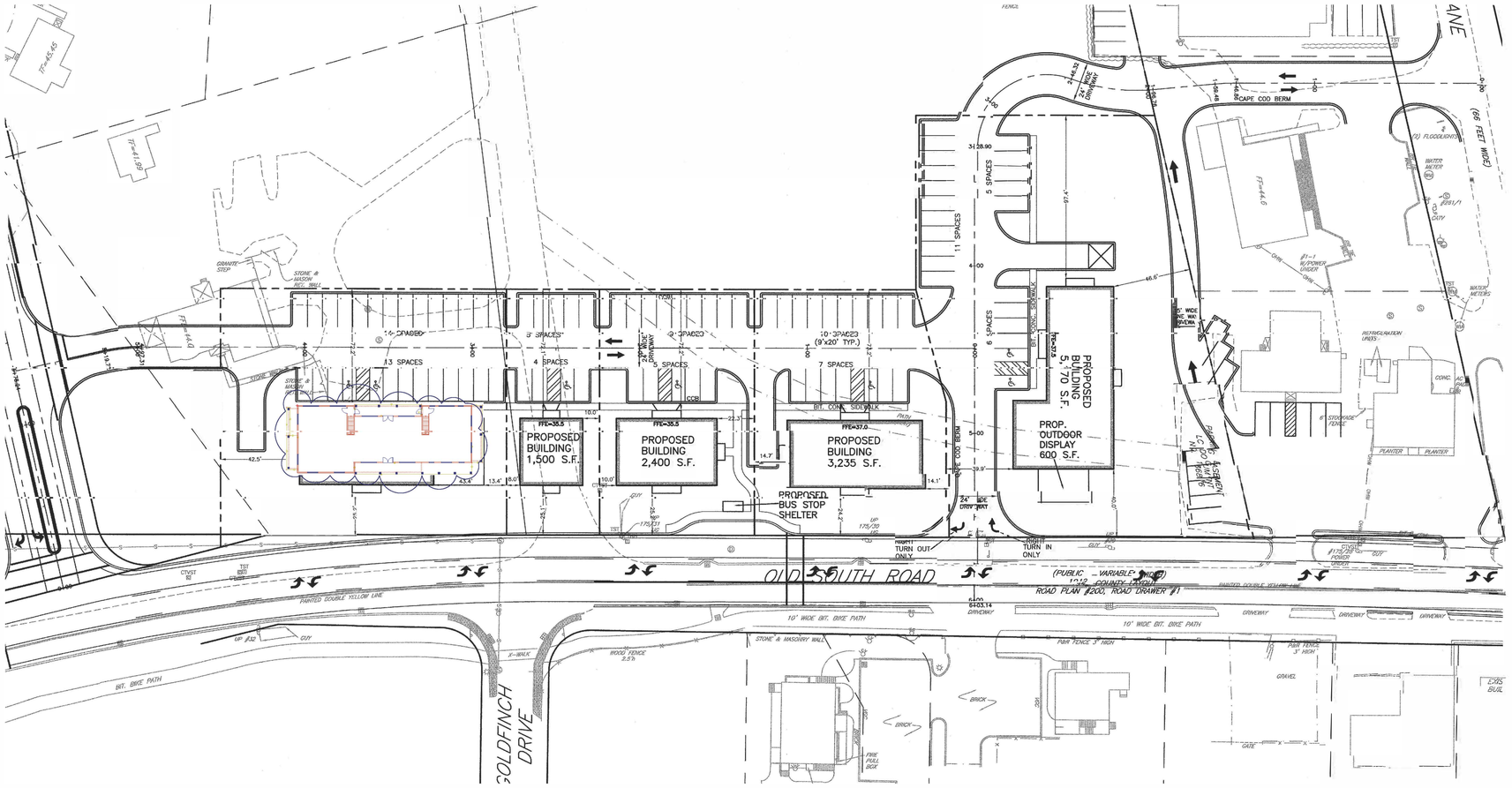


EXISTING COMMERICAL BUILDINGS NEXT TO SITE



OPTION A

ROOF CHANGE TO CLIPPED GABLE
ROOF PITCH CHANGED TO 8:12 (HT INCREASE TO 29'-7")
ADD DORMERS TO MIDDLE MASS (OPTION ONE)





EXISTING COMMERICAL BUILDINGS NEXT TO SITE

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-29-25

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584

FRONT- FACING OLD SOUTH RD (NORTH)



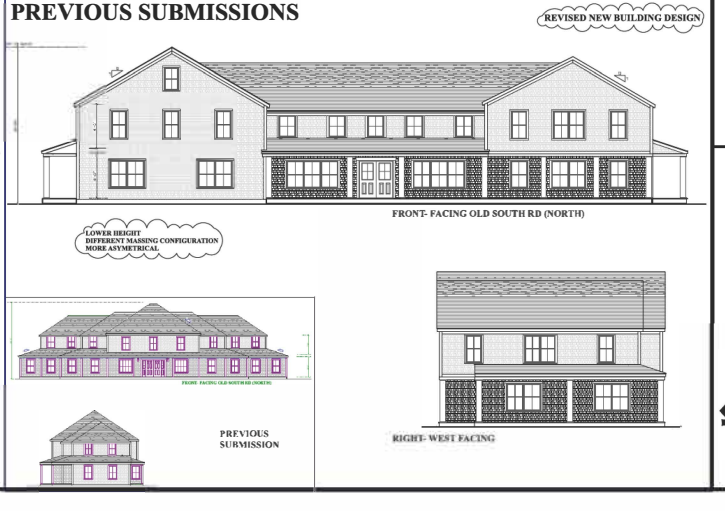
OPTION A

ROOF CHANGE TO CLIPPED GABLE
ROOF PITCH CHANGED TO 8:12 (HT INCREASE TO 29'"=/-)
ADD DORMERS TO MIDDLE MASS (OPTION ONE)



RIGHT- WEST FACING

PREVIOUS SUBMISSIONS



SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-29-25

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3657
NANTUCKET, MA 02584



OPTION B



OPTION C

ROOF CHANGE TO CLIPPED GABLE
ROOF PITCH CHANGED TO 8:12 (HT INCREASE TO 29'"=/-)
ADD DORMERS TO MIDDLE MASS (OPTION ONE)

FRONT- FACING OLD SOUTH RD (NORTH)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-10-25

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3657
NANTUCKET, MA 02584



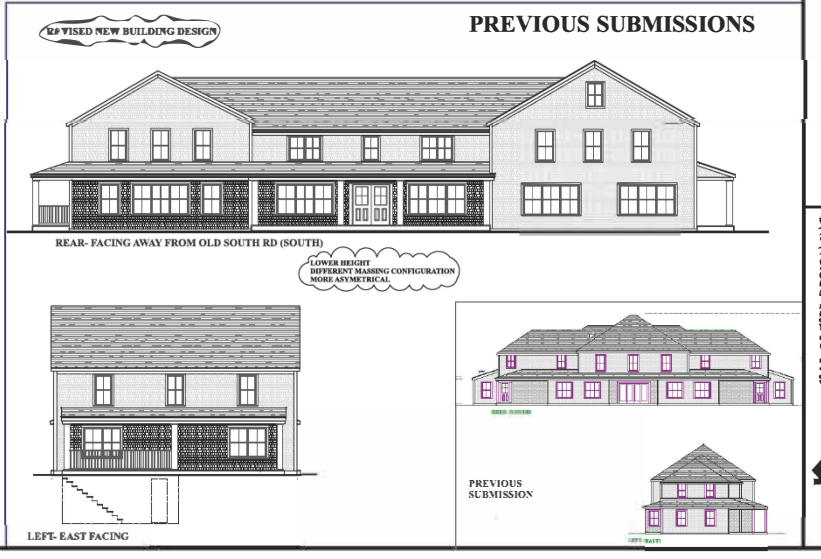
REAR- FACING AWAY FROM OLD SOUTH RD (SOUTH)

ROOF CHANGE TO CLIPPED GABLE
ROOF PITCH CHANGED TO 8:12 (HT INCREASE TO 29'"=/-)
ADD DORMERS TO MIDDLE MASS (OPTION ONE)



LEFT- EAST FACING

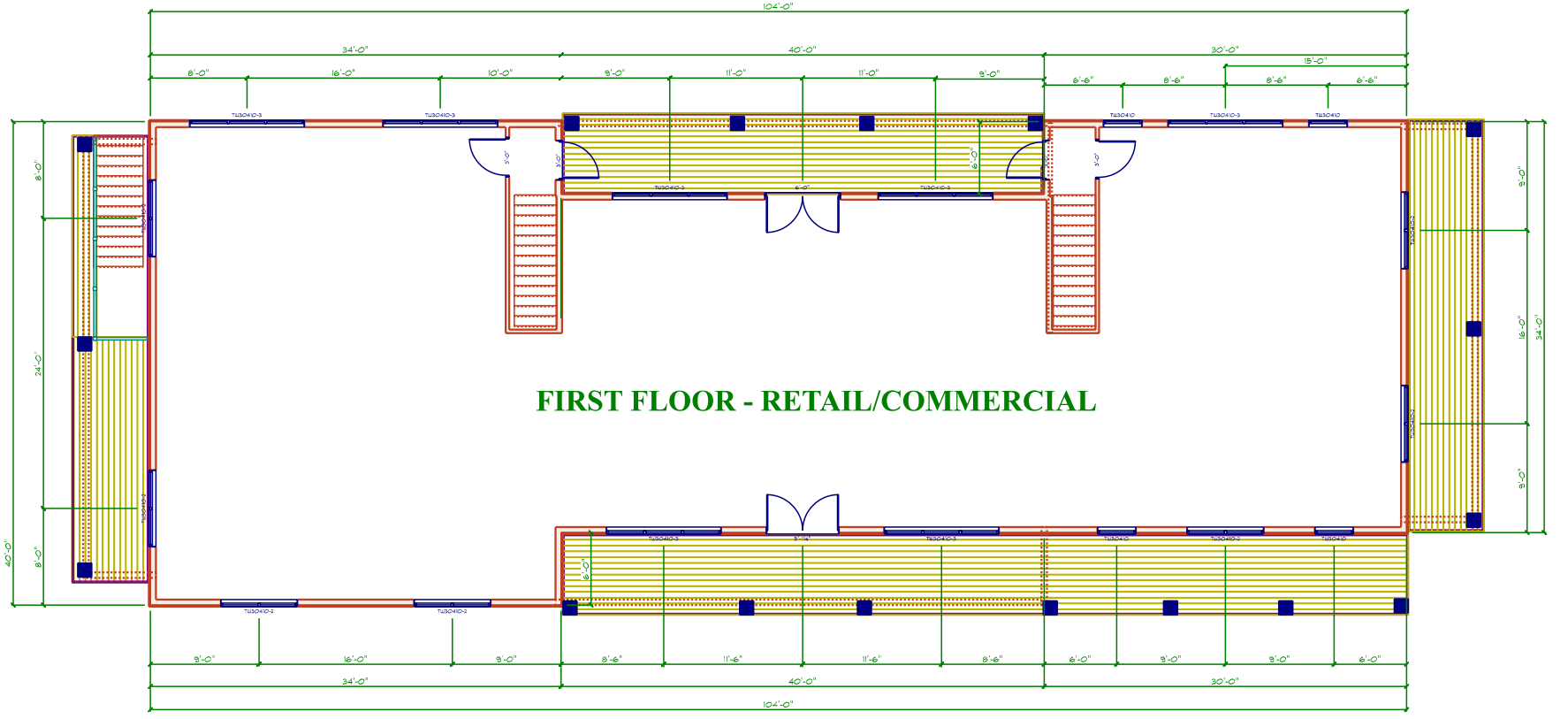
PREVIOUS SUBMISSIONS

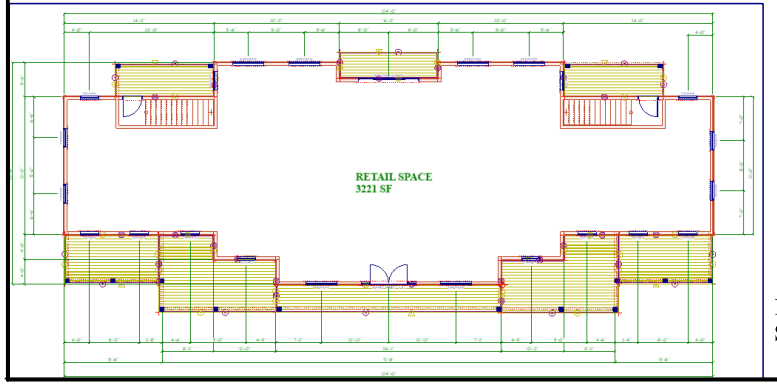


SCALE: 1/8"=1'
DRAWN BY: VO
DATE: 1-29-25

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584



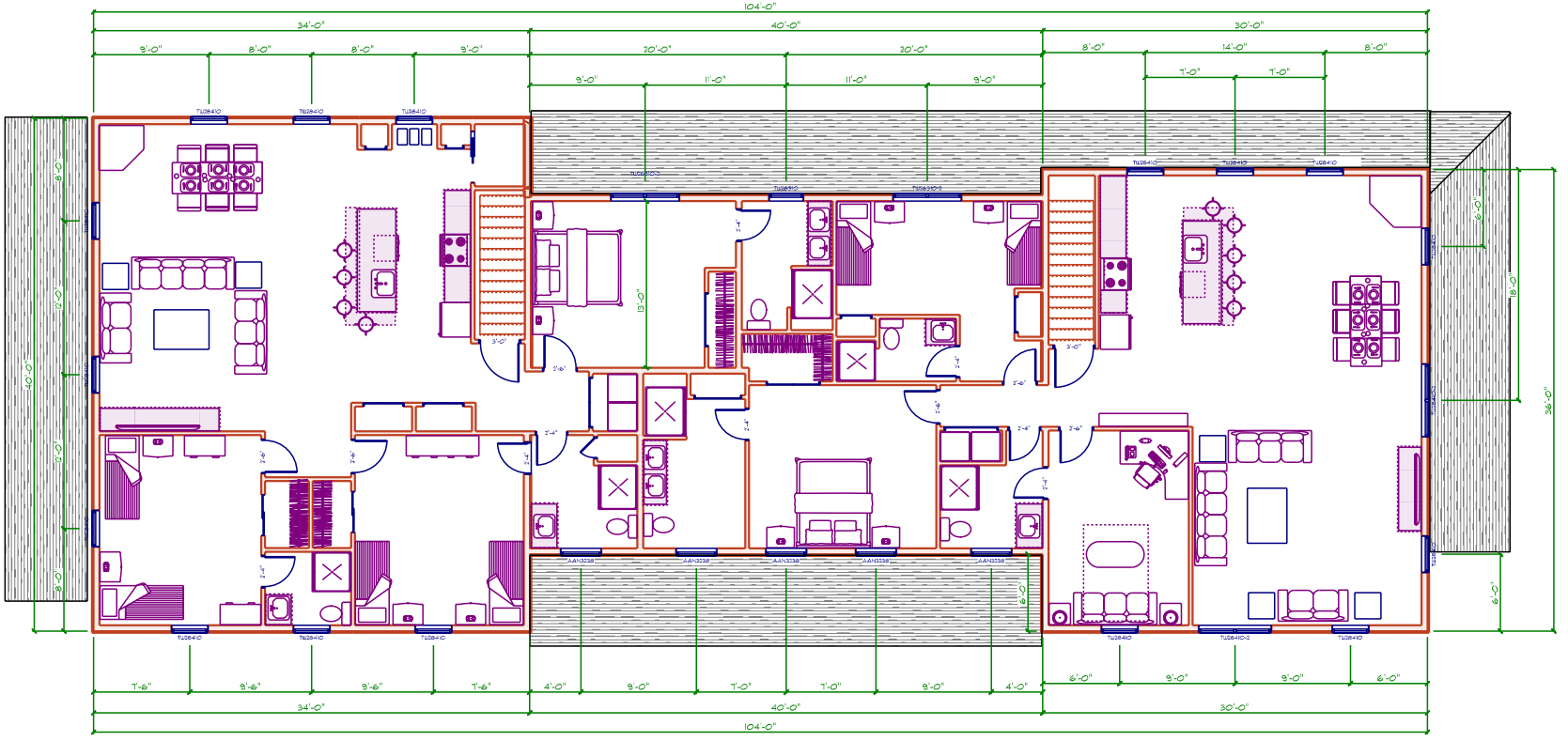


PREVIOUS SUBMISSION

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-11-25

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3657
NANTUCKET, MA 02584



SECOND FLOOR - TWO APARTMENTS

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1/29/25

LB NANTUCKET, LLC- NEW COMMERCIAL BUILDING
65 AND 67 OLD SOUTH RD

VAL OLIVER DESIGN INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 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 —

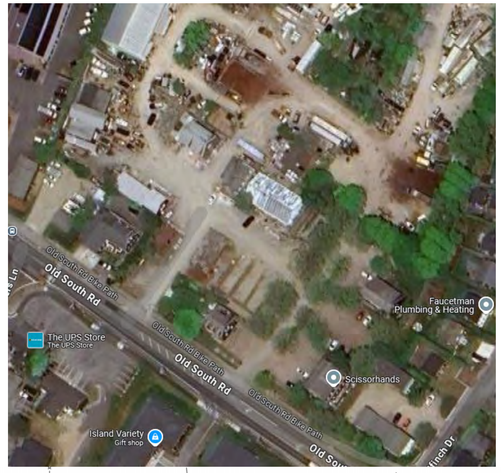
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

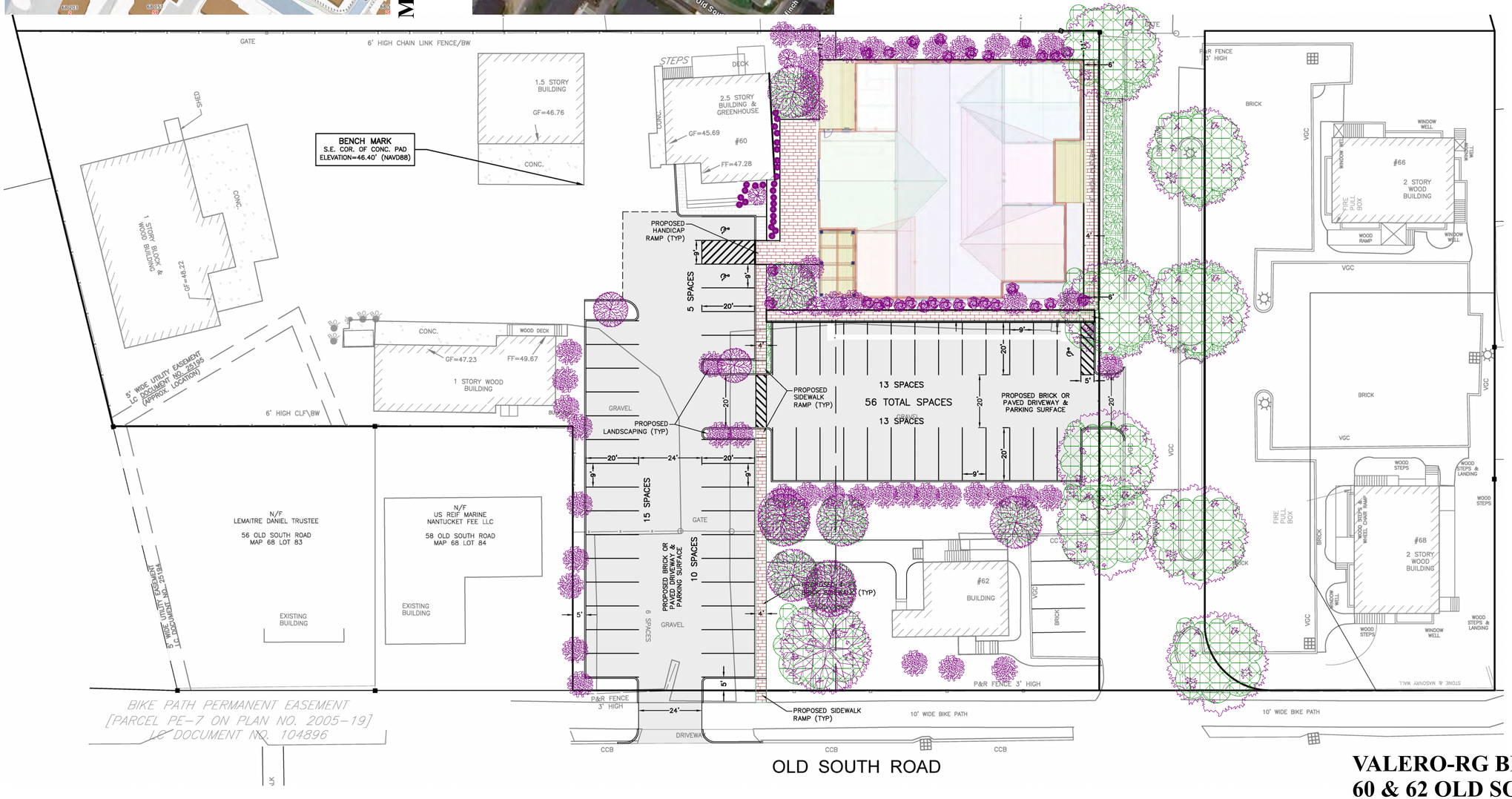
Date 12/20/24 Signature of owner of record _____ Signed under penalties of perjury

MAP 68 PARCELS 85.2 AND 85.3









VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
2-4-25









CHANGED ROOF MONITOR

CHANGED WINDOW TO BATTEN DOOR

ADDED OVERHANG OVER ENTRY DOORS

ADDED OVERHANG OVER ENTRY DOORS

SHINGLED RAILING

21'-3¼"±

33'-0"±

8'-0"

1'-6"

9'-6"

2 12

12 2

47.0

46.0

45.0

35.0

RIGHT- SOUTH ELEVATION

FACING OLD SOUTH ROAD

CHANGED ROOF MONITOR

7.5 12

12 7.5

SHINGLED RAILING

GYM. SALON. SPA WELLNESS CENTER

32'-11"

8'-0"

1'-2"

1'-6"

9'-6"

36.0

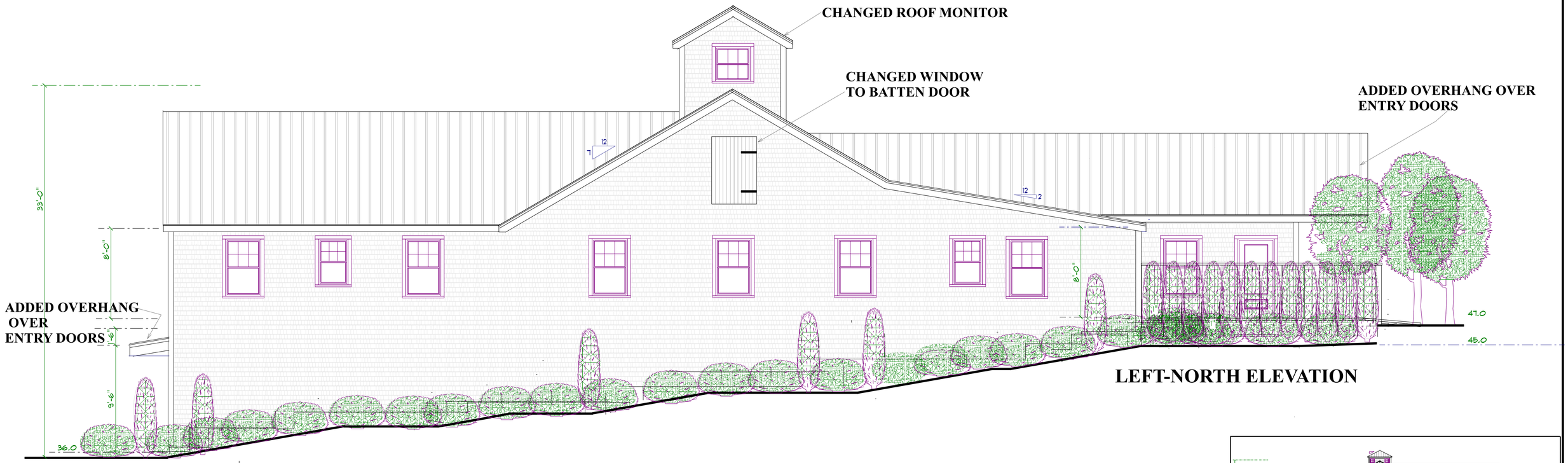
ADDED OVERHANG OVER ENTRY DOORS

REAR- EAST ELEVATION

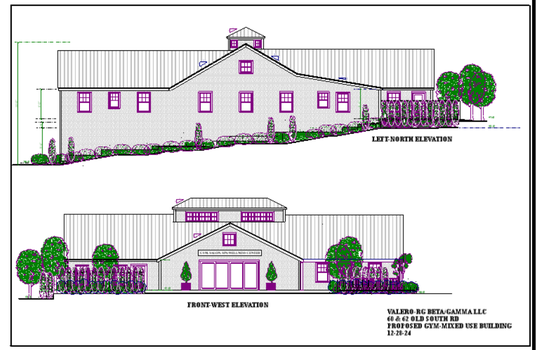


PREVIOUS SUBMISSON

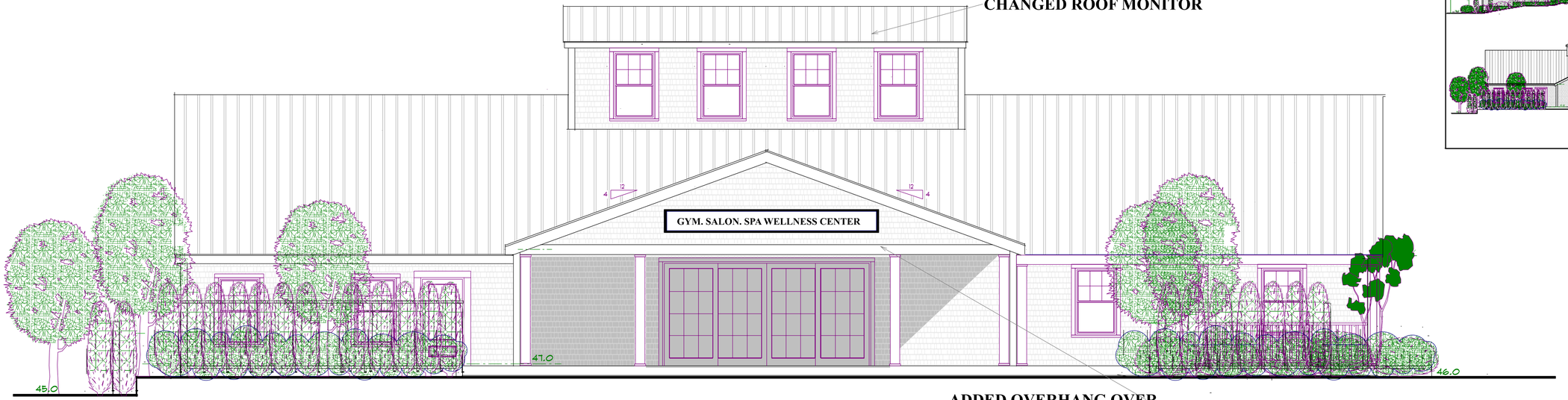
VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
2-4-25



LEFT-NORTH ELEVATION



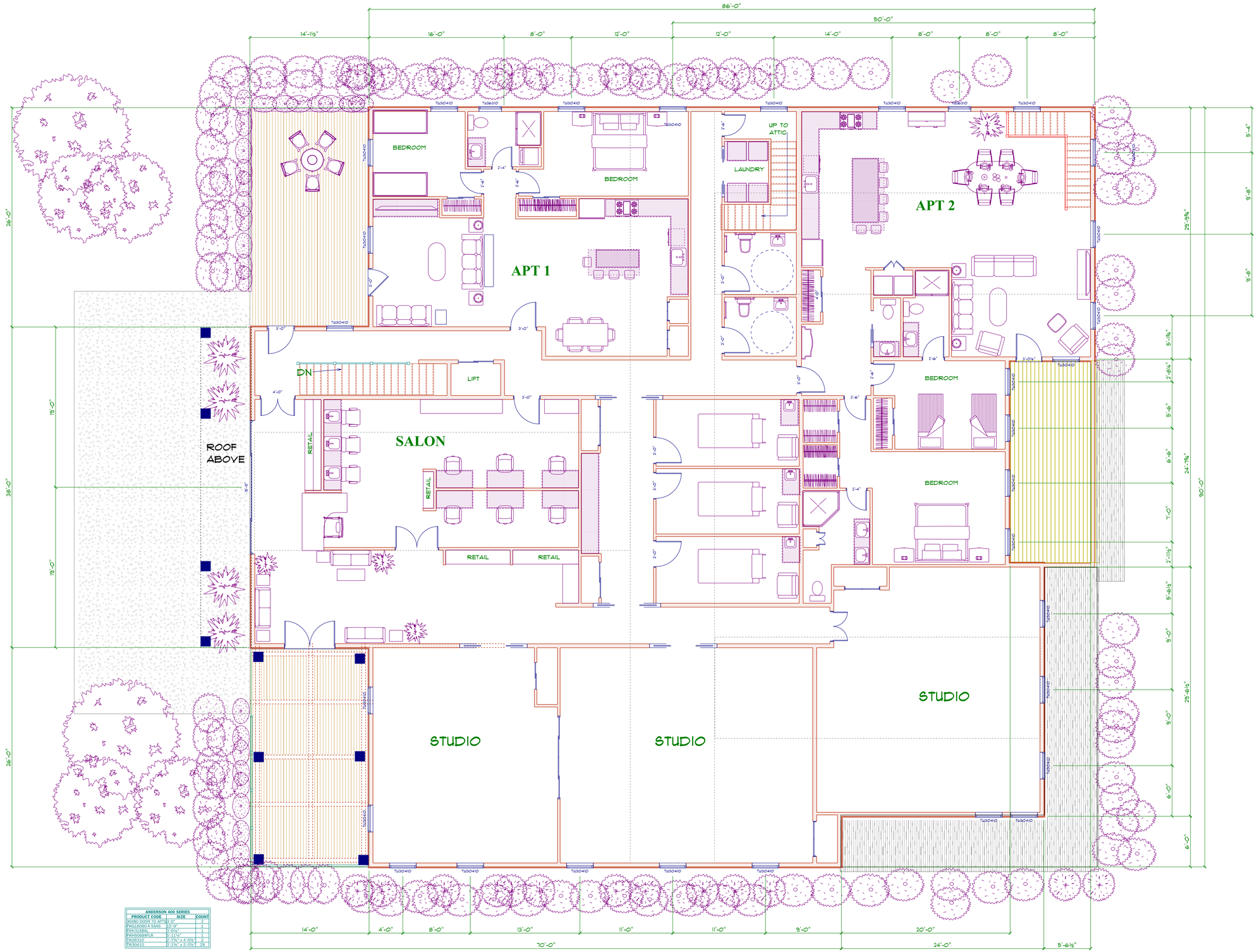
PREVIOUS SUBMISSON



FRONT-WEST ELEVATION

ADDED OVERHANG OVER
ENTRY DOORS

VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
2-4-25



ANDERSON 400 SERIES		
PRODUCT CODE	SIZE	COUNT
36X80 DOOR TO APTS	3'-0"	2
FWG160804 SAAS	15'-9"	1
FWH3168AL	3'-0¼"	1
FWH6068APLR	5'-11¼"	1
EW26310	2'-7¾" x 4'-0½"	2
EW30410	3'-1¾" x 5'-0½"	29

SECOND LEVEL- 7552 SF =/-

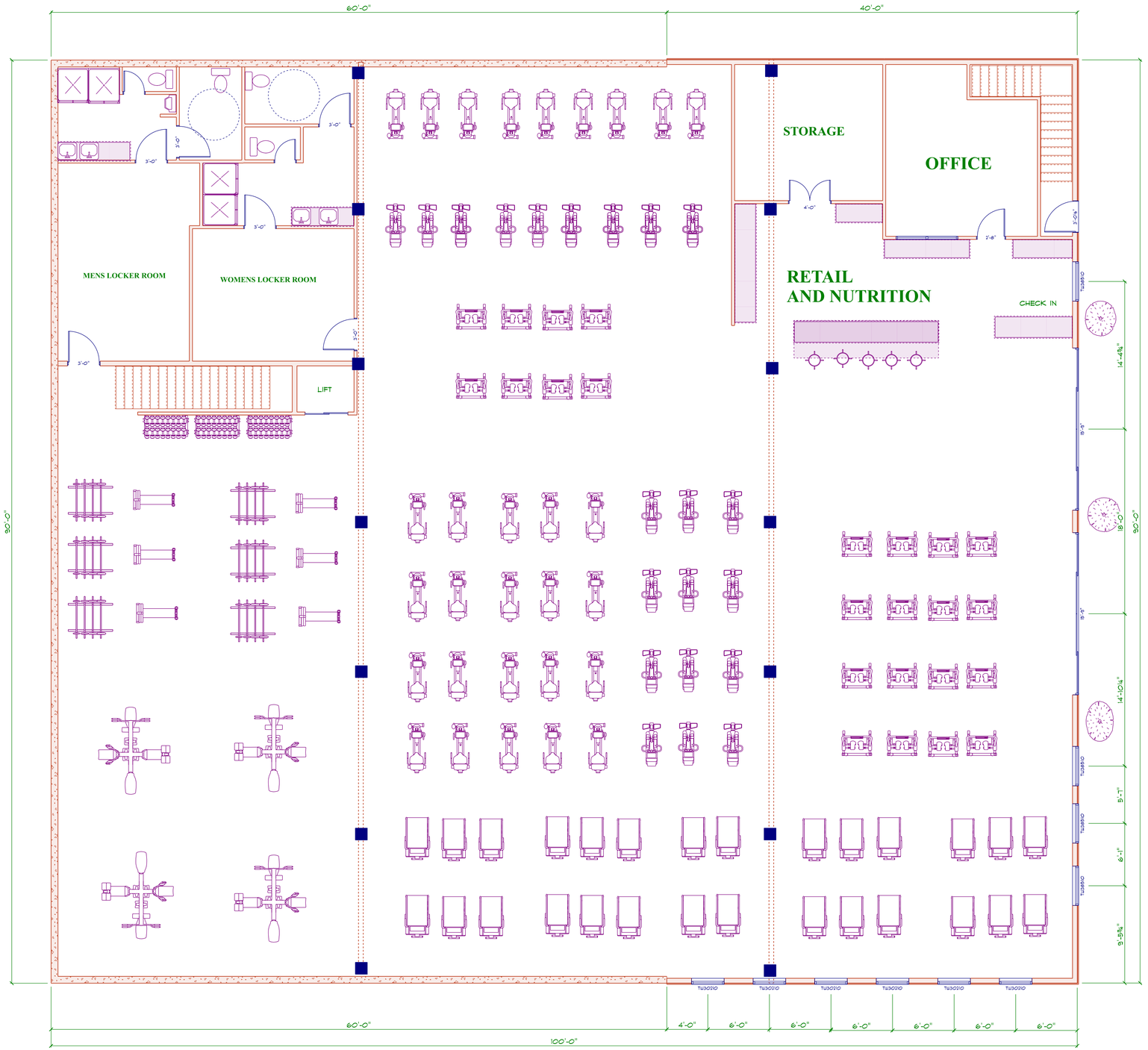
3/16"=1'-0" SCALE

VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
2-4-25

FIRST LEVEL (BELOW GRADE) 9000 SF

3/16"=1'-0" SCALE

ANDERSON 400 SERIES		
PRODUCT CODE	SIZE	COUNT
FWG16080-4 SAN	15'-9"	2
FWH1161 1AL	3'-0½"	1
TW30210	3'-1⅛" x 3'-0⅜"	6
TW38510	3'-9⅝" x 6'-0⅜"	4



VALERO-RG BETA/GAMMA LLC
60 & 62 OLD SOUTH RD
PROPOSED GYM-MIXED USE BUILDING
2-4-25

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

2/5/25	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265):
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 2/5/2025

February 5, 2025

Carr/Eitan Residence
16 Walsh Street
Nantucket, MA
02554

Map/Parcel 42.4.1/50
HDC meeting date: February 4, 2025
Scope: New Dwelling on Lot #12, Newly created parcel@ East Lincoln Ave.
Survey attached.

Minutes:
BFE@7', Mostly approvable as proposed.
Board requests minor revisions for review.

Suggestions/Revisions:

1. Eliminate roof walk skirt.
2. Lower height by 1'0". 34'4"-to-33'4".
3. Change shed roof @ side entry to hip roof to match front porch.
4. Modify shed dormer size @ rear south elevation.

Revised drawings attached to reflect modifications as suggested.

R. Newman
R.C.Newman@ comcast.net
508-221-0197

SANDCASTLE CONSTRUCTION INCORPORATED
Architects & Builders
P.O. BOX 2113
NANTUCKET, MA 02584
508.228.8050
www.sciarchitects.net

CARRI/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. 658.40

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 (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.

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 46 KING ST

MAP/PARCEL 42.4.1 / 50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

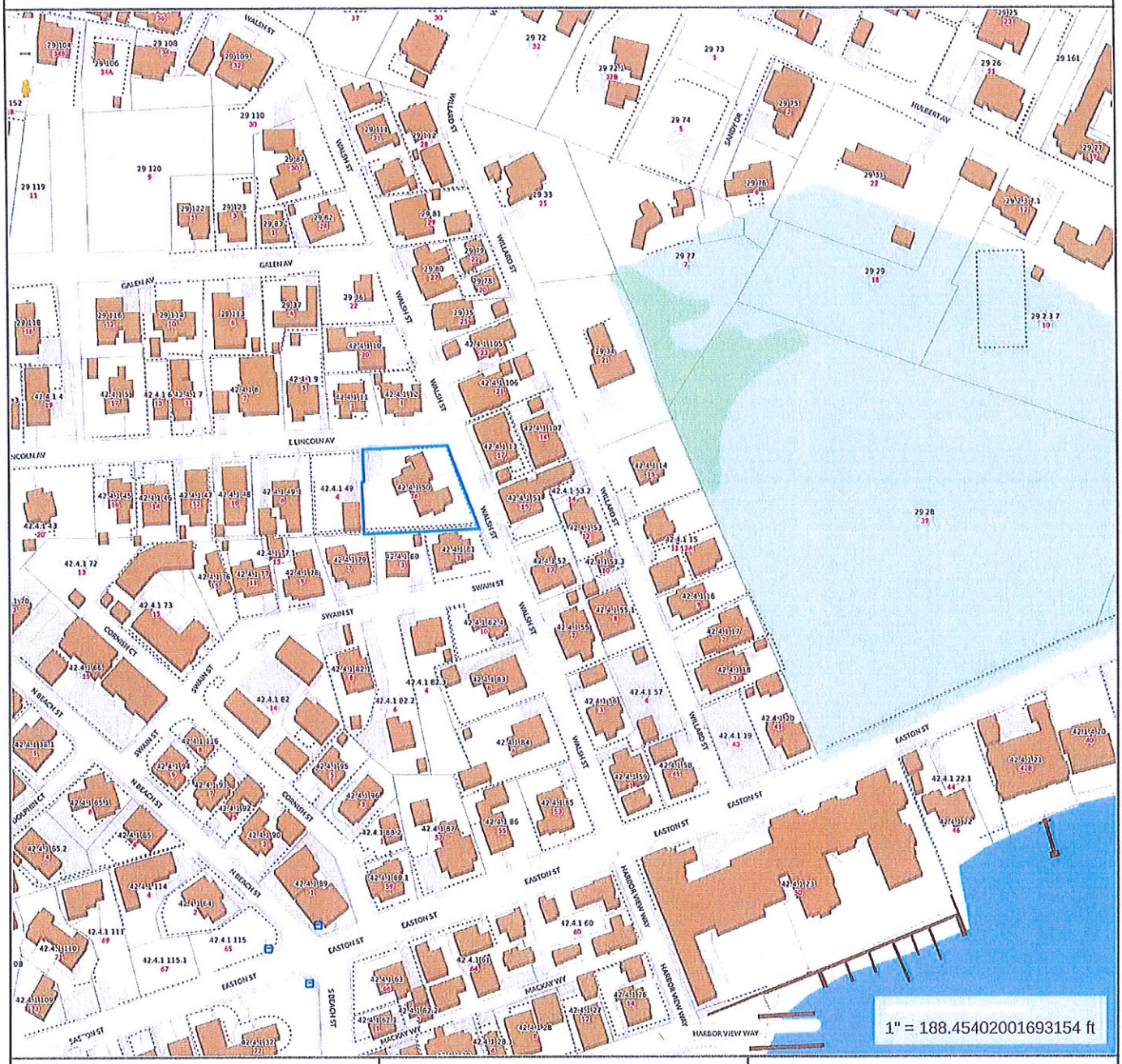
12-20-2024

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

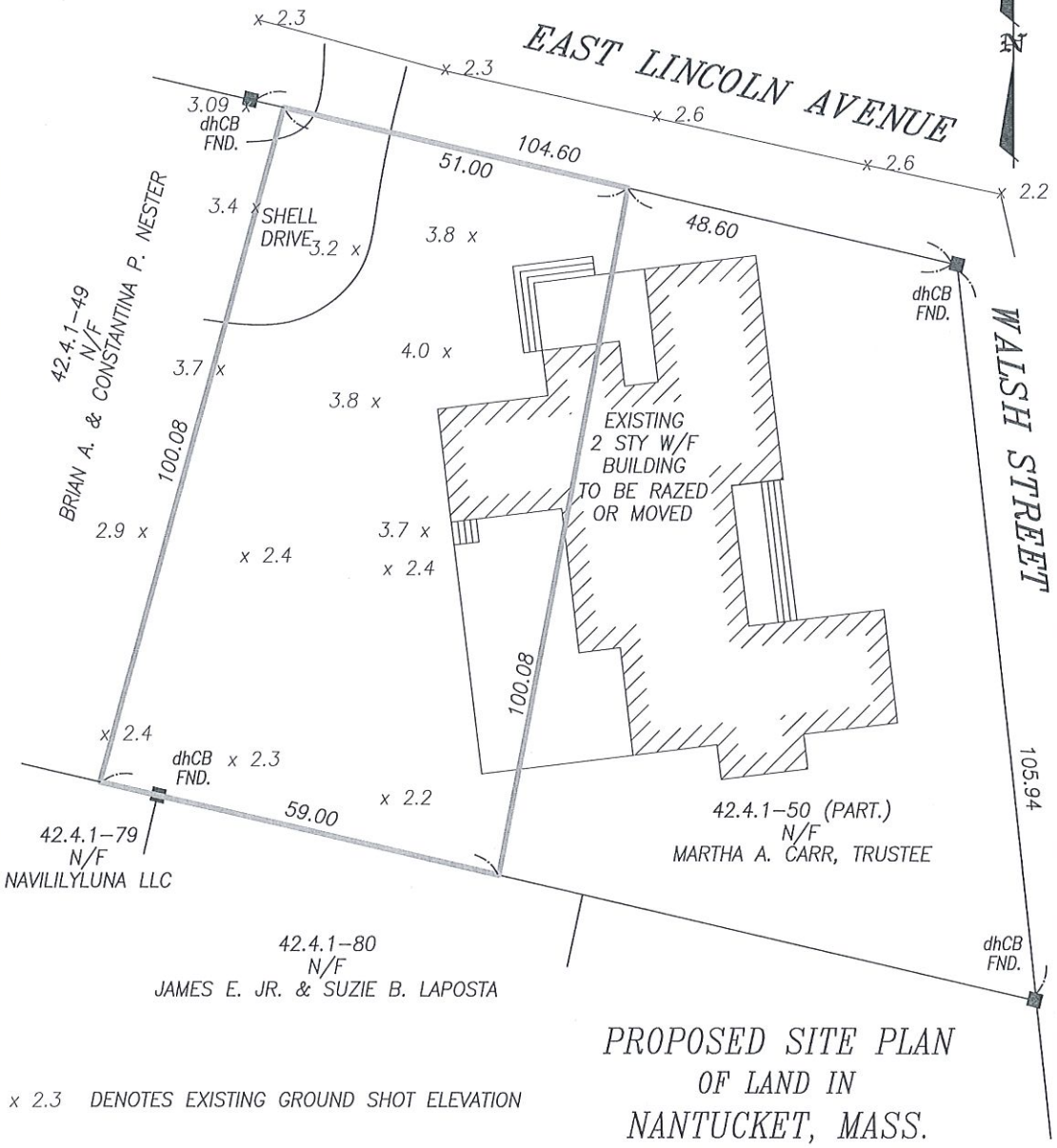
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R–1)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	5,500± 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 %	SEE PLAN



x 2.3 DENOTES EXISTING GROUND SHOT ELEVATION

PROPOSED SITE PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1"= 20' DATE: DECEMBER 20, 2024

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: AE (EL.=7) , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230–00086G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

Owner: MARTHA A. CARR, TRUSTEE

Deed: CERT 15597 Plan: L.C. 25672–G; LOT 12

Locus: 2 EAST LINCOLN AVENUE

Edward F. King Jr.
PROFESSIONAL LAND SURVEYOR

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

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

ASSESSOR MAP: 42.4.1 , PARCEL: 50 (PART.)

K–1136

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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: ELIZABCARR@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SOT

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 Decks/Patio: Size: 20 x 26 ☒ 1st floor ☐ 2nd floor
Width: 40 Sq. footage 2nd floor: 1646 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 560

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

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4'-0"+/- ☐ 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., SLIDING 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 W/WHITE CEDAR NTW Clapboard (if applicable) — Roof BLACK / ARCH.
Trim W/WHITE Sash W/WHITE Doors FOREST GREEN
Deck MAHOGANY NTW Foundation CONCRETE / W. RED Fence R. CEDAR Shutters —

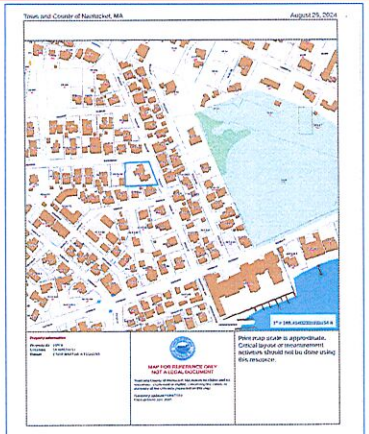
* Attach manufacturer's color samples if color is not from HDC approval list. CEDAR NTW NTW

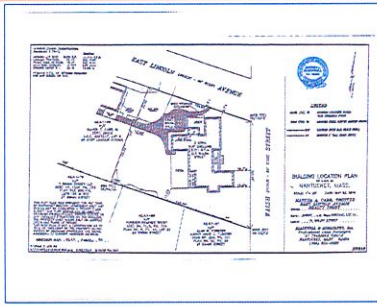
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

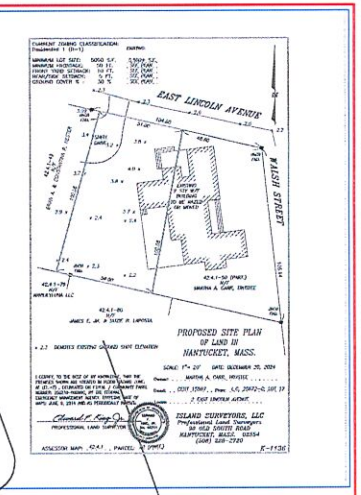
Date 12/21/2024 Signature of owner of record _____ FOR _____ Signed under penalties of perjury

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
5 ELEVATIONS: PROPOSED 1 & 2
NORTH, SOUTH, EAST & WEST @1/8"



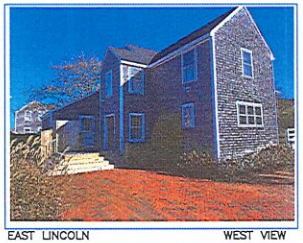


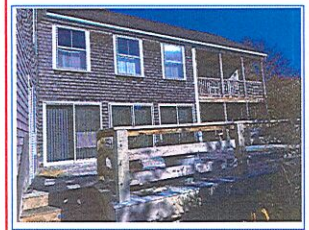


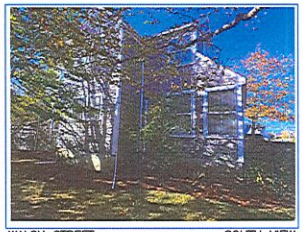
LOCUS MAP
16 WALSH STREET

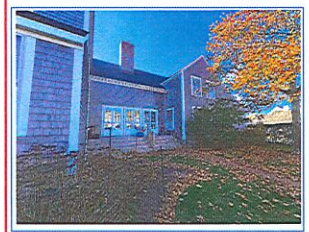
MAP NO.	42.4.1
PARCEL NO.	50
ZONING CLASSIFICATION	R1
LOT AREA: EXISTING	11,909 s.f.
PROPOSED LOTS:	
LOT 12	5,500 s.f.
LOT 13	6,409 s.f.
SETBACKS:	
FRONT YARD@ANY STREET	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,650 s.f.
EXISTING G.C.	0
PROPOSED G.C.	1,646 s.f.

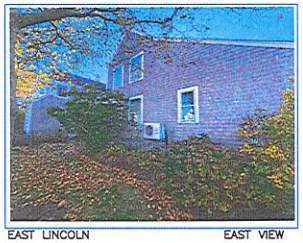

EAST LINCOLN NORTH VIEW


EAST LINCOLN WEST VIEW


EAST LINCOLN WEST VIEW

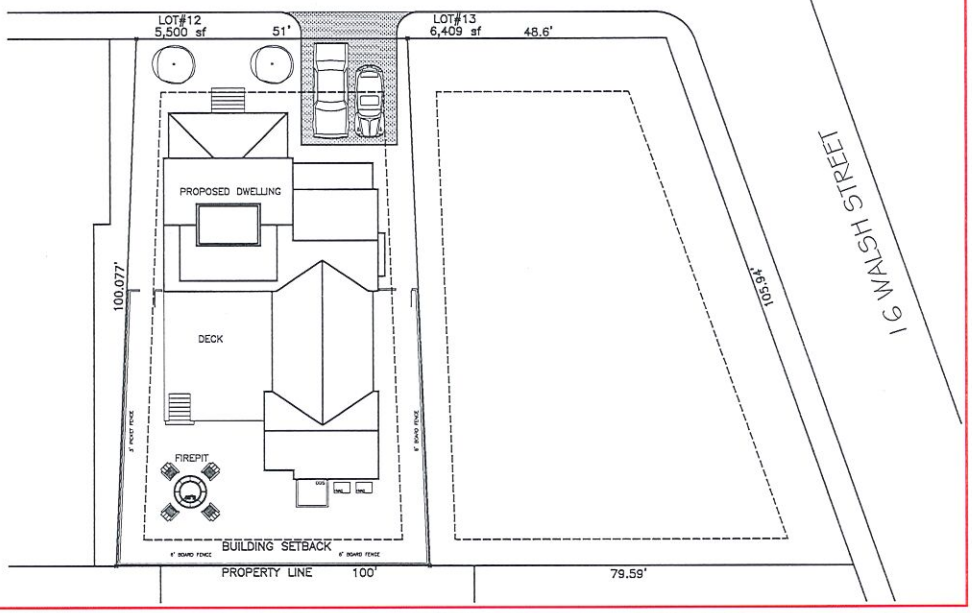

WALSH STREET SOUTH VIEW


WALSH STREET EAST VIEW


EAST LINCOLN EAST VIEW

EAST LINCOLN AVENUE

NORTH
SITE PLAN
PROPOSED 12-21-2024



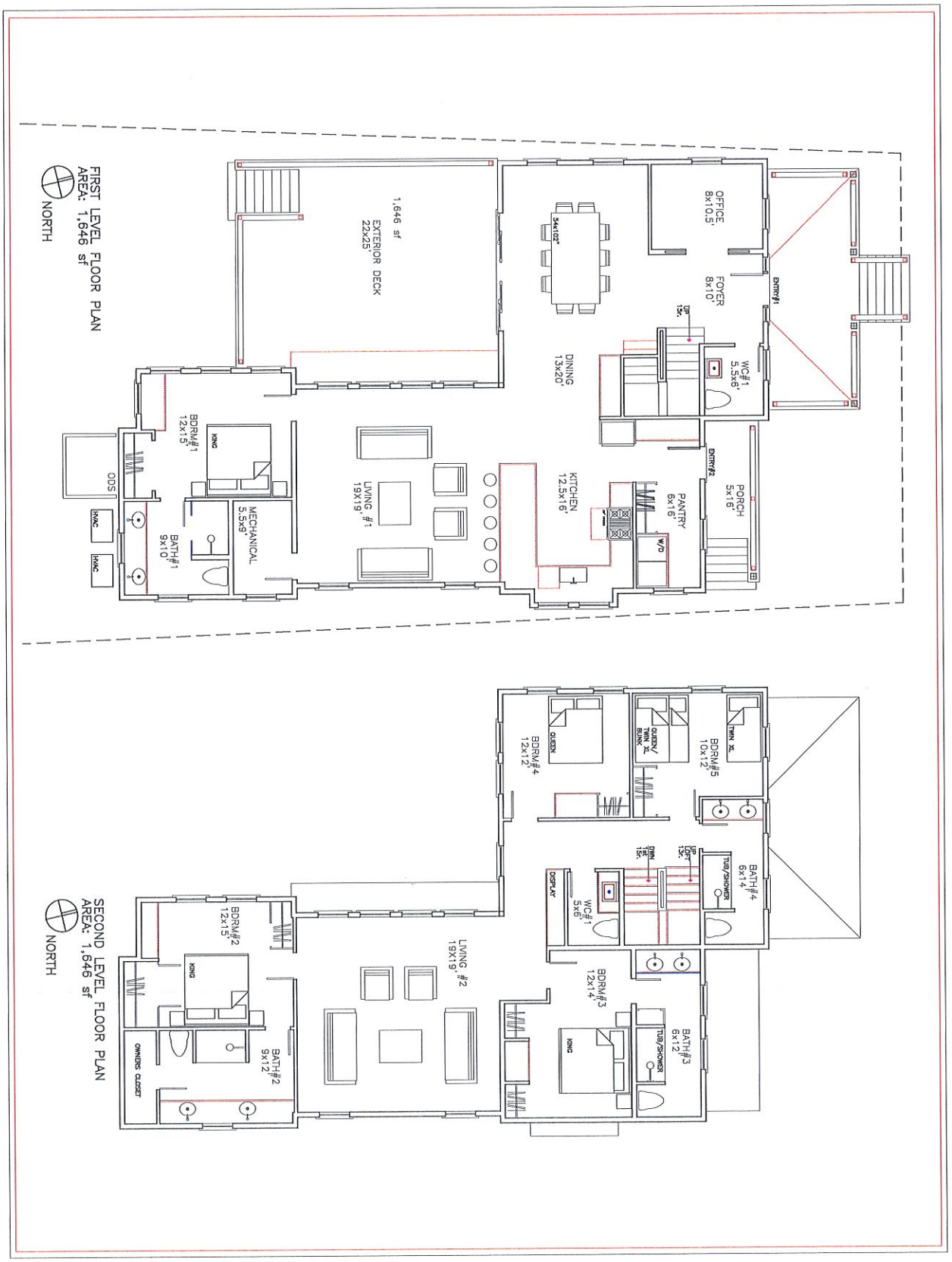
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CARIGHTAN 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
02-04-2025
SCALE
3/32 "=1'0"
1



PROJECT	CARR/EITAN RESIDENCE LOT#12 E. LINCOLN AVE. 16 WALSH STREET NANTUCKET, MA
JOB NO	NEW DWELLING
NOTES HDC CERT. NO.	
COPYRIGHT SCI 2025	
TITLE	FLOOR PLANS: 1st & 2nd LEVELS
DATE	02-04-2025
SCALE	1/4"=1'0"
	2

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

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.
(A)	ANDERSEN	6/1,TW/SH	400	TW28410	CONFIRM EGRESS	
(B)	ANDERSEN	6/1,TW/SH	400	TW2046	CONFIRM EGRESS	
(C)	ANDERSEN	6/1,TW/SH	400	TW28310		
(D)	ANDERSEN	6/1,TW/SH	400	TW2843		
(E)	ANDERSEN	3/1,TW/SH	400	TWT28210		
(F)	ANDERSEN	4 LIGHT, FIXED	400	TWT20111		

CONFIRM ALL PRIOR TO CONSTRUCTION. DP/IMPACT & TEMPERED RATING AS REQUIRED

COLOR SCHEDULE:
TRIM: WHITE
SIDING: WHITE
DOORS: FOREST GREEN
ROOF: ARCHITECTURAL, BLACK
FENCE: NATURAL TO WEATHER



NORTH ELEVATION
PROPOSED 12-17-2024

LOWER RIDGE TO GRADE 1'0"
REMOVE ROOF WALK SKIRT
ADD HIP-ROOF @ PORCH
REDUCE SHED DORMER



NORTH ELEVATION
PROPOSED 12-17-2024 REVISED 02-02-2025



WEST ELEVATION
PROPOSED 12-17-2024

LOWER RIDGE TO GRADE 1'0"
REMOVE ROOF WALK SKIRT
ADD HIP-ROOF @ PORCH
REDUCE SHED DORMER



WEST ELEVATION
PROPOSED 12-17-2024 REVISED 02-02-2025

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
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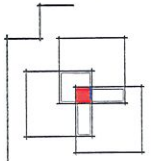
NANTUCKET, MA
02584
508.228.8050



PROJECT
CARREITAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 WALSH STREET
NANTUCKET, MA
NEW DWELLING
JOB NO

NOTES
HDC
CERT. NO.

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TITLE
ELEVATIONS:
NORTH & WEST
D.&W. SCHEDULES

DATE
02-04-2025

SCALE
1/4"=1'0"

3



EAST ELEVATION
PROPOSED 12-17-2024 REVISED 02-04-2025

16 WALSH STREET/EAST LINCOLN AVE.

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
D	SIMPSON	1 PANEL, 4 LIGHT, SIDE LIGHT		3'0"x7'0"		
D2	SIMPSON	1 PANEL, 4 LIGHT		3'0"x7'0"		
D1	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.
A	ANDERSEN	6/1,TR/DH	400	TW28410	CONFIRM EGRESS	
B	ANDERSEN	6/1,TR/DH	400	TW2846	CONFIRM EGRESS	
C	ANDERSEN	6/1,TR/DH	400	TW28310		
D1	ANDERSEN	6/1,TR/DH	400	TW2542		
E	ANDERSEN	3/1,TR/DH	400	TWT26210		
F	ANDERSEN	4 LIGHT, FIXED	400	TWT20111		

CONFIRM ALL PRIOR TO CONSTRUCTION. DP/IMPACT & TEMPERED RATING AS REQUIRED

COLOR SCHEDULE:
TRIM: WHITE
SASH: WHITE
DOORS: FOREST GREEN
ROOF: ARCHITECTURAL, BLACK
FENCE: NATURAL TO WEATHER



SOUTH ELEVATION
PROPOSED 12-17-2024 PROPOSED 12-17-2024



EAST ELEVATION
PROPOSED 12-17-2024



SOUTH ELEVATION
PROPOSED 12-17-2024

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CARREITAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 WALSH STREET
NANTUCKET, MA
NEW DWELLING
JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2025

TITLE
ELEVATIONS:
EAST & SOUTH
D.&W. SCHEDULES

DATE
02-04-2025

SCALE
1/4"=1'0"

4

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050

PROJECT
CARR/ETAN RESIDENCE
LOT#12 E. LINCOLN AVE.
16 WALSH STREET
NANTUCKET, MA

JOB NO NEW DWELLING

NOTES
HDC
CERT. NO.

COPYRIGHT SCT 2025

TITLE
ELEVATIONS
NORTH, SOUTH
EAST & WEST

DATE
02-04-2025

SCALE
1/8"=1'0"

5

10 North Street


WALSH & EAST
LINCOLN AVE.
NORTH EAST


EAST LINCOLN AVE.
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: CARR, 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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Domestic Mail Only

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

Washington DC 20016 OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To REYES
Street and Apt. No., or PO Box No. 4655 HAWTHORNE LN NW
City, State, ZIP+4® WASHINGTON DC 20016

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

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Center Valley, PA 18034 OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To NESTER
Street and Apt. No., or PO Box No. 1945 AUGUSTA DR
City, State, ZIP+4® CENTER VALLEY, PA 18034

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

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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	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

12/20/2024

Sent To ACK EAST
Street and Apt. No., or PO Box No. 3603 OLDWYN ST NW
City, State, ZIP+4® WASHINGTON DC 20016

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

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Arlington VA 22205 OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To CLARK
Street and Apt. No., or PO Box No. 1008 N EDISON ST
City, State, ZIP+4® ARLINGTON VA 22205

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

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Manchester NH 03104 OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To GUIDON'S
Street and Apt. No., or PO Box No. 56 MASCOMA RD
City, State, ZIP+4® MANCHESTER NH 03944

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

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Naples FL 34108 OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0056 03

Postmark Here

12/20/2024

Sent To PERUTTELLA
Street and Apt. No., or PO Box No. 1332 LITTLE BLUE HERON
City, State, ZIP+4® NAPLES FL 34105

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

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Hamden, CT 06517

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Certified Mail Fee $4.85	0056 03
$ $4.10	
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ 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	12/20/2024
Total Postage and Fees $9.68	

Sent To CAPOSTA

Street and Apt. No., or PO Box No. 66 LAUREL RD

City, State, ZIP+4® HAMDEN CT 06517

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

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Darien, CT 06820

OFFICIAL USE

Certified Mail Fee $4.85	0056 03
$ $4.10	
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ 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	12/20/2024
Total Postage and Fees $9.68	

Sent To BRIAN PT 17

Street and Apt. No., or PO Box No. 16 THREE WALLS LN

City, State, ZIP+4® DARIEN CT 06820

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

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Saint Petersburg, FL 33706

OFFICIAL USE

Certified Mail Fee $4.85	0056 03
$ $4.10	
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ 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	12/20/2024
Total Postage and Fees $9.68	

Sent To FOSTER

Street and Apt. No., or PO Box No. 3510 EL CENTRO ST

City, State, ZIP+4® ST PETE BEACH FL 33706

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

ADDRESS: 41 ORANGE STREET
DATE HEARD: 1/28/2025
SITTING BOARD: SW/RP/VO/AM/AC (NO ALT)

Historic District Commission

OLD BUSINESS CHECKLIST

42.3.2-224

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

12/5/25	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 2024-11-11584
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below



Property Information

Property ID	9946
Location	41 ORANGE ST
Owner	PACT 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.

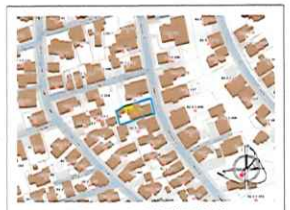
Geometry updated 10/16/2024
Data updated Jan. 2021

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

H.D.C. SUBMISSION



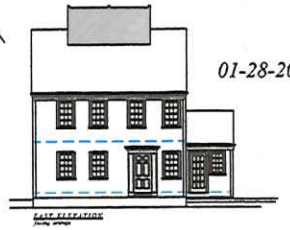
EAST ELEVATION
facing orange



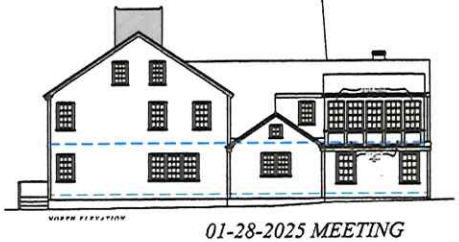
LOCUS MAP - NOT TO SCALE
WULLSCHLEGER - MAP 73.1.3; PCL 80



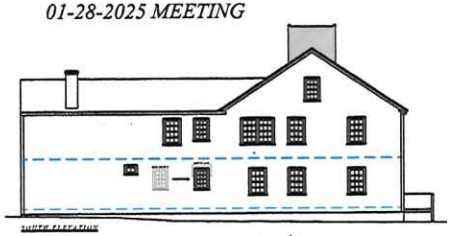
NORTH ELEVATION



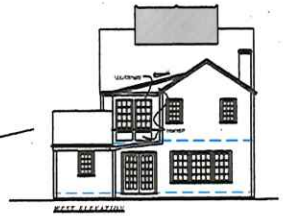
01-28-2025 MEETING



01-28-2025 MEETING



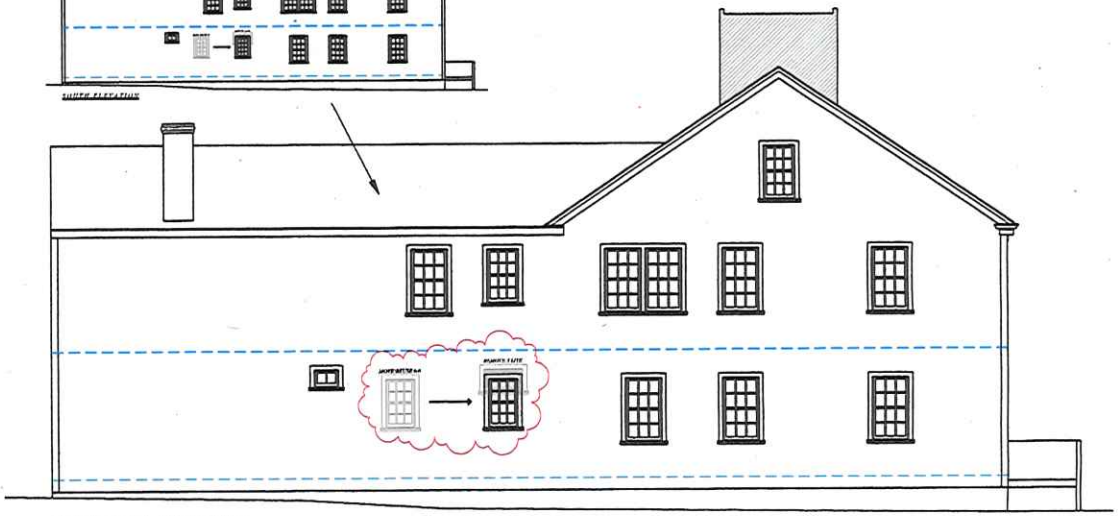
01-28-2025 MEETING



01-28-2025 MEETING



WEST ELEVATION



SOUTH ELEVATION

1

MAP - 42.3.2
PCL - 224

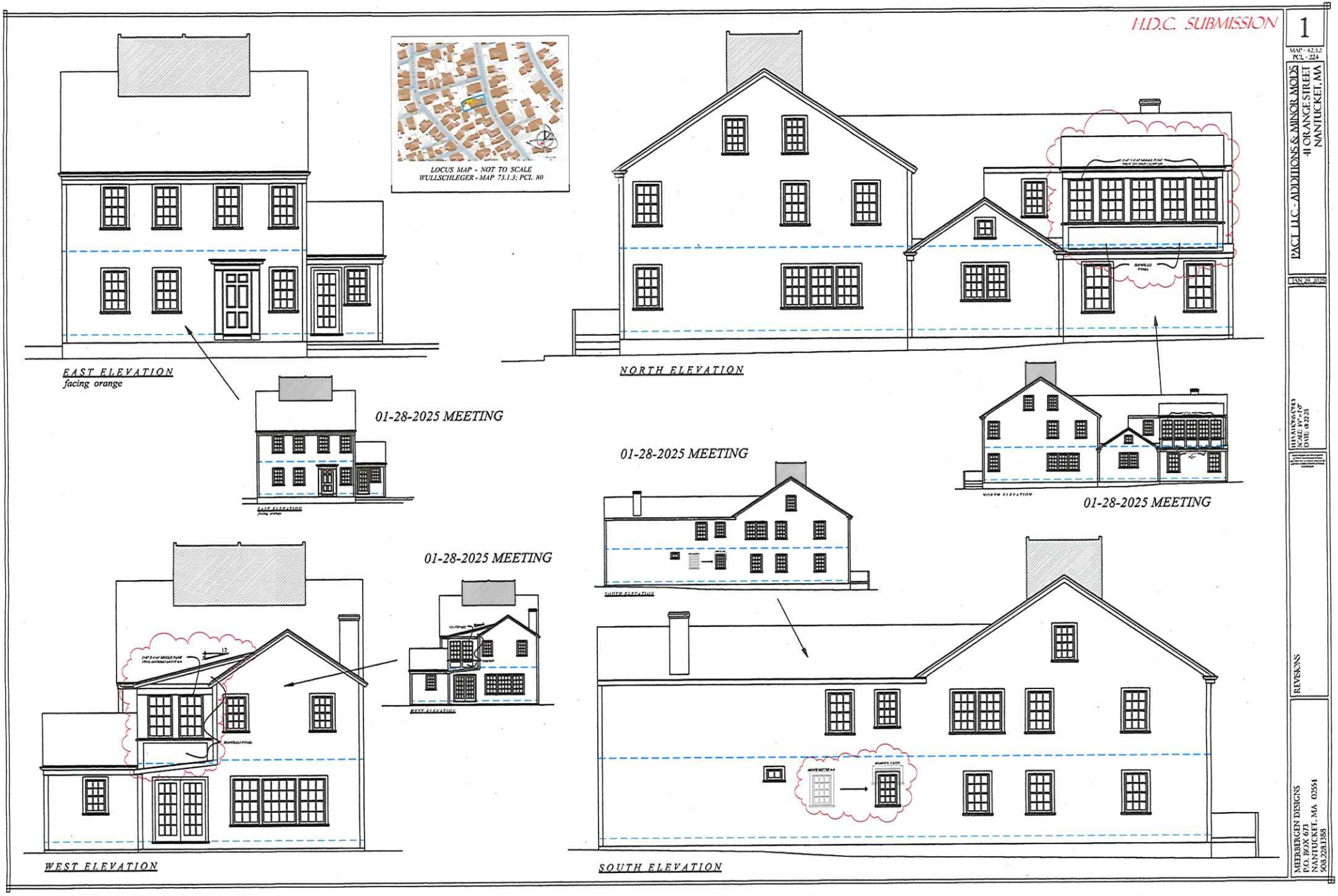
PACT LLC - ADDITIONS & MINOR MODS
41 ORANGE STREET
NANTUCKET, MA

JAN 29, 2025

ELEVATIONS ONLY
SCALE: 1/4" = 1'-0"
DATE: 01.22.25

REVISIONS

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


H.D.C. SUBMISSION
1
MAP - 42.3.2
PCL - 224
PACT LLC - ADDITIONS & MINOR MODS
41 ORANGE STREET
NANTUCKET, MA
JAN 29, 2025
REVISIONS
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388
LOCUS MAP - NOT TO SCALE
WULLSCHLEGER - MAP 73.1.3; PCL 80
EAST ELEVATION
facing orange
NORTH ELEVATION
01-28-2025 MEETING
01-28-2025 MEETING
01-28-2025 MEETING
01-28-2025 MEETING
WEST ELEVATION
SOUTH ELEVATION

ADDRESS: 75 Pocomo Rd GH
DATE HEARD: 02.04.25
SITTING BOARD: Oliver, Camp, MacLeod, Paul, Welch

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

☑	Date submitted to 2 Fairgrounds Road:
☑	Address & HDC Case Number (ie HDC2020-05-0265): 75 Pocomo Rd GH
☑	Copy of Minutes (application item circled)
☑	Reduced (8 ½ x 11) copy of application
☑	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
☑	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
☑	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
☑	One set reduced plans: 8 ½ x11
☑	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
☑	Submit documents to PLUS at 2 Fairgrounds Road
☑	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Alex Bagmets Date: 02.06.25

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°: 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

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 2/04/25

75 Pocomo Rd / Elegance LLC

Emeritus LTD

15 / 7

Guest House

Sitting Board: Oliver, Camp, MacLeod, Paul
Chair: Welch

Oliver: Appreciates the renderings. Would like to see landscape plan.

Camp: Agrees with Oliver. Concerned with height.

Macleod: Agrees with whats been said. Would appreciate dormer getting a little smaller.

Paul: Agrees, would also like to see landscape plan

Welch: Agrees on height and landscape plan.

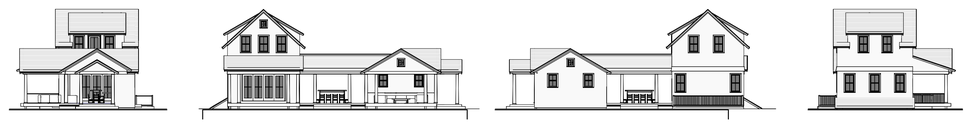
Motion to hold for minor revision (Oliver)

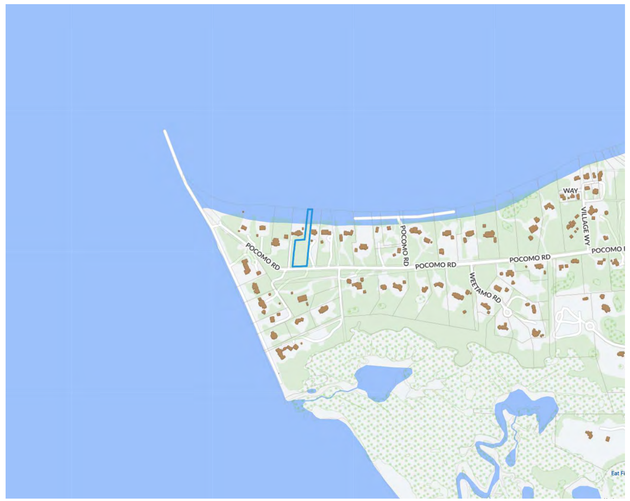
Carries 5-0

02.06.25

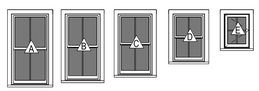
Elegance LLC Residence, GH

75 Pocomo Road
Nantucket, MA 02554


North
East
West
South

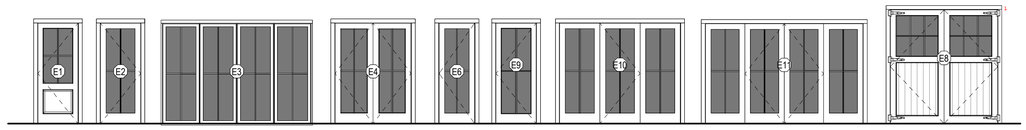


Locus Map



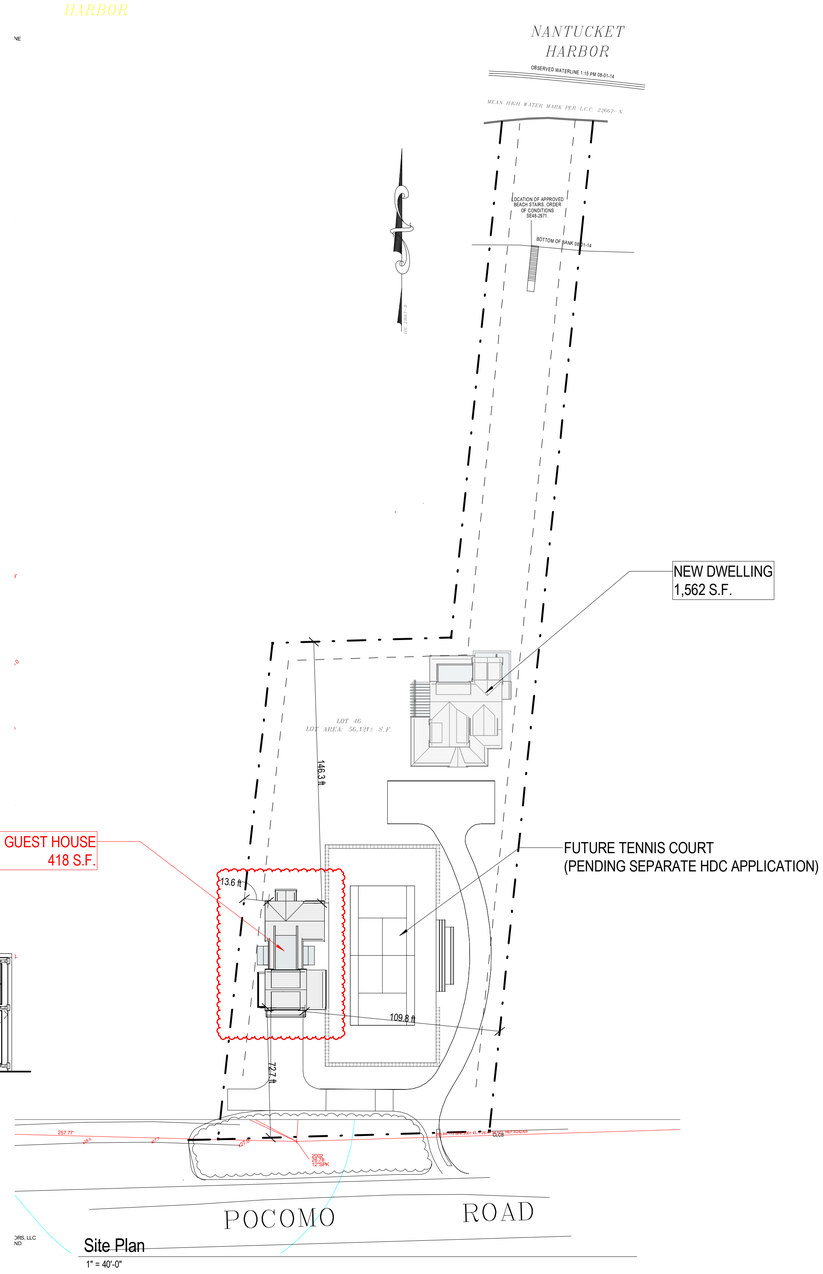
Window Legend

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"

HDC SUBMISSION

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

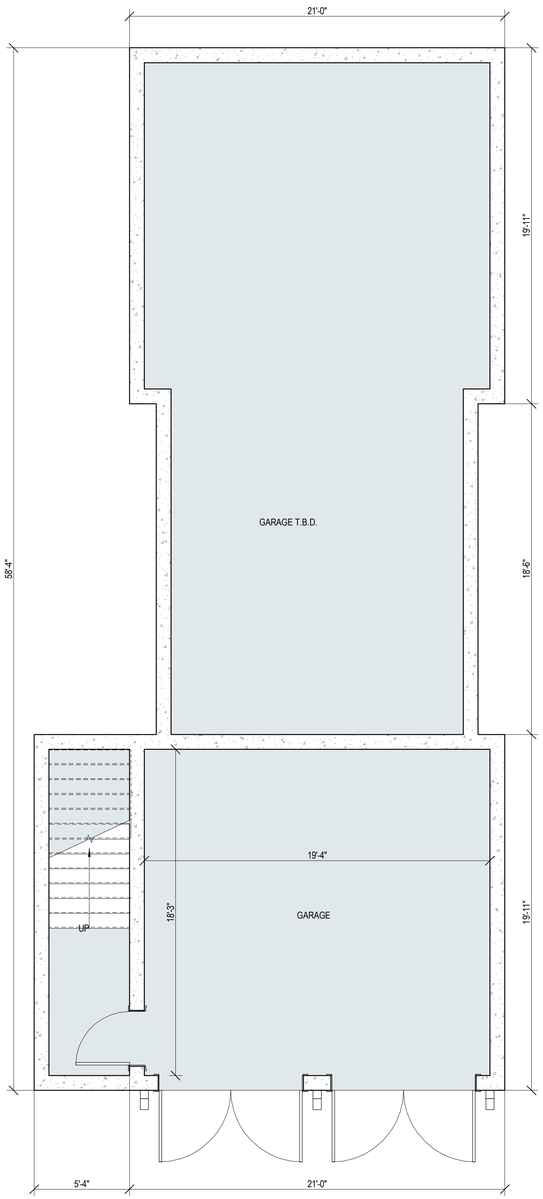
Revision 3 Date 3

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.

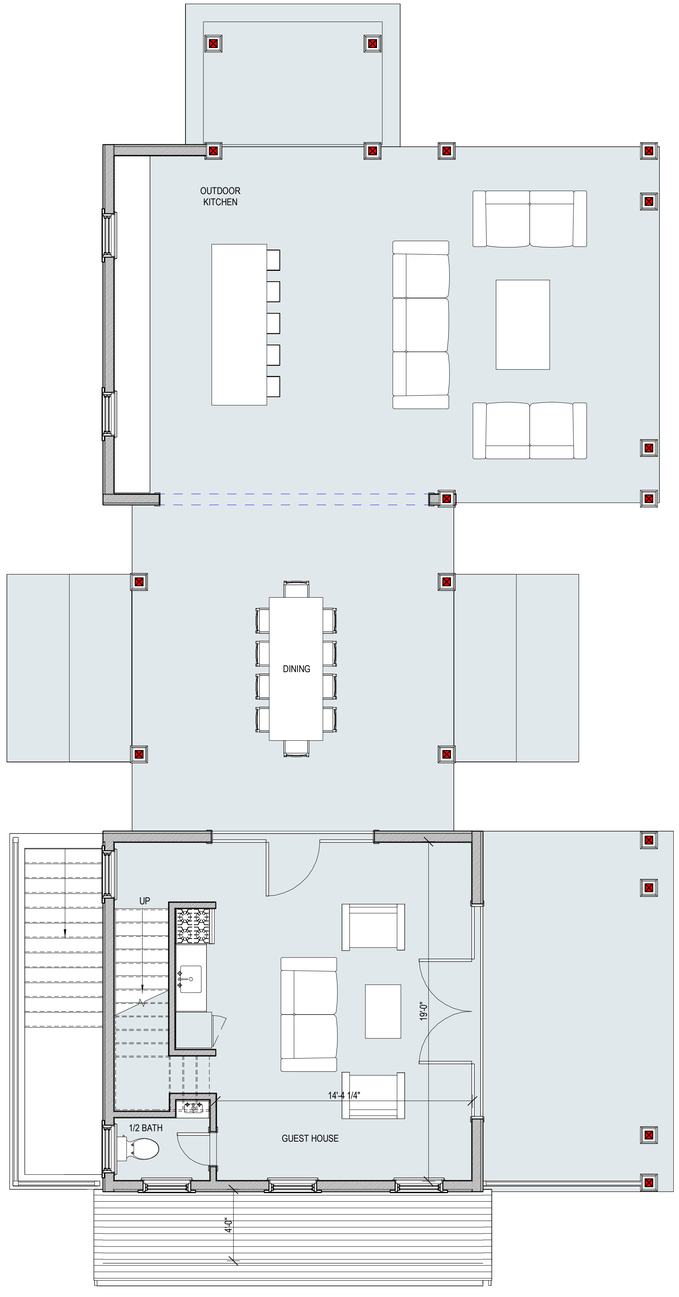
G.101
1912

02.06.25

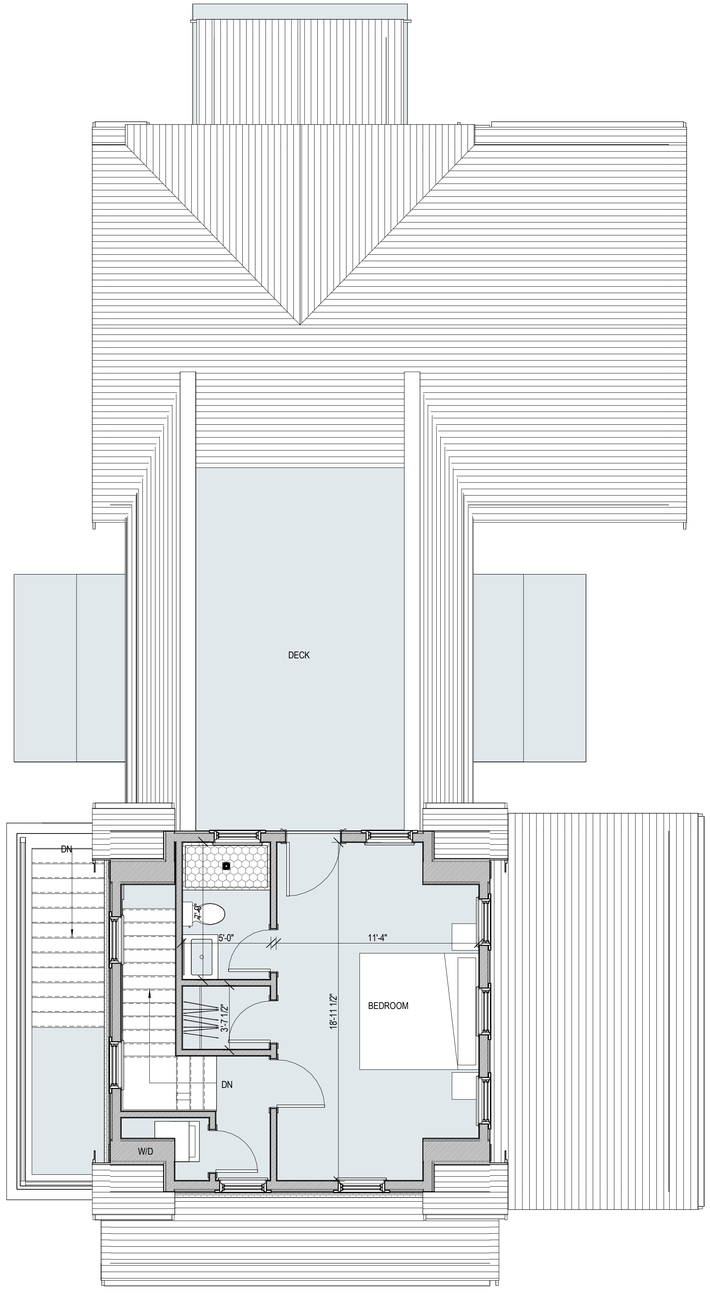
HDC SUBMISSION



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
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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
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Revisions

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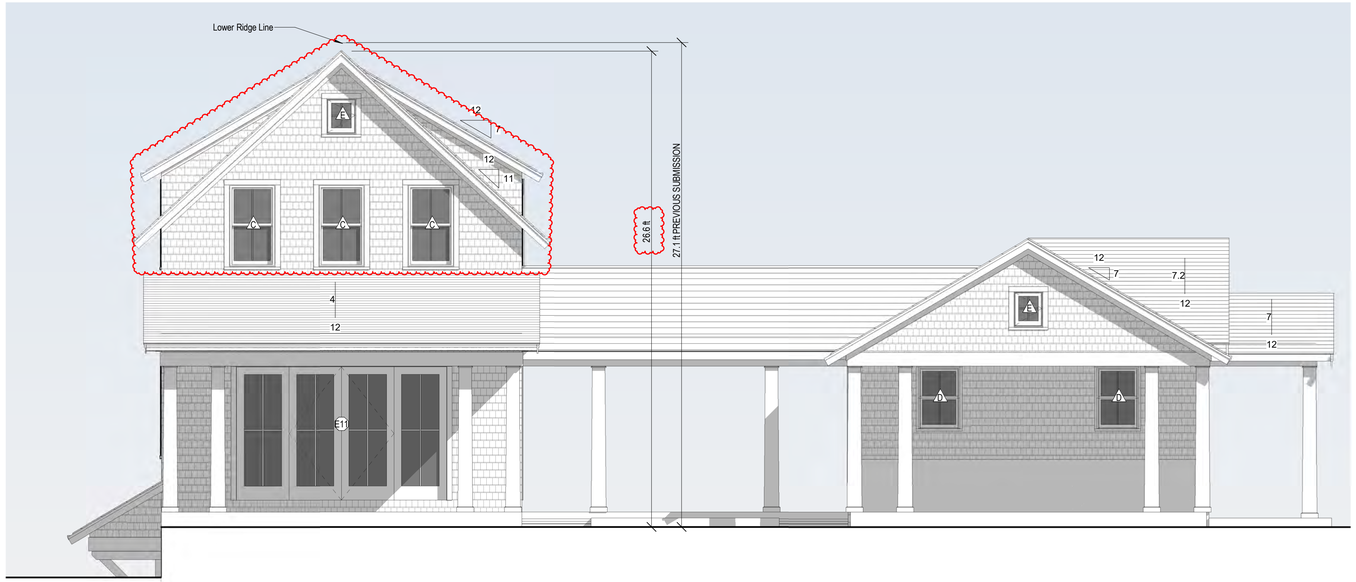
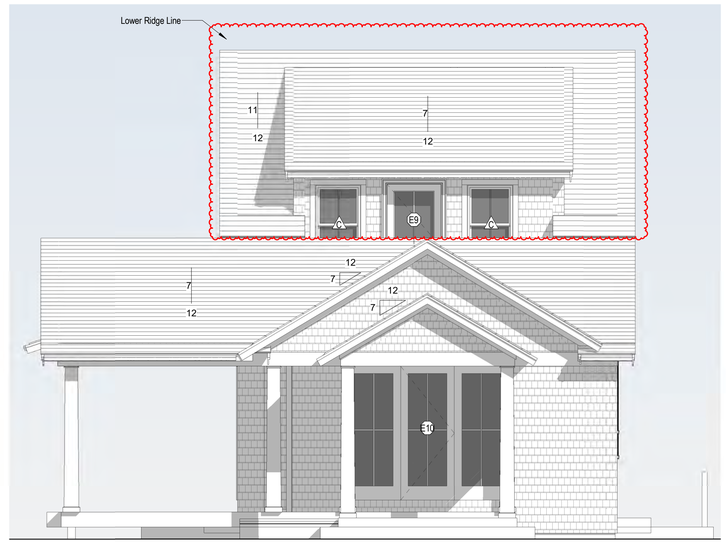
A.101
1912

02.06.25

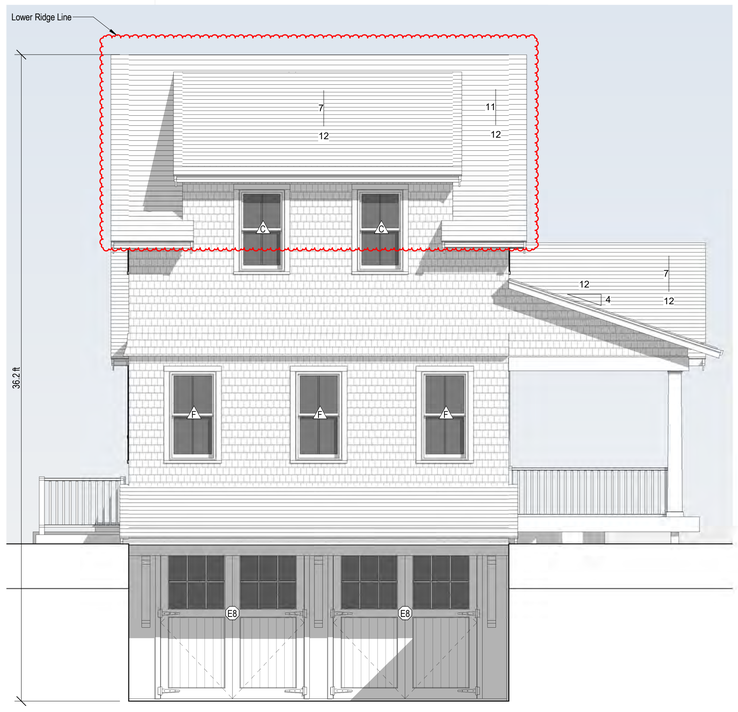
HDC SUBMISSION



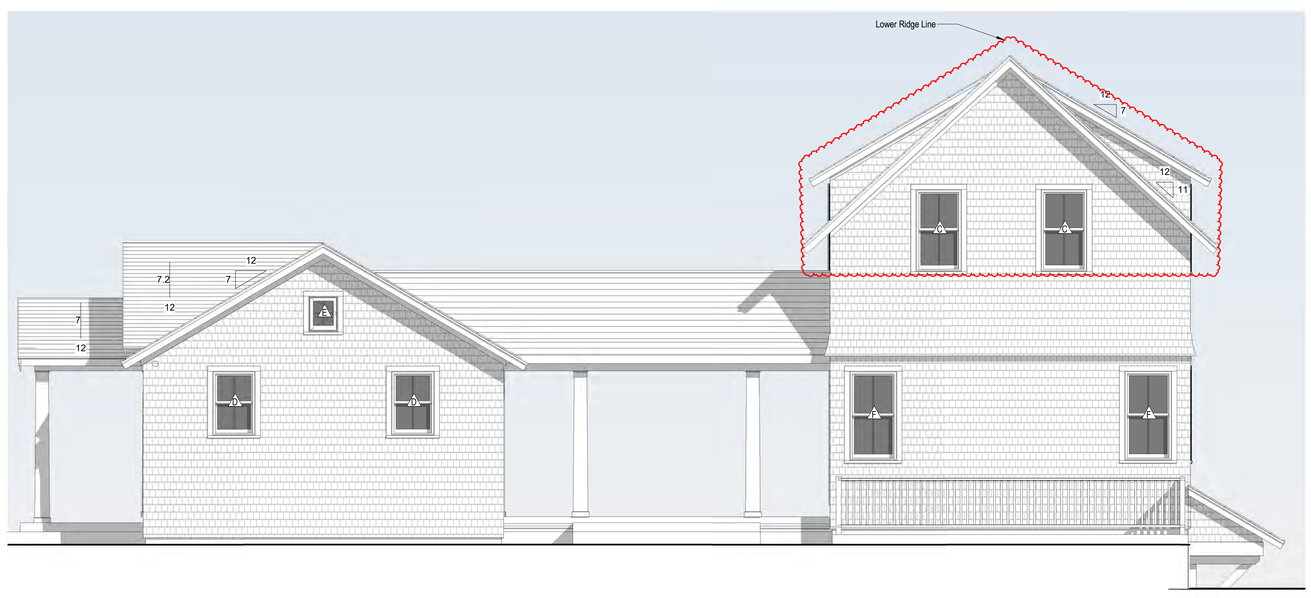
1 GH East Elevation
1/4" = 1'-0"



2 GH North Elevation.
1/4" = 1'-0"



4 GH South Elevation
1/4" = 1'-0"



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

1912

Elegance LLC
Residence, GH
75 Pocomo Road
Nantucket, MA 02554

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

GH EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,562 MH & 418 GH
Total Proposed G.C.:	1,980 sf

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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.

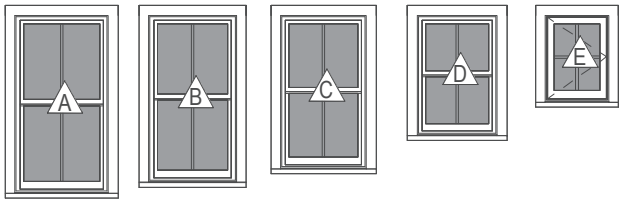
A.201
1912

Elegance LLC Residence, GH

75 Pocomo Road
Nantucket, MA 02554

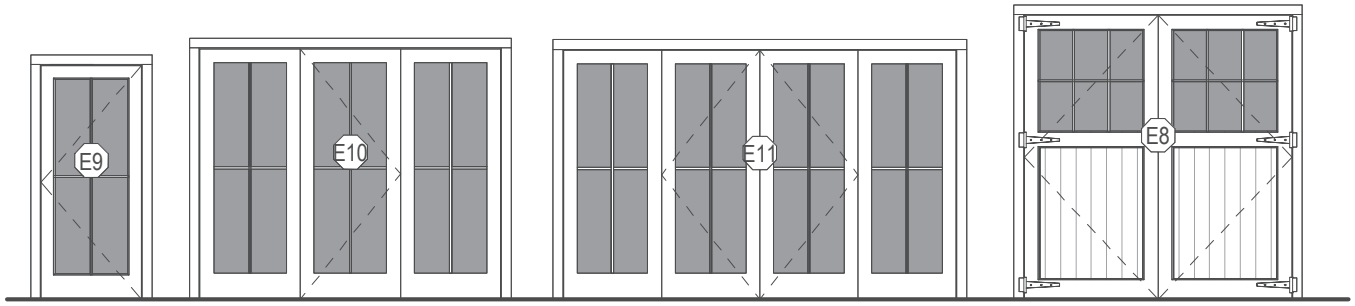


Locus Map



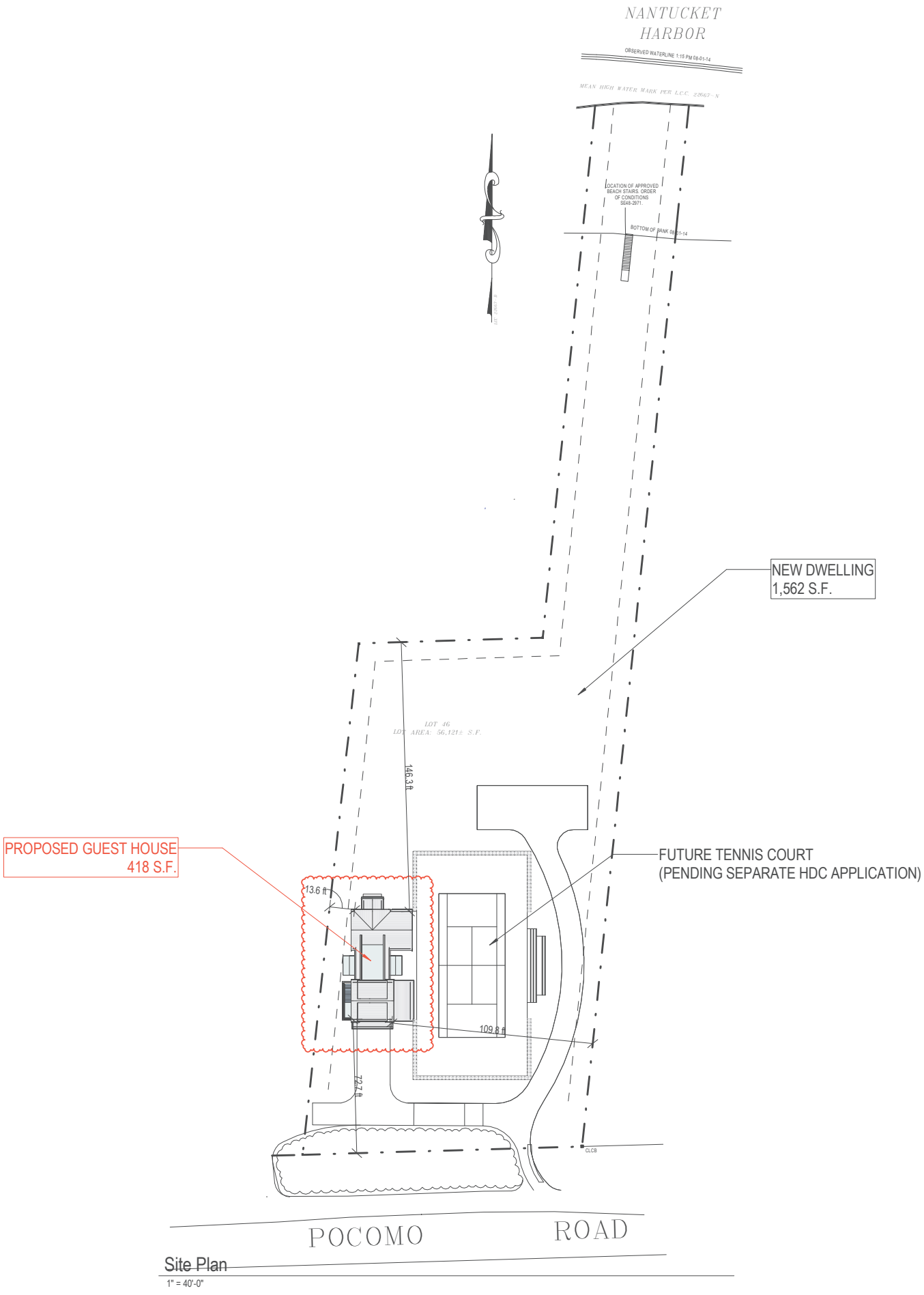
WINDOW SCHEDULE								
WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Width	Rough Height	MANUFACTURER	MODEL	DP RATING
C	9	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	2	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	3	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
F	5	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30

Window Legend



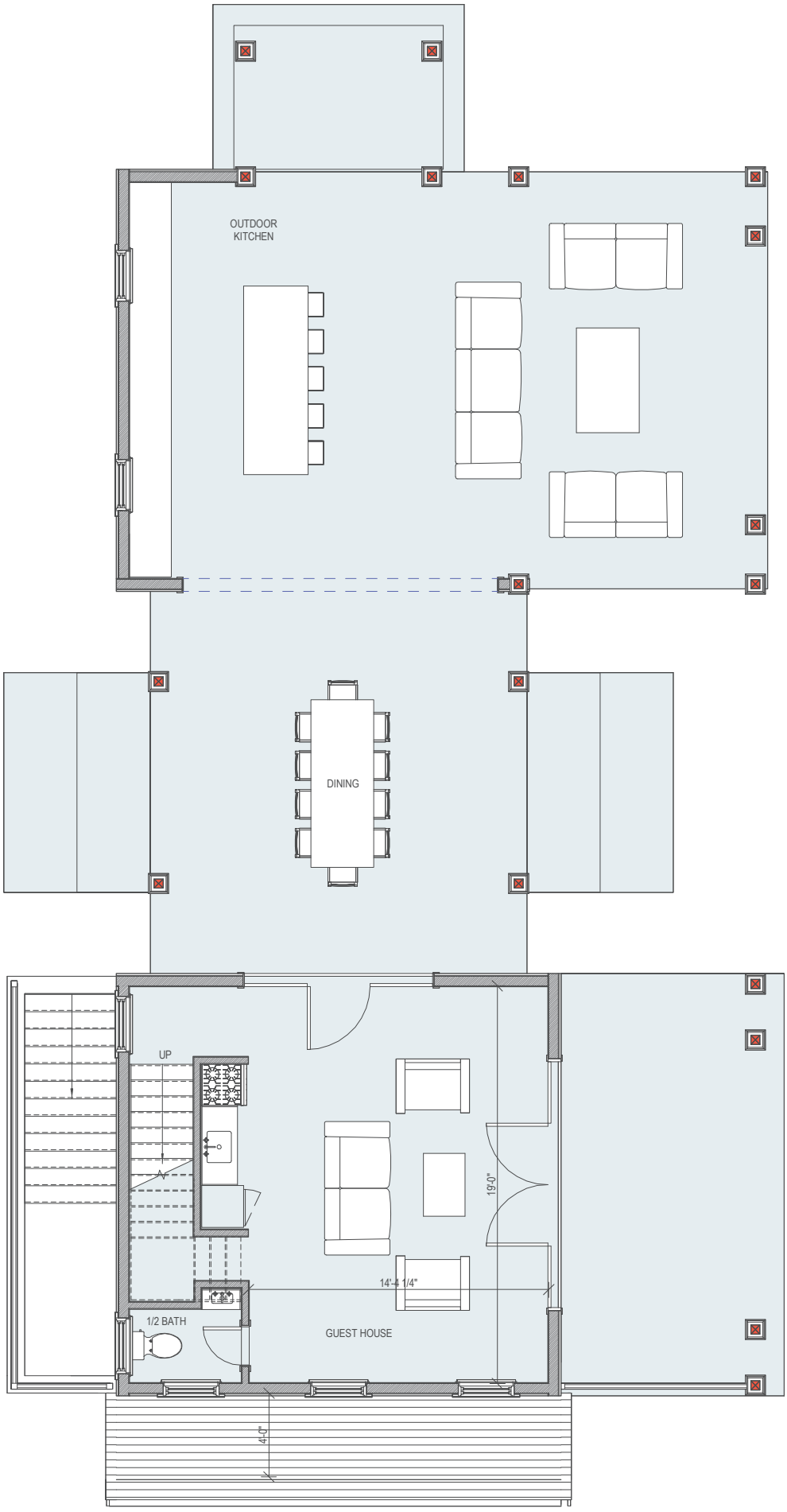
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E8	2	8'-0"	8'-6"	8'-1 1/2"	8'-6 3/4"	Custom	
E9	2	3'-0"	7'-0"	3'-1 1/2"	7'-0 3/4"	Andersen	≥ 30
E10	1	9'-0"	7'-6"	9'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E11	1	11'-9"	7'-5 1/2"	12'-0 1/2"	7'-6"	Andersen	≥ 30

Door Legend



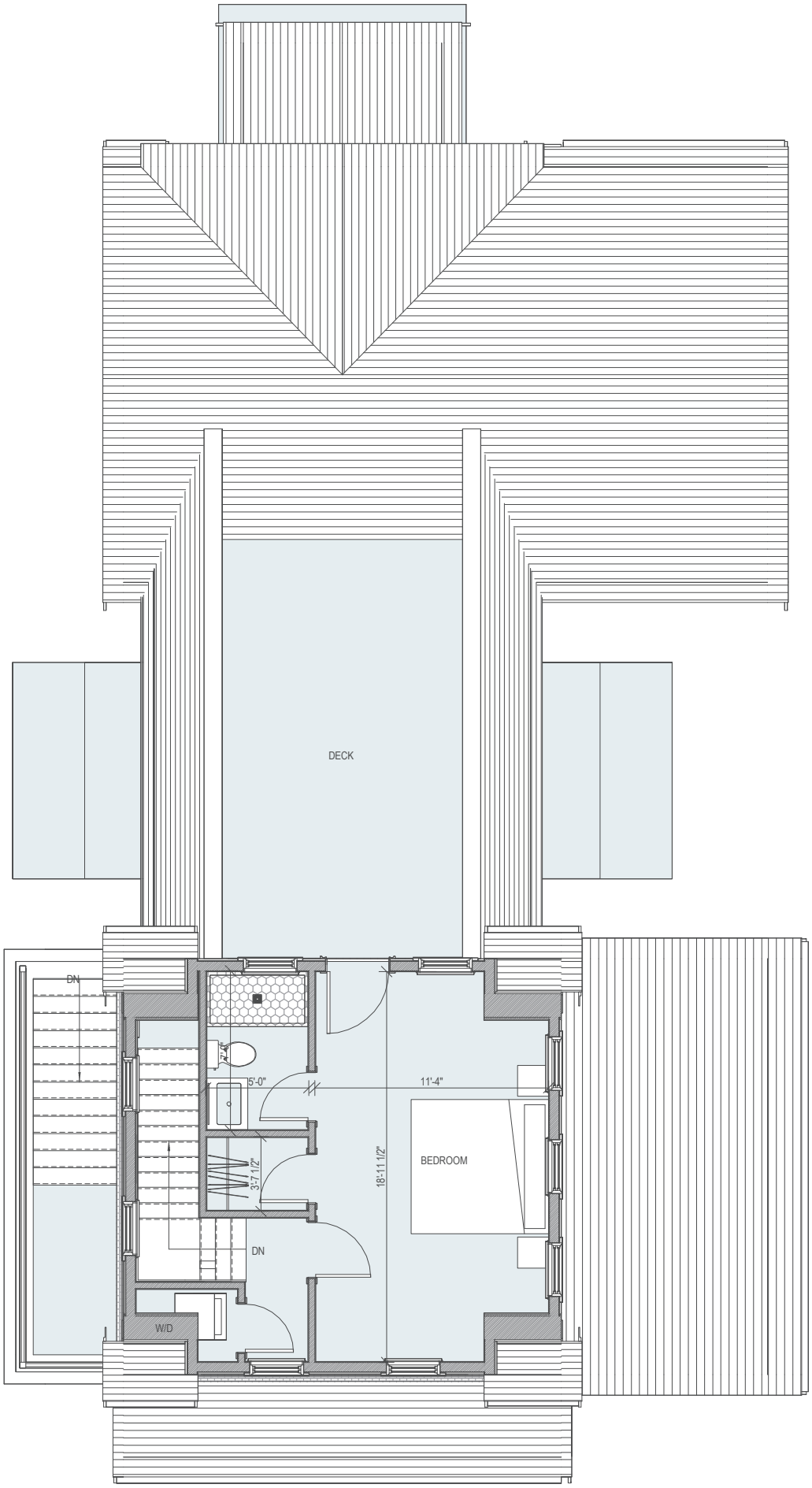
Site Plan

1" = 40'-0"

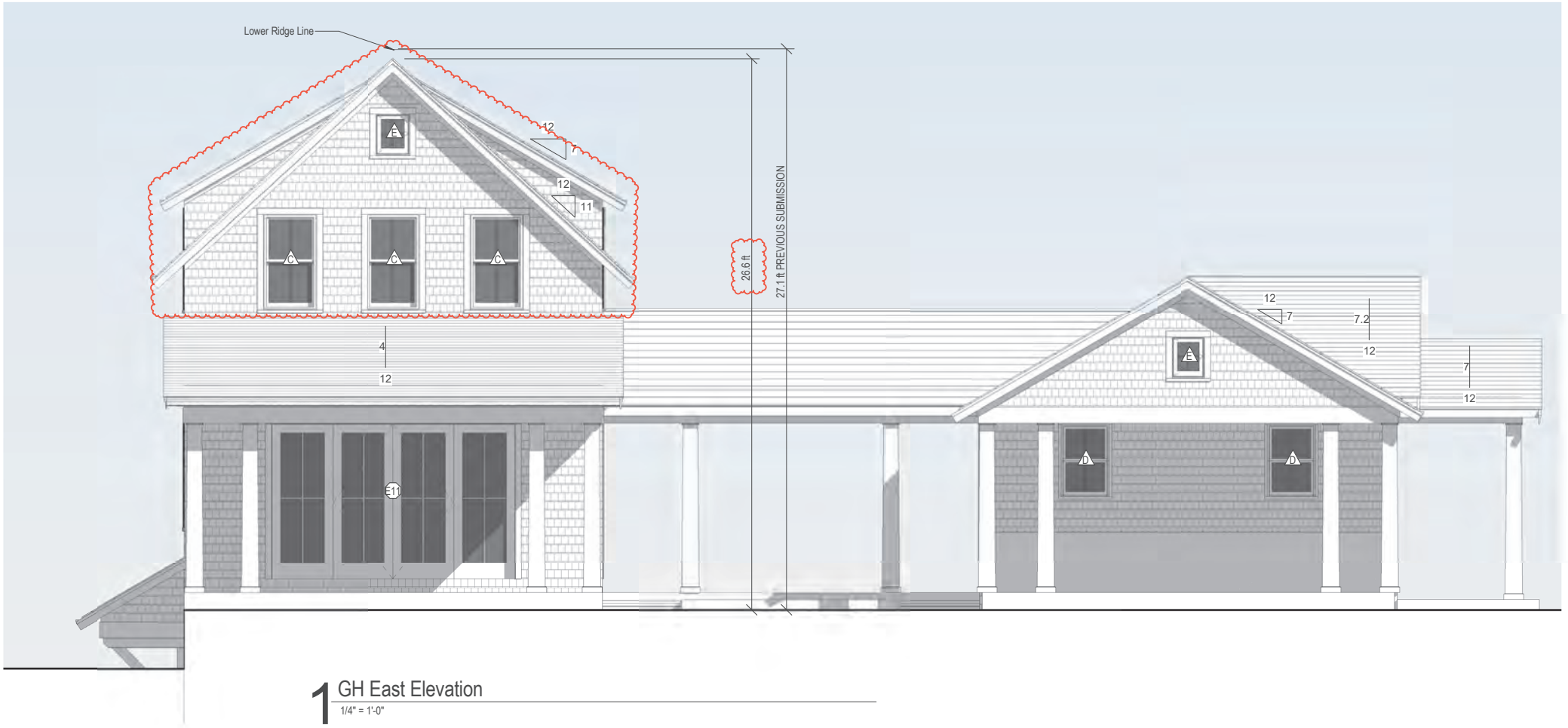


2 GH First Floor Plan

1/4" = 1'-0"

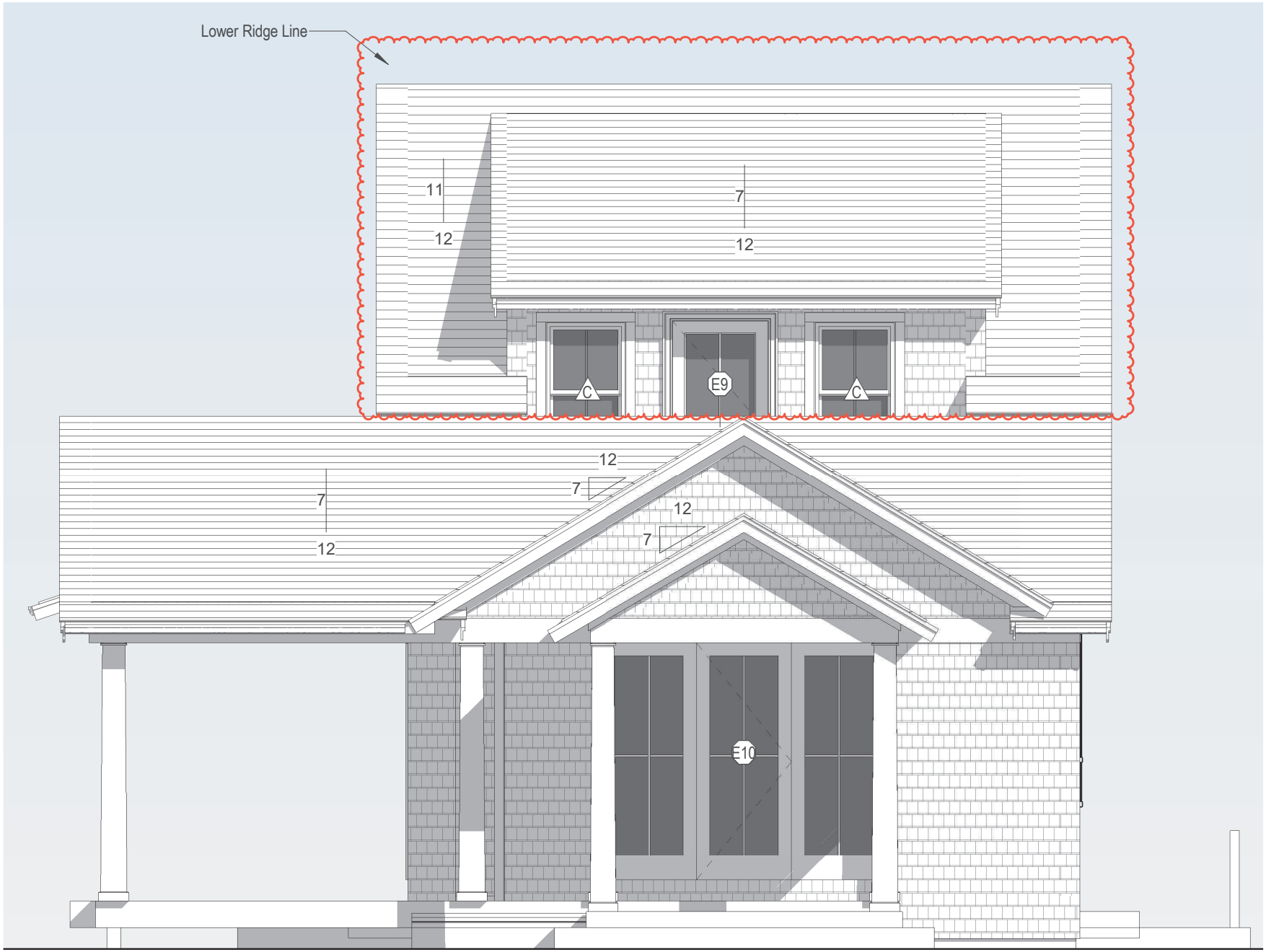


3 GH Second Floor Plan
1/4" = 1'-0"



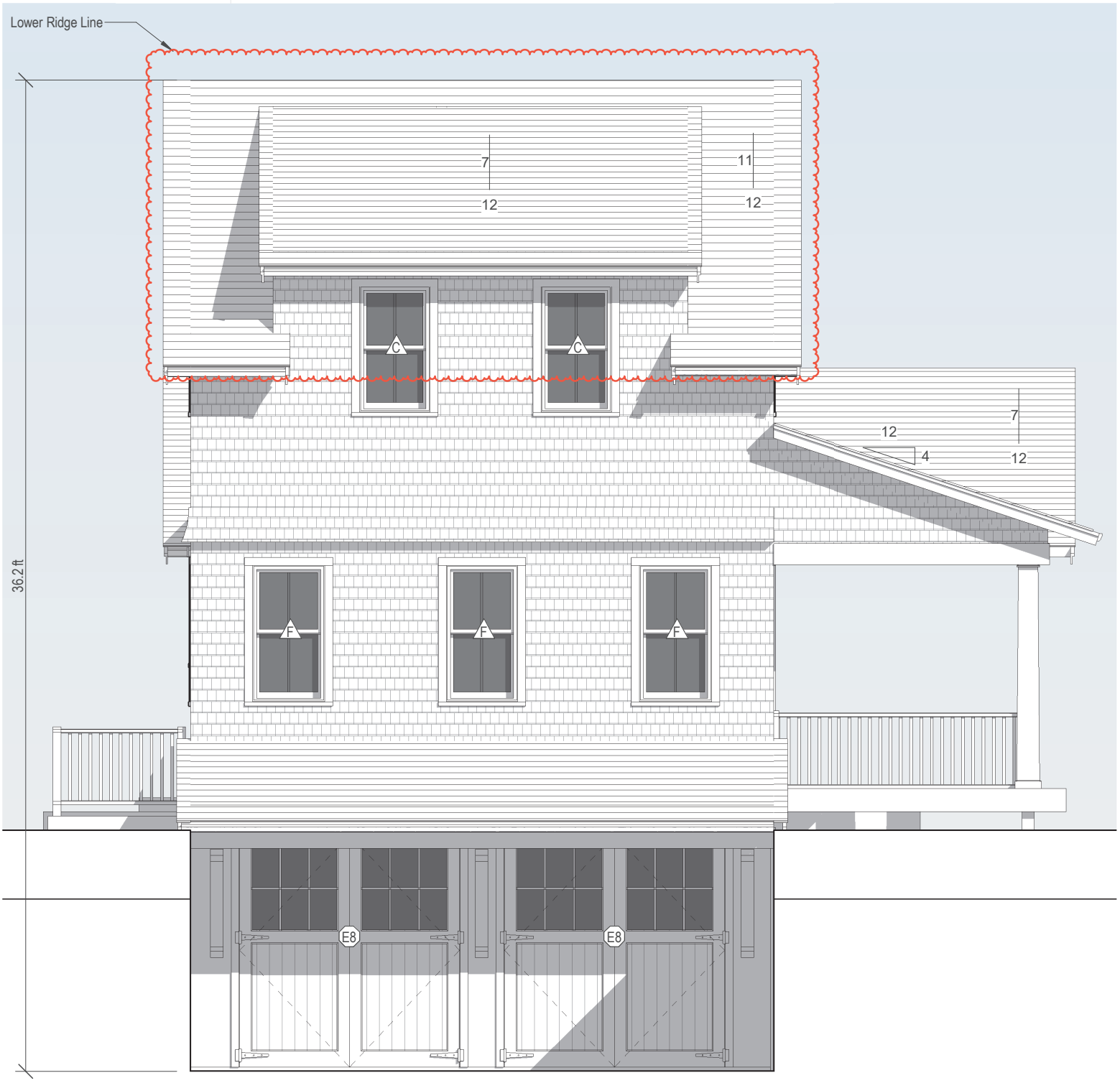
1 GH East Elevation

1/4" = 1'-0"



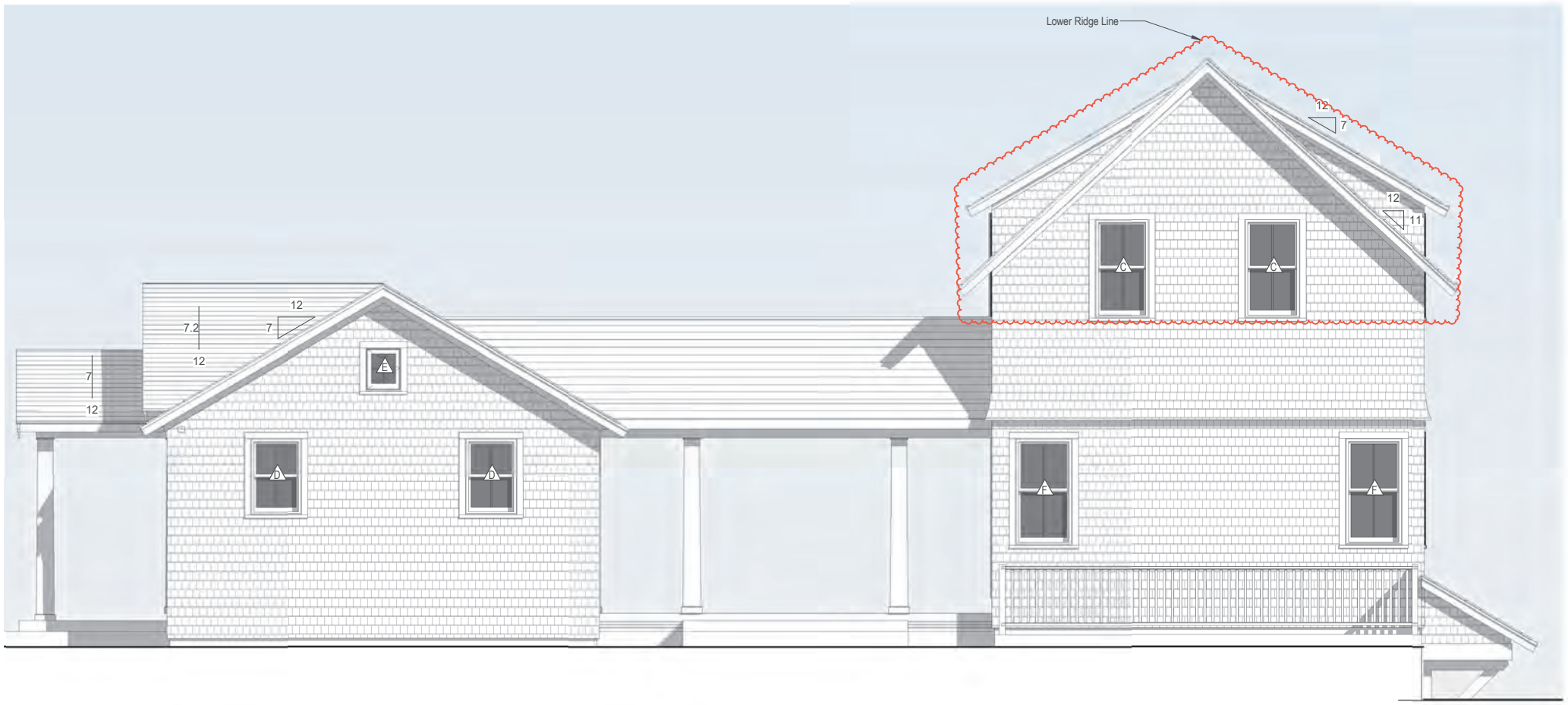
2 GH North Elevation.

1/4" = 1'-0"



4 GH South Elevation

1/4" = 1'-0"



3 GH West Elevation

1/4" = 1'-0"



Elegance LLC

75 Pocomo

Nantucket, MA, 02554

HDC Renderings

emeritus



Elegance LLC

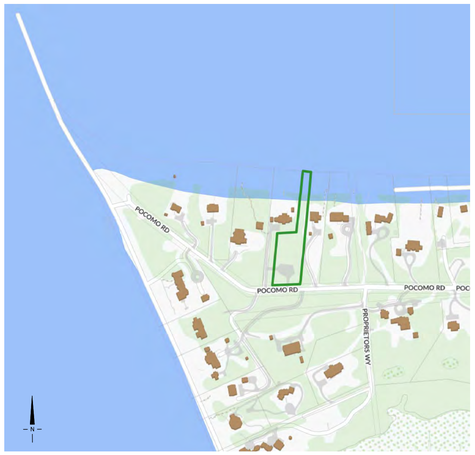
75 Pocomo

Nantucket, MA, 02554

HDC Renderings

emeritus

GIS MAP: 15/7



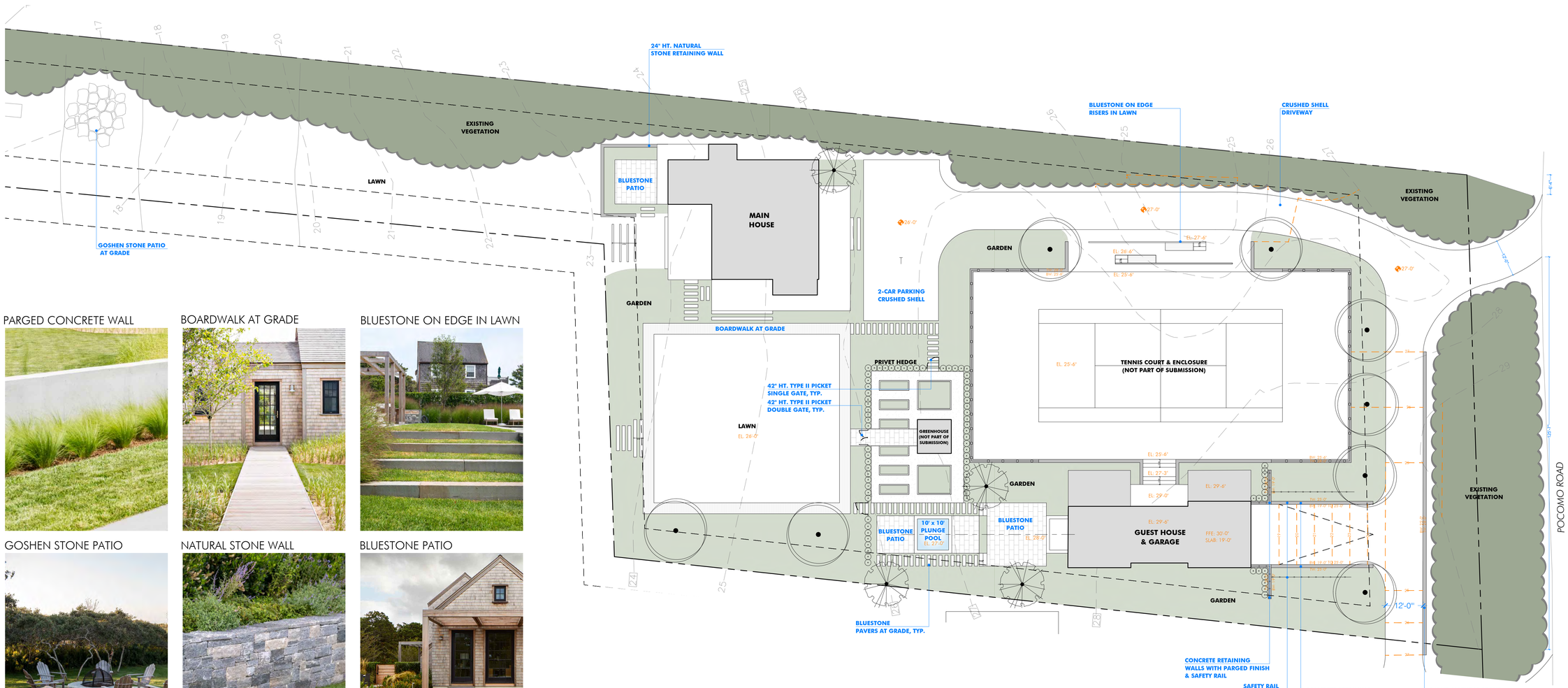
AERIAL MAP: 15/7



EXISTING CONDITIONS







PARGED CONCRETE WALL

BOARDWALK AT GRADE

BLUESTONE ON EDGE IN LAWN

GOSHEN STONE PATIO

NATURAL STONE WALL

BLUESTONE PATIO

HDC APPROVED HARDSCAPE 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

POOL & HARDSCAPE
HDC SUBMISSION

NOTES

DRAWING INFO

DATE	JANUARY 13, 2025
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC.01

75 POCOMO| SCHEMATIC LANDSCAPE PLAN: GUEST HOUSE, TENNIS COURT, & GARAGE

N GUEST HOUSE

O BOARDWALK AT GRADE

P PLAY STRUCTURE

Q TENNIS COURT

R PLUNGE POOL

S PAVILION W/ GARAGE

T GARAGE ACCESS

U NATURAL PLANTING

V PRIMARY DRIVEWAY

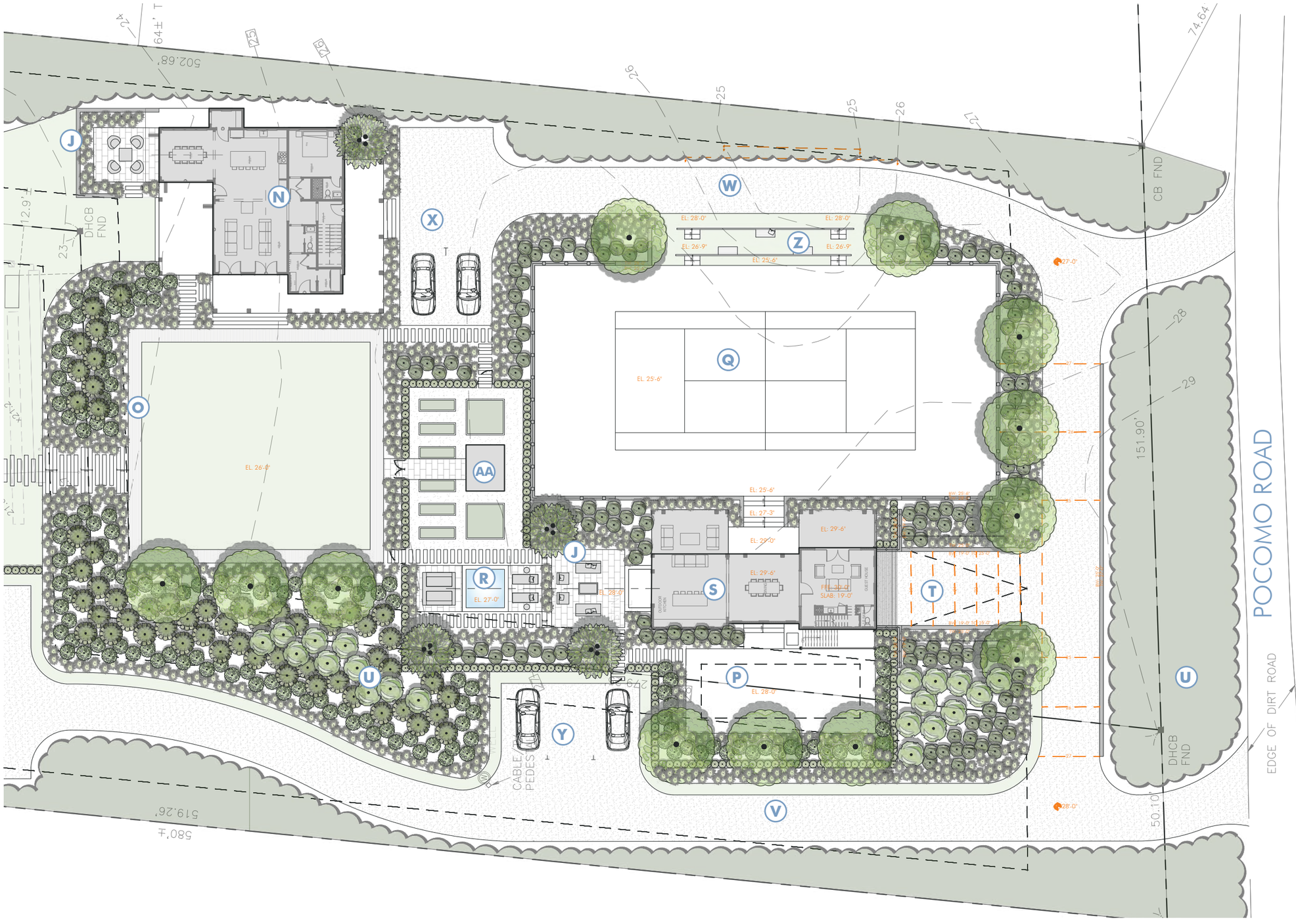
W GUEST HOUSE DRIVEWAY

X GUEST HOUSE PARKING

Y OVERFLOW PARKING

Z TENNIS COURT SEATING

AA VEGETABLE GARDEN & GREENHOUSE



Elegance LLC Residence

75 Pocomo Road
Nantucket, MA 02554

01.24.25

HDC APPROVAL THROUGH STAFF

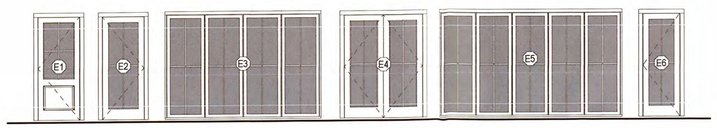


Locus Map



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	5	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30
C	18	2'-7 1/4"	4'-7 1/4"	2'-8"	4'-8"	Andersen Corporation	ADH2848	≥ 30
D	6	2'-5 1/4"	3'-7 1/4"	2'-6"	3'-8"	Andersen Corporation	ADH2638	≥ 30
E	2	1'-8"	2'-0"	1'-8 3/4"	2'-0 3/4"	Andersen Corporation	ACW2028	≥ 30
F	4	2'-8"	5'-0"	2'-8 3/4"	5'-0 3/4"	Andersen Corporation	ADH2848	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	DP RATING
E1	2	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E2	5	3'-0"	7'-6"	3'-1 1/2"	7'-6 3/4"	Andersen	≥ 30
E3	2	11'-3 1/2"	7'-8 5/8"	11'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E4	2	5'-8"	7'-6"	5'-8 3/4"	7'-6 1/2"	Andersen	≥ 30
E5	1	13'-3 1/2"	7'-8 5/8"	13'-4 3/4"	7'-9 1/8"	NanaWall Systems, Inc.	≥ 30
E6	1	2'-8"	7'-6"	2'-9 1/2"	7'-6 3/4"	Andersen	≥ 30



North



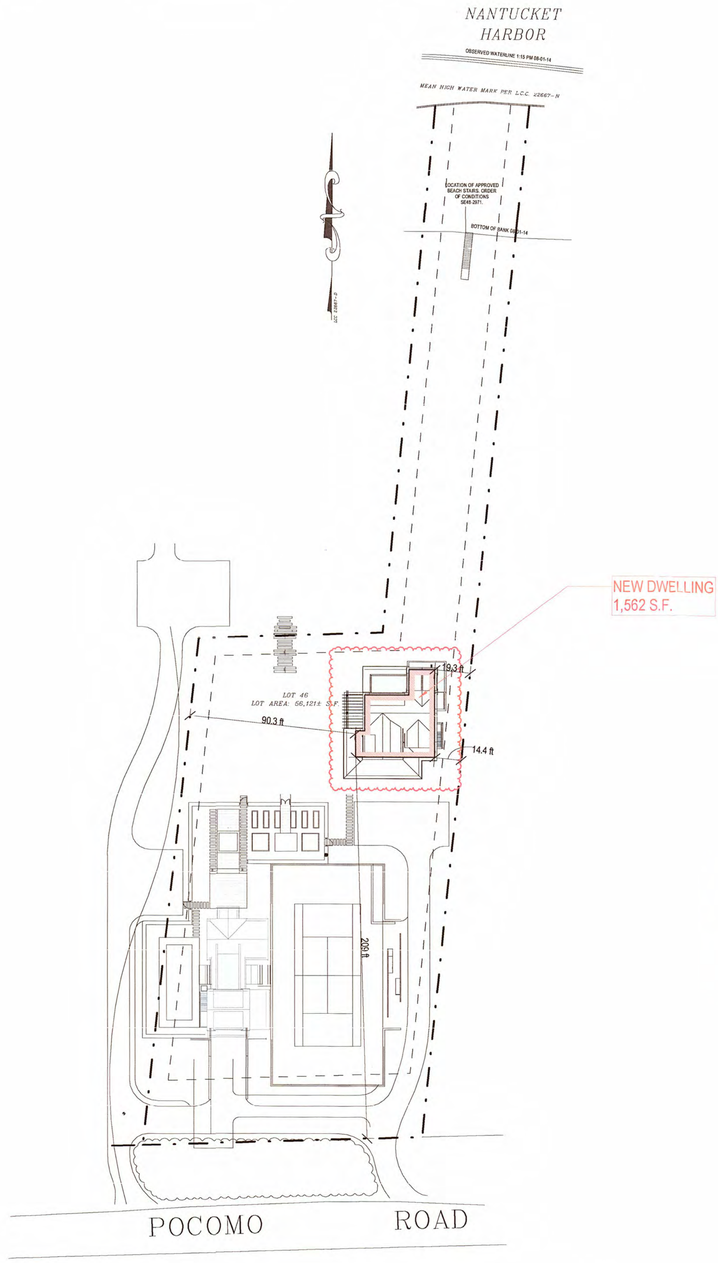
East



West



South



Site Plan

1" = 40'-0"

APPROVED
HDC2024-11-15 17
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JAN 24 2025
By

Revisions

Revision 3 Date 3

1912

Elegance LLC Residence
75 Pocomo Road
Nantucket, MA 02554

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6660
www.emeritusdevelopment.com

emeritus

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.

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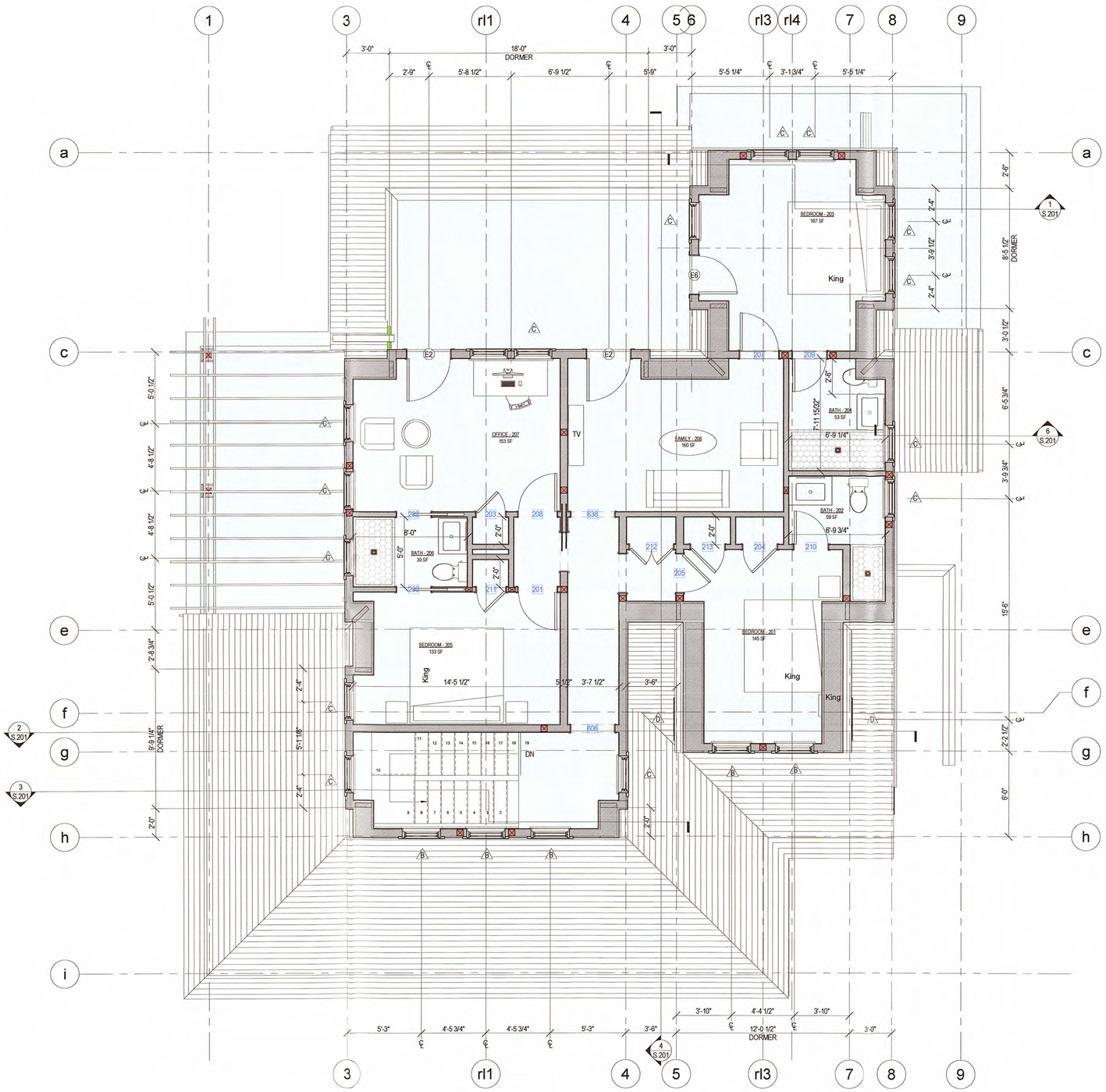
G.101

1912

01.24.25

HDC APPROVAL THROUGH STAFF

2ND FLOOR INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
Second Floor		
201	2'-8"	7'-6"
202	2'-4"	7'-6"
203	2'-0"	7'-6"
204	2'-4"	7'-6"
205	2'-8"	7'-6"
206	2'-4"	7'-6"
207	2'-8"	7'-6"
208	2'-8"	7'-6"
209	2'-4"	7'-6"
210	2'-4"	7'-6"
211	2'-0"	7'-6"
212	3'-0"	7'-6"
213	2'-4"	7'-6"



1 Second Floor Plan
1/4" = 1'-0"

1912

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Nantucket, MA 02554

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

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15 / 7
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
Lot Size:	56,121 sf
Min. Lot Size:	120,000 sf
Allowable G.C.:	2,000 sf
Existing G.C.:	N/A
Proposed G.C.:	1,571 sf
Total Proposed G.C.:	1,571 sf

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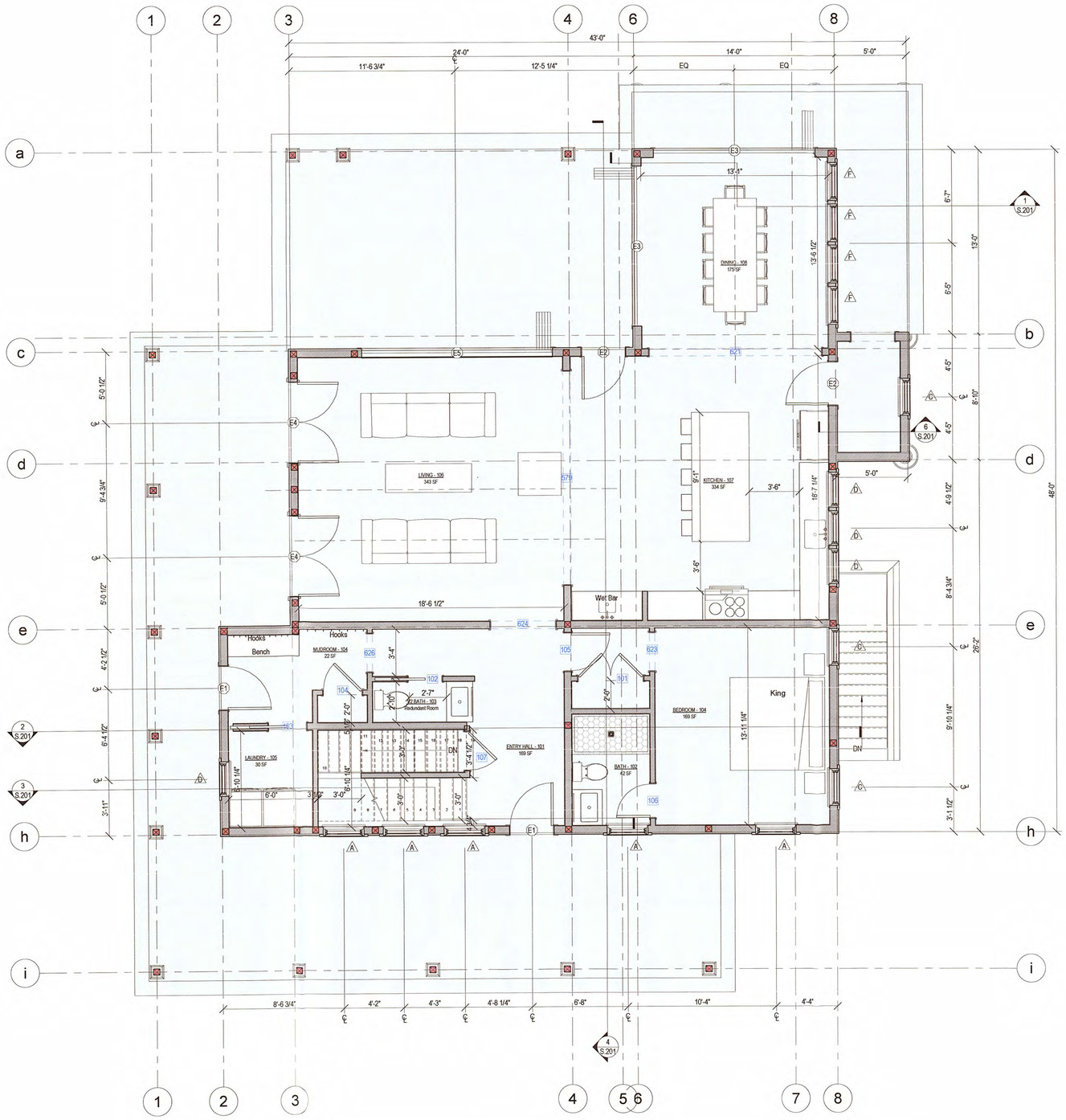
A.102
1912

01.24.25

HDC APPROVAL THROUGH STAFF

1ST FLOOR INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
First Floor		
101	4'-6"	7'-6"
102	2'-4"	7'-0"
103	2'-8"	7'-6"
104	2'-8"	7'-6"
105	2'-8"	7'-6"
106	2'-4"	7'-0"
107	2'-8"	7'-6"



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

1912

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Nantucket, MA 02554

emeritus
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F. 508.325.4980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

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Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	10'
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Allowable G.C.:	2,000 sf
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Total Proposed G.C.:	1,571 sf

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A.101
1912

01.24.25

HDC APPROVAL THROUGH STAFF



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



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

APPROVED
HDC2024-11-11517
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

1912

Elegance LLC
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Nantucket, MA 02554

emeritus
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P. 508.325.4995
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www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

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A.202
1912

01.24.25

HDC APPROVAL THROUGH STAFF



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

EXHIBIT A



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

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

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HDC 2024-11-11517
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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EXTERIOR ELEVATIONS

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By

Revisions

Revision 3 Date 3

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A.201
1912

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Nahomi S. Garcia _____ Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 01.28.25

36 Tennessee Ave./ John Wise

Emeritus LTD

59.4 / 79

New Dwelling

Sitting Board: Camp, MacLeod, Paul, Oliver

Chair: Welch Alternate: None

Val: In some ways this building is simple, but reads as one mass, especially from the south because of its long roof across. Doesn't feel like additive massing. North facing the water is over fenestrated.

Angus: Agrees. On the west elevation for instance, appreciates the wings getting pulled back to break it up, but because the windows align it reads like a block. Expresses concerns about fenestration on the first floor. North elevations reads very symmetrical for the Madaket area. Suggests to add shingle railing on decks to break up the glass doors.

Abby: Agrees. Design is too boxy and suggest to do additive massing. Windows are too vertical for Madaket.

Joel: Agrees.. Expresses concern about the verticality of the fenestration and contemporary feel of the dwelling.

Welch: Agrees. The bigger picture is a concept of too much bulk and not enough funk. Questions visibility from Tennessee Ave.

Motion to hold for revisions (Welch)

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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 Decks/Patio: Size: 25'x4' ☑ 1st floor ☐ 2nd floor
Width: 55'-7" Sq. footage 2nd floor: 1,666 Size: 20'x5' ☐ 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 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 3 1/2" Door Frame 3 1/2" 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

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

02.06.2025

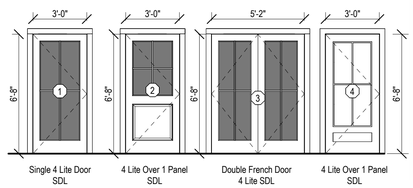
Old Business HDC Submission



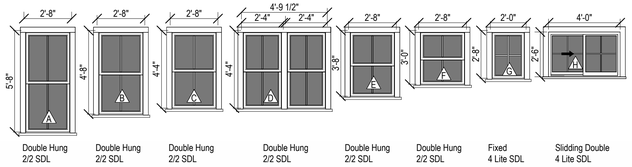
Locus Map



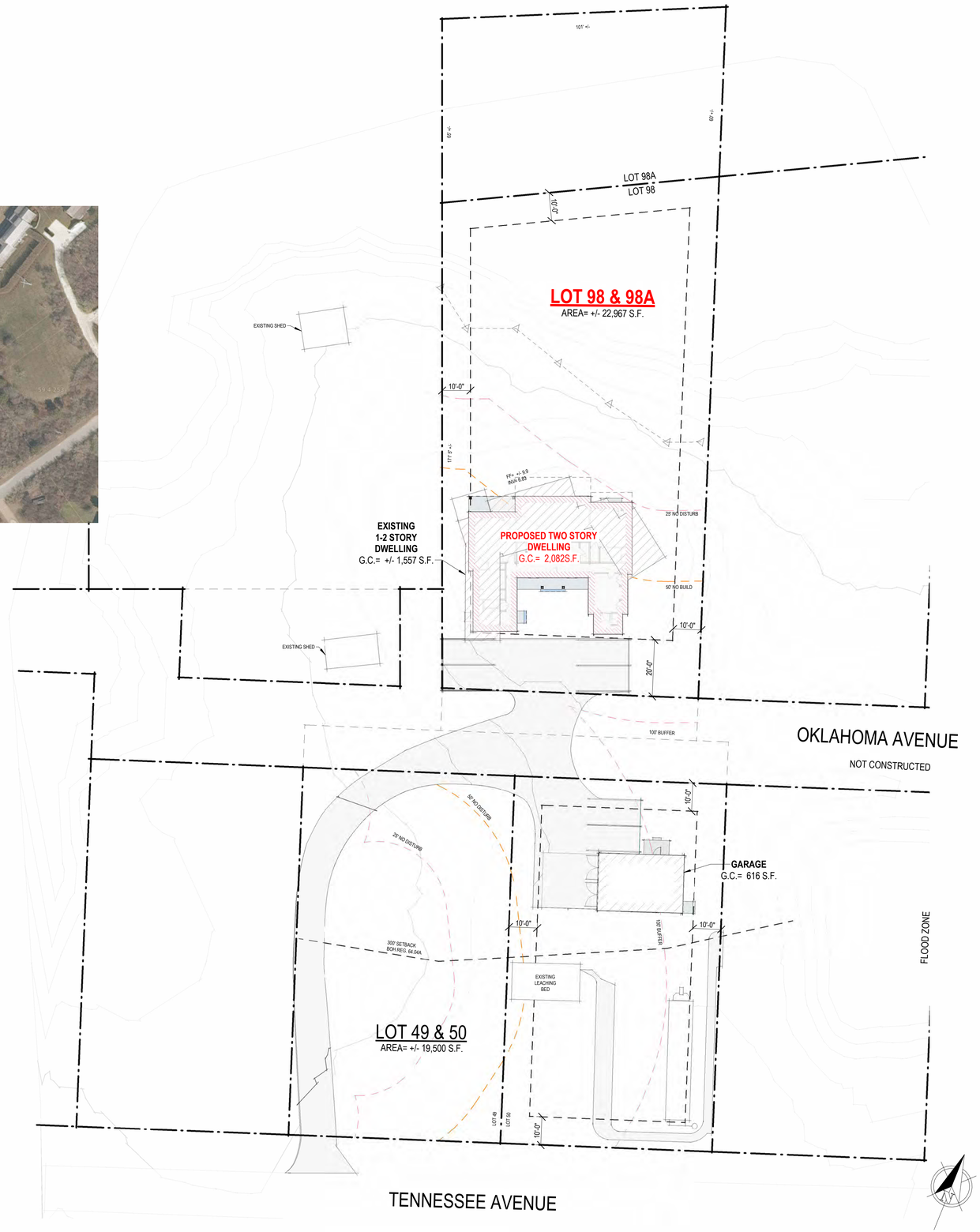
Satellite View



3 Exterior Door Legend
1/4" = 1'-0"



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



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

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

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

Site Information

Map & Parcel:	594/79
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.:	2,082 S.F.
Total Proposed G.C.:	2,082 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	Existing Photos
P.3	Perspective
P.4	Perspective

Revisions

Cover Sheet

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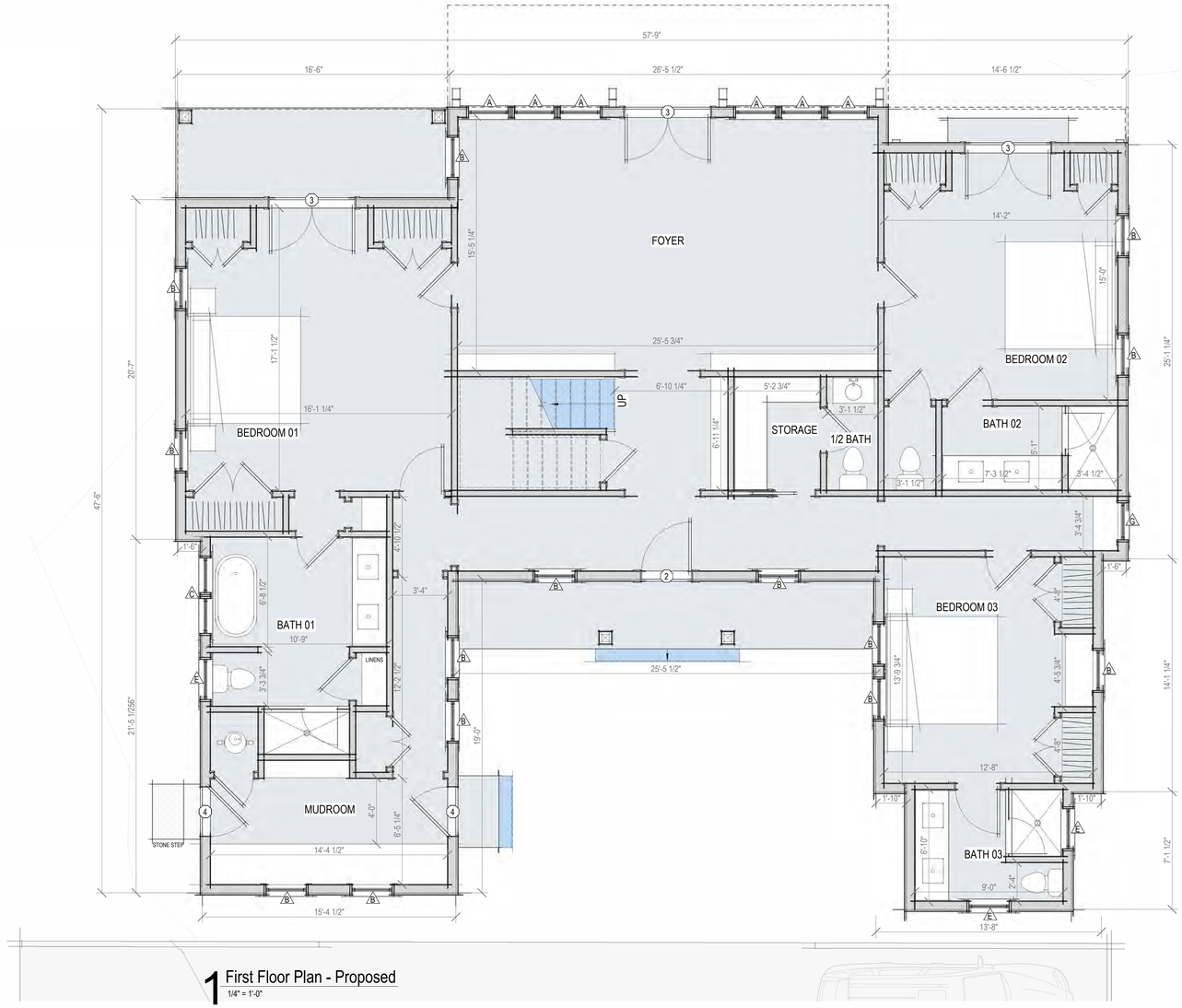
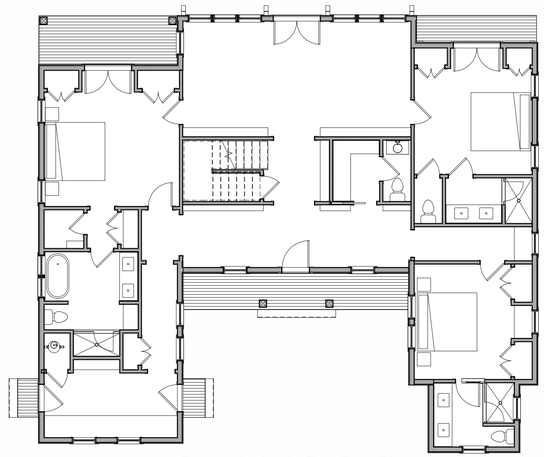
A.0.1

2430

Old Business HDC Submission *02.06.2025*



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



Prev. Submitted - First Floor Plan
1/8" = 1'-0"

2430

Proposed Residence

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emeritus
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Sheet Index - Architectural & Structural

Revisions

Floor Plans

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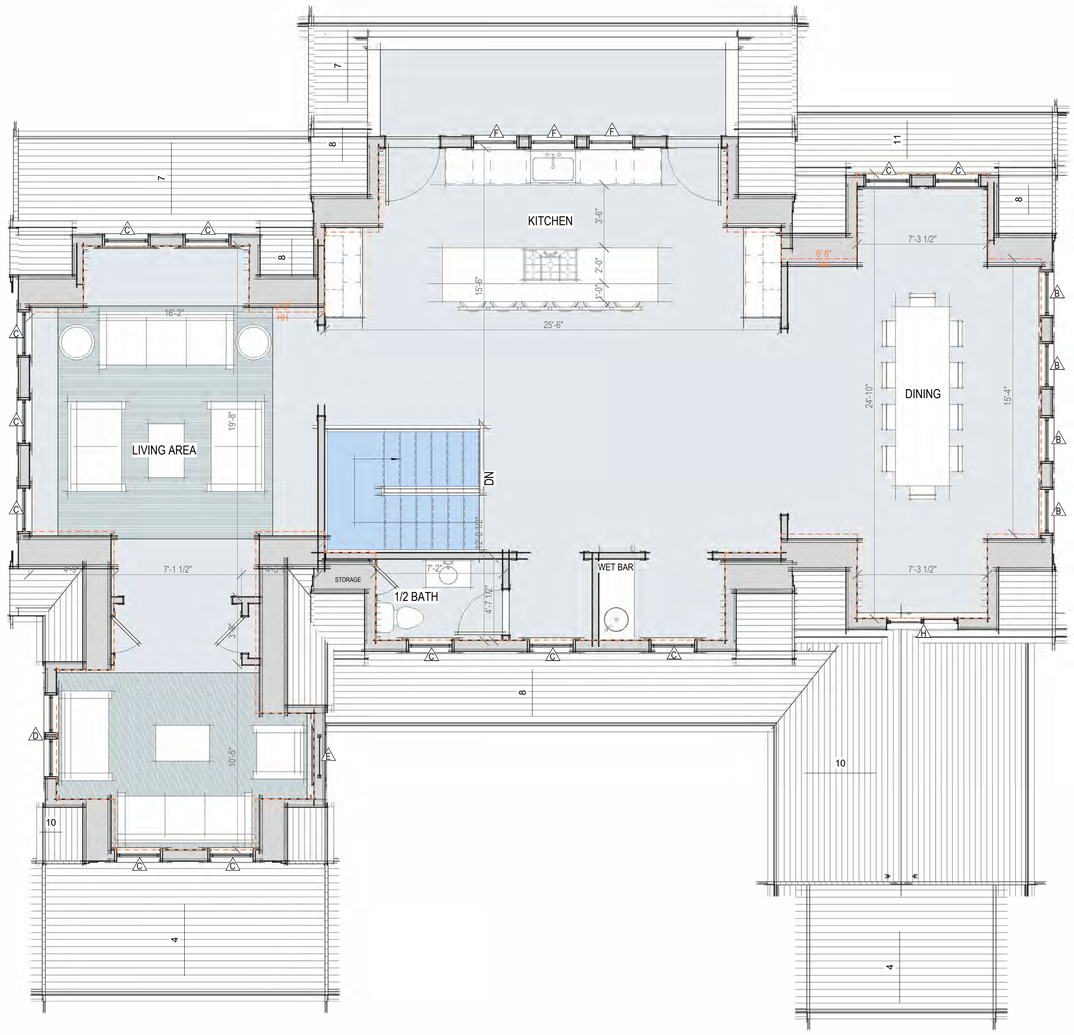
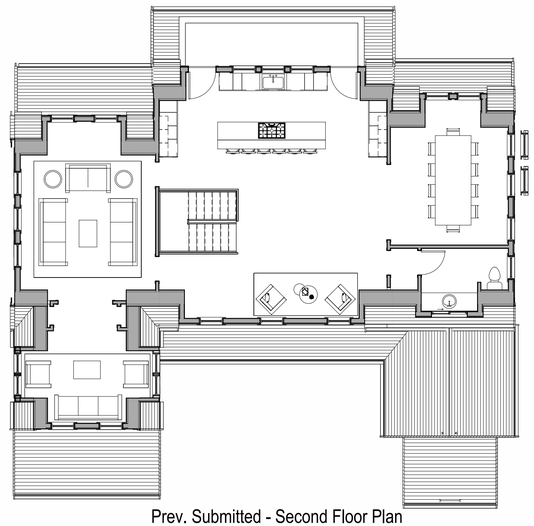
A.1.1

2430

Old Business HDC Submission *02.06.2025*



1 Second Floor Plan - Proposed
1/4" = 1'-0"



Prev. Submitted - Second Floor Plan
1/8" = 1'-0"

2430

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emeritus
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A.1.2

2430

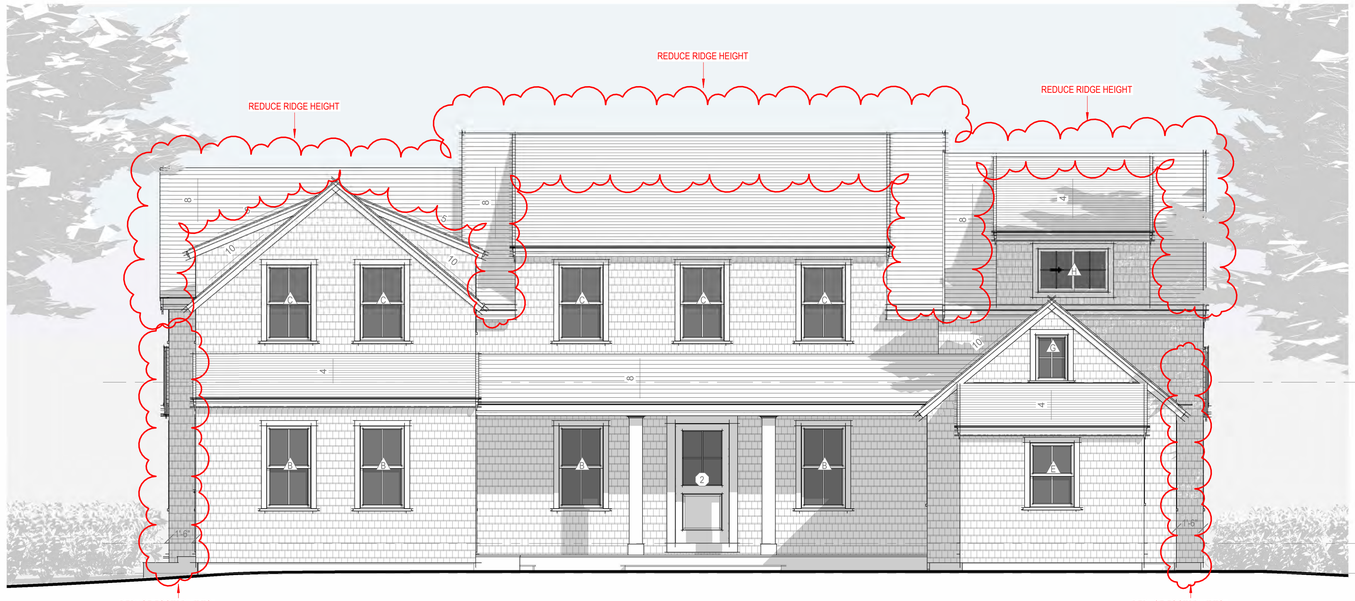
Old Business HDC Submission *02.06.2025*



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



Prev. Submitted - North Elevation
1/8" = 1'-0"



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



Prev. Submitted - South Elevation
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
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.:	2,082 S.F.
Total Proposed G.C.:	2,082 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

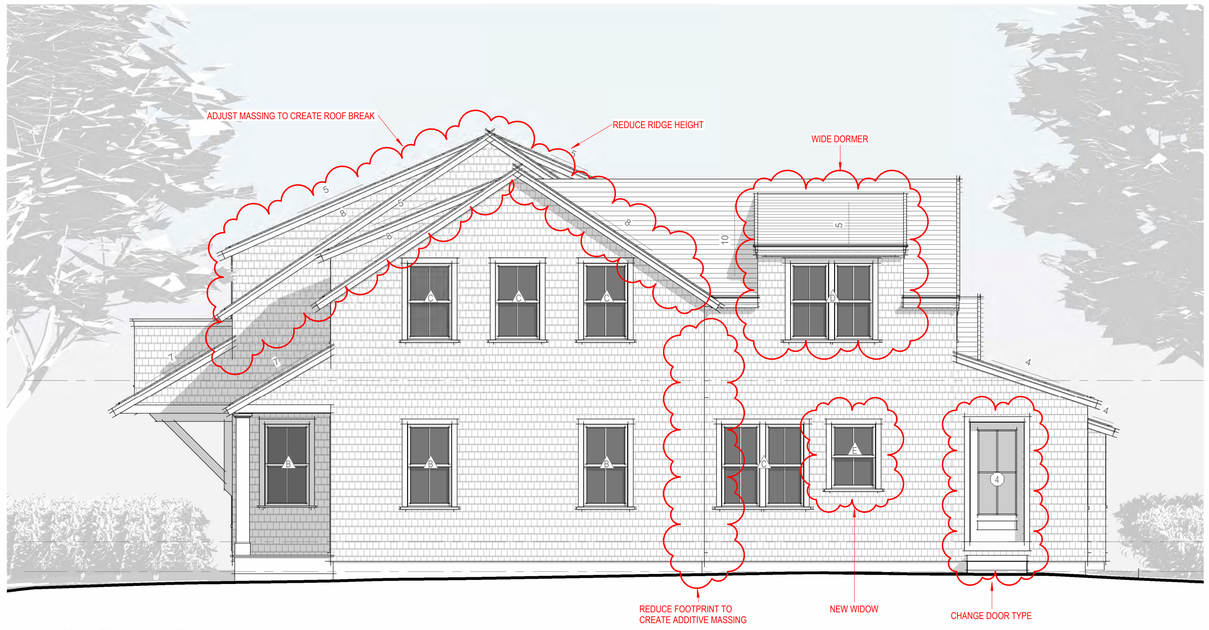
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2430

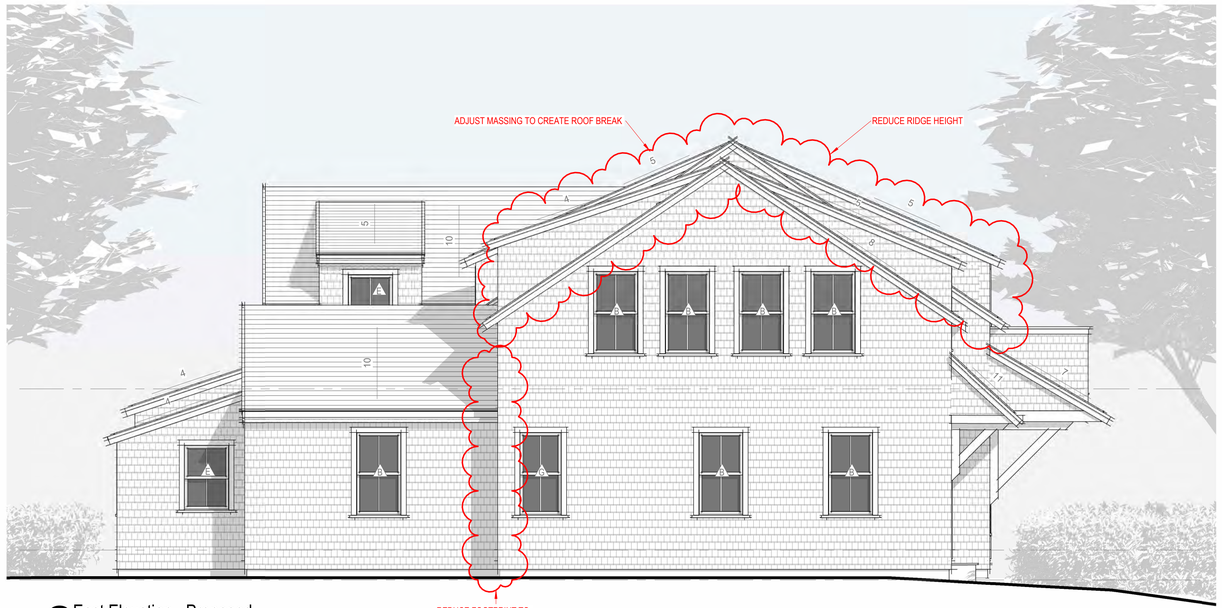
Old Business HDC Submission *02.06.2025*



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



Prev. Submitted - West Elevation
1/8" = 1'-0"



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



Prev. Submitted - East Elevation
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.2

2430

02.06.2025

Old Business HDC Submission









2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
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Site Information

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Proposed G.C.:	2,082 S.F.
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Sheet Index - Architectural & Structural

Revisions

Perspective

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Old Business HDC Submission 02.06.2025



Street View (Tennessee Ave)



Street View (Tennessee Ave)



Street View (Tennessee Ave)



View from Driveway

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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emeritus

Site Information

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Sheet Index - Architectural & Structural

Revisions

Existing Photos

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Proposed Residence

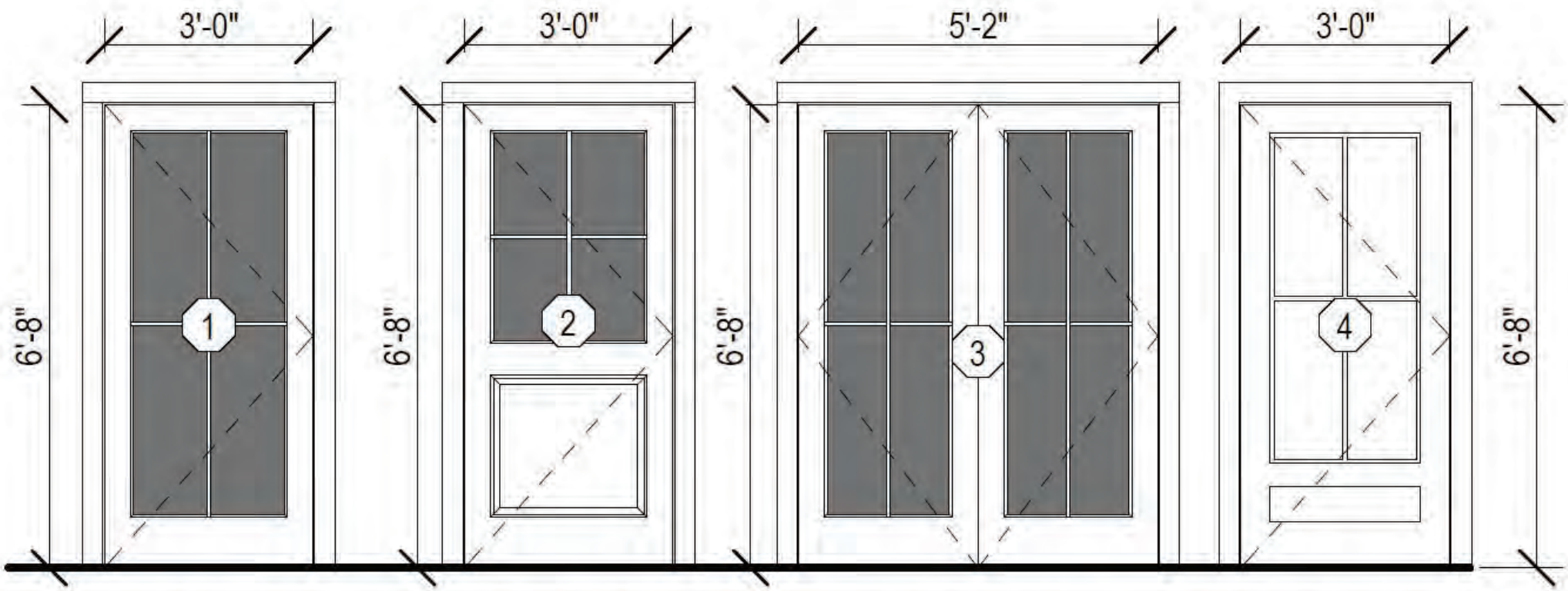
36 Tennessee Ave
Nantucket, MA 02554



Locus Map

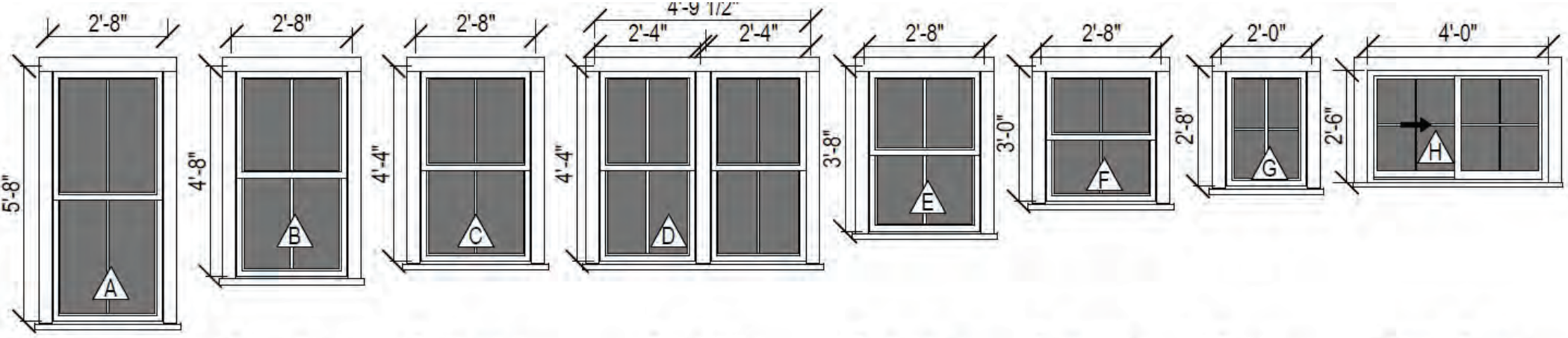


Satellite View



3 Exterior Door Legend

1/4" = 1'-0"



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

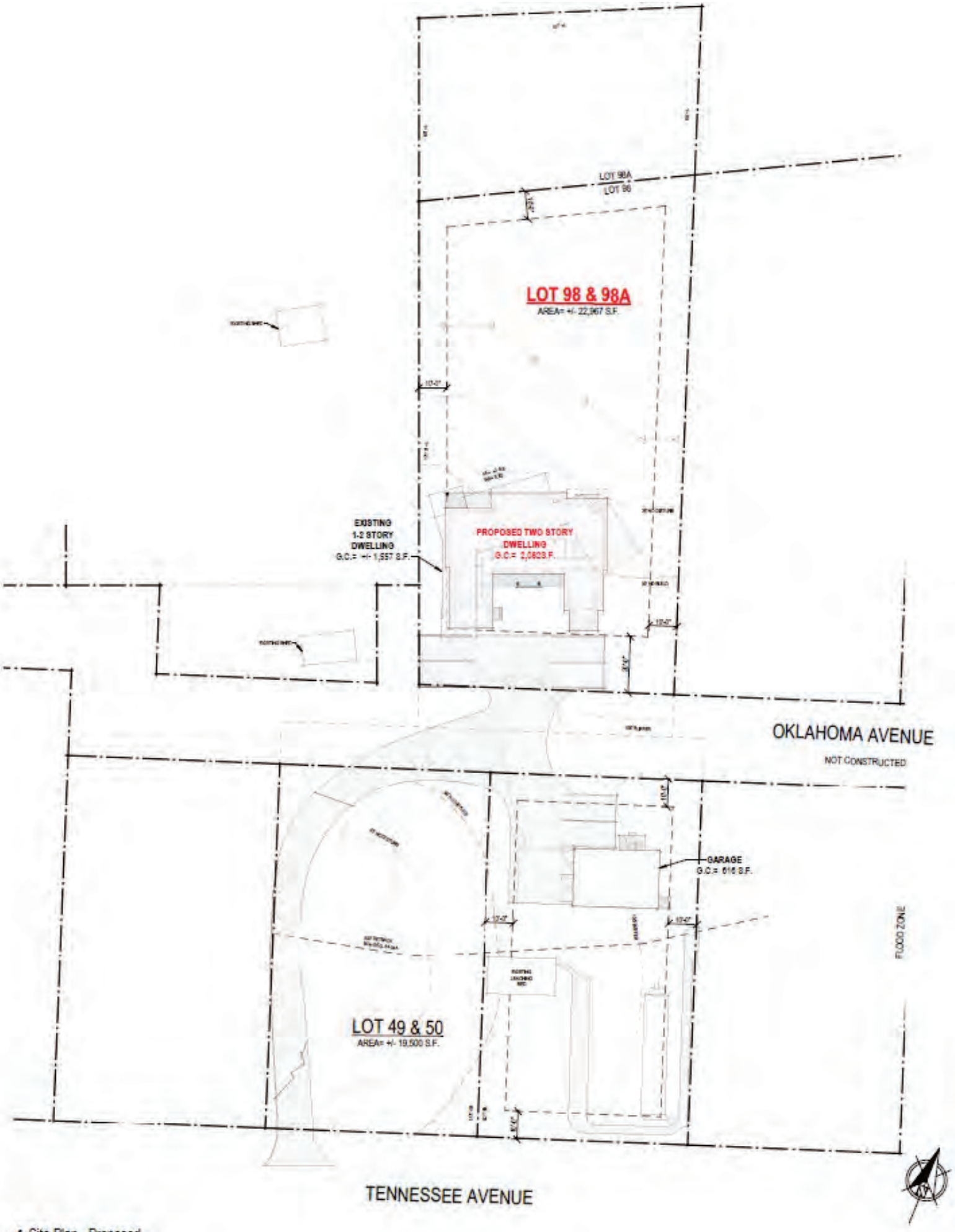
Double Hung
2/2 SDL

Fixed
4 Lite SDL

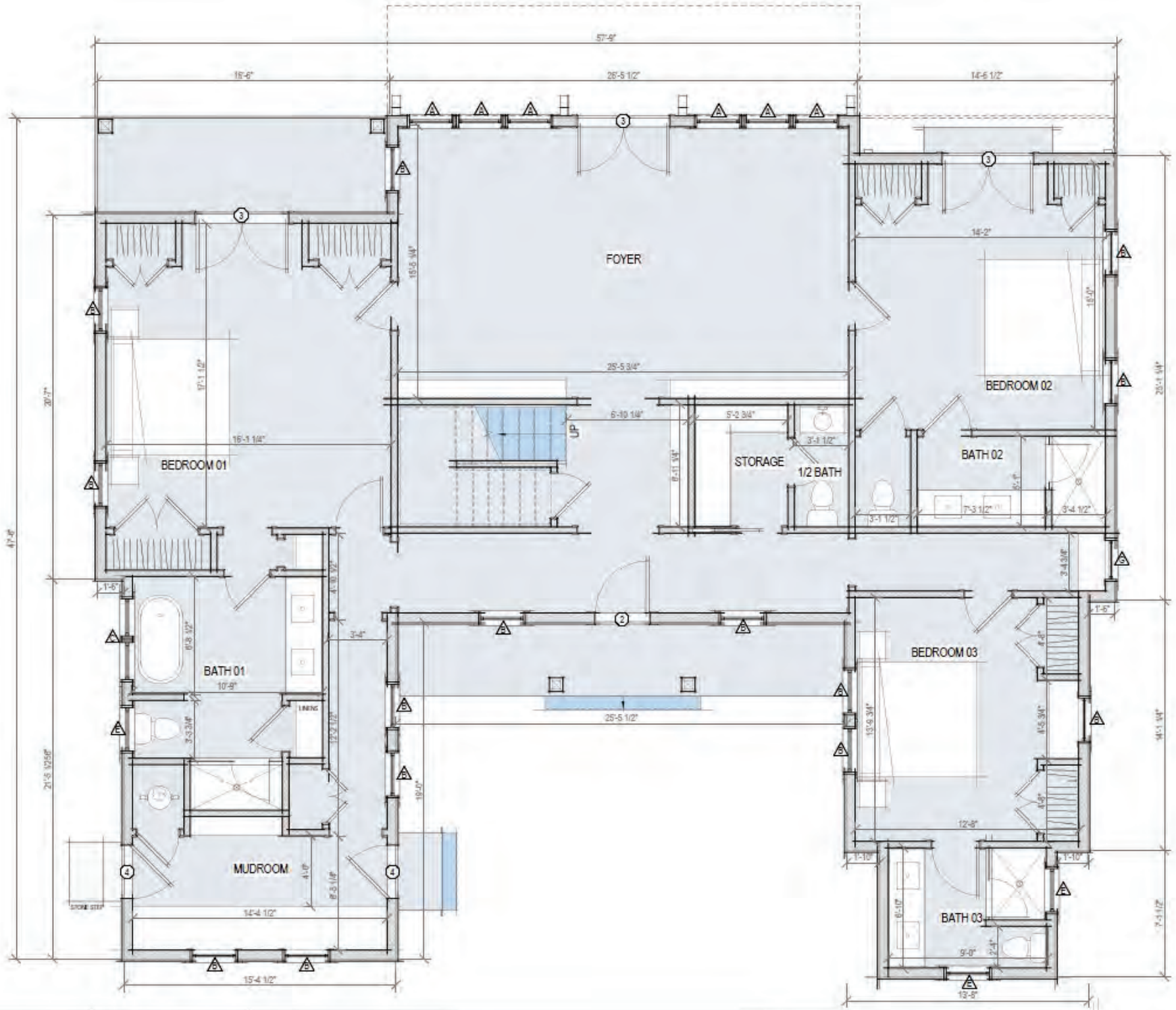
Slidding Double
4 Lite SDL

4 Window Legend

1/4" = 1'-0"

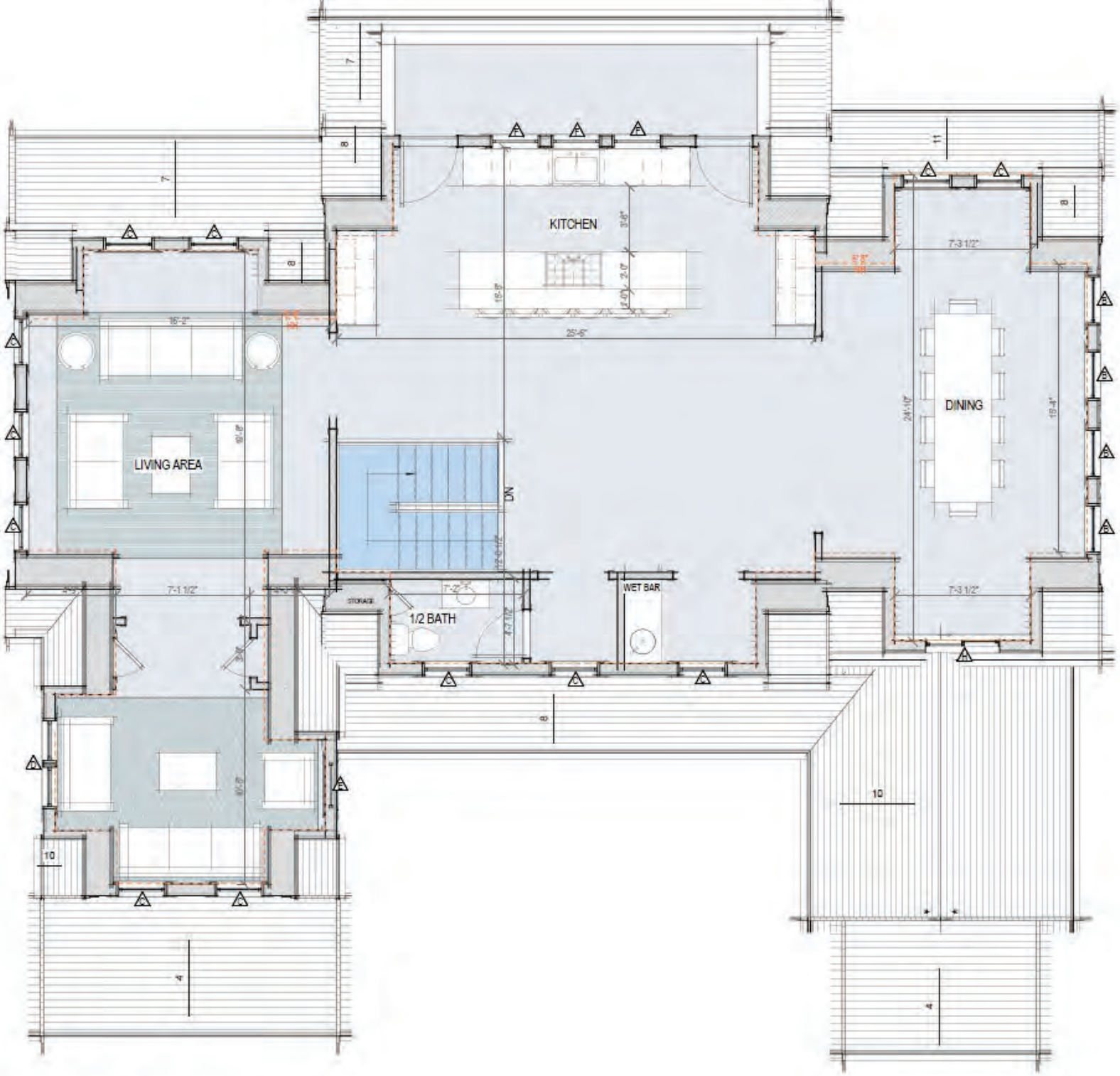


1 Site Plan - Proposed
1" = 20'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"

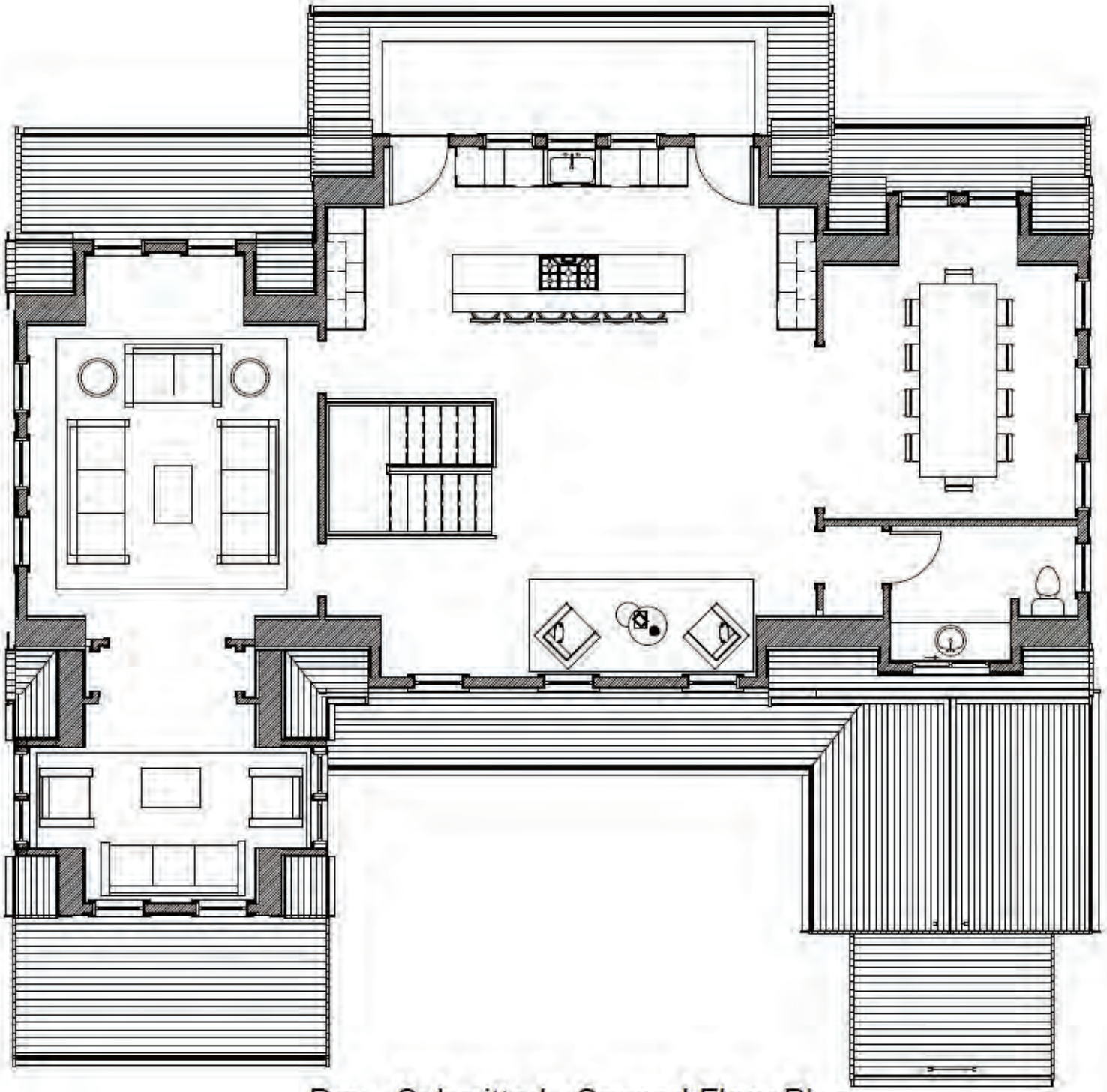


1 Second Floor Plan - Proposed
1/4" = 1'-0"



Prev. Submitted - First Floor Plan

1/8" = 1'-0"

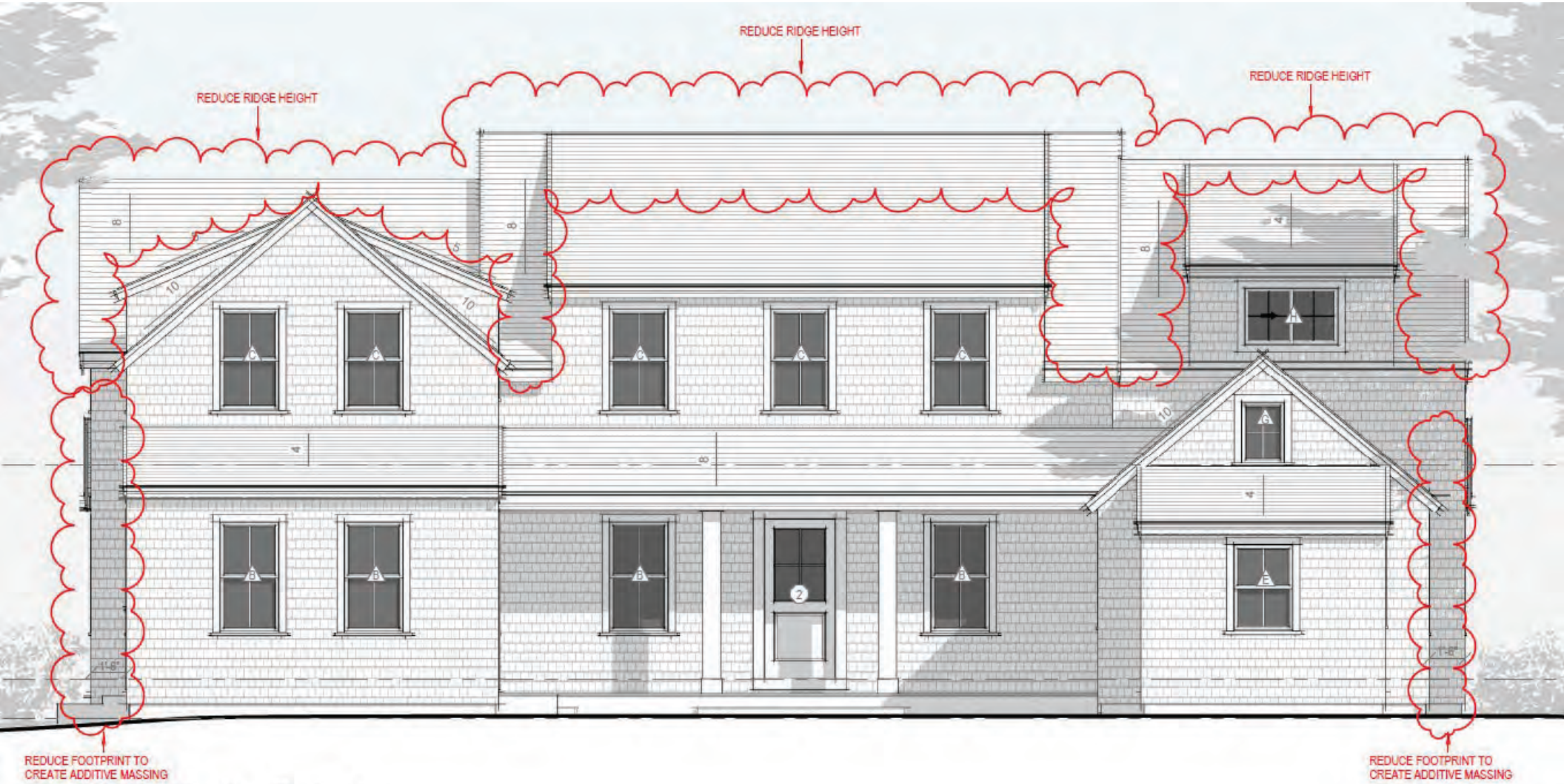


Prev. Submitted - Second Floor Plan

1/8" = 1'-0"

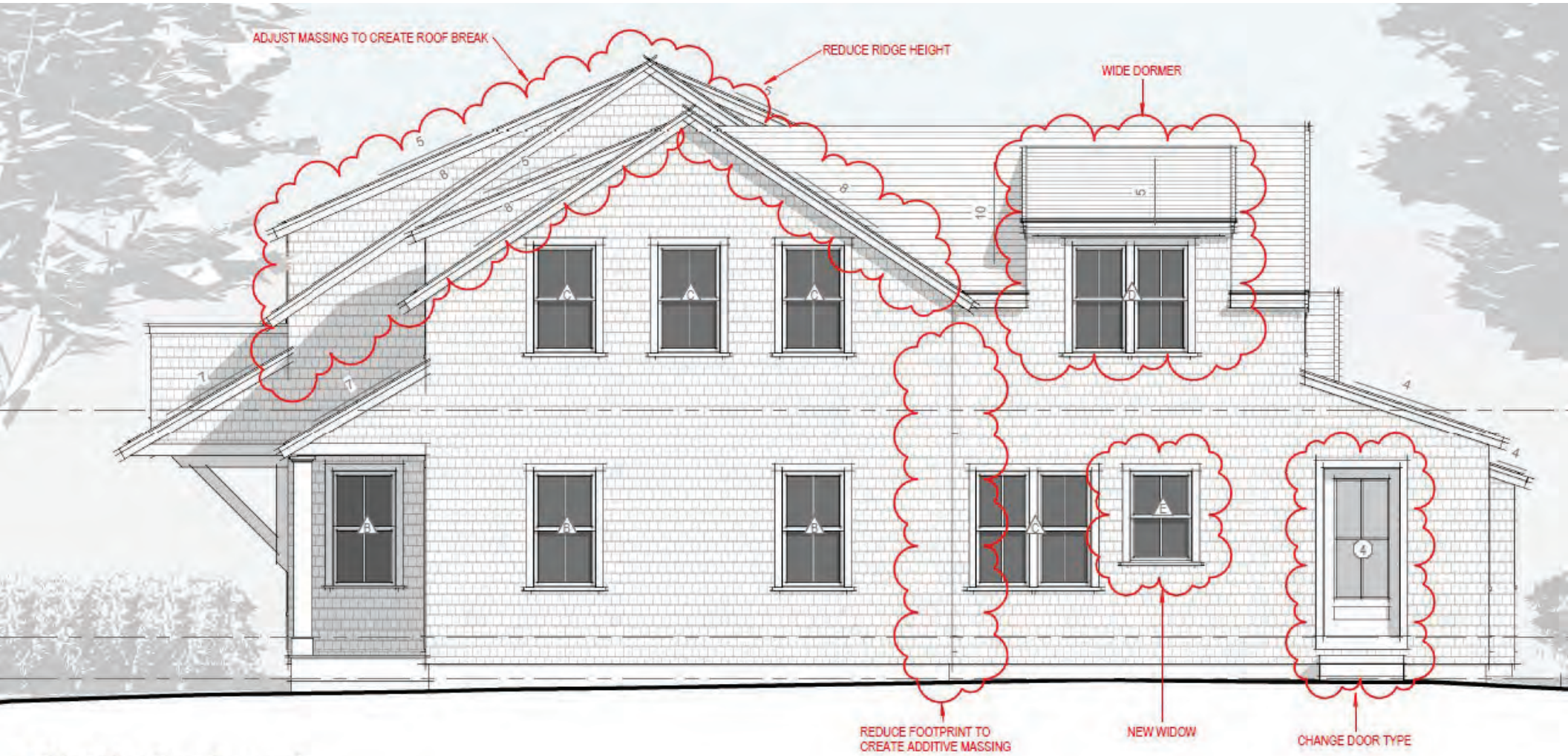


1 North Elevation - Proposed
1/4" = 1'-0"



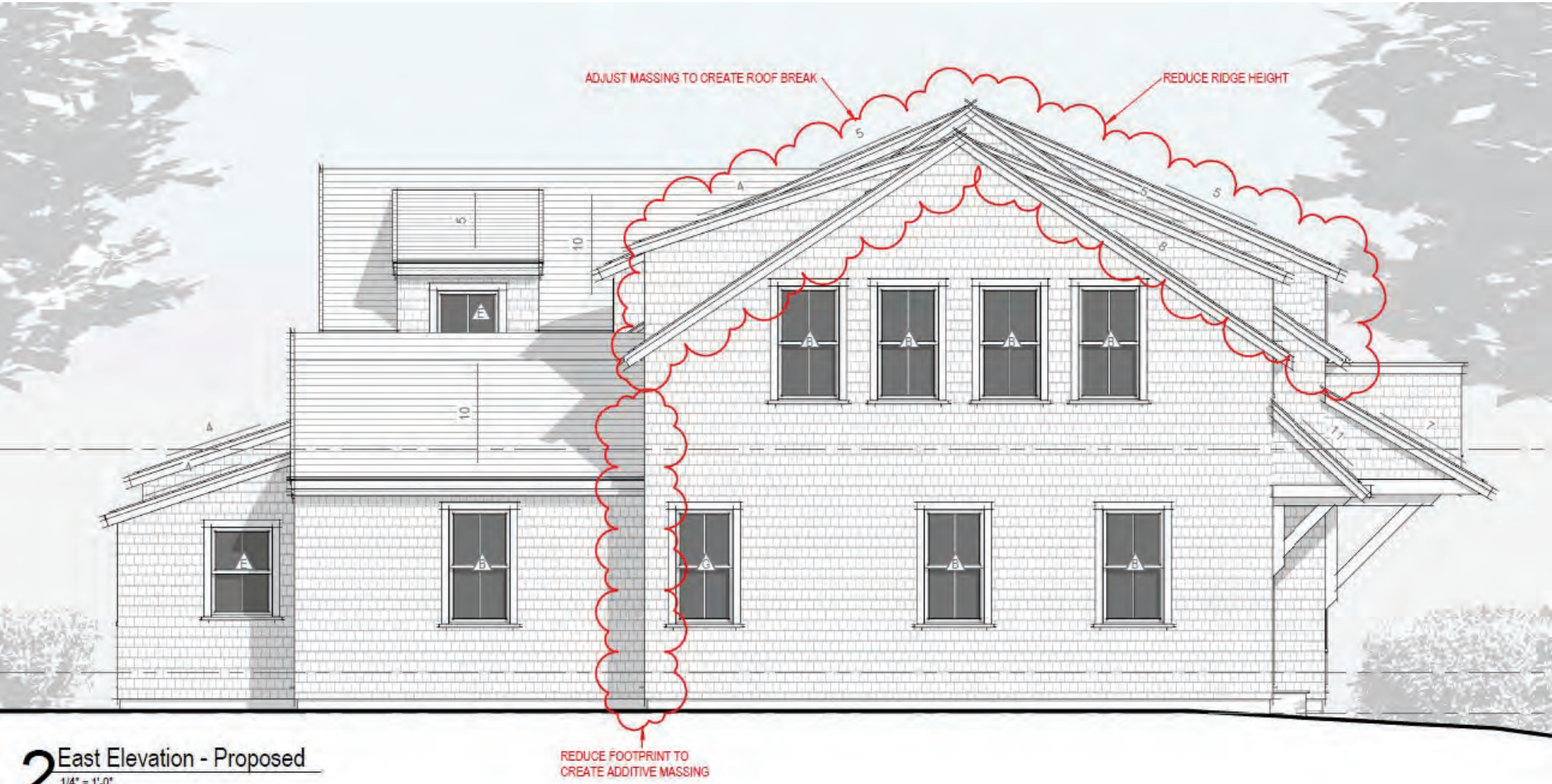
2 South Elevation - Proposed

1/4" = 1'-0"



1 West Elevation - Proposed

1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



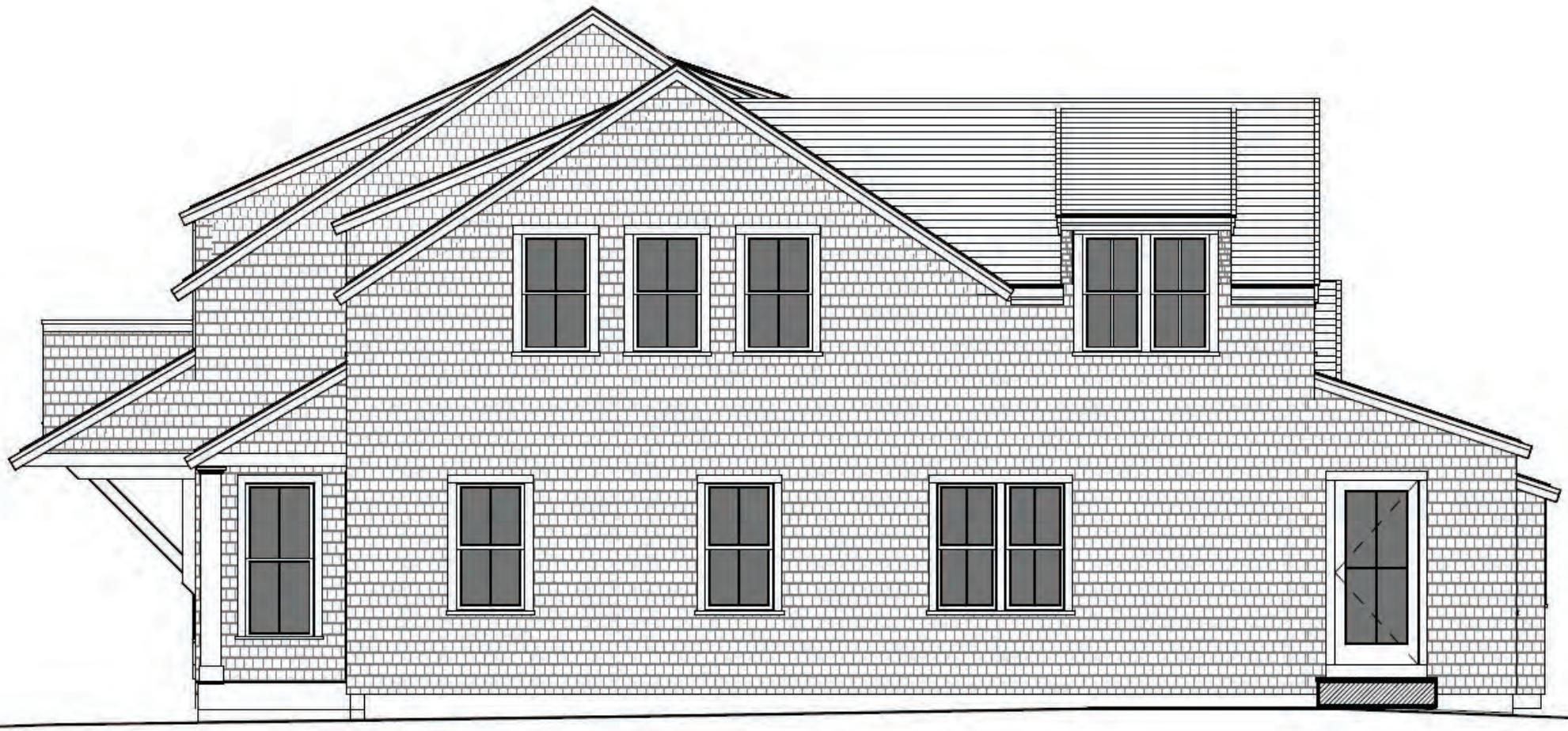
Prev. Submitted - North Elevation

1/8" = 1'-0"



Prev. Submitted - South Elevation

1/8" = 1'-0"



Prev. Submitted - West Elevation

1/8" = 1'-0"



Prev. Submitted - East Elevation

1/8" = 1'-0"







Street View (Tennessee Ave)



Street View (Tennessee Ave)

ADDRESS: 21 PLEASANT ST. HARDSCAPE
DATE HEARD: 1/28/25
SITTING BOARD: NELCH, CAMP, OLIVER, PATTEN, COOMBS?

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: 2.6.2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 21 PLEASANT ST 2024-02-10023
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) REVISED DRIVEWAY + NOTATIONS
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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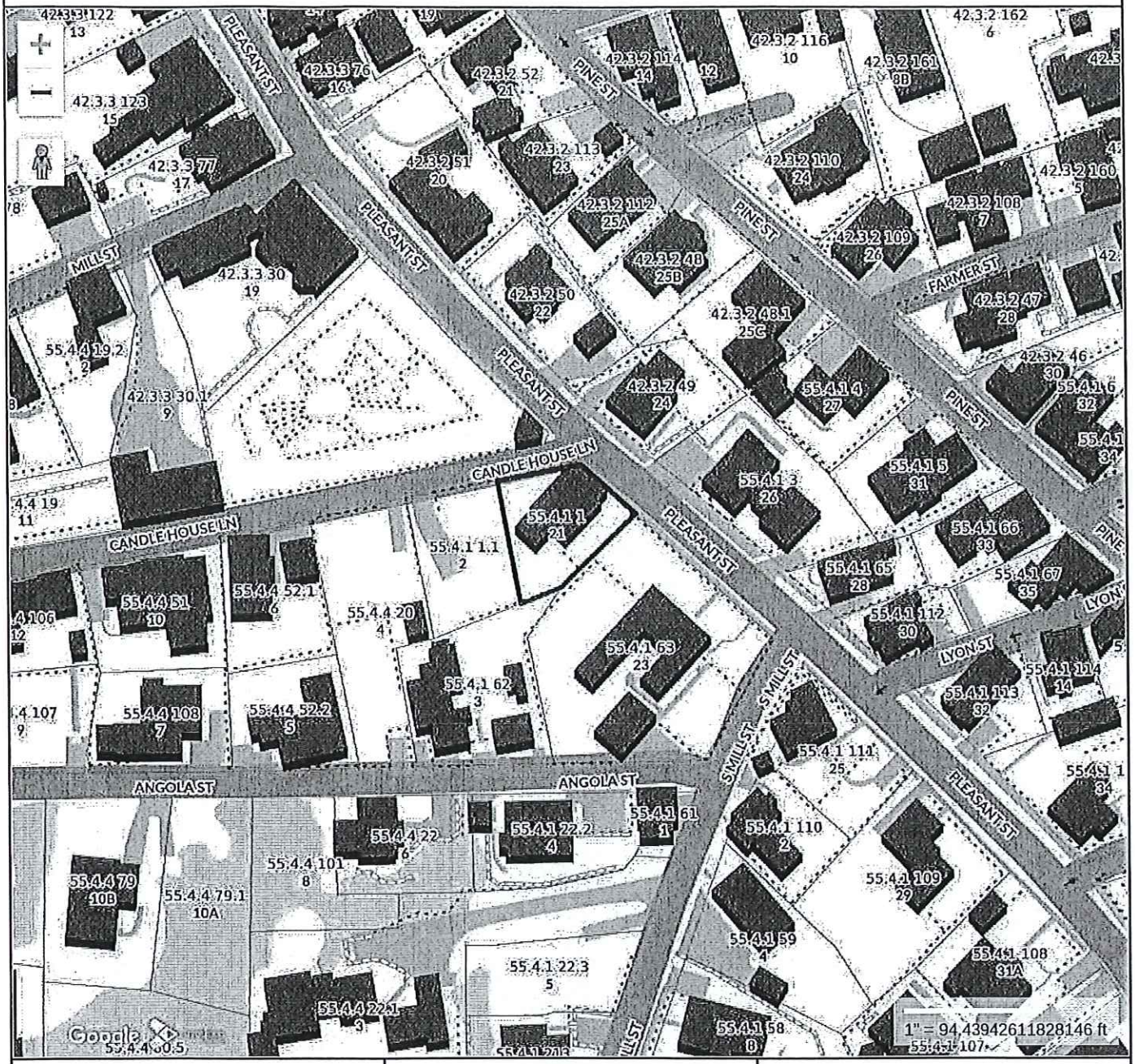
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: Victoria P. Ewing Date: 2/6/2025



Property Information

Property ID	10886
Location	21 PLEASANT ST
Owner	21A PLEASANT STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

NEIGHBORING MATERIALS



Brick Drive Pleasant Street



Stonewall and Brick Drive Paving at N Mill Street



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



Stonewall at S Mill Street



CMU Wall with Brick Cap at Pleasant Street



Fence Type Nieghbor Across Candle House Lane



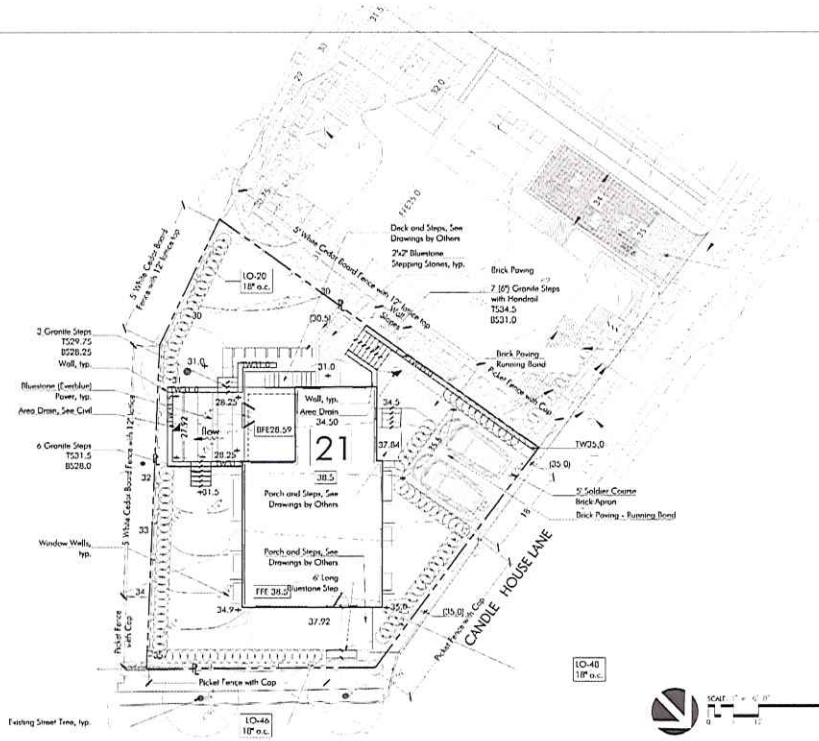
Typical Fence Type Pleasant Street



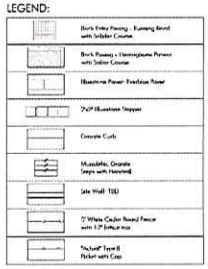
Existing Fence 21 Pleasant on Candle House Lane



Typical Fence Type Pleasant Street



LEGEND:



PLANT LIST 21 PLEASANT STREET

SYMB	LATIN NAME	COMMON NAME	MIN SIZE	NOTES
LO	114 Ligustrum ovalifolium	Privet	4'-5'	B&B Space 18"o.c.

PROPOSED MATERIALS



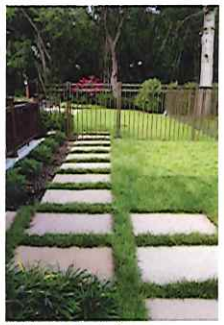
5' White Cedar Board fence with 12" lattice top



Brick Paving



Everblue Pavers



2x2 Bluestone Stepping Stones



"Actual" Type II Picket with Cap



Granite Steps in Lawn to ease the slope

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 31, Brookline, MA 02446
Verdant Landscape Architecture.com
617.739.1180

LANDSCAPE HARDSCAPE MATERIALS PLAN
21 PLEASANT STREET
NANTUCKET, MA

REVISIONS

MARK	ISSUE	DATE
Parking Revisions		01/22/25
HDC Revisions		02/03/25

DRAWING INFORMATION
ISSUE:
DATE: 02/06/24
SCALE: As Noted

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
HARDSCAPE MATERIALS PLAN

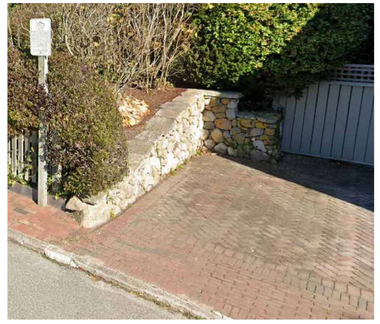
DRAWING NUMBER
L1.0

© Verdant Landscape Architecture

NEIGHBORING MATERIALS



Brick Drive Pleasant Street



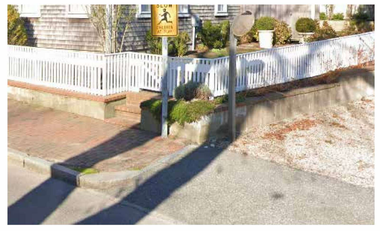
Stonewall and Brick Drive Paving at N Mill Street



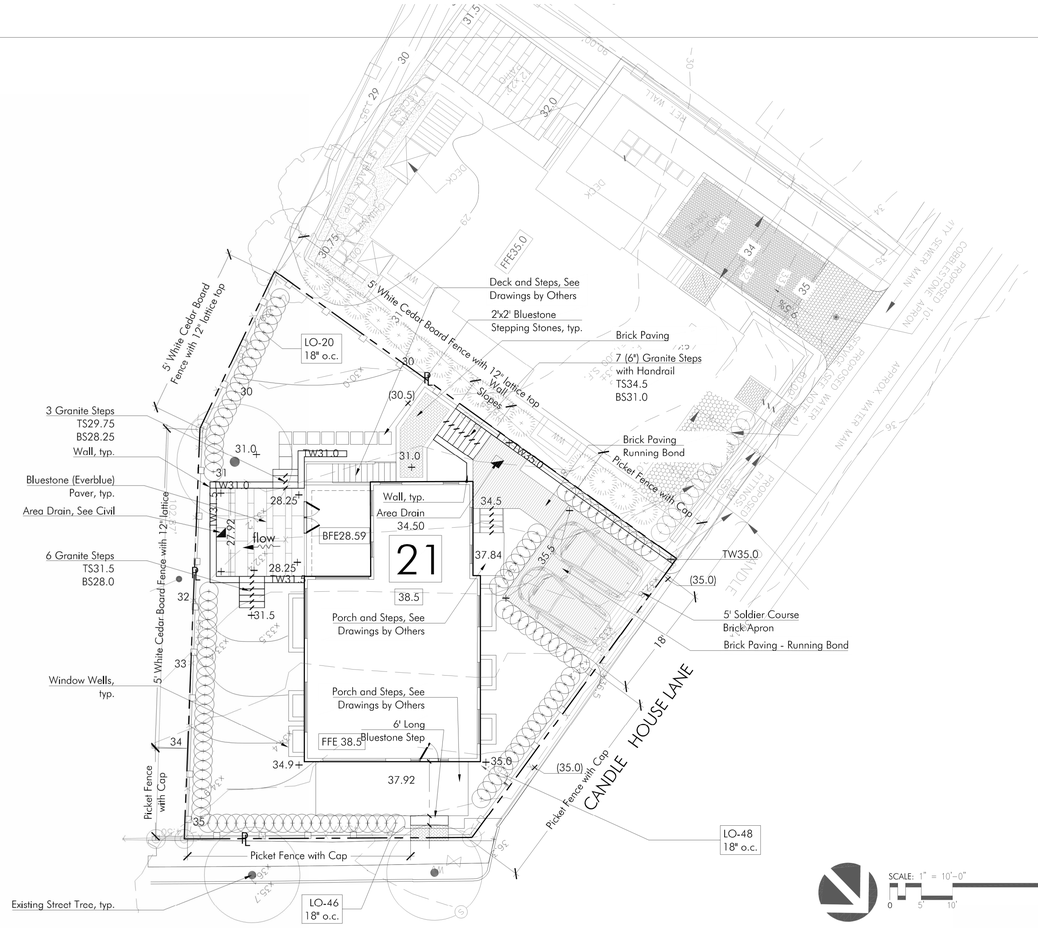
Pleasant Street Has An Existing Street Trees on The Main Entrance.



Stonewall at S Mill Street



CMU Wall with Brick Cap at Pleasant Street



LEGEND:

- Brick Entry Paving - Running Bond with Solider Course
- Brick Paving - Herringbone Pattern with Sailor Course
- Bluestone Paver: Everblue Paver
- 2'x2' Bluestone Stepper
- Granite Curb
- Monolithic Granite Steps with Handrail
- Site Wall: TBD
- 5' White Cedar Board Fence with 12" lattice top
- *Actual* Type II Picket with Cap

PLANT LIST 21 PLEASANT STREET

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
LO	114	Ligustrum ovalfolium	Privet	4'-5'	B&B Space 18"o.c.

PROPOSED MATERIALS



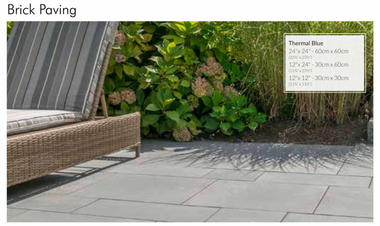
5' White Cedar Board fence with 12" lattice top



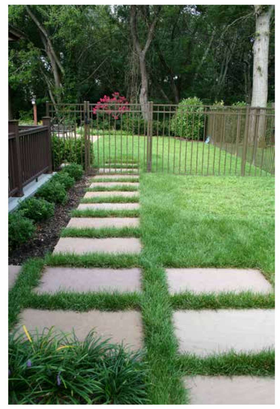
"Actual" Type II Picket with Cap



Brick Paving



Everblue Pavers



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Typical Fence Type Pleasant Street



Existing Fence 21 Pleasant on Candle House Lane



Typical Fence Type Pleasant Street

VERDANT
LANDSCAPE ARCHITECTURE
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Verdant Landscape Architecture.com
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LANDSCAPE HARDSCAPE MATERIALS PLAN
21 PLEASANT STREET
NANTUCKET, MA

MASSACHUSETTS
KATYA PODBIAN
No. 3019
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

MARK	ISSUE	DATE
Parking Revisions		01/22/25
HDC Revisions		02/03/25

DRAWING INFORMATION
ISSUE:
DATE: 02/06/24
SCALE: As Noted

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
HARDSCAPE MATERIALS PLAN

DRAWING NUMBER
L1.0

© Verdant Landscape Architecture









ADDRESS: 63 HINSDALE
DATE HEARD: 2/4/2025
SITTING BOARD: WELCH, MCLEOD, CAMP, OLIVER, PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

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2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
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https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 2.6.2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 63 HINSDALE
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) REVISED DWGS.
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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Signature: Kristen P Ewing Date: 2/6/25



Property Information

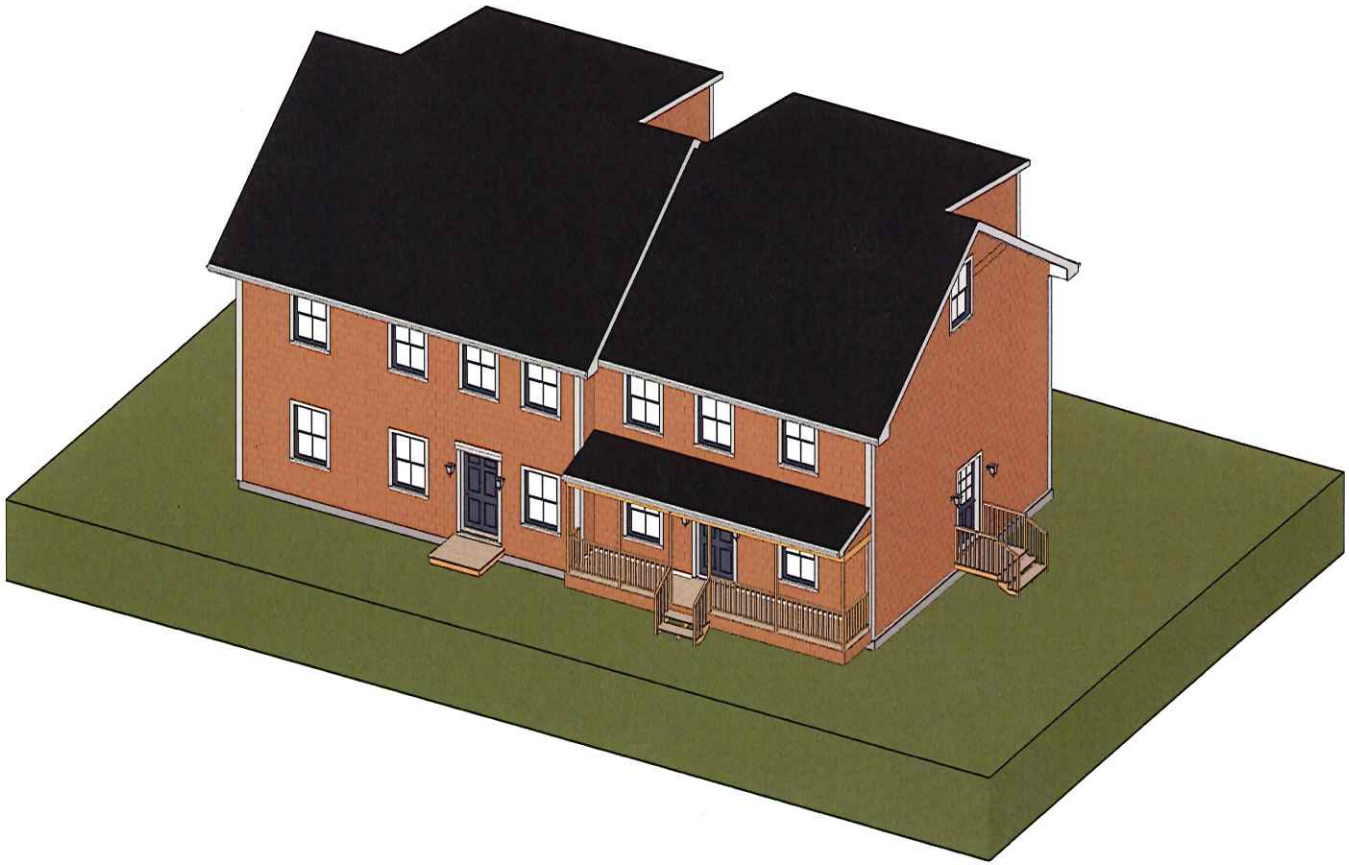
Property ID	191492
Location	63 HINSDALE RD
Owner	KALMAN MICHELLE L

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.



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Nantucket, MA
A portion of 19 Pinecrest Drive
Map 0068 Parcel 9631

Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

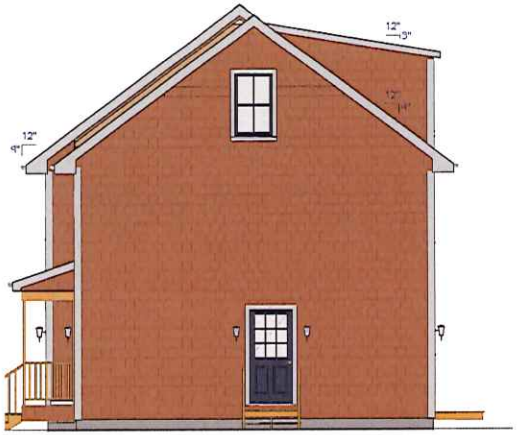
DATE:
2/5/2025

SCALE:

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



Elevation 1



Elevation 2



Elevation 3



Elevation 4

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Natucket, MA
A portion of 19 Finecmat Drive
Map 0063 Parcel 9631

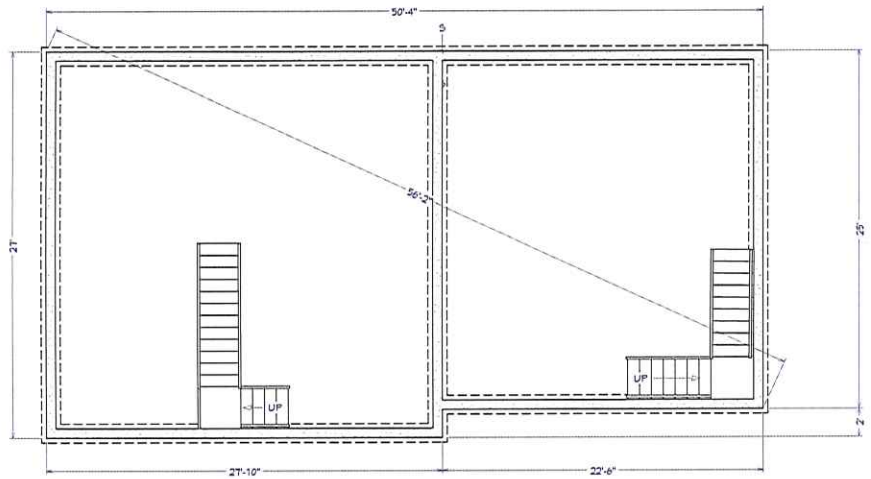
Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

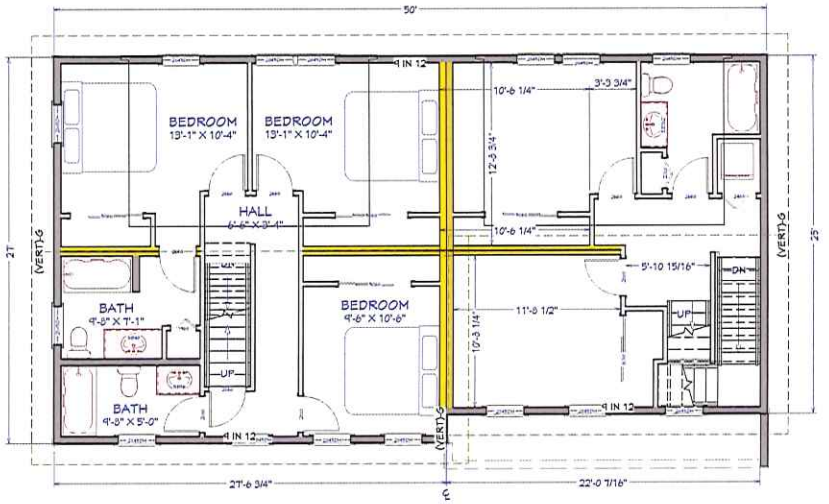
DATE:
2/5/2025

SCALE:

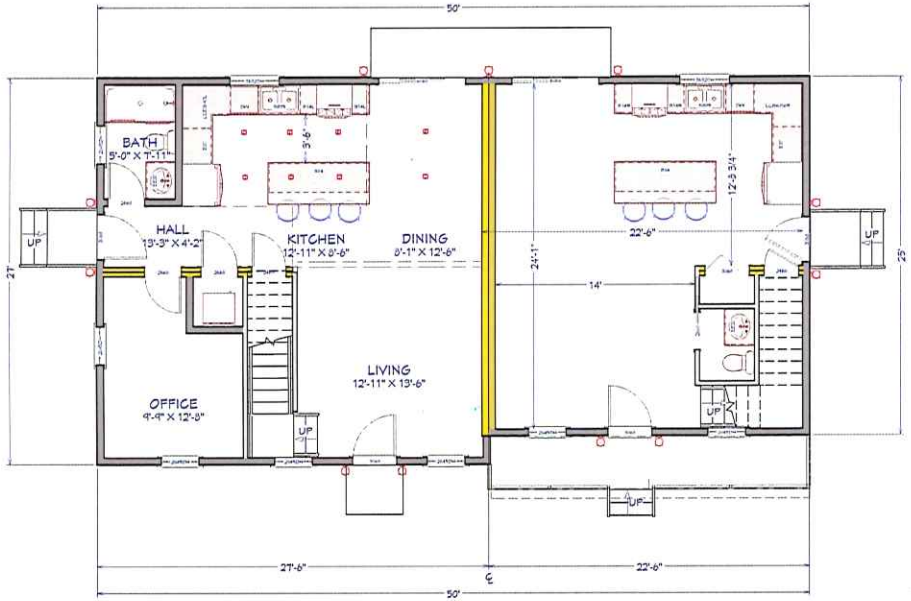
SHEET:
1/4" = 1'-0"



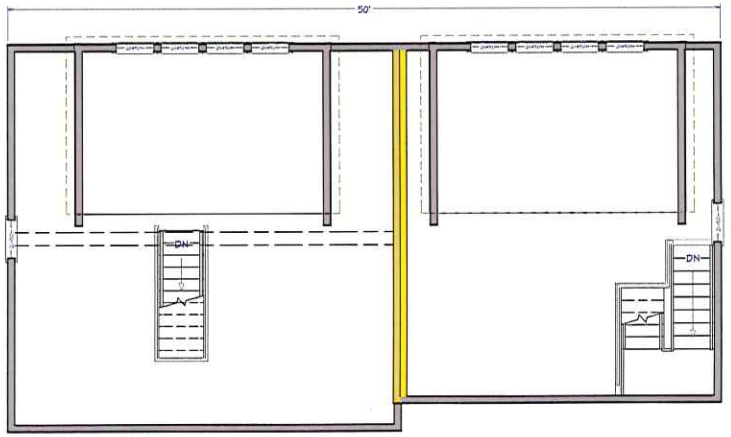
Foundation



2nd Floor



1st Floor



3rd Floor

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Nantucket, MA
A portion of 19 Pinecmat Drive
Map 0066 Parcel 4631

Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

DATE:
2/5/2025

SCALE:

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



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Natucket, MA
A portion of 19 Pinecmat Drive
Map 0068 Parcel 4631

Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

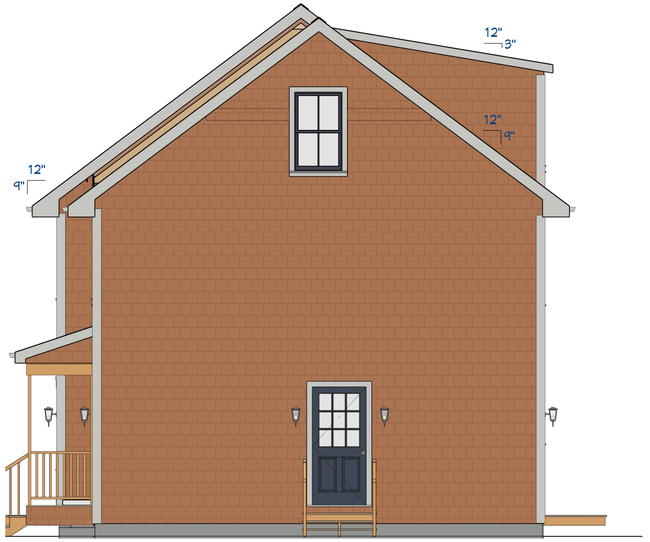
DATE:
2/5/2025

SCALE:

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



Elevation 1



Elevation 2



Elevation 3



Elevation 4

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Natucket, MA
A portion of 19 Pinecmat Drive
Map 0068 Parcel 9631

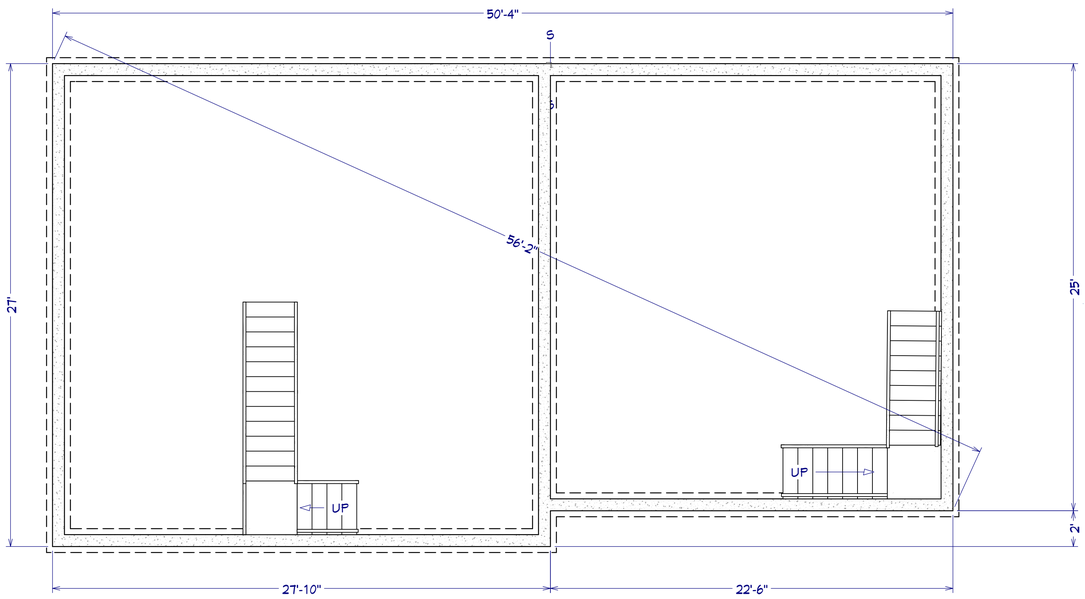
Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

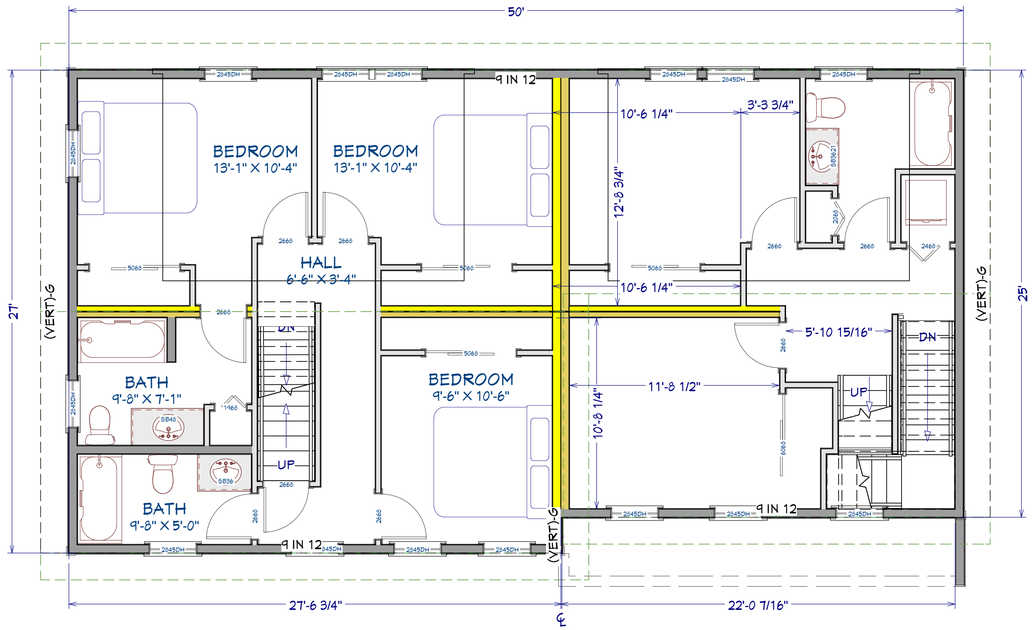
DATE:
2/5/2025

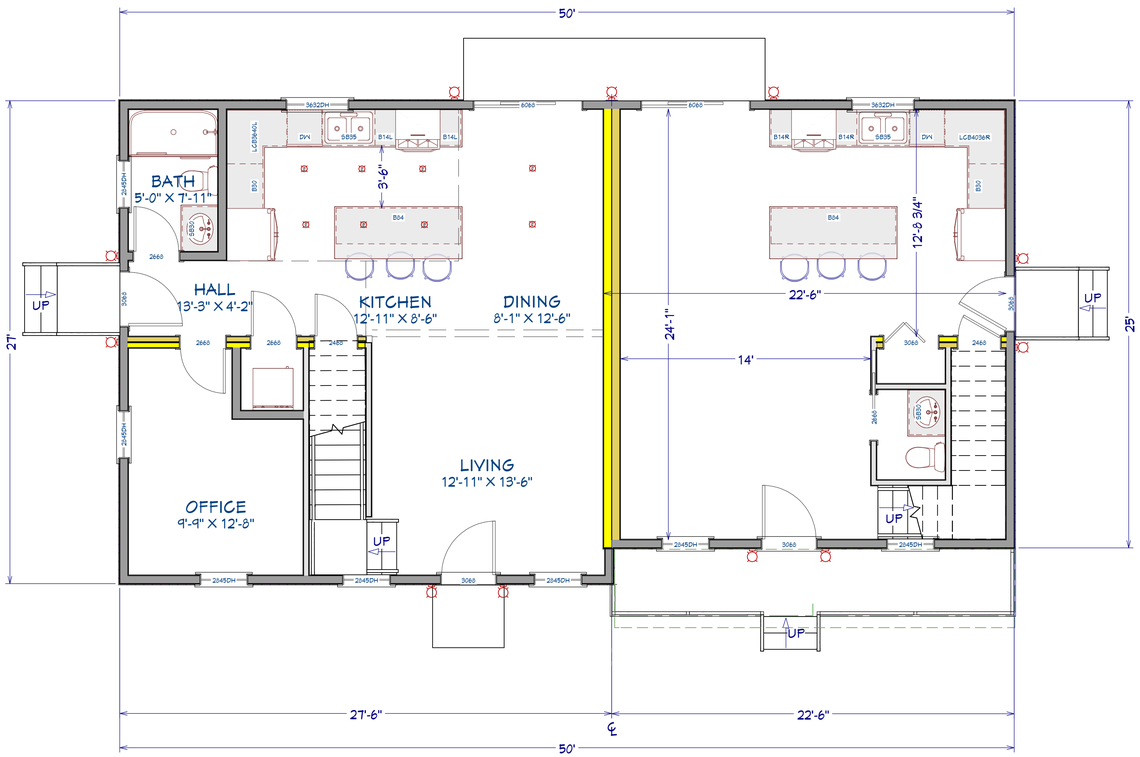
SCALE:

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



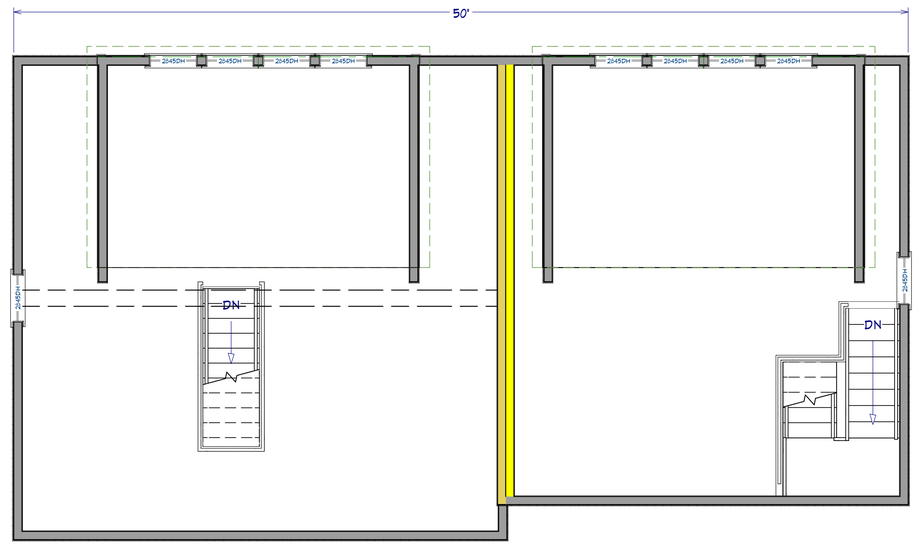
Foundation





1st Floor

2nd Floor



3rd Floor

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Natucket, MA
A portion of 19 Pinecmat Drive
Map 0068 Parcel 9631

Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

DATE:
2/5/2025

SCALE:

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




HIDEOUT
19









ADDRESS: 43 SHERBURNE COMMONS : OIH (OUR ISLAND HOME)

DATE HEARD: 1/21/25

SITTING BOARD: WELCH, POHL, CAMP, MACLEOD, 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:

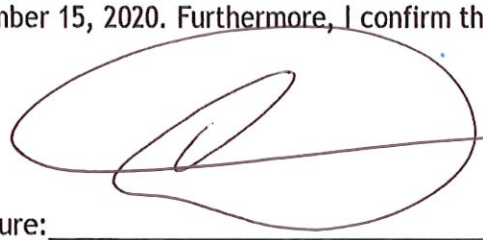
✓	Date submitted to 2 Fairgrounds Road: ORIGINAL 12/2/24 (REV1 2/6/25)
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-12-11596
✓	Copy of Minutes (application item circled) SEE ATTACHED SUMMARY
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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



Signature:_____ Date: 2/6/25

CRAIG PIPER, SMRT

February 6, 2025

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

Old Business Resubmission "Hold for Revision" Updated Information
Town of Nantucket, Our Island Home – New Facility

Dear Chairman Welch and the Nantucket Historic District Commission,

Original Date of Submission: December 2, 2024 (for Meeting December 10, 2024, Meeting)
Revised Submission #1: February 6, 2025 (for Meeting on February 11, 2025)
Address: 43 Sherburne Commons Lane (South Shore Road and Sherburne Commons)
#HDC Case Number: HDC2024-12-11596

Summary of Meeting Notes on January 21, 2025:

- Proportion of windows in wall are off (ground to sill, head to eave)
- Request to lower plate height or raise window head height
- Provide a more prominent entrance and Double-gable at entrance is too steep and porch
- Continuous roof ridge is overbearing
- Separate triple ganged windows - this isn't typical.
- North elevation is too stark/utilitarian.
- Asphalt Shingles should not be black even though we have roof mounted PV arrays. Natural tone for color or Pewter Nickle
- Cookie Cutter/Monopoly
- Because of the Skilled Nursing Facility is not allowed to have cedar shingles, the proposed "fiber cement siding" which will be painted should be a weathered silvery gray color. Trim color should also be gray.
- Exterior lighting and concerns with light scatter to other areas outside of the Property Line.
- Light reflectance Glass on Windows, Multi light fiture windows / window light scatter (scatter)
- Provide oversize trim to help with scale of the building

SMRT Response:

- Proportion of windows in wall are off (ground to sill, head to eave)
    - Increased head height of windows to minimize the gap between head to eave
- Request to lower plate height or raise window head height
    - The project is an institutional occupance (Skilled Nursing Care / Hospital) and we have kept the building plate height at its minimum to maintain required ceiling heights and equipment in ceilings (patient lifts and mechanical distribution).
    - We have been able to increase the window head height and interior finished ceiling height with creative reconfiguration of some of this above ceiling equipment.
- Provide a more prominent entrance and Double-gable at entrance is too steep and porch

    - One of the most important elements of the project is to be part of the existing Sherburne Campus. The main entrance to the main Sherburne Commons building is where the design team used as inspiration and context. Different but
    - We evaluated other options and continue to come back to this solution.
- Continuous roof ridge is overbearing
    - We considered adding additional roof elements (Fake Chimneys, widows walk) in order to break the ridge, but kept coming back to current design.
- Separate triple ganged/connected windows - this isn't typical.
    - SMRT has revised to eliminate Triple ganged windows on the four outward facing elevations. Revised to combineation of Singles and Doubles.
- North elevation is too stark/utilitarian.
    - SMRT has revised through a combination of shortening and adding elements to provide some interest and depth.
- Asphalt Shingles should not be black even though we have roof mounted PV arrays.
    - Pending outcome of selected Roofing contractor: SMRT will follow the approvable Roof Shingles Colors, provided by Nantucket Historic District Commission
        - Certain Teed Landmark:
            - Colonial Slate
        - GAF
            - Pewter Gray
        - IKO Cambridge
            - Charcoal Gray
- Because of the Skilled Nursing Facility is not allowed to have cedar shingles, the proposed “fiber cement siding” which will be painted should be a weathered gray color.
    - Pending outcome of selected Painting contractor: SMRT will follow the approvable colors, provided by Nantucket Historic District Commision
        - Quaker Gray (PMS 423)
- Exterior lighting and concerns with light scatter to other areas outside of the Property Line.
    - SMRT has prepared a photometric plan on none of the parking lighting or building mounted lighting leaves the site.
- Light reflectance Glass on Windows, Multi light fiture windows / window light scatter (scatter)
    - All resident rooms have window shading/blinds for privacy and limiting glare.
    - Public Spaces: Occupancy sensors for these rooms are provided, so that when the room is not in use, lighting would be turned off. Many of these rooms also have window/shading/blinds.
- Provide oversize trim to help with scale of the building
    - We have included oversized trim for corner boards are included in the project

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,

Craig Piper AIA
Senior Principal

Licensed Architect: CA, CT, FL, IL, MA, MD, ME, MO, NC, OH, NV, NH, NJ, NY, PA, RI, SC
Licensed Landscape Architect: ME

SMRT Architects and Engineers
c: 207.807.4680
smrtinc.com

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:

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 6" ☐ Block ☐ Block Parged ~~☒ Brick (type) NATURAL RED BRICK~~ ☒ Poured Concrete - FINISH 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 PARGED 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. Elizabeth Gibson Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

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

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

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

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

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

SEE ATTACHED PAGES

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

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

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

Anticipated HDC Submission Date: December 2, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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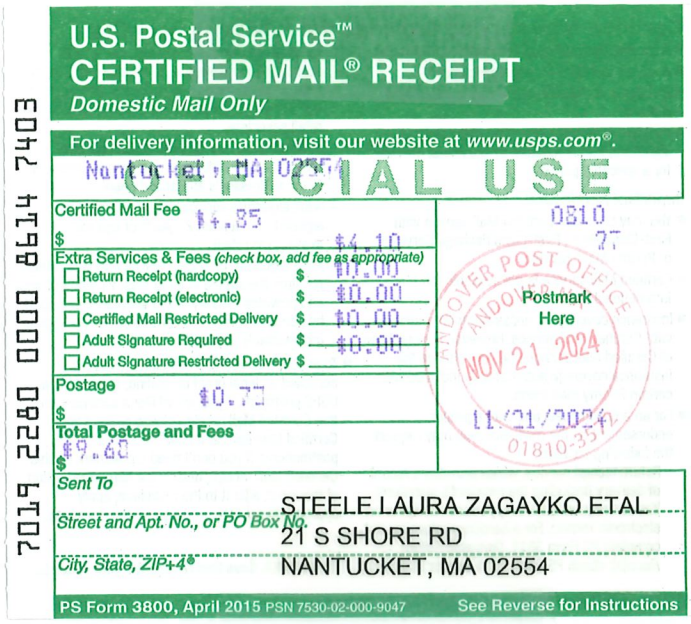

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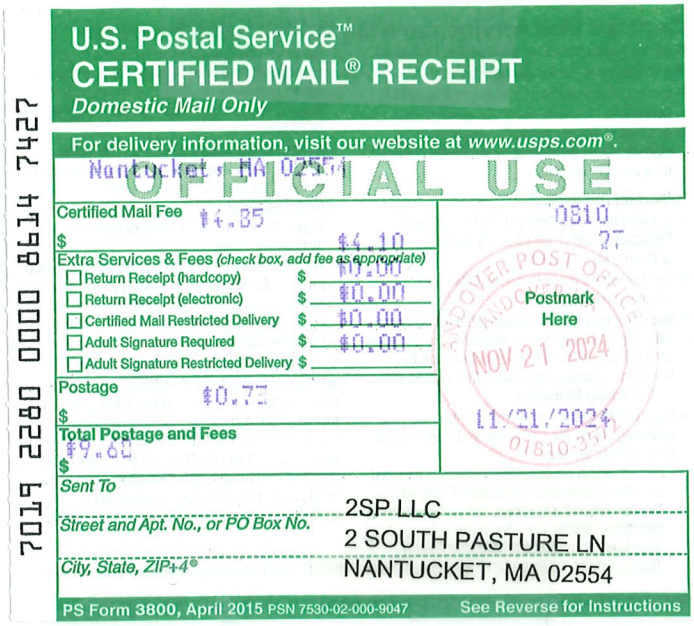

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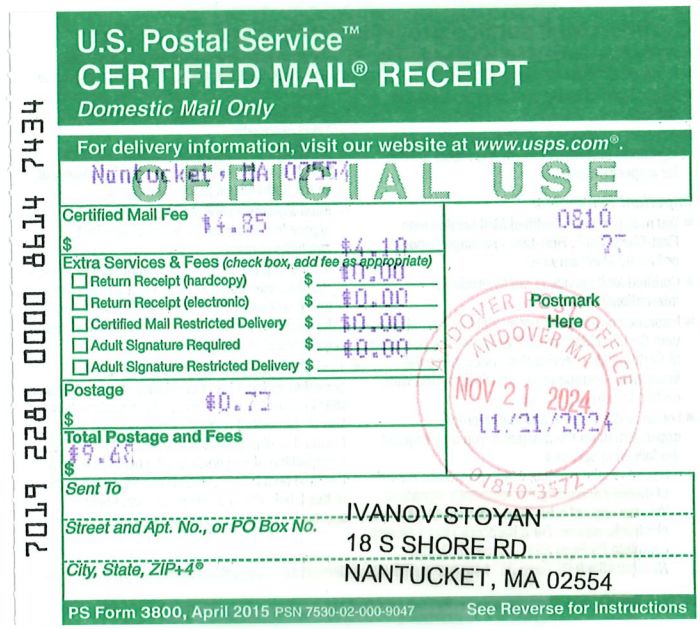

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NANTUCKET, MA 02554

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Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

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

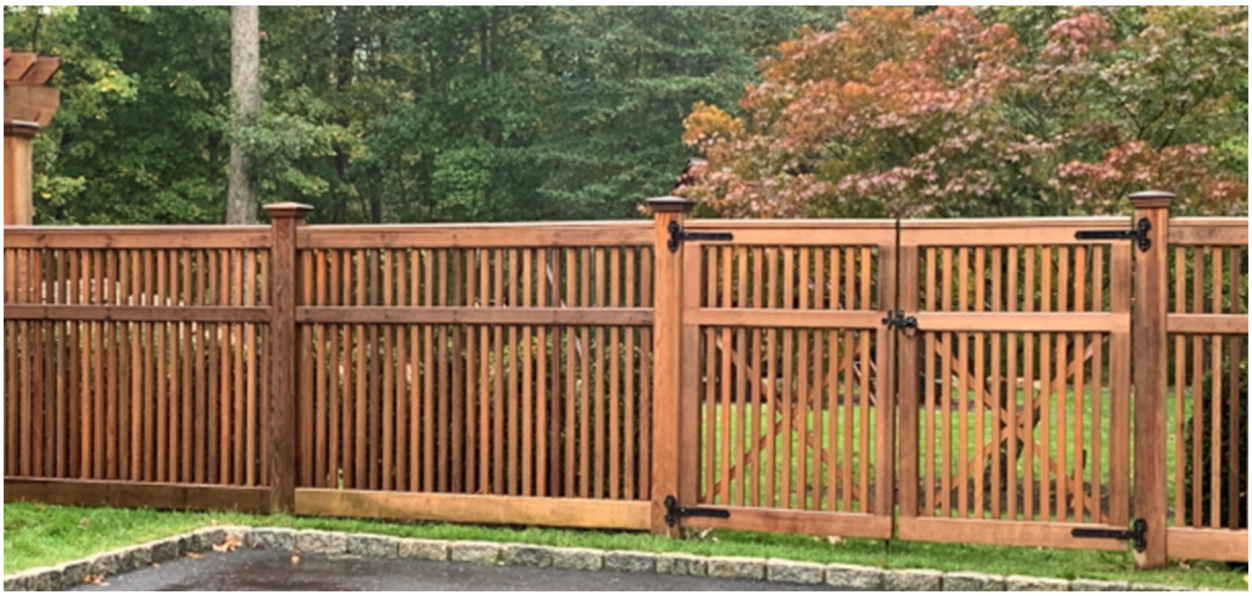
Our Island Home – Wood Fencing & Gate Options

Screen fence options around proposed emergency generator:





Enclosure fence and gate options at exterior patios:





HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

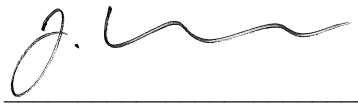
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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

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

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

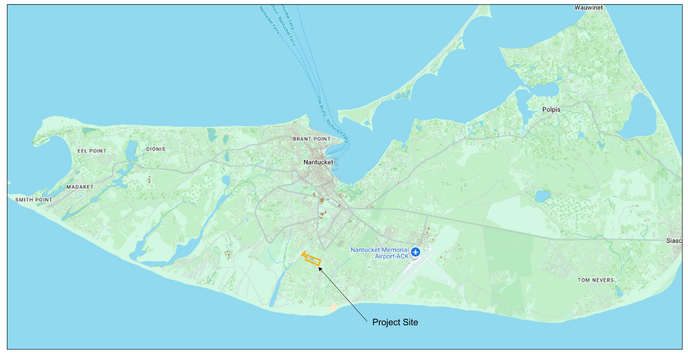


Signature

December 2, 2024
Date



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.
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SMRT PROJECT #:	23121	DRAWN BY:	JSM



















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SHEET TITLE:

EXISTING SITE PHOTOS

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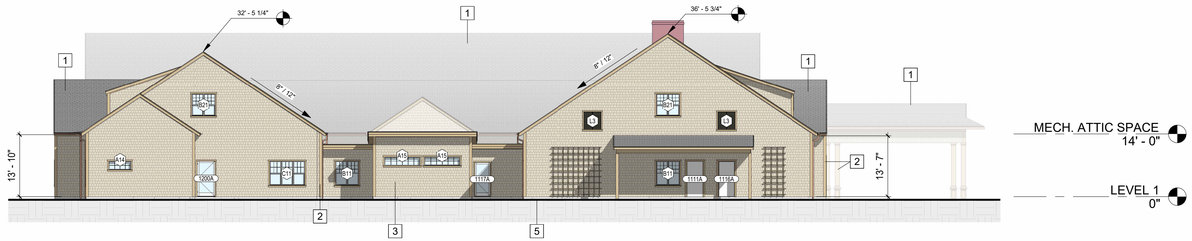
SMRT PROJECT #:	23121	DRAWN BY:	JSM

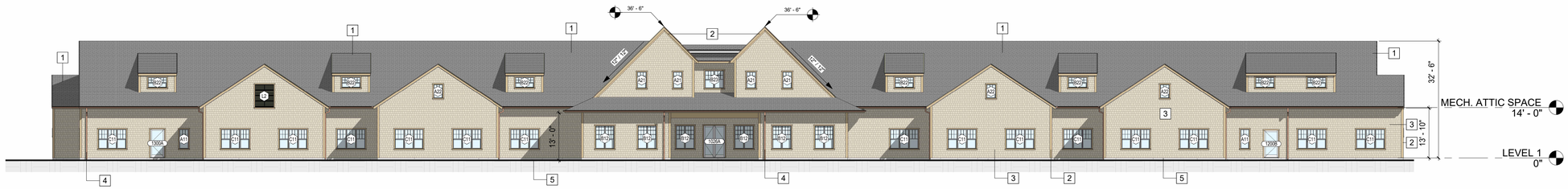
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE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



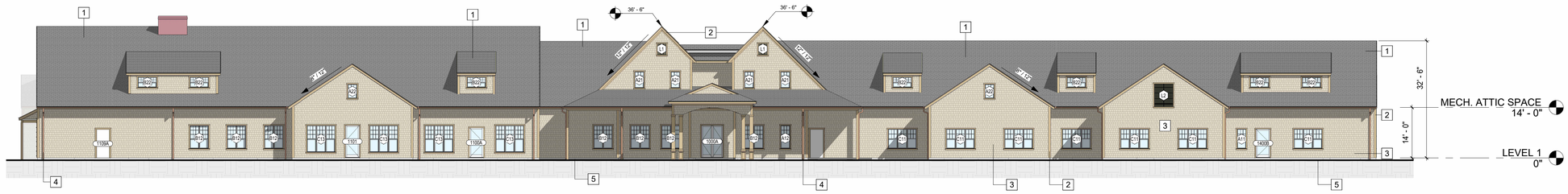
1 SOUTH ELEVATION
1/16" = 1'-0"



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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SHEET TITLE:

EXTERIOR ELEVATIONS

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

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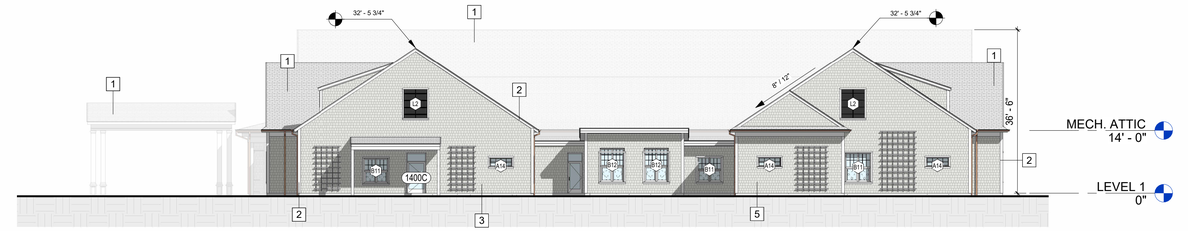
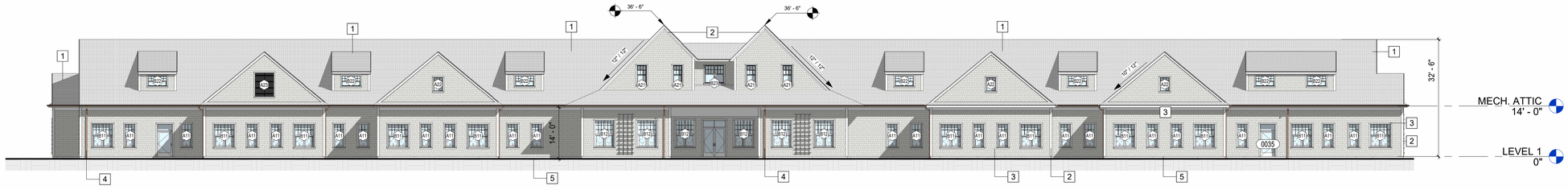
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
01	SOAP DISPENCERS, PUMPS, MANIFOLDS, AND TUBING TO BE PROVIDED BY VENDOR. SEE PLUMBING DRAWINGS FOR CONNECTIONS
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
02	TROUGH. SEE PLUMBING DRAWINGS FOR DETAILS
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
03	CONCRETE HOUSEKEEPING PAD. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND PLACEMENT
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
04	ROOM 0026 TO RECEIVE FIXTURES WITHOUT PLUMBING FITTINGS AND PIPE CONNECTIONS
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR
05	PROVIDE PLYWOOD BLOCKING AT ENTIRE WALL
06	WALL FINISH FACE ALIGNED TO COLUMN LINE
07	MEASURED FROM EXTERIOR FACE
08	MEASURED FROM FF TO FF
09	ACCESS PANEL LOCATION
10	PROVIDE PLYWOOD BLOCKING AT ENTIRE WALL
11	PROVIDE WALL MOUNTED FIRE-RATED PLYWOOD PANELS, PAINTED FLAT BLACK, TYP. COORDINATE LOCATIONS W/ LOCATIONS OF WALL MOUNTED EQUIPMENT



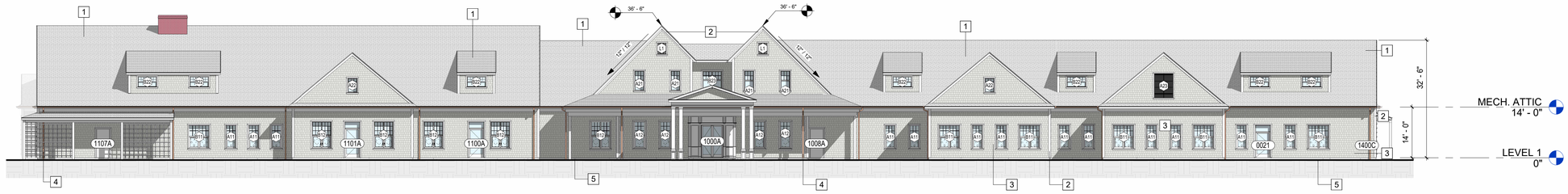
1 SOUTH ELEVATION
1/16" = 1'-0"



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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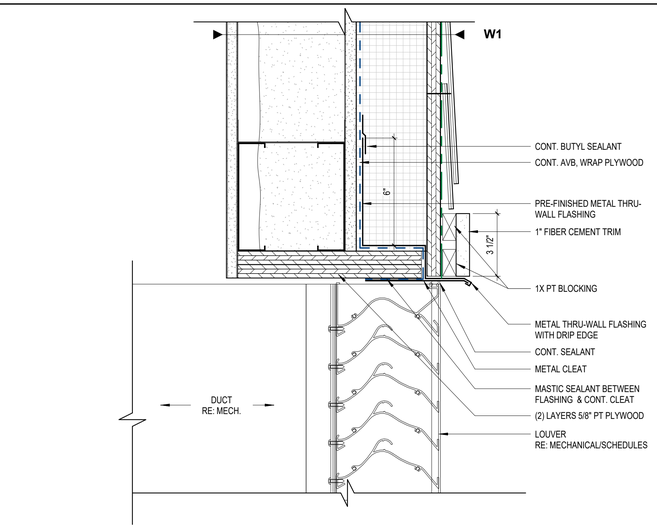
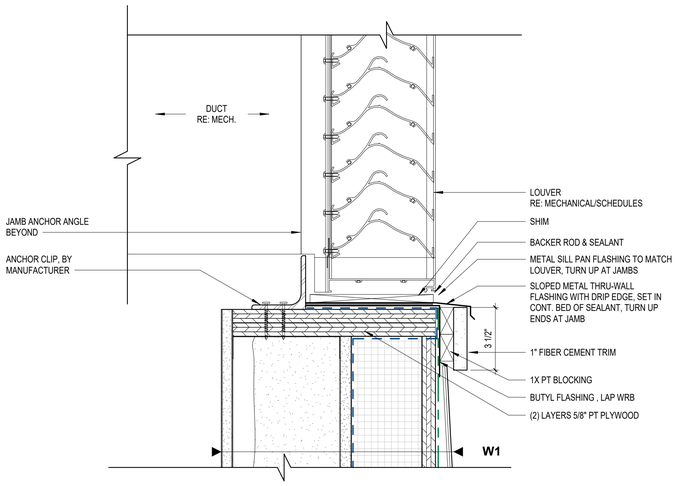
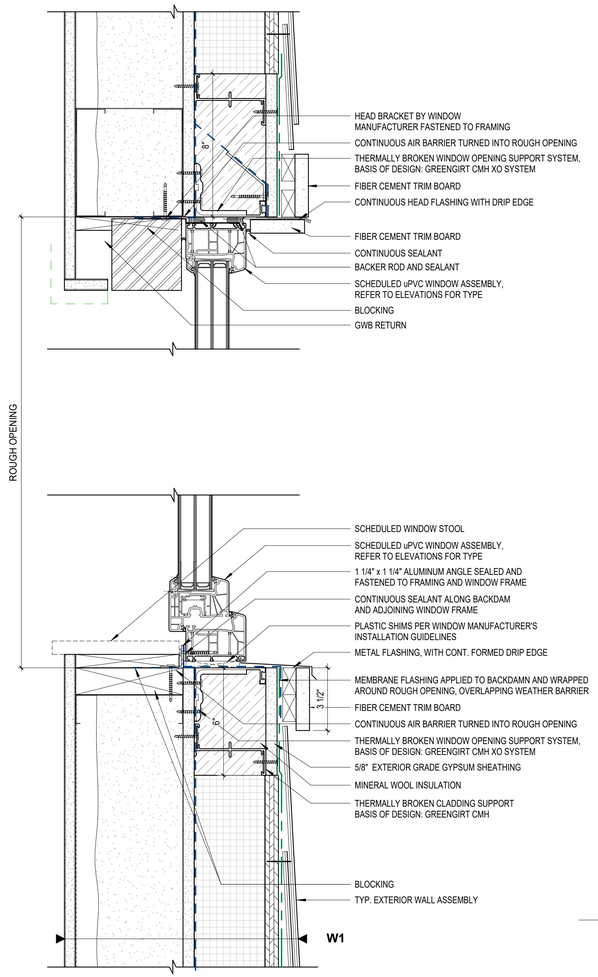




1 TYP. LOUVER HEAD/SILL DETAIL HDC
3" = 1'-0"



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 WINDOW W/ OPERABLE LOWER SASH	2' - 9"	5' - 7"	GL1	
A11	DOUBLE WINDOW W/ OPERABLE LOWER SASH	2' - 11"	6' - 7"		
A12	DOUBLE WINDOW W/ OPERABLE LOWER SASH	3' - 1"	7' - 7"		
A14	FIXED TRANSOM WINDOW	5' - 1"	2' - 1"	GL1	
A15	FIXED TRANSOM WINDOW	7' - 11"	2' - 1"	GL1	
B11	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 5"	5' - 7"	GL1	
B11	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 9"	6' - 7"	<varies>	
B12	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 5"	7' - 7"	<varies>	
B13	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 5"	4' - 1"	GL1	
MECH. ATTIC					
A11	DOUBLE WINDOW W/ OPERABLE LOWER SASH	2' - 11"	6' - 7"		
A21	SINGLE FIXED SIMULATED DOUBLE HUNG	2' - 9"	5' - 7"	<varies>	
A22	SINGLE FIXED SIMULATED DOUBLE HUNG	2' - 9"	4' - 1"	<varies>	
A23	ANODIZED ALUMINUM LOUVER	5' - 4"	6' - 10"		
B21	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 5"	5' - 7"	GL2	
B22	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	3' - 0"	GL3	
B23	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 5"	5' - 1"	GL2	

WINDOW NOTES:

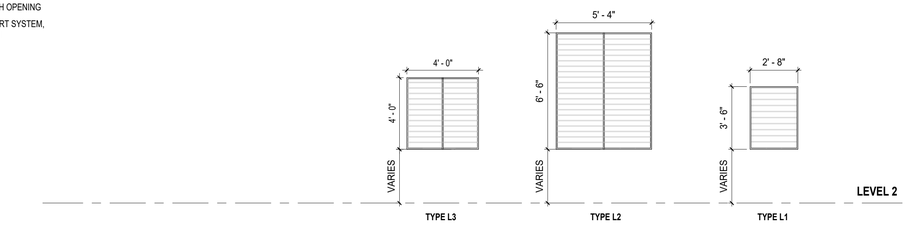
1. ALL WINDOWS TO BE FACTORY MULLED AND PAINTED

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

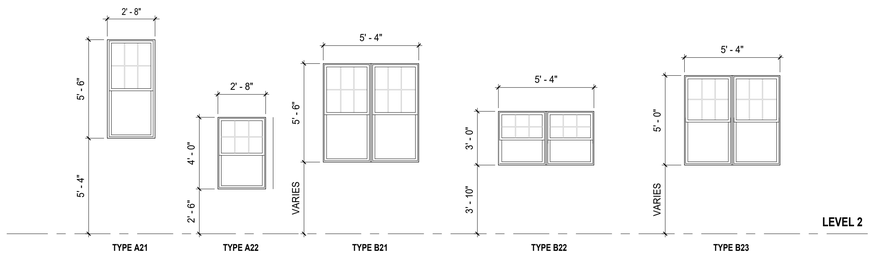
LOUVER SCHEDULE HDC

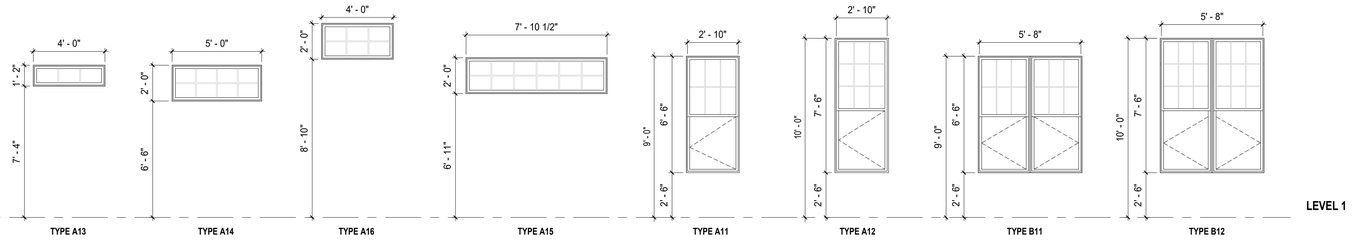
wt	Description	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	COMMENTS
MECH. ATTIC				
L1	ANODIZED ALUMINUM LOUVER	2' - 8"	3' - 6"	
L2	ANODIZED ALUMINUM LOUVER	5' - 4"	6' - 6"	
L3	ANODIZED ALUMINUM LOUVER	4' - 0"	4' - 0"	



LOUVER TYPE LEGEND HDC

1/4" = 1'-0"





WINDOW TYPE LEGEND HDC

1/4" = 1'-0"

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SHEET TITLE:

WINDOW SCHEDULE, LEGEND, AND DETAILS

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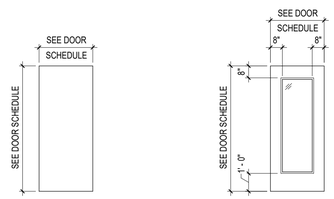
DOOR SCHEDULE HDC

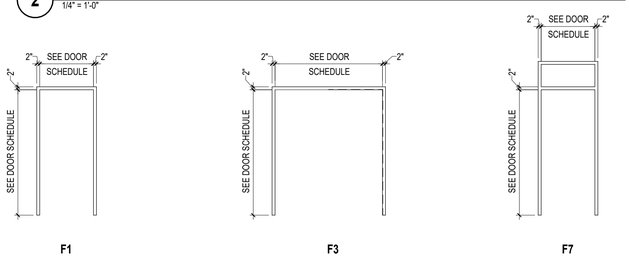
DOOR		DOOR	DIMENSIONS			DOOR PANEL			FRAME		DOOR DETAILS			FRAME	OTHER		
DOOR NO.	ROOM NO.	ROOM SERVED	WIDTH	HEIGHT	THICKNESS	MATERIAL	LEAF	FINISH / GLAZ.	MATERIAL	FR.TYPE	HEAD DET.	JAMB DET.	SILL DET.	HARDWARE SET	RATING	HW SET	NOTES
LEVEL 1																	
0021	1400		4' - 0"	7' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
0031		CORRIDOR	4' - 0"	7' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
0035		CORRIDOR	4' - 0"	7' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1000A	1000		6' - 0"	9' - 0"	1 3/8"	ALUM	FG	TEMPERED	ALUM	F3				(none)			SEE SECURITY DRAWINGS ; KNOX BOX ; OPERATOR ; RECESSED PANIC BAR
1008A	1008		3' - 6"	7' - 10"	1 3/4"	HM	F	PTD	HM	F1				(none)	90m		PANIC HARDWARE, NO EXTERIOR LEVER, PTD ; CLOSER
1026B	1056	CORRIDOR	3' - 0"	8' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1028C	1056	CORRIDOR	3' - 0"	8' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1100A	1100		4' - 0"	8' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1101A	1101		4' - 0"	8' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1107A	1107		3' - 6"	7' - 10"	1 3/4"	HM	F	PTD	HM	F1				(none)			SEE SECURITY DRAWINGS
1109A	1109		3' - 6"	7' - 0"	1 3/4"	HM	F	PTD	HM	F1				(none)			
1110A	1110		6' - 0"	7' - 0"	1 3/4"	HM	F	PTD	HM	F3				(none)			SEE SECURITY DRAWINGS ; PTD TO MATCH EXTERIOR
1111A	1111		3' - 0"	7' - 0"	1 3/4"	HM	F	PTD	HM	F1				(none)	90m		SEE SECURITY DRAWINGS ; PTD TO MATCH EXTERIOR ; PANIC BAR
1116A	1116		3' - 0"	7' - 0"	1 3/4"	HM	F	PTD	HM	F1				(none)			SEE SECURITY DRAWINGS
1400C	1400		4' - 0"	7' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1400G		CORRIDOR	4' - 0"	7' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1400H		CONNECTOR	3' - 0"	7' - 0"	5/8"	ALUM	FG	TEMPERED	ALUM	F7				(none)			
1421C	1421		3' - 0"	7' - 0"	5/8"	ALUM	FG	SS	ALUM	F7				(none)			

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 COORDINATION.
13. ALL RESIDENT PRIVATE BATHROOM DOOR PANELS TO RECEIVE RSV-1 FINISH. REFER TO SHEET ID-001.
14. ALL PRIVATE RESIDENT ENTRY DOOR PANELS IN CORRIDOR 1200 TO RECEIVE RSV-3. REFER TO SHEET ID-001.
15. ALL PRIVATE RESIDENT ENTRY DOOR PANELS IN CORRIDOR 1300 TO RECEIVE RSV-3. REFER TO SHEET ID-001.
16. ALL PRIVATE RESIDENT ENTRY DOOR PANELS IN CORRIDOR 1400 TO RECEIVE RSV-2. REFER TO SHEET ID-001.
17. ALL PRIVATE RESIDENT ENTRY DOORS TO BE TYPE 1, 20 MINUTE SMOKE DOORS.



2 DOOR LEAF TYPES LEGEND HDC
1/4" = 1'-0"



1 DOOR FRAME TYPES LEGEND HDC
1/4" = 1'-0"

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
RVS	RIGID VINYL SHEET

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SHEET TITLE:

DOOR SCHEDULE AND TYPES

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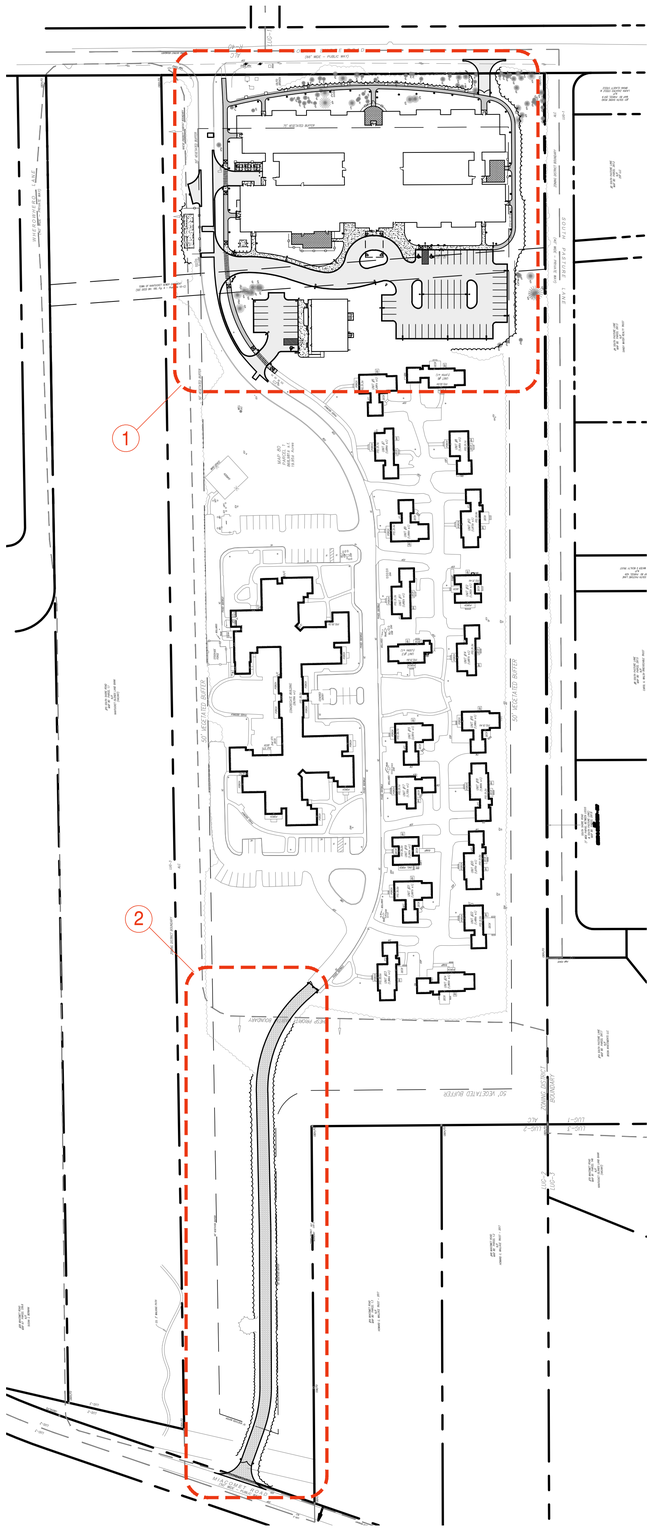
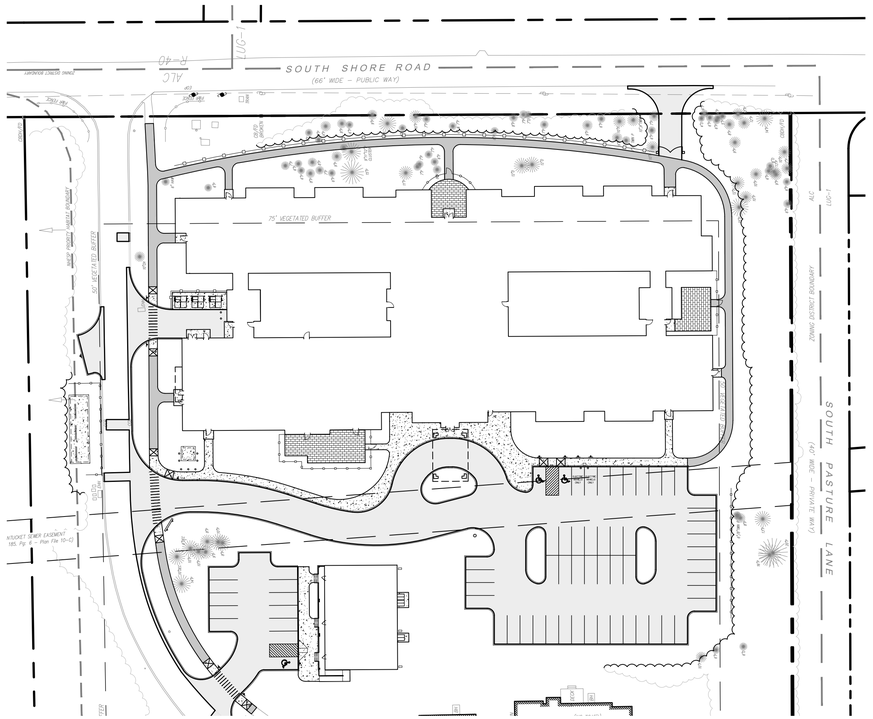


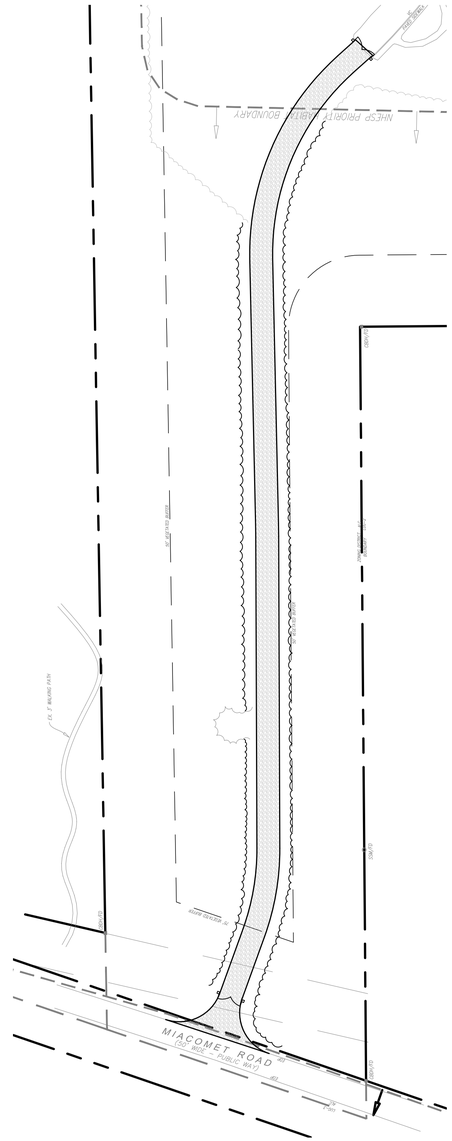
OVERALL SITE PLAN - DEVELOPMENT AREAS

1"=80'-0"



DEVELOPMENT AREA - 1

1"=40'-0"



DEVELOPMENT AREA - 2

1"=40'-0"

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TRUE NORTH

0' 20' 40' 80' 120'

1"=40'-0"

#	Description	Date

ISSUED FOR BID

JANUARY 10, 2025

SHEET TITLE:

OVERALL SITE DEVELOPMENT KEY PLAN

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SCALE:	1" = 20'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-100

NOT FOR CONSTRUCTION

IMPROVEMENTS & MATERIALS NOTES

1. PROVIDE CUSTOM FABRICATED ENTRANCE SIGN; SIGN SHALL BE WOOD AND SHALL BE APPROXIMATELY 10'-0" IN LENGTH BY 2'-0" IN WIDTH (DIMENSIONS SUBJECT TO CHANGE); SIGN SHALL BE APPROXIMATELY 3'-0" HIGH OFF OF FINISHED GRADE ELEVATION, WITH TEXT THAT READS: 'OUR ISLAND HOME'; ENSURE FOOTINGS ARE 4'-0" IN DEPTH & SHALL BE SIMILAR TO WOOD FENCE DETAILS; PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT REVIEW.
2. PROVIDE 35'-0" TALL FLAG POLE (REFER TO SPECIFICATIONS); FIELD LOCATE WITH ARCHITECT & OWNER; PROVIDE CONCRETE FOOTING PER MANUFACTURERS RECOMMENDATIONS, & UPLIGHTING TO ENSURE POLE IS ADEQUATELY LIGHTED.

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

ZONING DISTRICT BOUNDARY

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

50' VEGETATED BUFFER

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan

#3 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
SSP, 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 ZADAVKO STEELE &
BRIAN CLAGETT STEELE

TRUE NORTH

0' 10' 20' 40' 60'
1"=20'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

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" = 20'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C1101

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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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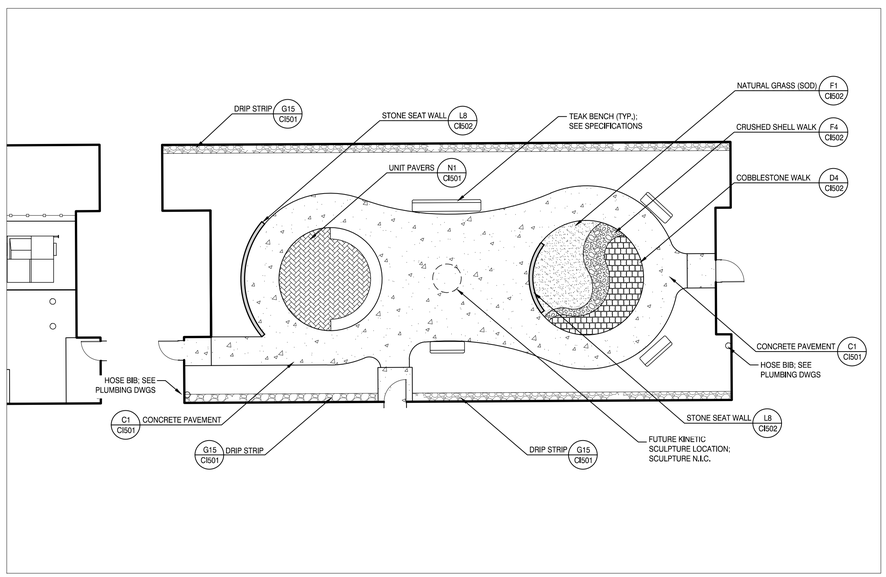
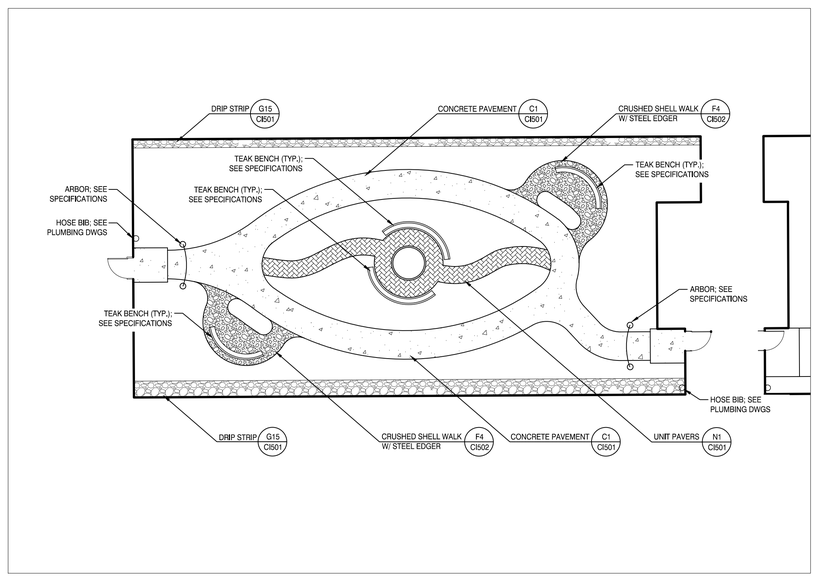


NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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TRUE NORTH

0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN - COURTYARDS

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SMRT PROJECT #: 23121 | DRAWN BY: JSM

CI401

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SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

ZONING DISTRICT BOUNDARY
ALC
LUG-1

75' VEGETATED BUFFER

50' VEGETATED BUFFER

EXISTING TREES TO REMAIN (TYP.)

EXISTING TREES TO REMAIN (TYP.)

REFER TO DWG LP401 FOR COURTYARD PLANTING PLANS

NEW EDGE OF WOODLAND VEGETATION (TYP.)

NEW EDGE OF WOODLAND VEGETATION (TYP.)

COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT (TYP.)

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 10-C)

#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZAOKTWO STEELE & BRIAN CLAGETT STEELE

#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
CSP LLC

#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST

UNIT #5
(1,991± s.f.)

UNIT #6
(1,970± s.f.)

12 AR B&B	4 LO CONT.	4 LO CONT.
3 BN B&B	6 IO CONT.	5 CO CONT.
5 IO CONT.	10 IV CONT.	5 MC CONT.
6 PM CONT.	6 IV CONT.	5 IG CONT.
5 CO CONT.	12 IG CONT.	4 CO CONT.
27 LO CONT.	8 HV CONT.	3 KA CONT.
9 VC CONT.	2 CC B&B	3 PM CONT.
9 IV CONT.	5 MC CONT.	6 RC CONT.
5 PM CONT.	5 IV CONT.	3 MC CONT.
10 PM CONT.	11 LO CONT.	35 AU CONT.
10 RC CONT.	13 DF CONT.	6 PM CONT.
5 IV CONT.	14 IG CONT.	4 MC CONT.
6 AM CONT.	3 CA CONT.	11 RC CONT.
9 KA CONT.	7 IO CONT.	3 MC CONT.
4 IO CONT.	4 RC CONT.	2 CT B&B
1 CC B&B	1 AR B&B	20 JH CONT.
20 JH CONT.	9 JV 20' OC	3 MC CONT.
10 MC CONT.	3 NS 20' OC	27 LO CONT.
1 AR B&B	4 PR 20' OC	4 PS 20' OC
3 JV 20' OC	3 PS 20' OC	2 QA B&B
3 JV 20' OC	4 PR 20' OC	3 JV 20' OC
6 PM CONT.	5 IV CONT.	

0' 10' 20' 40' 60'
1"=20'-0"

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JANUARY 10, 2025

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SITE PLANTING PLAN

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SMRT PROJECT #: 23121 | DRAWN BY: JSM

LP101

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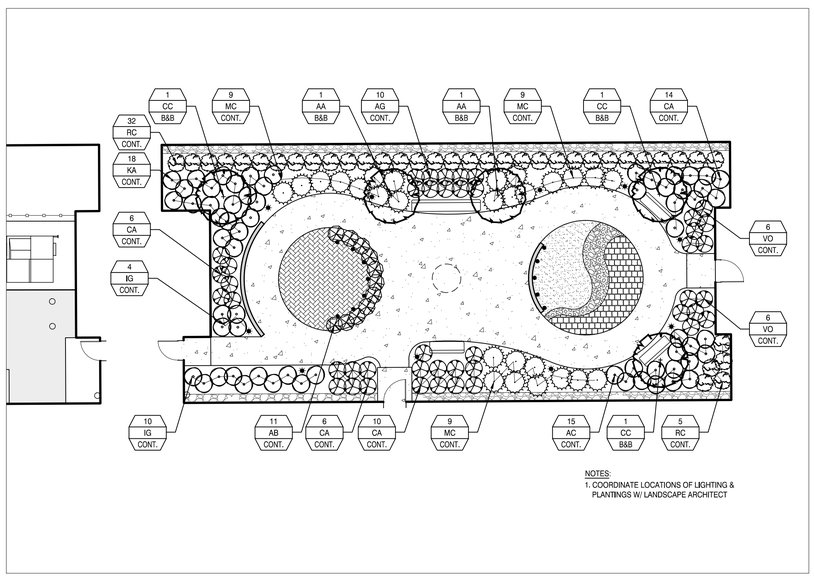
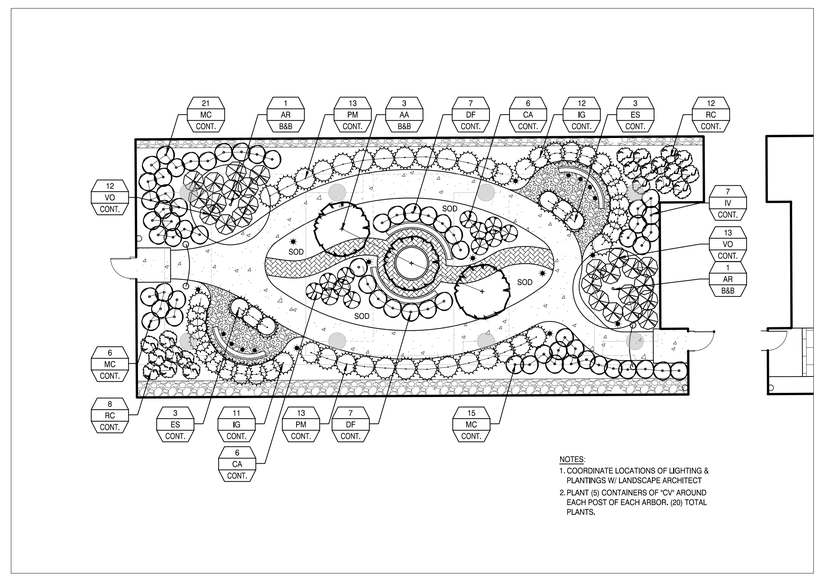


NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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TRUE NORTH

0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

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SHEET TITLE:

SITE PLANTING PLAN - COURTYARDS

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SMRT PROJECT #: 23121 | DRAWN BY: JSM

LP401

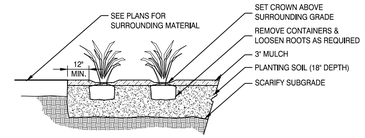
NOT FOR CONSTRUCTION

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).

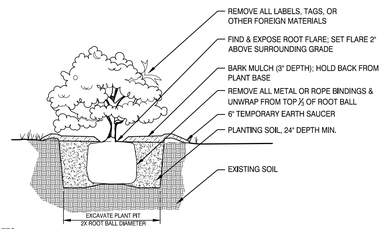
PLANTING NOTES F6
N.T.S.

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	
HV	Hamamelis virginiana / American Witch Hazel		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	
LO	Ligustrum ovalifolium 'Nantucket' / Nantucket Privet	-	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	
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.



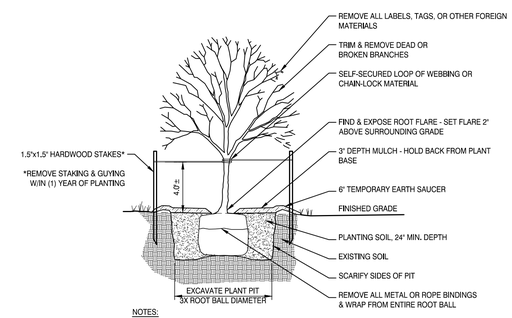
GRASSES & GROUNDCOVER PLANTING H1
N.T.S.



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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JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING DETAILS

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SCALE:	AS SHOWN	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501

NOT FOR CONSTRUCTION



ADDRESS: 43 SHERBURNE COMMONS, SHERBURNE STAFF HOUSING
DATE HEARD: 1/21/25
SITTING BOARD: WELCH, PAUL, POHL, CAMP, MACLEOD

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: ORIGINAL 12/2/24 (REV. 1 2/6/25)
✓	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-12-11592
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 2/6/25

CRAIG PIPER, SMRT

February 6, 2025

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

Old Business Resubmission "Hold for Revision" Updated Information
Town of Nantucket, Sherburne Staff Housing – New Facility

Dear Chairman Welch and the Nantucket Historic District Commission,

Original Date of Submission: December 2, 2024 (for Meeting December 10, 2024, Meeting)
Revised Submission #1: February 6, 2025 (for Meeting on February 11, 2025)
Address: 43 Sherburne Commons Lane (South Shore Road and Sherburne Commons)
#HDC Case Number: HDC2024-12-11592

Summary of Meeting Notes on January 21, 2025:

- "Unrelenting box"
- Articulate the gables - they don't do enough when they're flush
- Break up the windows - combination of single and mulled to break out monotony
- Avoid subtractive massing
- Look at an H:Plan
- Look to Richmond Development as a reference
- Materials: Cedar Shingles and Black Asphalt Roof Shingles

SMRT Response:

- "Unrelenting box"
  - Revised to incorporate comments.
- Articulate the gables - they don't do enough when they're flush
  - Provided more articulation of gables in revised plan
- Break up the windows - combination of single and mulled to break out monotony
  - Incorporated in revised plan
- Avoid subtractive massing
  - Eliminated and provided a additive element porch.
- Materials: Cedar Shingles and Black Asphalt Roof Shingles

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,



Craig Piper AIA
Senior Principal

Licensed Architect: CA, CT, FL, IL, MA, MD, ME, MO, NC, OH, NV, NH, NJ, NY, PA, RI, SC
Licensed Landscape Architect: ME

SMRT Architects and Engineers
c: 207.807.4680
smrtinc.com

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 Gibson 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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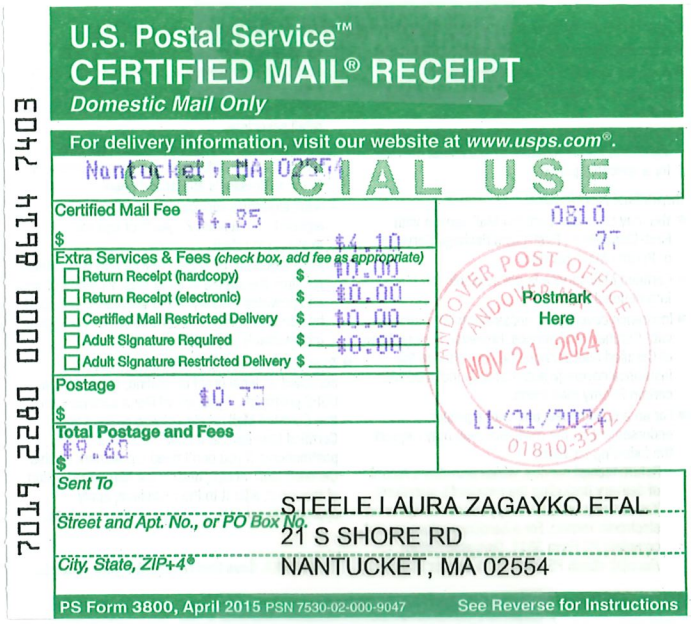

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Postage $0.72
Total Postage and Fees $9.62

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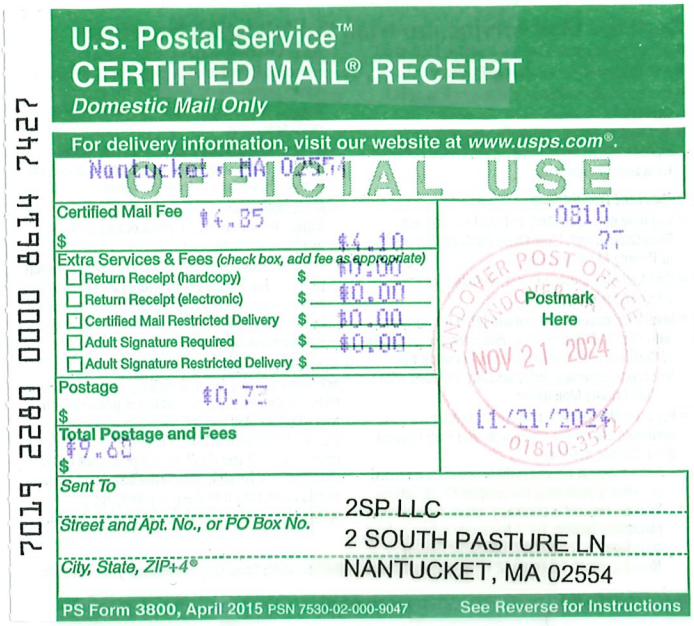
City, State, ZIP+4®: NANTUCKET, MA 02554

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

7019 2280 0000 8614 7403



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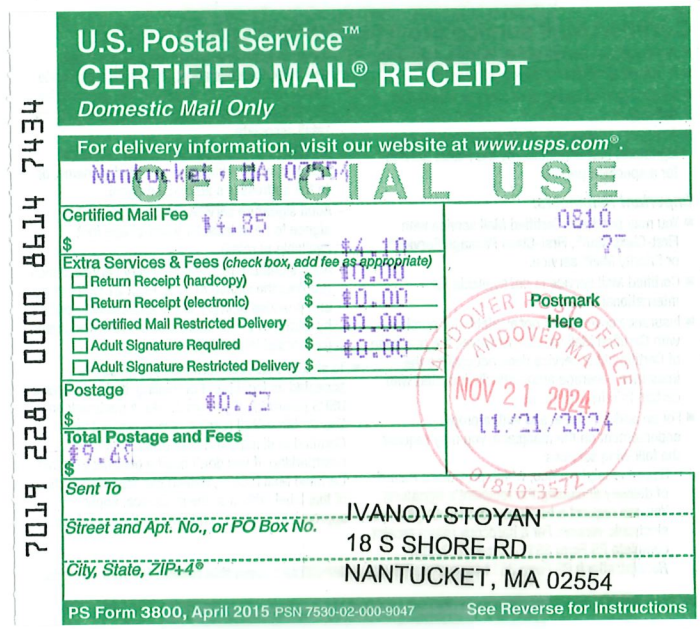

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- Adult Signature Required $0.00
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Postage $0.72
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $9.62

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Sent To: 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

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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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7019 2280 0000 8614 7441

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

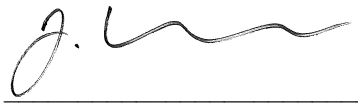
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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.

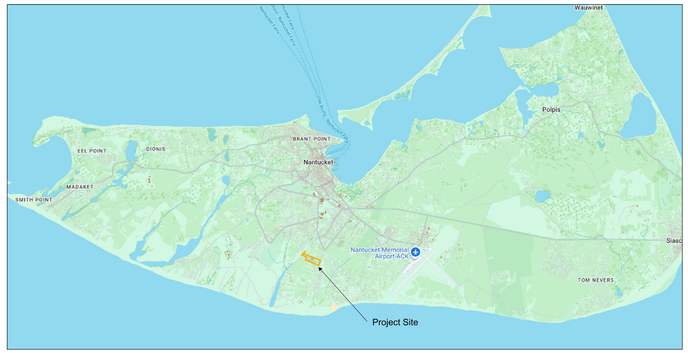


Signature

December 2, 2024
Date



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



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

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

Planning & Zoning Data



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



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

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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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

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



















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EXISTING SITE PHOTOS

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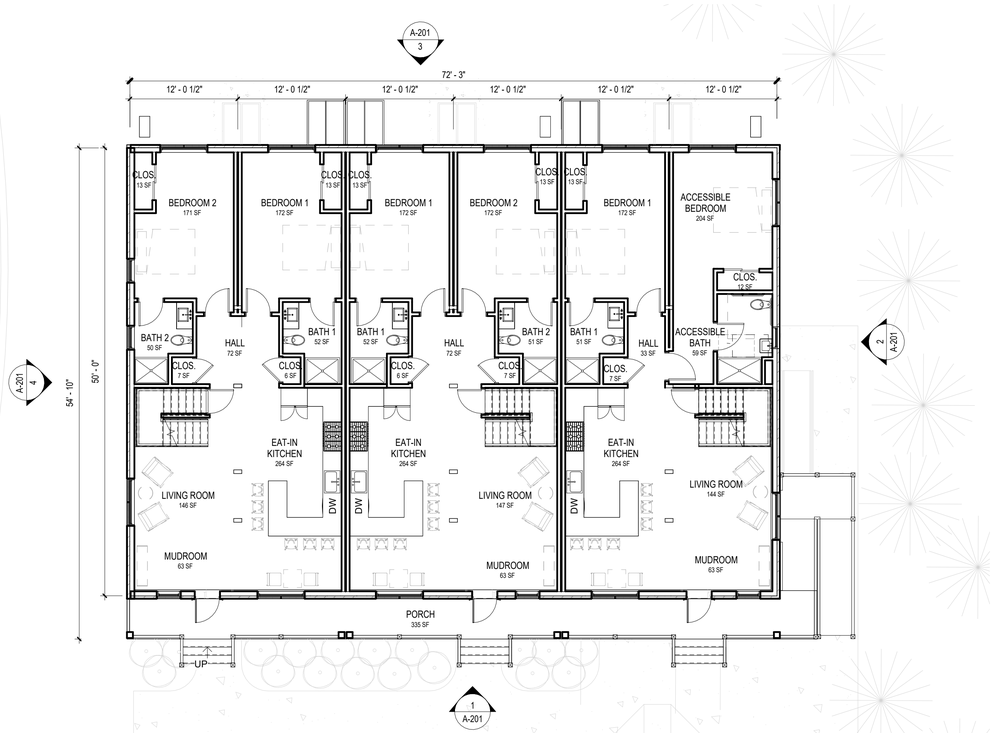
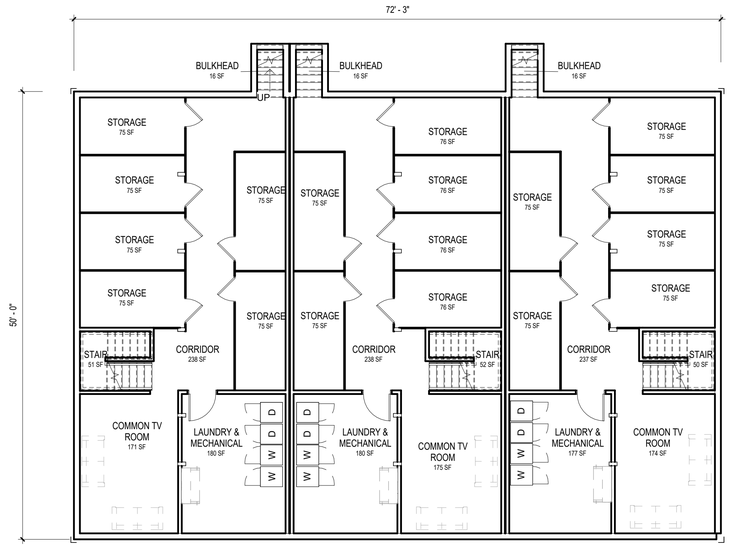


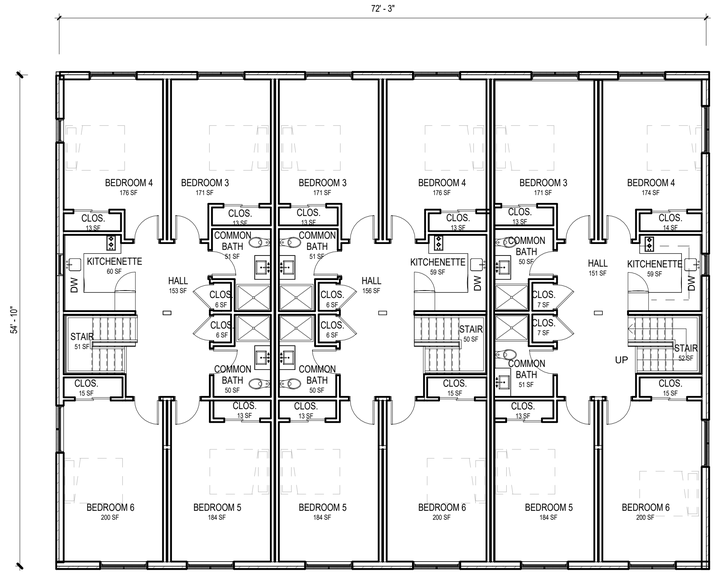
FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



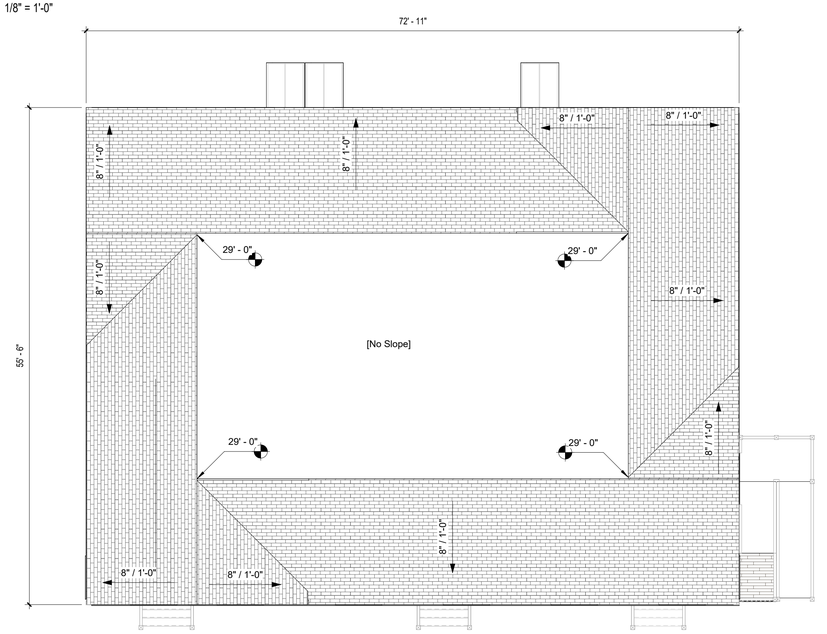
FLOOR PLAN - BASEMENT

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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SCALE:	1/8" = 1'-0"	DESIGNED BY:	AK
SMRT PROJECT #:	23121	DRAWN BY:	NEC

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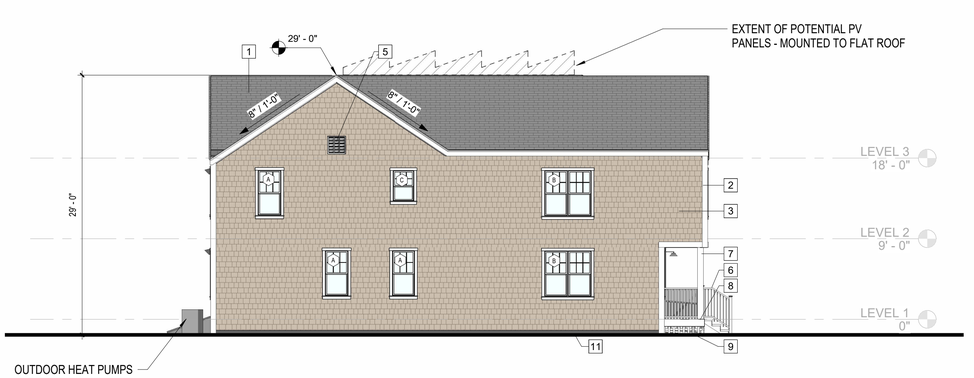
HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	CEDAR TRIM - PAINTED WHITE
3	NATURAL CEDAR SHINGLES SIDING
5	METAL, LOUVERED - WHITE
6	RAILING. 1" BALUSTER, 4" SQUARE NEWEL - PAINTED WHITE
7	8" SQUARE COLUMN, PAINTED WHITE
8	1X6 SEALED CEDAR DECKING W/ PAINTED CEDAR TRIM, WHITE
9	CEDAR LATTICE SKIRTING - PAINTED WHITE
10	BULKHEAD DOOR, WHITE
11	CONCRETE FOUNDATION, BLOCK PARGED



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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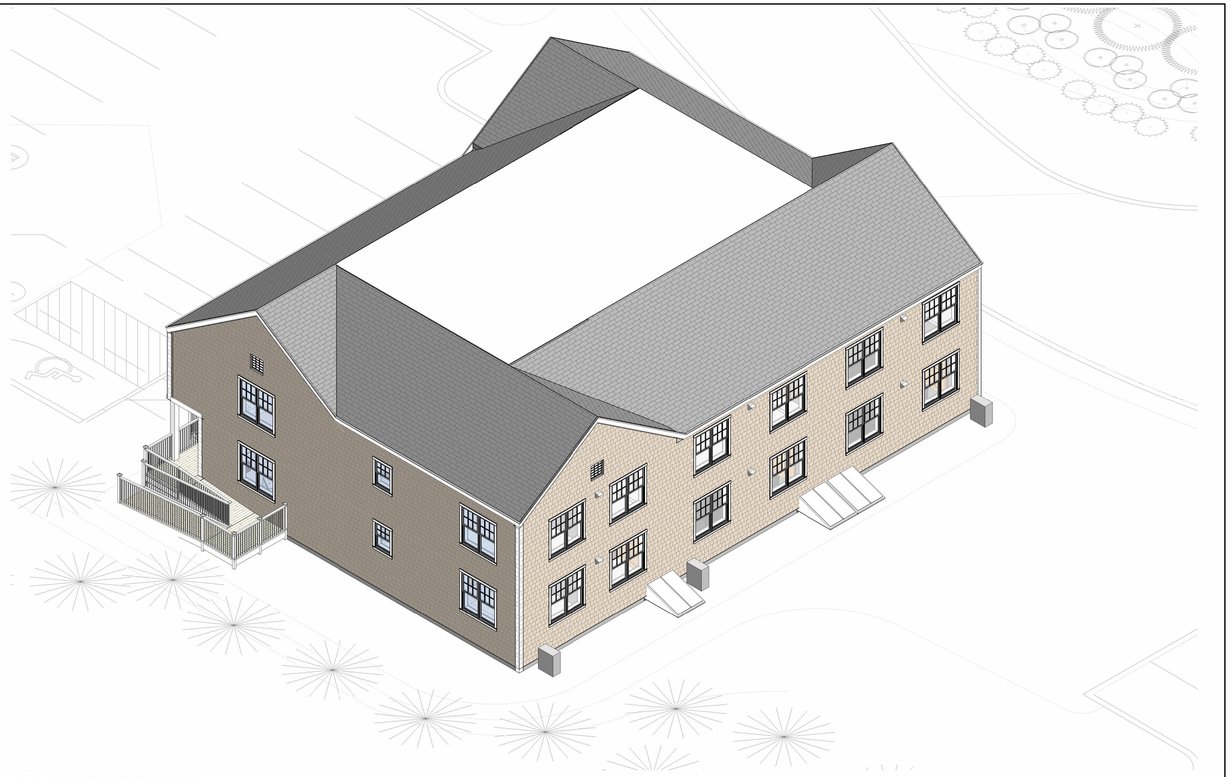

2 SOUTHWEST AXON



1 NORTHEAST AXON

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

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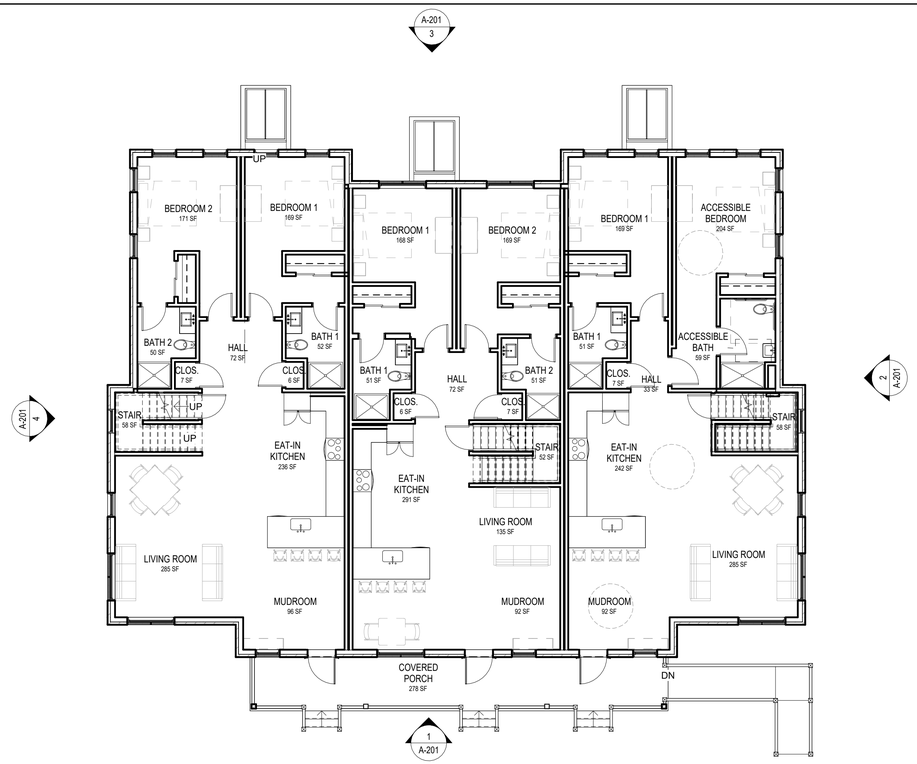
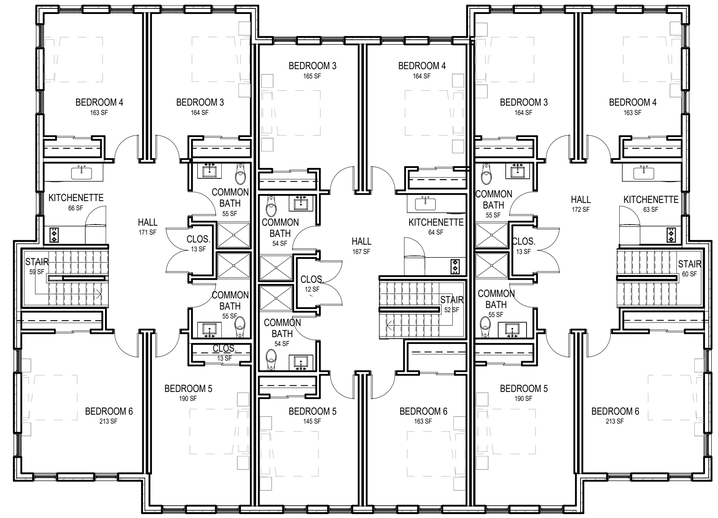


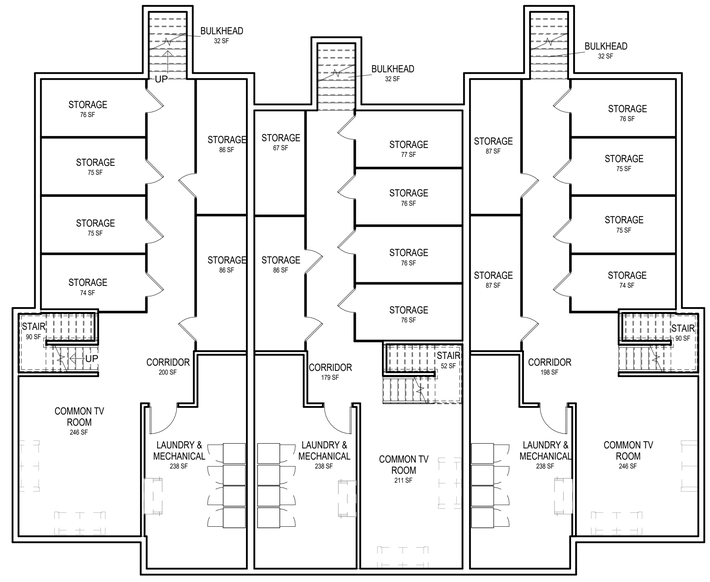
FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



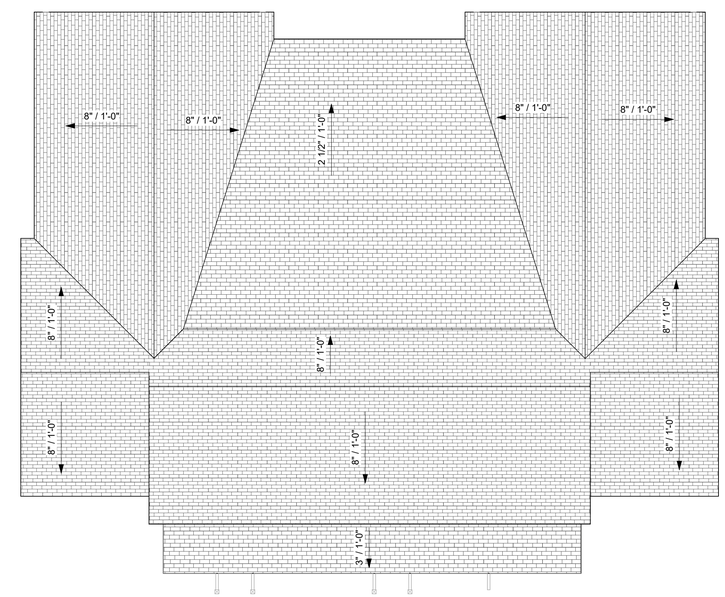
FLOOR PLAN - LEVEL 2

1/8" = 1'-0"



FLOOR PLAN - BASEMENT

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

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SHEET TITLE:

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SCALE:	1/8" = 1'-0"	DESIGNED BY:	AK
SMRT PROJECT #:	23121	DRAWN BY:	NEC

A-101

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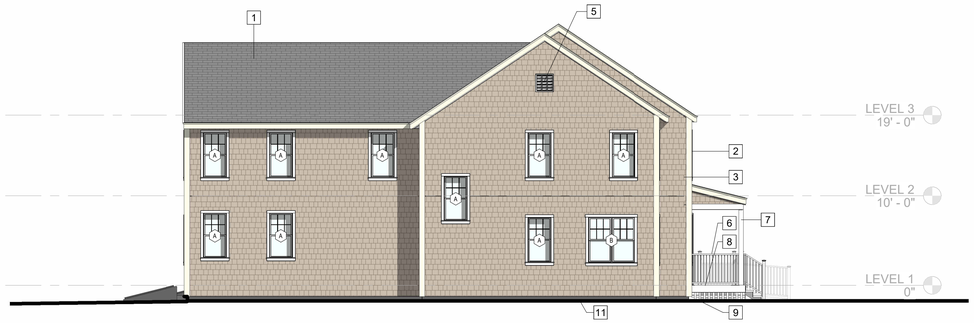
EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	CEDAR TRIM - PAINTED WHITE
3	NATURAL CEDAR SHINGLES SIDING
5	METAL, LOUVERED - WHITE
6	RAILING, 1" BALUSTER, 4" SQUARE NEWEL - PAINTED WHITE
7	8" SQUARE COLUMN, PAINTED WHITE
8	1X6 SEALED CEDAR DECKING W/ PAINTED CEDAR TRIM, WHITE
9	CEDAR LATTICE SKIRTING - PAINTED WHITE
10	BULKHEAD DOOR, WHITE
11	CONCRETE FOUNDATION, BLOCK PARGED



SOUTH ELEVATION

1/8" = 1'-0"



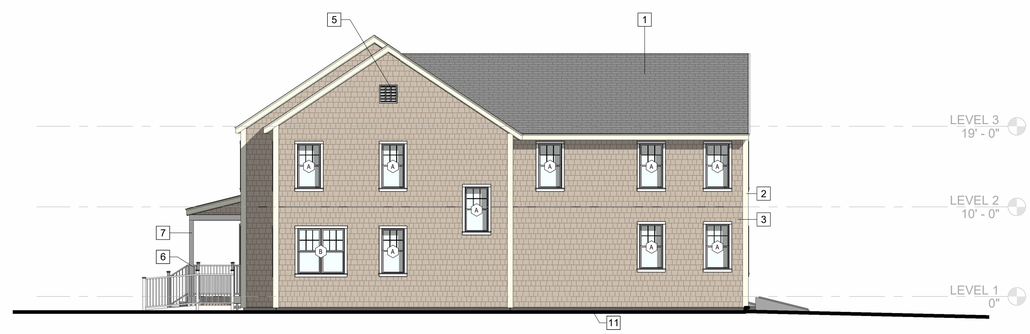
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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SHEET TITLE:

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2 SOUTHWEST AXON



1 NORTHEAST AXON

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DESIGNED BY: **AK**
DRAWN BY: **NEC**

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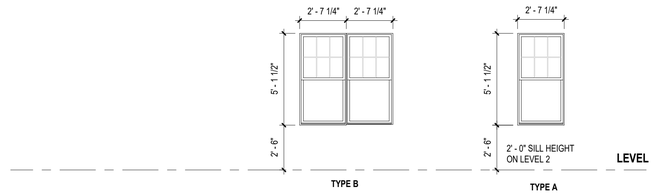
WINDOW SCHEDULE							
				ROUGH OPENING			
TYPE	Description	Manufacturer	Model	WIDTH	HEIGHT	GLASS TYPE	Type Comments
A	SINGLE DOUBLE HUNG WINDOW	Andersen Windows	400 Stormwatch	2' - 8 1/2"	5' - 1 1/2"	LOW E WITH ARGON GAS FILL	
B	MULLED DOUBLE HUNG WINDOW	Andersen Windows	400 Stormwatch	5' - 4"	5' - 1 1/2"	LOW E WITH ARGON GAS FILL	TWO FACTORY MULLED WINDOWS



WINDOW TYPE LEGEND

1/4" = 1'-0"

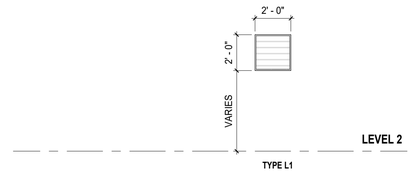
DOOR NOTES

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. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
5. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
6. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.

LOUVER SCHEDULE				
		ROUGH OPENING		
TYPE	Description	WIDTH	HEIGHT	COMMENTS
LEVEL 3				
F	ANODIZED ALUMINUM LOUVER	2' - 0"	2' - 0"	

LOUVER NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR MINIMUM FREE AREA REQUIREMENTS



LOUVER TYPE LEGEND

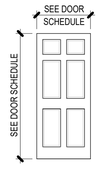
1/4" = 1'-0"

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

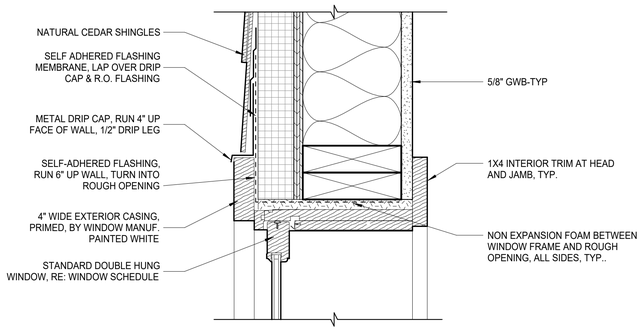
DOOR SCHEDULE HDC												
	DOOR			DIMENSIONS		DOOR PANEL		FRAME		ACCESS	OTHER	
Function	ROOM SERVED	NUMBER	Width	HEIGHT	THICKNESS	MATERIAL	ELEVATION	MATERIAL	ELEVATION	CONTROL	NOTES	HW TYPE
Exterior												
Exterior	MUDROOM	46	3' - 0"	7' - 8"	1 3/8"	WOOD	P	WOOD	1.0			PASSAGE LATCH W/ KEYED DEADBOLT
Exterior	MUDROOM	48	3' - 0"	7' - 8"	1 3/8"	WOOD	P	WOOD	1.0			PASSAGE LATCH W/ KEYED DEADBOLT
Exterior	MUDROOM	49	3' - 0"	7' - 8"	1 3/8"	WOOD	P	WOOD	1.0			PASSAGE LATCH W/ KEYED DEADBOLT
Grand total: 3												

DOOR PANEL LEGEND



P

PANEL



DETAIL - WINDOW HEAD & SILL, TYP.

3" = 1'-0"

DOOR PANEL ELEVATIONS

1/4" = 1'-0"

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Andover, Massachusetts 01810
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02/06/25

SHEET TITLE:

WINDOW & DOOR SCHEDULES, LEGEND, AND DETAILS

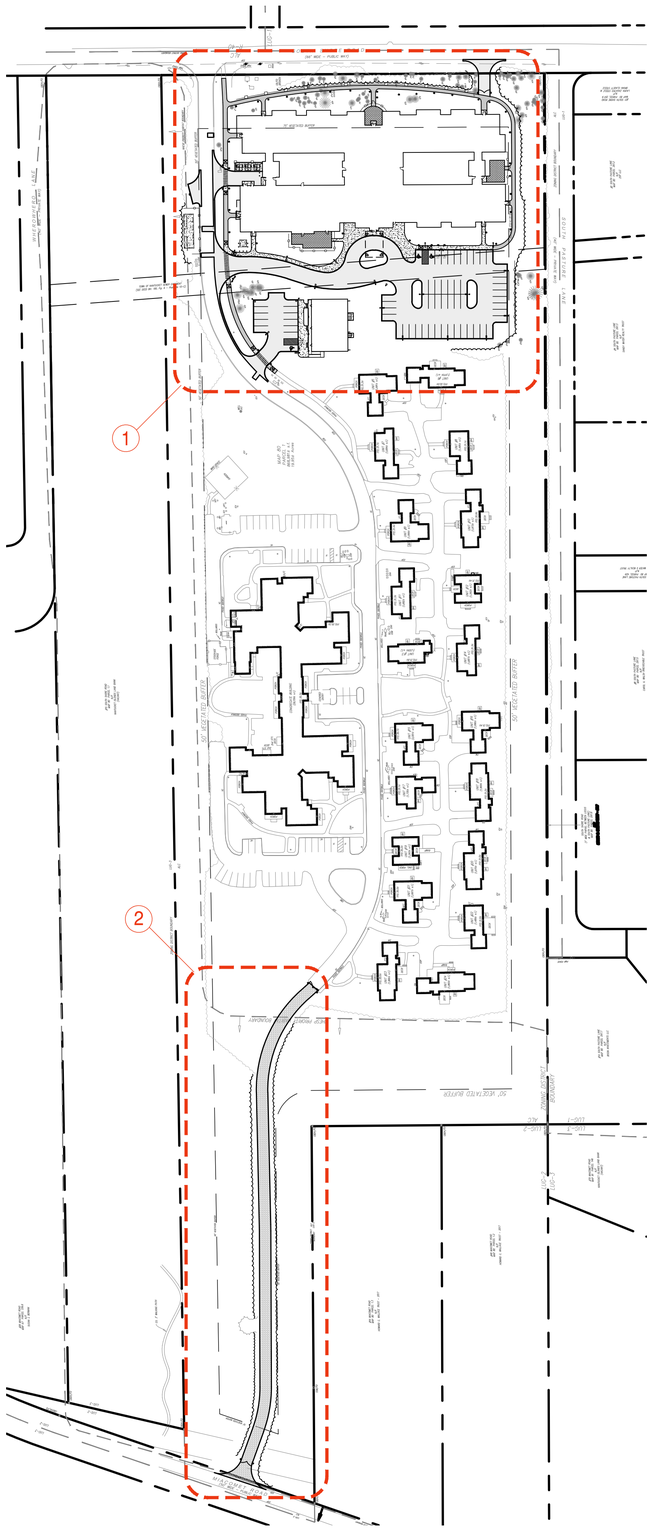
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **As indicated** | DESIGNED BY: **AK**

SMRT PROJECT #: **23121** | DRAWN BY: **NEC**

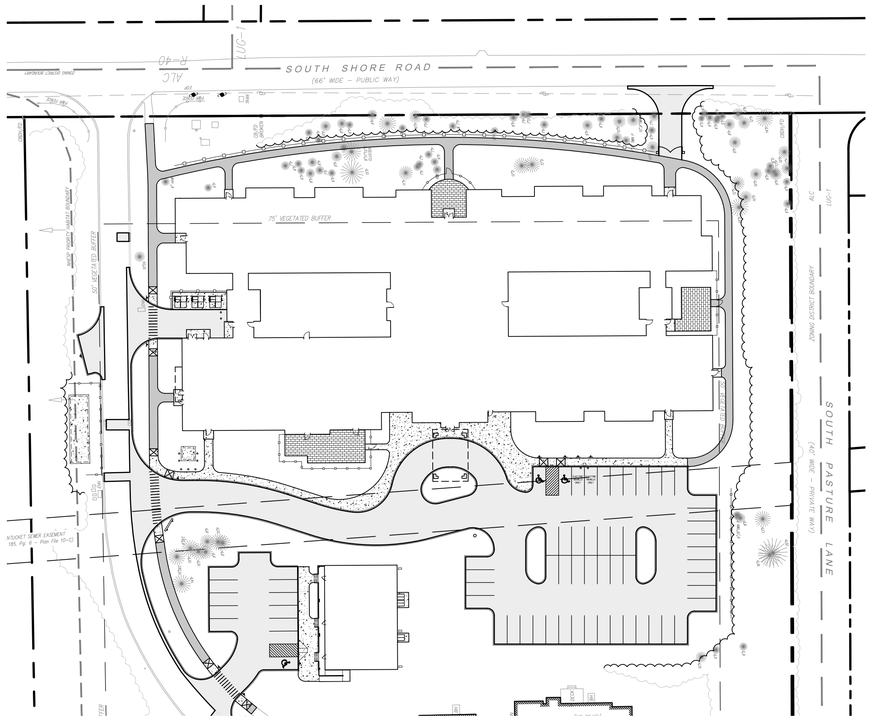
A-203

NOT FOR CONSTRUCTION



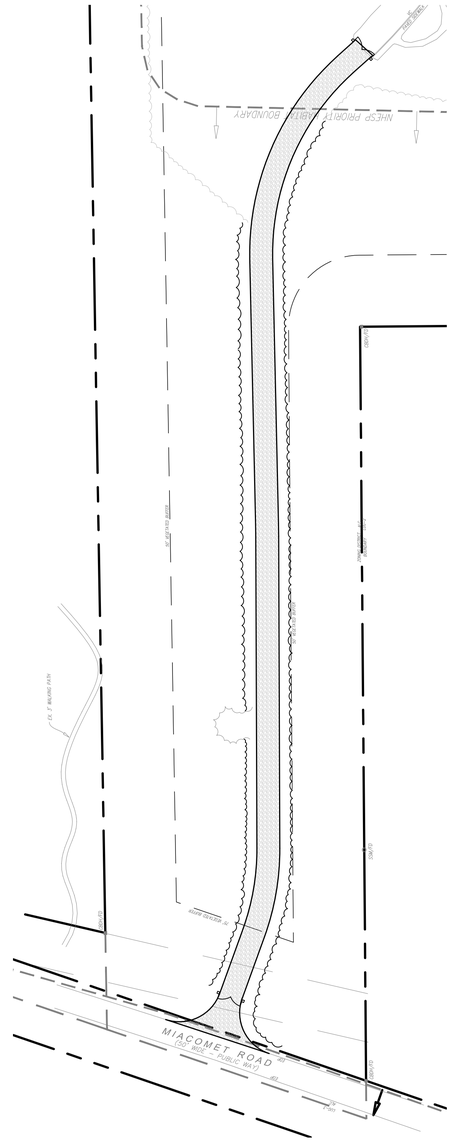
OVERALL SITE PLAN - DEVELOPMENT AREAS

1"=80'-0"



DEVELOPMENT AREA - 1

1"=40'-0"



DEVELOPMENT AREA - 2

1"=40'-0"

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TRUE NORTH

0' 20' 40' 80' 120'

1"=40'-0"

#	Description	Date

ISSUED FOR BID

JANUARY 10, 2025

SHEET TITLE:

OVERALL SITE DEVELOPMENT KEY PLAN

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

SCALE:	1" = 20'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-100

NOT FOR CONSTRUCTION

IMPROVEMENTS & MATERIALS NOTES

1. PROVIDE CUSTOM FABRICATED ENTRANCE SIGN; SIGN SHALL BE WOOD AND SHALL BE APPROXIMATELY 10'-0" IN LENGTH BY 2'-0" IN WIDTH (DIMENSIONS SUBJECT TO CHANGE); SIGN SHALL BE APPROXIMATELY 3'-0" HIGH OFF OF FINISHED GRADE ELEVATION, WITH TEXT THAT READS: 'OUR ISLAND HOME'; ENSURE FOOTINGS ARE 4'-0" IN DEPTH & SHALL BE SIMILAR TO WOOD FENCE DETAILS; PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT REVIEW.
2. PROVIDE 35'-0" TALL FLAG POLE (REFER TO SPECIFICATIONS); FIELD LOCATE WITH ARCHITECT & OWNER; PROVIDE CONCRETE FOOTING PER MANUFACTURERS RECOMMENDATIONS, & UPLIGHTING TO ENSURE POLE IS ADEQUATELY LIGHTED.

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

ZONING DISTRICT BOUNDARY

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

50' VEGETATED BUFFER

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan

#3 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
SSP, 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 ZADAVKO STEELE &
BRIAN CLAGETT STEELE

TRUE NORTH

0' 10' 20' 40' 60'
1"=20'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

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" = 20'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C1101

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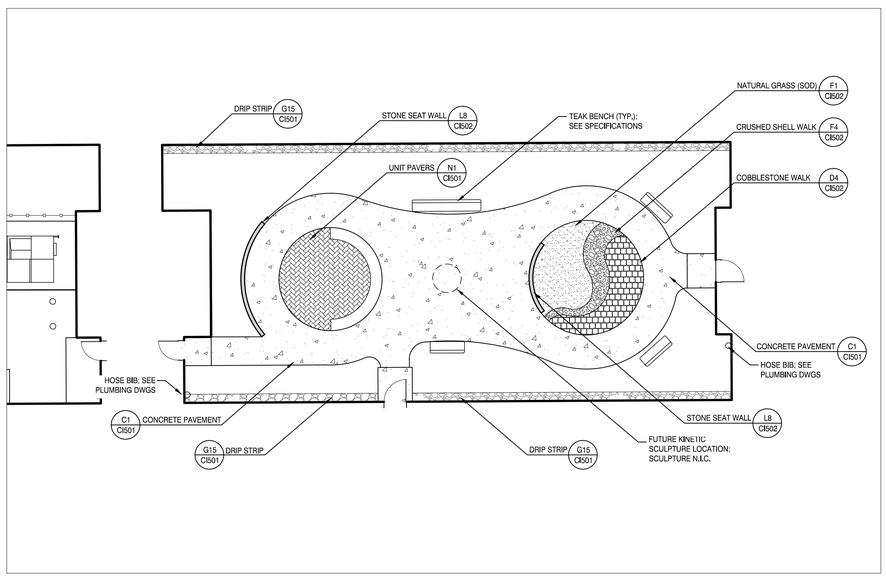
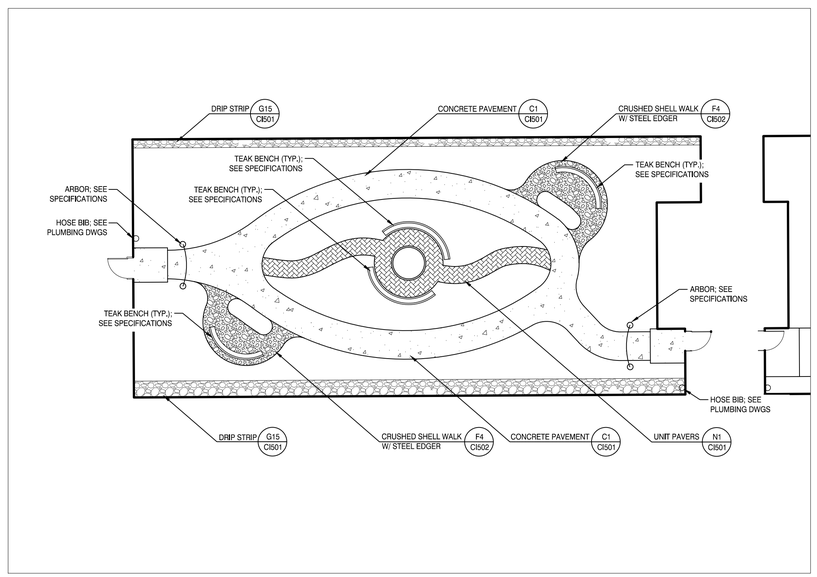


NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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TRUE NORTH

0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN - COURTYARDS

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

SCALE: 1" = 10' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

CI401

NOT FOR CONSTRUCTION

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

ZONING DISTRICT BOUNDARY
ALC
LUG-1

75' VEGETATED BUFFER

50' VEGETATED BUFFER

EXISTING TREES TO REMAIN (TYP.)

EXISTING TREES TO REMAIN (TYP.)

REFER TO DWG LP401 FOR COURTYARD PLANTING PLANS

NEW EDGE OF WOODLAND VEGETATION (TYP.)

NEW EDGE OF WOODLAND VEGETATION (TYP.)

COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT (TYP.)

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 10-C)

#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZAOKTWO STEELE & BRIAN CLAGETT STEELE

#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
CSP LLC

#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST

UNIT #5
(1,991± s.f.)

UNIT #6
(1,970± s.f.)

12 AR B&B	4 LO CONT.	4 LO CONT.
3 BN B&B	6 IO CONT.	5 CO CONT.
5 IO CONT.	10 IV CONT.	5 MC CONT.
6 PM CONT.	6 IV CONT.	5 IG CONT.
5 CO CONT.	12 IG CONT.	4 CO CONT.
27 LO CONT.	8 HV CONT.	3 KA CONT.
9 VC CONT.	2 CC B&B	3 PM CONT.
9 IV CONT.	5 MC CONT.	6 RC CONT.
5 PM CONT.	5 IV CONT.	3 MC CONT.
10 PM CONT.	11 LO CONT.	35 AU CONT.
10 RC CONT.	13 DF CONT.	6 PM CONT.
5 IV CONT.	14 IG CONT.	4 MC CONT.
6 AM CONT.	3 CA CONT.	11 RC CONT.
9 KA CONT.	7 IO CONT.	3 MC CONT.
4 IO CONT.	4 RC CONT.	2 CT B&B
1 CC B&B	1 AR B&B	20 JH CONT.
20 JH CONT.	9 JV 20' OC	3 MC CONT.
10 MC CONT.	3 NS 20' OC	27 LO CONT.
1 AR B&B	4 PR 20' OC	4 PS 20' OC
3 JV 20' OC	3 PS 20' OC	2 QA B&B
3 JV 20' OC	4 PR 20' OC	3 JV 20' OC
6 PM CONT.	5 IV CONT.	

0' 10' 20' 40' 60'
1"=20'-0"

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SHEET TITLE:

SITE PLANTING PLAN

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SCALE: 1" = 20' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

LP101

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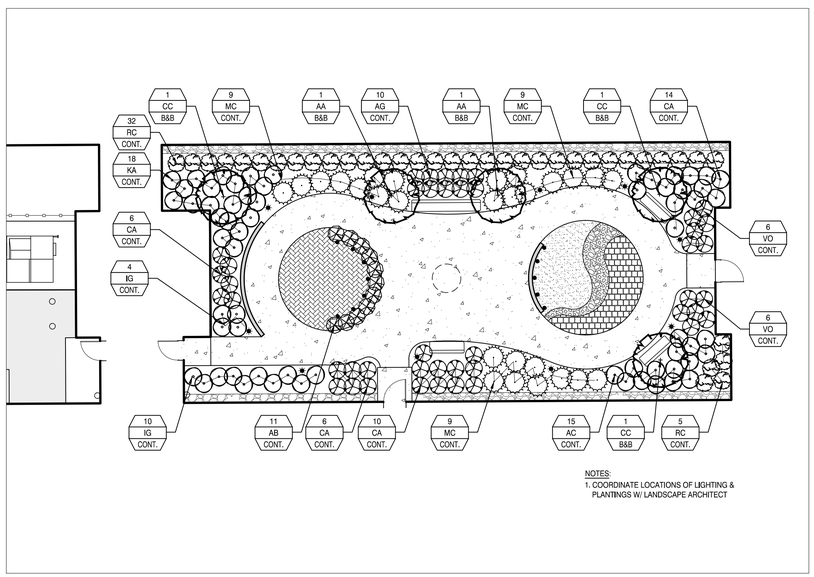
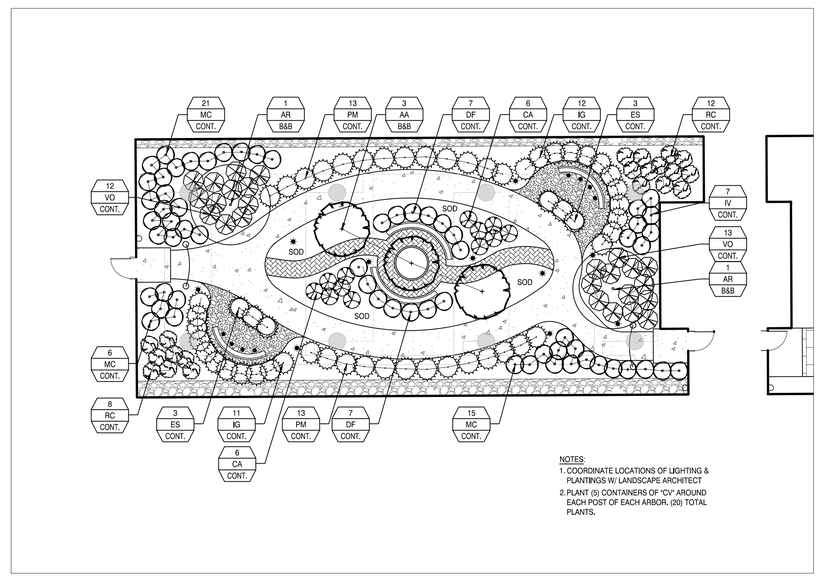


NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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TRUE NORTH

0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING PLAN - COURTYARDS

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

SCALE: 1" = 10' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

LP401

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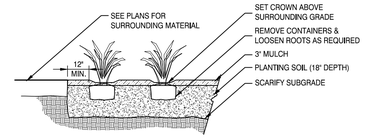
1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE 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).

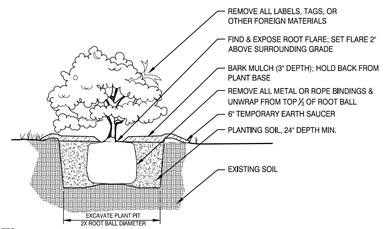
PLANTING NOTES F6
N.T.S.

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	
HV	Hamamelis virginiana / American Witch Hazel		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	
LO	Ligustrum ovalifolium 'Nantucket' / Nantucket Privet	-	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	
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.



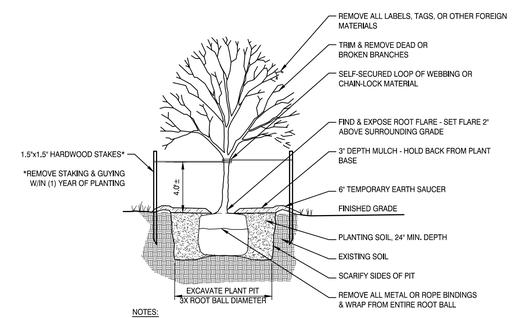
GRASSES & GROUNDCOVER PLANTING H1
N.T.S.



NOTES:

1. SHRUB TO BE SET PLUMB.
2. SECURE SHRUB AS MAY BE REQUIRED ACCORDING TO SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

SHRUB PLANTING E1
N.T.S.



NOTES:

1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

TREE PLANTING A1
N.T.S.

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ISSUED FOR BID
JANUARY 10, 2025

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

NOT FOR CONSTRUCTION



ADDRESS: 43 SHERBURNE COMMONS - OLD SHERBURNE COMMONS HOUSING
DATE HEARD: (HOLD TO TRACK)
SITTING BOARD: WELCH, POHL, CAMP, MACLEOD, PAUL
HARDSCAPE

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

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

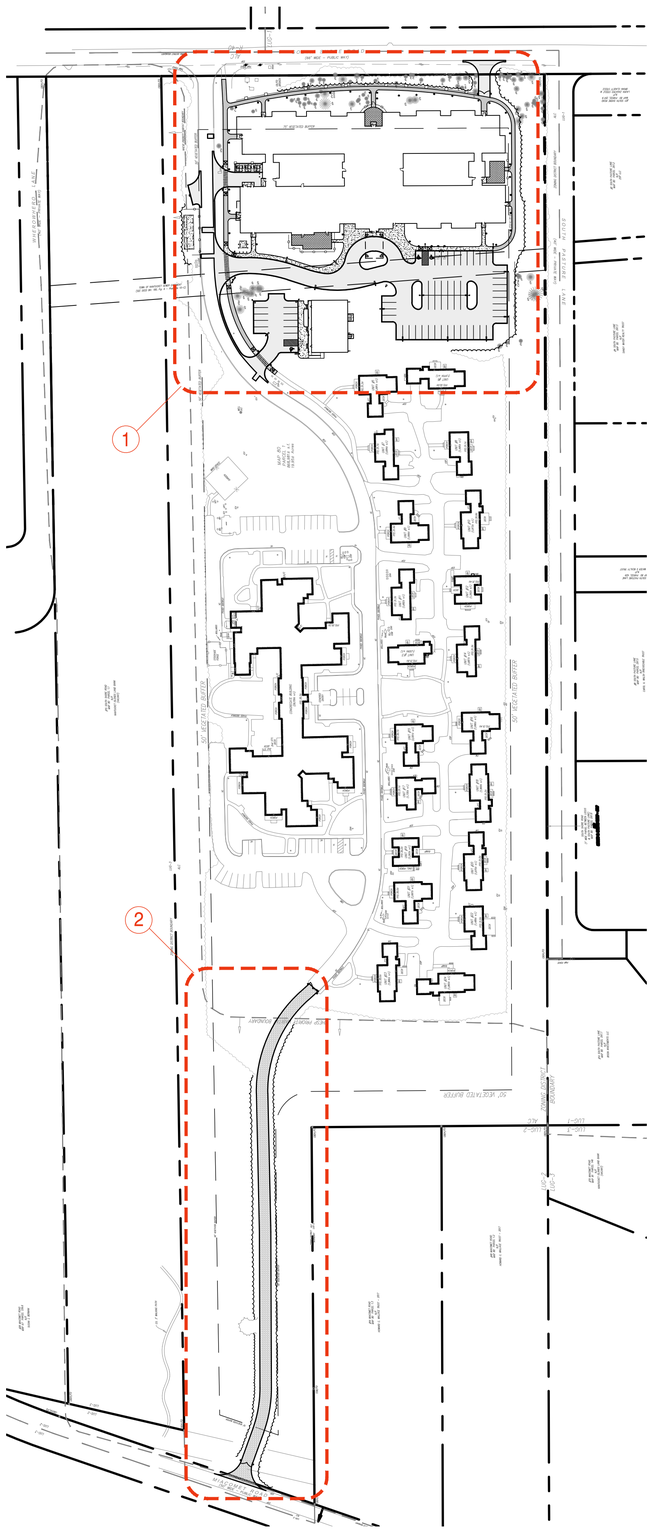
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2024-12-11598 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

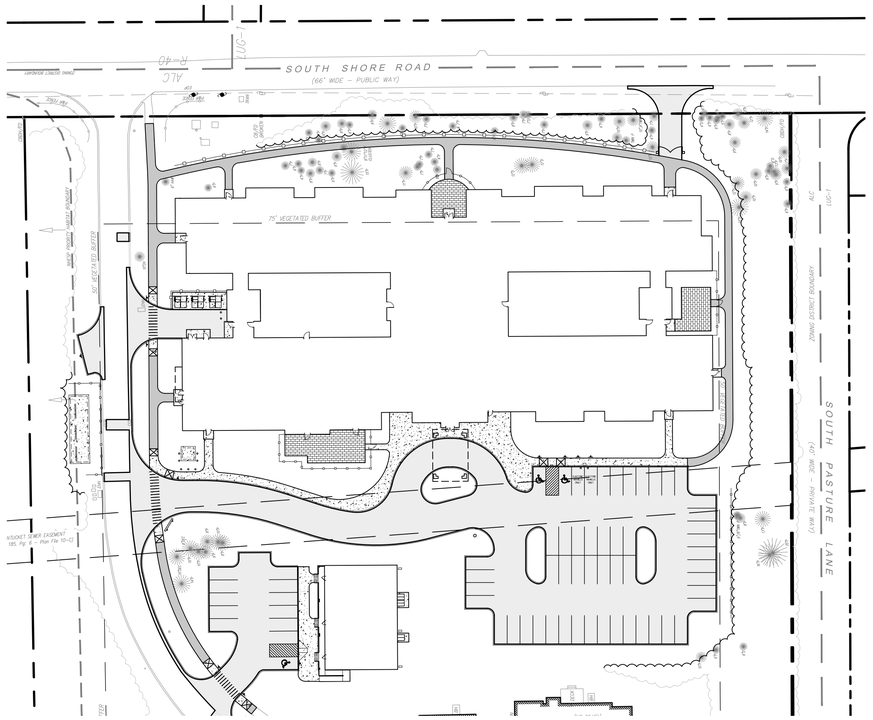
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 2/6/25



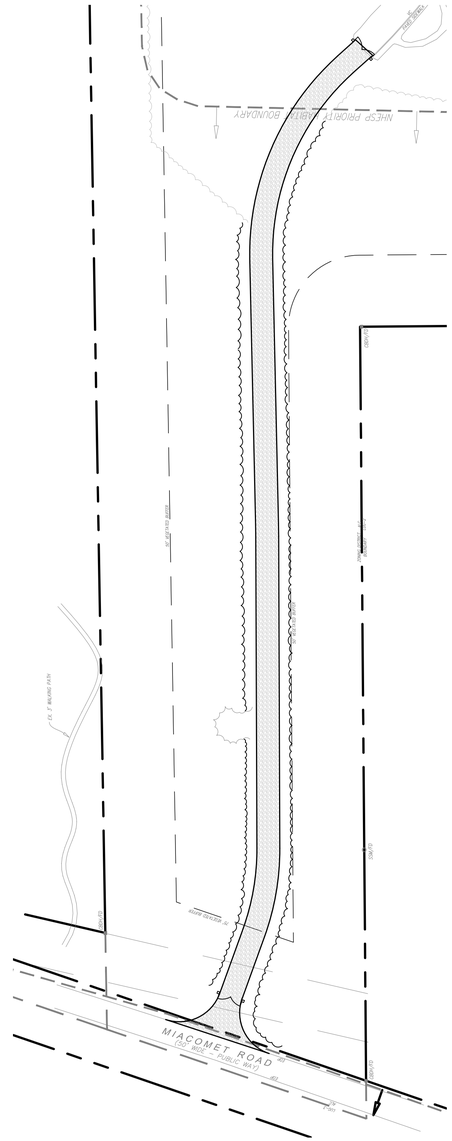
OVERALL SITE PLAN - DEVELOPMENT AREAS

1"=80'-0"



DEVELOPMENT AREA - 1

1"=40'-0"



DEVELOPMENT AREA - 2

1"=40'-0"

TOWN OF NANTUCKET

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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

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Andover, Massachusetts 01810

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TRUE NORTH

0' 20' 40' 80' 120'

1"=40'-0"

#	Description	Date

ISSUED FOR BID

JANUARY 10, 2025

SHEET TITLE:

OVERALL SITE DEVELOPMENT KEY PLAN

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

SCALE:	1" = 20'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-100

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IMPROVEMENTS & MATERIALS NOTES

1. PROVIDE CUSTOM FABRICATED ENTRANCE SIGN; SIGN SHALL BE WOOD AND SHALL BE APPROXIMATELY 10'-0" IN LENGTH BY 2'-0" IN WIDTH (DIMENSIONS SUBJECT TO CHANGE); SIGN SHALL BE APPROXIMATELY 3'-0" HIGH OFF OF FINISHED GRADE ELEVATION, WITH TEXT THAT READS: 'OUR ISLAND HOME'; ENSURE FOOTINGS ARE 4'-0" IN DEPTH & SHALL BE SIMILAR TO WOOD FENCE DETAILS; PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT REVIEW.
2. PROVIDE 35'-0" TALL FLAG POLE (REFER TO SPECIFICATIONS); FIELD LOCATE WITH ARCHITECT & OWNER; PROVIDE CONCRETE FOOTING PER MANUFACTURERS RECOMMENDATIONS, & UPLIGHTING TO ENSURE POLE IS ADEQUATELY LIGHTED.

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

ZONING DISTRICT BOUNDARY

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

50' VEGETATED BUFFER

TOWN OF NANTUCKET SEWER EAS
(SEE DEED BK: 185, Pg: 6 – Plan

#3 SOUTH SHORE ROAD
MAP 80 PARCEL 279
N/F
LAURA ZADOYAN STEELE & BRIAN CLAGETT STEELE

#4 SOUTH PASTURE LANE
MAP 80 PARCEL 291.2
N/F
SANDY WATER REALTY TRUST

#5 SOUTH PASTURE LANE
MAP 80 PARCEL 291.3
N/F
SSP LLC

UNIT #5
(1,991± s.f.)
FFE:32.04

UNIT #6
(1,991± s.f.)
FFE:32.04

A1 CI501 ASPHALT PAVEMENT (TYPE 1)
A1 CI501 ASPHALT PAVEMENT (TYPE 2)
A1 CI502 SPLIT RAIL FENCE
A8 CI502 EMERGENCY ACCESS SWING GATES
G15 CI501 DRIP STRIP
F8 CI502 WOOD GATE (4.0' HGT.)
H1 CI502 WOOD SCREEN FENCE (4.0' HGT.)
SEE INTERIOR DESIGN FF&E SPECIFICATIONS FOR EXTERIOR SITE FURNISHINGS
N1 CI501 UNIT PAVERS
REFER TO DWG CI401 FOR COURTYARD IMPROVEMENT & MATERIALS PLANS
D5 CI501 CURB RAMP (TYPE 'B')
A10 CI501 SITE SIGNAGE (TYPE 'C', TYP.OF 2)
A5 CI501 REINFORCED CONCRETE PAD
H1 CI502 WOOD SCREEN FENCE (6.0' HGT.)
A1 CI501 ASPHALT PAVEMENT (TYPE 2) @ ALL ROAD UTILITY PATCHING CONNECTIONS)
A10 CI501 SITE SIGNAGE (TYPE 'D')
L15 CI501 ASPHALT BERM
INSTALL PRECAST CONCRETE PAD FOR NEW TRANSFORMER PER NATIONAL GRID; REFER TO ELECTRICAL DWG ES501
J10 CI501 BOLLARD (TYP. OF 7)
SITE LIGHTING (TYP.)
A10 CI501 SITE SIGNAGE (TYPE 'A')
E10 CI501 PAVEMENT MARKINGS (CROSSWALK)
BUILDING SIGN; SEE NOTES
L15 CI501 ASPHALT BERM
E15 CI501 SLOPED GRANITE CURBING
FLAG POLE; SEE SPECIFICATIONS
H1 CI501 INTEGRAL CONCRETE CURB & WALK
C1 CI501 CONCRETE PAVEMENT
A10 CI501 SITE SIGNAGE (TYPE 'D', TYP. OF 2)
A10 CI501 SITE SIGNAGE (TYPE 'E', TYP. OF 2)
PROXIMATE LOCATION OF EXISTING 20' SCENIC EASEMENT
SITE LIGHTING (TYP.)
PAVEMENT MARKINGS (PARKING SPACE LINES; TYP.)
C1 CI501 CONCRETE PAVEMENT
A10 CI501 SITE SIGNAGE (TYPE 'H')
A10 CI501 SITE SIGNAGE (TYPE 'I')
PAVEMENT MARKINGS (ACCESSIBLE PARKING)
SCREEN FENCE (6.0' HGT.)
ASPHALT BERM
STEEL PIPE BOLLARD (TYP. OF 2)
CURB RAMP (TYPE 'C')
SLOPED GRANITE CURBING
ELECTRIC VEHICLE CHARGING ONLY
HANDICAP PARKING ONLY
ICV
FIELD DRAIN RIM 28.7
PAVED SIDEWALK
WELL
PIT
DECK
PORCH
RIM: 29.1±
RIM: 28.5±
RIM: 28.8±
RIM: 29.2±
RIM: 29.3±
RIM: 30.6±
RIM: 30.7±
RIM: 29.1±
RIM: 29.2±
RIM: 29.3±
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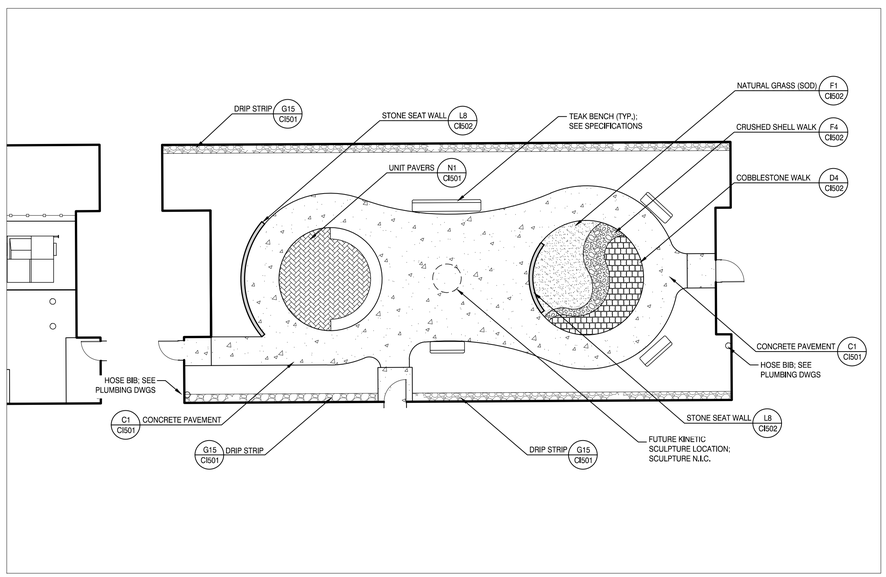
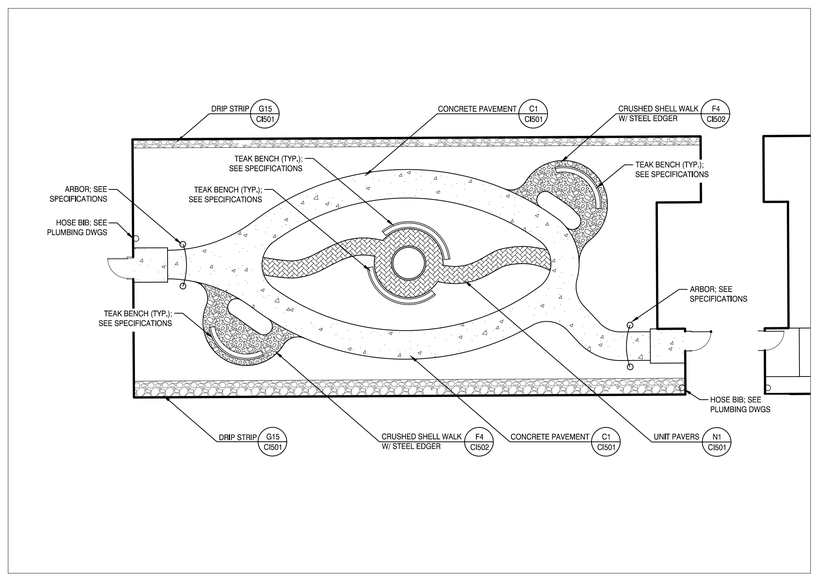
RIM: 31.0±
RIM:



NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

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JANUARY 10, 2025

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN - COURTYARDS

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

SCALE: 1" = 10' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

CI401

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SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

ZONING DISTRICT BOUNDARY

ALC
LUG-1

75' VEGETATED BUFFER

50' VEGETATED BUFFER

EXISTING TREES TO REMAIN (TYP.)

EXISTING TREES TO REMAIN (TYP.)

REFER TO DWG LP401 FOR COURTYARD PLANTING PLANS

NEW EDGE OF WOODLAND VEGETATION (TYP.)

NEW EDGE OF WOODLAND VEGETATION (TYP.)

COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT (TYP.)

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 10-C)

#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZAGATWO STEELE & BRIAN CLAGETT STEELE

#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
CSP LLC

#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST

UNIT #5
(1,991± s.f.)

UNIT #6
(1,970± s.f.)

12 AR B&B	4 LO CONT.	4 LO CONT.
3 BN B&B	6 IO CONT.	5 CO CONT.
5 IO CONT.	10 IV CONT.	5 MC CONT.
6 PM CONT.	6 IV CONT.	5 IG CONT.
5 CO CONT.	12 IG CONT.	4 CO CONT.
27 LO CONT.	8 HV CONT.	3 KA CONT.
9 VC CONT.	2 CC B&B	3 PM CONT.
9 IV CONT.	5 MC CONT.	6 RC CONT.
5 PM CONT.	5 IV CONT.	3 MC CONT.
10 PM CONT.	11 LO CONT.	35 AU CONT.
10 RC CONT.	13 DF CONT.	6 PM CONT.
1 CC B&B	1 AR B&B	14 IG CONT.
4 MC CONT.	6 AM CONT.	3 CA CONT.
11 RC CONT.	9 KA CONT.	7 IO CONT.
3 MC CONT.	4 IO CONT.	4 RC CONT.
2 CT B&B	20 JH CONT.	20 JH CONT.
9 JV 20' OC	3 MC CONT.	10 MC CONT.
3 NS 20' OC	27 LO CONT.	1 AR B&B
4 PR 20' OC	4 PS 20' OC	3 JV 20' OC
3 PS 20' OC	2 QA B&B	3 JV 20' OC

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0' 10' 20' 40' 60'

1"=20'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING PLAN

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

SCALE: 1" = 20' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

LP101

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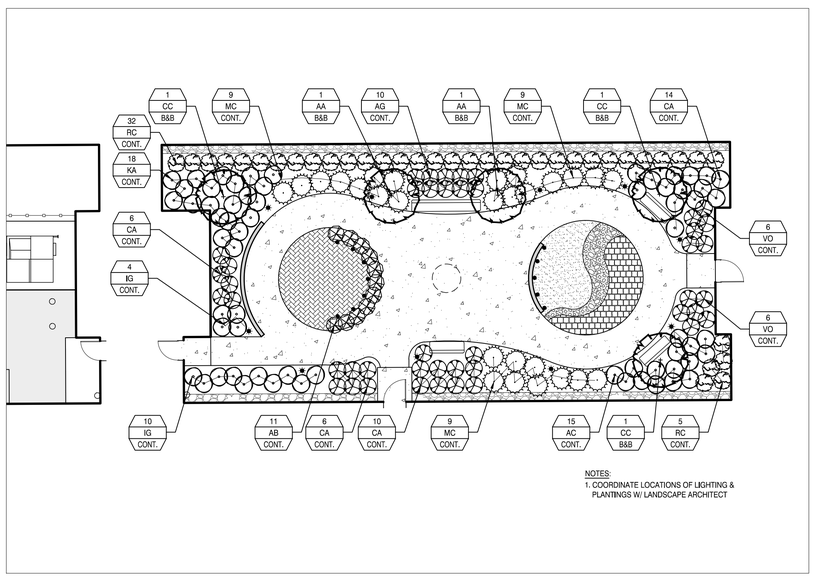
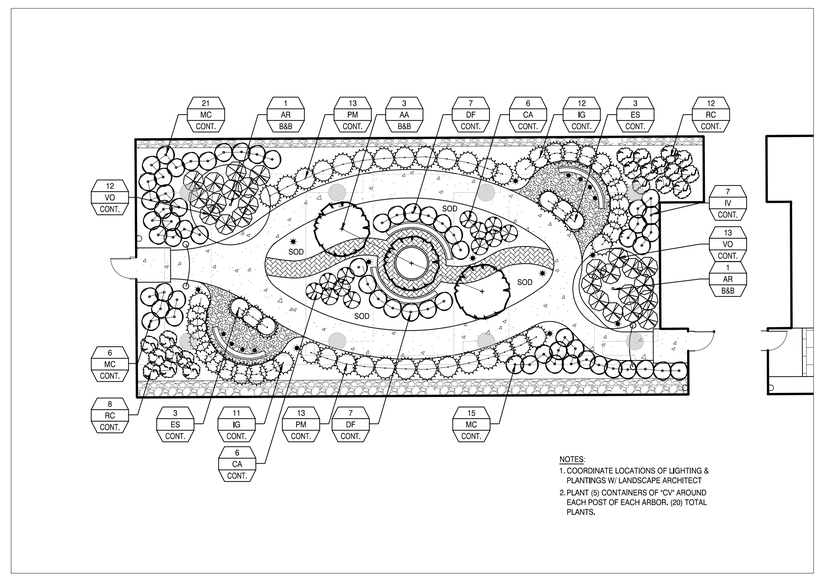


NOTES:
1. COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT

NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



NOTES:
1. COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT
2. PLANT (5) CONTAINERS OF "CV" AROUND EACH POST OF EACH ARBOR. (20) TOTAL PLANTS.

SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING PLAN - COURTYARDS

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SCALE:	1" = 10'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP401

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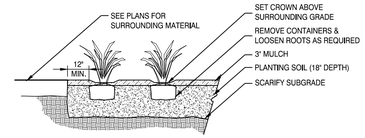
1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE 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).

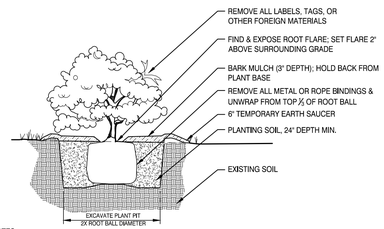
PLANTING NOTES F6
N.T.S.

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	
HV	Hamamelis virginiana / American Witch Hazel		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	
LO	Ligustrum ovalifolium 'Nantucket' / Nantucket Privet	-	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	
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.



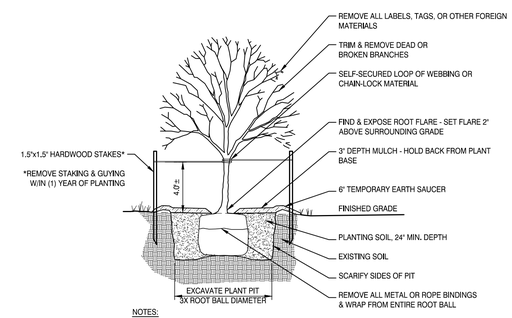
GRASSES & GROUNDCOVER PLANTING H1
N.T.S.



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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#	Description	Date

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JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING DETAILS

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SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501

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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

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SMRT PROJECT #: **23121**

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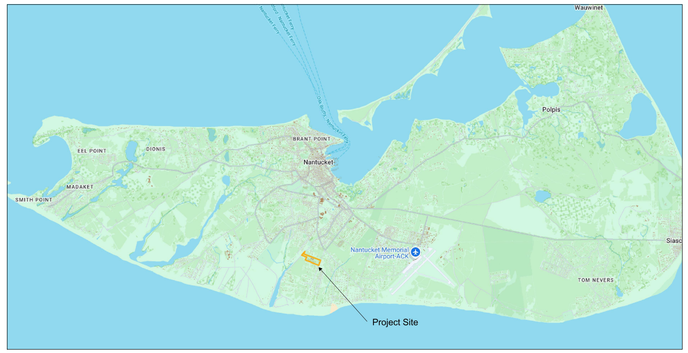

Project Site - Island Context - Town of Nantucket G.I.S.

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

Planning & Zoning Data



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



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

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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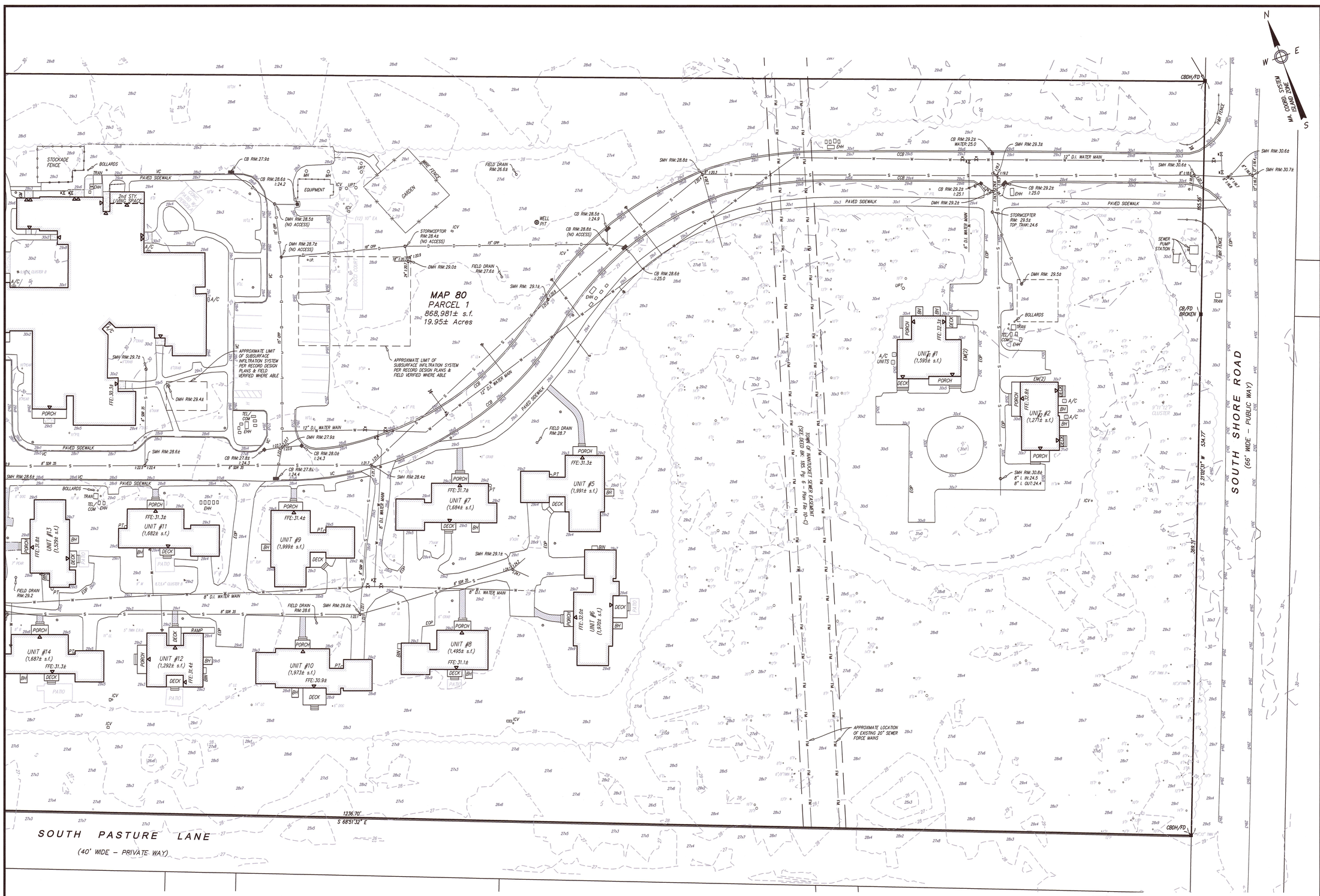
SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



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.
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TREE LEGEND

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

EXISTING LEGEND

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

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

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

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

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

No.	Date	Revision Description	By
–	–	–	–

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

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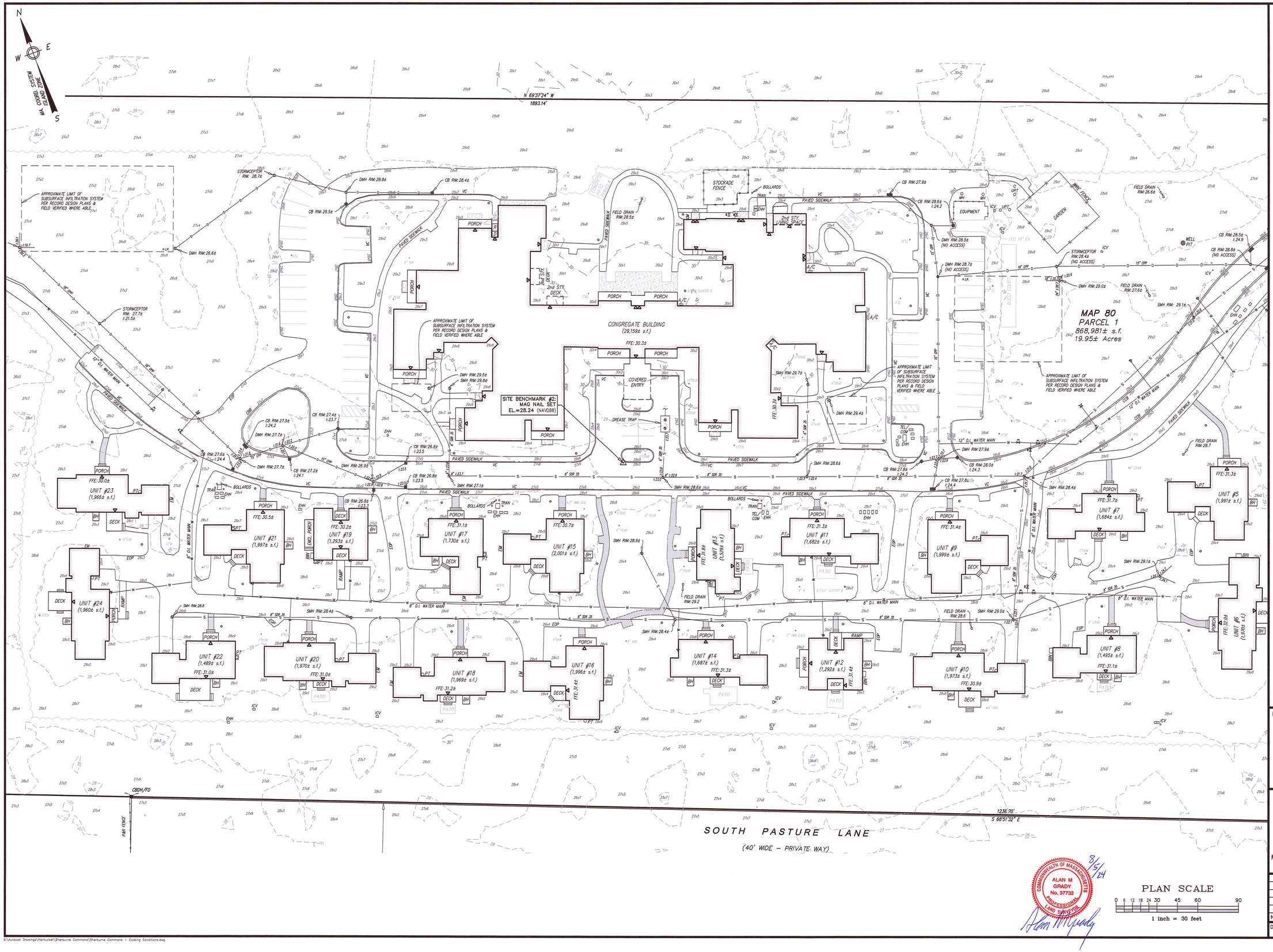

NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB-LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001-30
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TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

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

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EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

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

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

No.	Date	Revision Description	By
–	–	–	–

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

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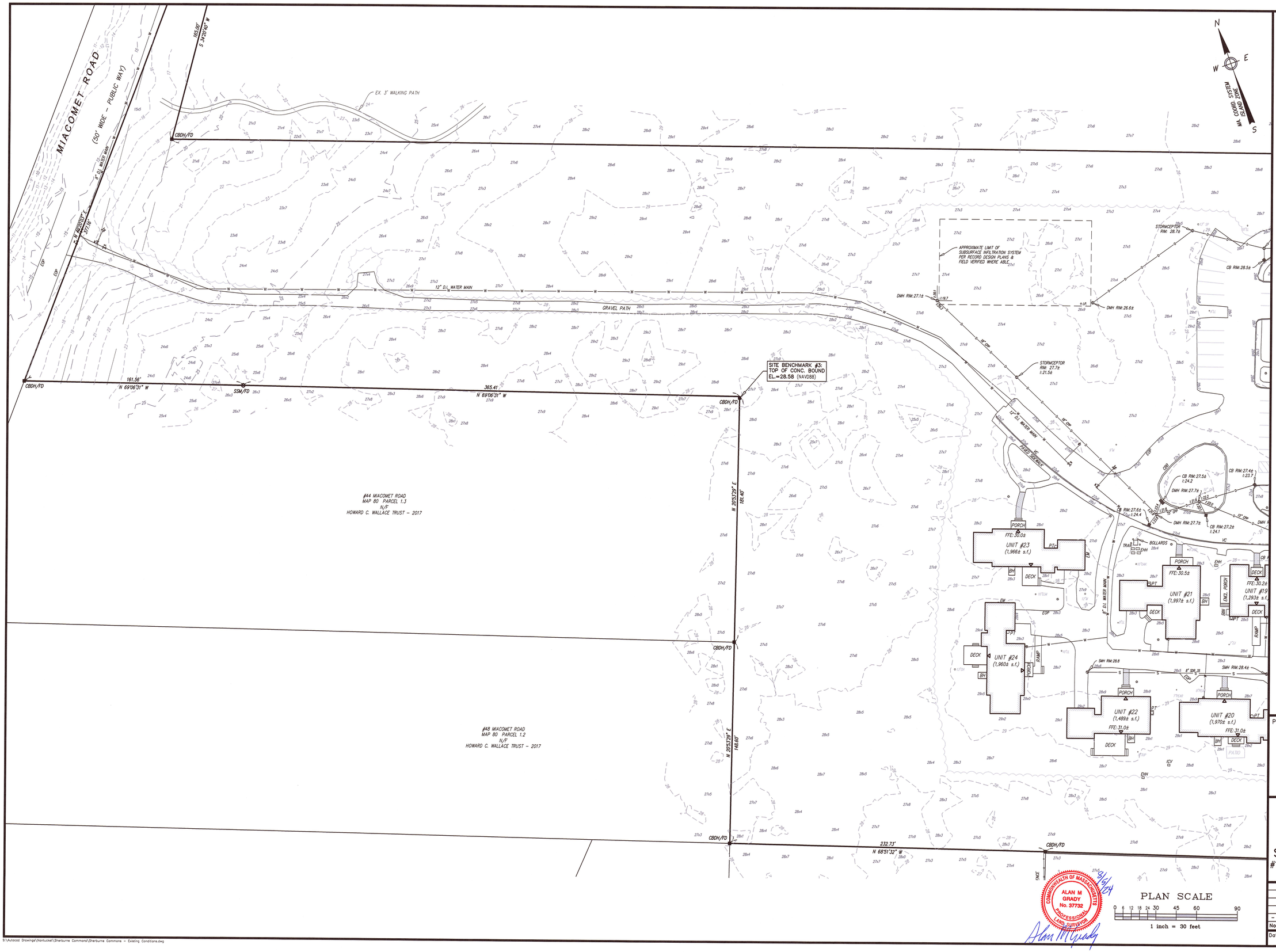

NOTES:

1. LOCUS: #1-#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
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CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
X"TREE	TREE SIZE/SPECIES

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

PLAN SCALE
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1 inch = 30 feet

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EXISTING CONDITIONS PLAN
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Prepared For:
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#1 - 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

No.	Date	Revision Description	By
-	-	-	-

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

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OUR ISLAND HOME SKILLED NURSING FACILITY

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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

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

SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)

WHEROWHERO LANE
(40' WIDE – PRIVATE WAY)

SOUTH PASTURE LANE
(40' WIDE – PRIVATE WAY)

ZONING DISTRICT BOUNDARY

NHESP PRIORITY HABITAT BOUNDARY

TOWN OF NANTUCKET SEWER EASEMENT
(SEE DEED BK: 185, Pg: 6 – Plan File 10–C)

75' VEGETATED BUFFER

MAP 80
PARCEL 1
868,981± s.f.
19.95± Acres

#21 SOUTH SHORE ROAD
MAP 80 PARCEL 297.9
N/F
LAURA ZACKTWO STEELE &
BRIAN CLACETT STEELE

#2 SOUTH PASTURE LANE
MAP 80 PARCEL 297.2
N/F
ZSP LLC

#4 SOUTH PASTURE LANE
MAP 80 PARCEL 297.3
N/F
SANDY WATER REALTY TRUST

UNIT #5
(1,491± s.f.)
FFE: 31.3±

UNIT #6
(1,970± s.f.)
FFE: 31.1±

UNIT #7
(1,684± s.f.)
FFE: 31.2±

UNIT #8
(1,495± s.f.)
FFE: 31.1±

N: 90699.19
E: 1750383.63

PC: 0+46.94
PT: 1+06.65
PC: 1+31.28
PT: 2+09.27
PC: 2+30.50
PT: 2+55.60
5+95.93
5+40.31

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

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12-02-24

SHEET TITLE:

SITE LAYOUT PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
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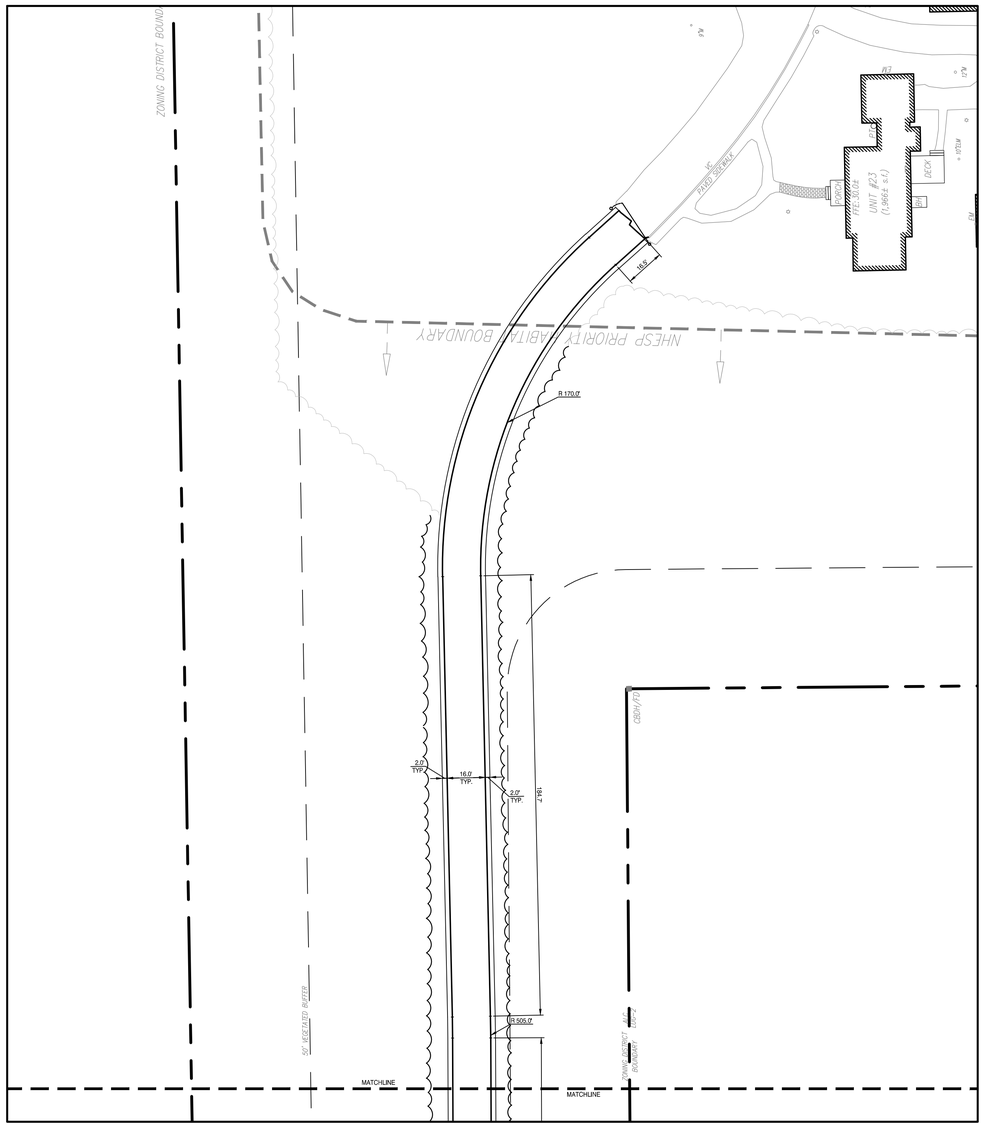
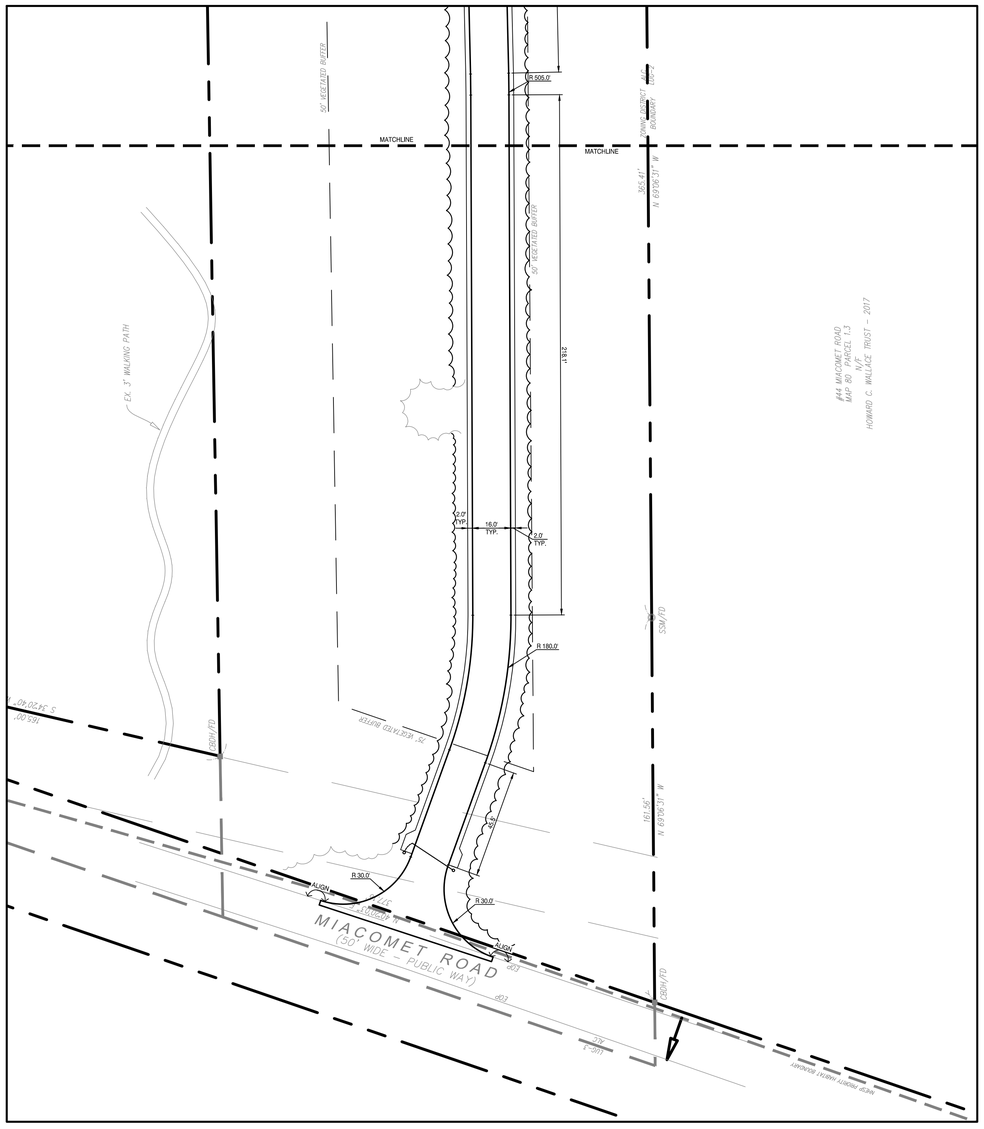
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CP101



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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0' 15' 30' 60' 90'

1"=30'-0"

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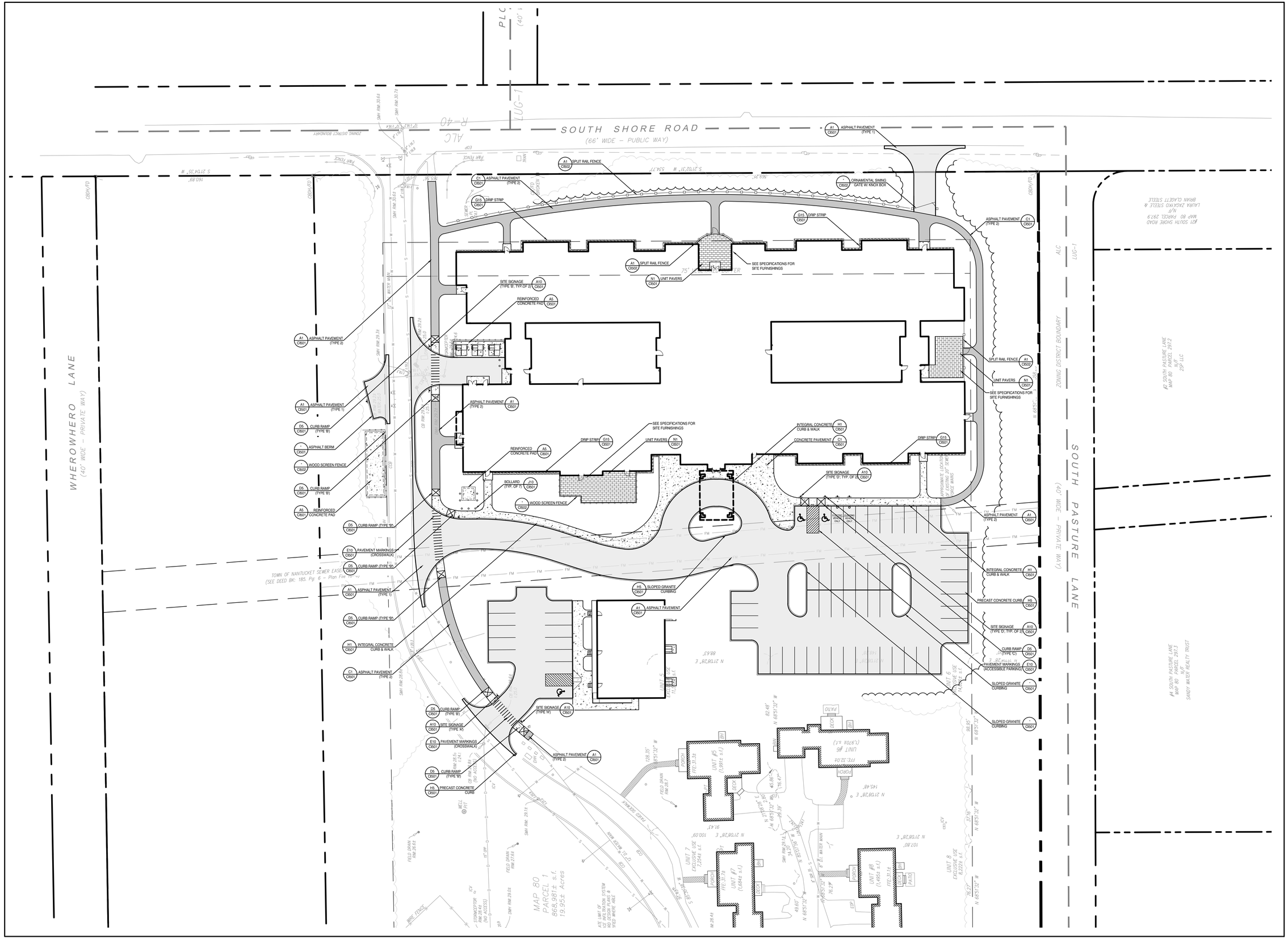
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CP102


SOUTH SHORE ROAD
(66' WIDE – PUBLIC WAY)
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(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
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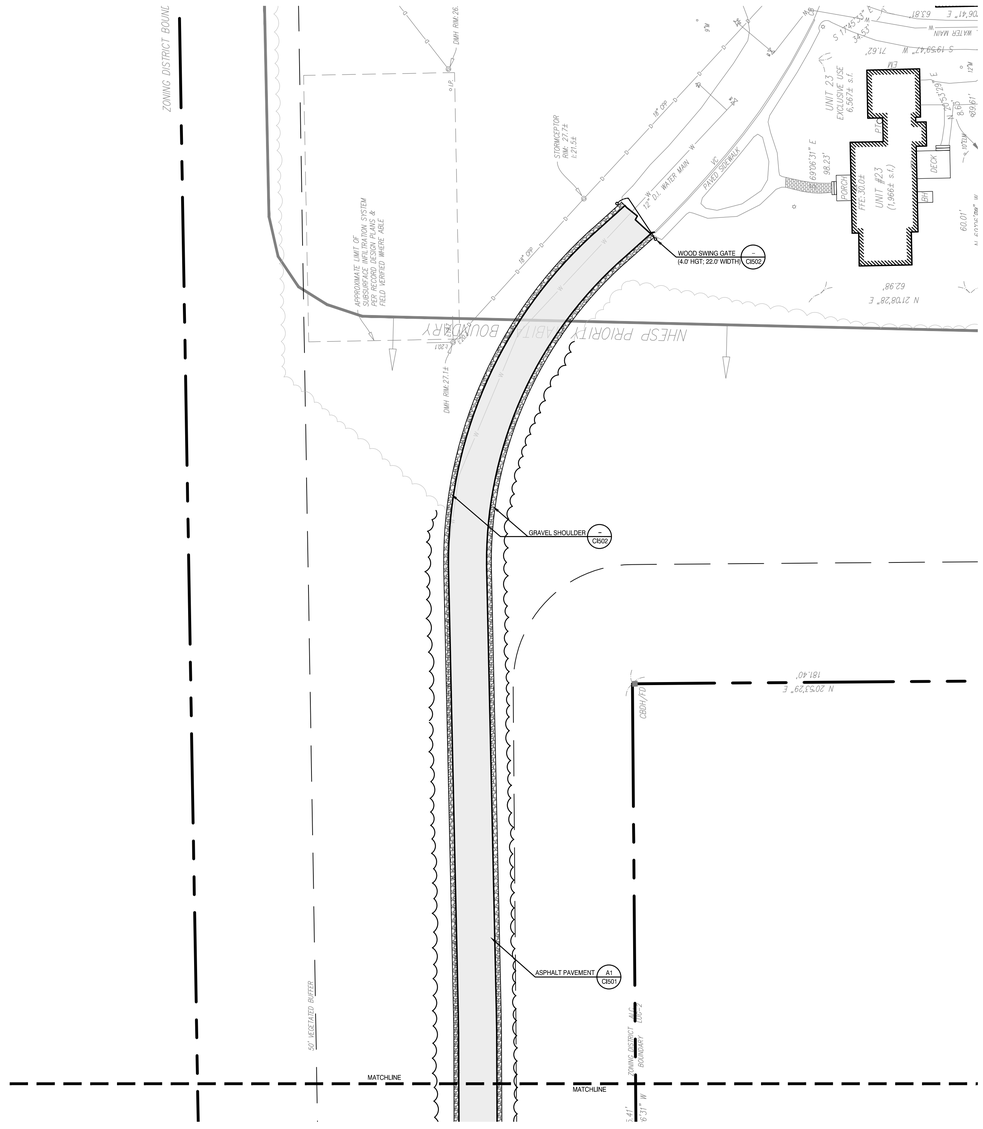
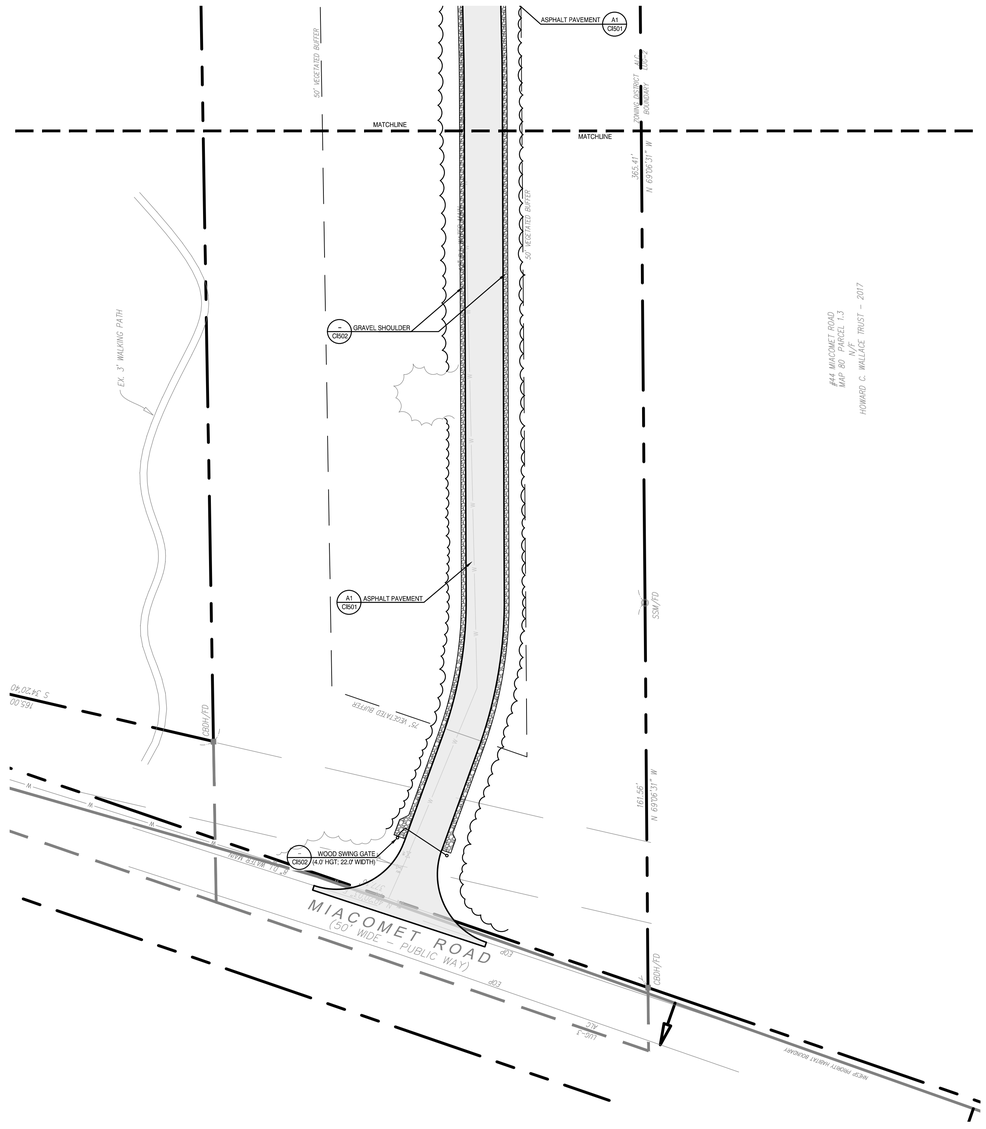
CB RIM: 30.28
CB RIM: 30.31
CB RIM: 30.34
CB RIM:



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

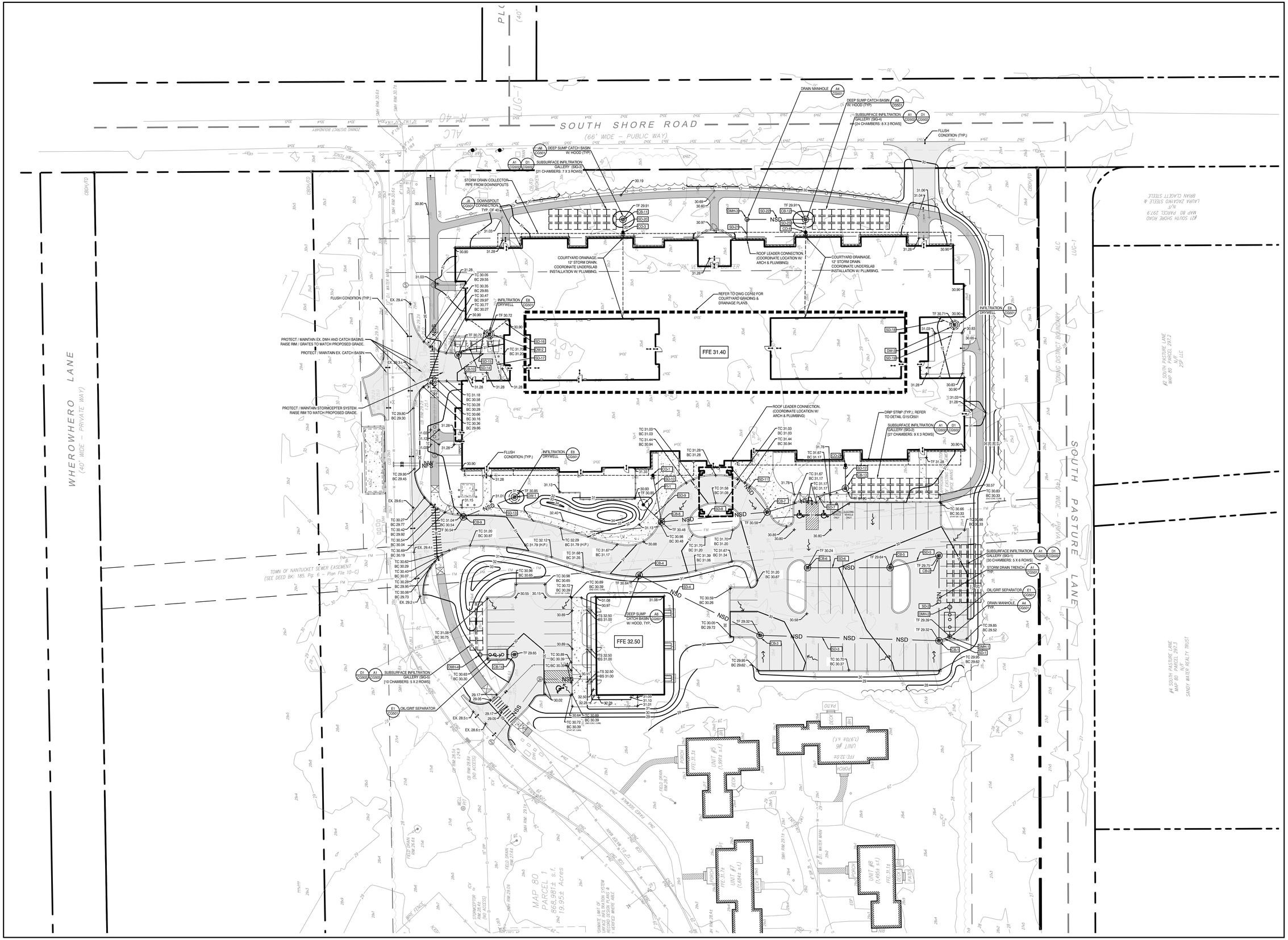
SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

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

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

CI102



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SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

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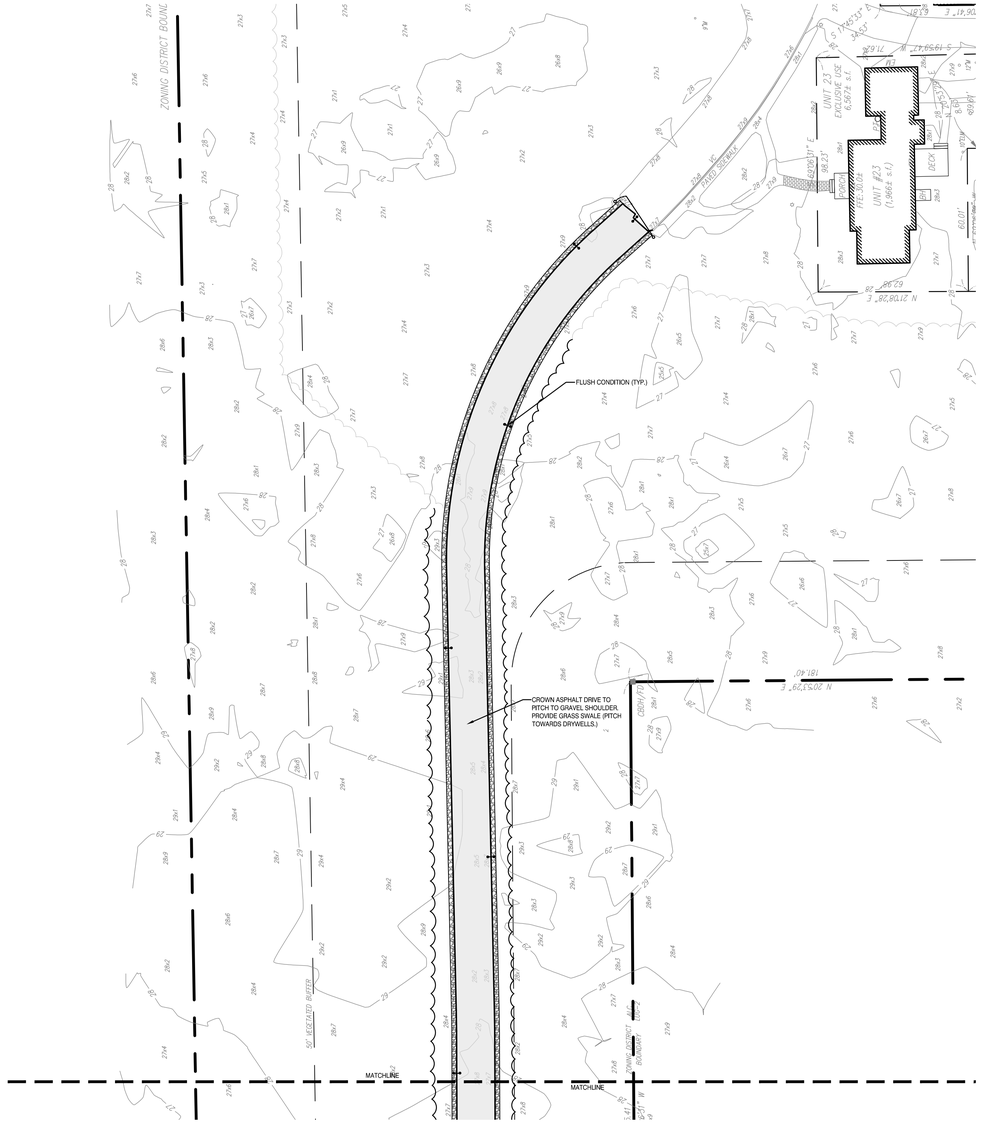
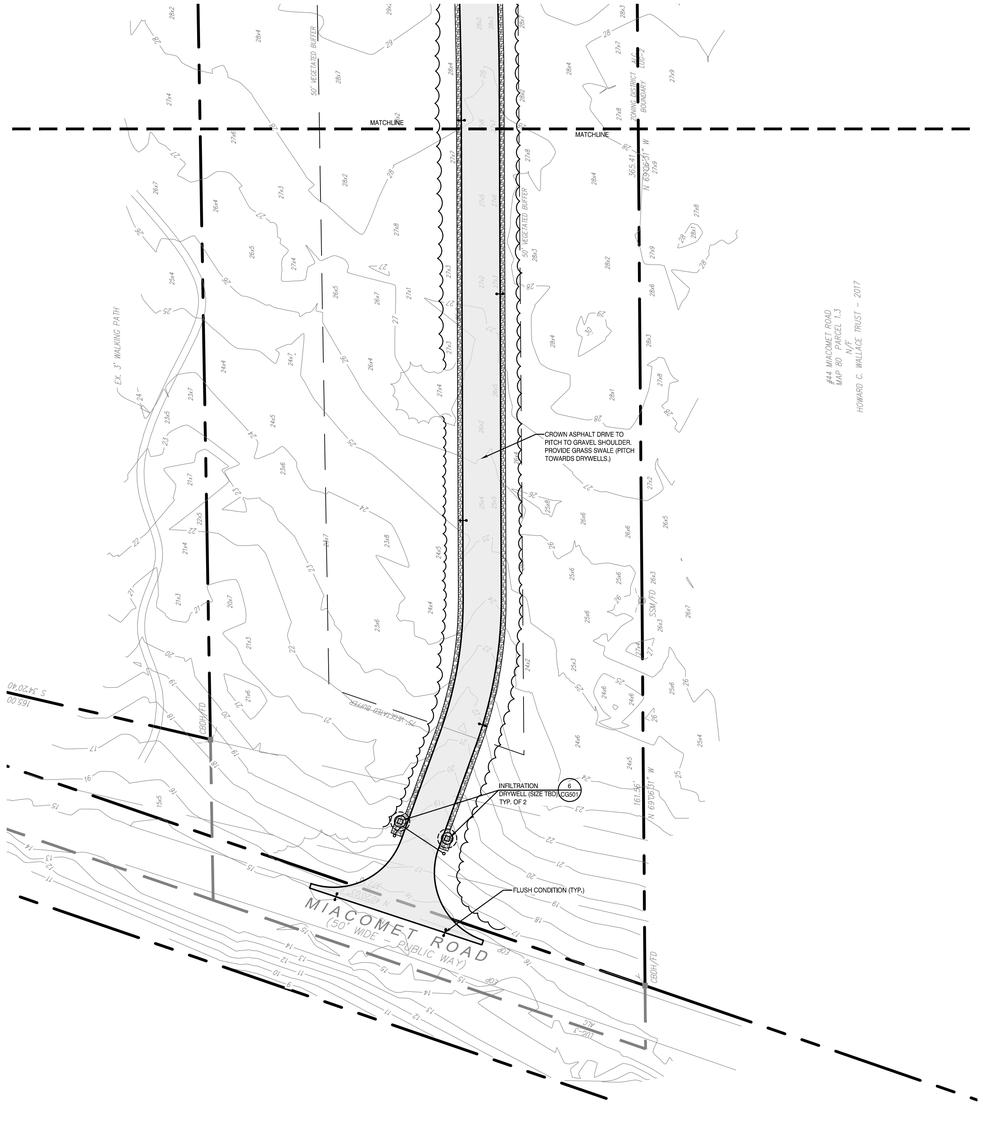
SMRT PROJECT #:	23121	DRAWN BY:	MAF

CG101



MIACOMET ROAD ACCESS DRIVE 1



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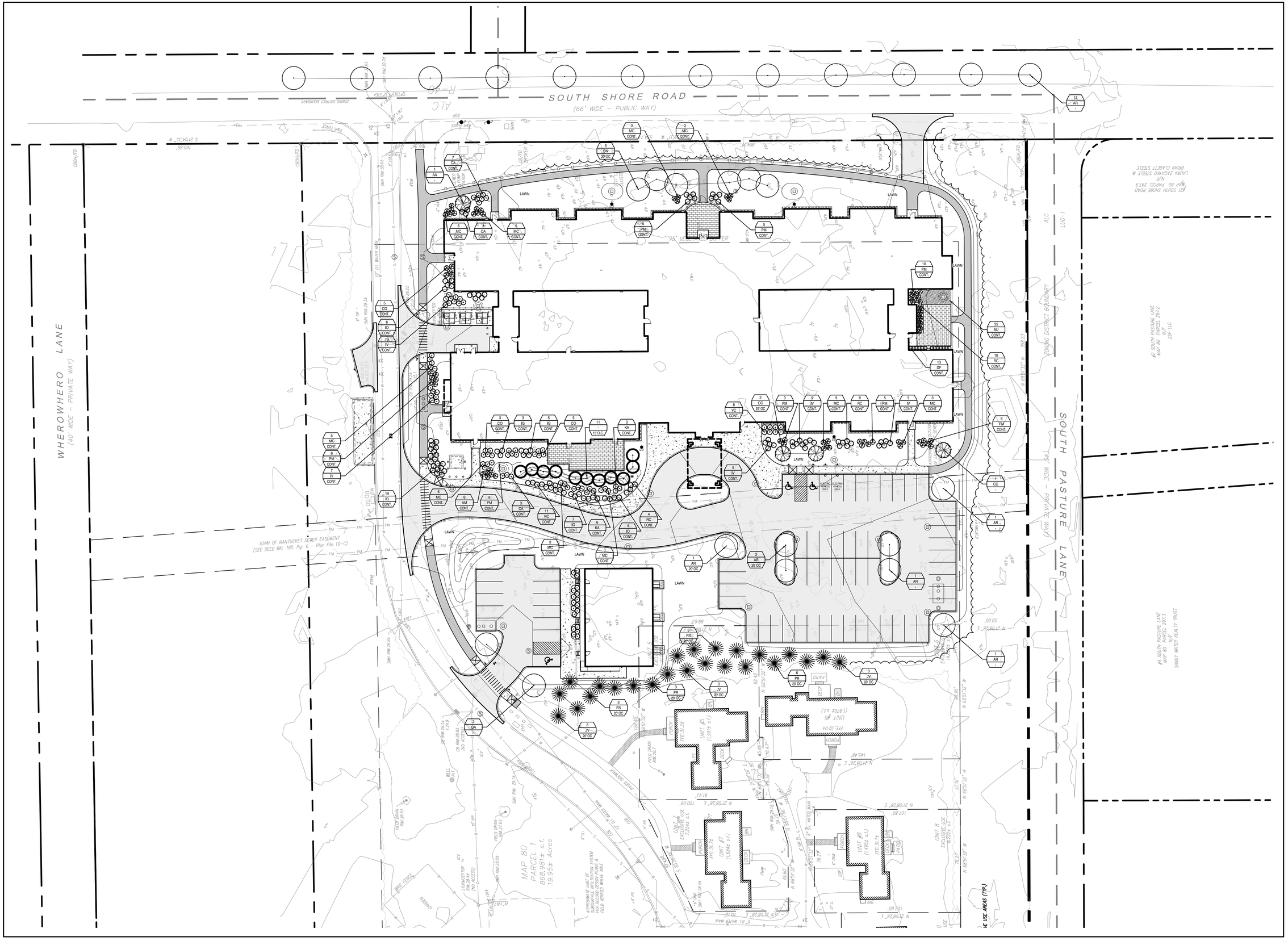
SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CG102



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810
1.877.700.7678
www.smrtinc.com

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

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE PLANTING PLAN

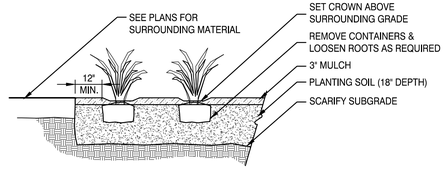
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

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

LP101

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS (SEE GENERAL NOTES REGARDING DIGSAFE). SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTS SHALL BE PLACED NO CLOSER THAN ONE-HALF THE NOTED SPACING TO PAVEMENT EDGES, BED LINES, OR STRUCTURE FACES, UNLESS NOTED OR SHOWN OTHERWISE.
6. PLANT MASSES SHALL BE LAID OUT AND INSTALLED STARTING AT THE PRINCIPAL, FORM-DEFINING PERIMETER, THEN FILLING INWARD IN DOUBLE-ROW-STAGGERED FASHION, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
8. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
11. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
12. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 6" LOAM AND SEED.
13. ALL SOIL IN SHRUB/PERENNIAL BEDS SHALL BE OVER-EXCAVATED AND REPLACED WITH PLANTING SOIL TO DEPTHS INDICATED (RE: SPECIFICATIONS).

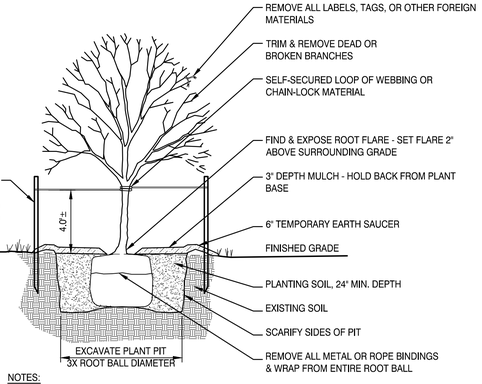
PLANTING NOTES F6
N.T.S.



GRASSES & GROUNDCOVER PLANTING H1
N.T.S.

MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
TREES					
AA	Amelanchier arborea / Downy Serviceberry	3.0" MIN.	-	B & B	
AR	Acer rubrum / Red Maple	3.5" MIN.	-	B & B	
BN	Betula nigra / River Birch	3.5" MIN.	-	B & B	Multi-Stem Specimens Only
CC	Cercis canadensis / Eastern Redbud	3.0" MIN.	-	B & B	
CT	Carya tomentosa / Mockernut Hickory	3.5" MIN.	-	B & B	
JV	Juniperus virginiana / Red Cedar	-	10.0'-12.0' MIN.	B & B	
NS	Nyssa sylvatica / Black Tupelo	3.5" MIN.	-	B & B	
PR	Pinus rigida / Pitch Pine	-	10.0'-12.0' MIN.	B & B	
PS	Pinus strobus / White Pine	3.5" MIN.	-	B & B	
QA	Quercus alba / White Oak	3.5" MIN.	-	B & B	
SHRUBS					
AC	Amelanchier canadensis / Eastern Shadbush	-	3.0'	CONTAINER	
AM	Aronia melanocarpa / Black Chokeberry	-	3.0'	CONTAINER	
CA	Clethra alnifolia / Sweet Pepperbush	-	3.0'	CONTAINER	
CO	Cephalanthus occidentalis / Buttonbush	-	3.0'	CONTAINER	
IG	Ilex glabra 'Compacta' / Compact Inkberry	-	3.0'	CONTAINER	
IO	Ilex opaca / American Holly	-	3.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	-	3.0'	CONTAINER	
KA	Kalmia angustifolia / Sheep Laurel	-	3.0'	CONTAINER	
MC	Morella caroliniensis / Small Bayberry	-	3.0'	CONTAINER	
PM	Prunus maritima / Beach Plum	-	3.0'	CONTAINER	
RC	Rosa carolina / Carolina Rose	-	3.0'	CONTAINER	
VC	Vaccinium corymbosum / Highbush Blueberry	-	3.0'	CONTAINER	
VO	Viburnum opulus 'Nanum / Dwarf Cranberry	-	1.5'	CONTAINER	
GROUNDCOVERS					
AU	Arcostaphylos uva-ursi / Bearberry	-	#2 POT	CONTAINER	
CC	Chamaepericlymenum canadense / Bunchberry	-	#2 POT	CONTAINER	
JH	Juniperus horizontalis / Creeping Juniper	-	#2 POT	CONTAINER	
VINES					
CV	Clematis virginiana / Virgin's Bower	-	#2 POT	CONTAINER	
GRASSES					
AB	Ammophila brevilgulata / American Beach Grass	-	#2 POT	CONTAINER	
AG	Andropogon glomeratus / Bushy Bluestem	-	#2 POT	CONTAINER	
DF	Deschampsia flexuosa / Wavy Hair Grass	-	#2 POT	CONTAINER	
ES	Eragrostis spectabilis / Purple Lovegrass	-	#2 POT	CONTAINER	

PLANTING SCHEDULE A6
N.T.S.



NOTES:

1. SHRUB TO BE SET PLUMB.
2. SECURE SHRUB AS MAY BE REQUIRED ACCORDING TO SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

SHRUB PLANTING E1
N.T.S.

NOTES:

1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

TREE PLANTING A1
N.T.S.

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#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE PLANTING DETAILS

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

SCALE:	AS SHOWN	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501



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12-02-24

SHEET TITLE:

SITE RENDERING

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

December 2, 2024

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

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

Dear Chairman Welch and the Nantucket Historic District Commission,

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

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

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

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

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

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

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 1

Street & Number of Proposed Work: SHERBURNE COMMONS LANE

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN MCMEEKING / SMRT

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

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

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

Leaders (material and size): N/A

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

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

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

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

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

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

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

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

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

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

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

SEE ATTACHED PAGES

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

November 18, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: Sherburne Commons Lane

Tax Map Number: 80 Parcel Number: 1

Owner of Record: The Town of Nantucket

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

Anticipated HDC Submission Date: December 2, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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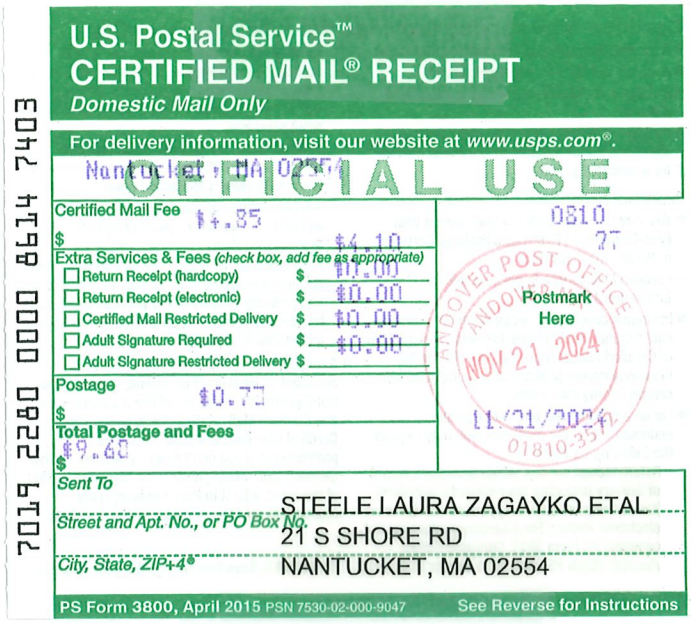

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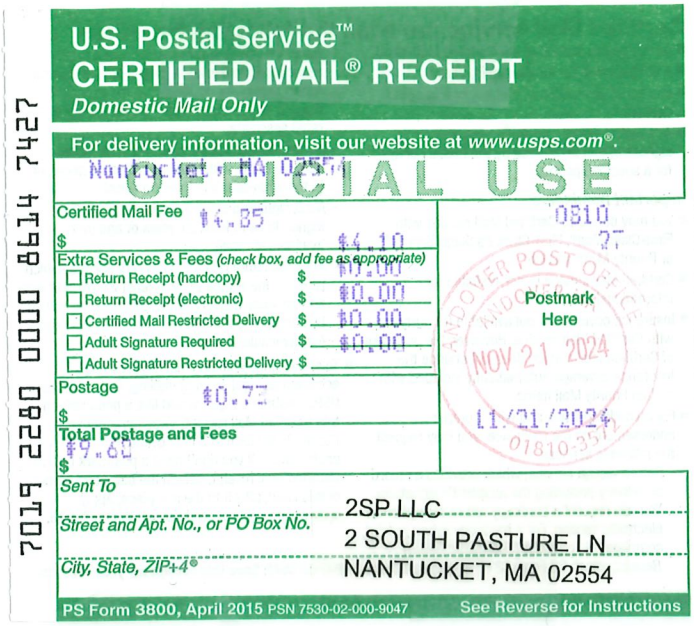

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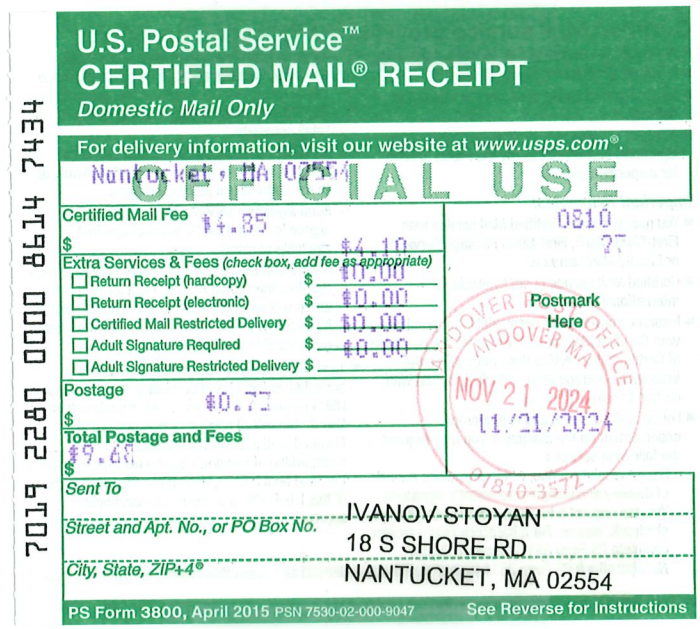

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Memo

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

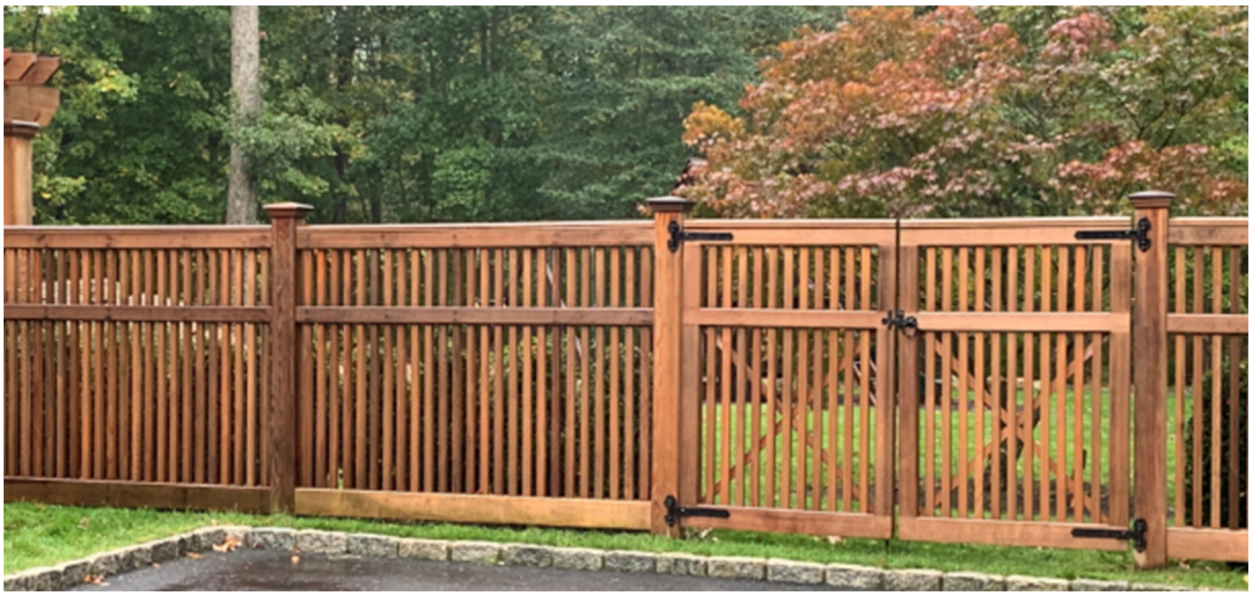
Our Island Home – Wood Fencing & Gate Options

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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking

AS AGENT FOR The Town of Nantucket, MA

STREET ADDRESS Sherburne Commons Lane, Nantucket, MA 02554

MAP/PARCEL 80 | 1

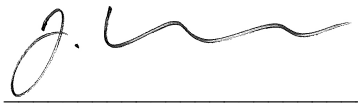
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 2, 2024

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

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

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



Signature

December 2, 2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

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

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

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

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

(initial to indicate read and understand)

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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...

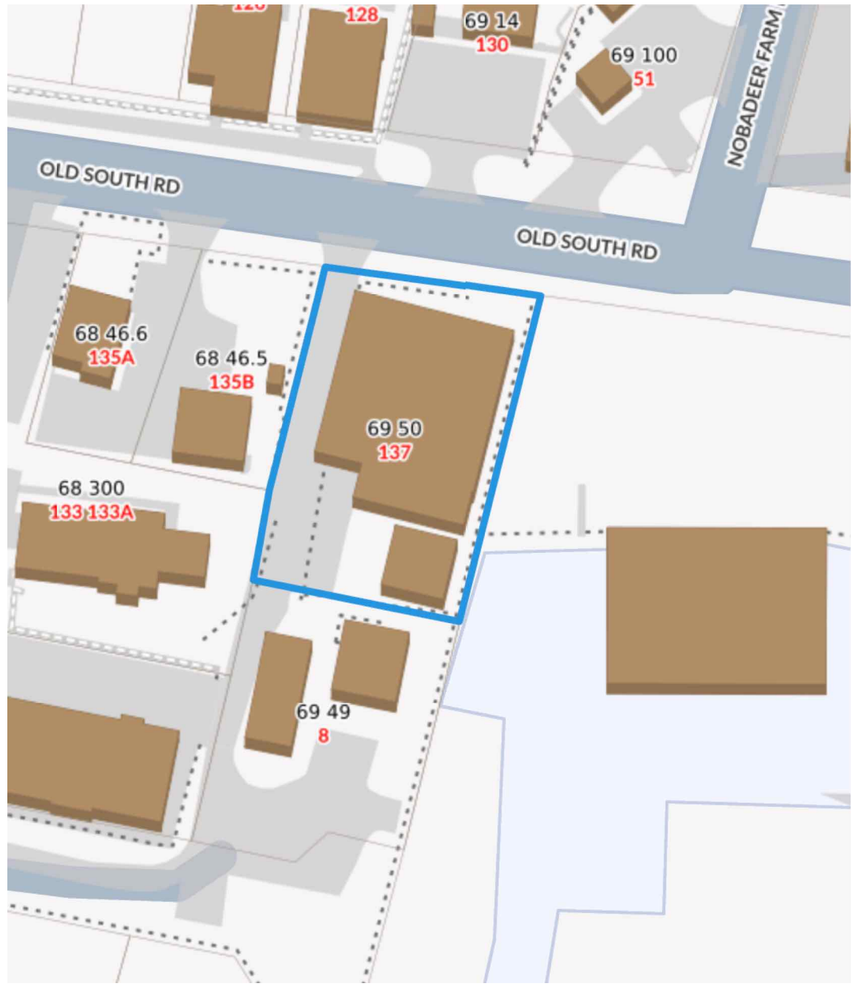
Signature

William O'Brien

Name

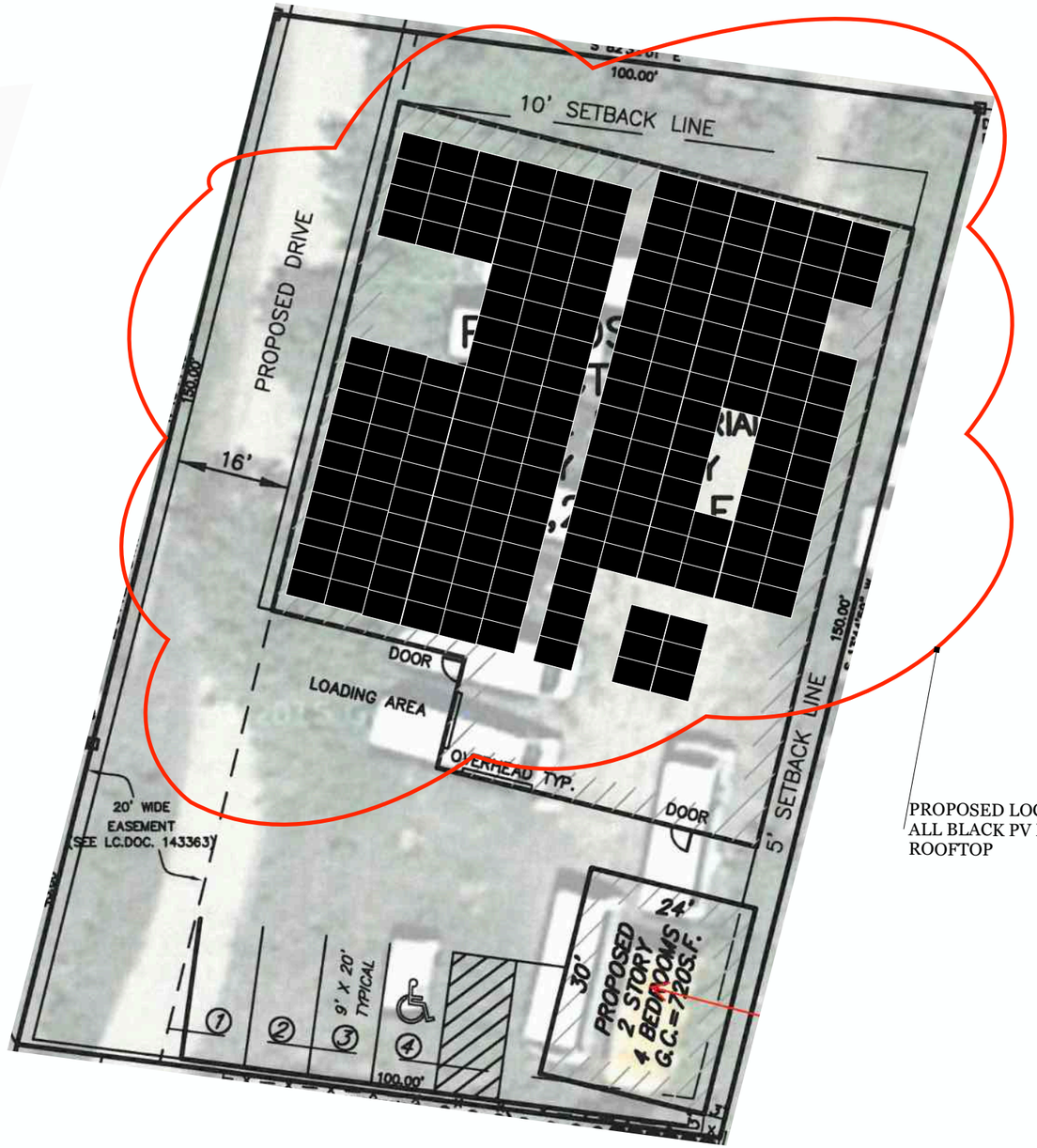
11/6/2024

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

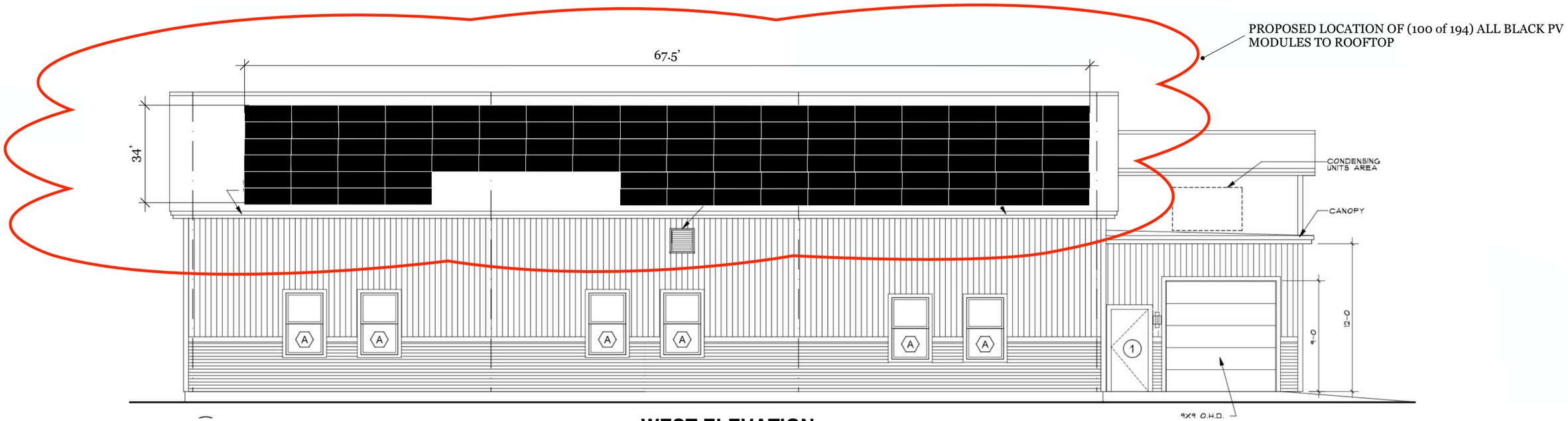
ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
Site Address:	137 Old South Rd
City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 50

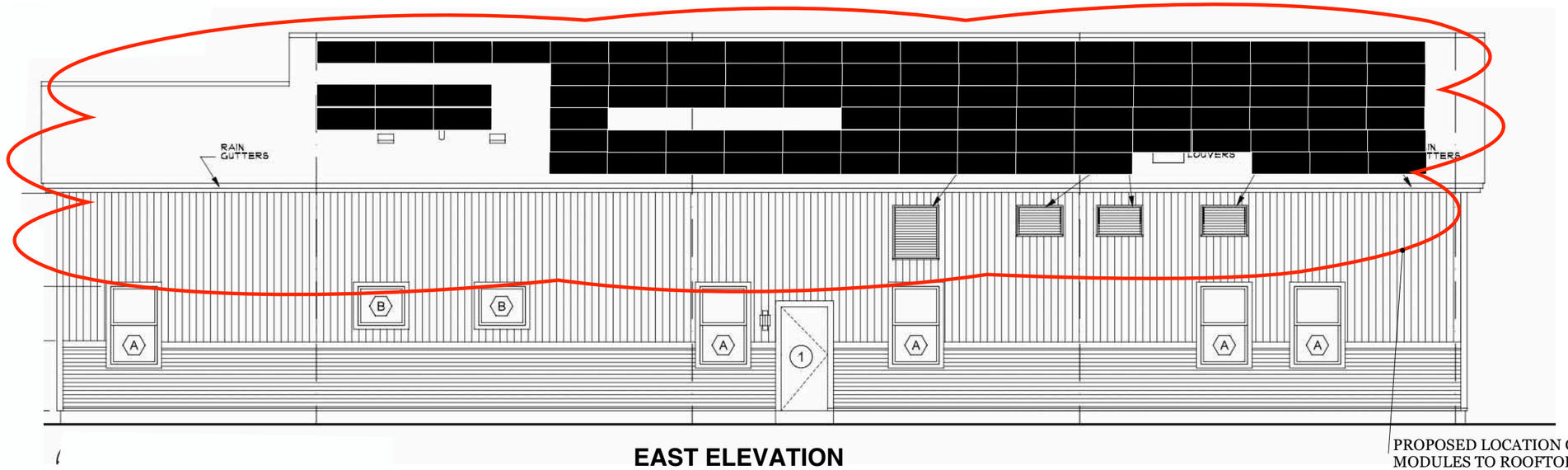
REVISIONS

	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

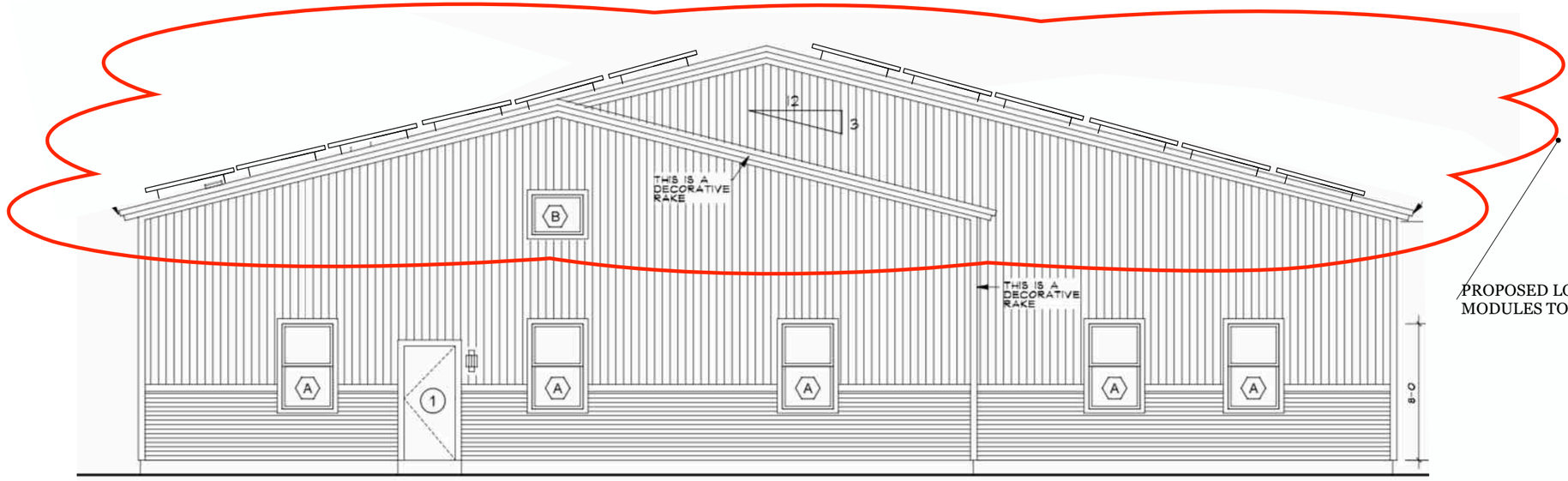
ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

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		

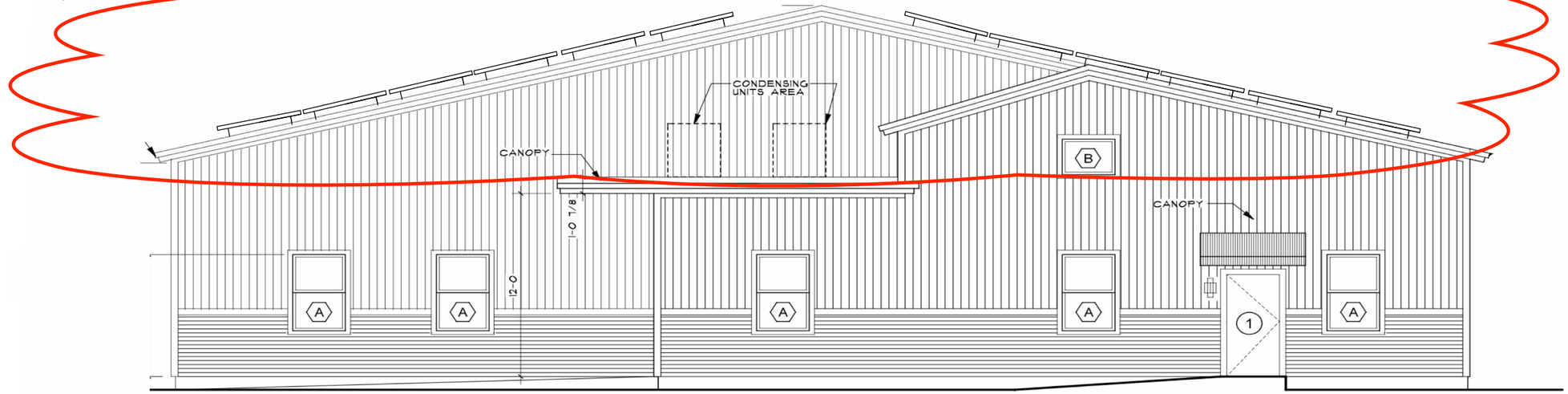
PV 02



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’

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
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City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 50

REVISIONS

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2		
3		
4		

PV 03

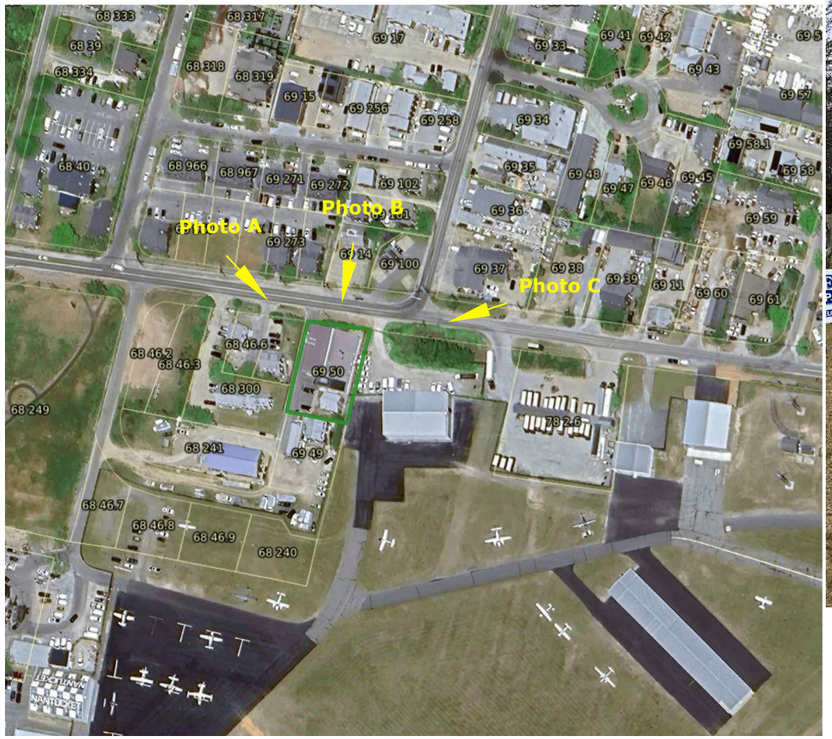



PHOTO A





PHOTO C

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

PHOTOS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
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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)

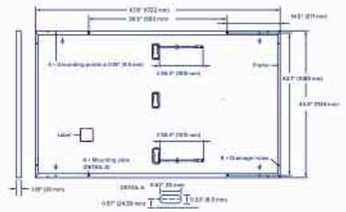
The ideal solution for:

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

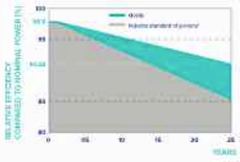


▪ Electrical Characteristics

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

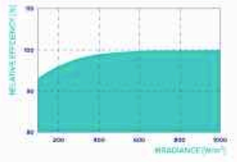


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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2		
3		
4		

PV 05

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

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

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(initial to indicate read and understand)

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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.

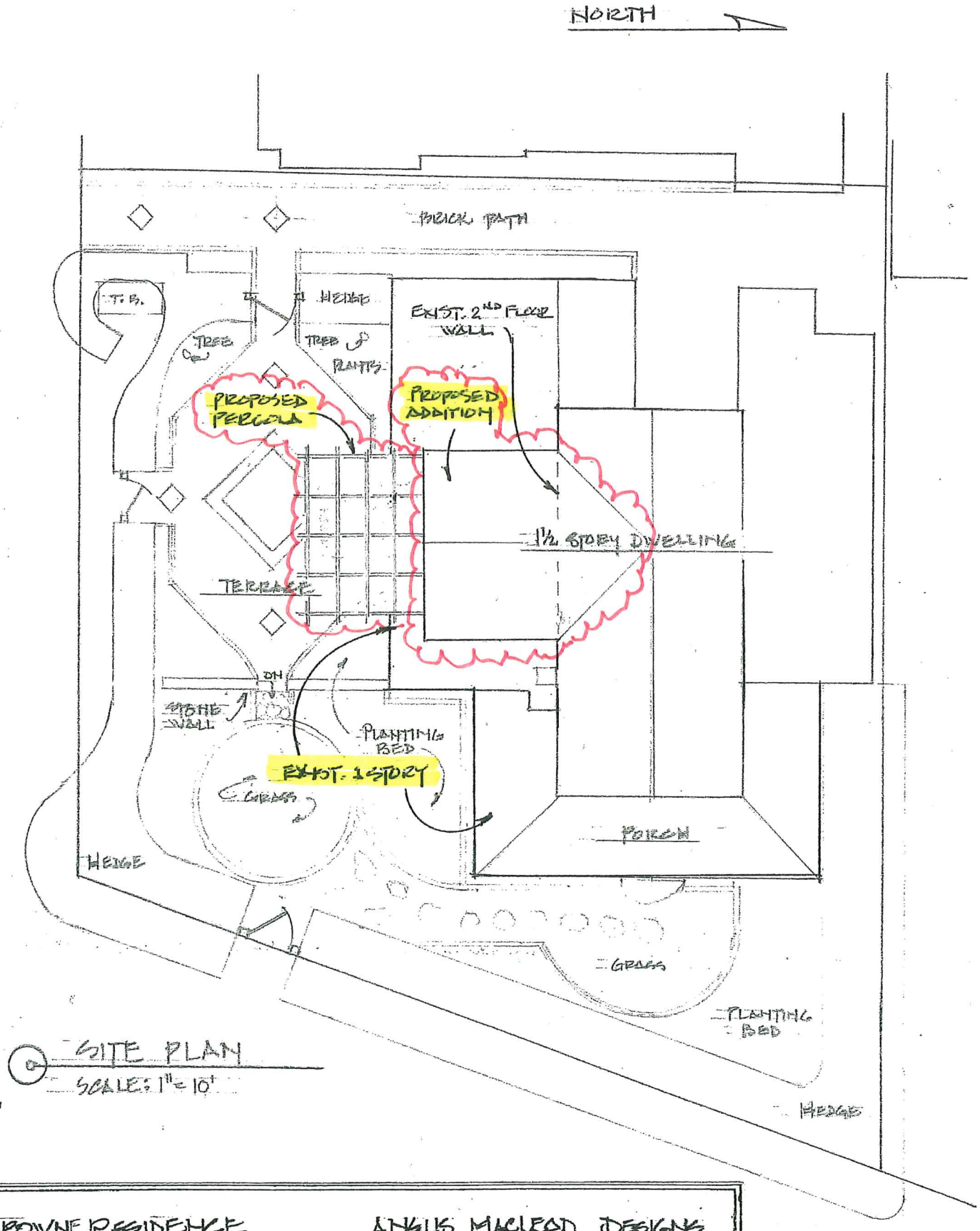
COLORS

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 _____

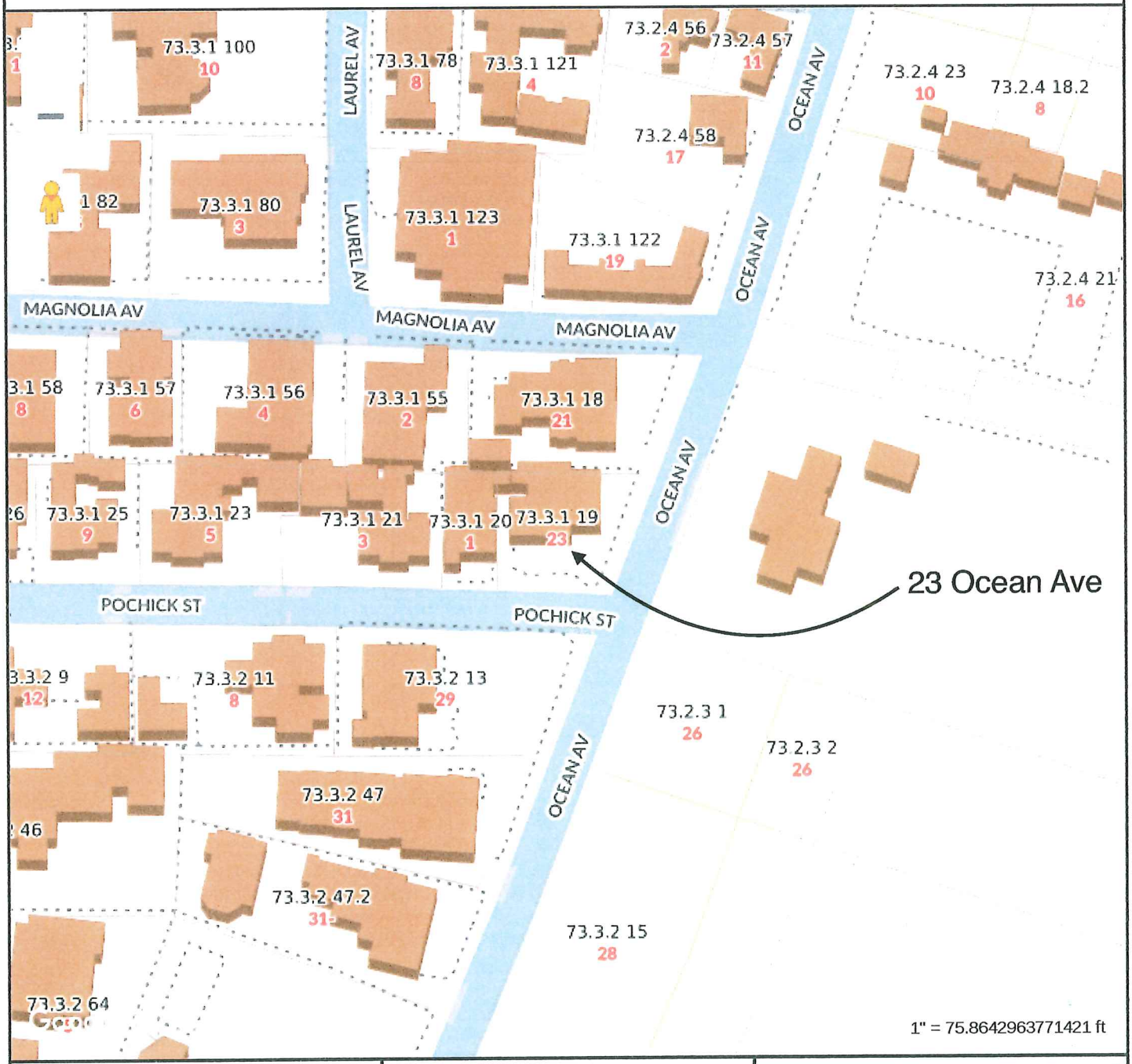


SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
HOCONGET, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HOCONGET, MA
(508) 257-6789

Locus Map

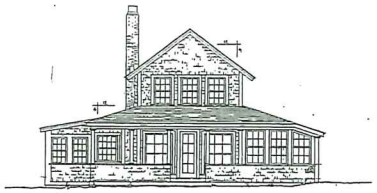


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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"

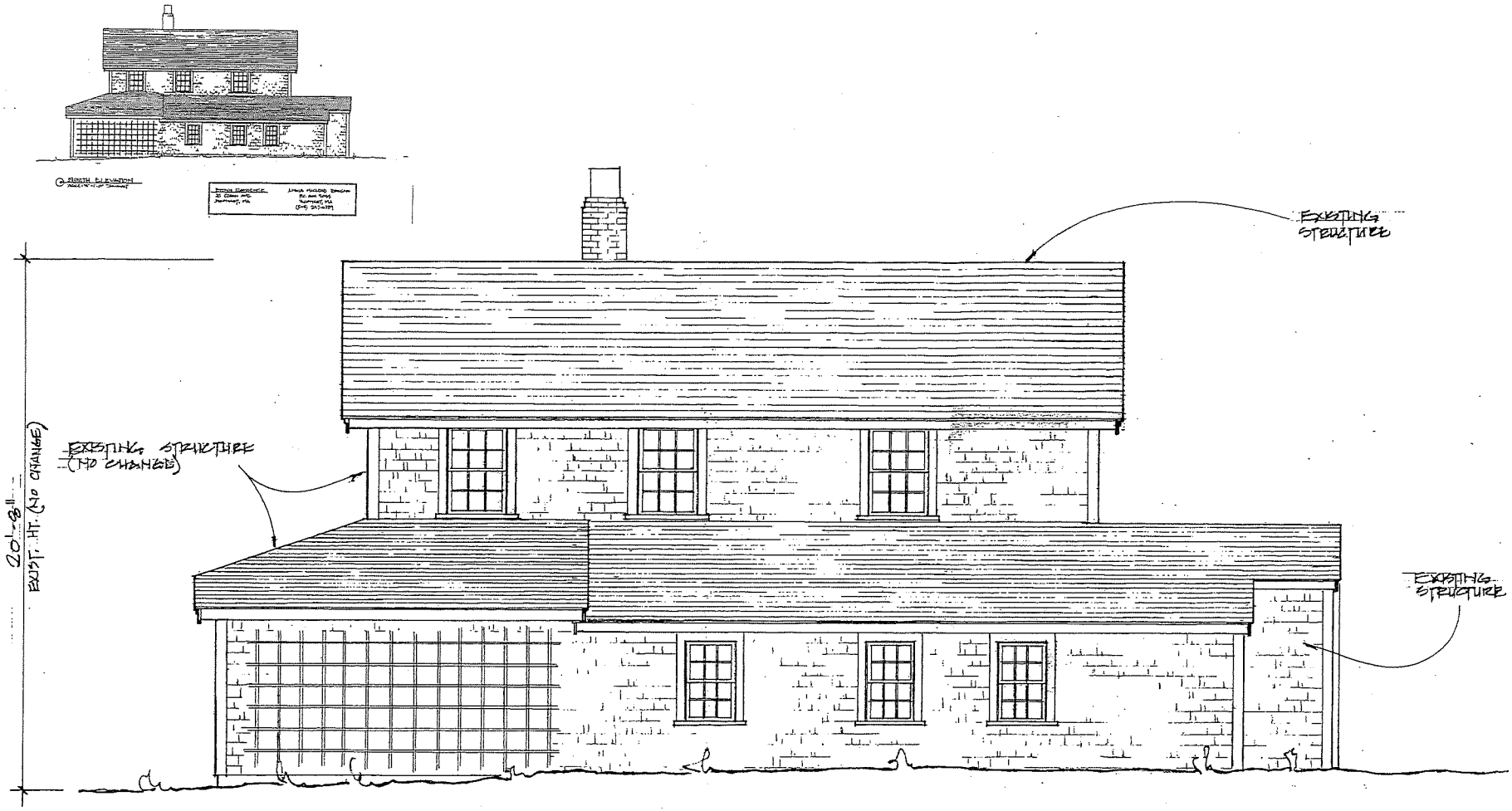
BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



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

BROWNE RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789

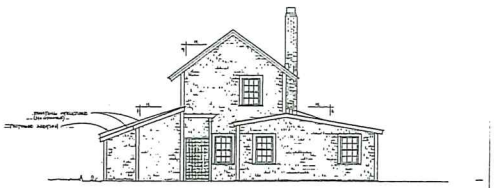


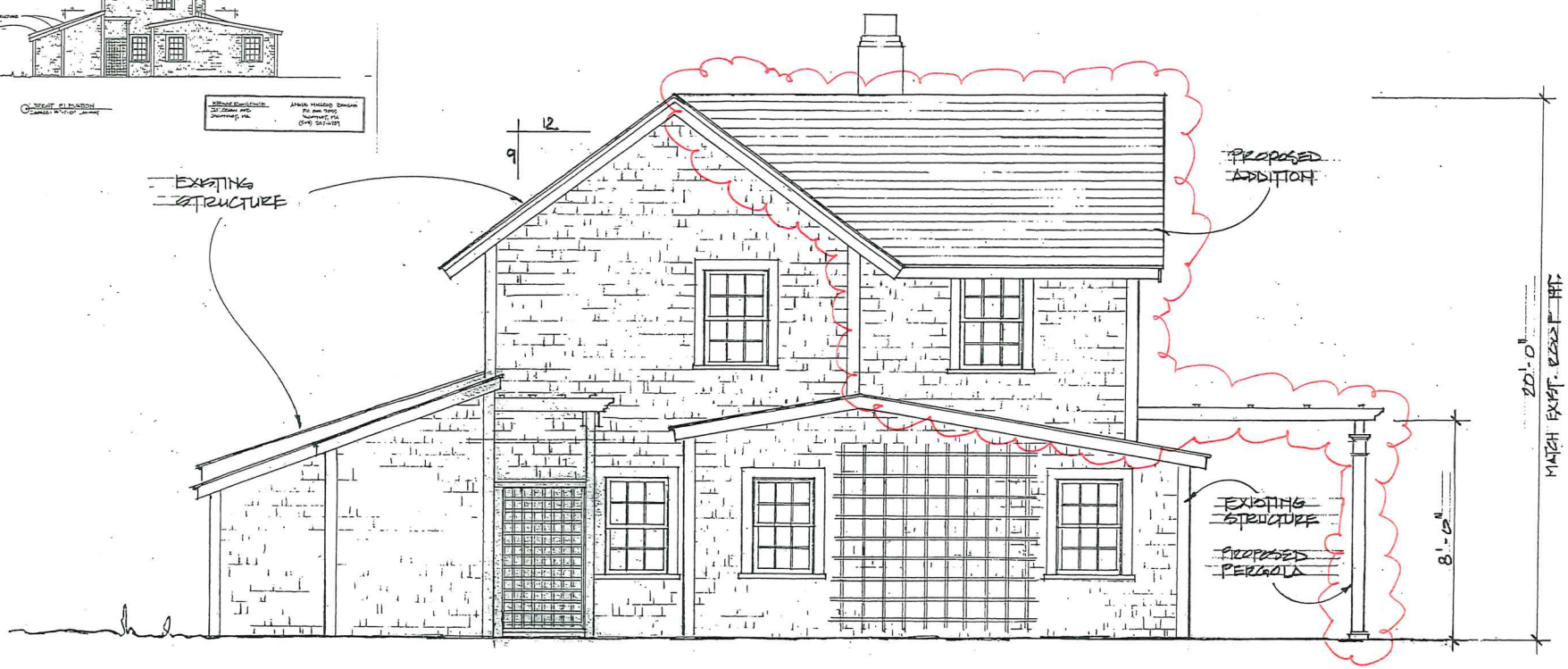
NORTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789



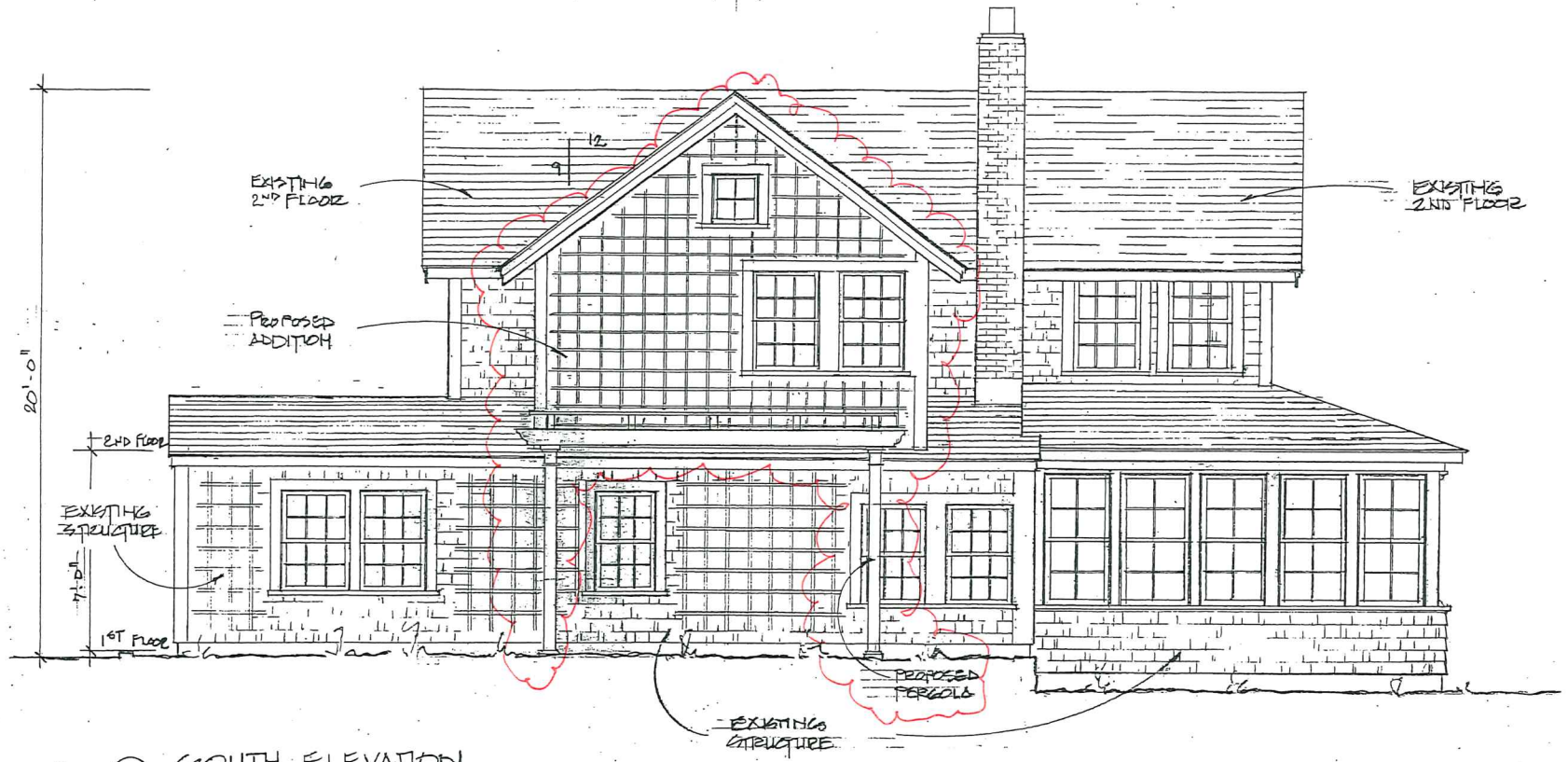


WEST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

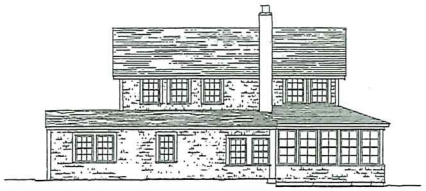


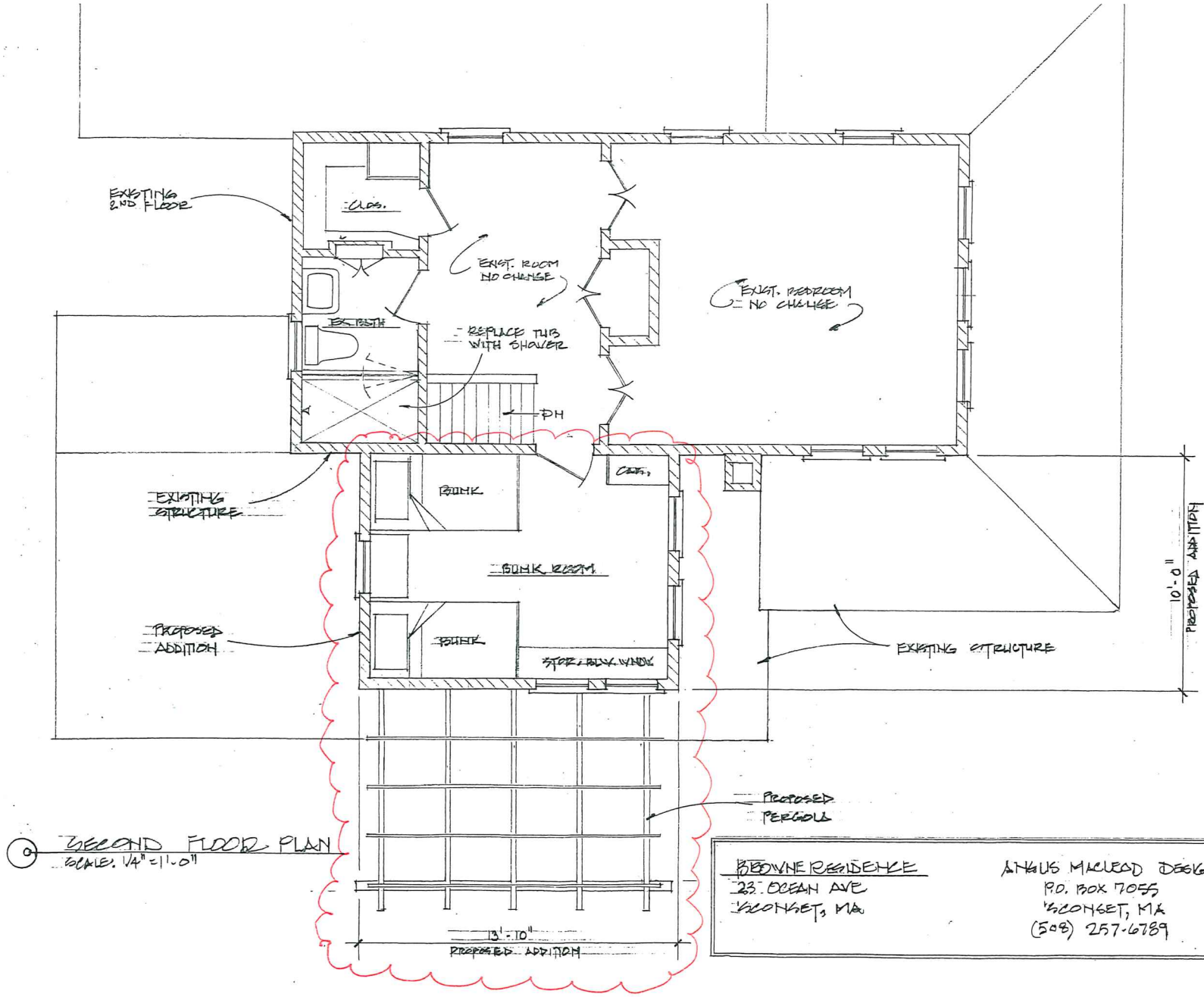
SOUTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789





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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Double	1
R	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	3
2	1' - 8" x 1' -10"	Boston Sash	7 x 8	4 (2H2W) Light Hopper Window	Single	1

Window Notes:

* Casings to be 5/4 x 4 clear Cedar, primed and painted white
* Windows to have "Western Style" Casing for inset storm/screens
* Double-Hung windows to have concealed balances
* Mulled windows to have double width mull-casing (7")

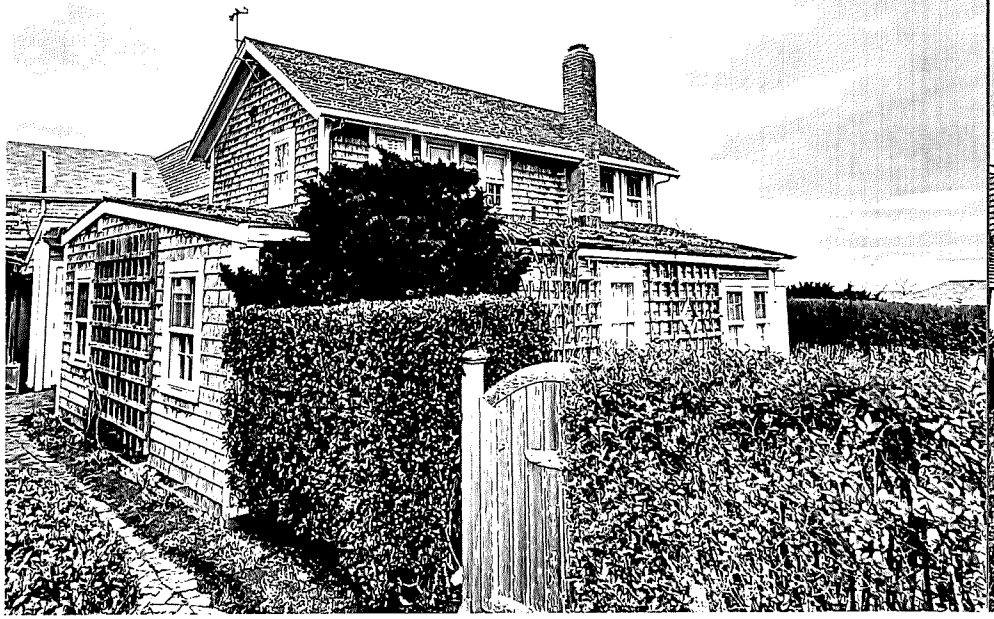
23 Ocean Ave (East)



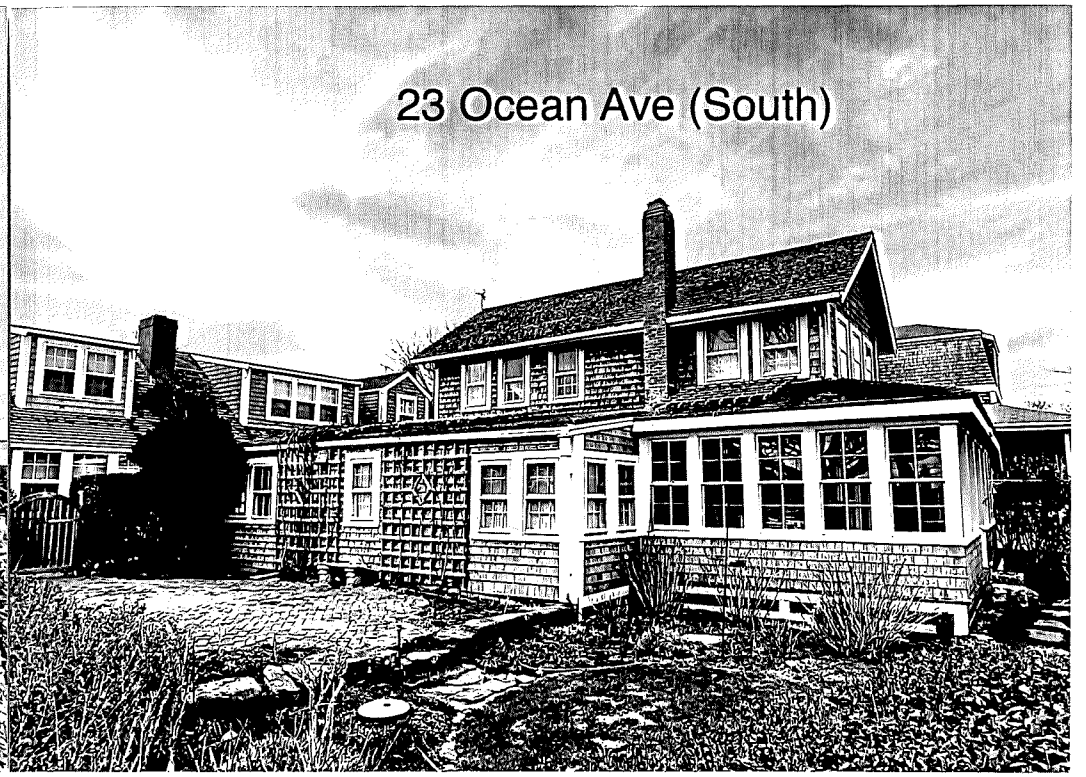
23 Ocean Ave (North & West)



23 Ocean Ave (West & South)



23 Ocean Ave (South)



HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 **Fax: (508) 228-7298**

Historic Structures Supplemental Application

Owner of Record: Marcia Browne and Jeffrey Clark

Address: 23 Ocean Avenue **Map/Parcel:** 73.3.1 / 19

Historic Name of Building: "Fort Sumpter" aka "Ye Double Decker"

Original Date of Construction: 1870 **HDC Survey?** ✓ **Yes** ____ **No**

How is the structure rated? ____ **Individually Significant** ✓ **Contributing** ____ **Non-Contributing**

Describe Proposed Work:

Add a 10'x14' (140 sf) addition to the 2nd floor and 6'x12' Pergola to south courtyard.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

10'x14' (140 sf) of 1st floor roof below proposed addition, 14' of 2nd floor wall and a 14' triangle of roof.

All Historic Structure Applications must contain:

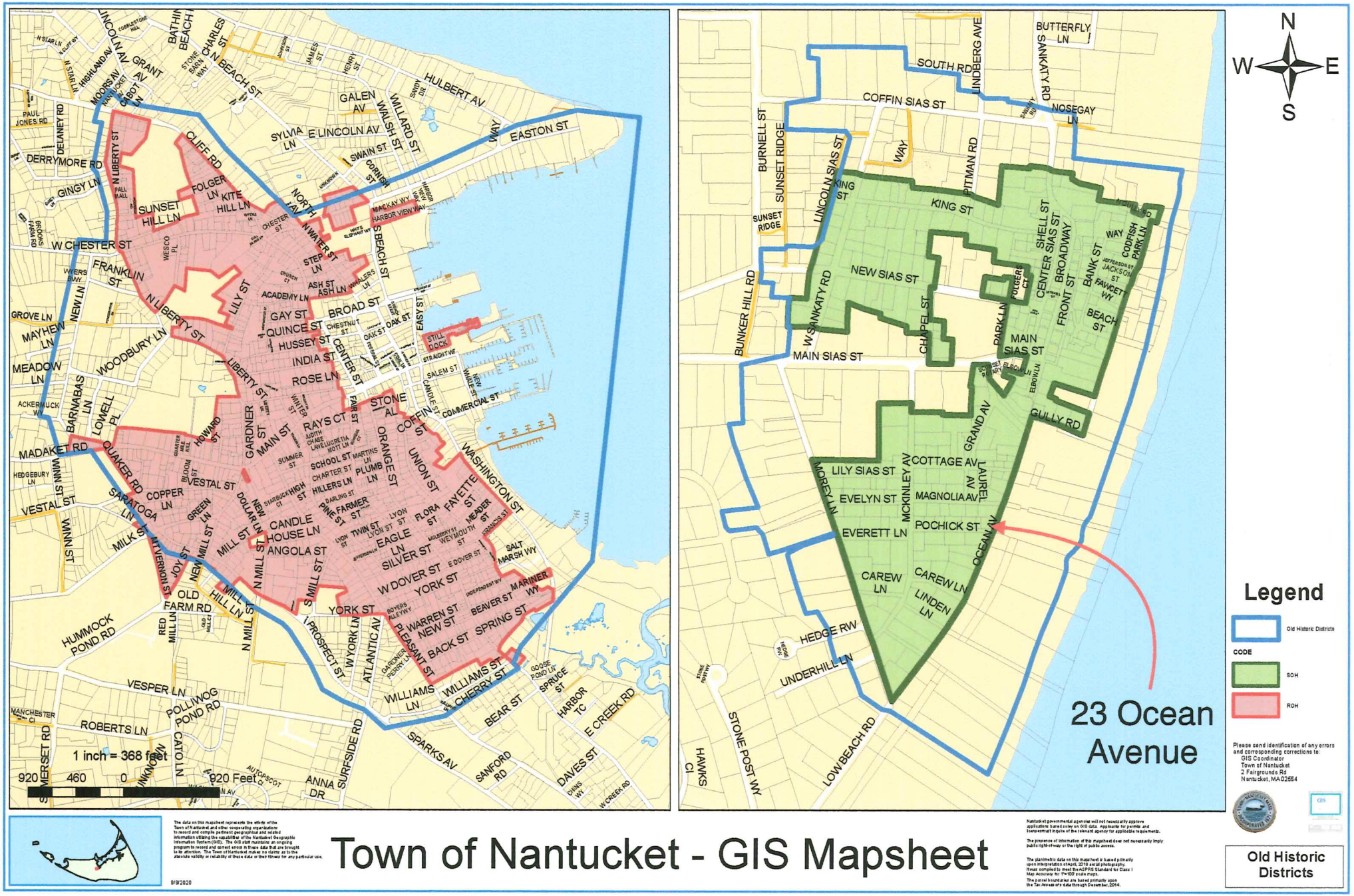
✓ **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

✓ **2. As Built Drawings** (include all elevations, floor plans, and any significant detailing)

✓ **3. Black and White Photographs** (include current elevations and significant details)

✓ **4. Demolition Plan** (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.



Town of Nantucket - GIS Mapsheet

9/9/2020

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

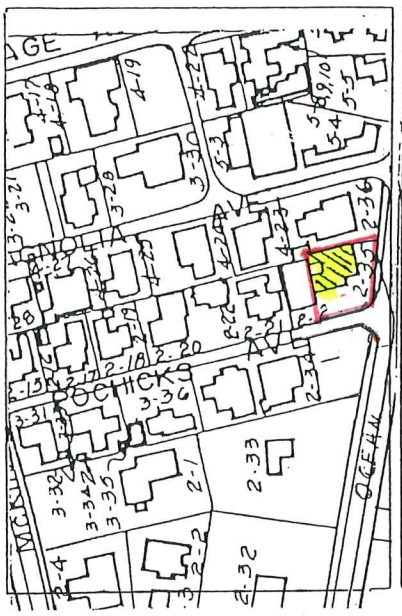
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

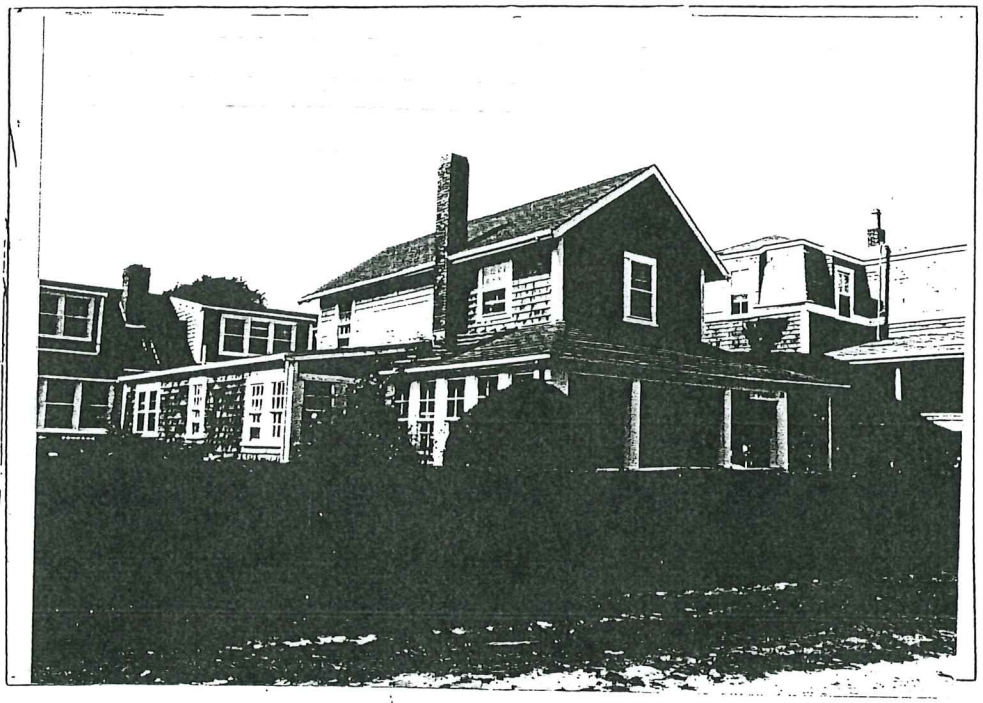
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

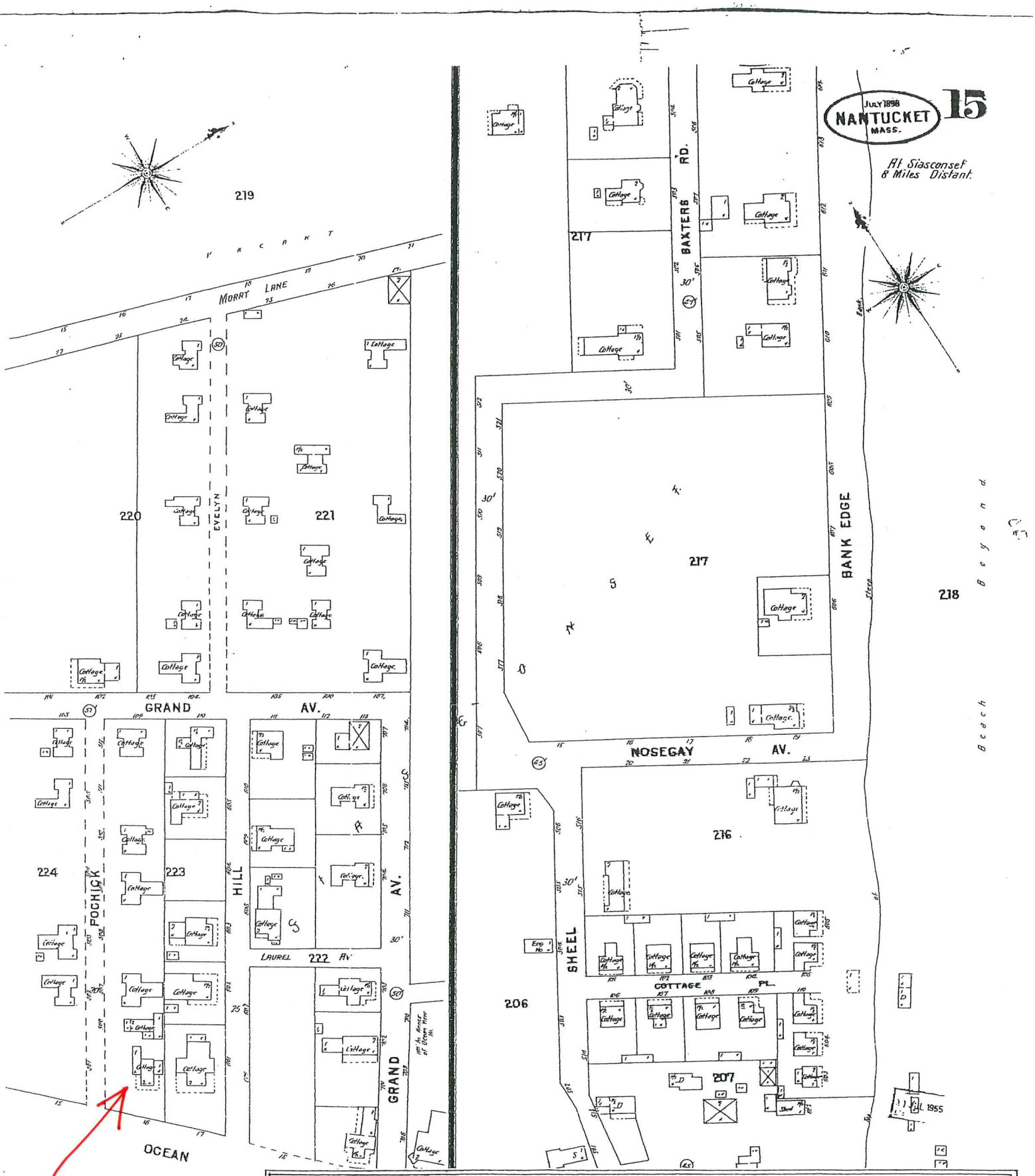
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

---

47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



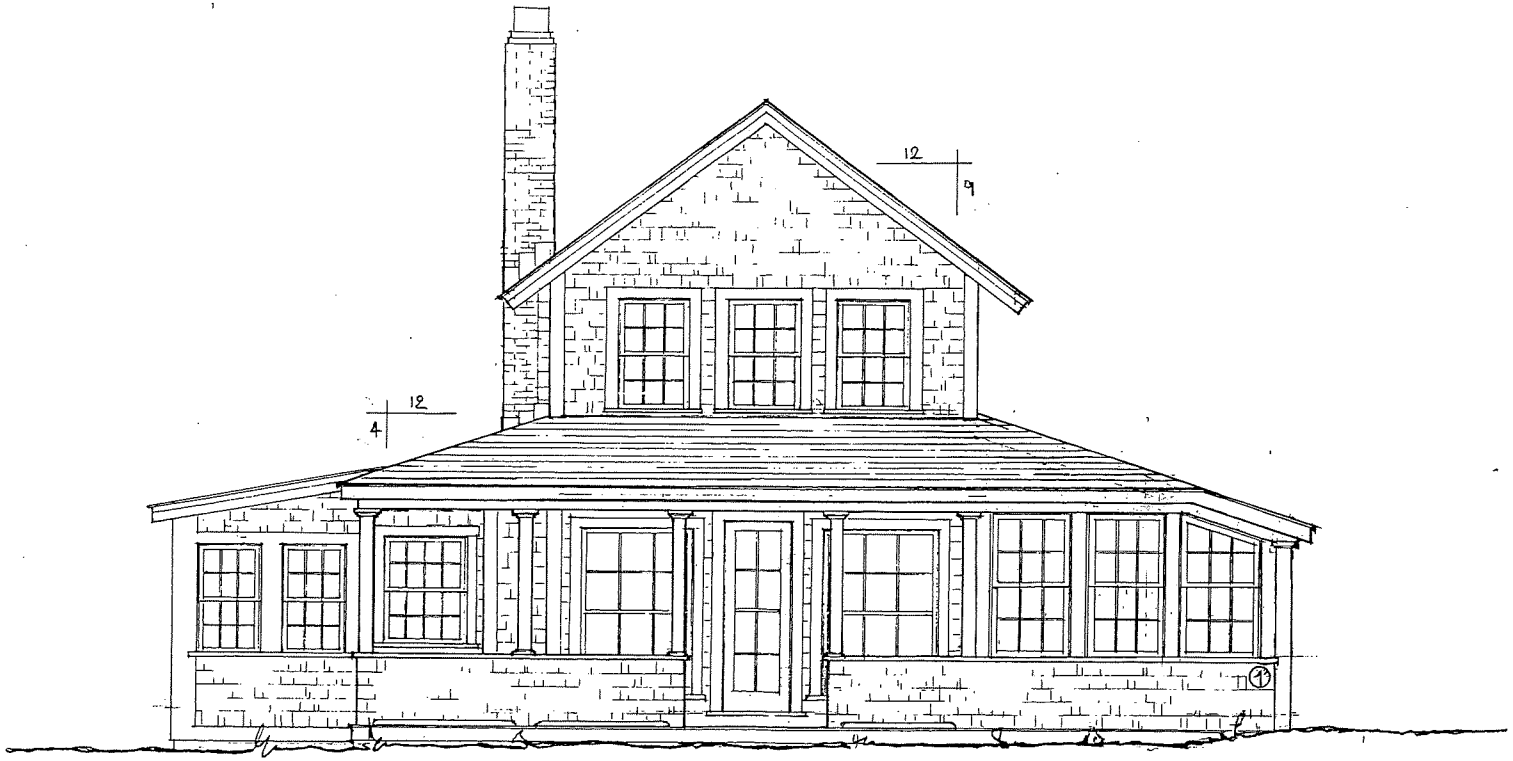
Secretary of the Commonwealth of Massachusetts
William Francis Galvin
Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2109

Ye Doubbel Decker



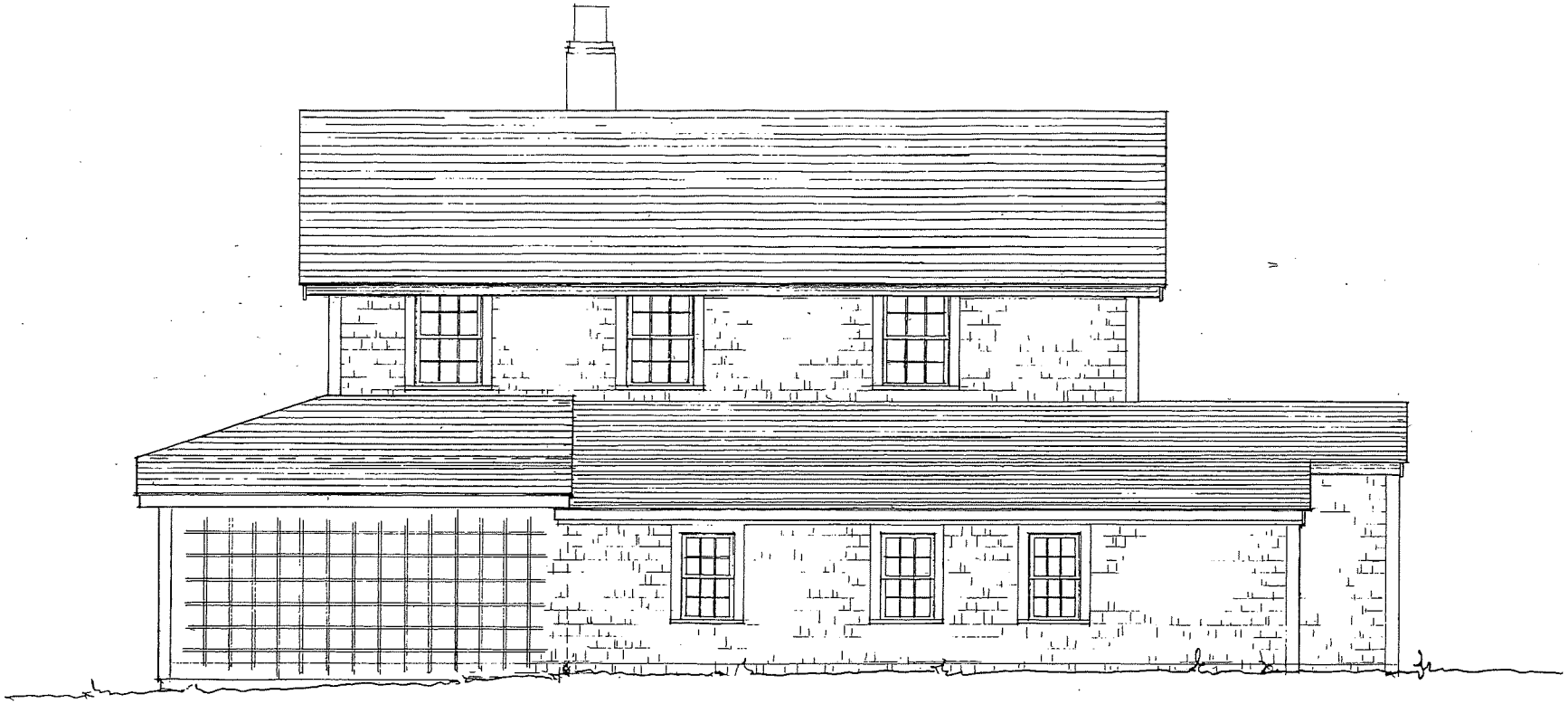
MHC ID	NAN.2109 MACRIS Maps for NAN.2109 | Inventory:
Historic Name	Ye Doubbel Decker
Common Name	Underhill Cottage
Street Address	23 Ocean Ave -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	7331-19; SC2-35;
Year Constructed	C 1885
Architects	-
Architectural Styles	Victorian Eclectic;
Uses	Single Family Dwelling House;
Significance	Architecture;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);



EAST ELEVATION

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

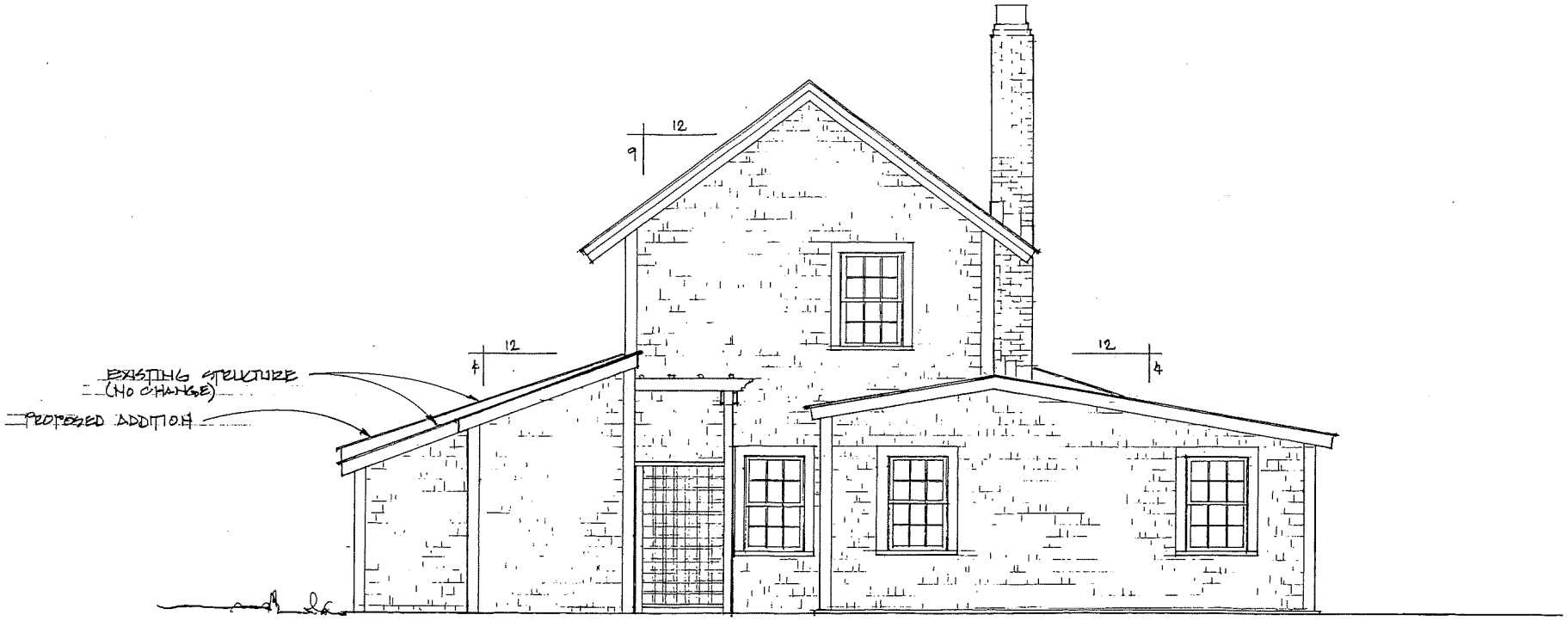
BROWNE RESIDENCE 23 OCEAN AVE SCONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 SCONSET, MA (508) 257-6789



NORTH ELEVATION

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

BROWN RESIDENCE 23 OCEAN AVE ESSONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 ESSONSET, MA (508) 257-6789



WEST ELEVATION

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

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23 OCEAN AVE
VISCONSET, MA

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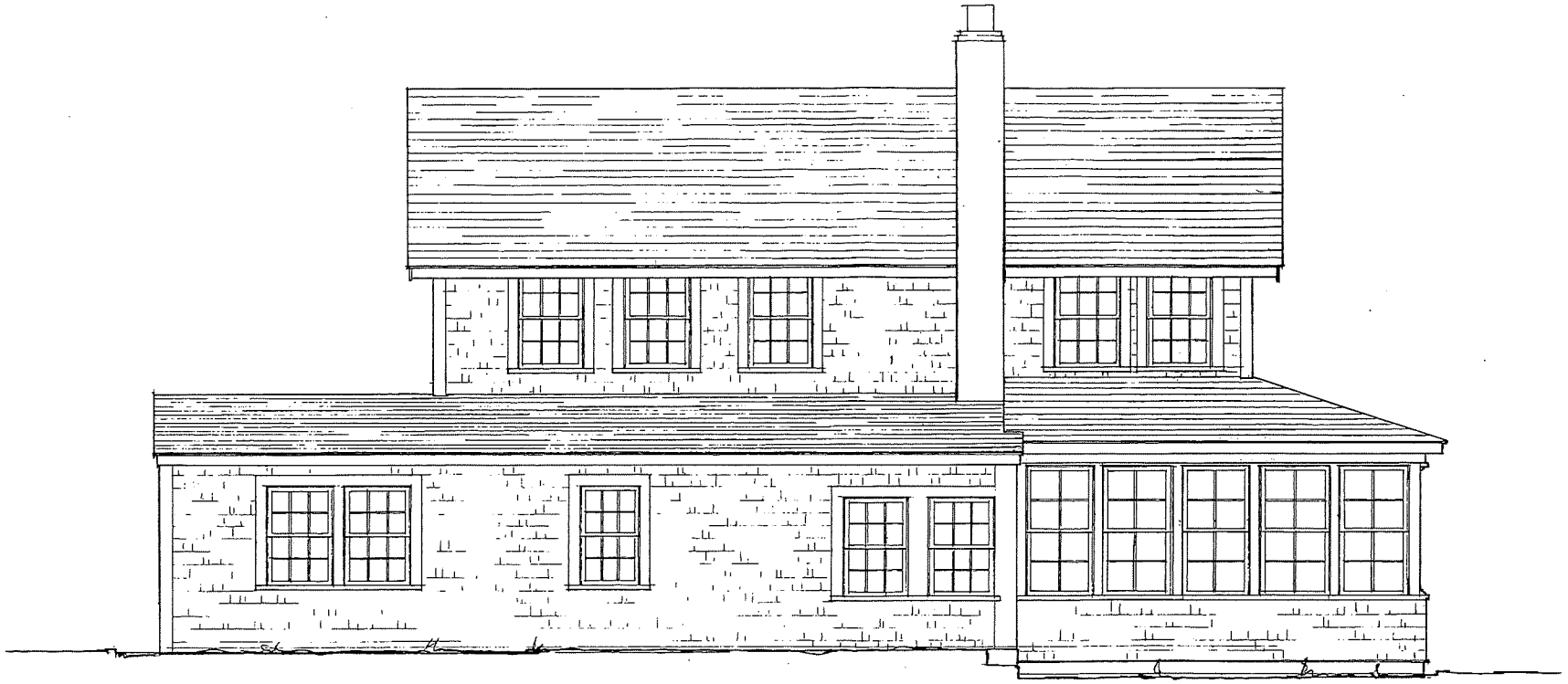
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789



SOUTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

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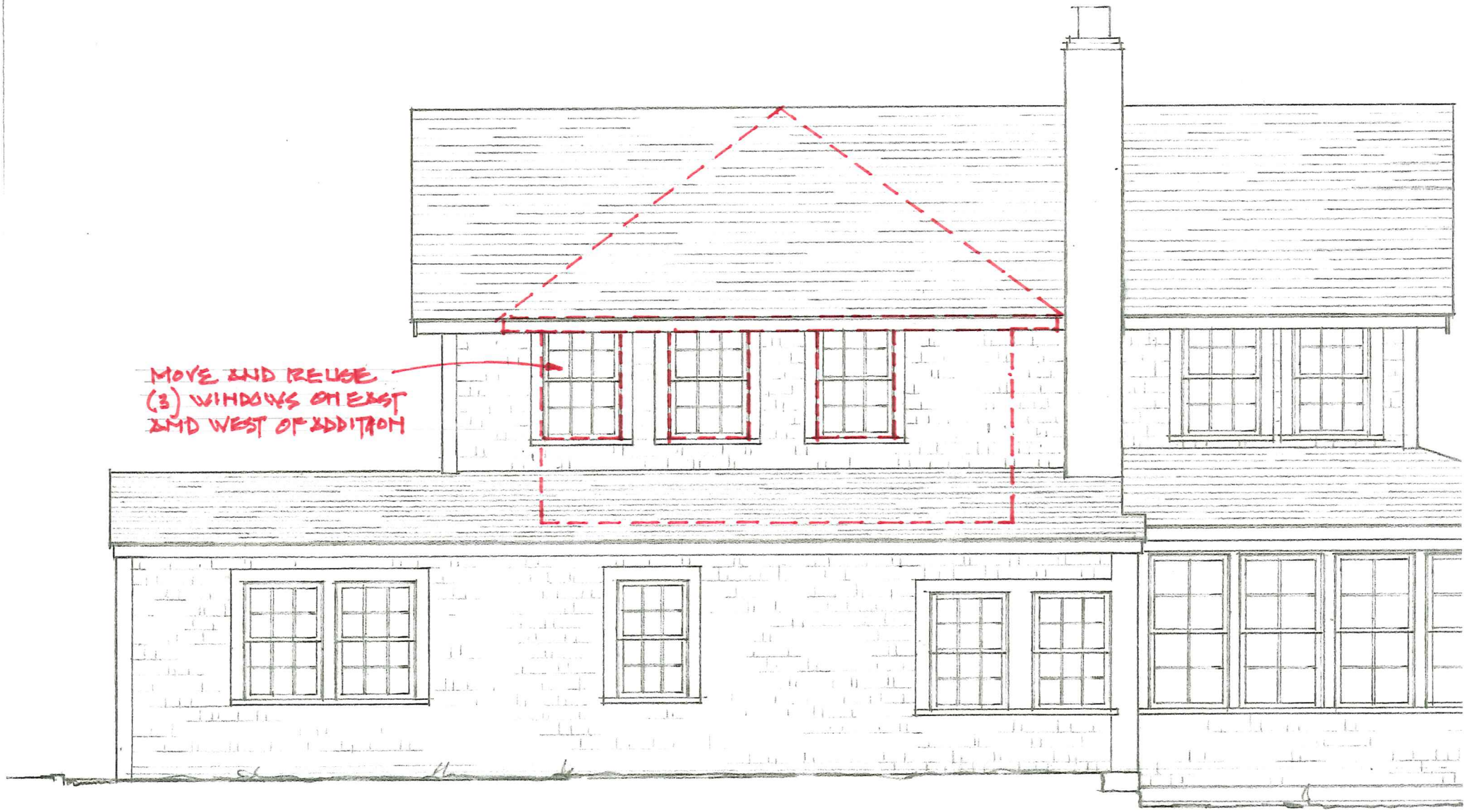
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

23 Ocean Ave
Year built: c. 1870
Original Owner: Crosby Family
House Name: Fort Sumter

"Fort Sumpter"
Crosby Family
c. 1870

The house at 23 Ocean Ave was likely constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot in May of 1894, one month after it was advertised for sale in The Inquirer and Mirror.

The lot was formerly known as the "Elkins" lot and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William. G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)— "Fort Sumpter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

Deed Chain

Nantucket County Registry of Deeds
Book 1457, Page 30
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and

Nantucket Country Registry of Deeds
Book 103, Page 46
Evelyn J. Underhill and Lily Doubleday to Albert Brock &
Frank E. Lewis 1926

Nantucket Country Registry of Deeds
Book 84, Page 432
Brock to Underhill & Doubleday
1902

"That whereas Edward F. Underhill, late of the city and state of New York, is deceased, did by a Trust Deed dated February 1, 1895, and recorded in the Registry of Deeds... in book 78, at page 443, convey to Albert G. Brock, Trustee of said Nantucket, all the real and personal estate... and whereas said Underhill died in 1898, leaving aw ill, which ahs been duly allowed and admitted to probate in Nantucket County... it appears that the parties appointed to received the remained of said estate are Evelyn J. Underhill and Lily Doubleday, the mother and daughter of said deceased."

Nantucket Country Registry of Deeds
Book 78, Page 443
Underhill to
Brock 1895

"I, Edward F. Underhill... do herby give, grant, bargain, sell, and transfer to the said Albert G. Brock all of my real estate situated In said town of Nantucket..."

Nantucket County Registry of Deeds
Book 66, Page 62
Crosby et. al to Edward Finch
Underhill 1879

"a certain tract of land with the dwelling house and all other buildings thereon..."

Nantucket Country Registry of Deeds
Book 65, Page 195
Crosby to Crosby
1878

Said lot contains about three acres. It was well manured and put down to grass last year. For information call at the office of Alfred Macy."

The Inquirer and Mirror, Saturday, August 2, 1879

"Real Estate Sale: Mr. George U. [sic] Underhill, a guest at the Ocean View Hose, Siasconset, has purchased the house south of Sunset Heights, known as "Fort Sumter," of the estate of Matthew Crosby, for $200. It is said he will make extensive repairs to it."

Nantucket Journal, Wednesday, August 6, 1879
"Real Estate Sales—Mr. George U. [sic] Underhill, a guest at the Ocean View House, Siasconset, has purchased the house south of Sunset Heights, of the state of Matthew Crosby, for $200. It is said he will make extensive repairs."

The Inquirer and Mirror, Saturday, September 13, 1879
"Messers. G.F. [sic] Underhill and Stephen Gorham are repairing the houses at 'Sconset recently purchased by them."

The Inquirer and Mirror, Saturday, September 20, 1879
"Mr. E.F. Underhill proposes to erect two more cottages on his land at Sunset Heights."

Matthew Crosby account and logbooks, NHA

"1864 6 mo 20, Assessor's Calculation

Real Estate
House Main Street....$1500
& Barn....$75
Gay Street House & Barn...$470
BJ Coffin House and Barn....$1550
Sconset House & Barn...$475
Store Commercial Wharf...$150
Oil Factory...$250
Copper's Shops on Wharf...$50"

"1867: I own the following Real Estate at this date: My Mansion House and Barn Sheds and territory on Main Street and Trader's Lane. Also the Daniel Macy House on Trader's Lane territory,

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 23 Ocean Avenue

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne and Jeffrey Clark

Description of Proposal:

10'x14' (140 sf) 2nd floor addition and 6'x12' Pergola

Anticipated HDC Submission Date: 12/16/24

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Marcia Browne and Jeffrey Clark.....

MAILING ADDRESS....16 Circuit Road, Chestnut Hill, MA 04267.....

PROPERTY LOCATION.....23 Ocean Avenue, Sconset.....

ASSESSORS MAP/PARCEL.....73.3.1/19.....

SUBMITTED BY:.....Angus MacLeod.....

SEE ATTACHED PAGES

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

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7323	1		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	26 OCEAN AV
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN AV
7331	18		HAMILTON PAMELA DYER		106 LYME STREET	OLD LYME	CT	06371	21 OCEAN AV
7331	21		STETSON DAVID P ETAL		PO BOX 225	SIASCONSET	MA	02564	3 POCHICK ST
7331	55		GRIGGS SYLVIA R TRUSTEE	C/O BENBOW	757 TOFFLEMIRE DR	LAFAYETTE	CA	94549	2 MAGNOLIA AV
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN AV

Count: 6

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Marcia Browne and Jeffrey Clark

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 17th, 2024

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

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

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

Signature

12/17/24
Date


23 Ocean Ave (context)


South Elevation
23 Ocean Avenue

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

NANTUCKET, MA 02584

Contact Phone #: (508)257-6789 E-mail: ANGUSONNOCK@GMAIL.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: Ø Decks/Patio: Size: 5'x11' ☐ 1st floor ☑ 2nd floor

Width: 26' Sq. footage 2nd floor: 382 ☐ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

Historic Name: "FORT GUMTREE"

Original Date: 1875

Original Builder:

REVISIONS* (describe)

1. East Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH.
3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

NO CHANGE TO EXISTING

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

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

Roof Pitch: Main Mass 9 /12 EXIST. Secondary Mass 7 /12 ADDITION Dormer ____/12____ Other _____

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

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

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX #C01 Rough Opening 21" x 27" Size 21½" x 27⅜" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 5/4x6 Rake 5/4x6 Soffit (Overhang) 12" Corner boards 5/4x6 Frieze 5/4x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

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

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KOOSTON SASH

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 6 LT./1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

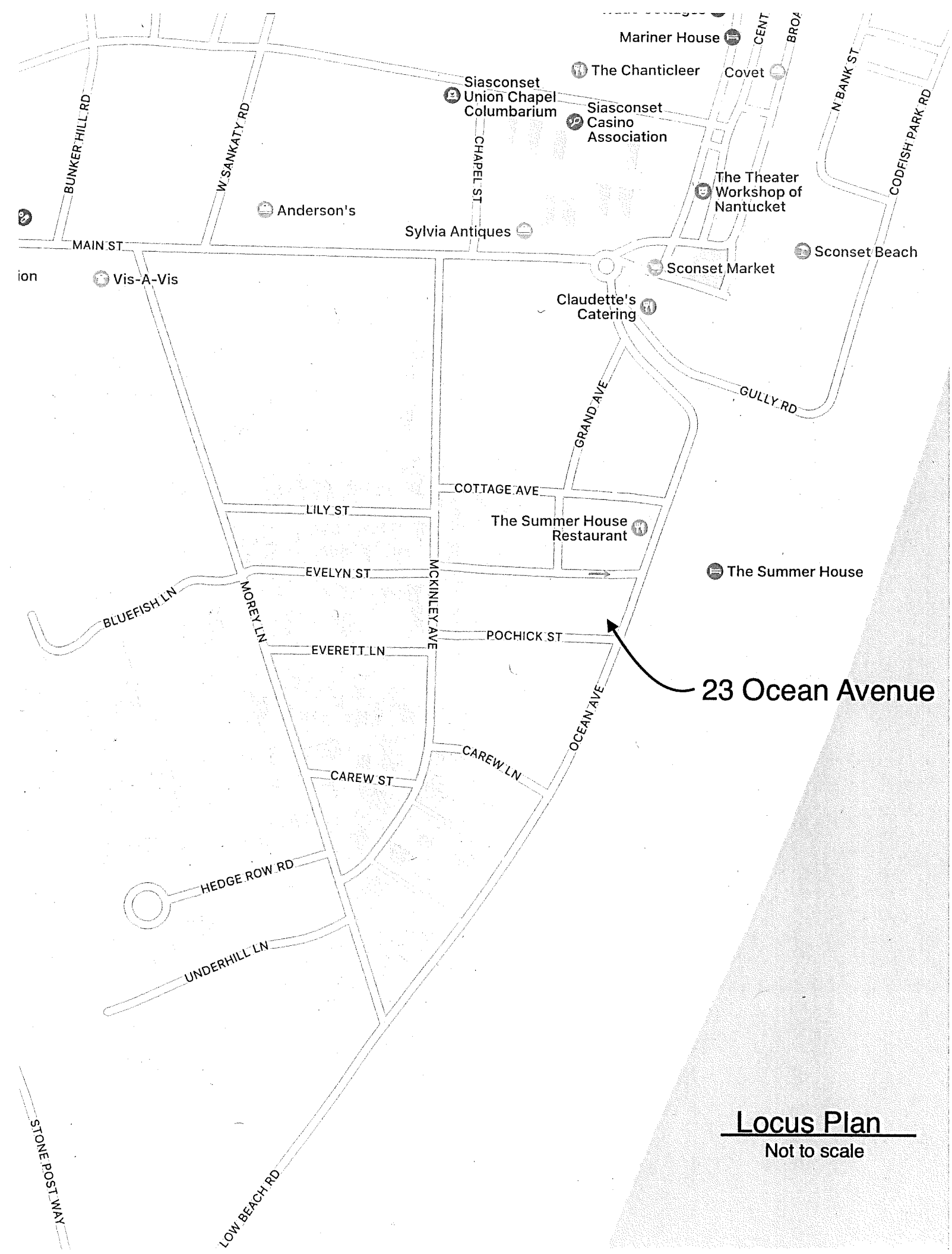
Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

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

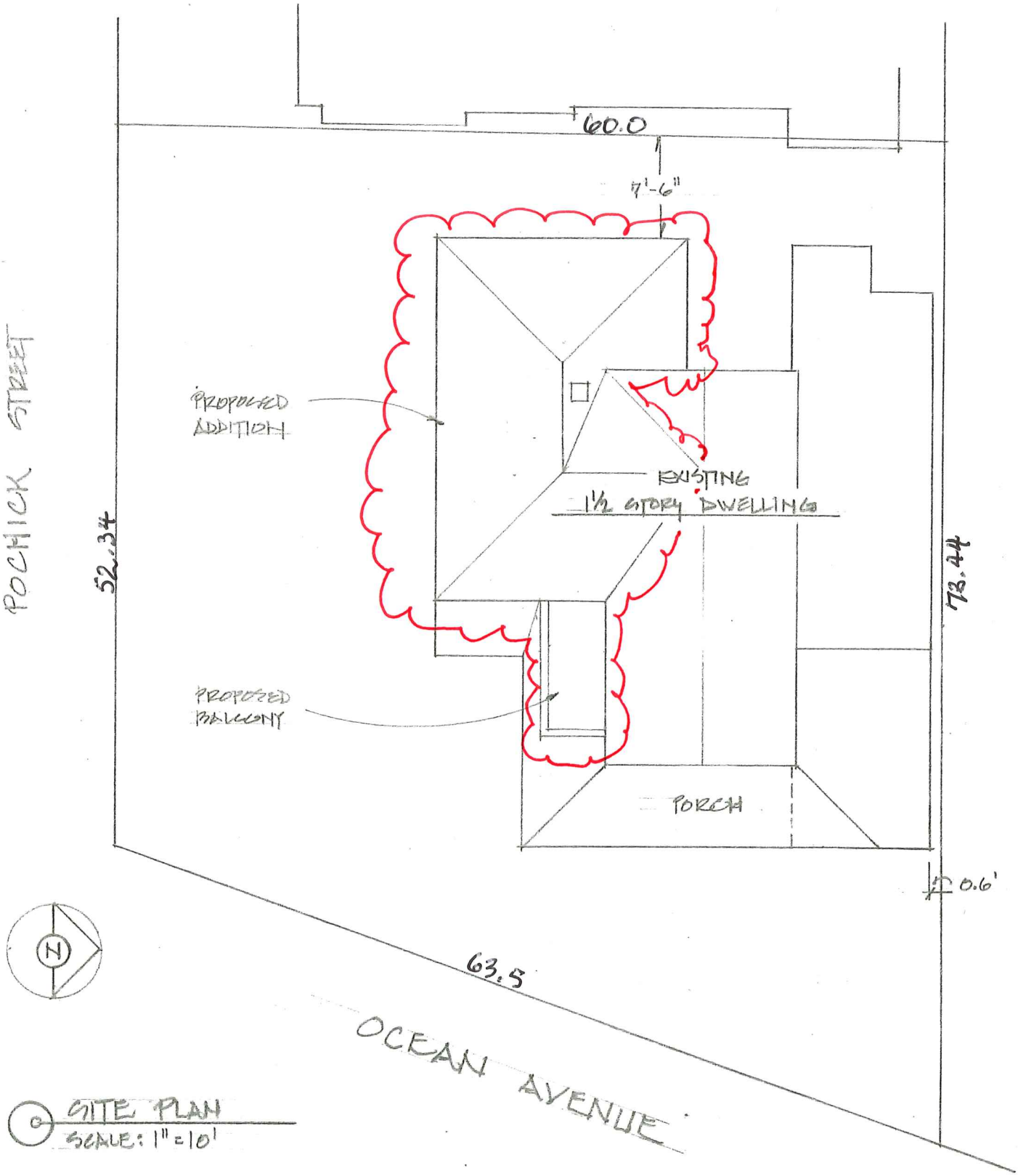
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/19/23 Signature of owner of record _____ Signed under penalties of perjury



Locus Plan

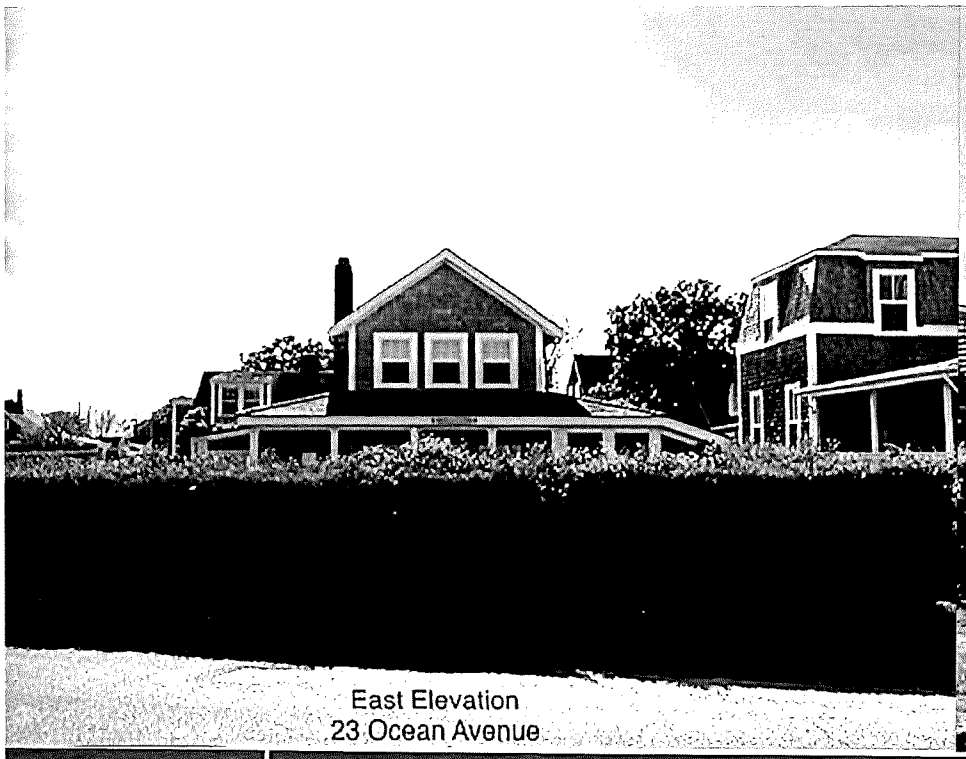
Not to scale



SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

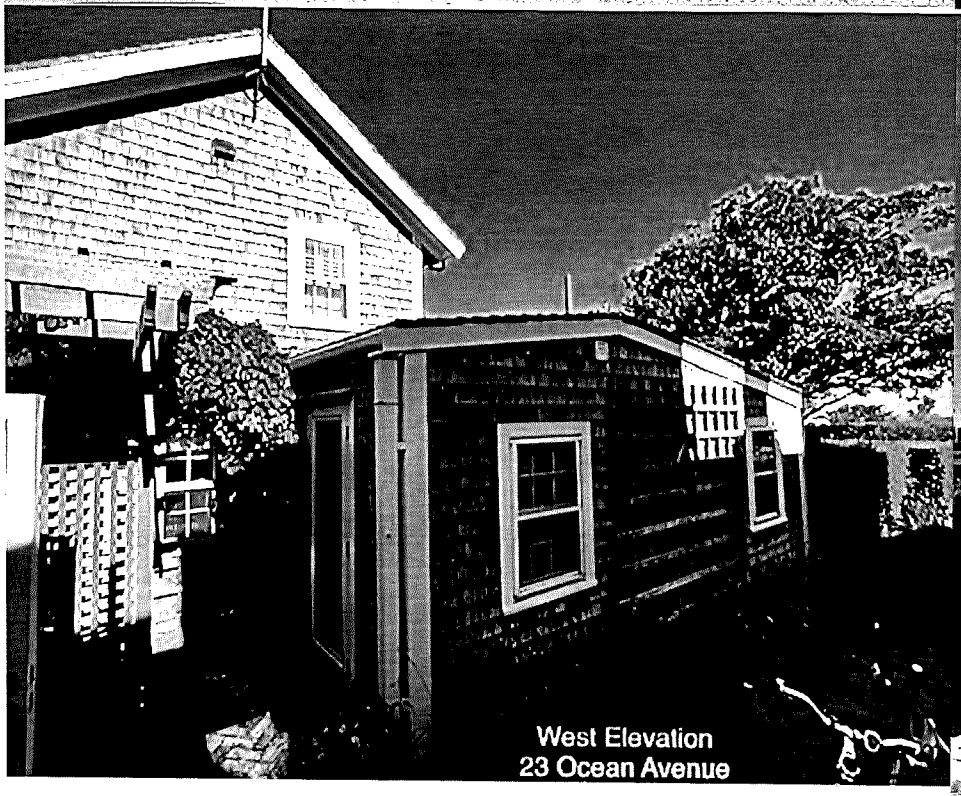
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



East Elevation
23 Ocean Avenue



South Elevation
23 Ocean Avenue



West Elevation
23 Ocean Avenue



East and North Elevations
23 Ocean Avenue

21 Ocean Avenue

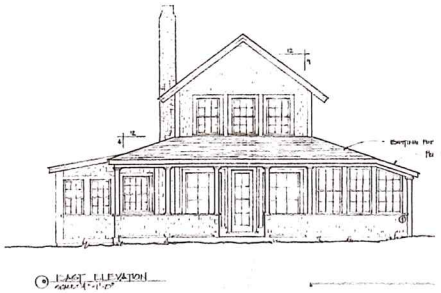
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

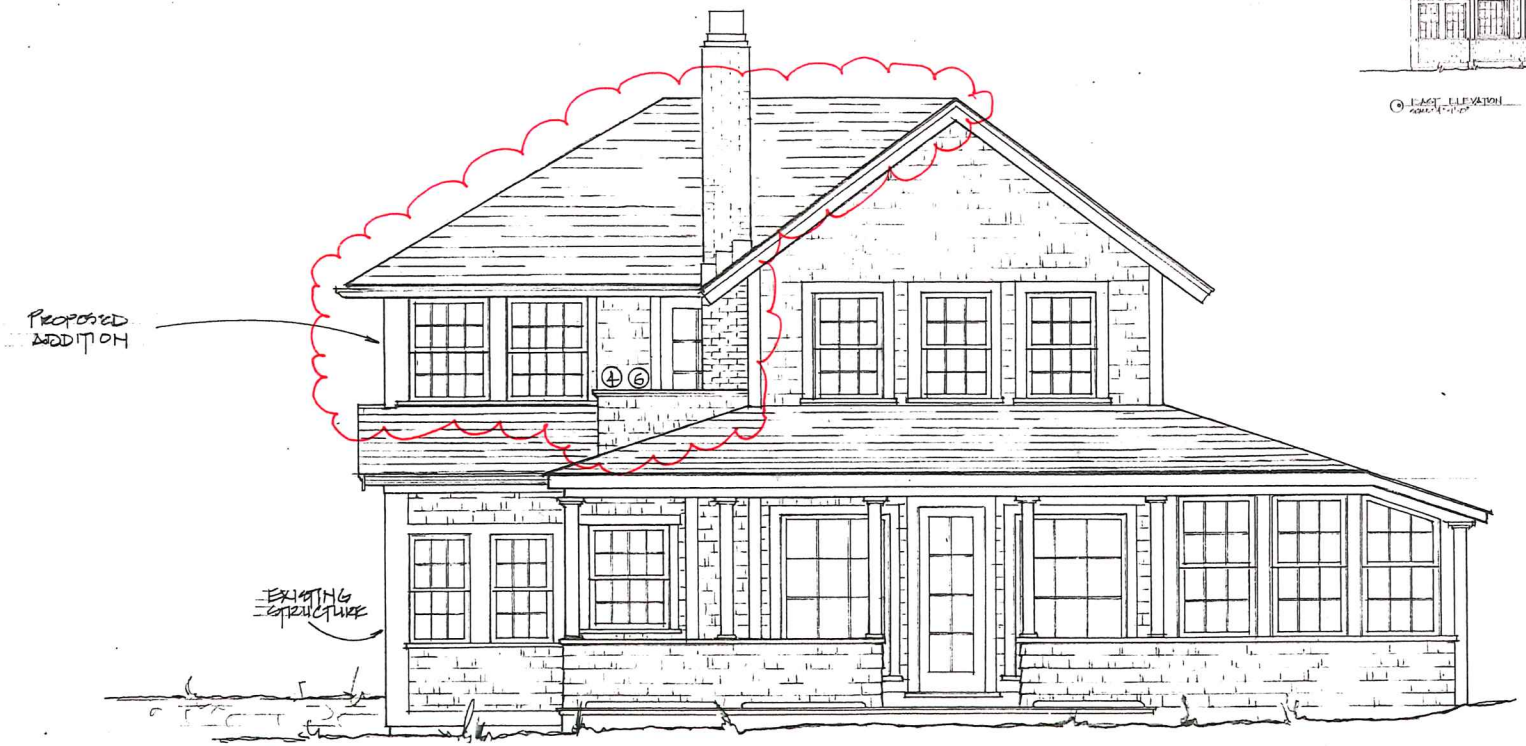
No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x10	4 (2H2W) Light Hopper Window	Single	1
2	2' - 8" x 1' - 1"	Boston Sash	7 x10	4 (1H4W) Light Hopper Window	Single	2
3	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	1
4	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Double	1
5	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Triple	1
6	2'- 4" x 6' - 0"	Custom	8 x10	6 Light/1 Panel Door	Single	1
7	2' - 4" x 3 - 5"	Mull Existing	7 x 8	6/6 Double-Hung Window	Double	1
8	1' - 9" x 2'-3"	Velux	C01	Venting Skylight	Single	1
9	2' - 8" x 3 - 5"	Boston Sash	6 x 8	8/8 Double-Hung Window	Double	1

Window Notes:

* Casings to be 5/4 x 4 clear Cedar, primed and painted white
* Windows to have "Western Style" Casing for inset storm/screens
* Double-Hung windows to have concealed balances
* All Mulled windows to have double width mull-casing (7")



EAST ELEVATION

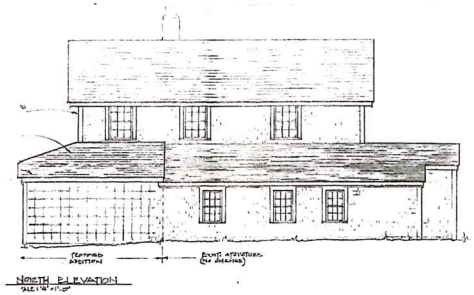


EAST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



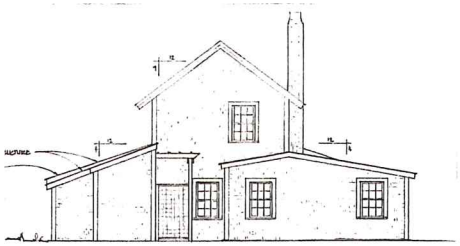


NORTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

EXISTING STRUCTURE

PROPOSED ADDITION

EXISTING STRUCTURE

20'-0"

MATCH EXIST. ROOF PITCH

WEST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

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SCONSET, MA
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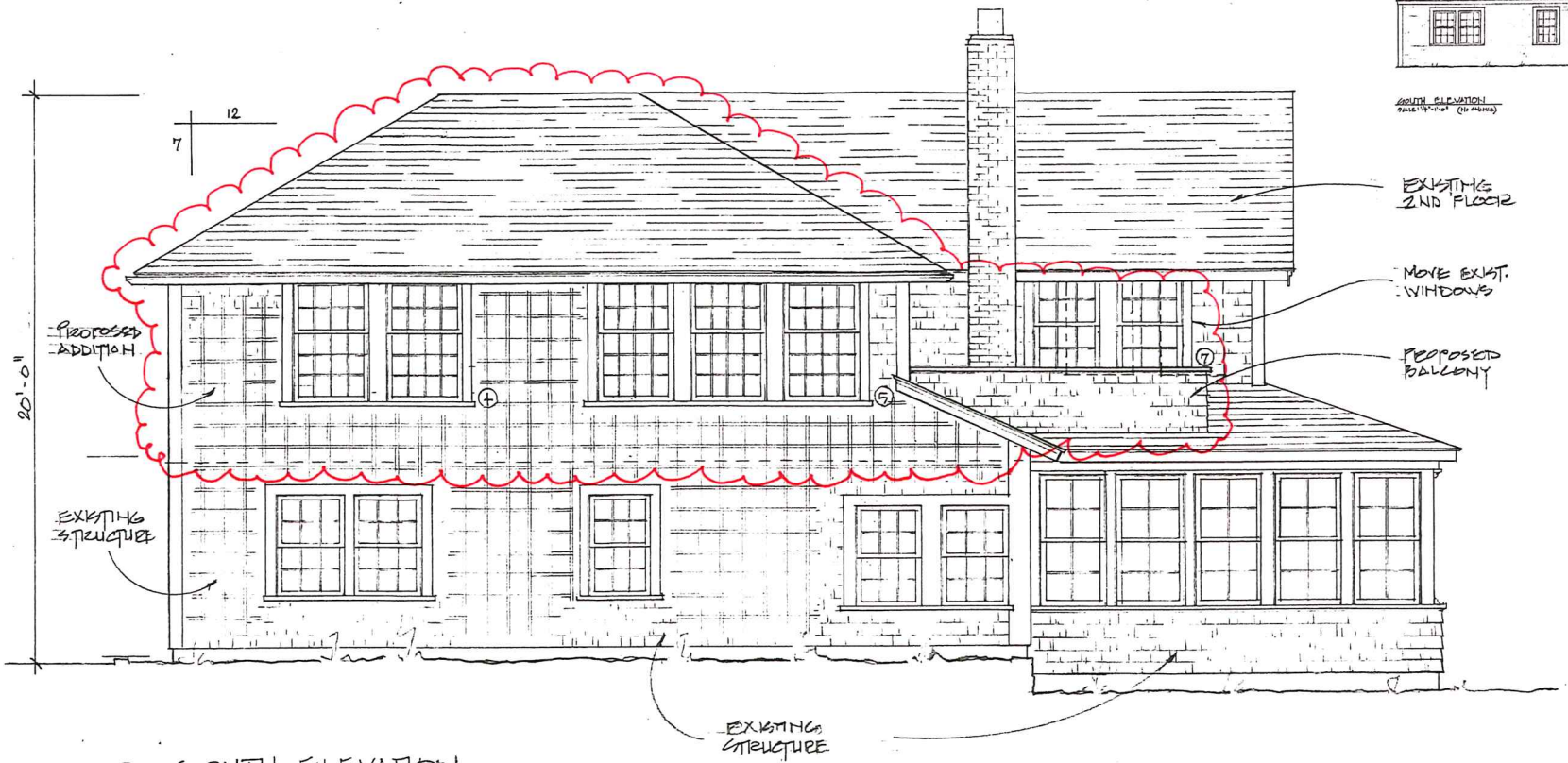
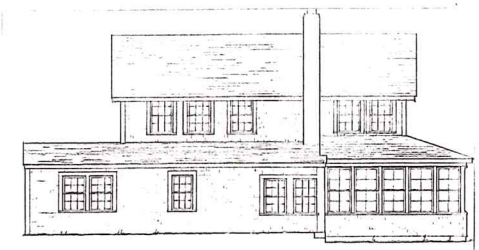


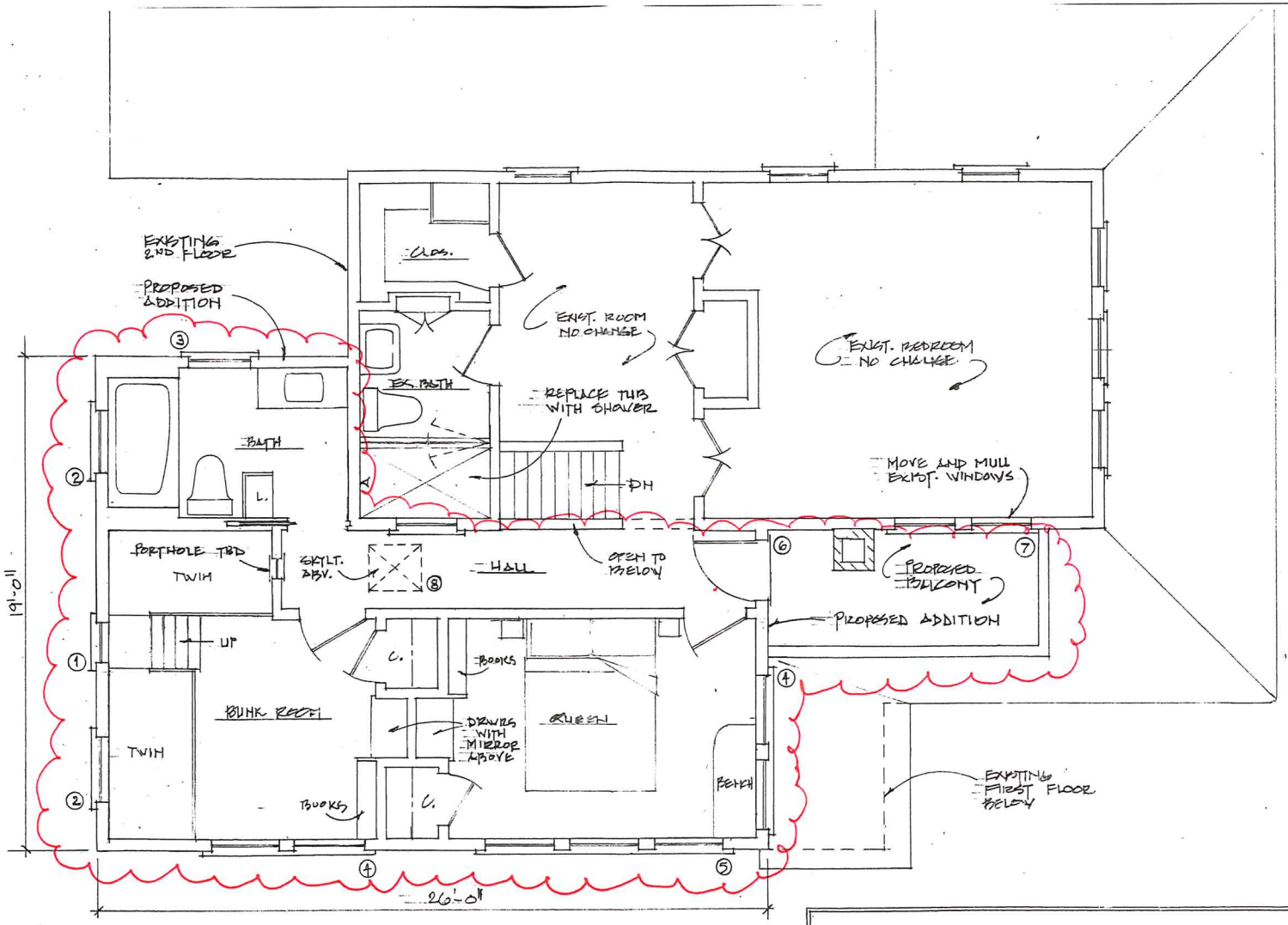
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

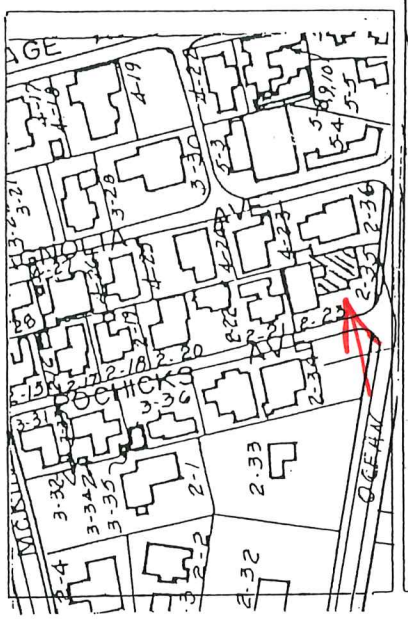
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

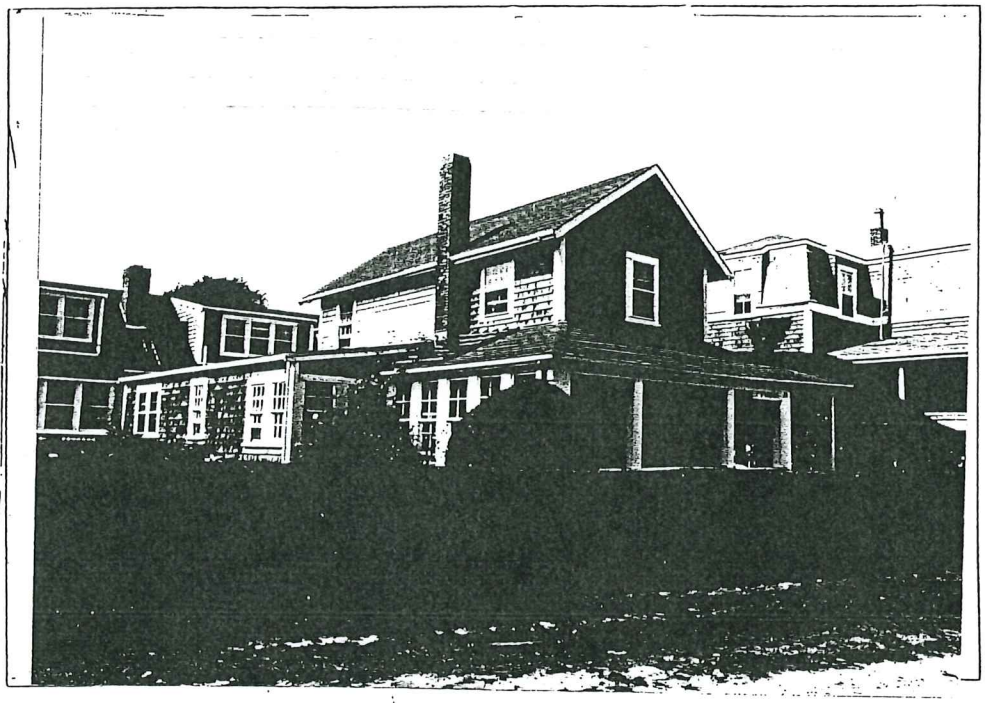
Recorded by: AH Date: 09/13/89 Organization: AGS

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

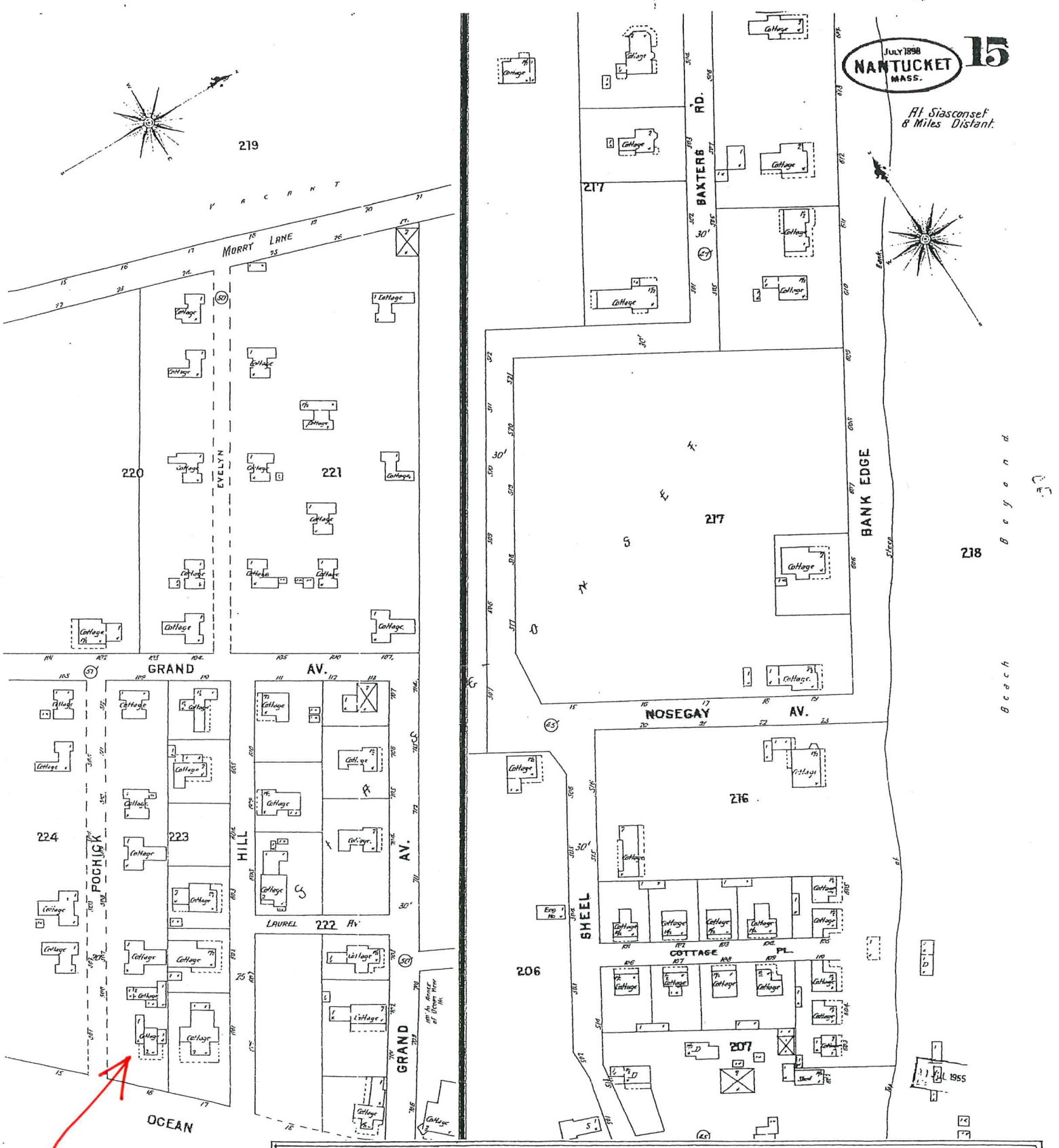
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

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

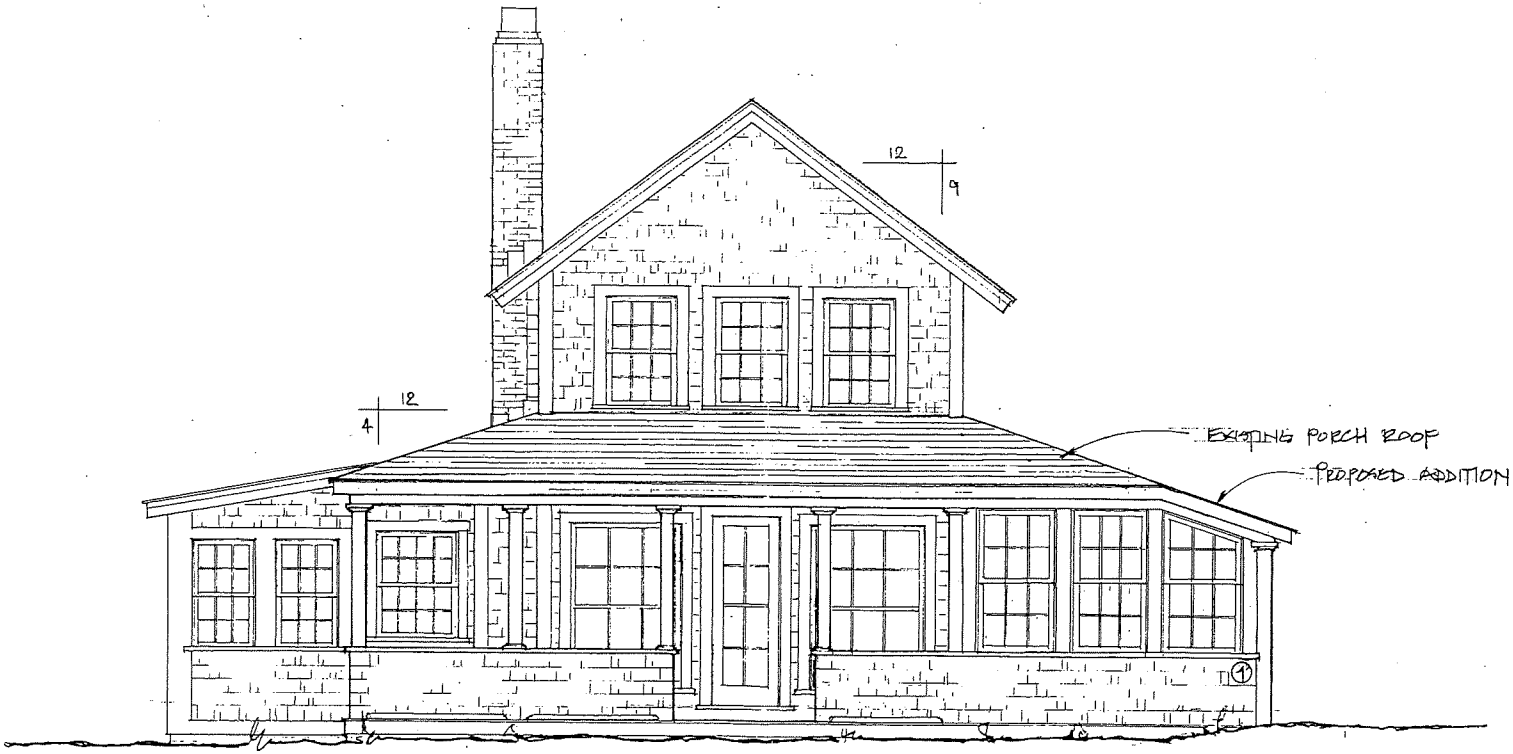
---

47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

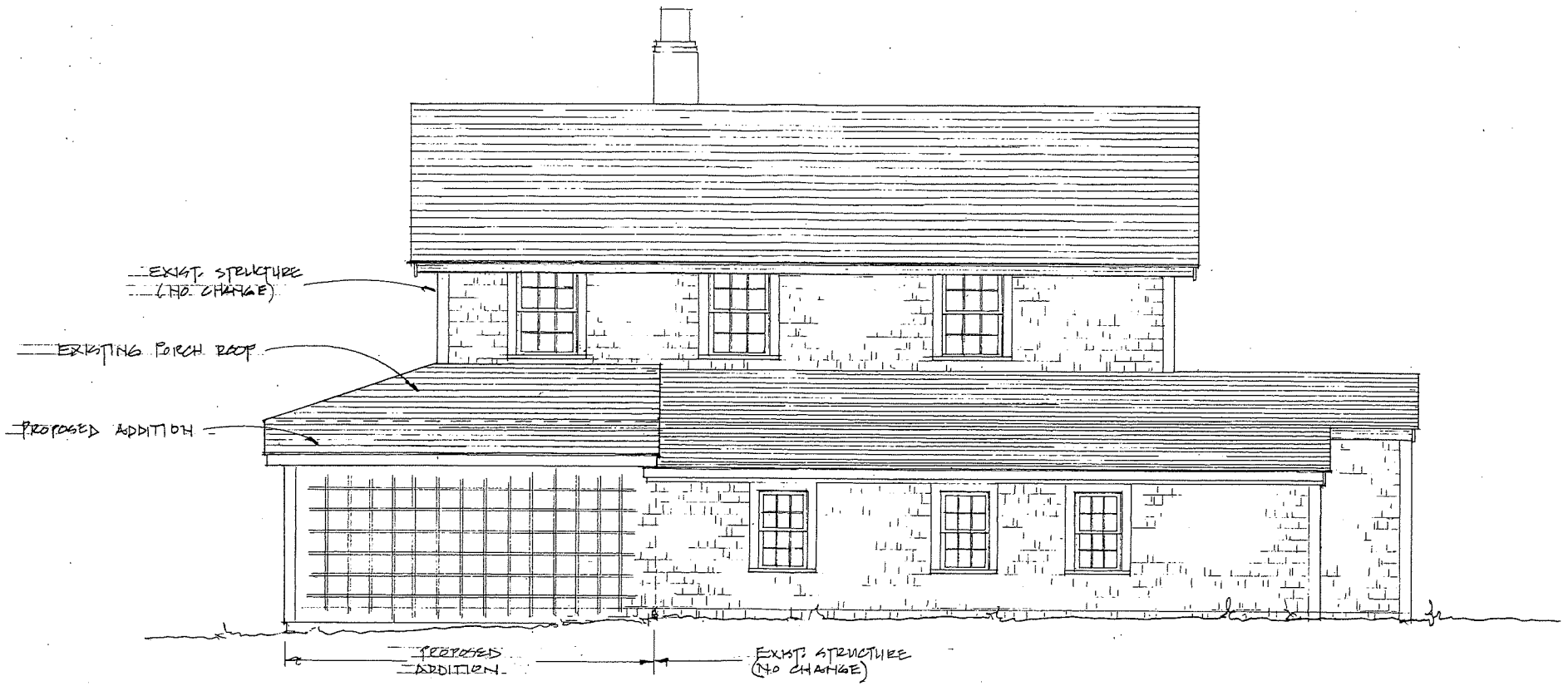
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



① EAST ELEVATION

SCALE: 1/4" = 1'-0"

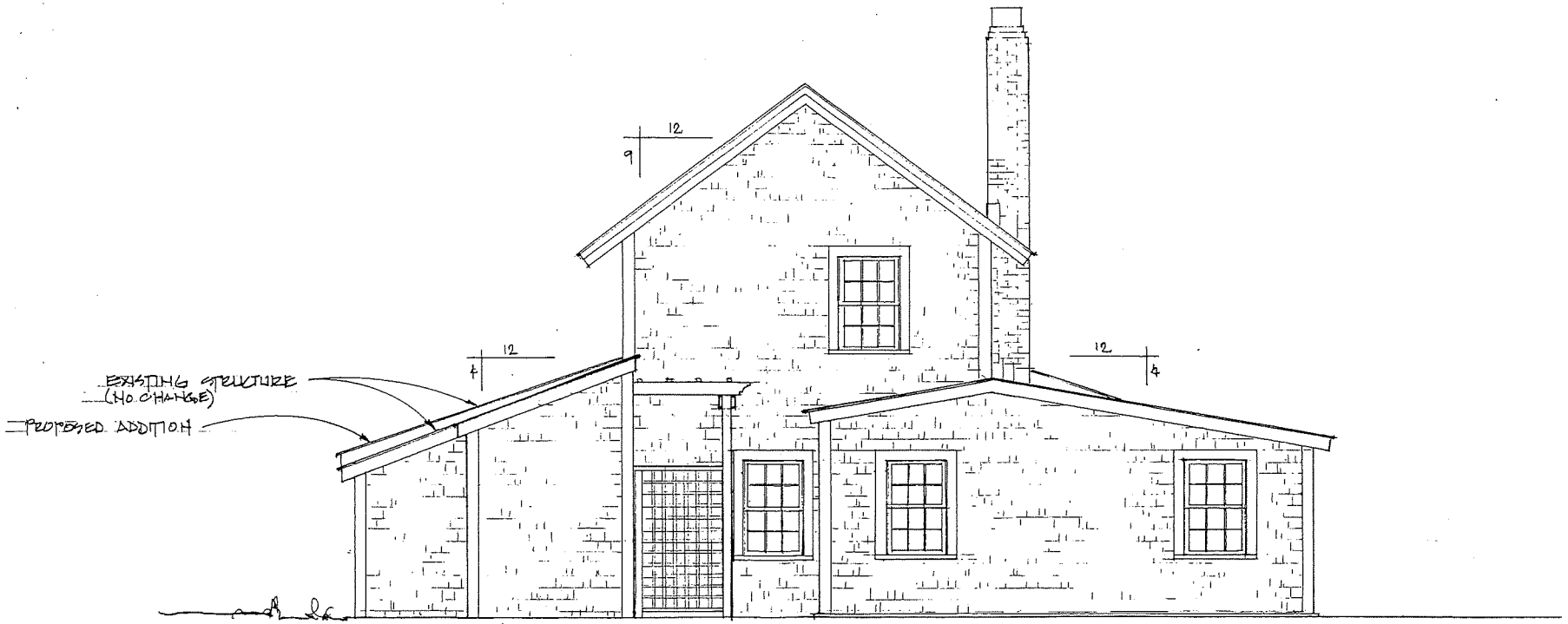
BROWN RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BROWN RESIDENCE
23 OCEAN AVE
HULL, MA

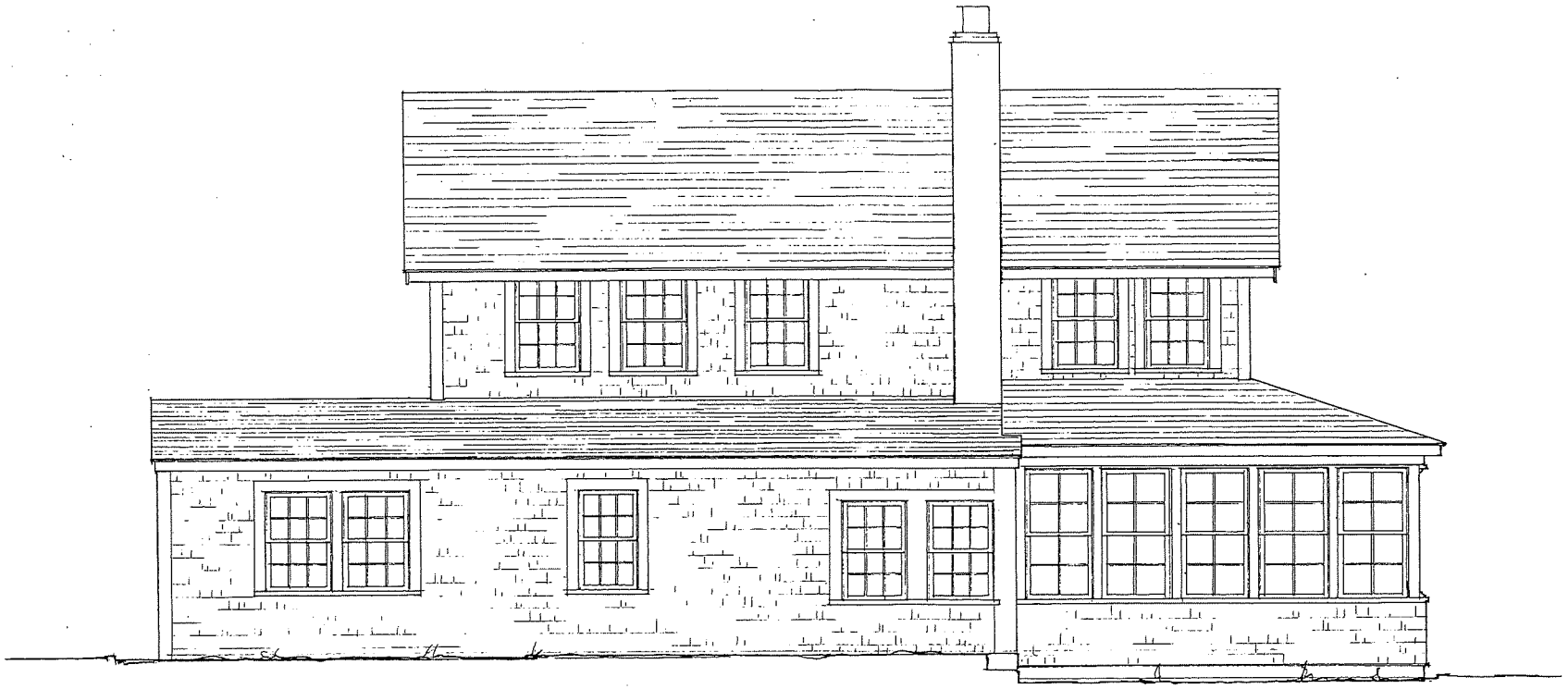
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HULL, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4"=1'-0"

BROWN RESIDENCE
23 OCEAN AVE
VEECONSET, MA.

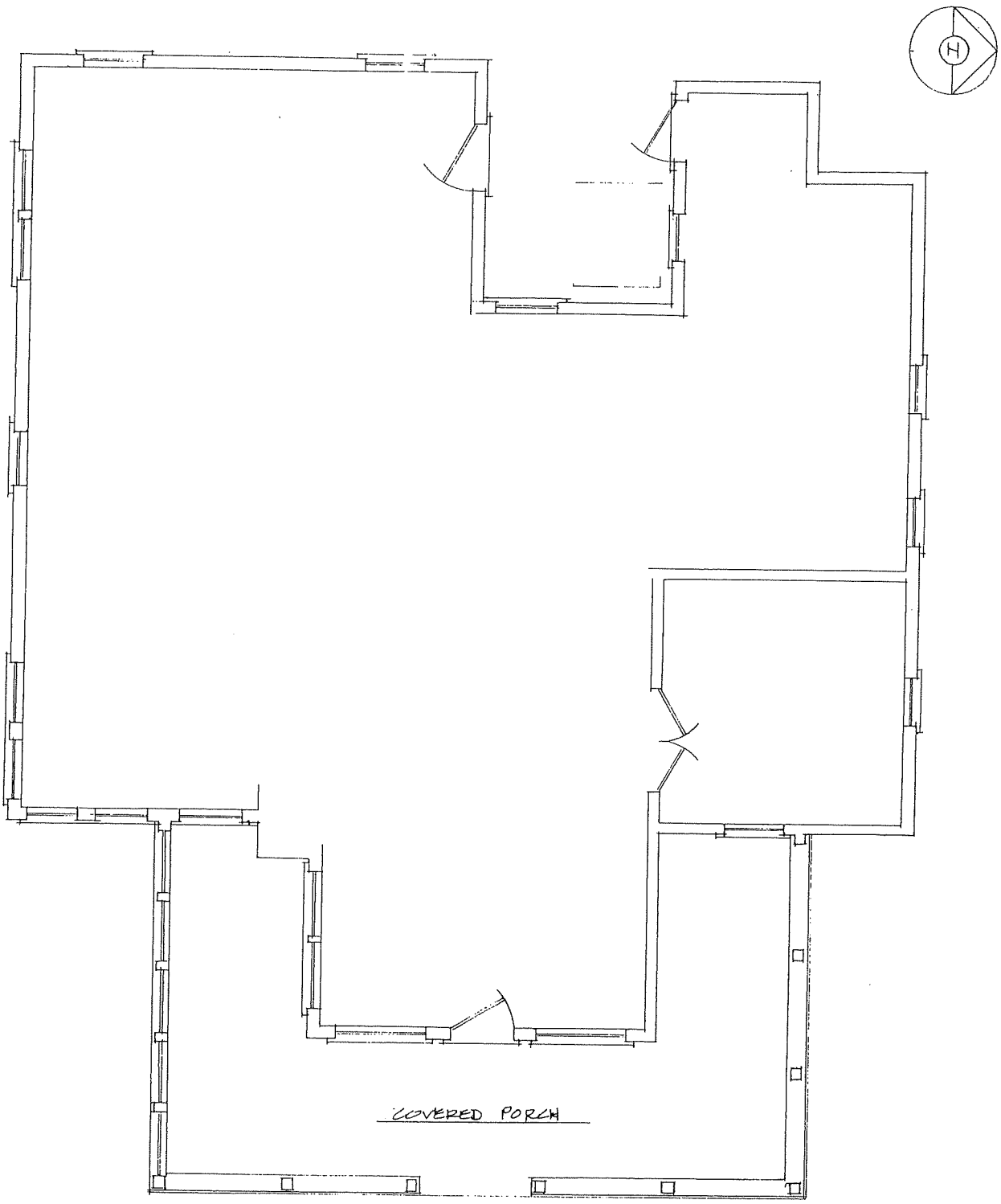
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VEECONSET, MA
(508) 257-6789



SOUTH ELEVATION
SCALE: 1/4"=1'-0" (NO CHANGE)

BROWN RESIDENCE
23 OCEAN AVE
WESTPORT, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WESTPORT, MA
(508) 257-6789



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" AS-BUILT

BROWN RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Marcia Browne + Jeffrey Clark

MAILING ADDRESS..16..Circuit Rd, Chestnut Hill, MA 02467

PROPERTY LOCATION.....23 Ocean Ave

ASSESSORS MAP/PARCEL.....7331 /19

SUBMITTED BY:.....Angus MacLeod

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley, Senior Clerk, Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2022.06.06 15:22:34 -04'00'

June 6, 2022

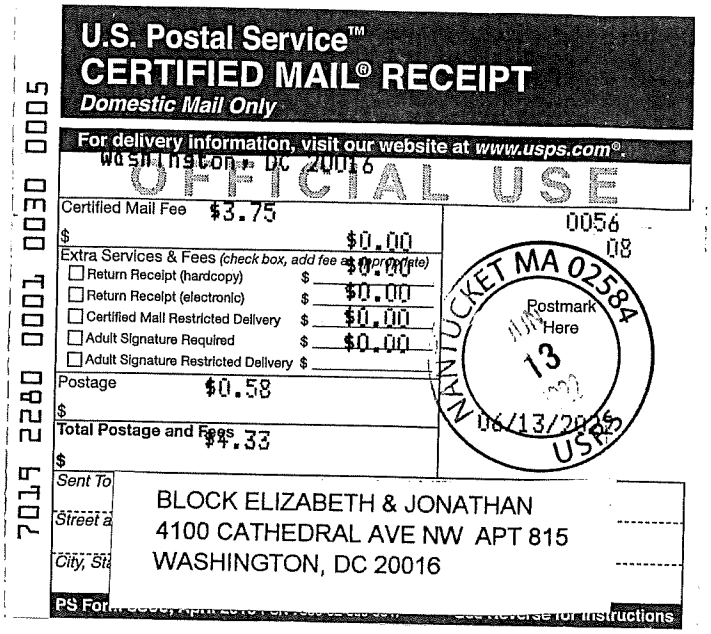
DATE

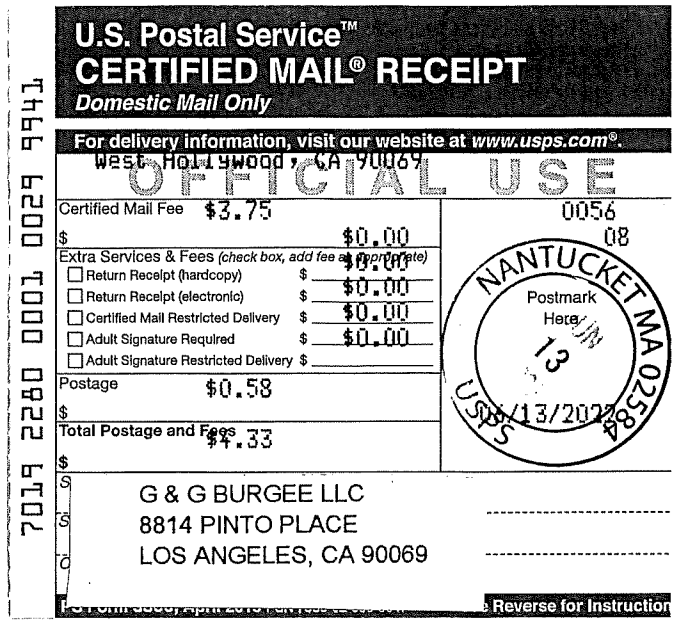
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

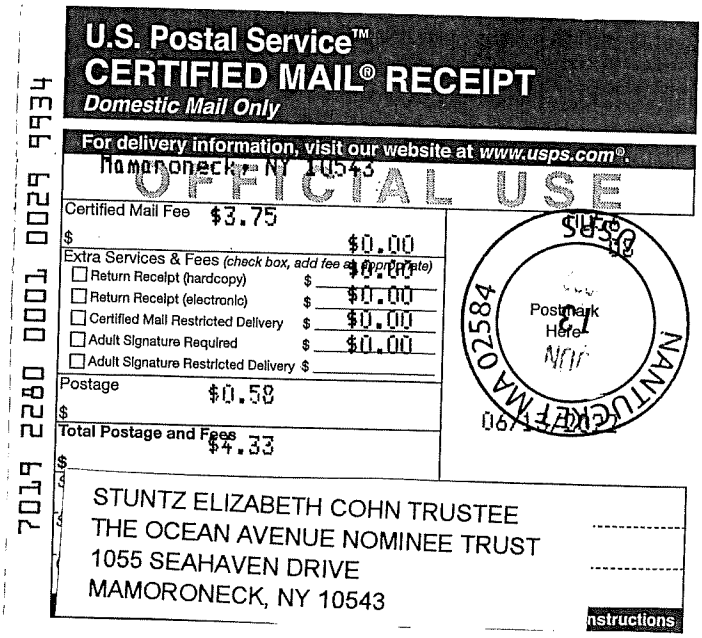
Abutters Listing

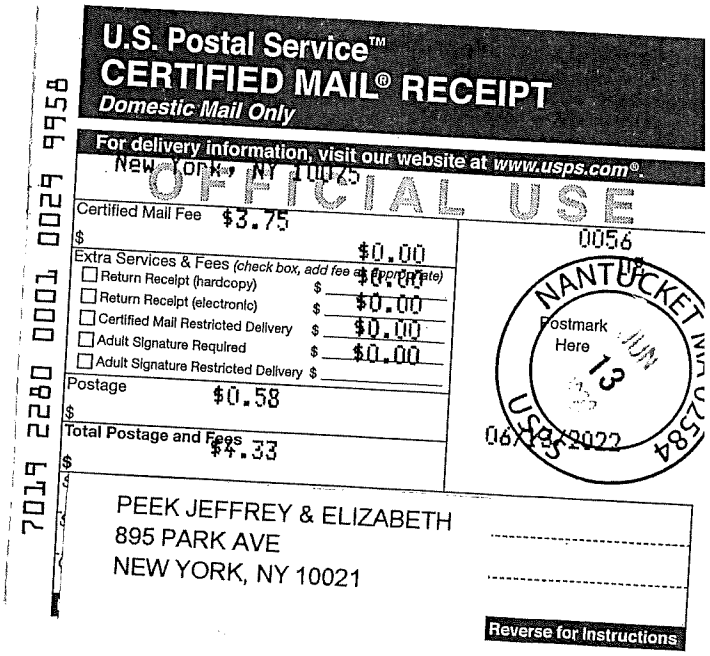
MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN A
7331	18		BLOCK ELIZABETH & JONATHAN		4100 CATHEDRAL AVE NW APT 815	WASHINGTON	DC	20016	21 OCEAN A
7331	20		G & G BURGEE LLC		8814 PINTO PLACE	LOS ANGELES	CA	90069	1 POCHICK S
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN A

Count: 4









HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 23 Ocean Avenue, Siasconset

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne

Description of Proposal: Second Floor addition to existing Southwest First Floor wing and add balcony to existing South porch roof, no change to existing First Floor or other Elevations.

Anticipated HDC Submission Date: June 13th, 2022

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Marcia Browne

STREET ADDRESS 23 Ocean Avenue, Sconset

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 13, 2022

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: June 13, 2022

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist **MUST** be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS: 23 Ocean Ave

✓	Date submitted to 2 Fairgrounds Road: 6/30/23
✓	HDC Case Number (ie HDC2020-05-0265): 2022-06-0490
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road 6/30/23
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/22/23

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 Ocean Avenue

Owner of record: Marcia Browne - Beam Reach LLC

Mailing Address: 16 Circuit Road
Chestnut Hill, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-4" Sq. Footage 1st floor: _____
Width: 19'-9" (Reduced size) Sq. footage 2nd floor: 266 (-116)
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North Exist South Exist East Exist West Exist

Additional Remarks

Historic Name: YE DOUBBEL DECKER

Original Date: 1875

Original Builder:

REVISIONS* (describe)
1. East Elevation } Remove 2nd floor Deck, Revise Addition Massing + Fenestration
2. South Elevation
3. West Elevation } Revise Addition Massing + fenestration
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 9/12 Dormer 4/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer TBD Rough Opening 2'-0" x 3'-0" Size _____ Location South
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) 6" Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/30/23 Signature of owner of record _____ Signed under penalties of perjury

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

NANTUCKET, MA 02584

Contact Phone #: (508)257-6789 E-mail: ANGUSONNOCK@GMAIL.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: Ø Decks/Patio: Size: 5'x11' ☐ 1st floor ☑ 2nd floor

Width: 26' Sq. footage 2nd floor: 382 ☐ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

Historic Name: "FORT GUMTREE"

Original Date: 1875

Original Builder:

REVISIONS* (describe)

1. East Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH.
3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

NO CHANGE TO EXISTING

Foundation: Height Exposed V ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 EXIST. Secondary Mass 7 /12 ADDITION Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX #C01 Rough Opening 21" x 27" Size 21½" x 27⅜" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5/4x6 Rake 5/4x6 Soffit (Overhang) 12" Corner boards 5/4x6 Frieze 5/4x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other HOPPER

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KOOSTON SASH

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 6 LT./1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/19/23 Signature of owner of record _____ Signed under penalties of perjury

6. Susan O'Malley **06-6490**	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:53)	**Nikolov** – Presented project. **Pohl** – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.
Motion	**Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

7. Clarke Browne **06-6539**	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Angus MacLeod Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipski, 'Sconset Civic League Greg Dunbar, 1 Pochick road
Concerns (4:56)	**MacLeod** – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. **Backus** – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclecitic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. **Reade** – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. **Alger** – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. **Williams** – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. **Filipski** – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. **Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. **Camp** – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. **Coombs** – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. **Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. **Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. **Pohl** – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.
Motion	**Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)**
Vote	Carried 5-0 Certificate #

Locus Map
NOT TO SCALE

2 **Proposed Site Plan**
SCALE: 1" = 5'

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543
BOTTICELLIANDPOHL.COM

DATE REVISIONS

Site Plan

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1 ZONING INFO:
PARCEL NO.: 19 PROJECT NO: REVISED: **6/30/23**

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

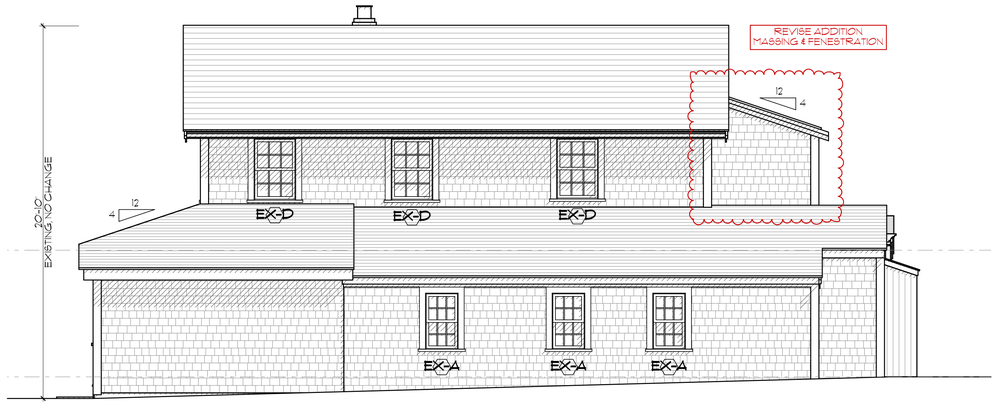
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments



Existing North Elevation
NOT TO SCALE



Previously Submitted North Elevation
NOT TO SCALE



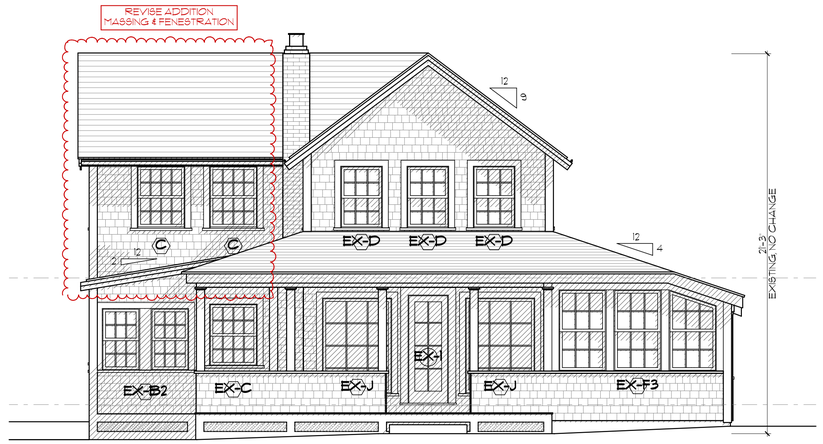
1 North Elevation
SCALE: 1/4" = 1'-0"



Existing East Elevation
NOT TO SCALE



Previously Submitted East Elevation
NOT TO SCALE



2 East Elevation
SCALE: 1/4" = 1'-0"

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

North & East Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1
PARCEL NO.: 19
ZONING INFO:
PROJECT NO:
REVISED: 6/30/23

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ID #
A-2.1



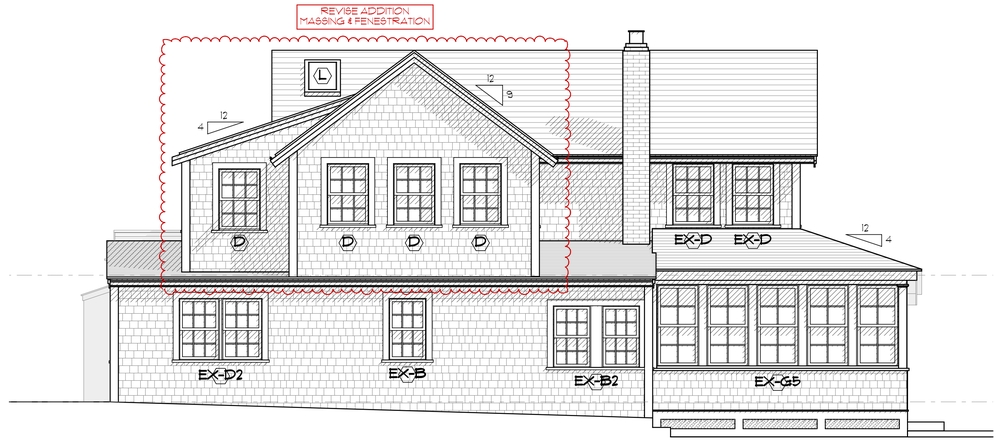
Existing South Elevation

NOT TO SCALE



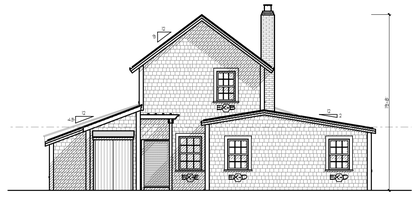
Previously Submitted South Elevation

NOT TO SCALE



1 South Elevation

SCALE: 1/4" = 1'-0"



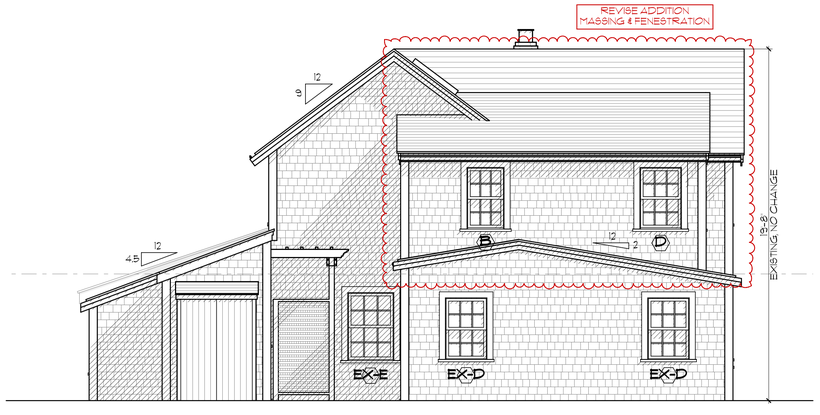
Existing West Elevation

NOT TO SCALE



Previously Submitted West Elevation

NOT TO SCALE



2 West Elevation

SCALE: 1/4" = 1'-0"

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DATE REVISIONS

South & West Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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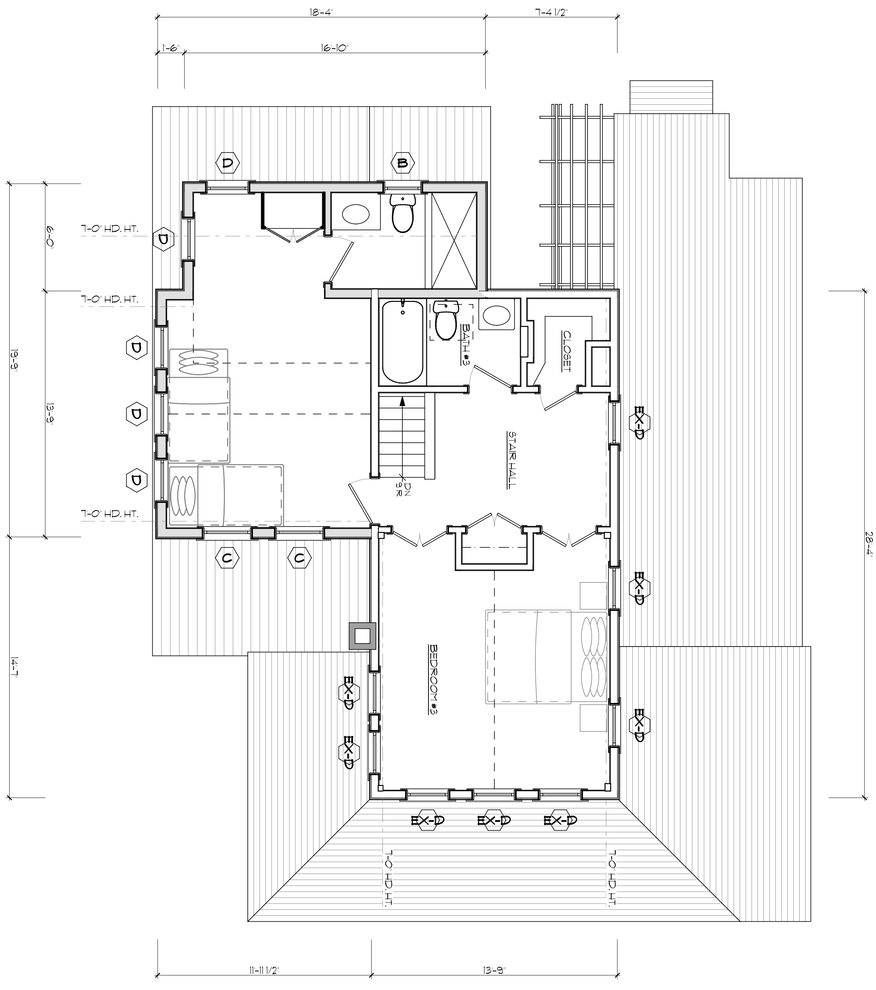
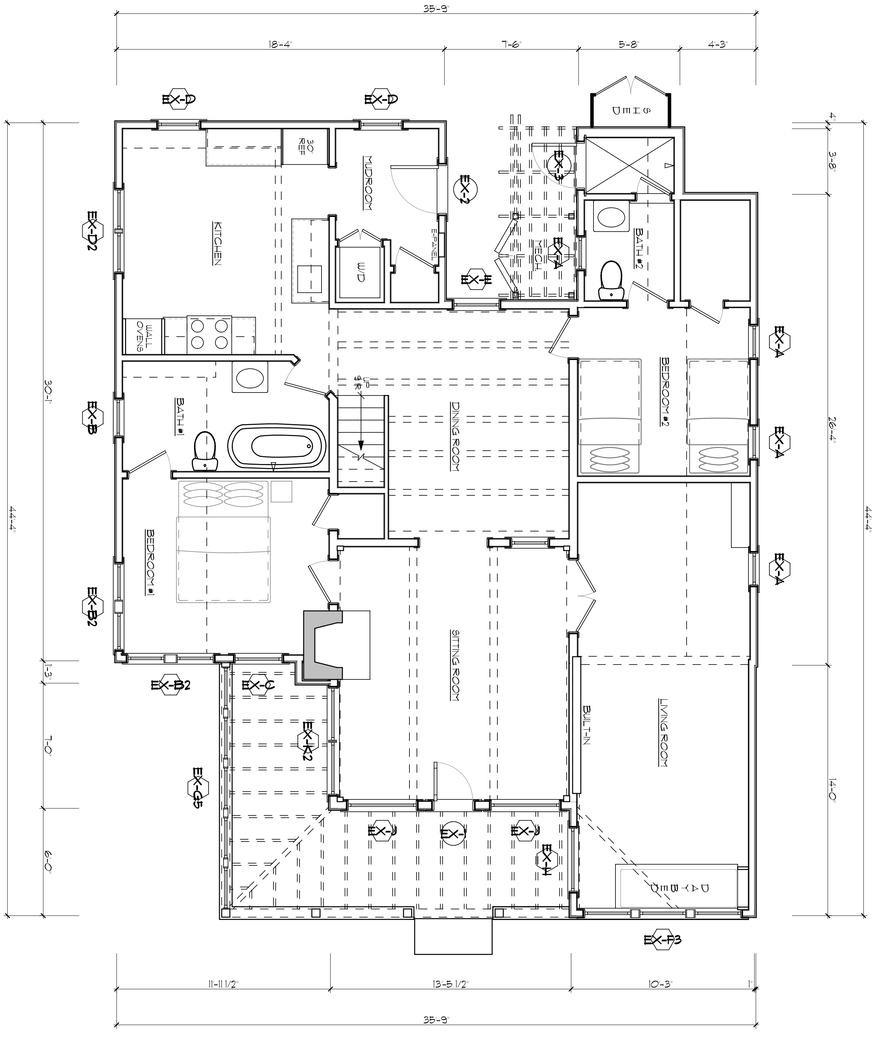
ID#

A-2.2



2 **Second Floor Plan**
SCALE: 1/4" = 1'-0"



1 **First Floor Plan**
SCALE: 1/4" = 1'-0"

ID# **A-1.0**

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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First & Second Floor Plans

DATE	REVISIONS

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Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.2109
Historic Name:	Ye Doubbel Decker
Common Name:	Underhill Cottage
Address:	23 Ocean Ave
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7331-19; SC2-35;
Year Constructed:	C 1885
Architectural Style(s):	Victorian Eclectic;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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: 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

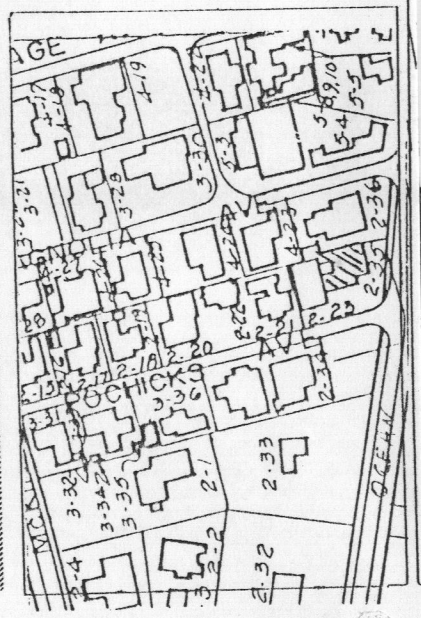
Recorded by: AH Date: 09/13/89 Organization: AGS

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

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Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

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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

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Marie Sussek
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Executive Director
Mary Bergman

July 18, 2023
Via email

To the Historic District Commissioners:

The proposed additions to 23 Ocean Ave would forever alter this historic streetscape. This structure predates the Underhill Cottages, built shortly after the footbridge was constructed to connect the new Sunset Heights development to old 'Sconset. Edward Underhill laid out Pochick Street in 1879 and began building his eponymous cottage colony of revival fish houses thereafter.

While there have been welcome changes made to the prior submission, (the elimination of the previously proposed second floor balcony, retention of the existing addition's roofline on the west elevation) the proposed addition still threatens the character-defining feature of the second story single gable. The proposed second story reverse gable with shed roofed dormer would alter the streetscape as one approaches Pochick Street and the Underhill Cottages from Ocean Ave. The relationship of this house to the nearby Underhill Cottages should absolutely be considered in evaluating the appropriateness of this design.

Building with Nantucket in Mind notes, on page 68, "The integrity of the front of a historic building should be maintained," and any additions to a historic structure "should not overwhelm the original building size." What is currently proposed has a ridge height the same as the main ridge and does not seem compatible with what is recommended by the guidelines. Any addition to this house should be subordinate, not just in square footage but in height.

Sincerely,

Mary Bergman
Executive Director

II Centre Street • Post Office Box 158 • Nantucket Island • Massachusetts • 02554 • 508.228.1387

TO:	NANTUCKET HISTORIC DISTRICT COMMISSION
FROM:	SARAH ALGER, REPRESENTING G&G BURGEE LLC, OWNERS OF 1 POCHICK STREET, IMMEDIATE ABUTTERS TO THE WEST
DATE:	January 2, 2025
PREPARED BY:	LINDA WILLIAMS
RE:	OPPOSITION TO PROPOSED ALTERATION OF 23 OCEAN AVE.

Attached please find extensive research on the history of 23 Ocean Avenue (AKA 2 Pochick Street), formerly known as “Windsor” and then “Ye Doubbel Decker”. The property was part of the Underhill Cottages and on the same lot as the other cottages on the north side of Pochick Street. As shown in the photographs and Sanborn Maps, the structure dates to the early to mid-1880s and has remained relatively if not completely unchanged to the present. It can be surmised that the reason this structure is two stories is that it faced the ocean and was the only one that had a view. Otherwise the actual footprint is the same general size of 480 SF on the main mass with the same wings as found on the other Underhill Cottages. This lot is larger as it had the original storage shed on it before it was split off in 1955 and altered.

The other alterations to the Underhill Cottages on Pochick, Lily and Evelyn Streets have been done sensitively and maintained the low and eclectic architecture of the original cottage. The current proposal to construct a hipped roof 2-story addition to this historic structure would be entirely inappropriate and obliterate what makes this structure unique even among the Underhill Cottages that remain. There appear to be other options of enclosing more of the side porch or some other single-story addition.

The original plots purchased by Edward Underhill are included in the packet that created Pochick Street, Lily Street (for his daughter) and Evelyn Street (for his wife). The large tracks of land were originally part of Sunset Heights.

The Underhill Cottages need to be preserved as “significant” not just “contributing” given their unique history, setting, the people who stayed there as

part of the Siasconset Actors Colony. Some well-known actors and writers stayed there and three of them are included with this packet. Other writings, particularly one from PIN, states that these cottages should be preserved as an important part of Siasconset's history taking into account "the dynamic period in history, and the positioning of the various elements (people, place, and architecture)…"

In addition to all of the other supporting research provided, perhaps the most definitive proof that this was an Underhill Cottage is the deed from Edward Underhill's widow Eveyln to Albert Brock January 28, 1935. Until then, 23 Ocean Avenue/2 Pochick and the rest of the cottages were all on the same lot on the north side of Pochick. She was forced to sell the lots out separately due to her inability to maintain the cottages for rental, her failing health and the Depressions impact. Her husband had left the cottages to her in 1898 when he died with life-rights on the provision they remain on the same lot and not be sold individually. In the deed she specifically gave up her life right to this lot.

The Underhill Cottages are special places and are a significant part of the history of Siasconset that needs to be rigorously preserved intact. This proposed alteration and expansion to this structure would drastically alter the appearance and not be harmonious with the existing historic cottage. We are respectfully asking the HDC to either deny the proposal before the you or ask for significant revisions that do not drastically impact the existing historic architecture that has remained relatively unchanged for almost 140 years.

From: Michael May <mmaynpt@gmail.com>
Sent: Sunday, July 10, 2022 2:40 PM
To: emartinez@nantucket-ma.gov <emartinez@nantucket-ma.gov>
Subject: 23 Ocean Avenue History

External Email - Use Caution

Dear HDC Commissioners:

Several years ago, while I was working for the Nantucket Preservation Trust, NPT completed deed research on the house at 23 Ocean Avenue. For many years, historians have been puzzled by the structure and its association with Edward Underhill, because it is so different in design from the typical cottages Underhill built in the 1880s. In fact, the deed research revealed that the house predates the Underhill ownership. The date of construction is c. 1870.

In short, Edward Underhill purchased the property from the Matthew Crosby estate in 1879. At that time the property included vacant land on both sides of Pochick Avenue and a structure--now known as 23 Ocean Avenue.

Early in its history, the house was known as Fort Sumter--likely named for the Civil War battle. Newspaper accounts reveal that within six months of his purchase, Underhill began improvements on the cottage, and it became one of dozens he rented to summer tourists. He held the property throughout his life.

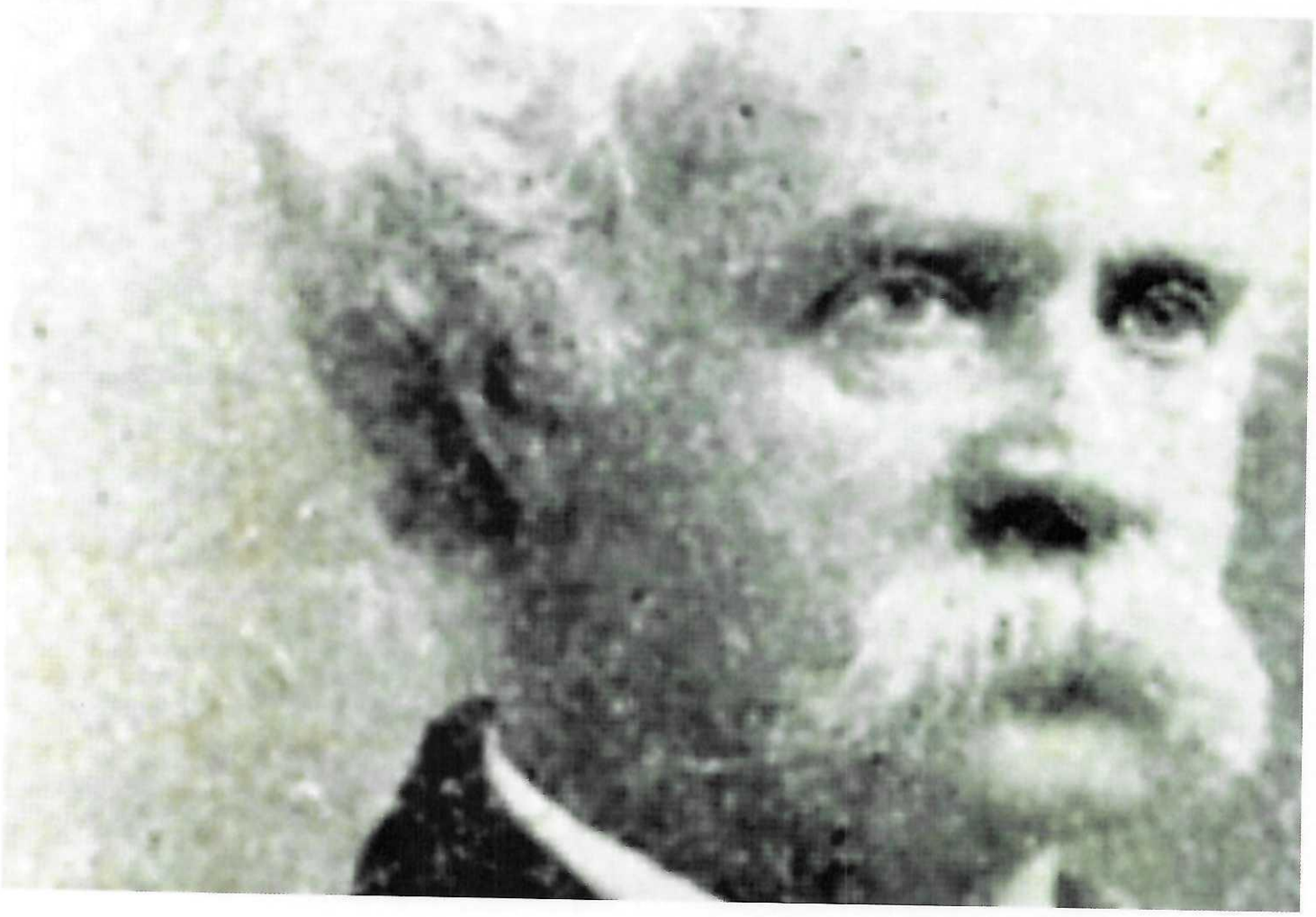
I hope that this information helps to clarify the property's early history.

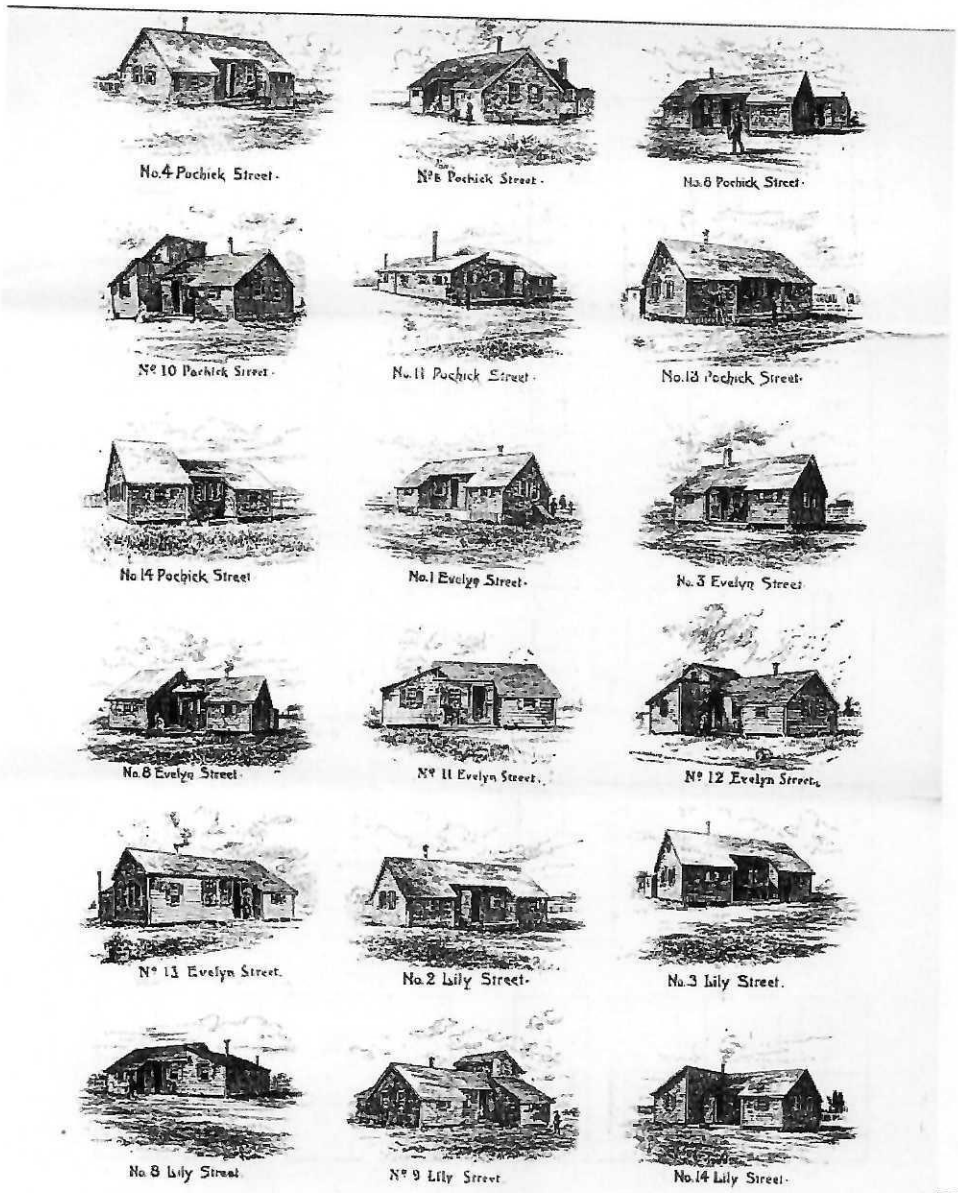
Sincerely,
Michael May

Search

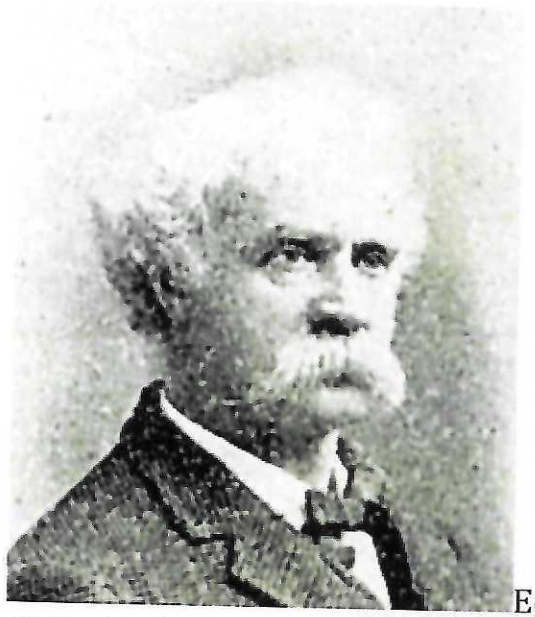
The Underhill Cottages

Featured Properties, Preservation Update / By Nantucket Preservation Trust / September 1, 2015





The Underhill Cottages were brought about due to the success of Sunset Heights, which drew other real estate investors to 'Sconset. In 1879, the land known as the Pochick Lot was sold by the heirs of Matthew Crosby to Edward F. Underhill of New York City. His development featured very different cottages from Robinson's Victorians. Underhill modeled the Pochick cottages after the fish shanties in the village core along Broadway, Center and Shell streets—using the same architectural vocabulary including warts, T-shaped plans and half gable roofs. He soon purchased additional land to the west—present day Evelyn and Lily Streets (named for his wife and daughter) to extend his cottage development.


Edward F. Underhill

At the Pochick lot, Underhill created a road down the middle of the parcel, and immediately began construction on his own cottage, China Closet, at the east end, on the south side of the street (now a secondary cottage for the house on Ocean Avenue).

Underhill was a man of many talents and was perhaps one of the most famous Sconseter's of the nineteenth century. He was a Civil War reporter for The New York Times in the 1860s, a journalist for the New York Tribune in the 1880s, a famous New York court stenographer in an era when a court stenographer could be famous, a vineyard owner, rare book and china collector, noted wit, and 'Sconset enthusiast. He was especially gifted as a writer and promoter and is responsible for luring visitors to the village from across the country.

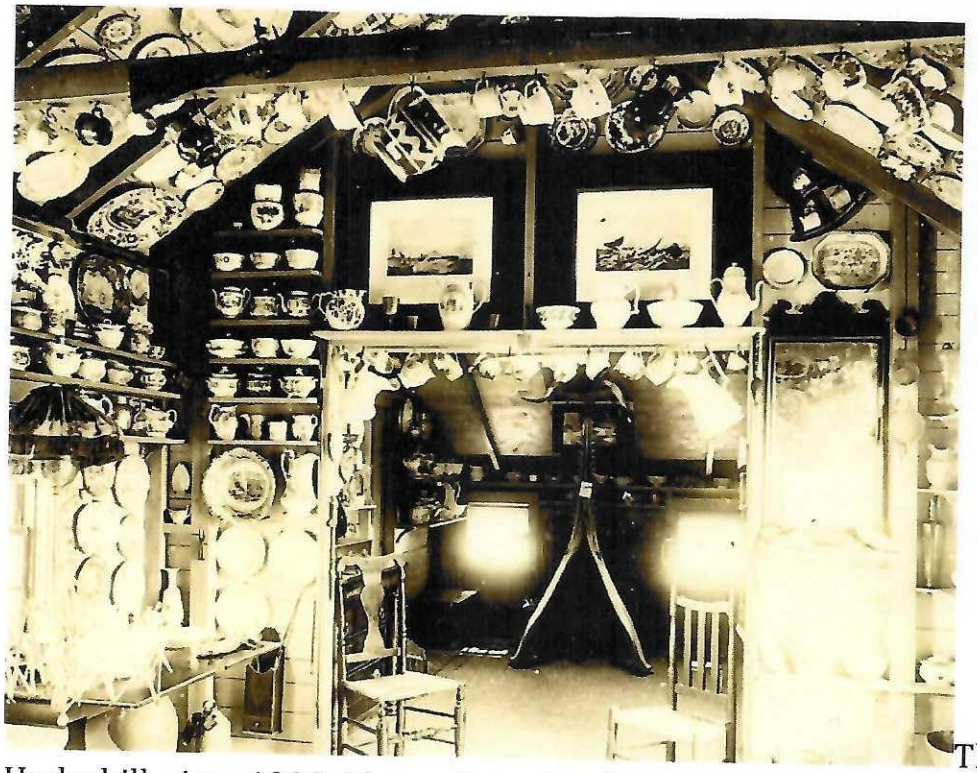
Underhill's advertising circular included a detailed description of the cottages:
They are built . . . following the traditions of the builders of a hundred years ago, who made their houses strong and compact for comfort and convenience and with no thought that the structures they reared would ever be in demand for the residences of families from distant parts during the warm season. The only variations I have made from the strict simplicity of 'Sconset architecture are to have the apartments more commodious, and to avail myself of a few accessories which improve the appearance of the dwellings without, in the least degree, giving them the ornate look of modern built cottages at our fashionable seaside resorts.

Each house has a small cellar, a cistern abundantly supplied with rain water, and is completely furnished for house-keeping, even to the extent of providing crockery, cutlery and bed and table linen. The bedsteads are of modern style and are furnished with spring bottoms and mattresses of the best quality curled hair. Each house is situated on a lot having a frontage of 55 feet with a full area of 3,300 square feet of ground.



Main Top, 9 Pochick Street, circa 1910

One of the quirkiest Underhill creations was the construction of extra rooms on wheels that could be rolled up to a cottage for additional living space. This invention was most likely constructed by Asa Jones, along with George W. Rogers, Underhill's carpenters of choice. The cottages along Pochick, and Lily and Evelyn (named for Underhill's daughter and wife), appear to have been built over several years, but individual cottages were built quickly—often completed according to newspaper accounts within 10 or 14 days.



The cottage of Mrs. Evelyn Underhill, circa 1900. The walls and ceiling of the cottage interior were lined with china collections, dishes, and tea services.

By the early 1890s, Underhill community was complete and was thriving with nearly two dozen cottages. It quickly became known as the village's "Actors' Colony," due to it being largely populated by Broadway actors and actresses, artists and writers, and other bohemian types. The Underhill cottages continued to be rented until the mid 1920's – often by the same families, year after year.

– *text originally from the NPT 2015 August Fete Brochure*

House marker design proof before it is fabricated by the sign maker.

One of our most visible program at the Nantucket Preservation Trust is our house markers. Chances are, you've noticed these wooden tablets on historic homes around town. They tell you the date of construction, who built the house, the original resident (if known), and sometimes the house's original name or function. We've marked over 200 house since the program began.

We've recently completed work on two new house markers. Researching and documenting the history of Nantucket's historic homes–and the people who built them and lived in them–is important work. House markers make a great gift and help us improve Nantucket's historical record. **Click here for more information about our house marker program**, or give us a call at the office, 508.228.1387, to discuss a marker for your house.

Behind each marker is quite a bit of information–read on to learn about two of our newest marked houses.

Fort Sumter

Crosby Family

c. 1870

The house at 23 Ocean Ave to was constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot on Ocean Ave in May of 1894, one month after it was advertised for sale in *The Inquirer and Mirror*.

The lot was formerly known as the "Elkins Lot" and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)—"Fort Sumter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), Diane Coombs, Vallorie Oliver, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~
Tuesday July 19, 2022
Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance:	Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriquez, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Camp, Coombs, Oliver, Welch, Thornewill
Remote Participants:	None
Absent Members:	Dutra
Late Arrivals:	None
Early Departures:	Coombs, 8:02 pm

Adoption of Agenda.

Motion	**Motion to Approve as amended. (Camp)**
Vote	Carried 5-0

I. COMMISSION COMMENTS
1. Welch – The HDC Organizational Committee update
2. Coombs – Section 106 update

II. PUBLIC COMMENT
1. None

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Boys and Girls Club- **07-6693**	61 Sparks Avenue	Temporary Sign	55/143	A.Cuhna
2. Nantucket Garden Club **07-6684**	Various location	Temporary Sign	Various	Debbie Thomas

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – SAC recommendations: approve Item 1&2
Motion	**Motion to Approve Items 1&2 (Coombs)**
Vote	Carried 5-0 Certificate # **HDC2022-(as noted)**

3. Nantaco **07-6683**	21 South Water Street	Projecting Sign	42.4.2/102	CWA
4. Nantucket Cottage Hospital **07-6682**	57 Prospect Street	Wall Sign	55/3	J. Bridges/Design Co.
5. Nantucket Land Bank **07-6621**	168 Hummock Pond Rd	Rock Sign	65/13.2	John Kuszpa

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – SAC recommendations: hold Item 3-5 for revisions
Motion	**Motion to Hold Items 3-5 for revisions. (Coombs)**
Vote	Carried 5-0 Certificate #

V. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Pocomo, LLC **07-6710**	1 Lilac Court	R44ev. 10-4925: new dwell	68/359	KOH
2. Scrimshaw Prop, LLC **07-6711**	4 Lilac Court	Rev. 10-4926: new dwell	68/365	KOH
3. Ackaire, LLC **07-6712**	29 Skyline Drive	New Shed	79/91	Structure Unlimited
4. 14 MVR, LLC **07-6694**	14 Madaquecham Valley	Outdoor shower (shed)	89/13	Emeritus
5. 14 MVR, LLC **07-6695**	14 Madaquecham Valley	Outdoor shower (main hse)	89/13	Emeritus
6. Christopher Christillo **07-6629**	3 Bayberry Lane	New shed	67/59	Nantucket Structures
7. Town of Nantucket **07-6643**	6 Fairgrounds Road #1	Renew 69938: new dwell	67/917-918	Sarah F. Alger P.C
8. Town of Nantucket **07-6644**	6 Fairgrounds Road #2	Renew 69939: new dwell	67/917-918	Sarah F. Alger P.C
9. Town of Nantucket **07-6645**	6 Fairgrounds Road #3	Renew 70592: drive/apron	67/917-918	Sarah F. Alger P.C
10. Town of Nantucket **07-6646**	6 Fairgrounds Road #4	Renew 70593: cmrcl shed	67/917-918	Sarah F. Alger P.C
11. Town of Nantucket **07-6649**	6 Fairgrounds Road #5	Renew 69936: deck etc	67/917-918	Sarah F. Alger P.C
12. Town of Nantucket **07-6648**	6 Fairgrounds Road #6	Renew 70595: cmrcl shed	67/917-918	Sarah F. Alger P.C
13. Town of Nantucket **07-6663**	6 Fairgrounds Road #7	Renew 70594: cmrcl shed	67/917-918	Sarah F. Alger P.C
14. Town of Nantucket **07-6664**	6 Fairgrounds Road #8	Renew 70596: cmrcl shed	67/917-918	Sarah F. Alger P.C
15. Town of Nantucket **07-6647**	8 Waitt Drive	Renew 69937	67/710	Sarah F. Alger P.C

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Thornewill
Recused: None
Documentation: None
Representing: Sarah Alger, Sarah F. Alger P.C, for the Town of Nantucket
Public: None
Concerns: **Alger** – 6 Fairgrounds Road items were approved 4 years ago; they were extended under the Permit Extension Act.
No concerns
Motion: **Motion to Approve. (Coombs)**
Vote: Carried 5-0 Certificate # **HDC2022-(as noted)**

VI. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jim & Cindy Helfrich **06-6481**	37 Fair Street	Alter/ Add Covered Porch	42.3.2/212	Emeritus

- Privet will be maintained in perpetuity

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Dutra, Thornewill
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: No additional concerns.
Motion: **Motion to Approve per noted conditions. (Oliver)**
Vote: Carried 5-0 Certificate # **HDC2022-(as noted)**

XIV. NEW BUSINESS 06/21/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Richmond Great Pt Prop **06-6536**	1 Violet Place	New commercial building	68/340	KOH

Voting: Pohl, Coombs, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Dinah Klamert, KOH
Public: None
Concerns (4:15): **Klamert** – Submitted photos of a similar structure already built; reviewed 2 options to make this different.
Welch – The gable ends of the secondary masses should be hipped.
Oliver – Okay with it as is; though also okay with both the options.
Coombs – Agrees with Ms. Oliver.
Pohl – West elevation, the hipped roof looks chopped off. The hipped roof reduces the perceived length of the ridge line.
Discussion on the motion.
Motion: **Motion to Approve through staff with the west & south elevations to be hipped roofs and returned to the primary mass and no clapboard. (Welch)**
Vote: Carried 4-0 Certificate # **HDC2022-06-6536**

2. Richmond Great Pt Prop **06-6538** 2 Violet Place New commercial building 68/340 KOH

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Dinah Klamert, KOH
Public	None
Concerns (4:34)	**Klamert** – Presented project. No concerns.
Motion	**Motion to Approve as submitted. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6538**

3. Richmond Great Pt Prop **06-6537** 3 Violet Place New commercial building 68/340 KOH

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Dinah Klamert, KOH
Public	None
Concerns (4:28)	**Klamert** – This is a mirror image to 1 Violet Place, so it would have the same issues. Clapboard would be platinum grey with white trim. **Camp** – No concerns with the same conditions as 1 Violet Place. Asked about the clapboard color pallet. **Welch** – Asked how many structures of this style are there (1 existing).
Motion	**Motion to Approve through staff with the flanking north and west elevation to be hipped roofs and returned to the primary mass and with clapboard to be Platinum grey and white trim. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6537**

4. Cailen Casey **06-6474** 77 Sparks Avenue Hardscape & driveway 55/138.1 Cailen Casey

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Cailen Casey
Public	None
Concerns (4:35)	**Casey** – Presented project; it was suggested that the white shell might be replaced with gravel; the retaining wall is not getting any taller. **Backus** – this is in the old historic district (OHD) circa 1930/1940 Cape. Belgium block apron and cobblestone wall are too formal for this area. Recommend peastone drive and brick wall and apron. **Camp** – Okay with the Belgium block apron. Peastone would be better for the driveway. Okay with a cobble or Pennsylvania field stone wall. **Coombs** – Would go with brick wall and peastone drive. **Oliver** – Moving the wall forces it to get taller; doesn't care about the material. **Welch** – Regarding the retaining wall, asked if the top will follow the grade or be level (level); no real concerns with materials. It would help to know the type of brick to be used. **Pohl** – The proposed wall wouldn't be taller than what exists; it's probably no more than 2' tall. Agrees with Ms. Backus on the brick apron and wall.
Motion	**Motion to Approve through staff with brick to be S&H running bond, wall to be the same brick, and the drive to be peastone. (Welch)**
Vote	Carried 4-1//Camp opposed Certificate # **HDC2022-06-6474**

5. Susan O'Malley **06-6490** 10 New Mill Street New deck 59.4.4/9 Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:48)	**Nikolov** – Presented project. **Backus** – Recommend go to HSAB with better plans. Contributing OHD, early 19th century. **Pohl** – The application is extremely vague; you call it a deck, but it looks like a porch. We need clear architectural drawings; the work should be reflected on the site plan.
Motion	**Motion to Hold for more information, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

6. Susan O'Malley **06-6490**	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:53)	**Nikolov** – Presented project. **Pohl** – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.
Motion	**Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

7. Clarke Browne **06-6539**	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Angus MacLeod Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipski, 'Sconset Civic League Greg Dunbar, 1 Pochick road
Concerns (4:56)	**MacLeod** – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. **Backus** – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclecitic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. **Reade** – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. **Alger** – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. **Williams** – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. **Filipski** – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. **Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. **Camp** – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. **Coombs** – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. **Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. **Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. **Pohl** – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.
Motion	**Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)**
Vote	Carried 5-0 Certificate #

8. India & Rose Tr **06-6484**	28 India Street	Rev. 5776: fenst & ptl demo	42.3.4/108	Botticelli + Pohl

Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (7:45)	**Botticelli** – Presented project; the rear ell is old but has a nearly flat roof and asymmetrical gable. The flat roof will have to come off. **Backus** – Read HSAB comments 6/27: Traditional basement windows were never mulled; it would be preferable to have 3 separated windows. Circa 1830s Federal built for David Baxter by John Brown Coleman. HSAB discussed the proposed demolitions of a wing dating back to the 1800s; she wants more information verifying the age of the rear ell. Okay with the proposed fenestration change. **Thornewill** – What's being proposed is minor; she has no concerns. Didn't realize this included a demolition of the rear ell. To do the proposed additions, much would have to be demolished. Asked if any of the existing windows are reusable. We need a defining demolition plan. **Welch** – He's fine with the proposed changes but we need a demolition plan on file as well as a window survey. **Oliver** – Nothing to add. We need a demolition plan. **Coombs** – Wants to see the demolition plan before any approval of the work, and that should be reviewed by HSAB. **Camp** – Okay with the side fenestrations. She too would like to see the demo plan.
Motion	**Motion to Hold for additional information – demolition plan, window survey, and narrative list of architectural elements to be removed. (Welch)**
Vote	Carried 5-0 — Certificate #

9. Guy Wisinski **06-6545**	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacture spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	Linda Williams, MAB
Concerns (5:53)	**Glidden** – Presented project; heavy year-round vegetative screening exists; visibility is limited. **Williams** – Read MAB comments: There was disagreement on MAB: 2 want a ground array on the north side. Her concern is that a ground array might be more visible; feels the proposal would be only obliquely visible. The Madaket Area Plan will be reviewed to address solar arrays. **Oliver** – This is the type of application we find appropriate – on a 1st-floor mass on the rear. Camp and Coombs agree. **Welch** – This is appropriate. Cautions people against lobbying against the Energy Resiliency Workgroup. HDC aesthetics have a different concern.
Motion	**Motion to Approve. (Camp)**
Vote	Carried 5-0 — Certificate # **HDC2022-06-6545**

10. Sergey & Yuliya Chumak **06-6500**	8 Parson Lane	New pool cabana	75/97	WAPD

11.

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Andrew Kotchen, Workshop APD
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for Alan Meyer
Concerns (6:00)	**Kotchen** – Presented project; contends no visibility; height 22'. **Reade** – This is described as a pool cabana but it's 1.5 stories with 2 bathrooms and kitchen and sauna; that doesn't seem typical for a cabana, and it's adjacent to an outdoor area with a free-standing chimney. It should be a low, 1-story structure adjacent to the pool. He thinks this is cottage masquerading as a cabana. **Camp** – This isn't an ordinary pool cabana; however, the size of the lot can handle the design. She has no objections. **Thornewill** – She agrees. If you call it a cottage, you're good; it's simple. **Coombs** – It's large for a cabana. **Welch** – He's concerned about the overall height; agrees with Mr. Reade, the term cabana doesn't suit this. This is an accessory structure and should be labeled as such; however, there are no sleeping areas. **Pohl** – This appellation of cabana would apply to one portion that's connected by a pergola to the structure. There's nothing objectionable about it.
Motion	**Motion to Approve as submitted. (Camp)**
Vote	Carried 5-0 — Certificate # **HDC2022-06-6500**

12. Ack N Back, LLC **06-6502** 33 Quidnet Road Move off/demo 21/27.2 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:12)	**Kotchen** – Presented project; we are trying to determine if there are access issues to get it out; it's been advertised. **Backus** – Circa 1996. Not in the old core of Quidnet. **Thornewill** – It's a nice in great shape and it's a shame to demolish it but it's no different than other demolitions. **Coombs** – She's talked to people who don't want this moved. **Oliver** – Okay with the demolition. **Camp** – She is also okay with the demolition though it is a waste.
Motion	**Motion to Approve the move off/demolition. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6502**

13. Ack N Back, LLC **06-6501** 33 Quidnet Road Primary dwelling 21/27.2-27.4 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:17)	**Kotchen** – presented project; basement walk-out faces east; southeast faces the pond; white trim and windows; chimneys grey concrete. **Backus** – Referenced a letter from an abutter asking that the vegetative screen remain in place. **Oliver** – The plan has contours but no elevation numbers; a cross section through the lot would be helpful. This will be visible from the Massachusetts Audubon property. The forms are simple, but the house is 2X larger than the existing with trim going to white. The connector with glass is the same on both and will be like a lantern at night, which isn't appropriate to the Dark Skies Initiative. Most buildings in the area are 1.5 stories; this is 2 stories with parts being 3 stories. Appreciates removing the 2-story windows. **Coombs** – The size of the windows is a concern as well as visibility through the connector. Northwest elevation, the window will impact the Dark Skies. This is essentially 3 stories in a simple area. Too many mulled windows. Should be simpler. **Camp** – Doesn't think white is appropriate for this size; natural to weather or grey would be better. The front door is overly wide at 5'. The breezeway is not appropriate here where it's adverse to the environment; the amount of glass should be toned down. **Thornewill** – This is a very prominent hilltop. White trim isn't appropriate here; an abutting white-trim house sticks out. The wells creating a 3-story element aren't working. The 9'-tall breezeway doors are too much. Overall massing is good. The window wells should be subtle; don't open up the earth for them. **Pohl** – Asked if the proposed grade is the same as existing (yes). Agrees with what's been said, especially the white trim. The southwest elevation is 38' tall; the maximum zoning allows is 32' on one side. He too would like to see a cross section.
Motion	**Motion to Hold for revisions, a cross section through the site, and the existing house. (Oliver)**
Vote	Carried 5-0 Certificate #

14. Ack N Back, LLC **06-6503** 33 Quidnet Road Garage studio 21/27.4 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:34)	**Kotchen** – Presented project; has white trim. **Backus** – This property is adjacent to Massachusetts Audubon property. **Oliver** – Same issues with the connector piece being see-through. **Coombs** – The 2nd-floor deck looks out toward the water; suggested the 2nd floor be changed to a 1-story element going off the left section. **Camp** – Same issues as with the house – no white trim and too much glass in the connector. **Thornewill** – Ditto. The southeast 2nd-floor French doors add to the too much glass issue. **Pohl** – The 2-story gable is too narrow and vertical.
Motion	**Motion to Hold for revisions. (Coombs)**
Vote	Carried 5-0 Certificate #

15. Ack N Back, LLC **06-6504**	33 Quidnet Road	Pool cabana	21/27.4	WAPD

Voting: Pohl, Camp, Coombs, Oliver, Thornewill
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, and correspondence.
Representing: Andrew Kotchen, Workshop APD
Public: None
Concerns (6:40): **Kotchen** – Presented project; need to table this in the event the trim color changes on the other structures.
Camp – No concerns.
Thornewill – She might question the amount of glass based upon the site cross section.
Oliver – Of the structures, this is the most appropriate.
Coombs – A good size and not overpowered by windows.
Motion: **Motion to Hold to track. (Camp)**
Vote: Carried 5-0 Certificate #

XV. OLD BUSINESS 06/28/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Conway Family Trust **08-4328**	11 Western Avenue	New dwelling	87/117	Val Oliver

Voting: Pohl, Camp, Coombs, Welch, Thornewill
Alternates: None
Recused: Oliver
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Val Oliver, V. Oliver Design
Jane Conway, co-owner
Public: None
Concerns (6:43): **Oliver** – Presented the redesign per previous concerns from August 2021; height 28' with white trim
Camp – The front elevation hipped porch shouldn't wrap the corner; it partially covers the 1st-floor triple windows. Agrees with Ms. Thornewill about the height of the windows.
Welch – The porch column height should come down by making the porch deeper; it will translate to the wrap around. The cardinal points should be added to the plans.
Coombs – No concerns.
Thornewill – Shares Mr. Welch's concerns regarding the height of the porch columns; if it wraps, the side should be as deep as the front. Due to the location, she has no concerns with the front elevation 2nd-floor deck. There's a lot of space between the beam of the porch and the window header height; that shingle space should be reduced.
Pohl – The front door needs more of a frontispiece.
Motion: **Motion to Hold for revisions. (Camp)**
Vote: Carried 5-0 Certificate #

2. Lindsay Matthews **03-5955**	37 West Chester Street	Addition	41/150	NAG

Voting: Camp (acting chair), Coombs, Oliver, Welch, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing: Bill McGuire, Nantucket Architectural Group
Public: None
Concerns (6:57): **McGuire** – Reviewed changes made per previous concerns; windows are true divided lights.
Backus – Read HSAB comments 7/11: This is a better direction; however, the dormers overwhelm the main roof plane and should come in a foot on each side. The fenestration on the front and back should be traditional using all 6 over 6's; if the dormer windows are changed to 6-over-6, then an additional window can be added to avoid too much shingled wall in the dormer. The front door would be more identifiable by adding to the door surround and a different color. The east elevation open porch should have a shed or hipped roof. Screen the air-conditioning units (A/C) on the north side with fencing. HSAB would like to see revisions.
Circa 1953 cape with attached garage infill in the OHD. Agrees with HSAB on the direction and fenestration. West elevation gable peak seems too steep. Suggested bringing in more details seen in the OHD.
Welch – South elevation, the casement windows width is inappropriate; dormer height & window size are overwhelming. North elevation dormer has the same issues. East elevation, fenestration is a challenge due to overall mass. West elevation, dormer is overwhelming.
Coombs – South elevation, the 8-over-8 windows don't relate; the north elevation dormer will be visible from Sunset and has the same issues. The dormers should come off the ridge. South elevation front door needs more trim.
Oliver – Agrees with what's been said. The dormer faces should be less high and off the ridge and reduce the pitch.
Thornewill – Reduce the dormer as Ms. Oliver suggested; both sides need to be sensitive.
Camp – Agrees with what's been said. Dormer windows have no relation to the 1st-floor windows.
Motion: **Motion to Hold for revisions and to go back to HSAB. (Coombs)**
Vote: Carried 5-0 Certificate #

3. Milestone Property M **04-6171** 28A Evergreen Way Guest house 68/713.2 BPC

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Joe Paul, BPC
Public	None
Concerns (7:10)	**Paul** – Reviewed changes made per previous concerns – brought height down to 24'3" and reduced the footprint. **Oliver** – This is appropriate, no concerns. **Coombs** – Agrees. **Thornewill** – Front elevation dormer should be setback from the front wall 1'. **Welch** – Agrees with Ms. Thornewill.
Motion	**Motion to Approve through staff with the front elevation dormer setback 6" more from the 1st-floor wall. (Coombs)**
Vote	Carried 5-0 Certificate # **HDC2022-04-6171**

4. Pocomo 53 Trust **05-6289** 53 Pocomo Road Main house 15/17 Mellows & Paladino

Voting	Welch (acting chair), Coombs, Oliver, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect.
Public	None
Concerns (7:14)	**Paladino** – Reviewed changes made pe previous concerns. **Coutu** – Explained how the fill relates to the topographical and capturing the runoff. **Thornewill** – Still seems very formal, but visibility will be negligible. Understands topsoil not being put back but doesn't understand why they are adding 5' of fill. **Coombs** – Okay with the architecture; would like it dropped and no increasing the grade. **Oliver** – Architecture is fine. Doesn't understand grading the back yard up to the level of the driveway. **Welch** – It's appropriate for us to address fill now. One thing they addressed is the grade change east to west relative to filling the low spot where material was removed for removal of the previous structure. The main house is considerably lower than the road. His grading concerns have been mitigated. No concerns with the architectural elements.
Motion	**Motion to Approve as submitted. (Coombs)**
Vote	Carried 4-0 Certificate # **HDC2022-05-6289**

5. Pocomo 53 Trust **05-6291** 53 Pocomo Road Guest house 15/17 Mellows & Paladino

Voting	Welch, Coombs, Oliver, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect.
Public	None
Concerns (7:35)	**Paladino** – Reviewed changes made per previous concerns. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Vote	Carried 4-0 Certificate # **HDC2022-05-6291**

6. 31 Western Ave, LLC **05-6312** 31 Western Avenue Pergola & hardscape 87/94 Ahern

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (7:36)	**Backus** – Ms. Ahern asked to hold this for Next Tuesday. Not opened at this time.
Motion	**Motion to Hold for Tuesday, July 25. (Coombs)**
Vote	Carried 5-0 Certificate #

7. K225, LLC **03-5944**	126 Main Street	Renovation	42.3.2/98	Linda Williams

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and licensed engineer letter.
Representing	Linda Williams Juraj Bencat, SB Studio
Public	None
Concerns (7:37)	**Williams** – Have an engineer's letter, which supports moving it 2' over; reviewed changes made per previous concerns. Contends it's impossible to reinforce the existing foundation from the inside. **Backus** – Read HSAB comments 7/11: Adding a roof walk to a house of this age that never had one is not appropriate; a roof walk drastically changes the appearance of a house; it is a huge ornament sitting on the middle of the roof distracting from the natural simplicity of a Typical Nantucket house; this house should be allowed to remain with its simple historic character intact. Raising the chimney to 6' above the ridge to accommodate the roof walk is completely out of character with the age of this house; another reason not to approve the roof walk. The chimney should remain in its original location and size, not moved to the edge of the house. Moving this house and completely rebuilding the foundation is unnecessary; there are ways to structurally reinforce the existing foundation from the interior leaving it with its original material and appearance; a newly built brick foundation will never look the same as an old one. The plans call for lowering the 1st floor and the 1st-floor windows and doors 18"; this completely alters the relationship of the fenestration on the front of the house by adding space between the 1st- and 2nd-floor windows and removing shingle space below the 1st-floor windows; the door is now oddly sitting at the level of the shingle line. This creates a conflict with the 1st-floor framing and the basement windows; the front façade should absolutely remain as is; doing this affects the other elevations as well. A flush dormer facing Main Street is not appropriate. The raised deck on the west side should have a skirt rather than leaving it open and very visible from Main Street. HSAB would like to see revisions. Circa 1750 E.W. Cobb house. Agrees with HSAB's last 2 comments and their comment regarding 1st-floor windows and relation of windows and door. Appreciates the June 11, 2022, engineer's letter but noted the proximity to the abutter was a condition the owner brought about by subdividing the lot. A new foundation is needed but should be the same material and color. The chimney should remain as is since it's a character-defining feature. Fenestration should be true-divided lights (TDL). The dormer facing the street is concerning. The east elevation addition creates a wall along the street. South elevation 2nd-floor balcony might be visible from Vestal Street. **Oliver** – She doesn't support moving this. Keep the existing exterior material on the foundation. She won't mind the roof walk with it sited off-center to include the chimney. Front flush dormer is inappropriate. **Coombs** – It never had a roof walk so that's inappropriate and the chimney shouldn't be replaced. The foundation could be reinforced from the inside without raising or moving the house; the house should not be moved. **Welch** – North elevation, the door sill is too low; that will present a structural problem. This has 3 steps in the grade with the base of the stair under the right-most 9-light window left of the entry. The grey paint is inappropriate and not typical to the treatment. Looking at the foundation photos, he would not be averse to wrapping the corner with granite rubble stone with the rest of the front brick. It's appropriate to lift this onto a new foundation and doesn't think moving 2' will adversely impact the historic character. **Camp** – The proposed addition is too wide, dormers are overwhelming, renovate to the rear of the house, don't touch the front. It should not be moved with the foundation repaired in place. The original chimney should be restored in place. **Pohl** – Moving the roof walk off-center of the ridge is a viable alternative. The rubble vs brick, rubble was normally used on the side with decorative brick on the front. Okay with moving it 2'. The front flush dormer is not working. There should be no roof walk skirt on the front.
Motion	**Motion to Hold for revisions and to go back to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

8. Mike Romano **05-6245**	55 Easton Street	Addition & shift on site	42.4.1/68	Shelter 7

Voting: Pohl, Camp, Welch, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historical documents, advisory comments, and "Resilient Nantucket".
Representing: Jason Olbres, Shelter 7
Public: None
Concerns (8:02): **Olbres** – Reviewed changes made per previous concerns; it's being lifted so want to shift to allow more side yard.
Backus – Read HSAB comments 7/11: These types of porch columns were traditionally set on stone bases not shingles; if shingles were used, they would not extend into the ground but be supported on stone bases. The deck is very visible from Easton Street and feels very large; it should not extend beyond the edge of the side wing. The foundation material is shown as cement which is what is existing; however, once it is raised, much more foundation will be exposed; a more appropriate material for an elevated structure would be panels of lattice or spaced vertical boards between brick piers. HSAB would like to see revisions.
Circa 1912 bungalow, "Windward", a Bradford kit house. Appreciate removal of the roof walk. Shifting on site is not appropriate. Agrees with HSAB about the columns and foundation materials. Will need to follow resiliency guidelines. Didn't see a letter from an engineer certifying the proposed lifting in height. Additions should be more subordinate to the original structure.
Camp – Sees no need to move it; there's plenty of room as is. Right side additive massing, deck balusters should be simpler. Okay with the addition.
Thornewill – Appreciates reducing the height of the addition; the cross-buck railing on the stairs gets distorted; okay on the front porch but not the rear, where it should be simplified. West and east elevation, the chopped off end dormers are a distraction. There will be too much white.
Welch – Agrees with Ms. Thornewill except, south elevation, the upper railing should be a solid mass; layering the cross-buck railing on the stairs against the decks is very confusing; suggested picking another era-correct railing pattern.
Pohl – Agrees with Mr. Welch. The cross bucks are too long and elaborate; it needs to be simplified.
Motion: **Motion to Hold for revisions and an engineer's letter confirming the flood plain elevation. (Camp)**
Vote: Carried 4-0 Certificate #

9. Erik Gersten **03-6027**	25 India Street	Skylight	42.3.4/106	Linda Williams

Voting: Pohl, Camp, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Linda Williams
Public: None
Concerns (8:19): **Williams** – Was held for a view; included photos with leaves on the trees supporting lack of visibility; can make it wood.
Backus – Read HSAB comments 7/11: The skylight would definitely be visible from Hussey Street, and it's not where we normally want to see a skylight; perhaps an additional window would add as much light to the room. A smaller wood skylight, not a wood-boxed Velux, would be an improvement. HSAB would like to see revisions.
Circa 1794 within the OHD.
Camp – A smaller, wood-frame skylight would be okay.
Welch – This is completely not visible; it's 3' from the wall of the house behind it. Divide it into 3 vertical panes.
Motion: **Motion to Approve through staff with a mahogany overlay frame with 3 divided vertical lights and based upon lack of visibility. (Welch)**
Vote: Carried 3-1//Camp opposed Certificate # **HDC2022-03-6027**

Rest held for Tuesday June 25th.

10.	High Tide Partners, LLC **04-6196**	26 Douglas Way	New dwelling	39/41	BPC
11.	High Tide Partners, LLC **04-6198**	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners, LLC **04-6173**	26 Douglas Way	Gazebo	39/41	BPC
13.	High Tide Partners, LLC **04-6172**	26 Douglas Way	Shed	39/41	BPC
14.	High Tide Partners, LLC **04-6197**	26 Douglas Way	Pool	39/41	BPC
15.	17 Ranger Rd, LLC **05-6303**	17 Ranger Road	New garage	39/28	LINK
16.	ACK 71 Orange St, LLC **05-6301**	71 Orange Street	New garage	55.4.1/167	LINK
17.	High Cliff Trust **04-6202**	11 East Hallowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
18.	High Cliff Trust **04-6191**	11 East Hallowell Lane	New garage	30/17	Botticelli + Pohl
19.	Stark Point, LLC **04-6118**	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
20.	Nant. 62 Walsh St, LLC **04-3608**	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
21.	Sarah Murphy **05-6351**	Maple Lane Lot 4	New dwelling	67/303	Emeritus
22.	Sarah Murphy **05-6380**	Maple Lane Lot 4	New guest house	67/303	Emeritus
23.	Sarah Murphy	Maple Lane Lot 4	Garage	67/303	Emeritus
24.	John Wise **05-6346**	10 Starbuck Road	New shed	59.3/62	Emeritus
25.	Jeffrey Greenberg **05-6381**	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

XIV. NEW BUSINESS 07/05/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	JFM Cacique, LLC **07-6642**	36 Easton Street	Revisions	42.1.4/19	EMDA
2.	Girard Ruddick **07-6612**	6 Bayberry Lane (Sias)	New Garage Studio	49/92	Thornewill Design
3.	11 Hulbert Ave, LLC **06-6532**	11 Hulbert Avenue	Addition/Alterations	29.2.3/2	Val Oliver
4.	Ivey Braine **06-6530**	10 Lily Court	Addition	73.3.1/111	Val Oliver
5.	PFox Nantucket, LLC **07-6595**	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
6.	Patience Killen **06-6585**	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
7.	Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams
8.	7 New St, LLC **07-6611**	7 New Street	Hardscape	55.4.1/37	Ahern
9.	Island Energy **06-6564**	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
10.	Chris Gould **06-6563**	7 Beach Grass Road	Duplex	68/882	Val Oliver
11.	Frederick Bisaillon **07-6596**	65A Surfside Road	Move On	67/223.5	DTA
12.	Sheila Coffin Harshman **06-6569**	1 Windsor Road	Windows, Doors, Roof	49/195	Val Oliver
13.	30 Pearl, LLC **07-6593**	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
14.	Shenandoah Tr **07-6592**	40 Easton Street	Rev. 11-5235	42.1.4/20	Botticelli + Pohl
15.	James Rockett **06-6574**	70 Pochick Avenue	Roof Extension and Porch	79/155	Thornewill Design
16.	Ripley & Tom Petrillo Tr **07-6598**	92 Washington Street	Revisions to 0589	42.2.3/22	Smith & Hutton LLC
17.	Michael Dobbert **06-6561**	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
18.	36 Surfside, LLC **06-6560**	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
19.	Not So Easy, LLC **06-6579**	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
20.	55 Eel Point Hldgs, LLC **07-6619**	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
21.	Huckleberry Friend Tr **07-6620**	15 E. Tristram Avenue	Adtn & windows chngs	31/4	Botticelli + Pohl
22.	Nashaquisset Corp Inc.	15 Washaman Avenue	Trash Enclosure	55/522	LINK
23.	Nashaquisset Corp Inc.	15 Washaman Avenue	New Patio Extension	55/522	LINK
24.	4 The Kids Realty Tr **07-6708**	79 Pocomo Road	Rev. 10-4971	15/5	CWA
25.	Swedish Foster, LCL **07-6656**	18 Cannonbury Lane	New Shed	74/13	CWA
26.	3 Tetakimmo Dr, LLC **07-6657**	3 Tetakimmo Drive	Rev. 12-5374	53/30	CWA
27.	27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
28.	Back 41, LLC	105 Tom Nevers Road	New Pool Cabana	91/25	CWA

XV. OLD BUSINESS 07/05/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
26.	Richard Sotell **02-5632**	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
27.	JK Baxter, LLC **05-6336**	114 Baxter Road	Deck Extension	48/35	Thornewill Design
28.	Joseph Minella **03-5939**	9 Gingy Lane	MH grading	41/851	SCI
29.	Joseph Minella	9 Gingy Lane	MH solar	41/851	SCI
30.	Joseph Minella **03-5937**	9 Gingy Lane	Pool & hardscaping	41/851	SCI
31.	Greg Raiff **09-1845**	100 Low Beach Road	Renovate/rebuild dwelling	75/27	Emeritus
32.	9 E Street, LLC **05-6359**	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
33.	9 E Street, LLC **05-6360**	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
34.	Brew Bean **01-5616**	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design

XIV. NEW BUSINESS 07/19/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Maury Associates	81 Polpis Road	New garage	44/23.4	Dustin Maury
2.	Maury Associates	81 Polpis Road	Pool/spa	44/23.4	Dustin Maury
3.	Maury Associates	81 Polpis Road	Cabana	44/23.4	Dustin Maury
4.	Maple Ln, LLC	2 Maple Lane	New garage	67/303	Dustin Maury
5.	Maple Ln, LLC	2 Maple Lane	Pool/spa	67/303	Dustin Maury
6.	Maple Ln, LLC	2 Maple Lane	Cabana	67/303	Dustin Maury
7.	Sankaty, LLC	49 Sankaty Road	Garage	49/66	Dustin Maury
8.	Sankaty, LLC	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
9.	Sankaty, LLC	49 Sankaty Road	Cabana	49/66	Dustin Maury
10.	Robert Meyer	307 Polpis Road	New spa	25/39	LINK
11.	Island Orange Group, LP	129 Orange Street	Batten doors below stairs	55/147	Val Oliver
12.	Nathan and Karen McMullen	8 Austin Farm Road	Relocate ex-shed on site	56/367	McMullen Associates
13.	David and Diane	4 Quince Street	Rear stairs (egress)	42.3.4/20	McMullen Associates
14.	William Graham	53 Meadowview Dire	New garage/cottage	56/173	Thornewill Design
15.	Michael Stone	6 Marcus Way	Demo	91/9.1	Will Stephens
16.	Michael Stone	6 Marcus Way	New dwelling	91/9.1	Will Stephens
17.	Jem Cacique	36 Easton Street	Revisions – roof change	42.1.4/19	EMDA
18.	73 Vestal, LLC	73 Vestal Street	Move on site	56/192	Thornewill Design
19.	73 Vestal, LLC	73 Vestal Street	New dwelling	56/192	Thornewill Design
20.	73 Vestal, LLC	73 Vestal Street	Move garage on site	56/192	Thornewill Design
21.	Bryan and Diane Rolfe	6 Seven Mile Lane	Main house addition	72/3	Normand Residential

22.	Bryan and Diane Rolfe	6 Seven Mile Lane	New shed	72/3	Normand Residential
23.	Bryan and Diane Rolfe	6 Seven Mile Lane	Pool and hardscaping	72/3	Normand Residential
24.	Stephan and Kim Schaefer	86 Cliff Road	Solar roof	30/74.2	Robert Newman
25.	Rorelly Jody Newman	6 Topping Lift Roade	Solar roof	66/308	Robert Newman
26.	James Horowitz	71 Pochick Avenue	Rooftop solar for mh	79/14	Cotuit Solar
27.	James Horowitz	71 Pochick Avenue	Rooftop solar for garage	79/14	Cotuit Solar
28.	James Van Tassci	42B Union Street	Replace fence	42.3.2/28	James Van Tassci
29.	BIGACK, LLC	8 Meadowview Drive	Pool and hardscape	56/147	Atlantic Landscaping
30.	21 Folger Ave, LLC	21 Folger Avenue	Pool and hardscape	80/42	Atlantic Landscaping
31.	Eric Silfen	3 Meadowview Drive	Rooftop solar for mh	56/92	Cotuit Solar
32.	Eric Silfen	3 Meadowview Drive	Rooftop solar for cottage	56/92	Cotuit Solar
33.	McGovern	26 Lincoln Street Sias	Window and door changes	73.4.2/3	Thornewill Design
34.	Michael and Nancy Curren	94 Goldfinch Drive	Addition 2nd floor garage	68/696	Topham Designs
35.	Margaret Owen	16 Golfview Drive	Alteration fenestration	66/188	Margaret Owen
36.	William Irwin	2 North Cliff Way	Shed	30/214	William Irwin
37.	Victor Healy	94 Orange Street	Addition	55.1.4/47	Paul Dreher
38.	Matthew and Theresa Stone	47 Milk Street	New mh dwelling	56/201	LW/ Woodmeister
39.	Matthew and Theresa Stone	47 Milk Street	Move house on lot/ reno	56/201	LW/ Woodmeister
40.	Matthew and Theresa Stone	47 Milk Street	Pool and hardscape	56/201	LW/ Woodmeister
41.	Matthew and Theresa Stone	47 Milk Street	Cabana	56/201	LW/ Woodmeister
42.	Matthew and Theresa Stone	47 Milk Street	Garage	56/201	LW/ Woodmeister
43.	Stephen Virtue	39 Pleasant Street	Fence revision	55.4.1/154	Linda Williams
44.	William Steele & Chris Drake	3 Primrose Lane	Pool and hardscape	40/47.1	Jardins Int. Inc
45.	John Bessie Connelly	90 Washington Street.	Addition	42.2.3/21	Bentley & Churchill
46.	Willard Overlock	29 Coffin Street Sias	New shed	73.4.1/26.2	Bentley & Churchill
47.	NISDA	23 – 25 Wauwinet Road	Demo west silo	20/36 + 80	Val Oliver
48.	NISDA	23 – 25 Wauwinet Road	Rebuild west silo	20/36 + 80	Val Oliver
49.	Claflin Patricia M Tr	131 Polpis Road	Fence	44/6	Val Oliver
50.	Richard Phillips Tr	19 E. Tristram Avenue	Rev. 04-3452: otdr shower	31/4.1	Botticelli + Pohl
51.	Jamie Levanthal	24 Woodbine	Sports court	80/96	Ahern
52.	Jessica N. Torre	53 Miacomet Avenue	Move on from 8 holly st	67/90	LINK
53.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New garage	30/196	S. Metz
54.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New guest house	30/196	S. Metz
55.	Lloyd Realty, LLC	7 Heather Lane	Guest house revisions	30/24.2	S. Metz
56.	Lloyd Realty, LLC	7 Heather Lane	New cabana	30/24.2	S. Metz
57.	Lloyd Realty, LLC	7 Heather Lane	New garage	30/24.2	S. Metz
58.	Chris and Ashley Austin	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
59.	Karl Slatoff	28 India Street	Fence	42.3.4/108	Time
60.	RJ Glidden	47 Warren's Landing Rd	Move/ demo building	38/54	Jessie Glidden

XVI. OTHER BUSINESS

Approved Minutes Motion Vote	June 30 & July 5, 2022 **Motion to Approve. (Oliver)** Carried 5-0
Review Minutes	July 12, 2022
Other Business	• Next HDC Meeting: T**uesday, July 26th @ 4:00 pm** Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:25 pm. (Camp)**
Vote Carried 5-0

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board Madaket Advisory Board Sign Advisory Council



Architectural & Historical Report
for
23 Ocean Avenue
Siasconset, Massachusetts

October 21, 2024

Prepared by Marsha L. Fader, AIA Architect and
Betsy Tyler, Historian, for Marcia Browne



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1. SUMMARY AND PROJECT SCOPE

Built in the Old Historic District of Siasconset, the property at 23 Ocean Avenue also known as Fort Sumter, Windsor, Ye Double Decker, and Aquene, is a contributing resource within the Nantucket Historic District, a National Historic Landmark District, which is listed in the State and National Registers of Historic Places as well as a local historic district.

The intent of this study is to present the history of the dwelling at 23 Ocean Avenue and establish its architectural and cultural significance. This study includes a survey and study of the architecture, form and materials of the existing structure, a survey of historical maps and photographs of the property, an examination of the records on file at the town of Nantucket Registry of Deeds, Probate Court and Planning and Land Use Services (PLUS) records, as well as published and archival sources.

This report was prepared for Marcia Browne by Marsha L. Fader, AIA Architect and Betsy Tyler, Historian.

2. STATEMENT OF SIGNIFICANCE

The house at 23 Ocean Avenue is significant as a mid-nineteenth-century dwelling and contributing resource within the Old Historic District of Siasconset. It retains its original form, footprint, post-and-beam construction details and materials. This house was later incorporated into the Underhill cottage development created in the 1880s.

3. HISTORICAL INFORMATION

23 Ocean Avenue, built between 1856 and 1879 by Matthew Crosby

When Matthew Crosby's heirs sold a five-acre parcel known as the "Pochick Lot in 1879, the *Inquirer and Mirror* reported that "George U. Underhill, a guest at the Ocean View House in 'Sconset, purchased the house south of Sunset Heights, known as "Fort Summter" of the estate of Matthew Crosby." Despite misspellings and mistaken identity, the news note refers to the recorded deed (NRD Book 66, 62) wherein Crosby's heirs sold to Edward Fitch Underhill land and a dwelling house, "being a part of the land known as the Pochick Lot." The land was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a rectangle with no lot divisions on the map of Sunset Heights (1873). The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 map of Siasconset.

Matthew Crosby (1791-1878) was a successful ship owner, packet master, and whale oil merchant, known for his meticulous record keeping, but nowhere in his business archive does he mention the Pochick Lot house known as Fort Sumter. His summer residence in 'Sconset was the elegant cottage at 28 Main Street, built for him in 1837. Crosby purchased the five-acre Pochick Lot from Thomas A. Gardner in 1856. That transfer deed (Book 62, p. 122) does not mention a dwelling or any other buildings on the property, suggesting that the house was built (or moved to the site) between 1856 and 1879. Like other houses along the south bluff, it faces the ocean. Presumably, the cottage was named after the attack on federal troops at Fort Sumter in 1861, an event that precipitated the Civil War.

Edward Fitch Underhill (1830-98) spent his first summer in Sconset in 1878. Fascinated by village history and architecture, he interviewed the oldest residents of the village and wrote the first history of the place, *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (1886). Underhill's appreciation of the quaint architecture of the village inspired his real estate investment. He created a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. His own cottage, China Closet, was built on the south side of Pochick, opposite what is now 3 Pochick. Fort Sumter became part of his rental portfolio, but was not built by him. The cottage sported the name "Windsor" on the 1909 Sanborn Insurance Company map, but was known as Ye Double Decker on the 1923 Sanborn map, a name that distinguished it from the more prevalent one-story cottages built for Underhill. A small cottage behind 23 Ocean (now 1 Pochick) was part of the same property for most of its history, except sometime between 1909 and 1923 when it does not appear on the 1923 Sanborn map.

Underhill's cottages were popular with the crowd known as the Actors Colony in the period 1895-1925, and

he advertised them up and down the eastern seaboard in a series of entertaining and informative brochures. Members of the Actors Colony known to have stayed at Double Decker include actor George Fawcett, (1860–1937), writer Charles Henry Meltzer (1853–1936), and leading man Robert C. Hilliard (1857-1927). Both Fawcett and Hilliard acquired their own Sconset properties after several summers renting from Underhill or staying at the Ocean View. Underhill's contribution to 'Sconset cannot be overstated. He was a one-man band singing the praises of his adopted village and was instrumental in bringing the railroad to the east end of the island.

When Underhill died in 1898, his second wife, Evelyn (1851-1935), and daughter Lily Doubleday (1854-1927) inherited all the property in 'Sconset. His will stipulated that the property should not be sold, but "retained and improved with the view of producing a permanent income for my wife and daughter." It was not until 1926—when the demands for electricity and running water made the cottages a liability—that the Underhill cottages went on the market. That year, Evelyn Underhill sold Lot 2 at the corner of Ocean Avenue and Pochick Street to Albert E. Brock and Frank E. Lewis who in turn granted her life rights in the cottage in 1926, which allowed her to continue to collect rents for the cottage. In 1935, she sold the life rights and all interest in the cottage back to Brock and Lewis, who held the property until 1944, when, in two separate deeds, Lewis, and Brock's heirs, each sold their one-half interest to Alice L. Howe (1884-19??) of Bedford, Massachusetts. During the first half of the twentieth century, the Beach House hotel dominated Ocean Avenue. The massive building, with its four-story pavilions, was located next to Underhill's China Closet, the cottage that was across Pochick from Ye Double Decker.

Howe sold 23 Ocean Avenue to Daisy Wisher in 1951. Wisher subdivided the property in 1955 and moved into 1 Pochick after selling 23 Ocean to John and Katherine Ryon. The Ryons' deed includes an easement for access to Wisher's kitchen door on the east side of her cottage at 1 Pochick. Heirs of John Ryon—John L. Ryon, Jr., Nancy Muniot, and Mortimer Ryon— sold the cottage to South Bluff Properties Inc., c/o Mortimer Ryon (1929–2014) in 1988, after Bob Cicerrella completed a renovation of the kitchen and utility room in 1987.

South Bluff Properties sold to Bank One Wheeling, Trustee under the will of Pearson S. Jones(1915– 44) in 1999. Pearson S. Jones was killed in WWII, and appears not to have owned property in 'Sconset or elsewhere on the island. His son, Robert Courtney Jones, (b. 1940), employed architect Christopher Holland to make some changes to the cottage noted on plans dated 1999, discussed in the following architectural report. In 2011, the property was purchased by R. Scott Toop and Laura M. Rosene, who owned it for three years before selling to medical professionals Marcia J. Browne and Jeffrey W. Clark. Browne and Clark named their cottage Aquene, which is an Algonquian word meaning "Peace."

4. ARCHITECTURAL INFORMATION

4.1 Description

The cottage at 23 Ocean Avenue is a two-story, three-bedroom, three bathroom house, with living room, dining room, den, kitchen and utility space. There are full views of the ocean to the east with a large patio on the south with a parking area. A partially closed-in porch faces east and wraps around to the south.

There is a simple gable roof with overhangs, a brick chimney on the south elevation and shed roofs on the north, south, and east wing additions. This house is favored with its presence in many historic photographs and on Sanborn maps from which its many changes can be studied. The evolution of the house is described on pages 3-6 through changes made by its eight owners. The Underhills held the longest period of ownership of forty-seven years (1879-1926) and the Ryon family for forty-four years, from 1955 to 1999.

The architectural features that are unique include exposed structural corner posts in the front rooms of the first and second floors, some of which are chamfered. Such a post-and-beam construction is typical of eighteenth and early nineteenth century houses, not one built between 1856 and 1879. The front room also has exposed horizontal beams at the north and south walls. Although the exposed ceiling beams and dining room joists relate to the corner posts, it is assumed that they are part of a later renovation and not an actual and original structural function.

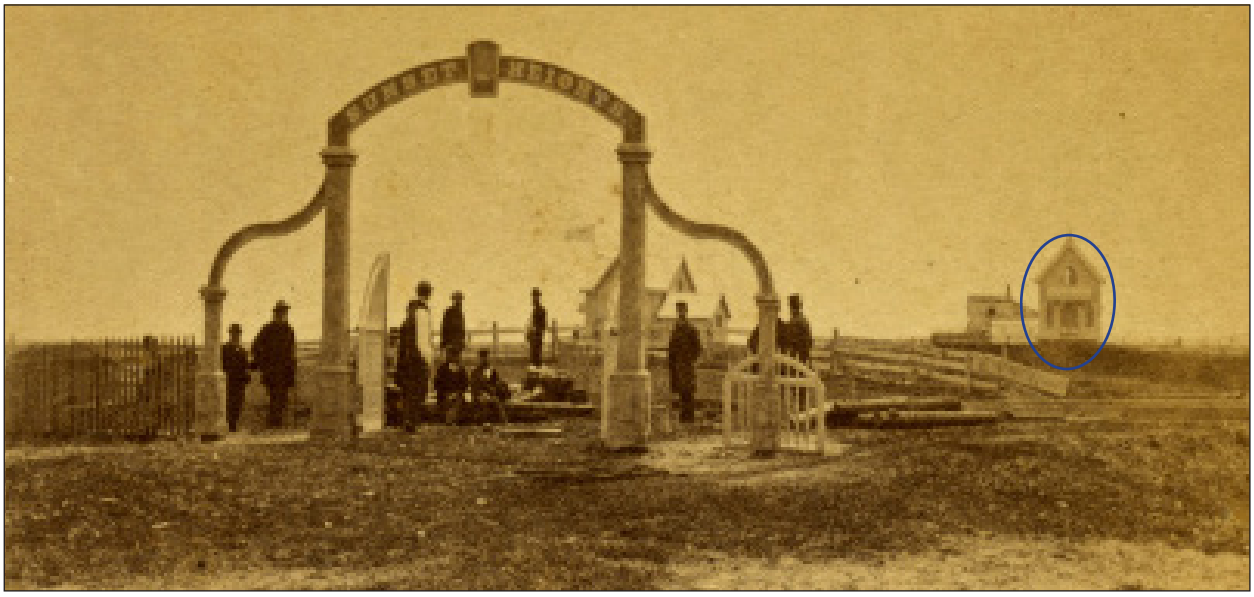
The stair rail is a wood, spiral twisted, painted hand rail on one side of the stair running in an east-west

direction as pictured on 1889 floor plans by Underhill. Other finish details include all wood floors with a natural finish, excepting the kitchen tile floor. The wood floors that appear the oldest from the wide, random widths and nail heads are those found in the living and dining rooms. Most walls and ceilings are painted plaster except where tongue and groove ceilings have been introduced. Many of the rooms have wood wainscot. The doors are a combination of one-over-one and two-over-two wood panels as well as doors with glass lights - the most notable being the front door of eight lights. Also notable are two large, fixed windows, one at each side of the entry door made up of sixteen panes of glass. A smaller sliding window of twelve panes of glass is on the south wall. There are five 4/4 windows enclosing the south side of the roofed front porch. The remainder of exterior windows are 6/6 windows. One unique interior window between the living room and the dining room is of diamond glass panes. There are wood trellises on the southern walls and roofs.

This is not a house to readily disclose its complete story, despite much digging and analysis. From a study of the ownership history, the structure, construction details, plan of rooms, historic maps and photographs, there is no evidence to definitively date this house. From the deed history, it is known that the house was not there in 1856 but was part of the property sale in 1879.

It may be assumed that after Crosby's purchase of the land from Thomas A. Gardner in 1856, that a house was built or moved to the ocean-front site. It remained in Crosby's ownership for 23 years until 1879. It is possible that the Crosby family used this cottage for its ocean access in addition to their 'Sconset summer house. Three years after the sale of 23 Ocean Avenue, in 1881, the heirs of Matthew Crosby sold their house on Main Street also.

One surprising reason why the cottage is believed to have been moved is due to the presence of post-and-beam construction only in the central portion of the house. Corner posts are visible in the living room, dining room and bedroom above on the second floor. Such a structural system suggests late-eighteenth or early nineteenth century construction, not a cottage built after 1850. Even the 1837 Crosby house in 'Sconset at 28 Main Street did not have post-and-beam construction. Note that the north and south wings were not built with such corner posts and most likely, were added later. The form of a relocated Crosby cottage would have been a narrow, two-story cottage similar to the cottage image below. It is an unusual form in 'Sconset. To create harmony with his one-story cottages of predominant shed roof construction, it is likely that Underhill added the north and south wing additions with their shed roofs to 23 Ocean Avenue. The floor plans in his 1889 promotional pamphlet show an expanded six bedroom house.



GPNsg14282 Entry gate to Sunset Heights development.

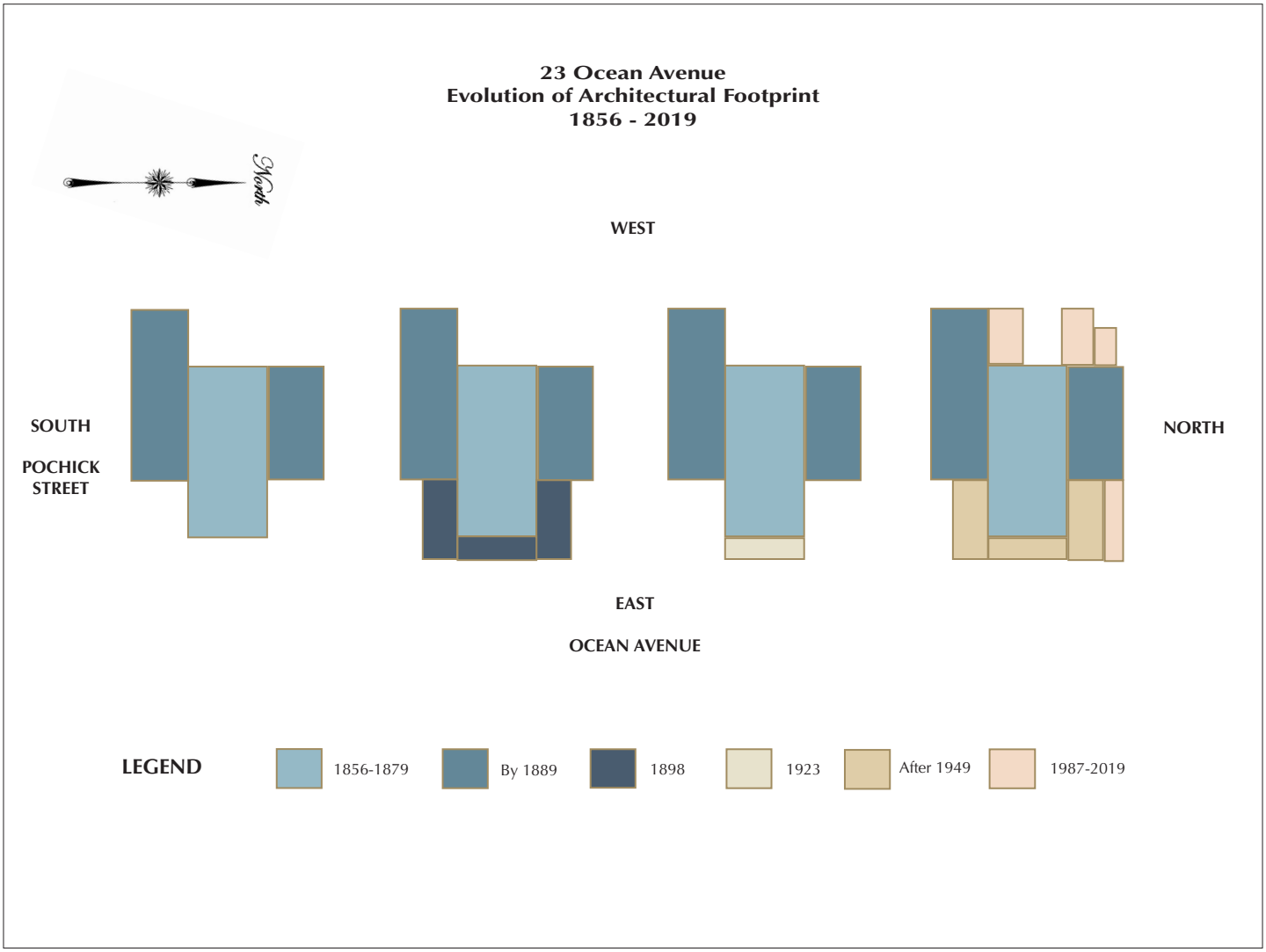
Circled house is at 8 Cottage Avenue, known as Wolf's Head. Its two-story vertical form is similar to how 23 Ocean Avenue would have appeared in its original form. Also see GPN526 on page 21 where this house and one of its arched gothic windows can be seen.

4.2 Alterations/Evolution

The evolution of the house is based upon a study of maps, historic photographs, and the form and layout of the existing house. This evolution is shown in a schematic, color-coded footprint below. All dimensions are approximate and not based upon field dimensions.

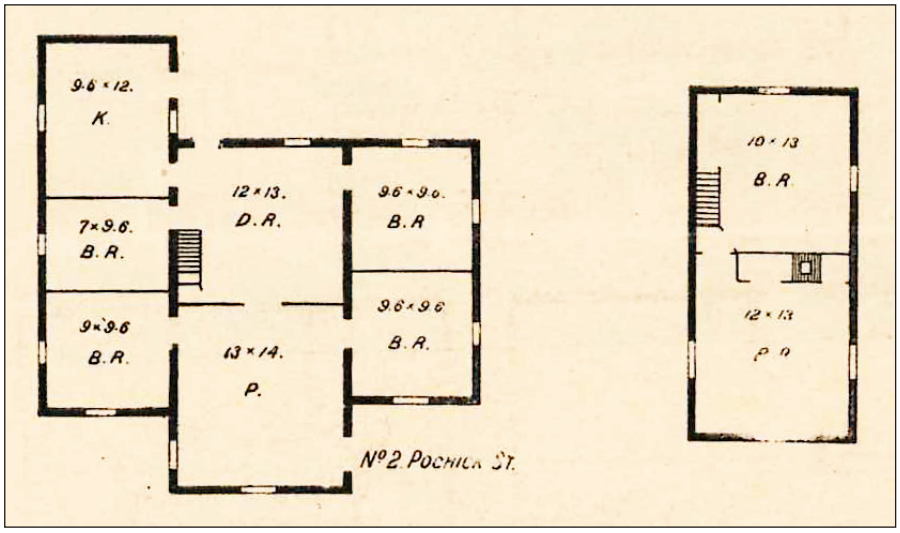
The evolution is largely focused on the one-story wings on a central portion of the two-story house. They are shed-roofed, one-story wings on the north and south sides of the house. Variations at the front porch are also one-story wings. Additions also occur at the west/rear of the house.

With the extensive renovations made from 1987 to 2019, there is not adequate physical evidence to date the north and south wing additions. It is, however, believed that both wings were added on early during the forty-seven year ownership of the Underhill family. The central two-story core of the house has a distinctly different structural system than the wings suggesting an earlier construction date than between 1856 and 1879. The style of the simple shed-roofed north and south wings is consistent with Underhill's cottage designs. They made the atypical, two-story house harmonize with his newer cottages with their shed roofs and the addition of four very small bedrooms.



West

South



North

East/Ocean

Floor Plans, 1889
"The Patchwork Village, 'Sconset by the Sea,"
by Edward F. Underhill

The footprint of these floor plans is a close match to what appears on the 1898 Sanborn map. They show the house with six (6) bedrooms, a parlor, dining room, and a kitchen.The size of the bedrooms range from a small 7′ x 9′-6″ to the largest at 12′ x 13′. The parlor and the dining room with two bedrooms above may have been the original floor plan before the additional rooms were added as one-story wings.

From Underhill's 1889 floor plans shown above, the following changes from the existing 2024 house can be understood:

- The front/Ocean Avenue photos (GPN4150, f3584, and a85-8, see pages 19,20,23) show single central 12/12 windows on both first and second floors compared with three 6/6 second floor bedroom windows and large multi-paned fixed windows with the entry door between. This plan also shows the entry door on the north wall of the parlor/living room.

- the chimney is shown in the second floor closet and not below on the first floor where a freestanding wood/coal stove may have been located. This chimney location confirms the northern roof location for the chimney as seen in photos GPN4150, GPN528, GPN526 and f3584. By the time the 1923 Sanborn map was published, the chimney has been rebuilt on the southern roof. It may be assumed that it was built as a brick fireplace.

- there is no bathroom in the house. Town water and sewer systems were not available until the 1920s.

- there was an exterior door on the west wall of the dining room.

- there was also an exterior door on the north wall of the kitchen. Its door opening would be the same as it now exists.

- none of the rear/west additions of a bathroom, utility space, and shower had been built

Additional changes occurred in the late twentieth and early twenty-first centuries, as follows:

1987-88: For owner Mortimer Ryon, the kitchen and utility space was renovated by Robert Cicerrella.

2000: Owner Robert Courtney Jones commissioned architect Christopher F. Holland and received a Building Permit for the following work estimated to cost $51,000:

- Re-roof entire building
- Remodel Kitchen
- Add new bath
- Remodel house throughout
- Replace existing porch roof and deck
- Add piers and sills as needed

Work shown on drawing elevations (not listed on the application) include the addition of many 6/6 windows in the following locations: two on the east second floor bedroom, one on the south second floor bedroom, and two on the south second floor hall. Contractor Keith Ireland, (19 Strong Avenue, Pittsfield, MA 01201, phone 413.447.9192) has added details about the eight months of work he did for Courtney Jones in 2000, as follows:

- the large fixed front/east windows that flank the entry door were in place and not changed;
- the entire house was 'gutted' with stud framing added between the original post-and-beam construction;
- antique period doors were sourced in Pittsfield MA;
- (21) structural piers were added including at the porch;
- evidence of an early trap door was found in the living room ceiling;
- Keith felt that it had been used as a place to hang and dry fish;
- original/early wood floors in the Living Room were in place while other wood floors were sourced from an old barn in Maine

2019: Owners Marcia Browne and Jeffrey Clark commissioned Angus Macleod to design an addition to the north side of the existing porch, enclose a portion of it, and add trellis.

4.3 Character-Defining Features

- The post-and-beam construction of the original two-story dwelling that pre-dates its estimated 1856-1878 date of construction
- The expansive first floor front windows and wrap-around porch
- The abundance of nineteenth-century materials including wood floors and plaster walls and ceilings

4.4 Outbuildings

There are currently no outbuildings, although there is a history of there being several. A small structure appears in photos NHA GPN526 and GNP518 at the southwest rear corner, tight to the house with an exhaust stack that is asssumed to have been a privy.

From the 1888 Platt map to the Sanborn map of 1923, a separate house or shed existed at the west of the main house. It no longer existed when the 1923 map was created and reappeared on the 1949 map. The property was subdivided in 1955 for that dwelling to become known as 1 Pochick Street.

5. PROPERTY INFORMATION

5.1 Property Identification: 23 Ocean Avenue, Nantucket Assessor's Map: 73.3.1 19, .09 acres, zone SOH

5.2 Setting: This house is located on the corner of Ocean Avenue and Pochick Street with unobstructed views of the ocean to the east. It is in the Old Historic District in a residential, densely-built area south of Main Street. There is parking on the Pochick Steet side, patio, gardens, and privet hedge.

6. SOURCES OF INFORMATION

6.1 Published and Archival Sources

23 Ocean Avenue report compiled by Linda Williams and Sarah Alger, n.d.

John L. Ryon obituary: *Times Leader*, October 29, 2008

Mortimer Ryon obituary, November 22, 2014: https://www.fhnfuneralhome.com/obituaries/Mortimer-Ryon/#!/Obituary

Inquirer and Mirror, August 2, 1879: mention of sale of Fort Sumter

Booker, Margaret Moore. *Edward Fitch Underhill, Renaissance Man of Siasconset*. Nantucket Historical Association, 2014.

Crosby, Everett U. *The Making of Nantucket: Family Lives and Fortunes in the Nineteenth Century*. New Bedford, Spinner Publications, Inc., 2018

Lancaster, Clay. *Holiday Island: the Pageant of Nantucket's Hostelries and Summer Life from Its Beginnings to the Mid-twentieth Century*. Nantucket Historical Association, 1993.

Tyler, Betsy. The 'Sconset Actors Colony: Broadway Offshore, 1895-1925. Nantucket Historical Association, 2011.

Underhill, Edward F. *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (Underhill, 1886)

6.2 Historical Maps and Site Plans

1872 *Plan of Sunset Heights*, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., Boston [1872]

1888 Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

1898 Sanborn Insurance Company, Nantucket, July 1898, Sheet 15

1903 Plan of the Estate of Edward F. Underhill at Siaconset, Nantucket, Mass. surveyed by Wm. F. Codd, Nov. 5, 1903.

1904 Sanborn Insurance Company, Nantucket, October 1904, Sheet 19

1909 Sanborn Insurance Company, Nantucket, August 1909, Sheet 21

1923 Sanborn Insurance Company, Nantucket, October 1923, Sheet 26

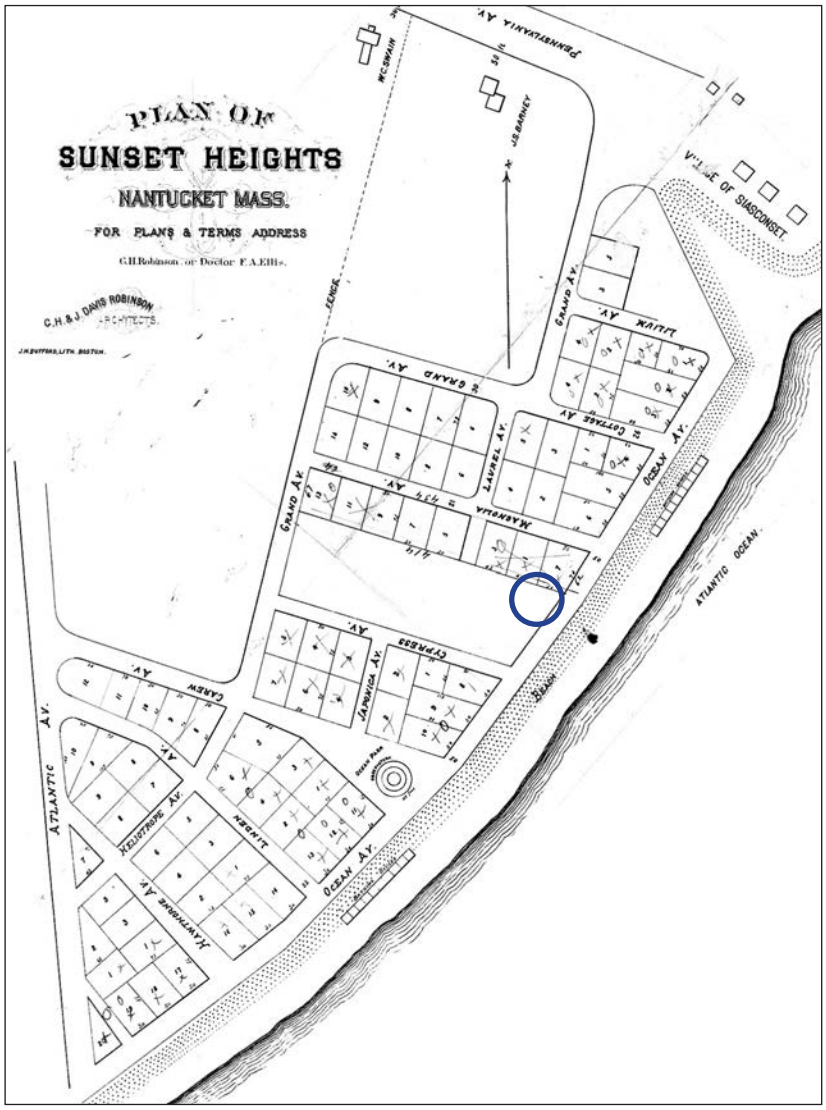
1949 Sanborn Insurance Company, Nantucket October 1949, Sheet 26

1955 Land of Daisy Wisher, Josiah S. Barrett, engr., October 20, 1955

1987 Kitchen and Utility Room Renovation, Robert Cicerella, 1987

1999 The Jones Residence, 23 Ocean Avenue, Christopher F. Holland, AIA, 1999

1999 Site Plan, Charles W. Hart & Associates, 1999



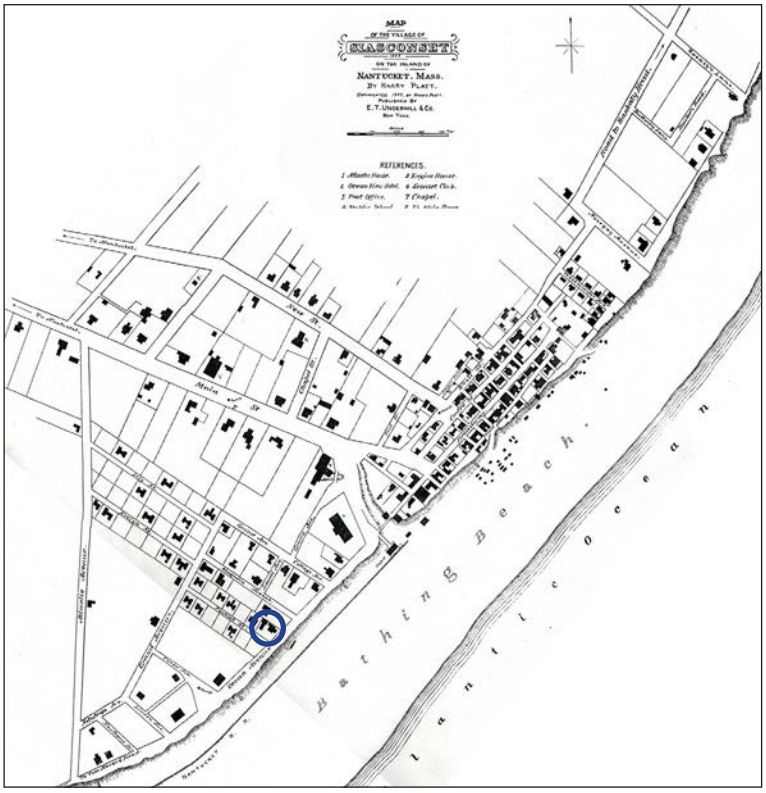
Plan of Sunset Heights, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., n.d., [1872]

The land upon which the house at 23 Ocean Avenue sits was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a large rectangle with no lot divisions on the 1872 map of Sunset Heights .

Underhill created a separate development on this land with a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. The land within the blue circle had a house on it when Underhill purchased it from the Crosby family.

The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 *Map of the Village of Siasconset on the Island of Nantucket, below.*

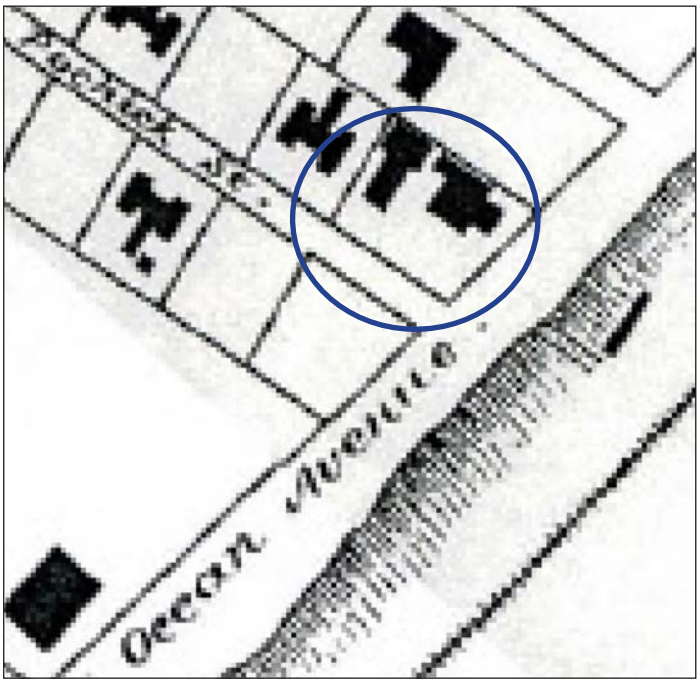
The Plan of Sunset Heights shows the land at 23 Ocean Avenue. Although the land from Ocean Avenue to Grand Avenue was surrounded by land that became subdivided for Sunset Heights, it was not owned by the developers Robinson and Ellis. Although it is believed that the house at 23 Ocean Avenue existed at the 1872 date of this plan, it is not shown since it was not part of the subdivision plan.



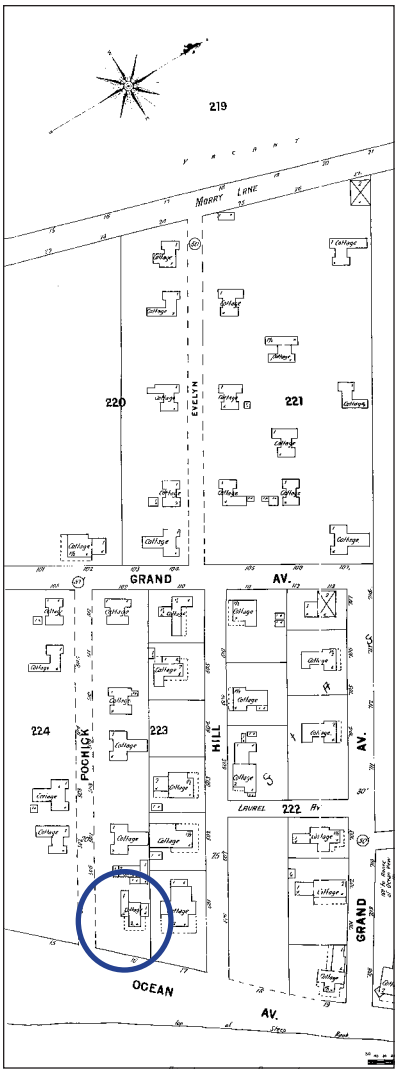
Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

The 1888 Platt map shows a footprint with two side (north & south) wings, with the northern wing longer to the west than the south wing.

This map also includes a T-shaped dwelling to the west on the same lot.



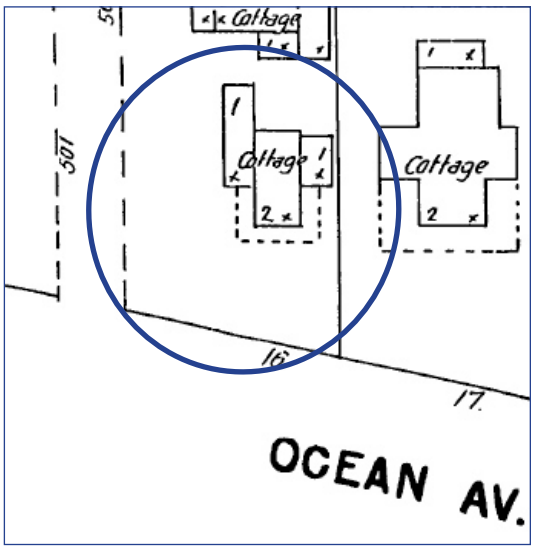
Enlarged view of house footprint



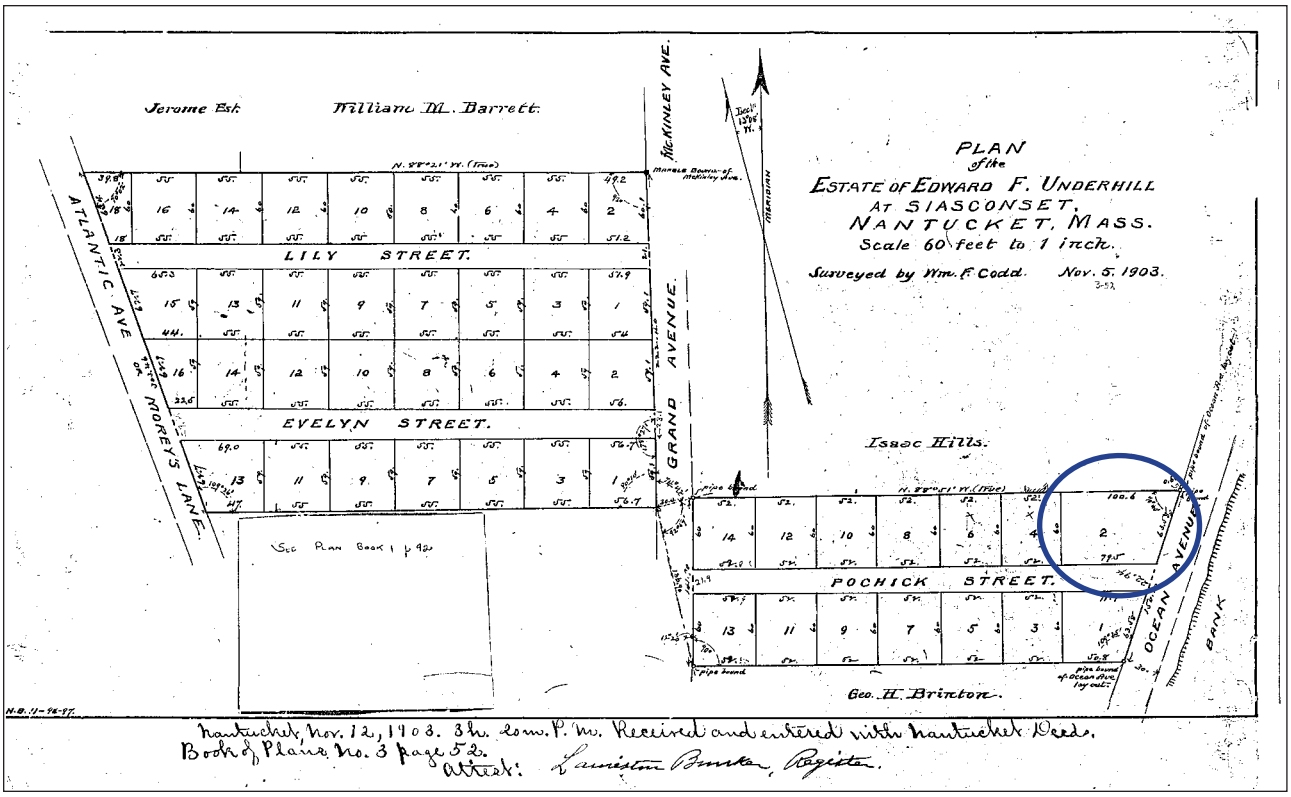
1898 Sanborn Insurance Company, Nantucket, Sheet 15

Ten years after the 1888 Platt map, the 1898 Sanborn map shows wings reversed in their relationship to the central area. The southern wing is longer to the west and the northern wing is nearly flush with the central section. There is a three-sided, wrap-around porch facing east. The two-story dwelling to the west is labeled 'Cottage' with two, one-story sections. Pochick Street has been added although the Sanborn map does not extend beyond Pochick Street to the south because the Beach House Hotel had not yet been built.

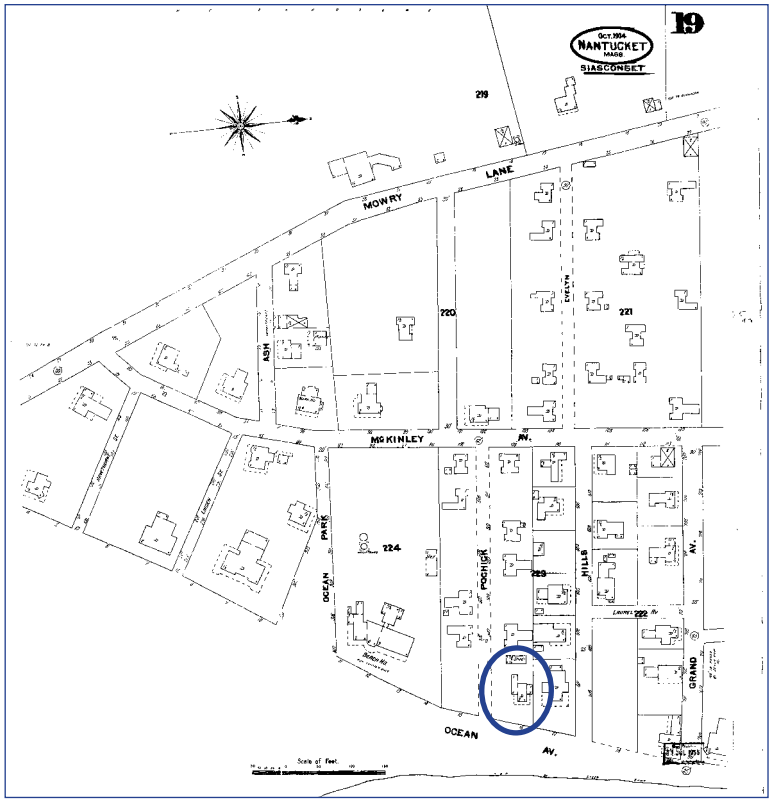
The China Closet at 29 Ocean Avenue had been built by this 1898 map, across from 1 Pochick Street.



Enlarged view of house footprint above



Nantucket Registry of Deeds, Book of Plans No. 3, page 52.
Plan of the Estate of Edward F. Underhill at Siasconset, Nantucket, Mass., 1903.

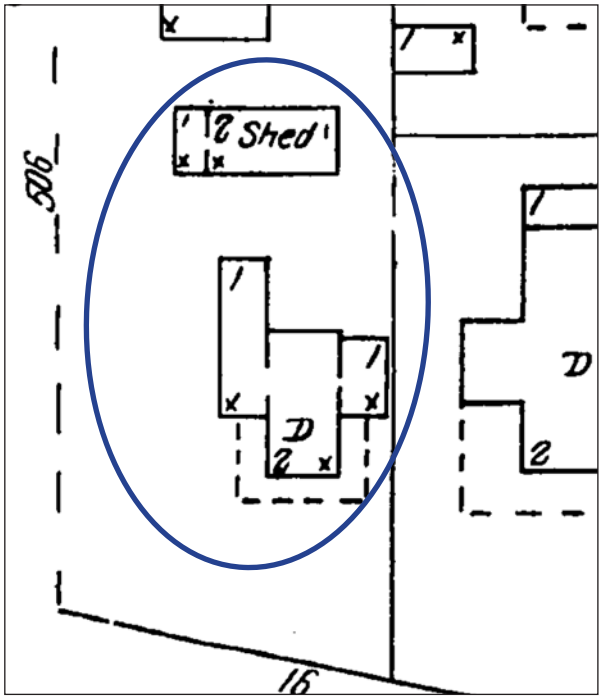


1904 Sanborn Insurance Company,
Nantucket, Sheet 19

The house footprint is the same as shown on the 1898 Sanborn map. This map, however, includes the Beach House Hotel to the south of Pochick Street.

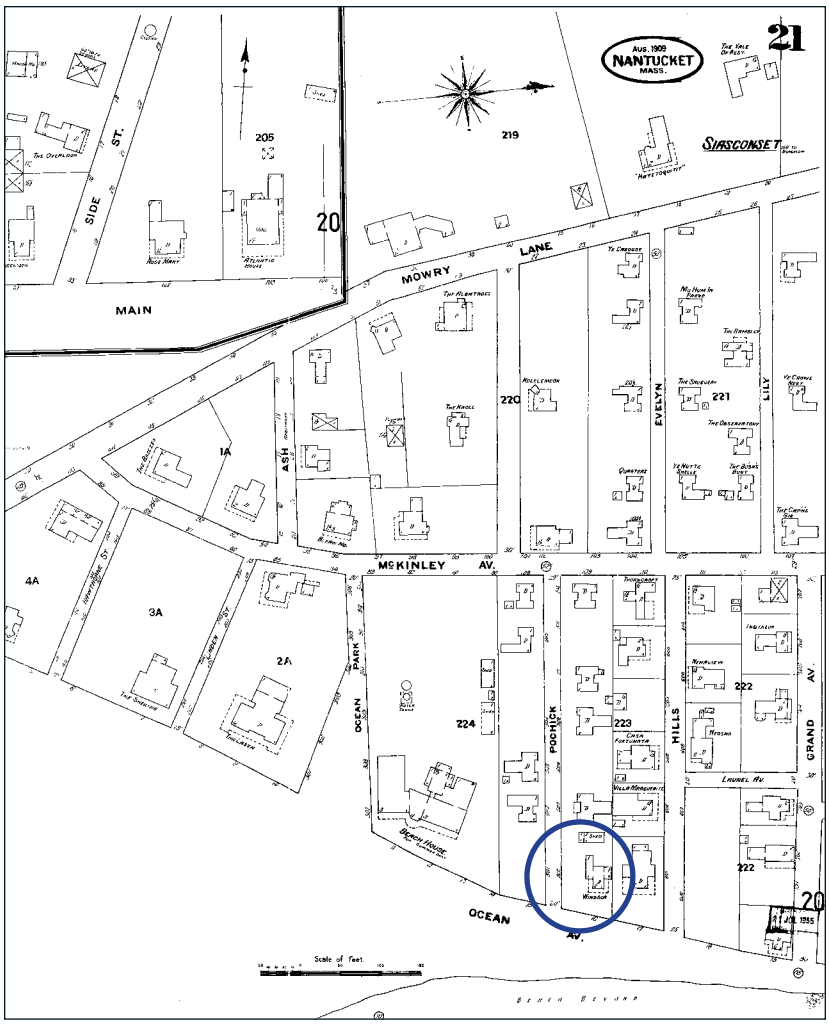
With promotional images, this hotel serves as a informative neighbor in subsequent images and maps with 23 Ocean Avenue visible at one side.

The Cottage to the west is labeled a 'Shed' with a front/south one-story addition.

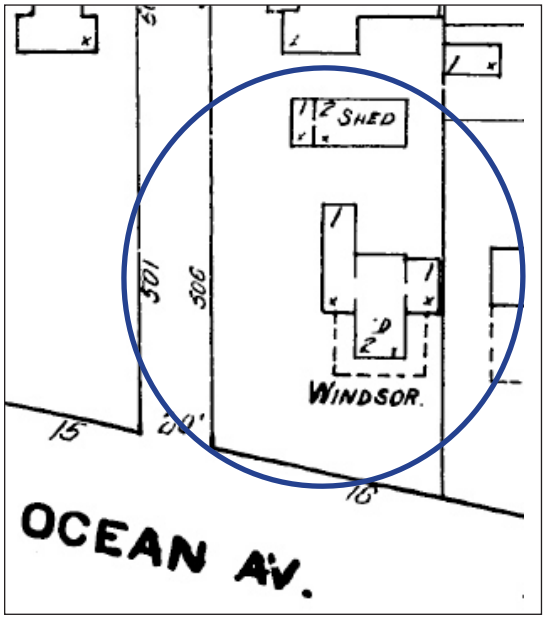


Enlarged view of house footprint

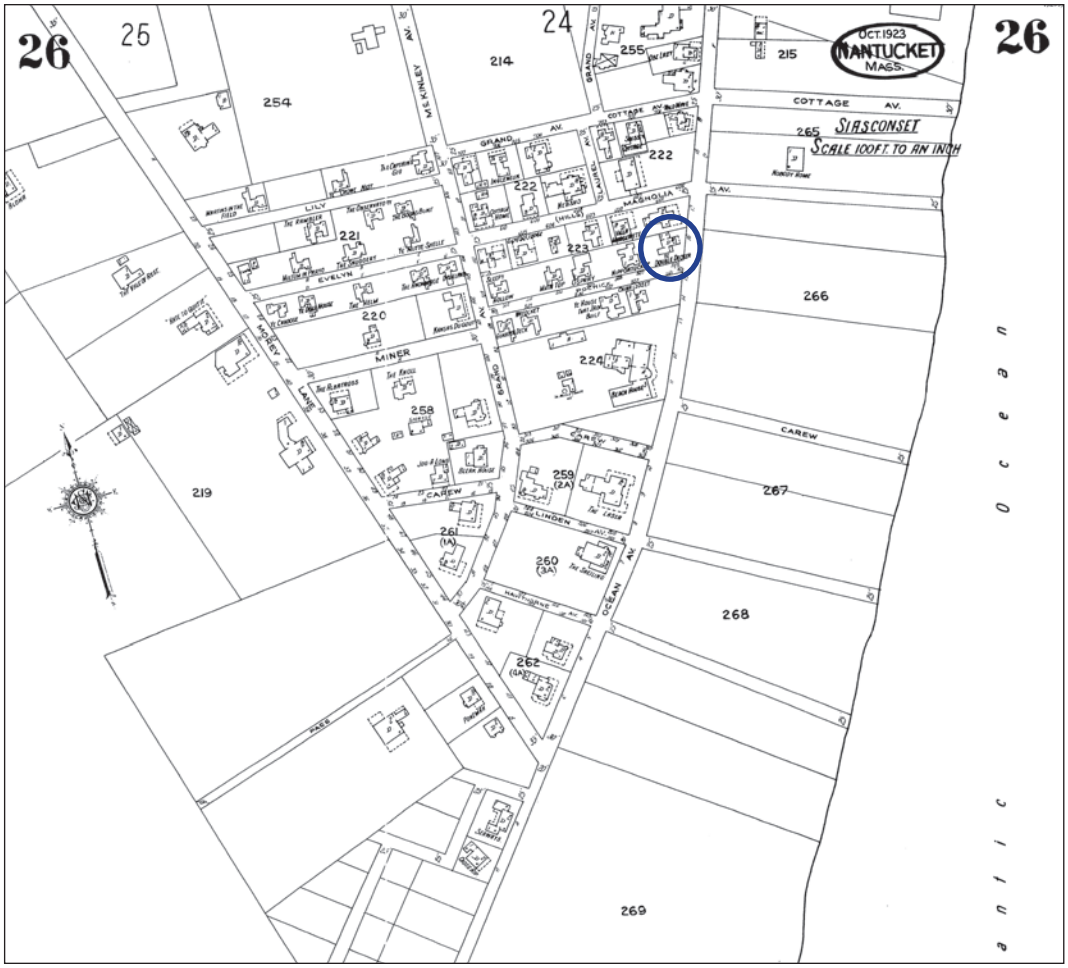
The house is labeled 'Windsor'. On the 1909 Sanborn map there are additions to the south and west at the Beach House Hotel but no changes to the footprint at 23 Ocean Avenue. The one photo NHA p20562 (p 22) that shows the Windsor sign on the house also has a striped fabric awning as a front porch roof.



1909 Sanborn Insurance Company, Nantucket, Sheet 21

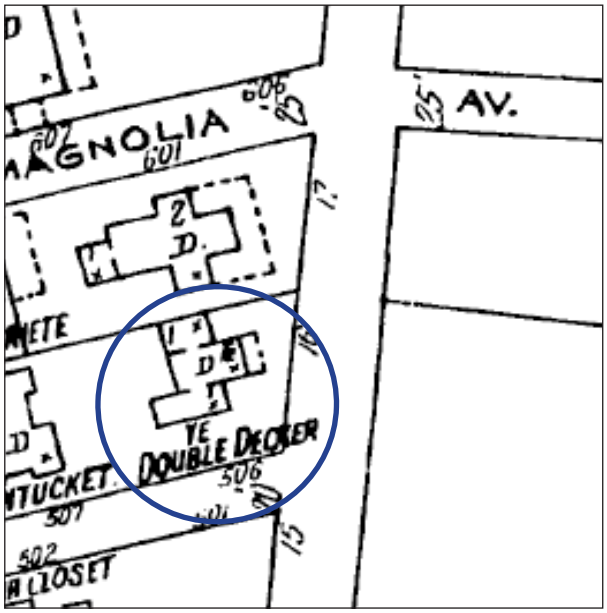


Enlarged view of house footprint

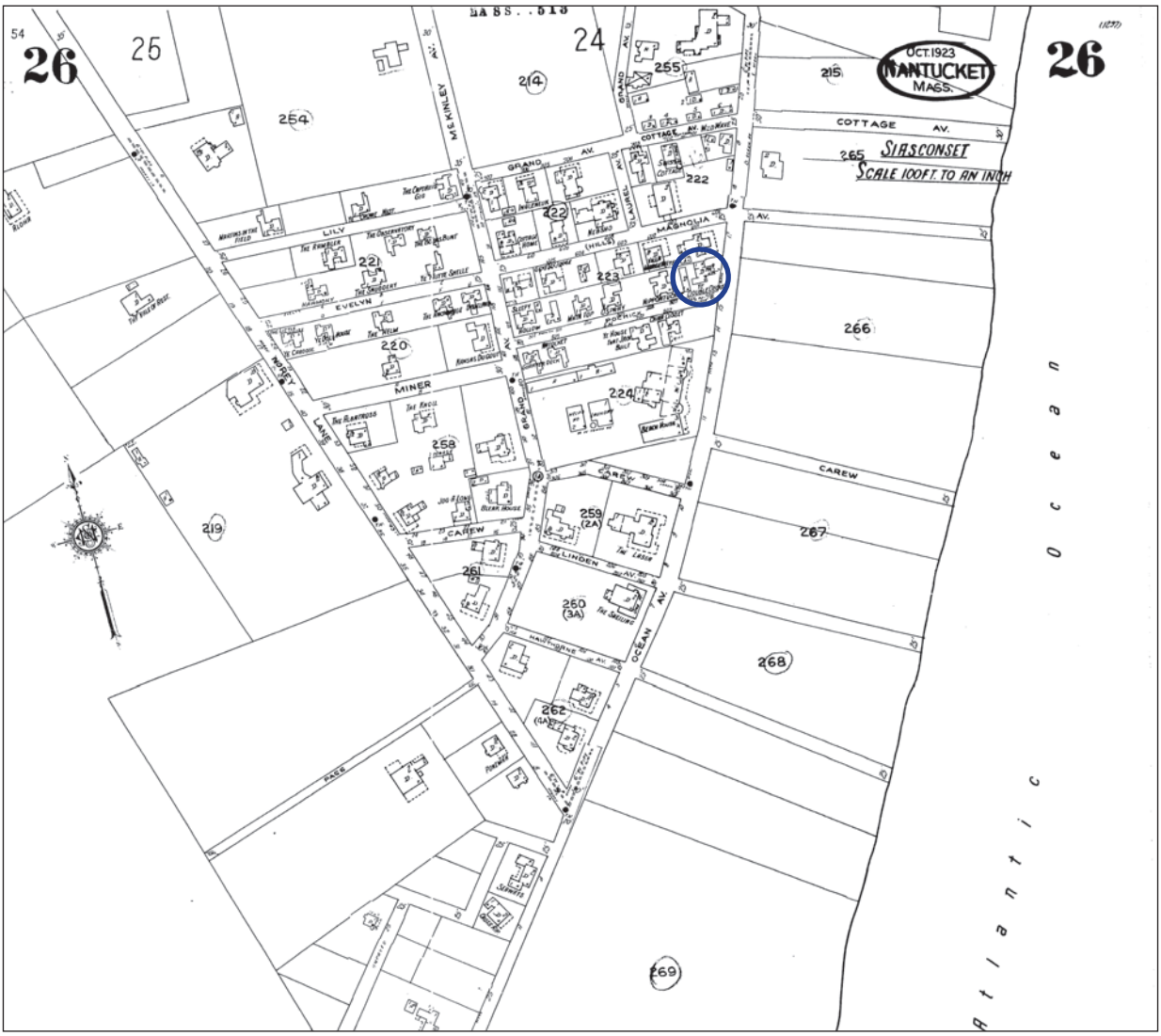


1923 Sanborn Insurance Company, Nantucket, Sheet 26

The 1923 Sanborn map labels 23 Ocean Avenue 'Ye Double Decker'. The former three-sided wrap-around east-facing porch shown on the 1898 map was reduced to being at the east only. The prior shed/cottage at the west is no longer in place.



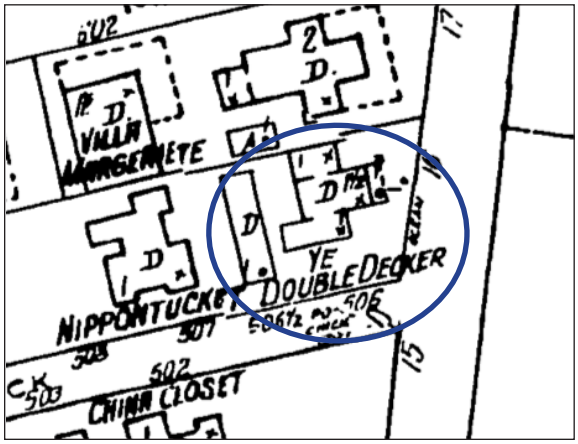
Enlarged view of house footprint



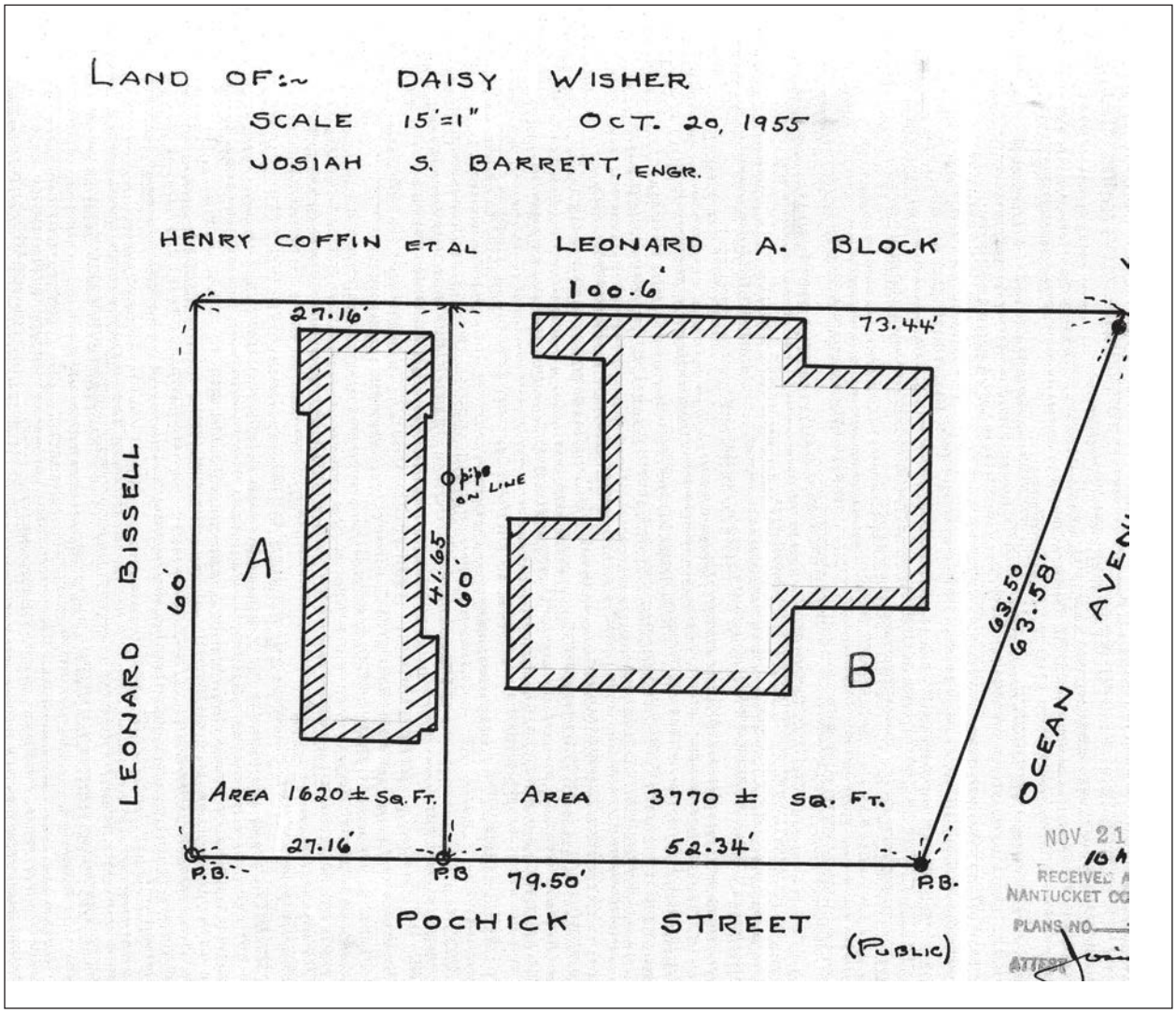
1949 Sanborn Insurance Company, Nantucket, Sheet 26

The 1949 Sanborn map shows the same footprint as the 1923 map.

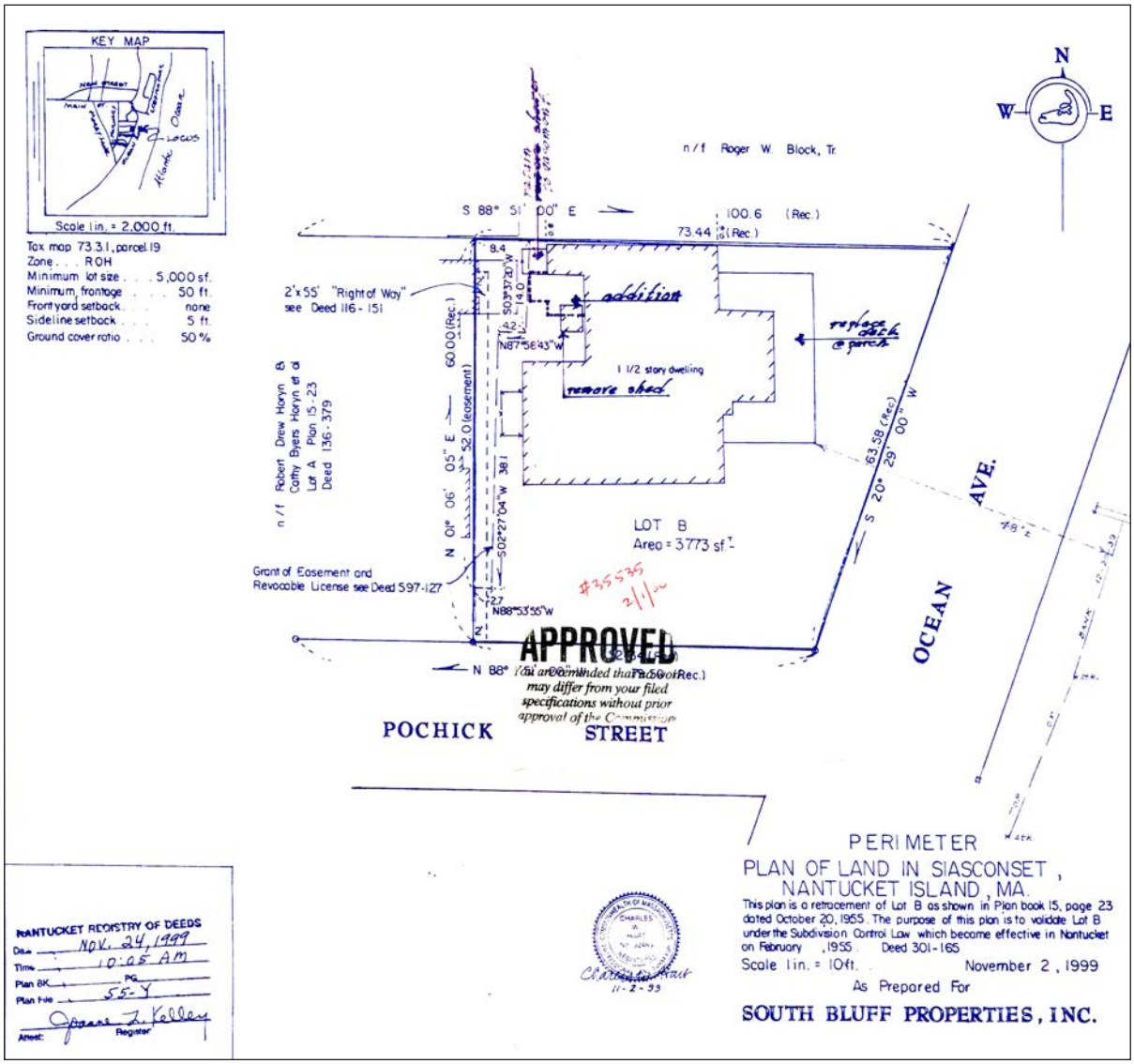
A one-story rectangular dwelling was added to the west of the house. The land was subdivided as a separate lot in 1955.



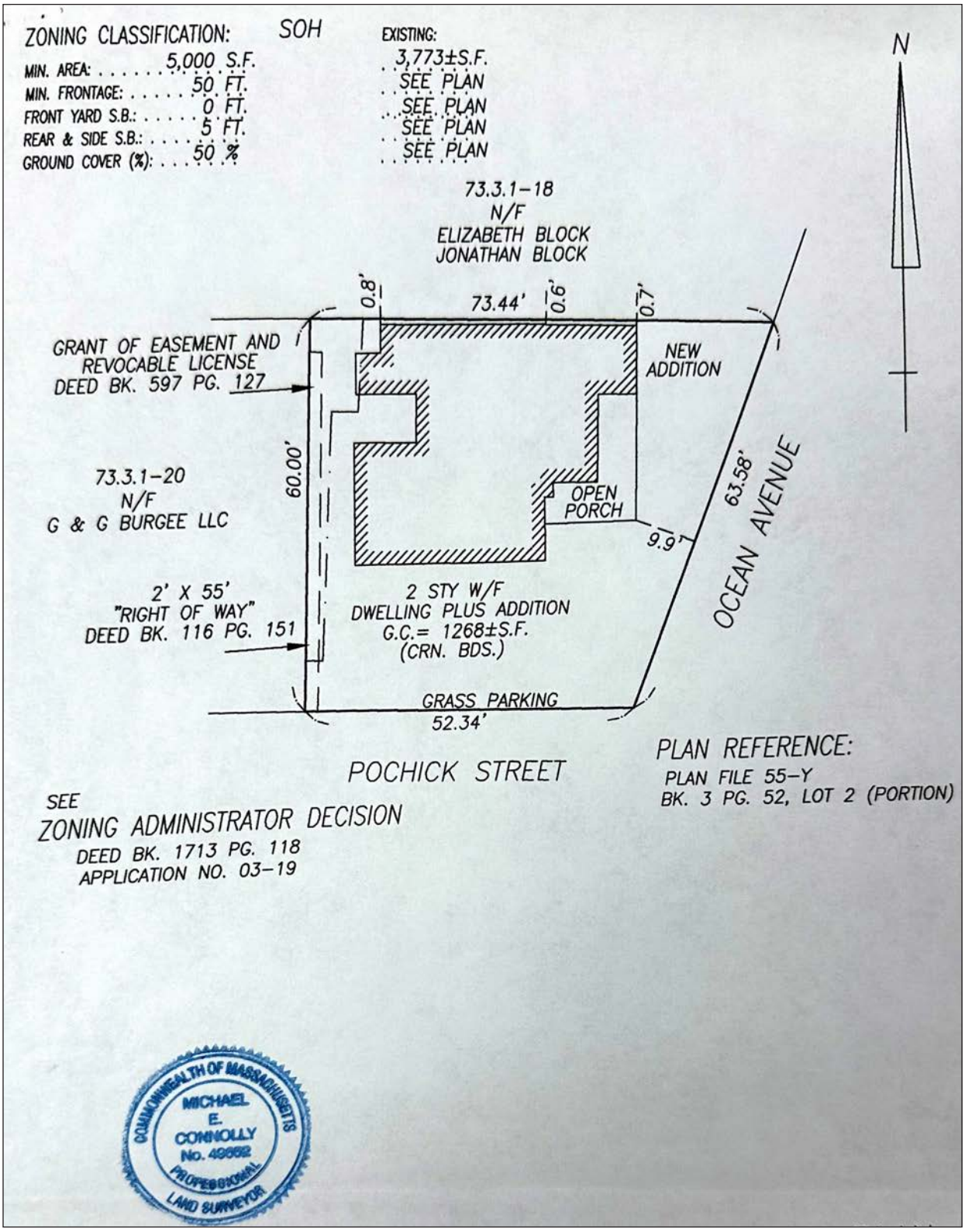
Enlarged view of house footprint



Site Plan Subdivision for Daisy Wisher
1955, PlBk15, 23 (bottom)



Site plan from 1999 Planning Board application by Hart for for South Bluff Properties Inc.



2020 Building Location Plan by Connolly

6.3 Historical Photographs: Courtesy of the Nantucket Historical Association and MACRIS

NHA sg14282
Entry Gate to Sunset Heights

NHA f358423
View of 'Sconset Railroad Station with 23 Ocean Avenue in the distance

NHA GPN4150
View of Sunset Heights

NHA p5431
View of Sunset Heights and 'Sconset train

NHA GPN526
View of Sunset Heights looking north

NHA GPN518
View of Sunset Heights looking north

NHA sc862-69
Beach House Hotel dated between 1909 and 1923

NHA p20562 'Windsor', 23 Ocean Avenue

NHA a85-8
Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left

1989 Massachusetts Cultural Resource Information System (MACRIS) photo, NAN.2109



GPN4150 View of Sunset Heights

The Beach House Hotel was not built at the time this photo was taken.
Rudder Grange to the right of 23 Ocean Avenue, had been moved to the front of its lot between 1888-1898. There is a roof hatch near the chimney on 23 Ocean Avenue.



GPN4150 Late 19th century close-up of 23 Ocean Avenue

First floor east/front 12/12 second floor windows with shutters,
entry north at north side, 2/12 second floor windows,
chimney on the north slope of the roof with a roof hatch.
There was no front/east door flanked by windows.

The post-and-beam construction are of the same
late 18th-century/early 19th century period as the 12/12 windows.

This collection of historic photographs helps to date the various changes to 23 Ocean Avenue.
Note how the chimney moves from the north to the south side of the gable roof in later photos, when China Closet is built at 29 Ocean Avenue, and how the cottage behind 23 Ocean Avenue disappears and returns.



NHA f358423 View of 'Sconset Railroad Station

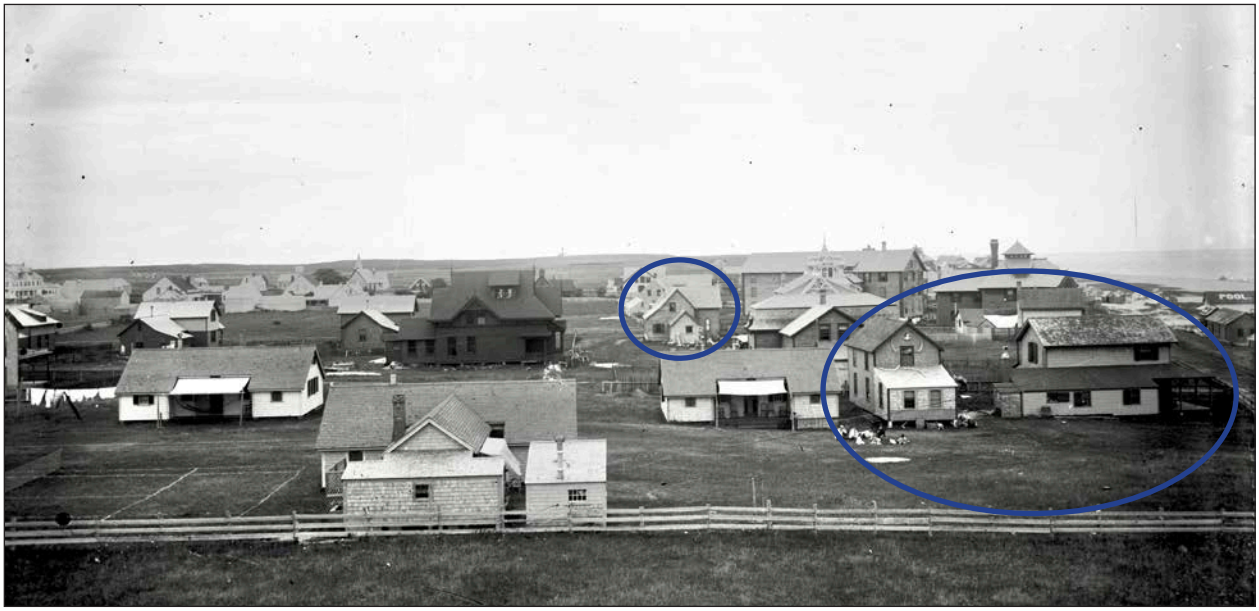
The Nantucket Railroad, aka the Nantucket Central Railroad Company
was in operation from 1881 to 1917.
It was extended to 'Sconset in 1884.



NHA p5431 View of Sunset Heights and 'Sconset train

The chimney is on the earlier north side of the gable roof. There are two major changes: one is the absence of the train station. The second is that Rudder Grange at 21 Ocean Avenue has been moved forward/east to be fronting the street in line with 23 Ocean Avenue.

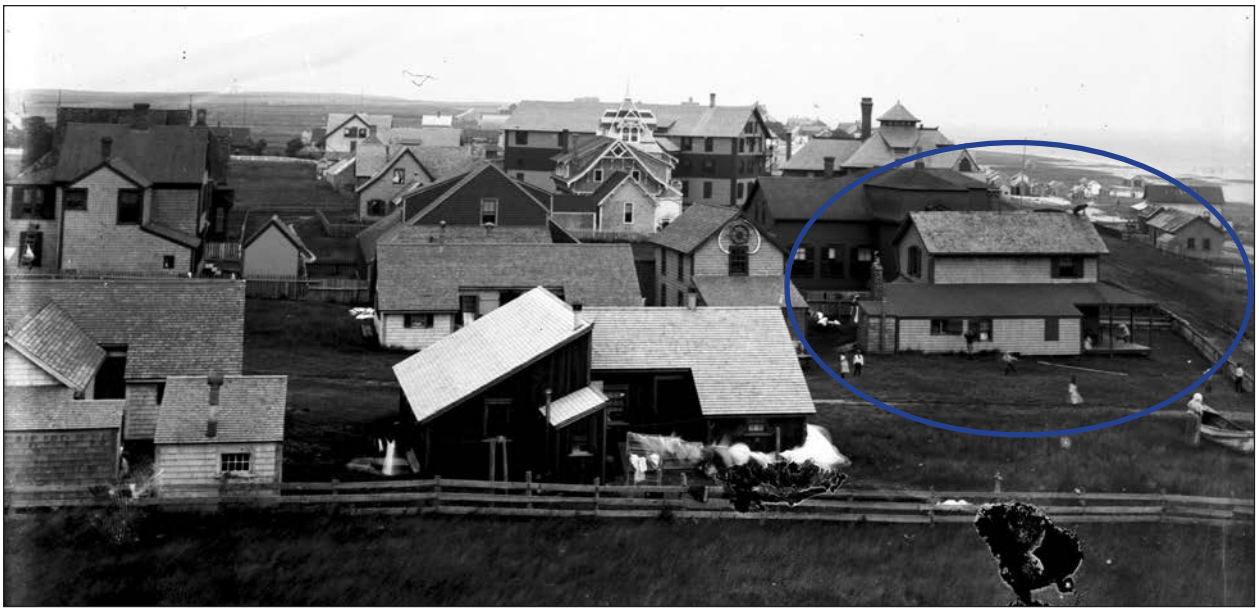
This photo would have been taken later than f358423 shown above.



NHA GPN526 View of Sunset Heights looking north

This photo was taken before the China Closet at 29 Ocean Avenue was built and before Rudder Grange at 21 Ocean Avenue was moved forward. The railroad and Sconset Chapel had been built, however, so the photo date is after 1883. Cottage marked with the smaller circle is Wolf's Head at 8 Cottage Avenue. It is the Gothic-style house seen in photo NHA sg14282 on page 3.

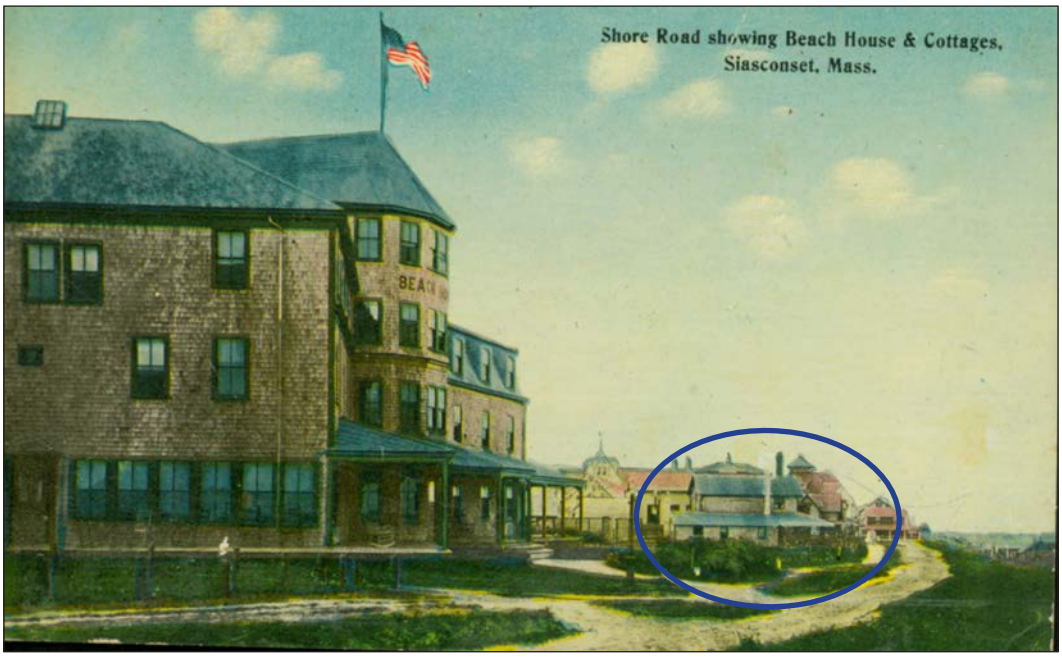
Note the windows with dark wood shutters, the privy structure attached at the back, the chimney on the north slope of the roof, as well as the two-story cottage at the rear/west of the house. The fenestration includes a second-floor, south-facing 12/12 window at the southeast corner and one at the west wall; first floor windows are unevenly-spaced along the southern wing.



NHA GPN518 View of Sunset Heights looking north

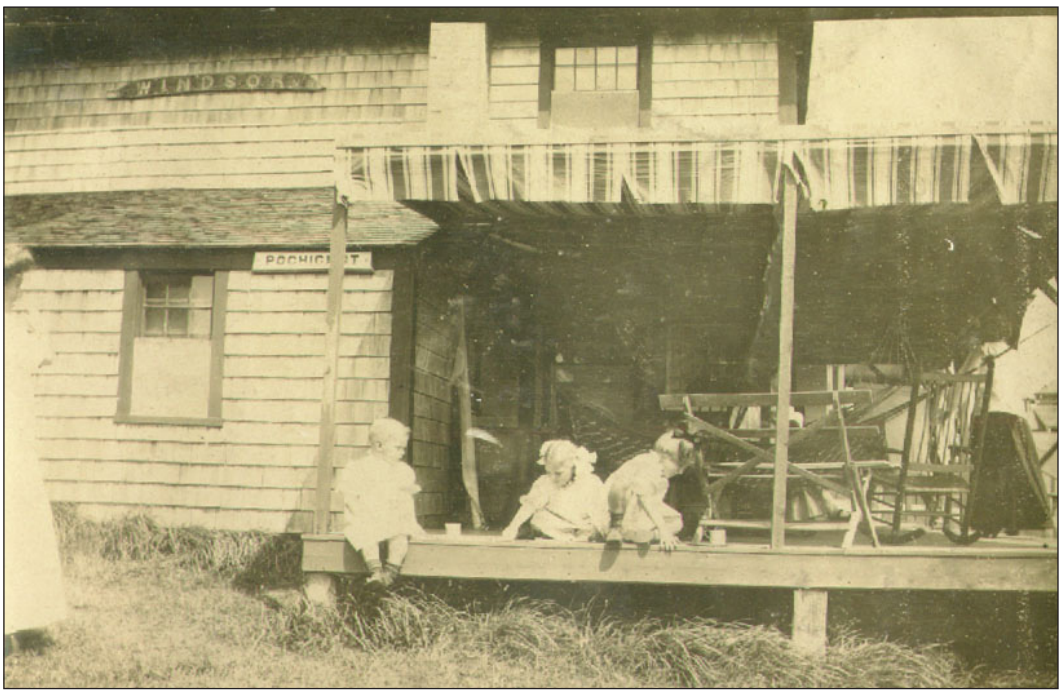
The view of this photograph is similar to NHA GPN526 but with six-eight children, clotheslines, a vertical metal pipe exhaust stack at the privy, and the China Closet having been built at 29 Ocean Avenue on the south side of Pochick Street. The house at 21 Ocean Avenue known as Rudder Grange had been moved forward on its lot in this photo (note its distinctive mansard roof).

By the 1923 Sanborn map, the entire cottage to the west (left of 23 Ocean Avenue in this photo) had been removed which confirms a photo date before 1923.



NHA sc862-69 Beach House Hotel dated between 1909 and 1923

23 Ocean Avenue circled. Note that cottage to the left/west of 23 Ocean
(now 1 Pochick Street) is not in place on the Sanborn map of 1923



NHA p20562 'Windsor', 23 Ocean Avenue

'Windsor' as noted on the 1909 Sanborn map
Note the chimney on the south side of the gable roof. This is the only
photographic evidence of the fabric awning roof
on the wrap-around porch at the front.

Jimmie, Georgie, Francis playing on porch of cottage
named Windsor, 1911



NHA a85-8 Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left.

Note the chimney on the south side of the gable roof with single window at the second floor bedroom.



1989 Massachusetts Cultural Resource Information System (MACRIS) photo, NAN.2109

6.4 Year 2024 Photographs



Ocean Avenue Front/East Elevation



Pochick Street South Elevation



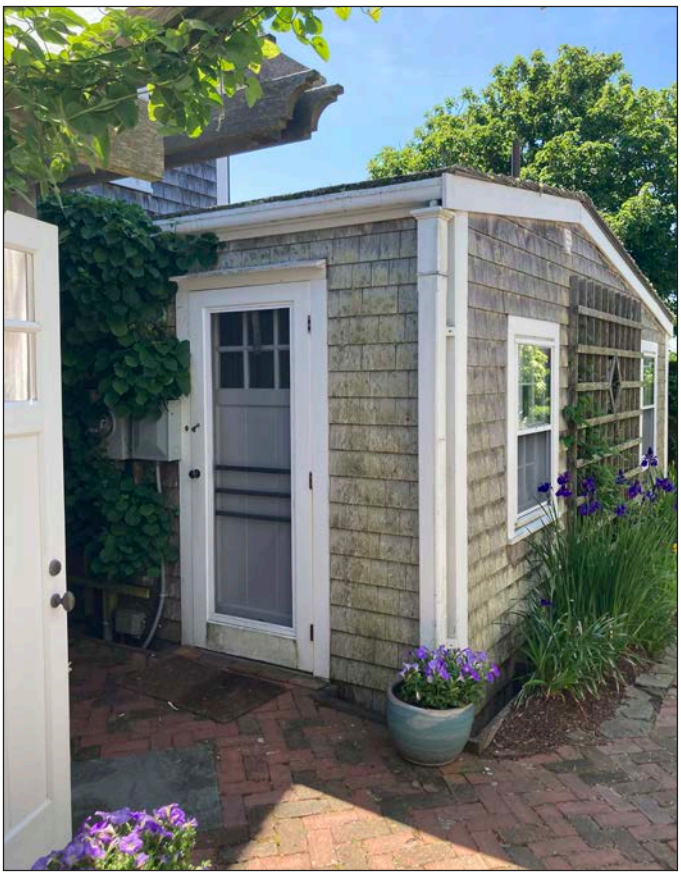
Pochick Street/South Elevation



North & East Elevations



West Elevation & Neighbor



Kitchen Entrance



West Elevation



Shower Entrance at West Elevation



Porch South



Living Room



Living Room with Fireplace



Living Room



Dining Room



Dining Room



Dining Room & Stair to Second Floor



Den/TV Room



Den/TV Room



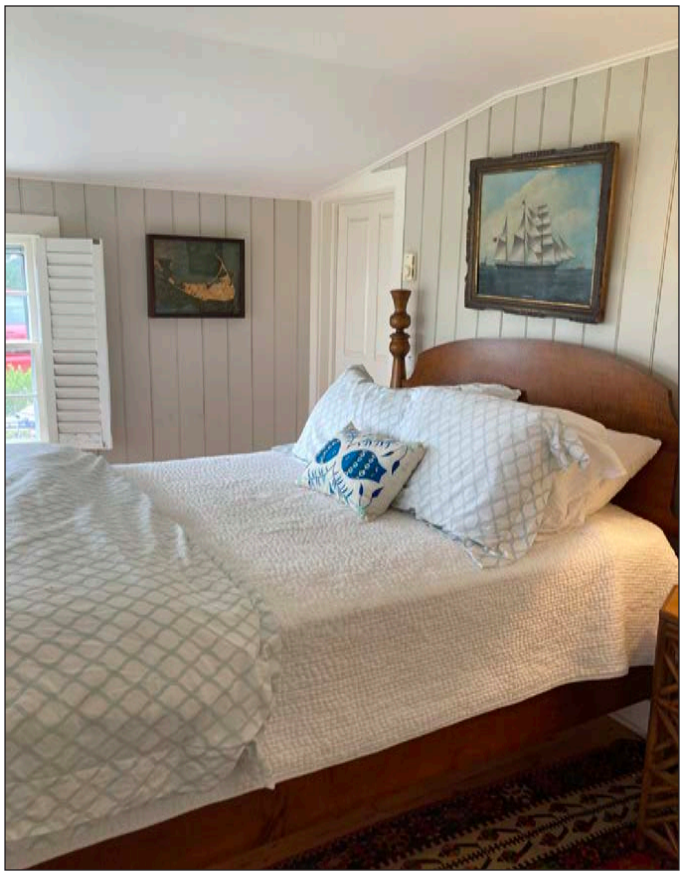
Den/TV Room



Kitchen



Kitchen



South Bedroom First Floor



Brick Chimney, South Bedroom First Floor



South Bedroom, First Floor, 2-Panel Door



South Bedroom, First Floor



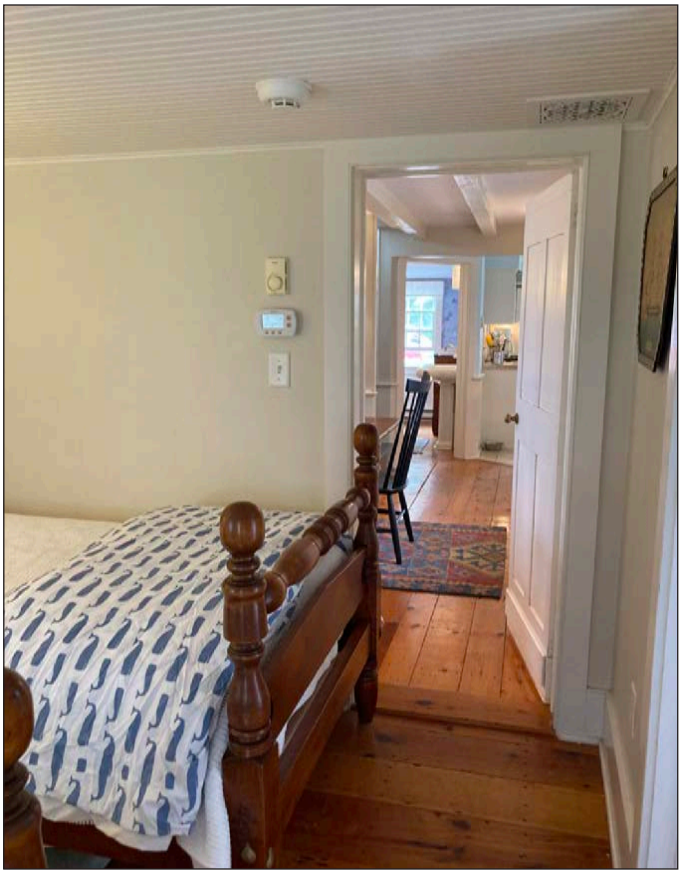
South Bathroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor & Bedroom



West Bathroom, First Floor

6.5 Chain of Title

Nantucket Registry of Deeds Book = NRD

1856 NRD Book 62, pp. 122-23
Thomas A. Gardner to Matthew Crosby
A certain tract of land near the village of Siasconset

1879 NRD Book 66, p. 62
William H. Crosby, Matthew Crosby, Sylvanus Crosby, Martha B. wood, Susan B. Lowden, Elizabeth B. Gardner and Emma L. Crosby, heirs of Matthew Crosby to Edward F. Underhill
a certain tract of land with the dwelling house situated near the village of Siasconset . . . containing about five acres

1926 NRD Book 103, p. 46
Evelyn T. Underhill and Lily Doubleday to Albert G. Brock and Frank E. Lewis

Lot 2, Ocean Avenue and Pochick, together with the dwelling house thereon and all the household goods and personal property contained in or upon the premises.

1926 NRD Book 103, p. 47
Albert G. Brock and Frank E. Lewis to Evelyn T. Underhill, for and during the terms of her natural life, with all the right, uses, rents and incomes and at her decease to revert to us and our heirs and assigns.

Lot 2, Ocean Avenue and Pochick

1935 NRD Book 107, p. 403
Evelyn T. Underhill to Albert G. Brock and Frank E. Lewis
Life right in Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property

1944 NRD Book 110, p. 350
William C. Brock and Mary B. Lewis, trustees under the will of Albert G. Brock to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property

1945 NRD Book 110, p. 351
Frank E. Lewis to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property

1951 NRD Book 113, p. 210
Alice Howe to Daisy Wisher

Lot 2, Plan Book 3, p. 52

1955 NRD Book 116, p. 151
Daisy Wisher to John L. Ryon and Katherine H. Ryon
Land in that part of Nantucket called Siasconset with the dwelling house thereonr reserving a right of way on the west side for access to kitchen door

1957 NRD Book 117, p. 465
John L. Ryon and Katherine H. Ryon to Katherine H. Ryon

The land in that part of Nantucket called Siasconset, together with the dwelling house thereon

1988 NRD Book 301, p. 165
John L. Ryon, Nancy R. Muniot and Mortimer Ryon to South Bluff Properties Inc., c/o Mortimer Ryon

Lot B, Plan Book 15, p. 23

1999 NRD Book 642, p. 209
South Bluff Properties Inc. to Bank One Wheeling, Trustee under the last will and testament of Pearson S. Jones

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

2011 NRD Book 1293, p. 283
Andrew M. Feder, V.P. for J. P. Morgan Chase Bank, successor trustee to Bank One, Wheeling-Steubenville, PA, trustee under the will of Pearson S. Jones to Laura M. Rosene and R. Scott Toop

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

23 Ocean Ave., Lot B, Plan Book 15 p. 23

2014 NRD Book 1457, p. 330
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and Jeffrey W. Clark

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue. .

2022 NRD Book 1883, p. 213
Marcia J. Browne and Jeffrey W. Clark to Beam Reach LLC
23 Ocean Ave., Lot B, Plan Book 15 p. 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.

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



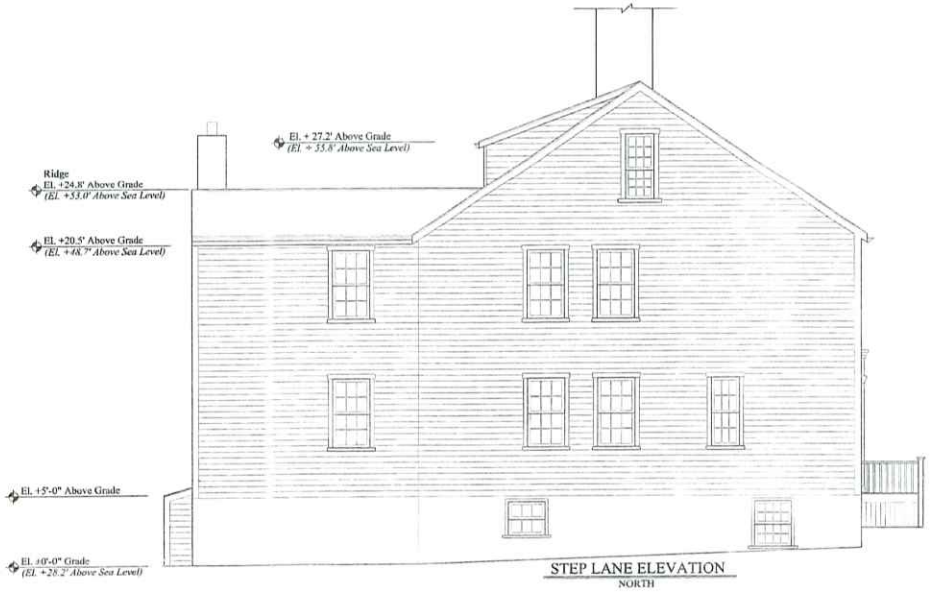
GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

Existing Elevations
TITLE

1/4"=1'-0"
SCALE

December 2024
DATE

HS Drafting
Drafter



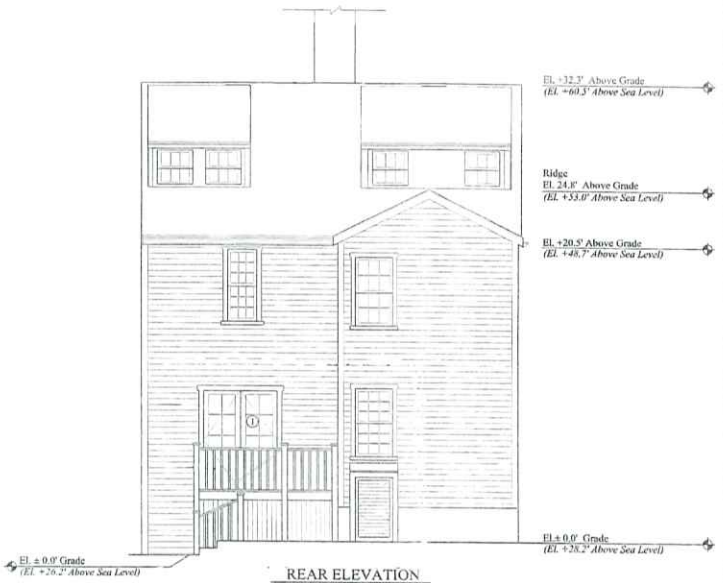
STEP LANE ELEVATION
NORTH



CENTRE STREET ELEVATION
WEST



SIDE YARD ELEVATION
SOUTH



REAR ELEVATION
EAST

RECEIVED
By
DEC 30 2024

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

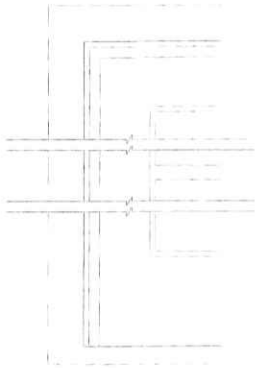
PROPOSED
WORK

PROPOSED ELEVATIONS
TITLE

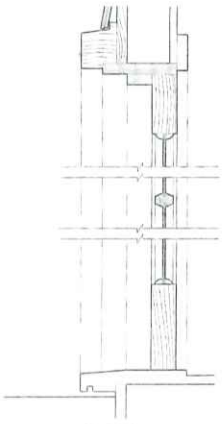
1/4"=1'-0"
SCALE

December 2024
DATE

HS Drafting
Drafter



ELEVATION

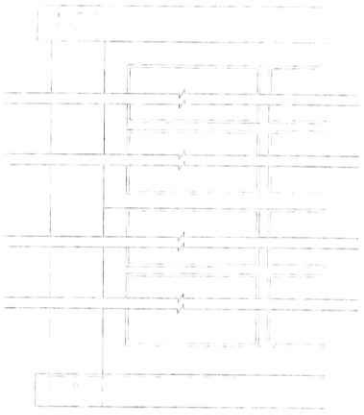


SILL / HEAD



JAMB

DOOR DETAILS
SCALE: 3" = 1'-0" (2)



ELEVATION



SILL / HEAD



JAMB

WINDOW DETAILS
SCALE: 3" = 1'-0" (1)

RECEIVED
DEC 30 2024
By

DOOR SCHEDULE

Number	*Size (Width x Height)*	*Type*	*Material/Construction*
1	2'-10" X 7'-0"	Pair With 8 true Divided Lites Per Door	Custom Solid Wood to Match Existing
2	2'-10" X 7'-0"	Single With 8 True Divided Lites	Custom Solid Wood to Match Existing
3	2'-10" X 7'-0"	Single With 8 True Divided Lites	Custom Solid Wood to Match Existing

WINDOW SCHEDULE

Number	*Size (Width x Height)*	*Type*	*Material/Construction*
1	2'-8" X 4'-10"	Double-Hung With 12 (6 over 6) True Divided Lites	Custom Solid Wood to Match Existing
2	2'-8" X 4'-10"	Double-Hung With 12 (6 over 6) True Divided Lites	Custom Solid Wood to Match Existing
3	2'-8" X 4'-10"	Double-Hung With 12 (6 over 6) True Divided Lites	Custom Solid Wood to Match Existing

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

PROPOSED
WORK

The office of
PLESKOW & RAEL, L.L.C
13432 Beach Avenue
Venice, CA. 90292
Telephone (310) 577-9300
Telefax (310) 577-9302

16 Peabody Terrace, No. 12
Cambridge, MA 02138
Telephone (310) 729-8010
Telefax (617) 547-3802

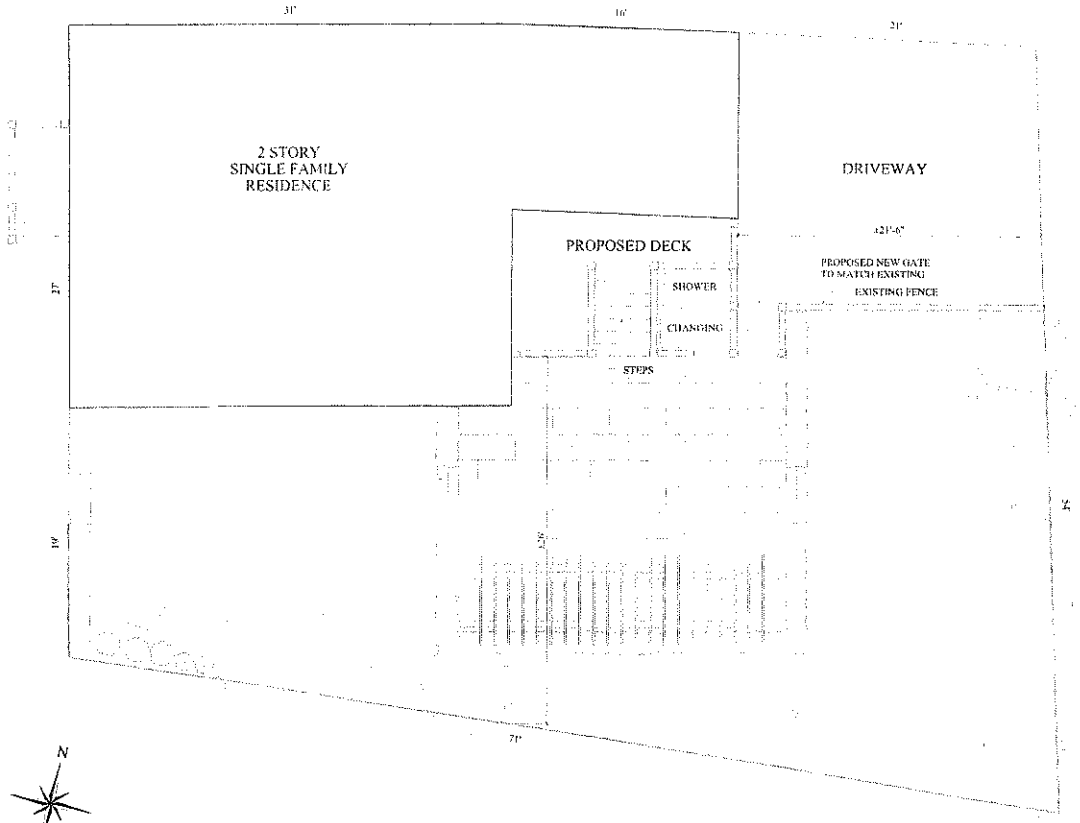
Revisions
Date No. Description

DOOR/WINDOW DETAILS
TITLE

3"=1'-0"
SCALE

APRIL 6, 2001
DATE

H6
DRAWING



PLOT PLAN (1)
SCALE: 1/4" = 1'-0"



LOCUS PLAN (2)
SCALE: 1" = 100'

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

PROPOSED
WORK

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Telephone (310) 577-9300
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16 Peabody Terrace, No. 12
Cambridge, MA. 02138
Telephone (310) 729-9019
Telefax (617) 547-3802

Revisions
Date No. Description

R-43 29

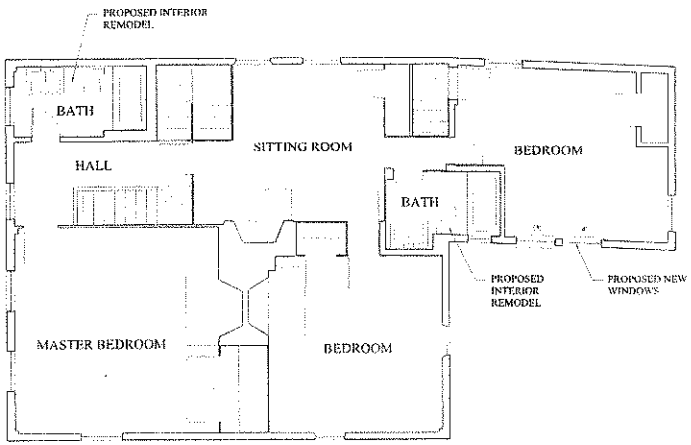
12/31/01

PLOT PLAN / LOCUS PLAN
TITLE

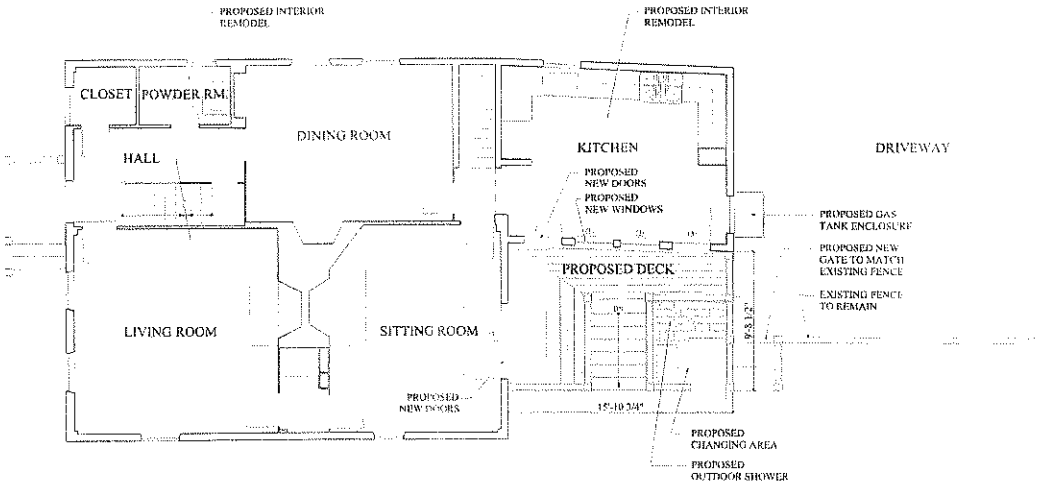
VARIES
SCALE

APRIL 6, 2001
DATE

H1
DRAWING



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" (2)



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (1)

GILETTI RESIDENCE
47 Centre Street
Nantucket, MA

PROPOSED WORK

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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.

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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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Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

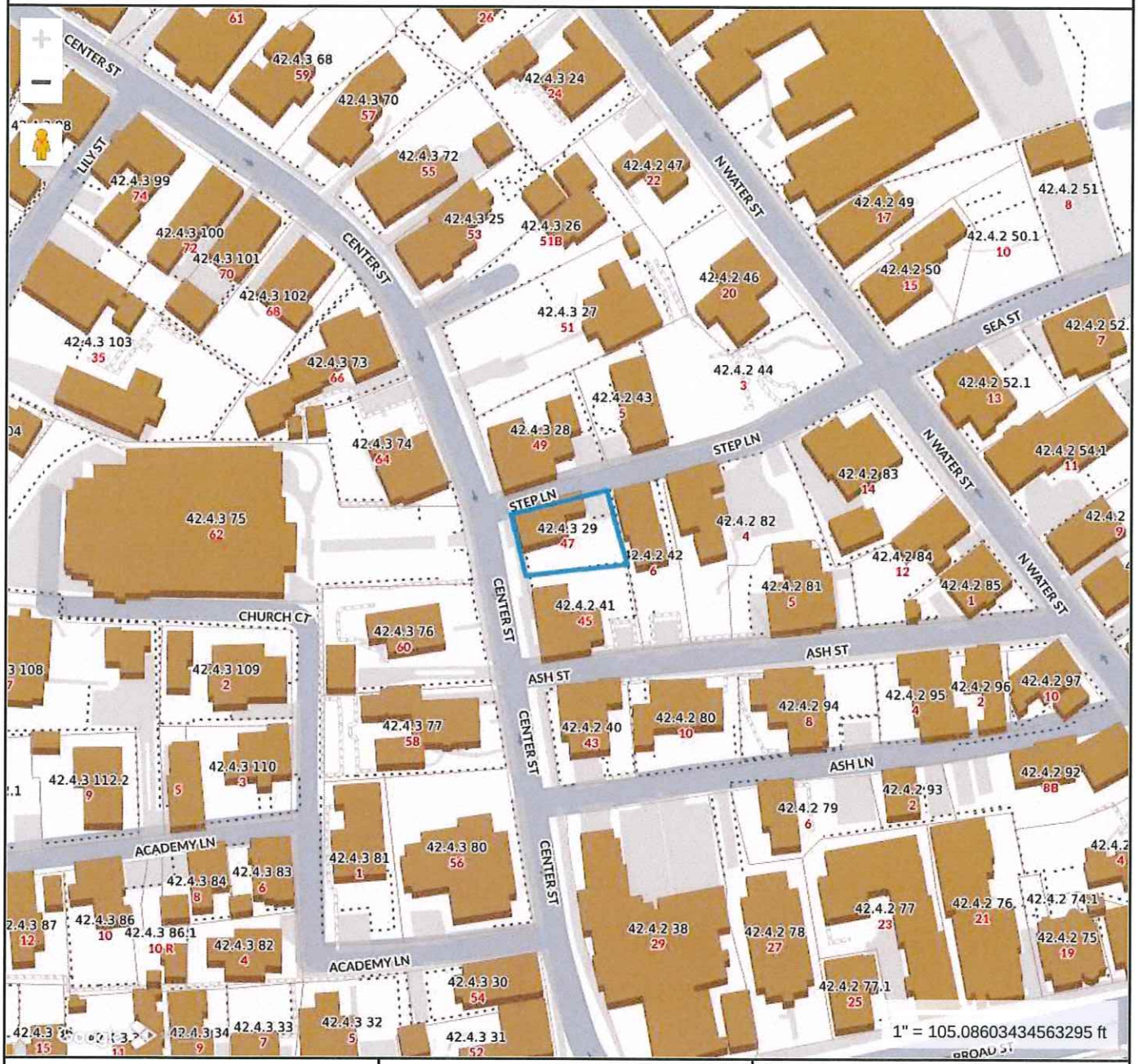
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021



Property Information

Property ID	10519
Location	47 CENTER ST
Owner	CENTER STREE HOUSE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




47
RUBICON
WRANGLER
UNLIMITED



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 191

Street & Number of Proposed Work: 6 WEST DOVER STREET

Owner of record: CBR ACK HOLDINGS LLC

Mailing Address: 6 WEST DOVER STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other FENESTRATION CHANGES

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1890 PER GIS DATA

Original Builder:

REVISIONS* (describe)

1. East Elevation WINDOW REPLACEMENT
2. South Elevation WINDOW REPLACEMENT
3. West Elevation WINDOW REPLACEMENT - NEW SIDE DOOR
4. North Elevation REPLACE FRONT DOOR / WINDOW REPLACEMENT

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 6/6 BOSTON SASH

Doors* (type and material): ☐ TDL ☒ SDL Front CUT TOP LIGHT/PANEL Rear _____ Side 12 LT W/1 CK PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim WHITE TONE
Deck _____
Clapboard (if applicable) _____
Sash WHITE TONE
Foundation _____
Roof _____
Doors NEWPORT BLUE - FRONT - NEW SIDE DOOR - WHITE TONE
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/29/2024 Signature of owner of record _____ Signed under penalties of perjury

6 WEST DOVER STREET – FENESTRATION CHANGES

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Building 1 : Section 1

Year Built: 1890
Living Area: 2,321
Replacement Cost: $927,711
Building Percent Good: 55
Replacement Cost Less Depreciation: $510,200

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1

Building Photo



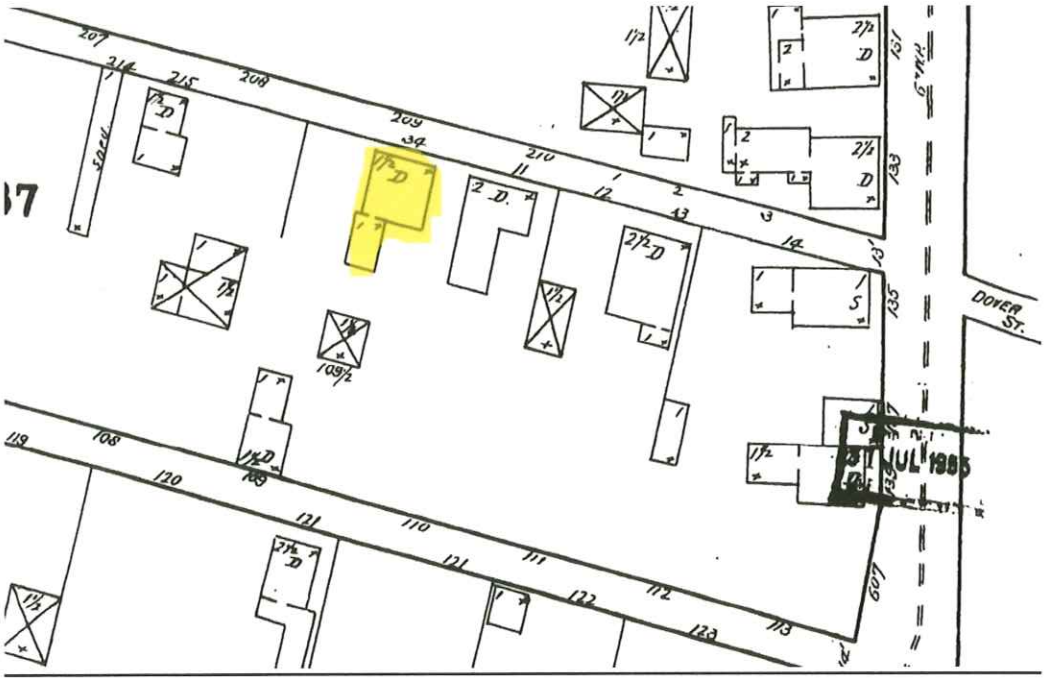
NHA 1880s PHOTOGRAPH SHOWING 6/6 WINDOWS AND NO REAR ADDITION



NHA 1880s PHOTOGRAPH



NHA 1892 SANBORN MAP



NHA 1898 SANBORN MAP



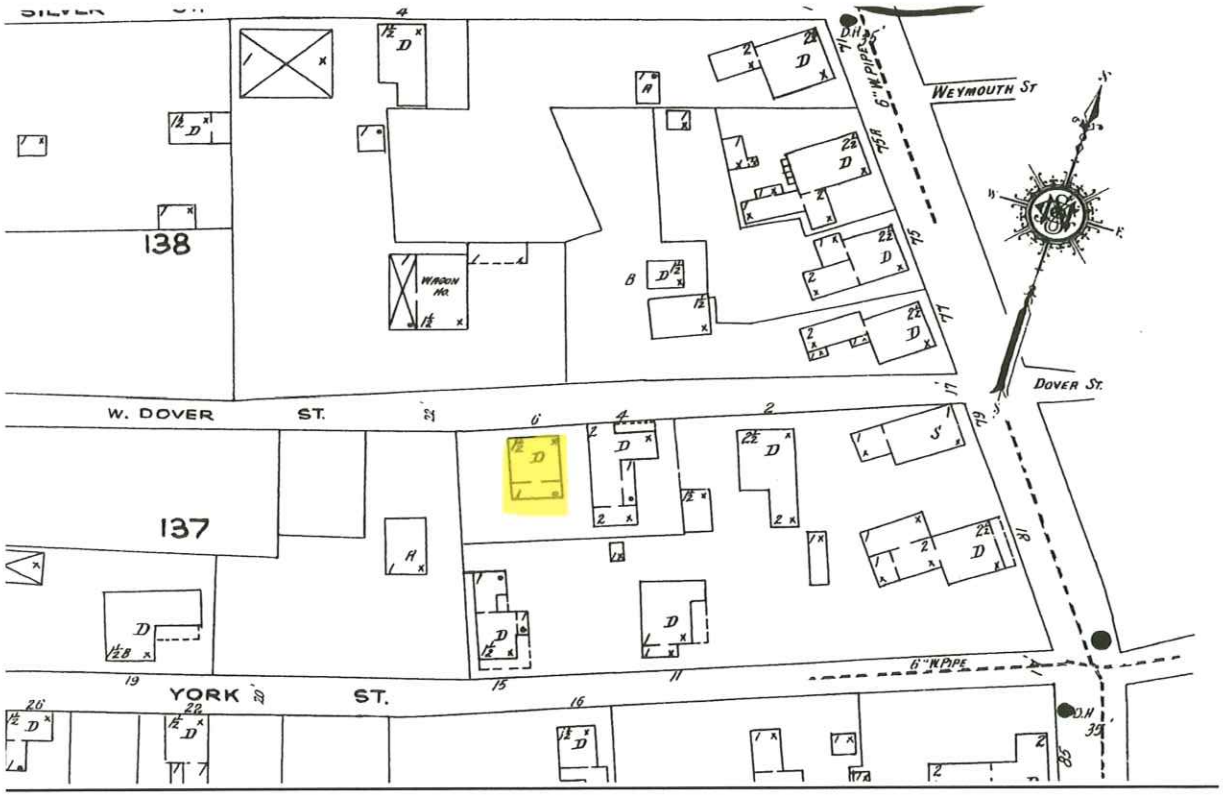
NHA 1904 SANBORN MAP



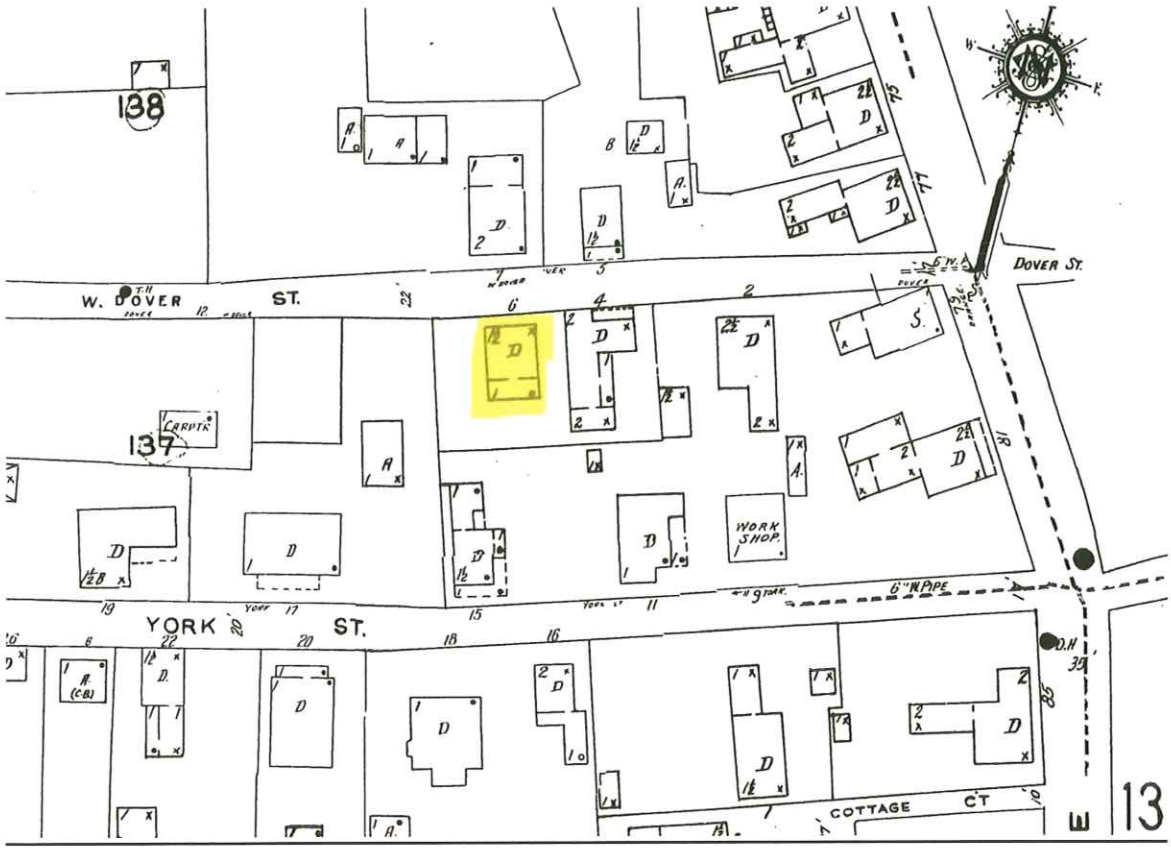
NHA 1909 SANBORN MAP



NHA 1923 SANBORN MAP



NHA 1949 SANBORN MAP – 4 WEST DOVER STREET WAS DEMOLISHED AND BECAME PART OF 6 WEST DOVER ST.



6 W Dover – Scope of Work

1. **Replace the front door.**
2. **Replace 11 windows. The location of these windows will not change.** Half of the windows are 6 over 6 (mostly on the 2nd floor) and half are 2 over 1 (mostly on the first floor). We would like to replace 11 of the 2 over 1 windows to 6 over 6 so the house is uniform.
3. **Replace 4 windows & change the location.** The second floor dormer facing the street has 2 sets of double 6 over 6 windows. We would like to change these double windows to 4 single windows and mirror the 1st floor window spacing.
4. **Add a single 32 inch exterior door that opens into the side yard + 2 brick steps.** This door would provide access to the side yard from the living room

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Item #1: Replace the front door



Current Front Door



Replace Front Door (continued)

QUOTE #: 5812954-100-1
QUOTE VALID THROUGH: 12/19/2024

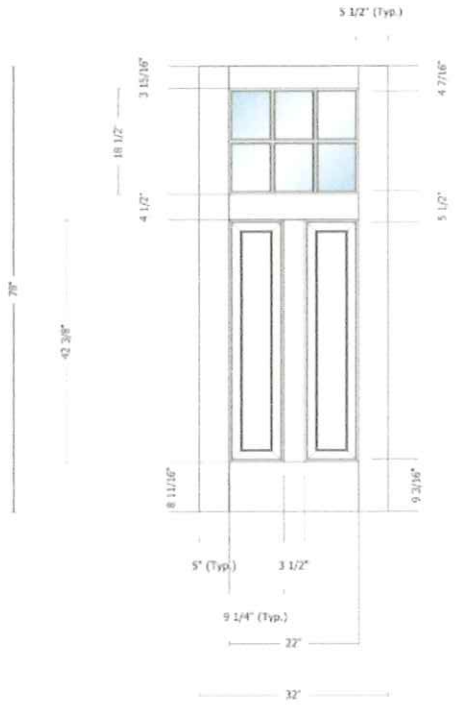
37662 Thermal Sash (SDL)

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 37662
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 2-8"
HEIGHT: 6-6"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Clear
GRILLE: 7/8" Ovolo SDL
PANEL: 1-7/16" Innerbond DHRP
ADDITIONAL OPTIONS:
UltraBlock® Technology
WaterBarrier® Technology
Solid Bottom Rail
Cartoned

Simpson Door Spec



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Item #2: Replace 11 windows. The location of these windows will not change.

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Replace 11 Windows with new 6 over 6 windows.

The location of these windows will not move.



Context Photo:



Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.





Context Photos:



Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.



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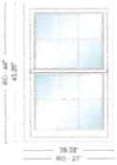
Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.

Anderson Window Spec for the 2 windows flanking the bay window:



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	2	AA	1ST FLOOR FLANKING BAY WINDOW	$1,406.07	$2,812.14

RO Size: 27" x 44" **Unit Size: 26 1/4" x 43 1/4"**

ADH 2' 2 1/4"X3' 7 1/4", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH 26.25 x 43.25 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	22.1940	16.9790	2.61690

Anderson Window Spec for everywhere else:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	4	AA	1ST FLOOR STREET SIDE	$1,383.60	$5,534.40

RO Size: 30" x 56" **Unit Size: 29 1/4" x 55 1/4"**

ADH2648, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2648 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	25.1875	23.0000	4.02000

Item #3: Replace 4 windows & change the location.

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Replace 4 windows & change the location.

Current Windows

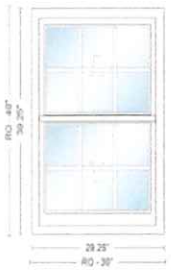


Proposed Layout – Window size with match the size of the existing 2nd floor windows. Window spacing will mirror the first floor windows.



Replace 4 windows & change the location (continued)

Anderson Window Spec



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	4	AA	2ND FLOOR STREET SIDE	$1,232.84	$4,931.36

RO Size: 30" x 40" **Unit Size: 29 1/4" x 39 1/4"**

ADH2634, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2634 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	25.1875	15.0000	2.62000

Item #4: Add a single 32 inch exterior door that opens into the side yard + 2 brick steps.

Add a single 32 inch exterior door that opens into the side yard + 2 brick steps

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View from the street





Current House

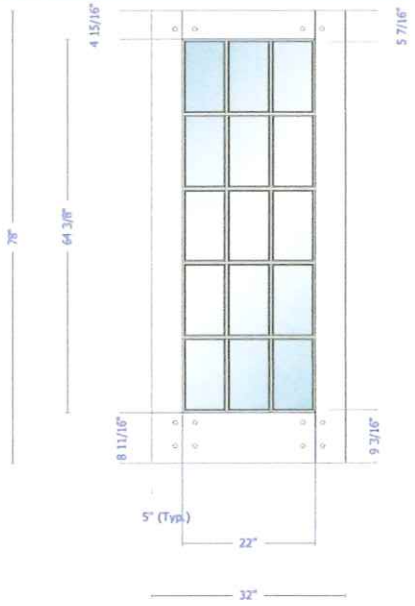


Add a single 32 inch exterior door that opens into the side yard + 2 brick steps (continued)

Proposed



Simpson "Nantucket Collection" wood spec



6 W DOVER ST

Location 6 W DOVER ST

Mblu 5541/ / 191/ /

Acct# 00011089

Owner CBR ACK HOLDINGS LLC

Assessment $1,799,900

PID 11089

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	$646,100	$1,153,800	$1,799,900

Owner of Record

Owner CBR ACK HOLDINGS LLC
Co-Owner
Address 6 W DOVER ST
NANTUCKET, MA 02554

Sale Price $2,130,000
Certificate
Book & Page 1981/226
Sale Date 07/18/2024
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CBR ACK HOLDINGS LLC	$2,130,000		1981/226	00	07/18/2024
IRELAND LORENE TR	$0		1926/183	99	12/30/2022
IRELAND LORENE	$750,000		1460/071	1U	11/13/2014
VIERA GERTRUDE V	$0		1313/262	99	02/15/2012
VIERA GERTRUDE V	$0		0111/479		08/28/1947

Future Owners

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CBR ACK HOLDINGS LLC	$2,130,000		1981/226	00	07/18/2024

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 2,321
Replacement Cost: $927,711
Building Percent Good: 55
Replacement Cost Less Depreciation: $510,200

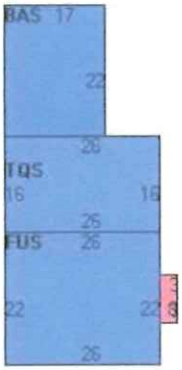
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\87\72.jpg)

Building Layout



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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



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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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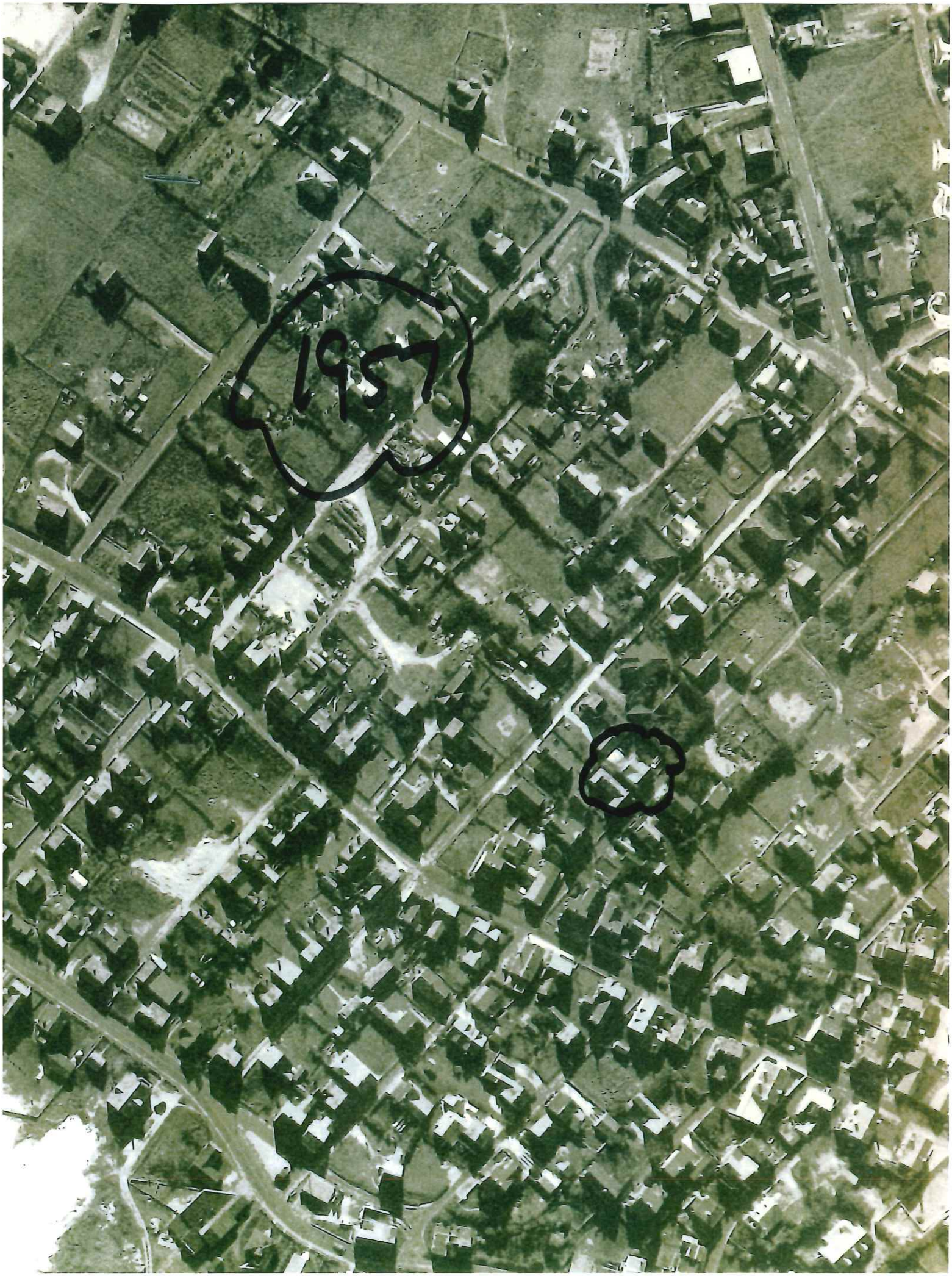
1938


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.

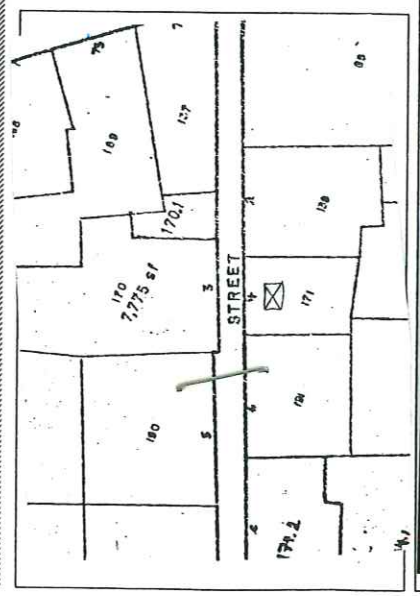
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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) _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

✓ 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.**

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.

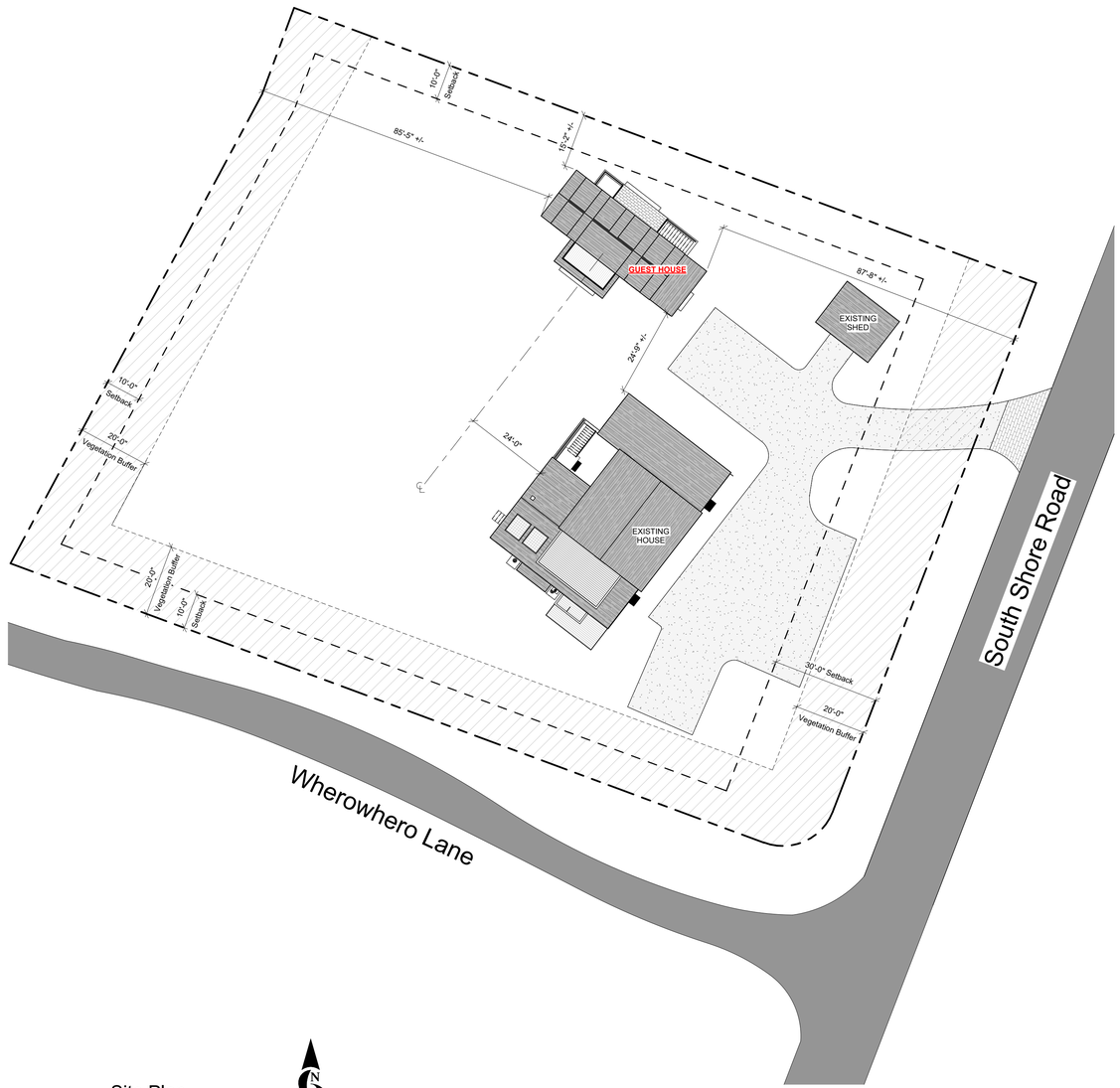
Webster

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
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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

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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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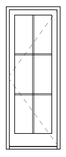
A



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	



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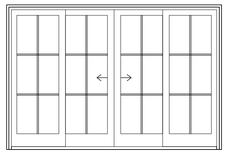

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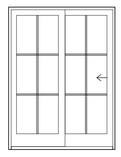

6080

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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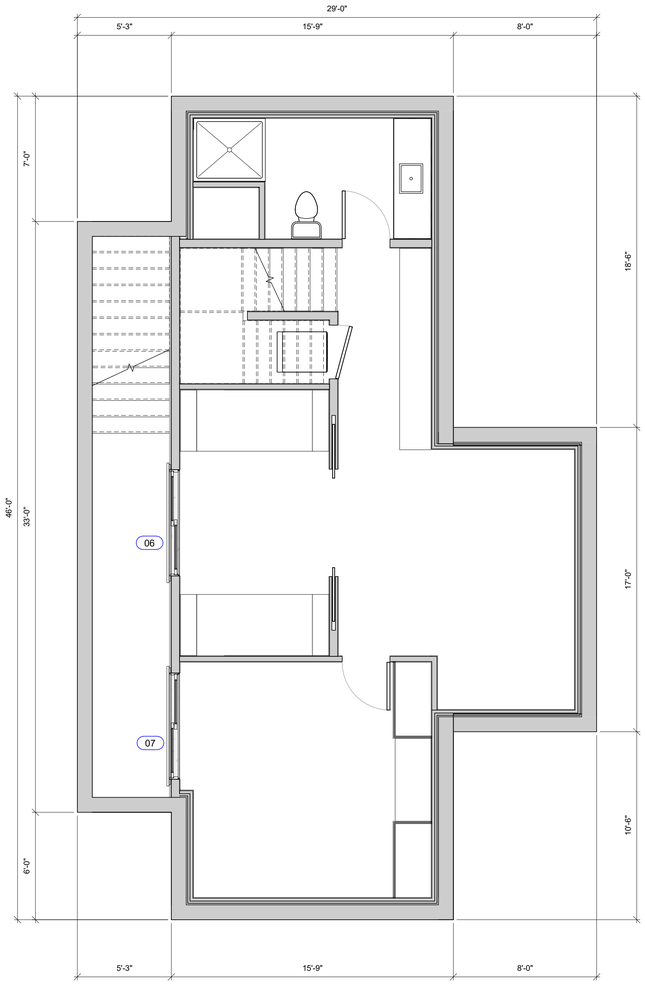
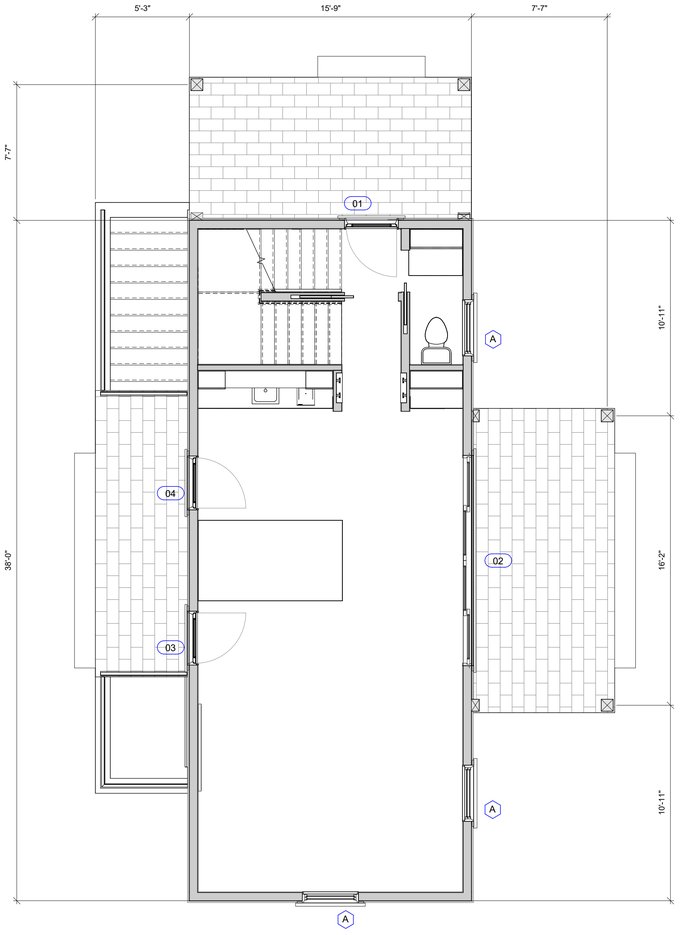
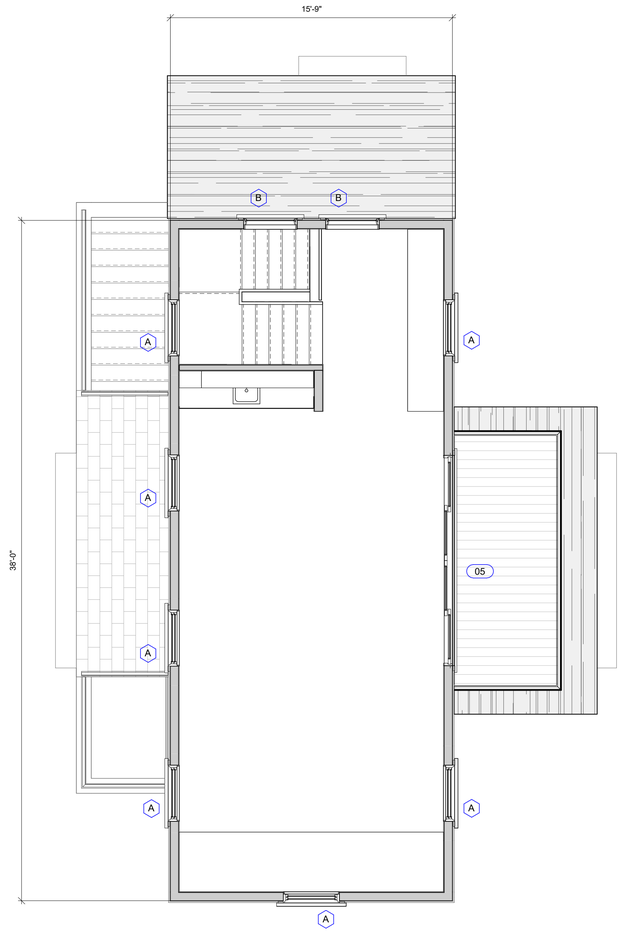


1 Basement Floor Plan
1/4" = 1'-0"



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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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'x13' ☑ 1st floor ☐ 2nd floor

Width: 48' Sq. footage 2nd floor: 1386 Size: 34'x5' ☑ 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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 8"x8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided 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

RECEIVED
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:

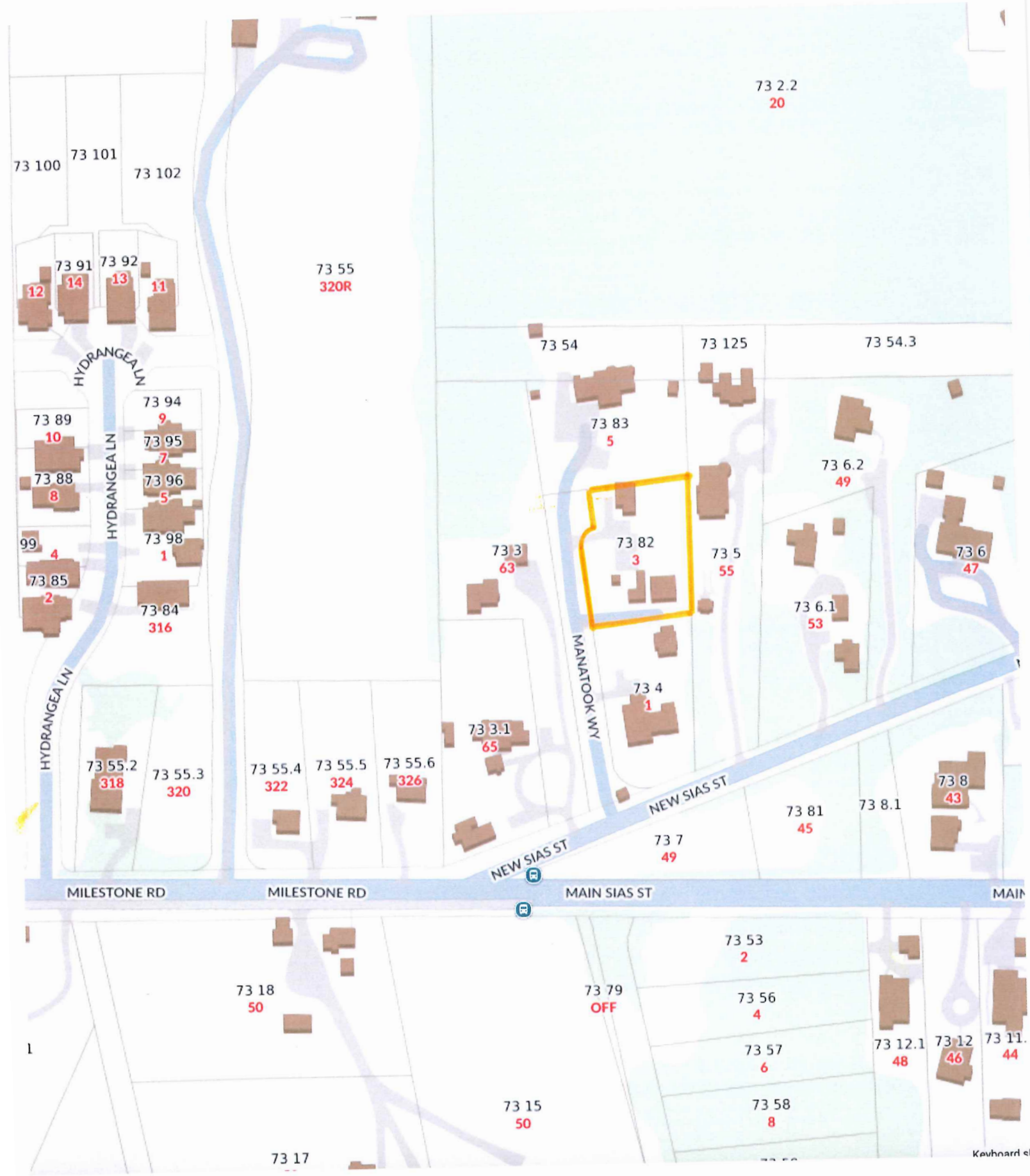
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

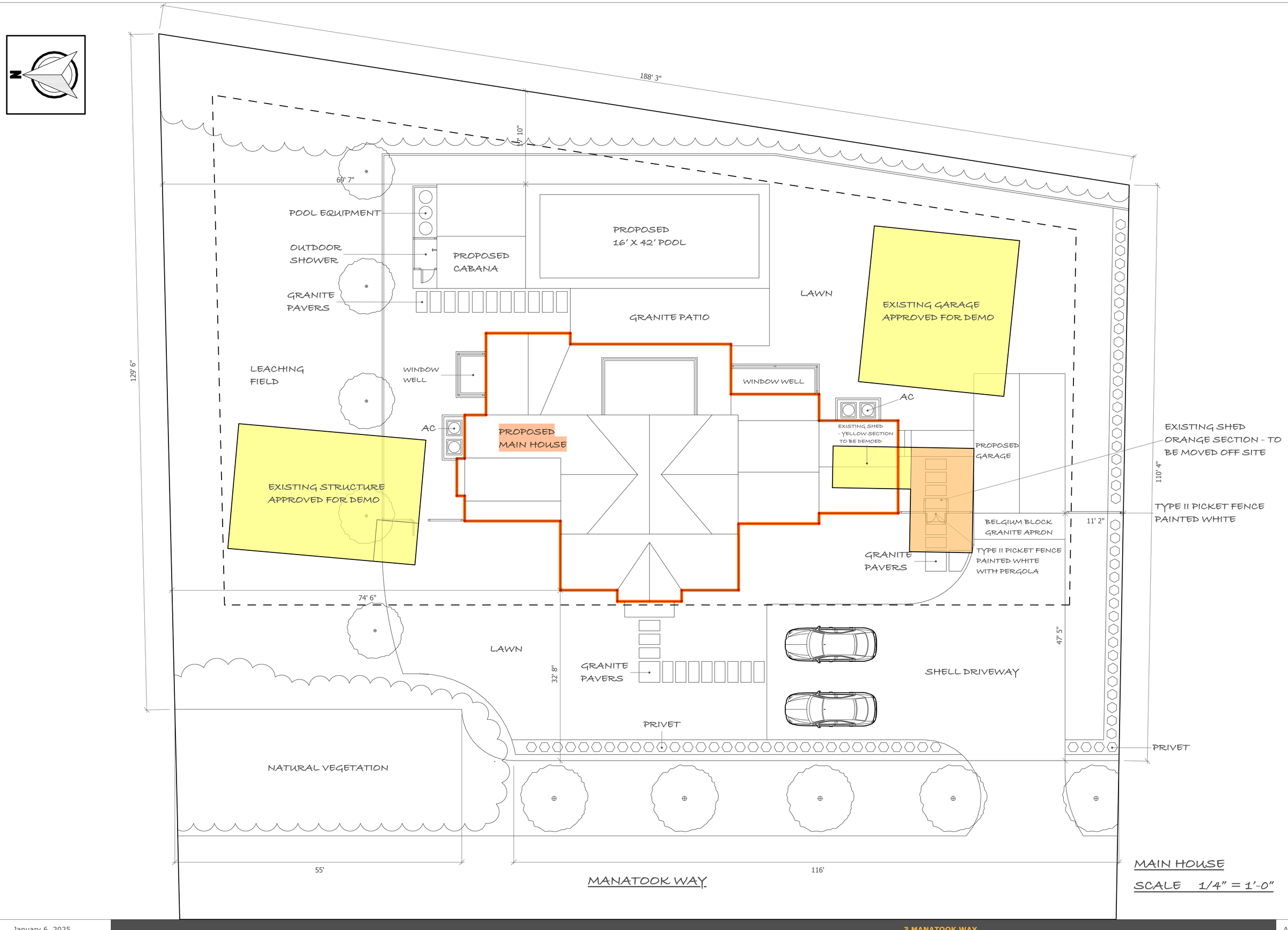
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Dean Lampe 1/7/25

Signature Date

3 MANATOOK WAY





MAIN HOUSE

SCALE 1/4" = 1'-0"

DEAN LAMPE



EAST ELEVATION



SOUTH ELEVATION

MAIN HOUSE - ELEVATIONS

SCALE 1/4" = 1'-0"

DEAN LAMPE



WEST ELEVATION



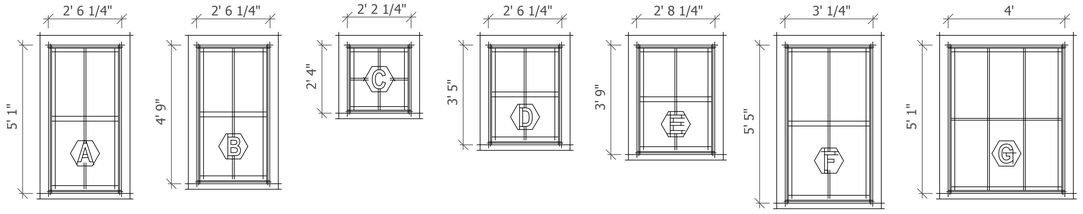
NORTH ELEVATION

MAIN HOUSE - ELEVATIONS

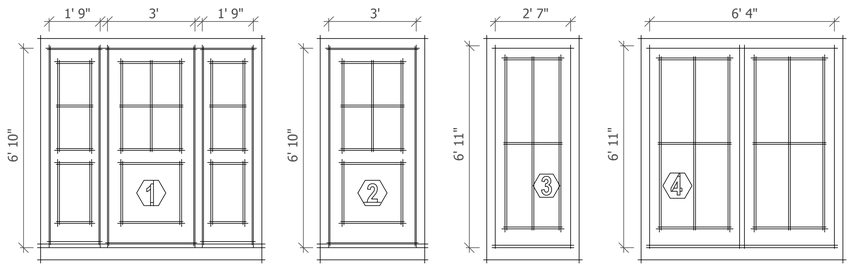
SCALE 1/4" = 1'-0"

DEAN LAMPE

WINDOW / DOOR SCHEDULE



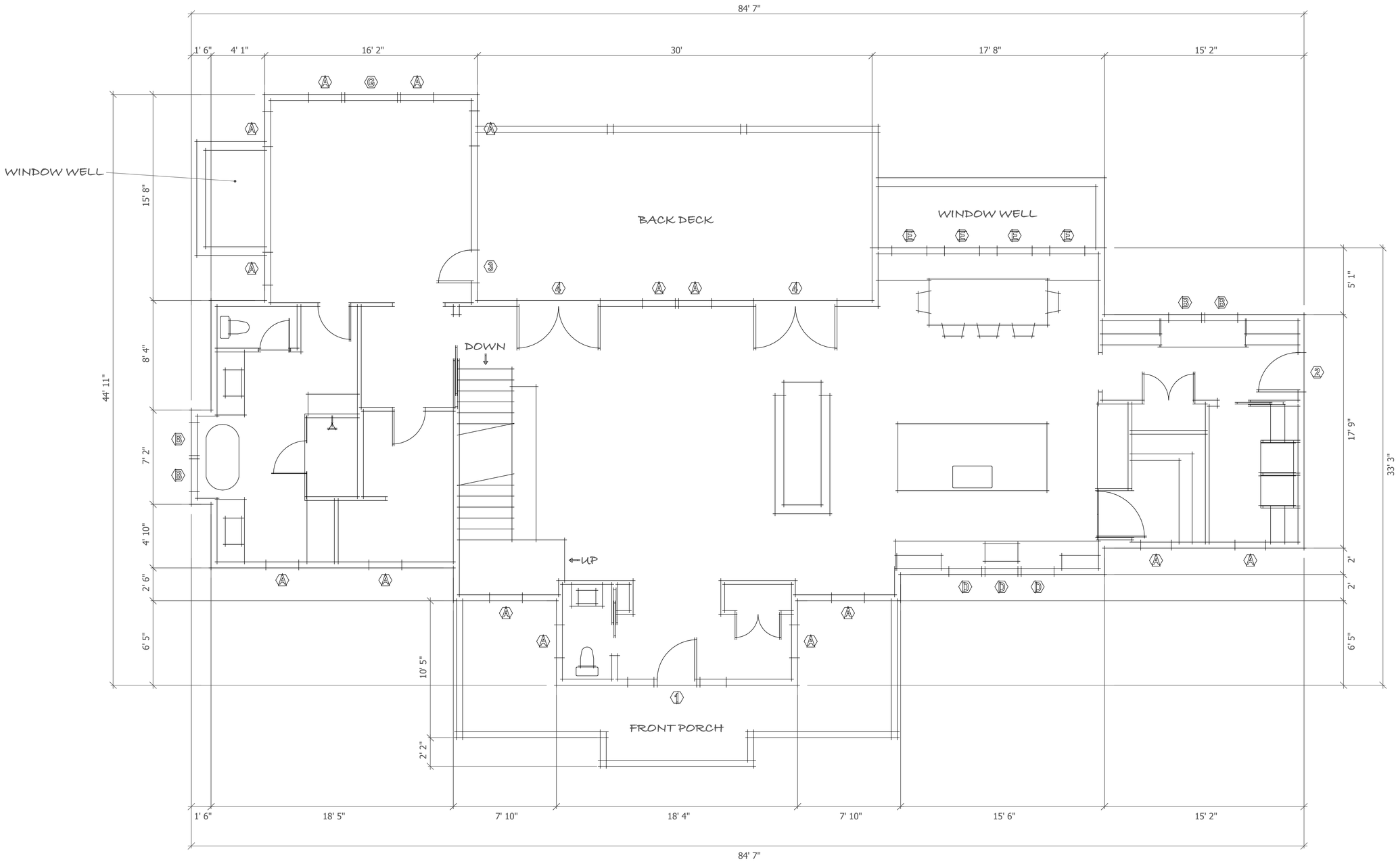
WINDOW	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	U-VALUE
A	17	2' - 6 1/4"	5' - 1"	ANDERSEN	TW24410	.28
B	16	2' - 6 1/4"	4' - 9"	ANDERSEN	TW2446	.28
C	2	2' - 2 1/4"	2' - 4"	ANDERSEN	WTR2021	.28
D	3	2' - 6 1/4"	3' - 5"	ANDERSEN	TW2432	.28
E	4	2' - 8 1/4"	3' - 9"	ANDERSEN	TW2636	.28
F	4	3' - 1/4"	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

MAIN HOUSE - WINDOW / DOOR SCHEDULE

SCALE 1/4" = 1'-0"

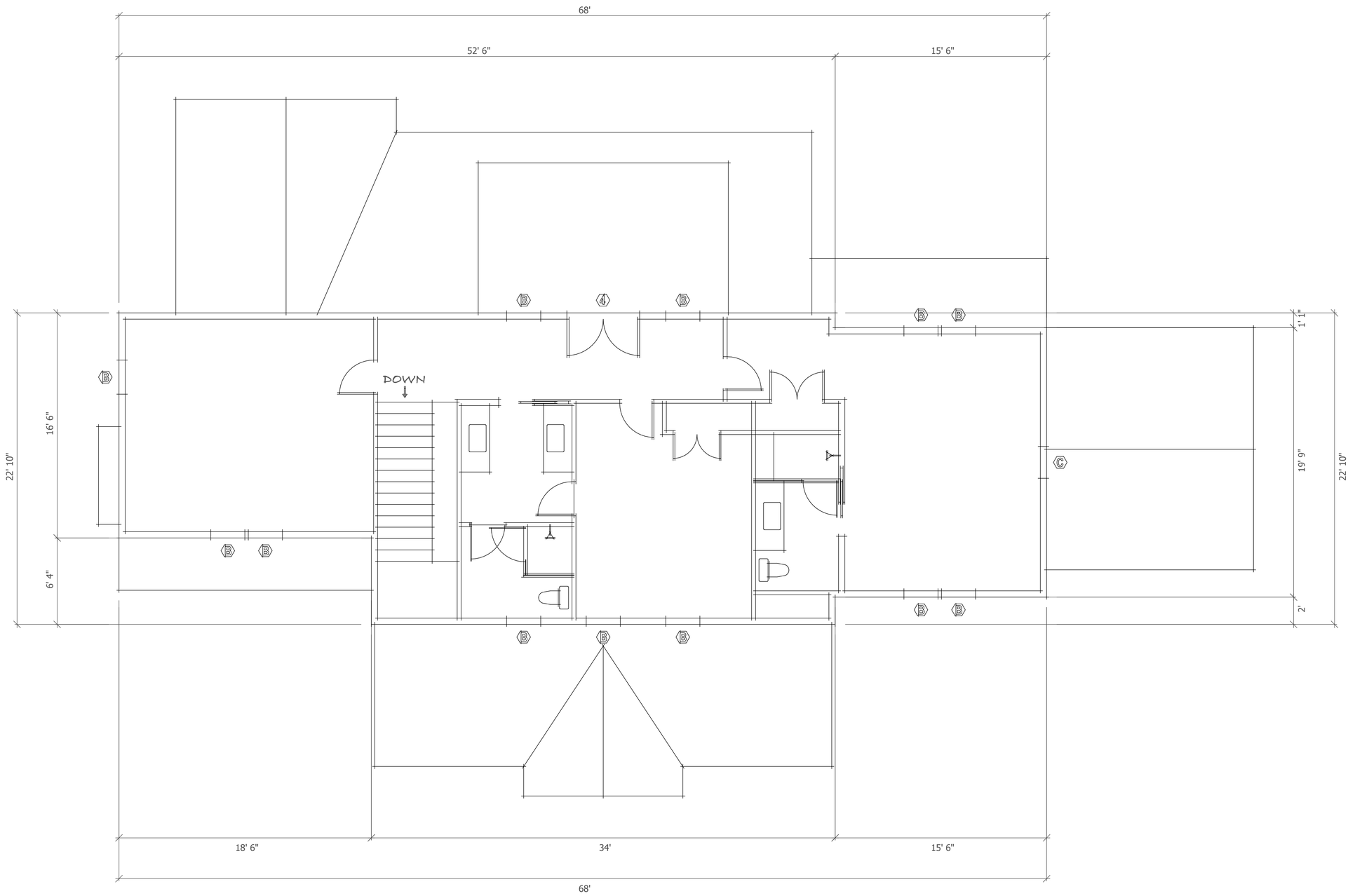


1ST FLOOR PLAN

MAIN HOUSE - FLOOR PLANS

SCALE 1/4" = 1'-0"

DEAN LAMPE

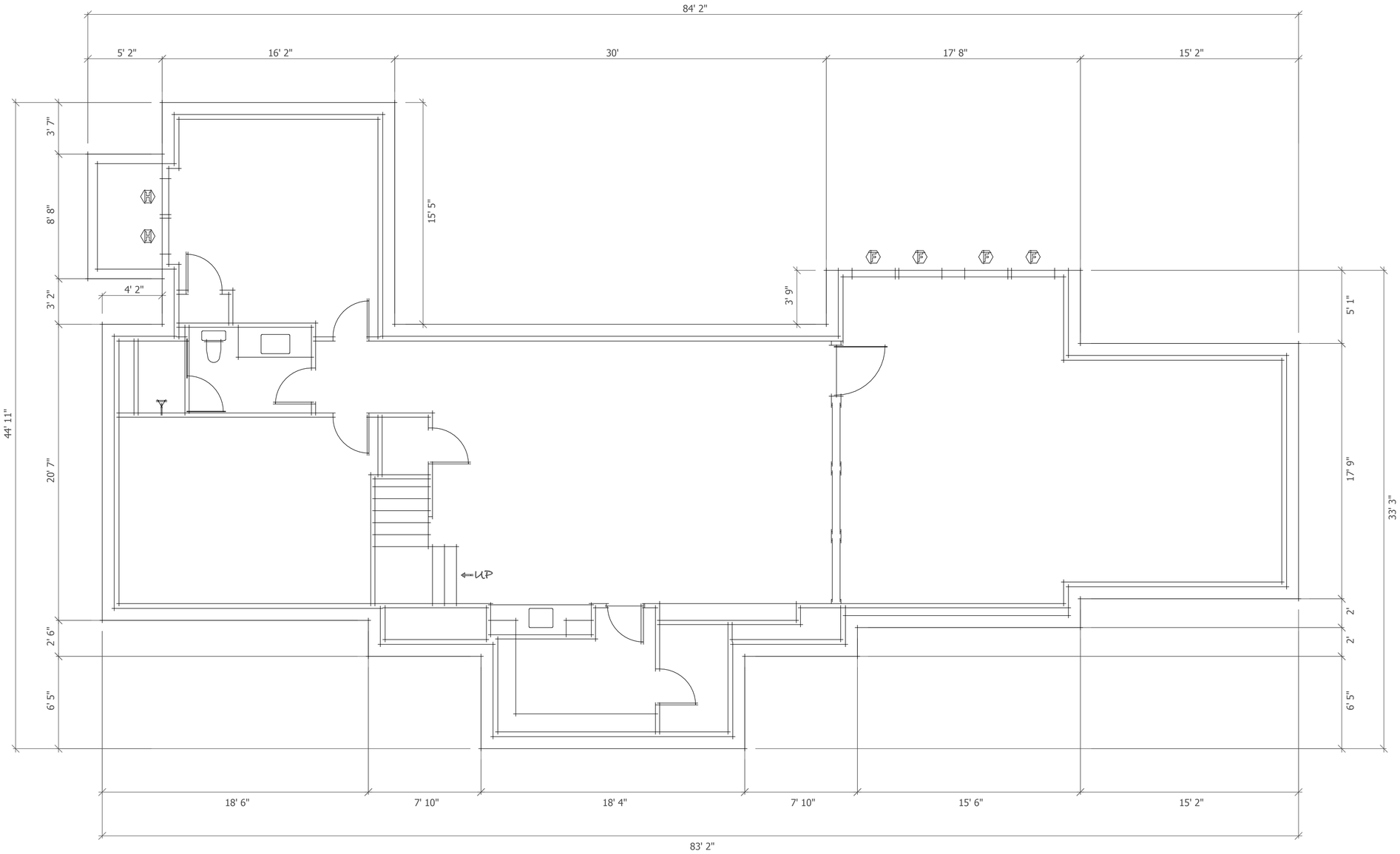


2ND FLOOR PLAN

DEAN LAMPE

MAIN HOUSE - FLOOR PLANS

SCALE 1/4" = 1'-0"



BASEMENT PLAN

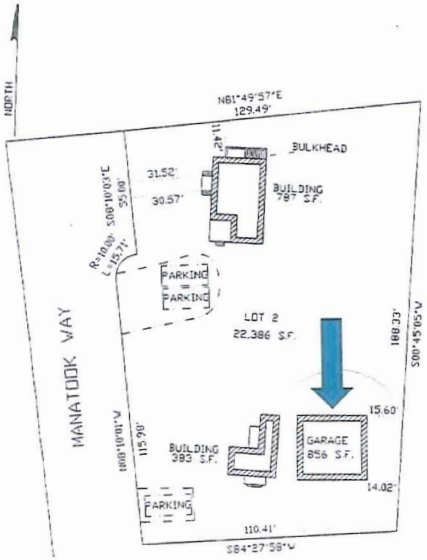
MAIN HOUSE - FLOOR PLANS

SCALE 1/4" = 1'-0"


3 MANATOOK WAY


3 MANATOOK WAY - EXISTING

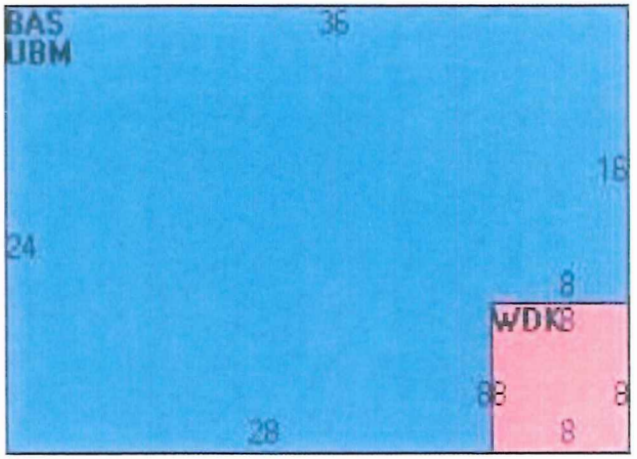
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



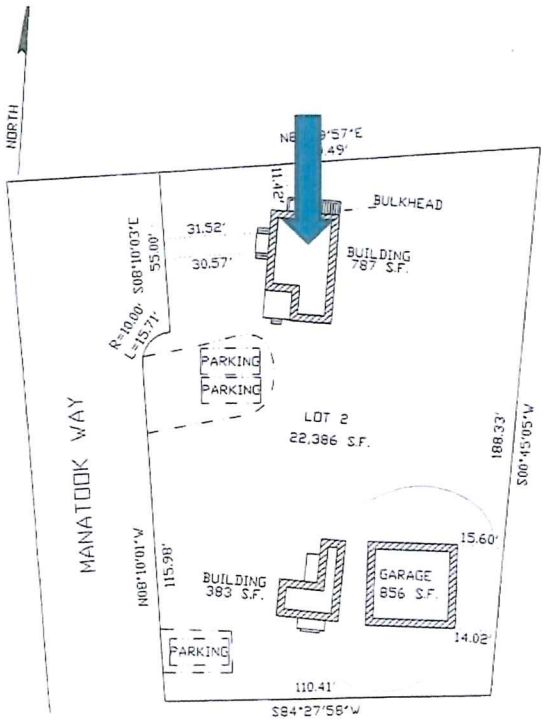


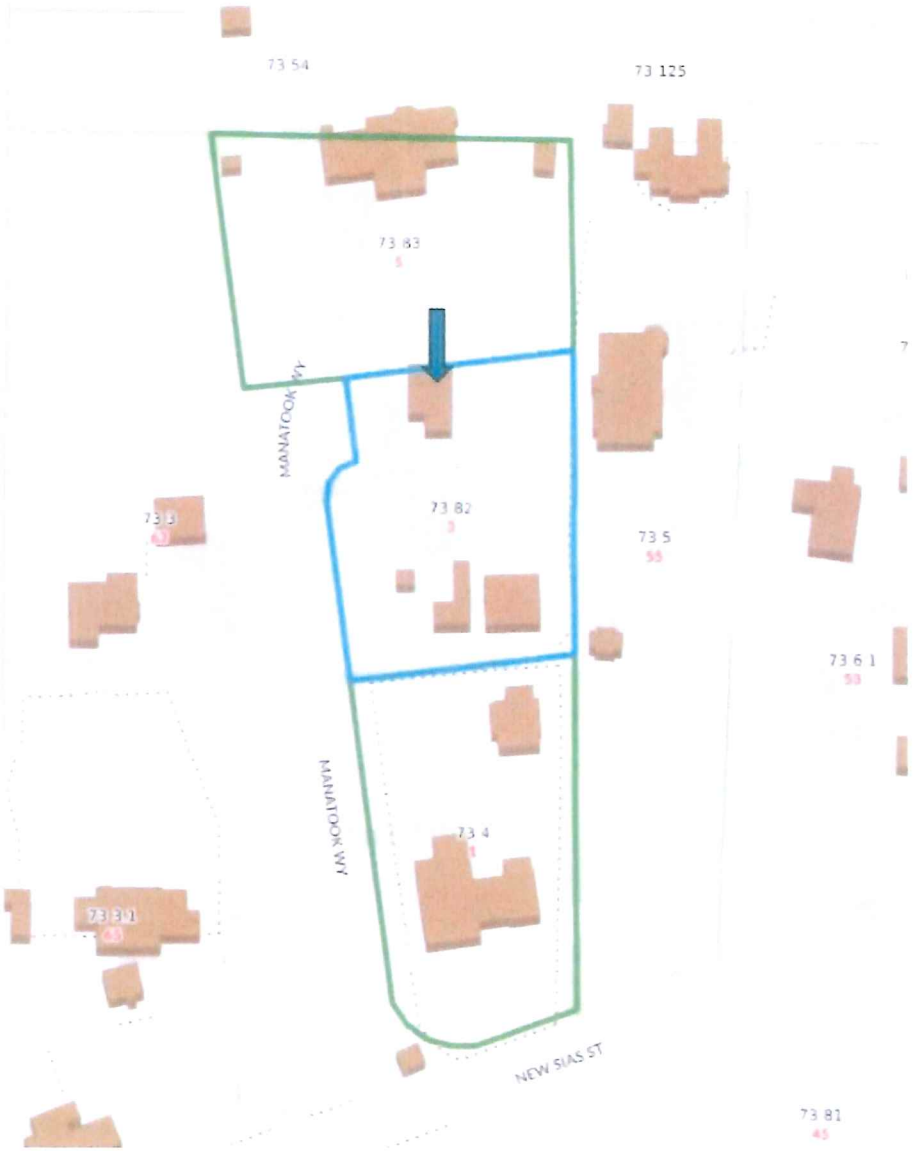
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





3 MANATOOK WAY
EXISTING BUILDING #1 - APPROVED FOR DEMO



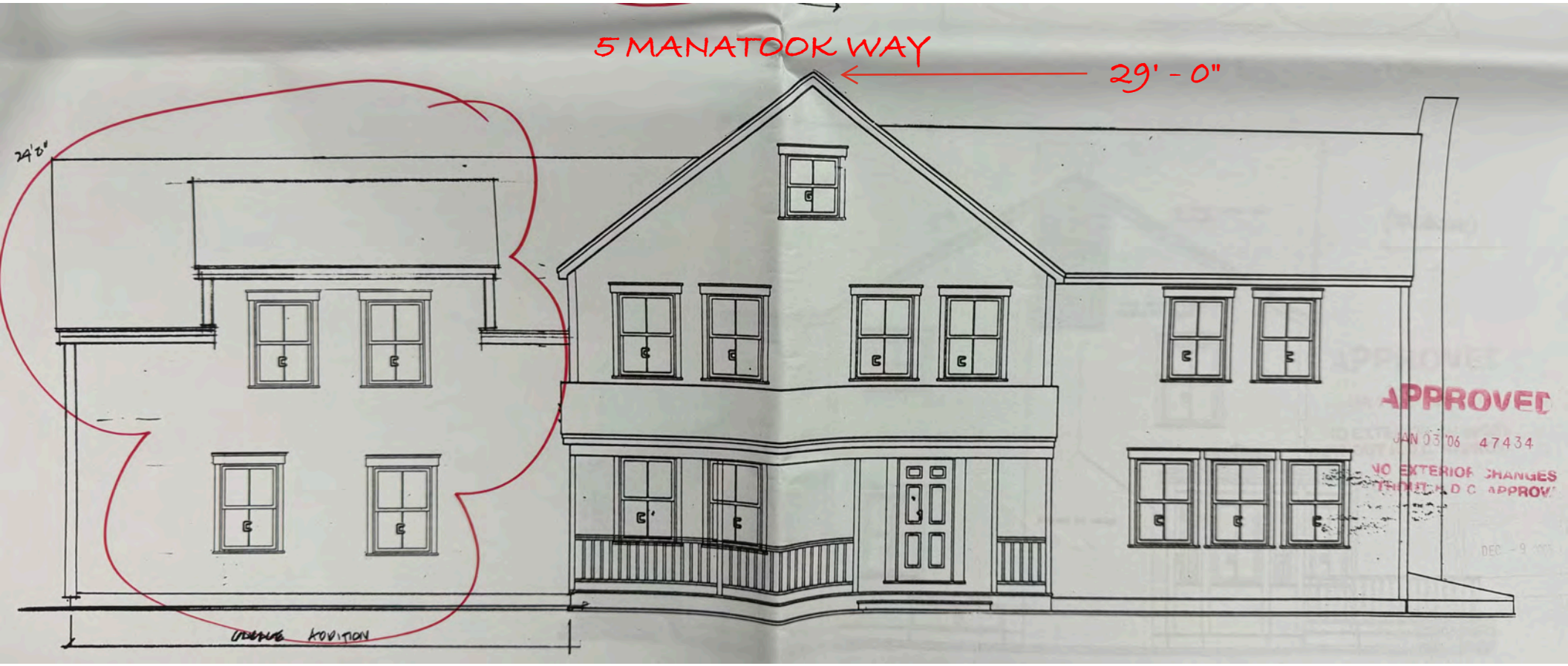


1 MANATOOK WAY



WEST ELEVATION
SCALE: 1/4"=1'-0"


1 MANATOOK WAY


5 MANATOOK WAY
29' - 0"
24'0"
APPROVED
JAN 03 '06 47434
NO EXTERIOR CHANGES


5 MANATOOK WAY

RECEIVED
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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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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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.: PO Box 3682
City, State, ZIP+4®: Nantucket, MA 02584

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City, State, ZIP+4®: Delray Beach, FL 33483

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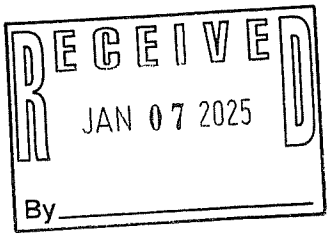
SHANNON M
22 PUMPKIN HILL RD
WESTPORT, CT 06880

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

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 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

Is there an HDC survey form for 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 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 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 _____

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

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

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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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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:

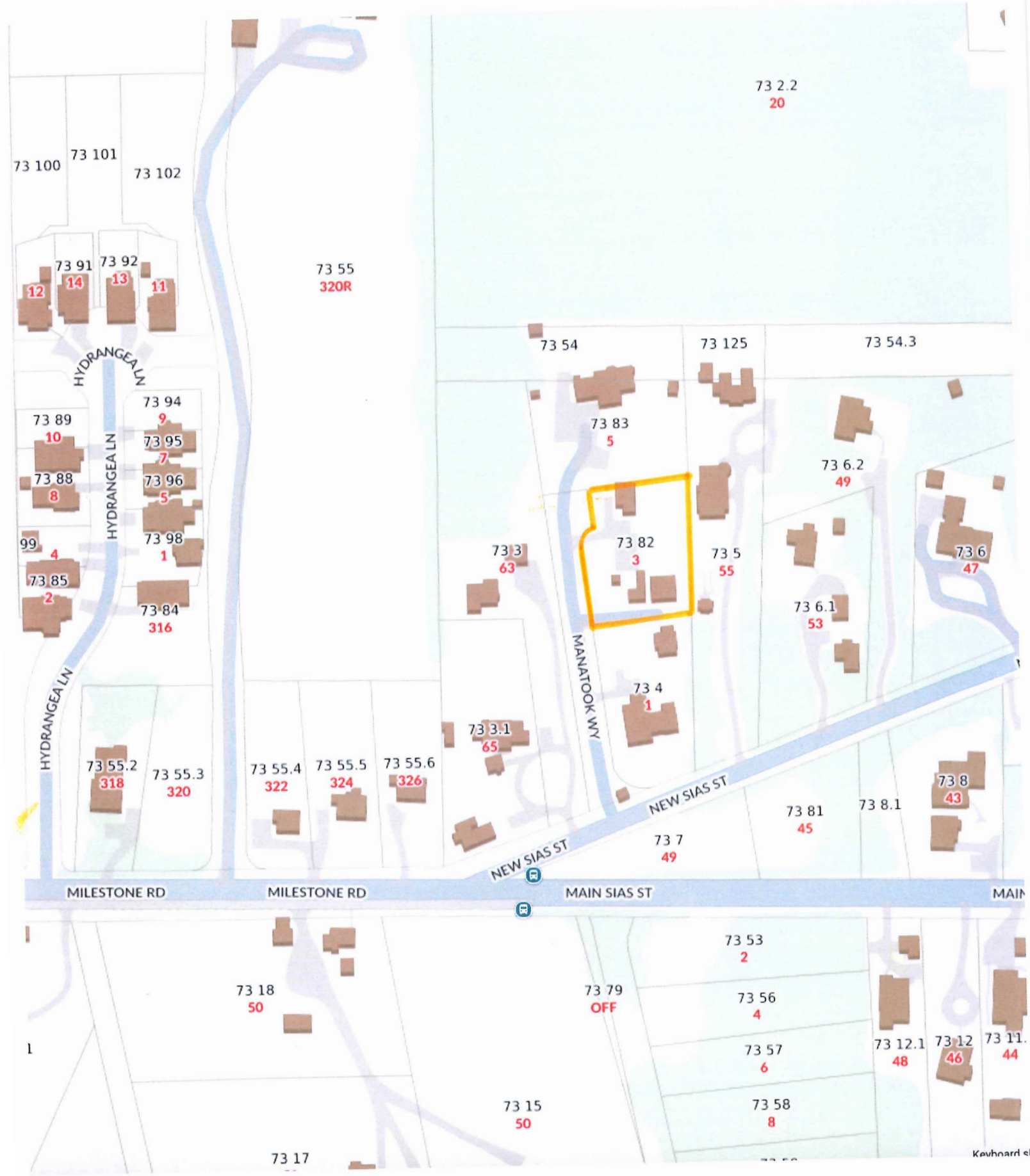
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

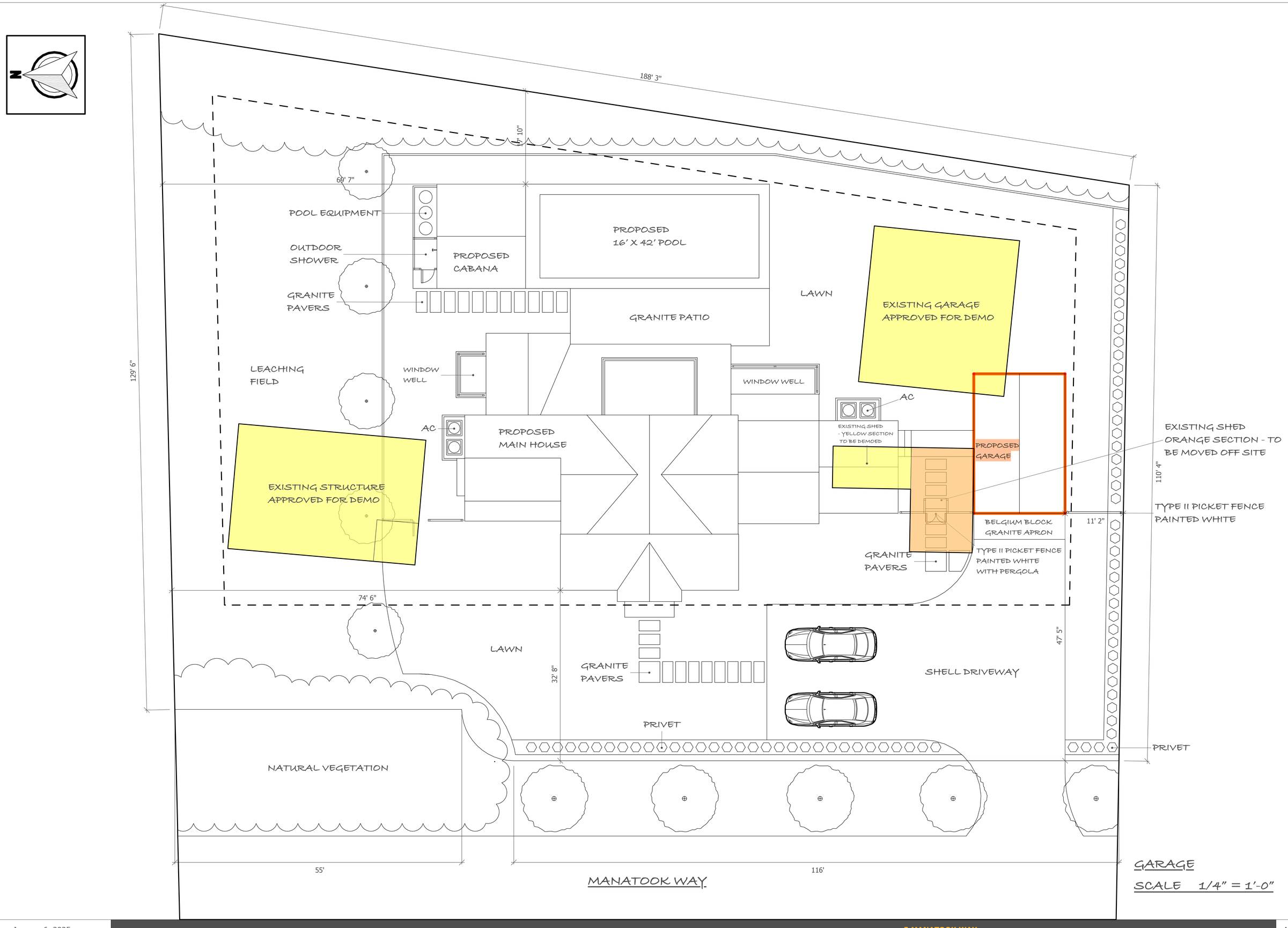
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Dean Lampe 1/7/25

Signature Date

3 MANATOOK WAY

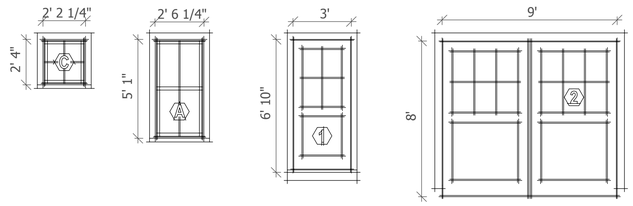




GARAGE

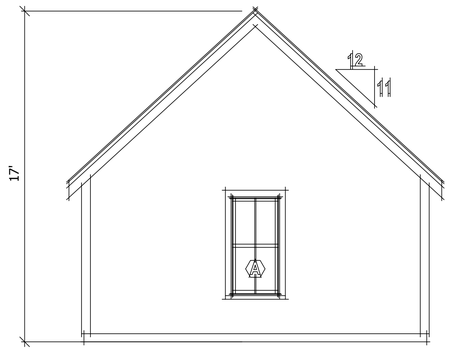
SCALE 1/4" = 1'-0"

DEAN LAMPE

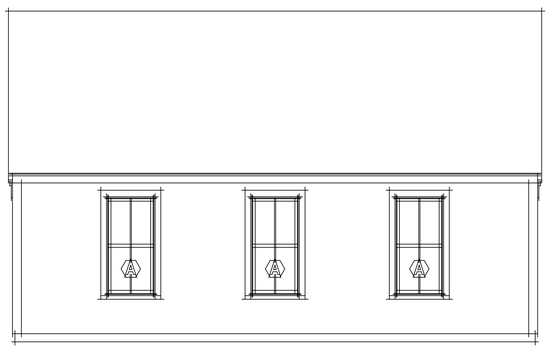


WINDOW / DOOR SCHEDULE

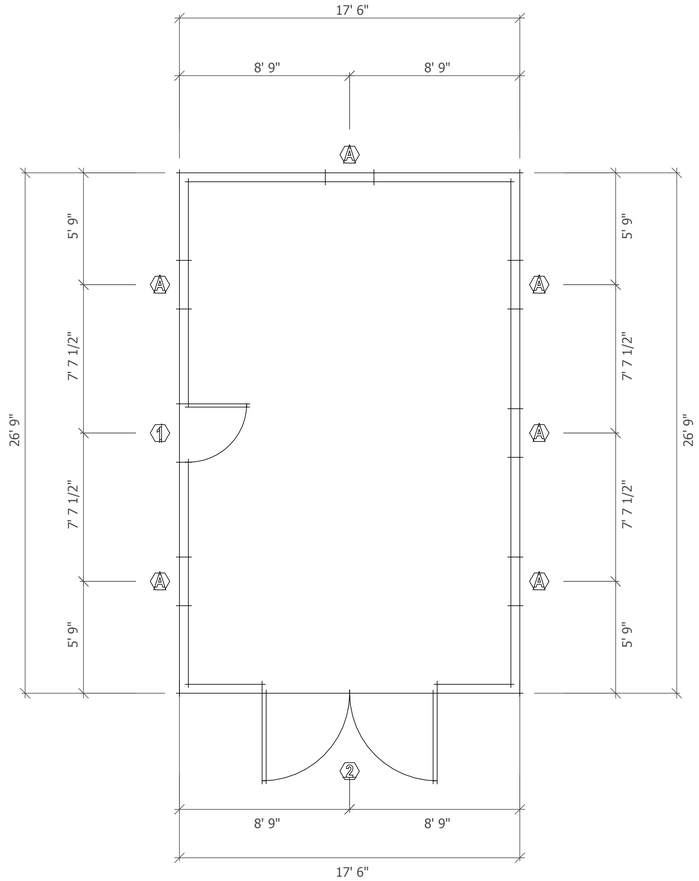
WINDOW / DOOR	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	U-VALUE
A	6	2' - 6 1/4"	5' - 1"	ANDERSEN	TW24410	.28
C	1	2' - 2 1/4"	2' - 4"	ANDERSEN	WTR2021	.28
1	1	3' - 0"	6' - 10"	BROSCO	F-37504U-W	.28
2	1	9' - 0"	8' - 0"	BOSTON SASH	CUSTOM	- - -



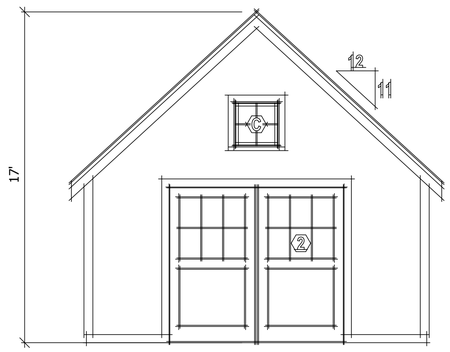
WEST ELEVATION



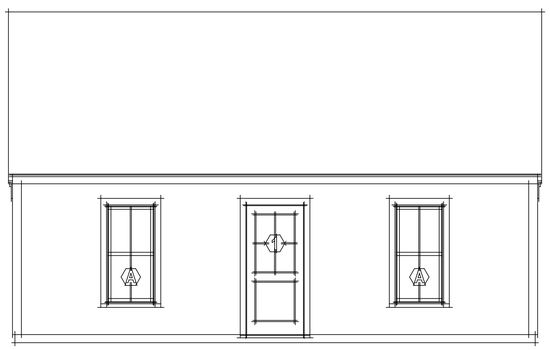
SOUTH ELEVATION



FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION

GARAGE

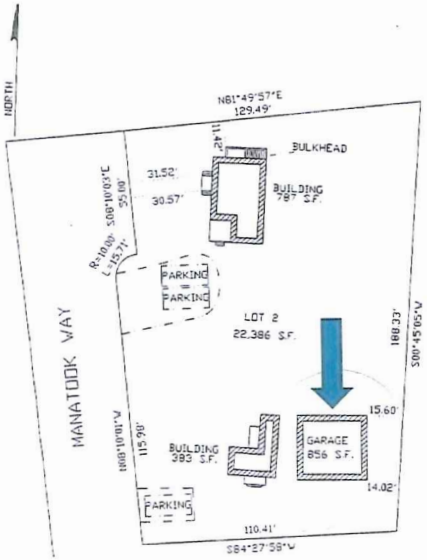
SCALE 1/4" = 1'-0"

DEAN LAMPE


3 MANATOOK WAY


3 MANATOOK WAY - EXISTING

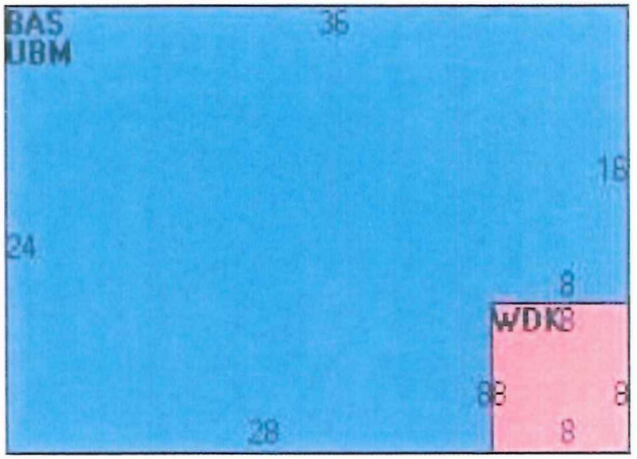
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO





3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





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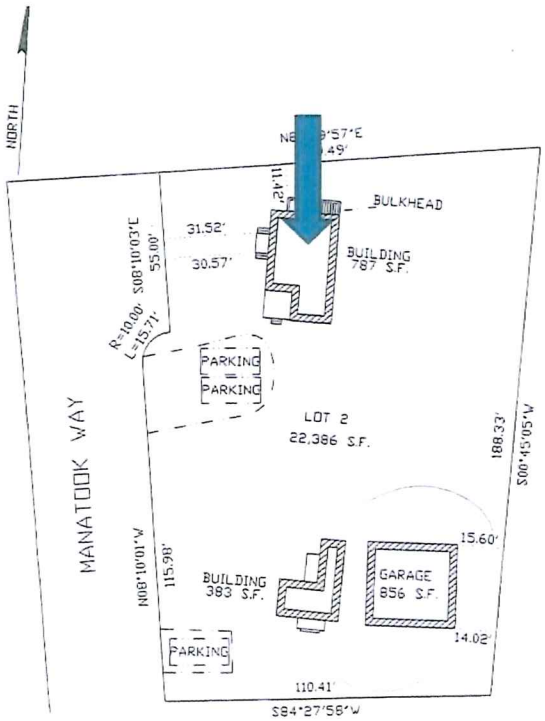
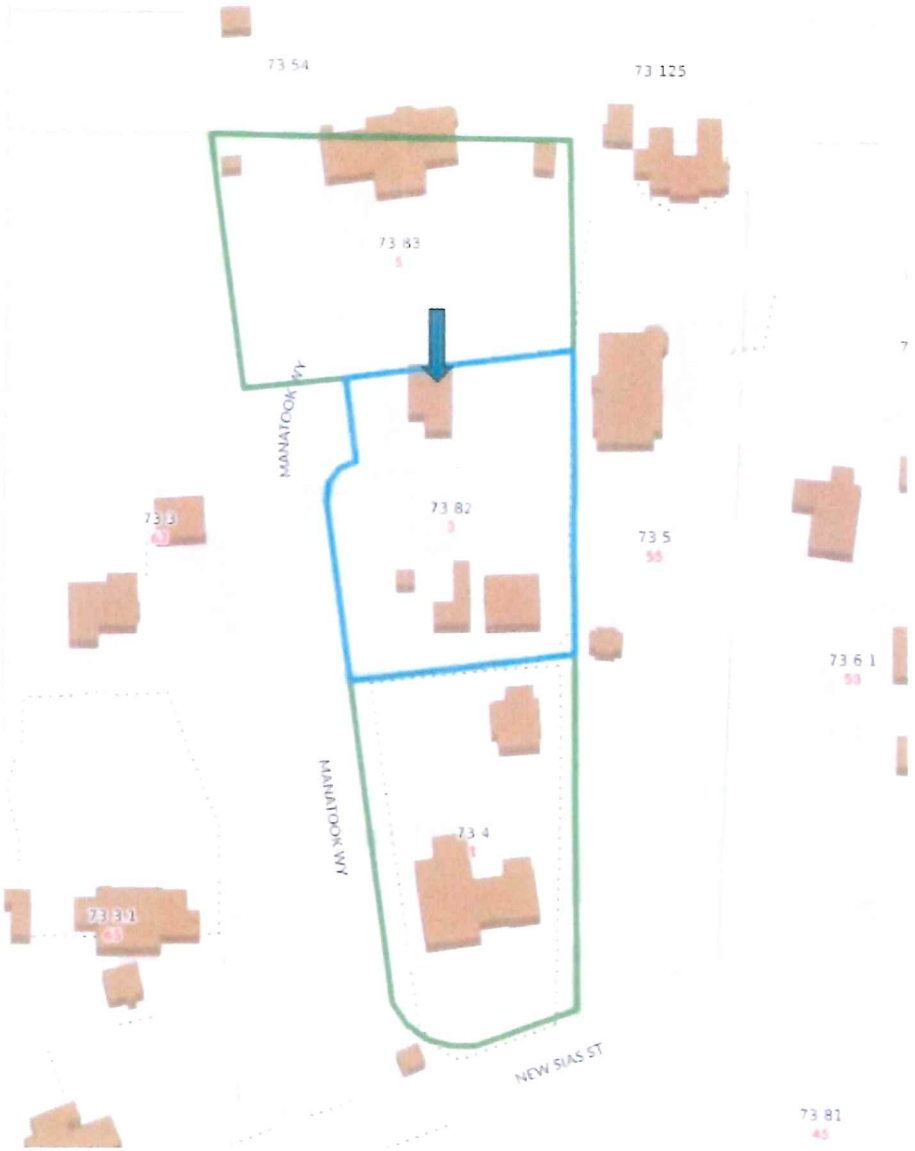
EXISTING BUILDING #1 - APPROVED FOR DEMO



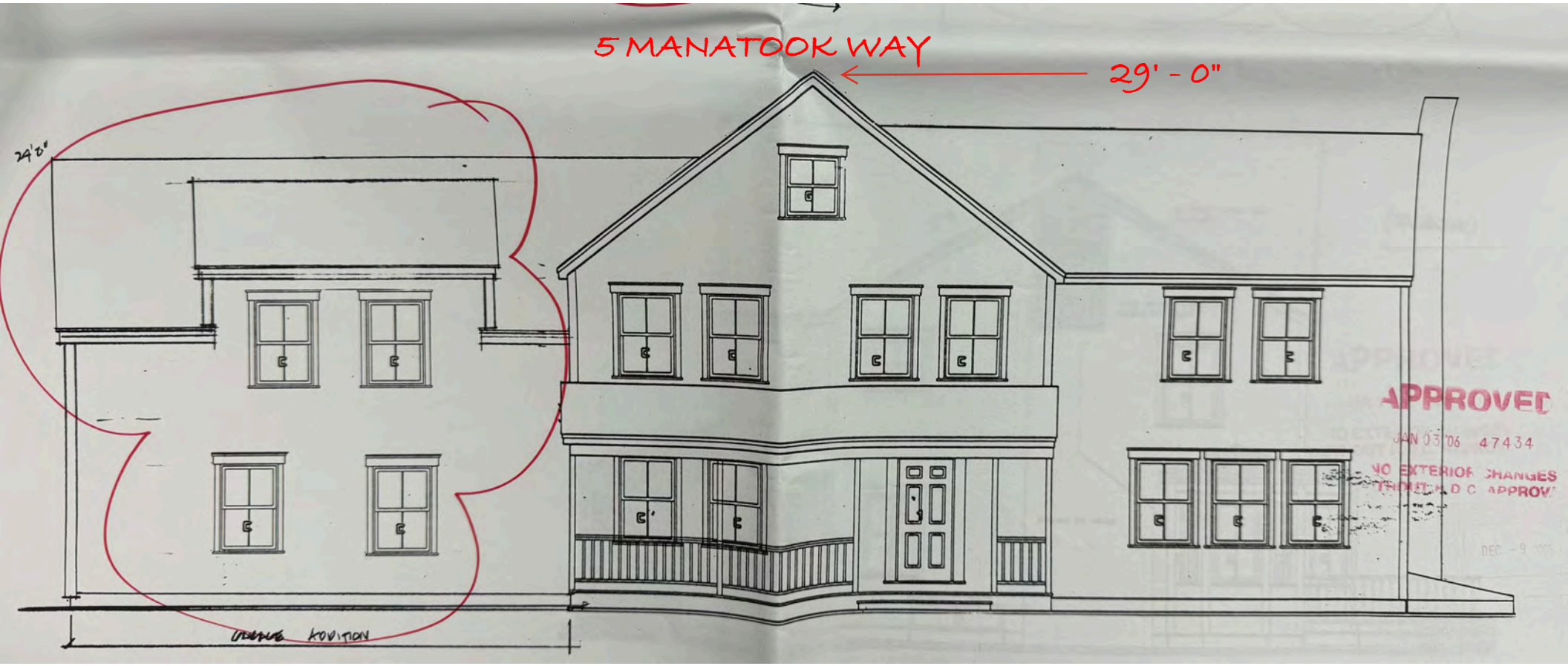


1 MANATOOK WAY



WEST ELEVATION
SCALE: 1/4"=1'-0"


1 MANATOOK WAY


5 MANATOOK WAY
29' - 0"
24'0"
APPROVED
JAN 03 '06 47434
NO EXTERIOR CHANGES


5 MANATOOK WAY

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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

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Street and Apt. No., or PO Box No.: 501 Andrews Ave
City, State, ZIP+4®: Delray Beach, FL 33483

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SHANNON M
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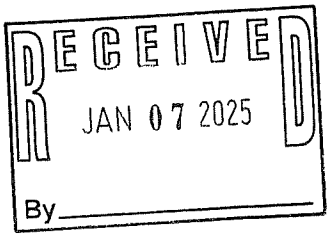
WESTPORT, CT 06880

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: 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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 8"x8"

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White cedar Clapboard (if applicable) _____ Roof Moire Black

Trim White Sash White Doors Natural red cedar

Deck Mahogany Foundation Concrete Fence _____ 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

RECEIVED
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:

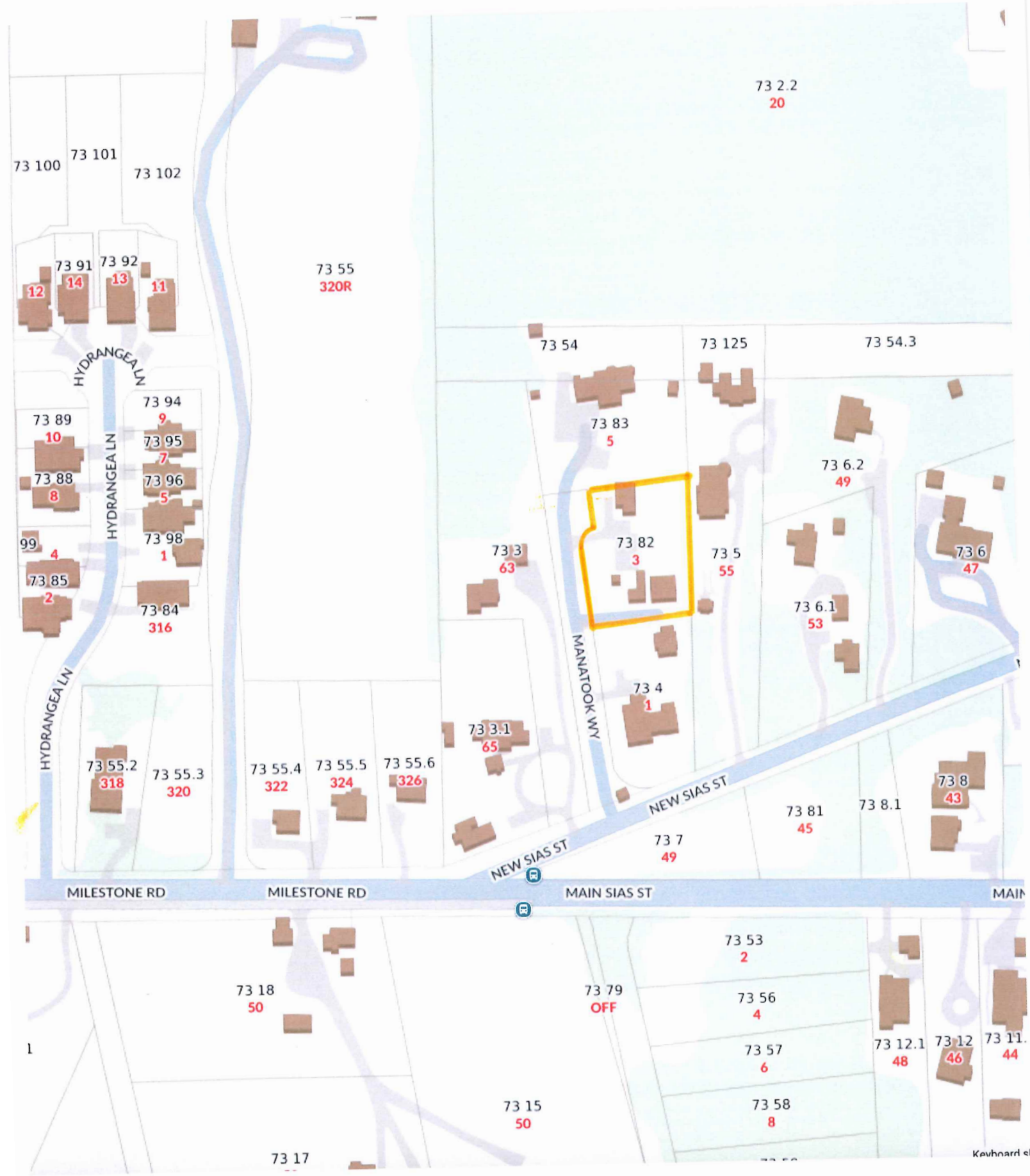
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

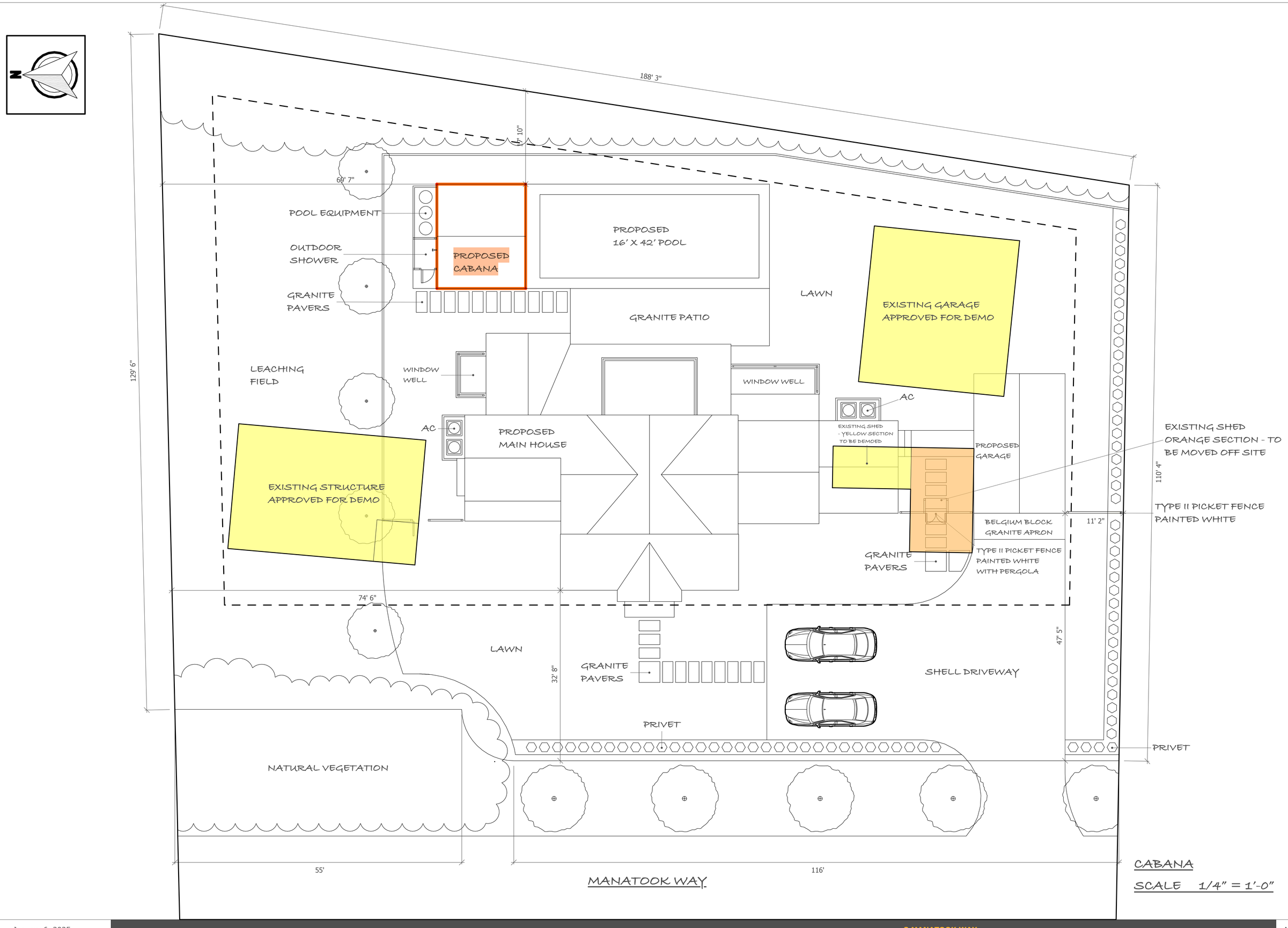
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Dean Lampe 1/7/25

Signature Date

3 MANATOOK WAY

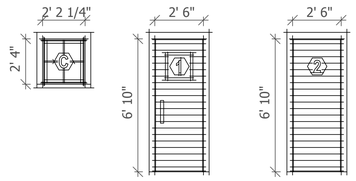




CABANA

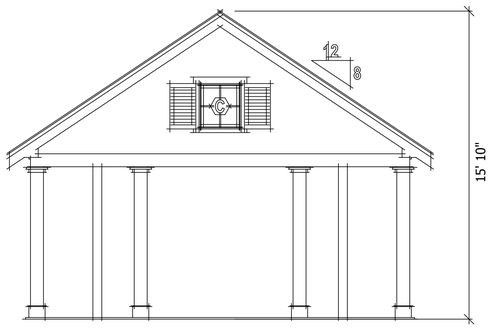
SCALE 1/4" = 1'-0"

DEAN LAMPE

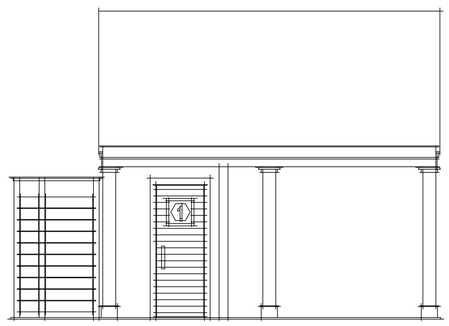


WINDOW / DOOR SCHEDULE

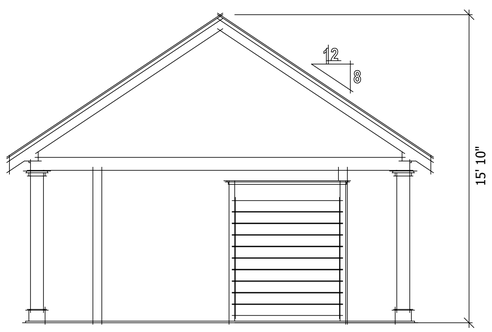
WINDOW / DOOR	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	U-VALUE
C	1	2' - 2 1/4"	2' - 4"	ANDERSEN	WTR2021	.28
1	1	2' - 6 1/4"	6' - 10"	FINNISH SAUNA	833898	- - -
2	1	2' - 6 1/4"	6' - 10"	FINNISH SAUNA	J1138	- - -



SOUTH ELEVATION



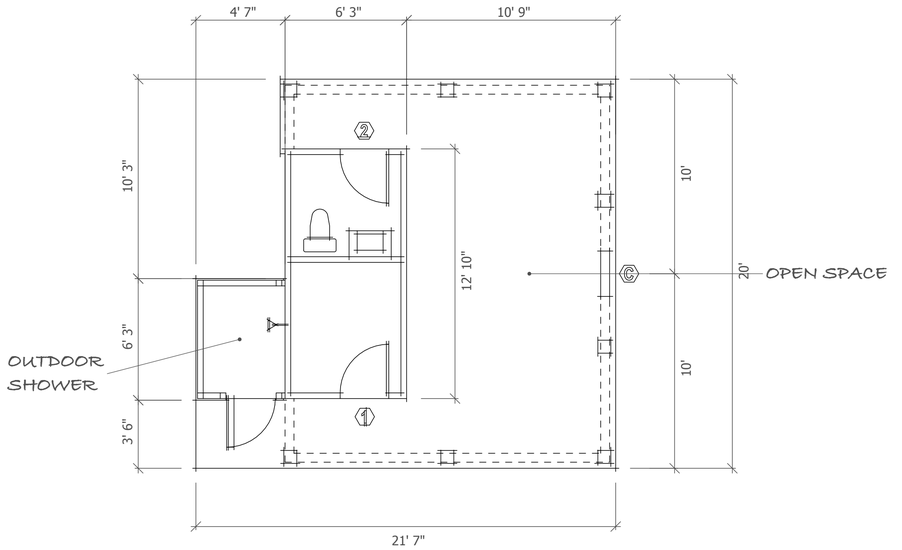
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN

DEAN LAMPE

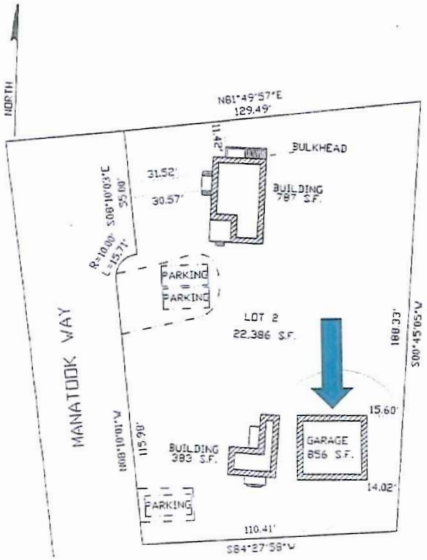
CABANA

SCALE 1/4" = 1'-0"


3 MANATOOK WAY


3 MANATOOK WAY - EXISTING

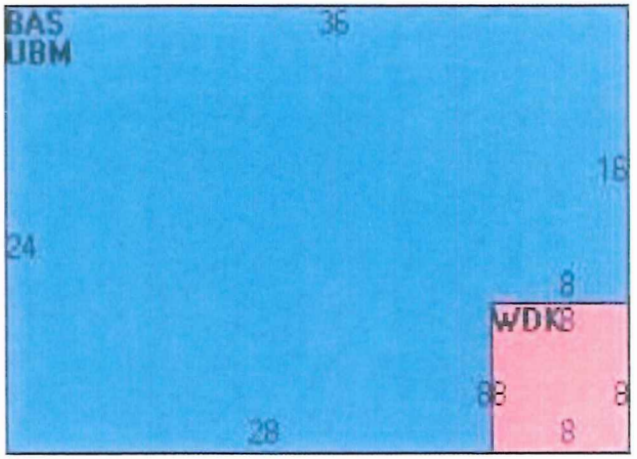
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



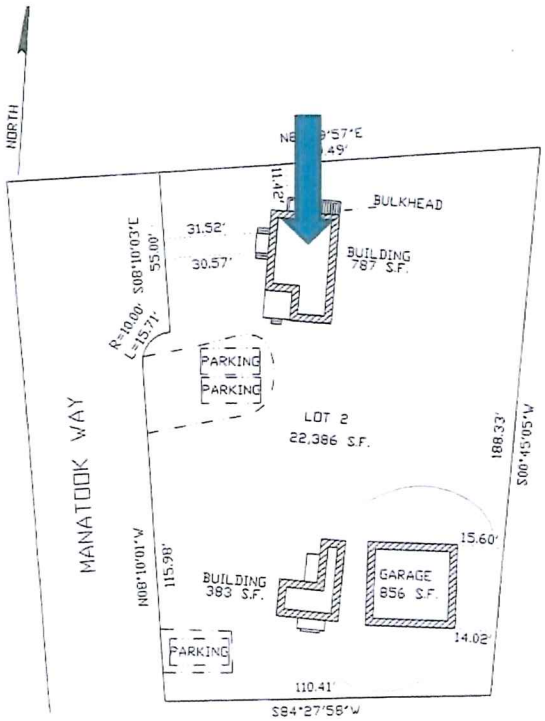


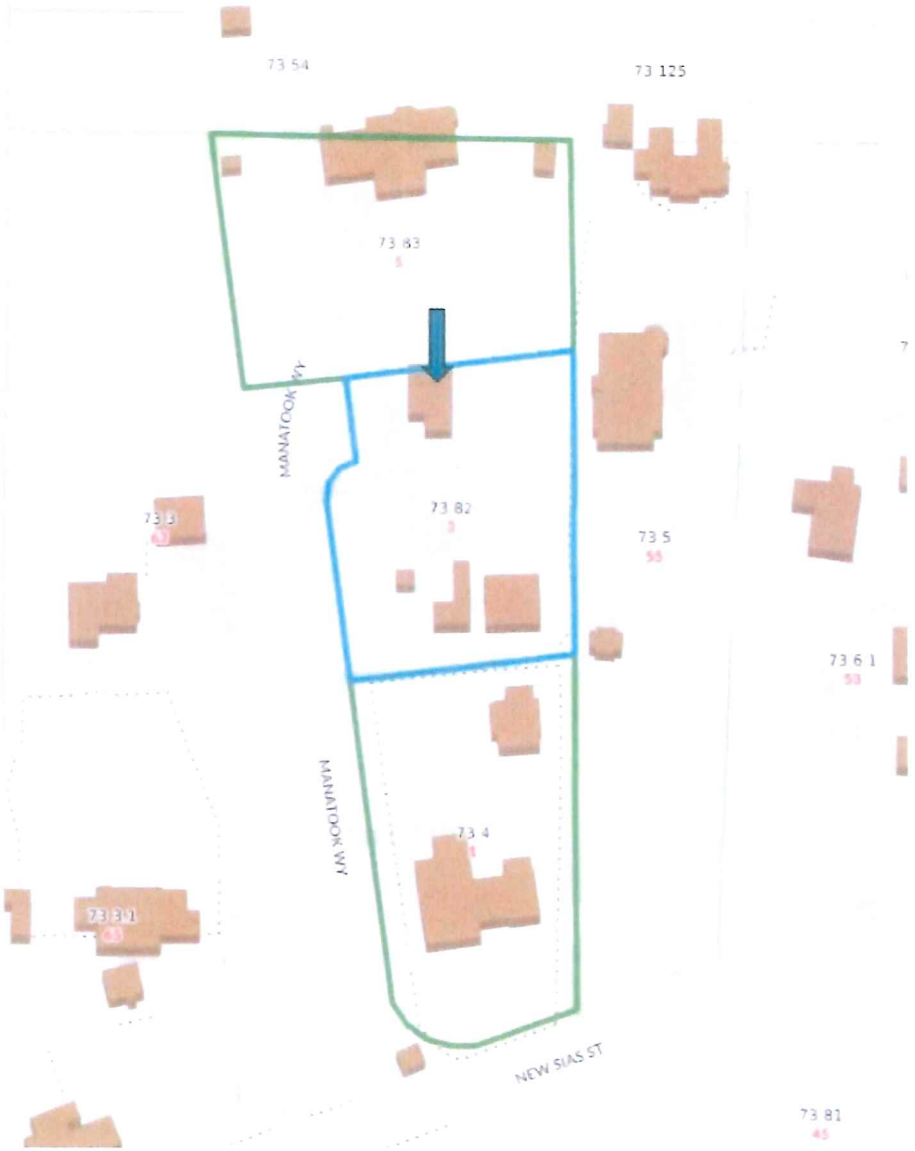
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





3 MANATOOK WAY
EXISTING BUILDING #1 - APPROVED FOR DEMO



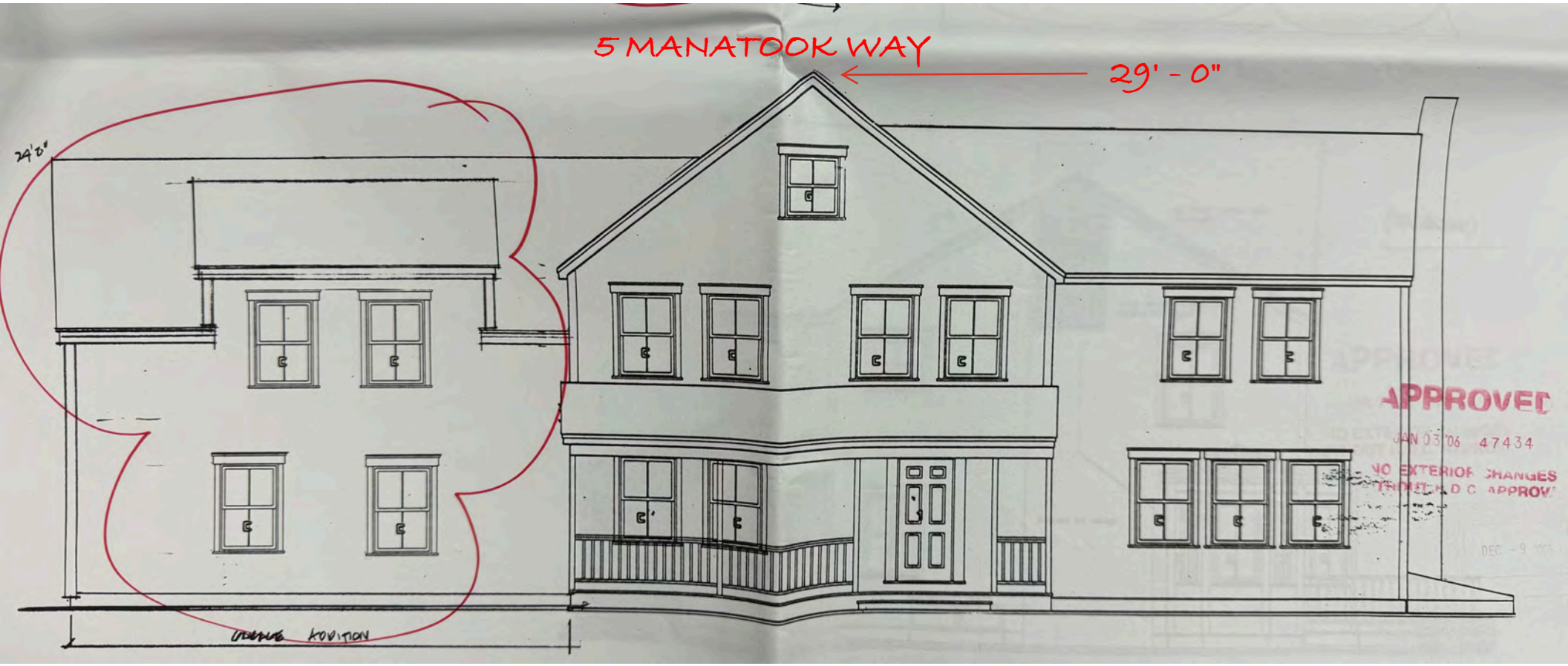


1 MANATOOK WAY



WEST ELEVATION
SCALE: 1/4"=1'-0"


1 MANATOOK WAY


5 MANATOOK WAY
29' - 0"
24'0"
APPROVED
JAN 03 '06 47434
NO EXTERIOR CHANGES


5 MANATOOK WAY

RECEIVED
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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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

9589 0710 5270 1555 3351 25

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Westport CT 06880

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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 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

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

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Delray Beach FL 33483

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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 03

Postmark Here

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

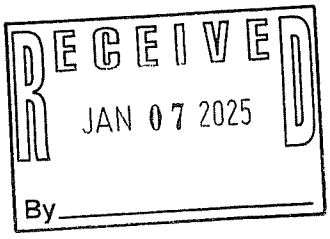
RECEIVED
JAN 07 2025
By

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



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

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

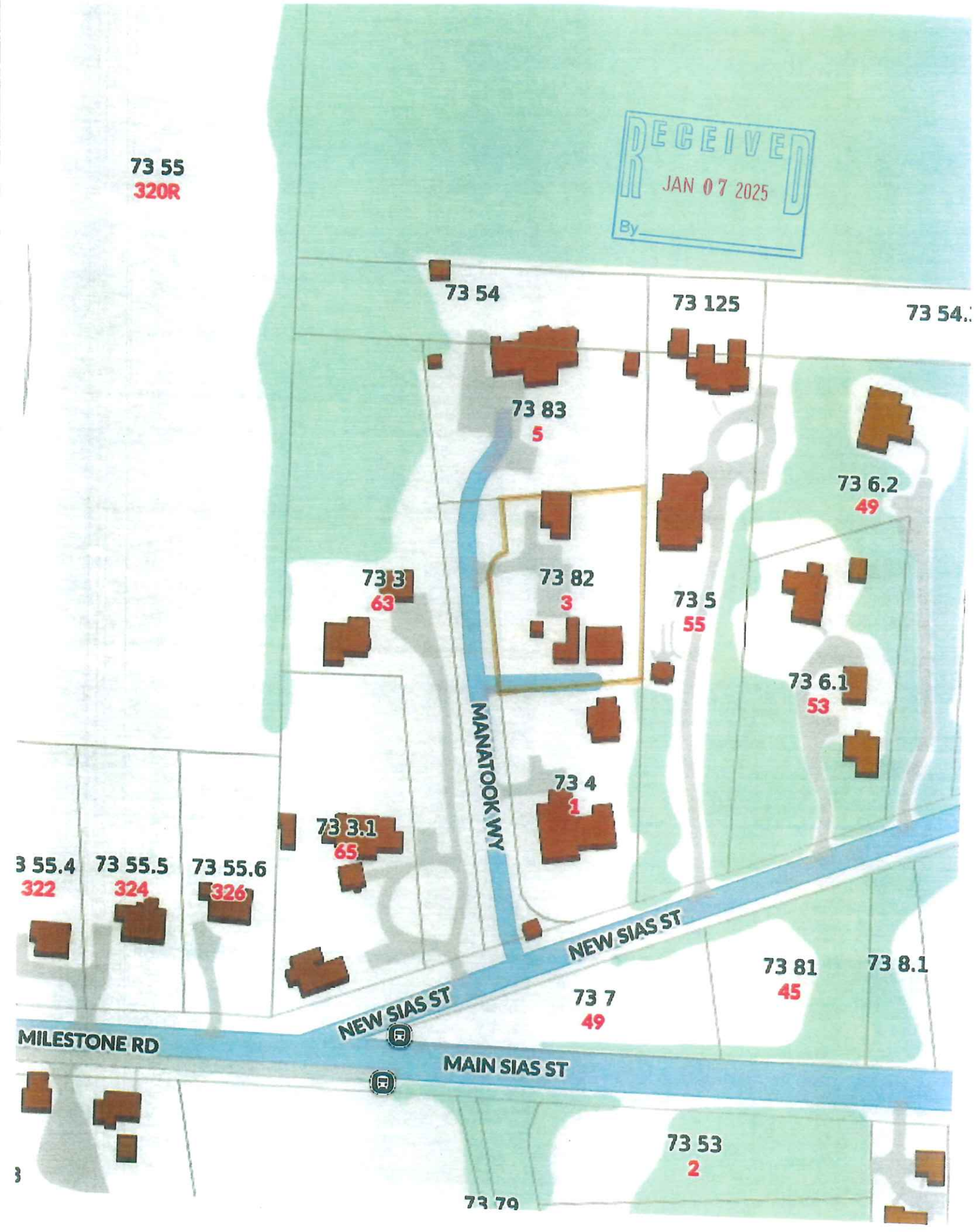
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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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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
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By

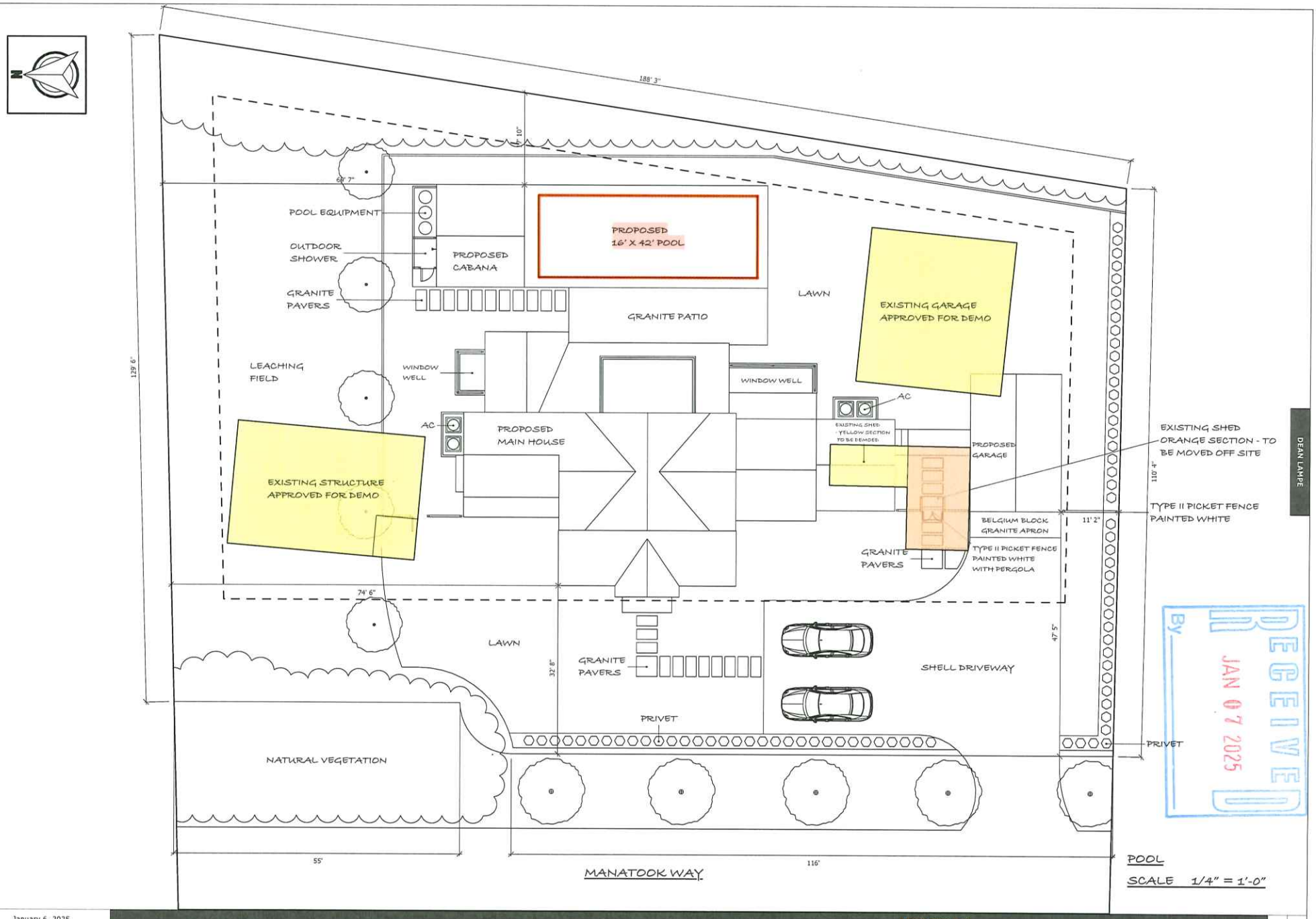
1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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:

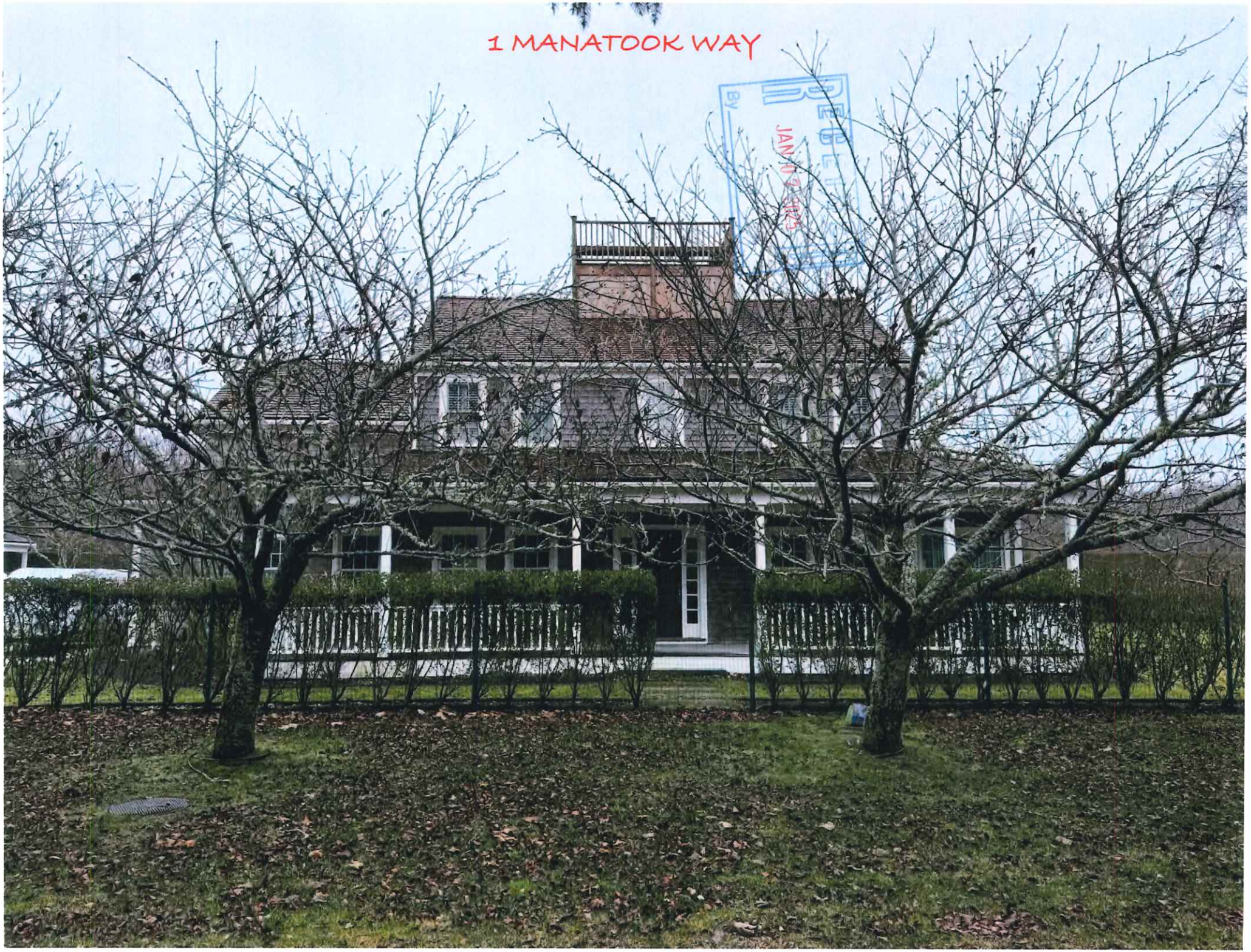
1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations 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
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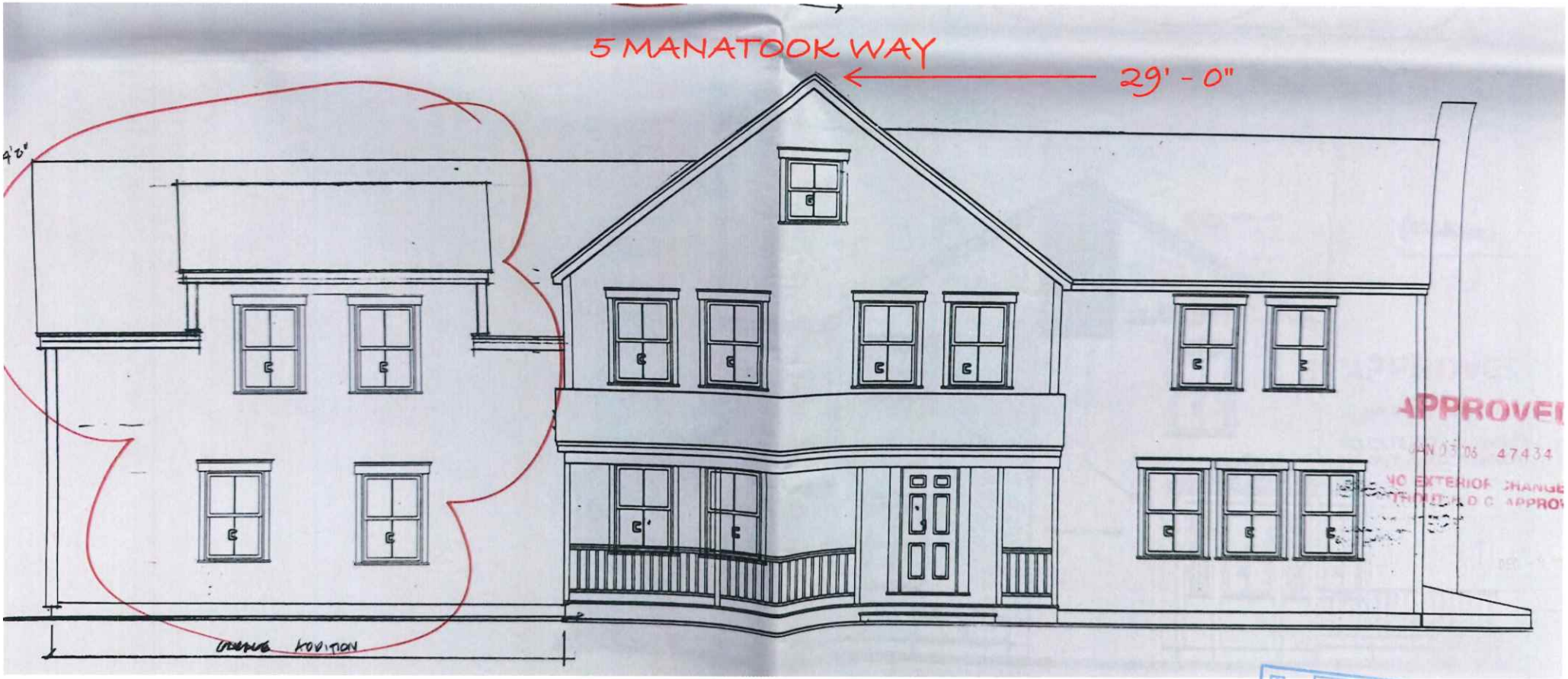

APPROVED
JAN 03 '06 47434
NO EXTERIOR CHANGE
WITHOUT H.D.C. APPROV

RECEIVED
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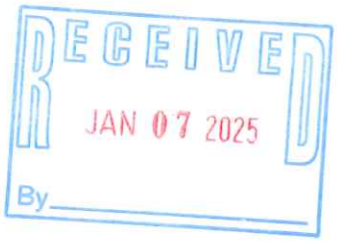
By

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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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

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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 03

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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

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	

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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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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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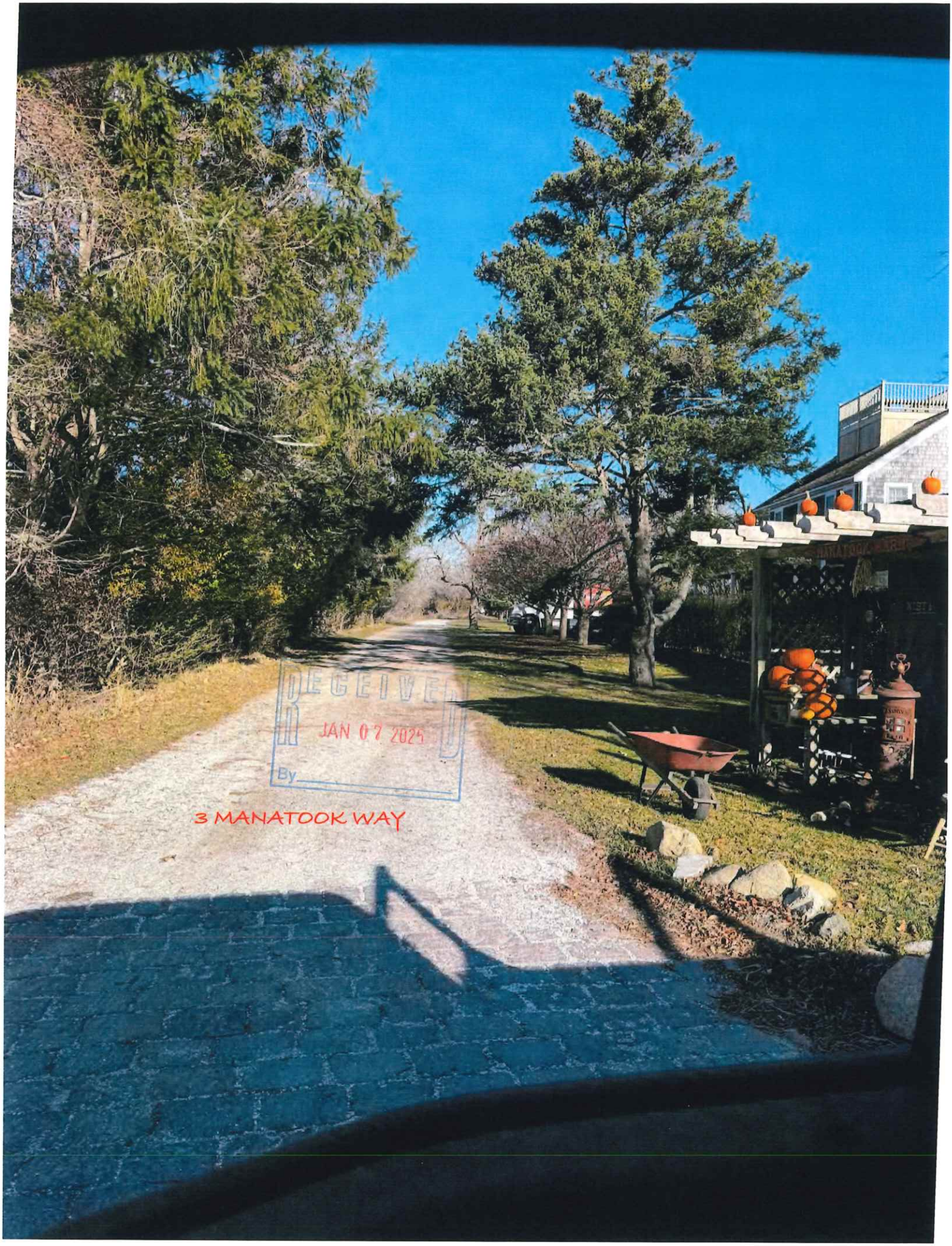
12/23/2024

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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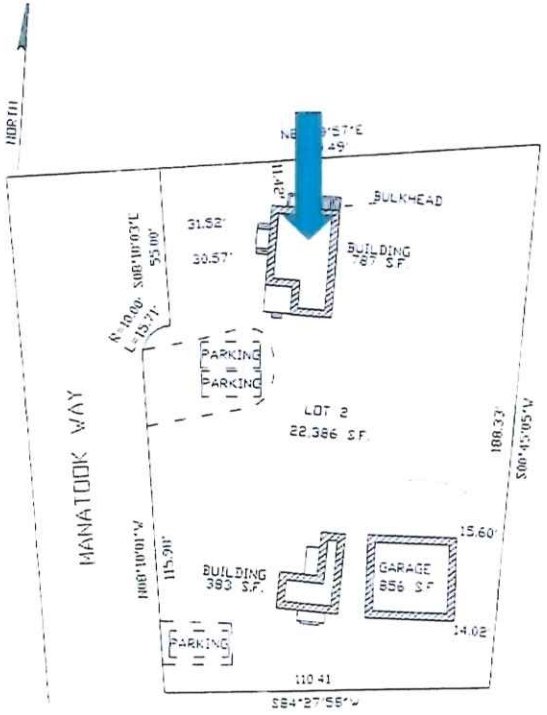
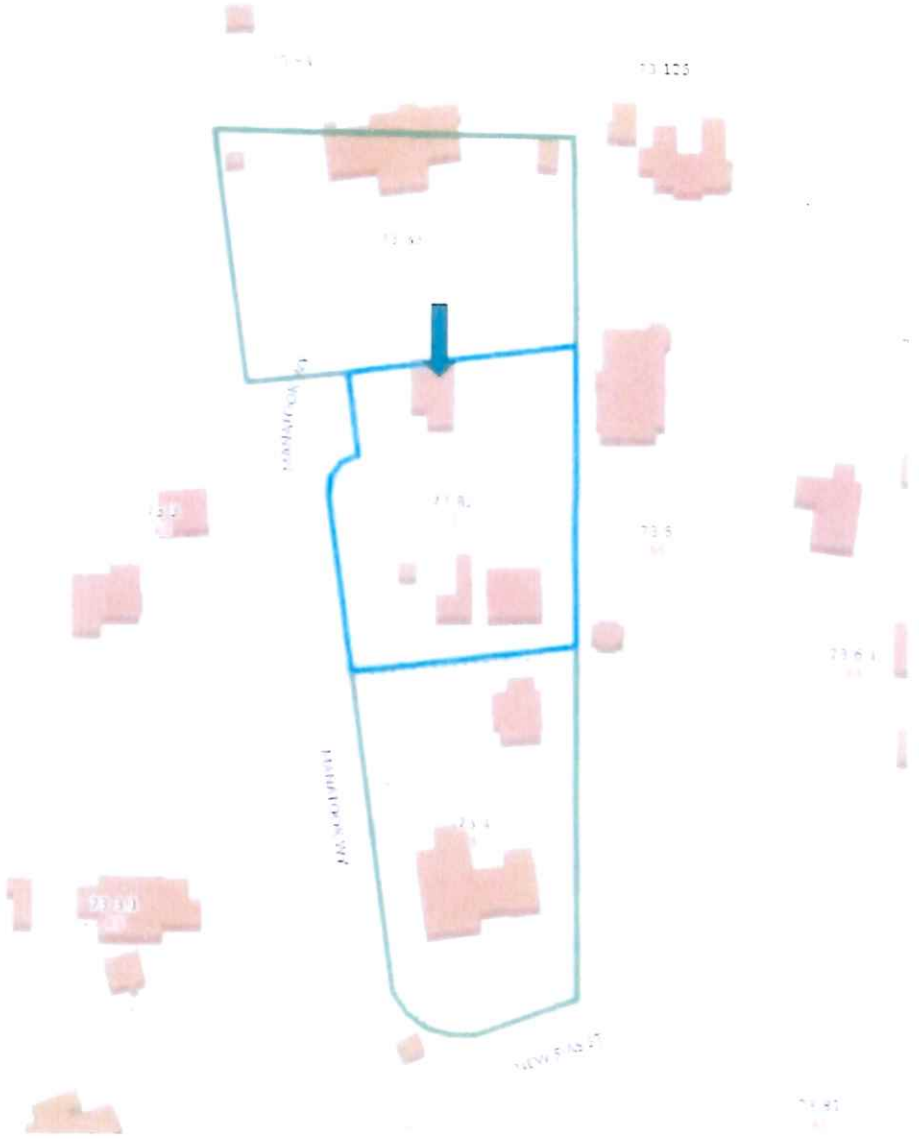
By
3 MANATOOK WAY

3 MANATOOK WAY - EXISTING



3 MANATOOK WAY
EXISTING BUILDING #1 -
APPROVED FOR DEMO





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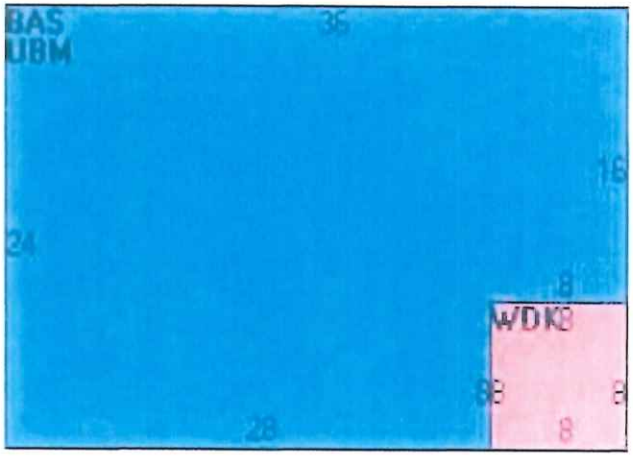
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





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3 MANATOOK WAY
EXISTING GARAGE
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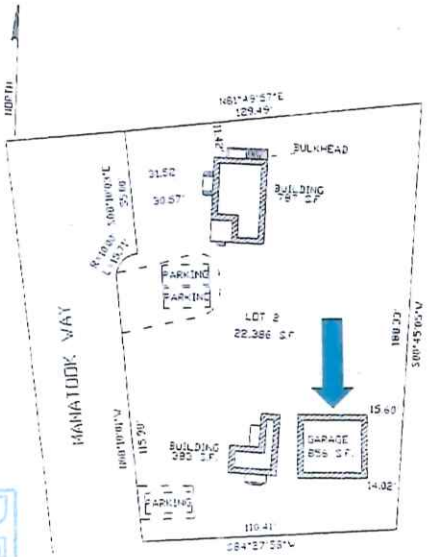



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1 MANATOOK WAY

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JAN 07 2025
By



WEST ELEVATION
SCALE: 1/4"=1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **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).
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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.

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JAN -6 2025

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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

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SCHROEDER TERESA C
Street and Ap
9 MARBLE WY UNIT #2
City, State, Zi
NANTUCKET, MA 02554

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☐ Adult Signature Restricted Delivery	$
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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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total	$5.58

0056 08

Postmark Here

JAN

01/06/2025

Se
St
SKAR JOAN K & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

r Instructions

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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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JAN -6 2025

01/06/2025

Sent To
LEMUS LUCIA
Street and A
75A BARTLETT RD
City, State, Z
NANTUCKET, MA 025

PS Form 3800, January 2023 PSN 7530-02-000-9047

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9 2025

01/06

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KING ASTA
St
77 BARTLETT RD
Ci
NANTUCKET, MA 02554

See Revers

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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

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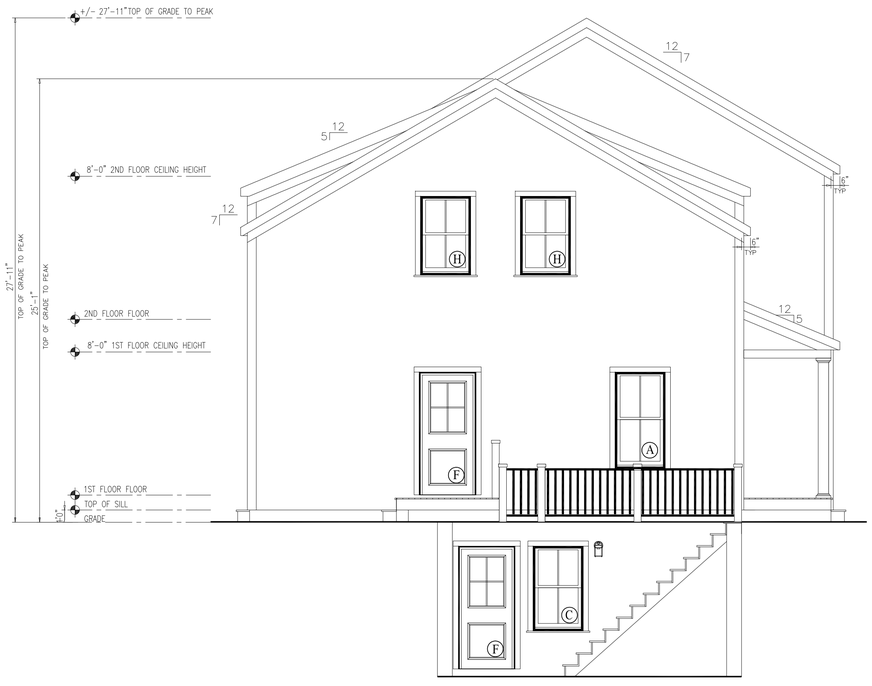
NORTH



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:

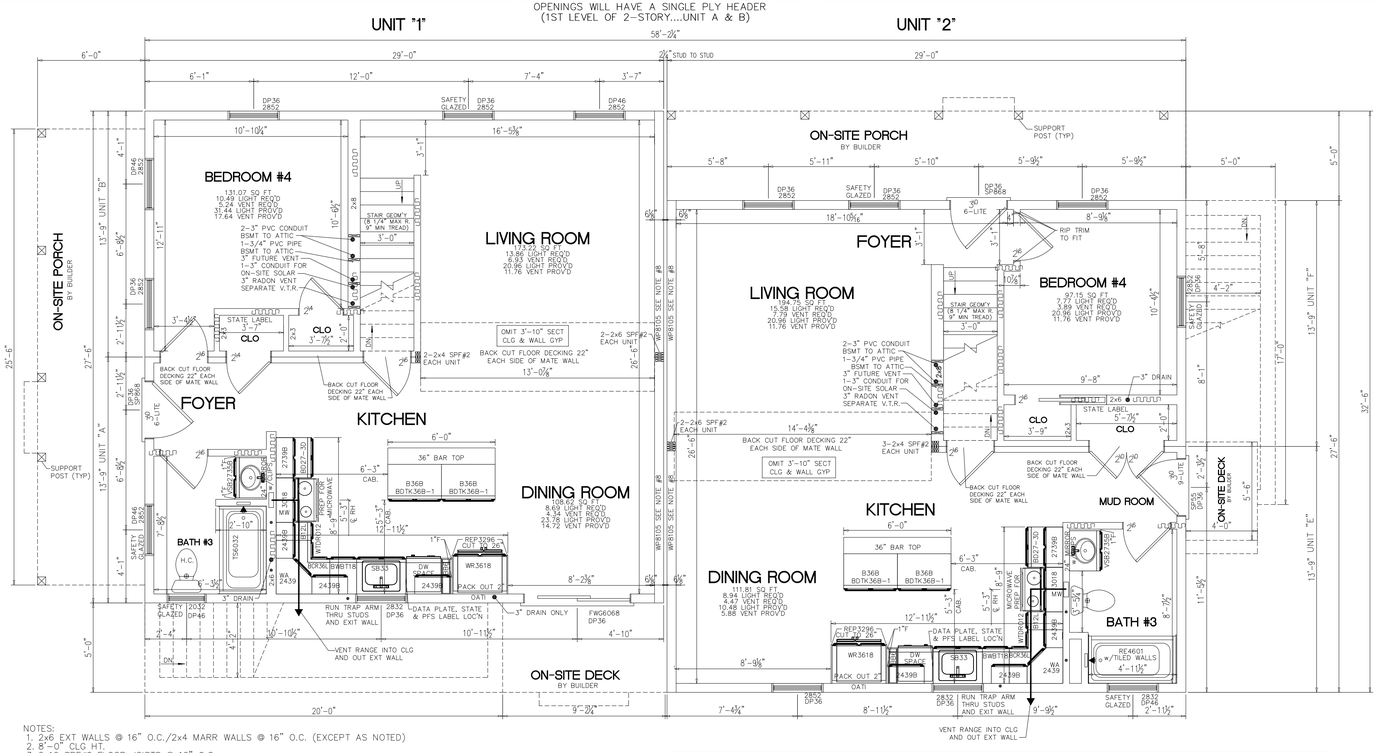
DATE:

SCALE: 1/4"=1'-0"

FILENAME: 45271 FN

SHEET:
ELEV- (2)

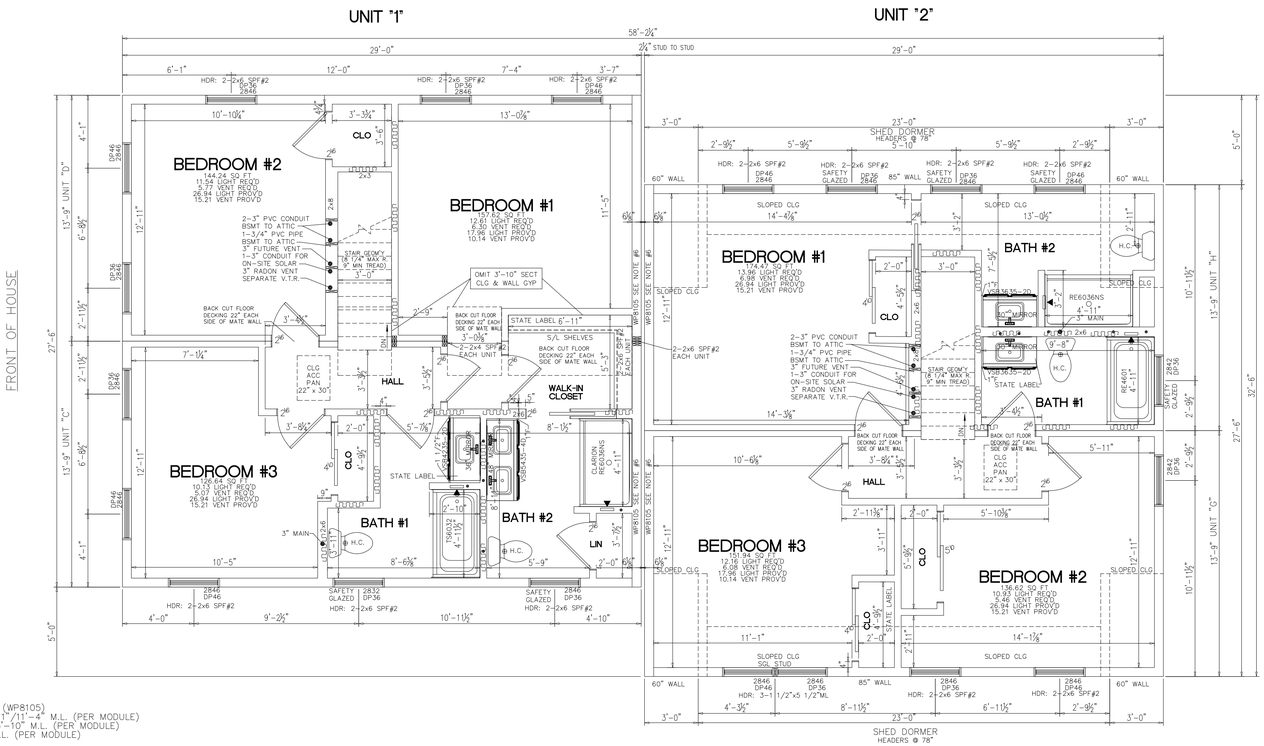
FIRST FLOOR PLAN



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:
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3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
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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

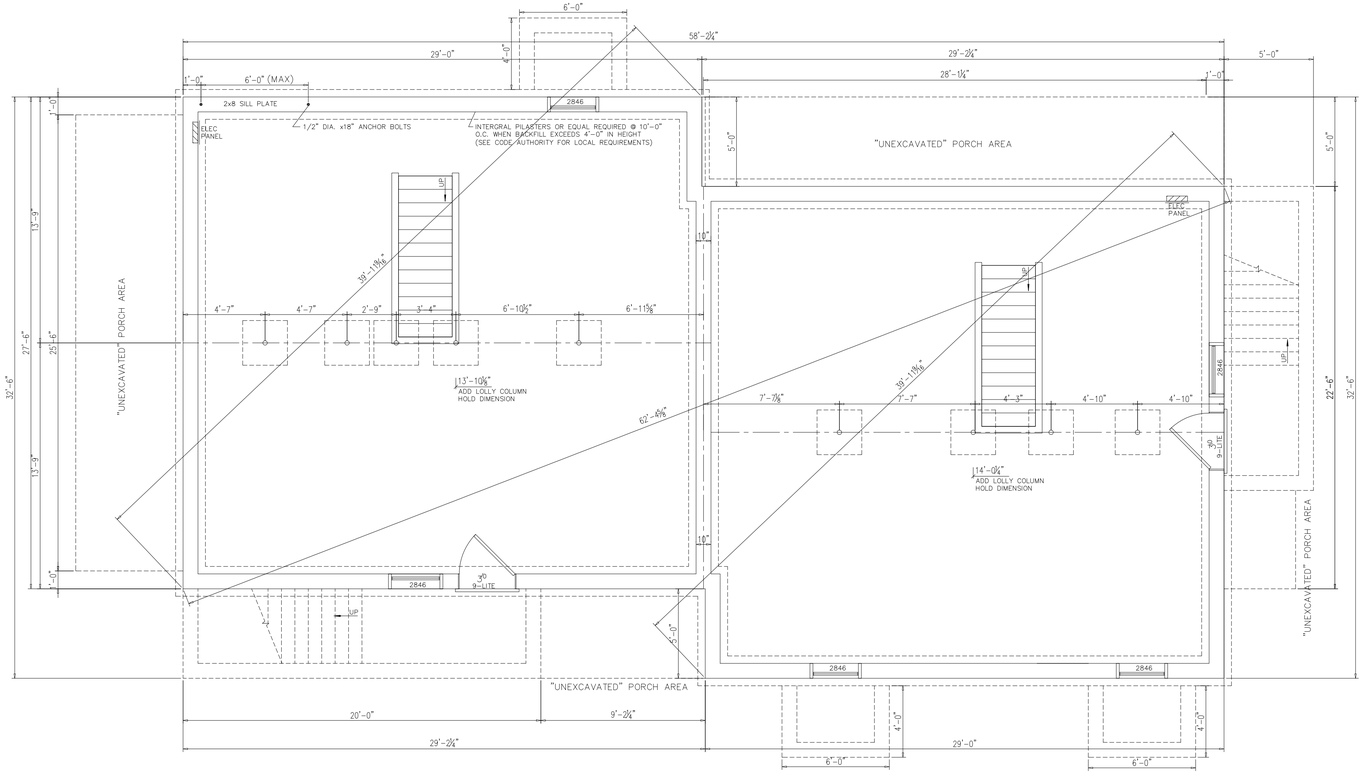
DATE:

SCALE: 1/4"=1'-0"

FILENAME: 45271 FN

SHEET:
PLAN -

FOUNDATION



NOTES:

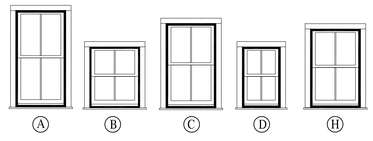
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS 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"

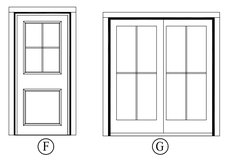
DOOR/WINDOW SCHEDULE

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

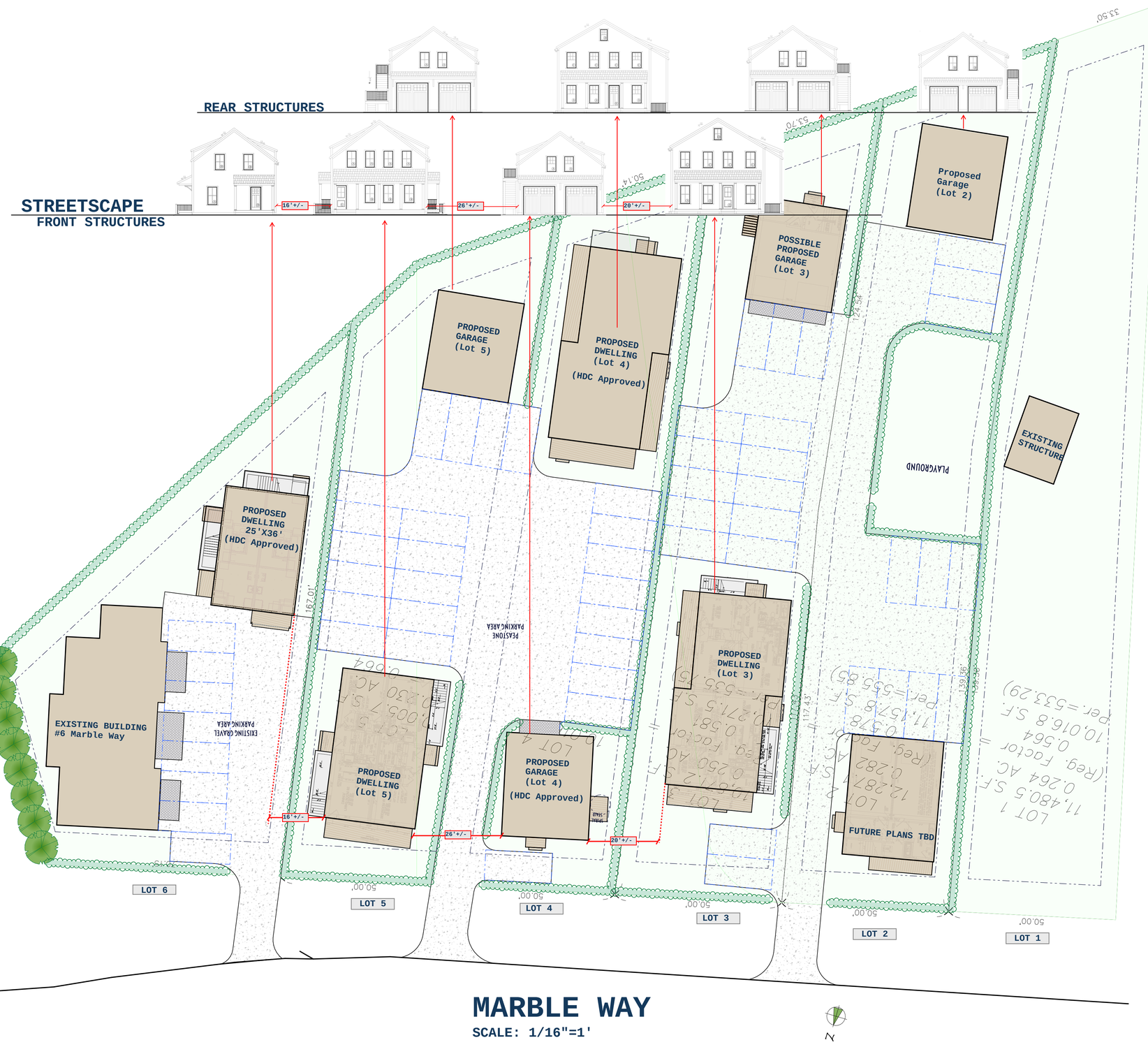
DRAWN BY: DUPLEX

DATE:

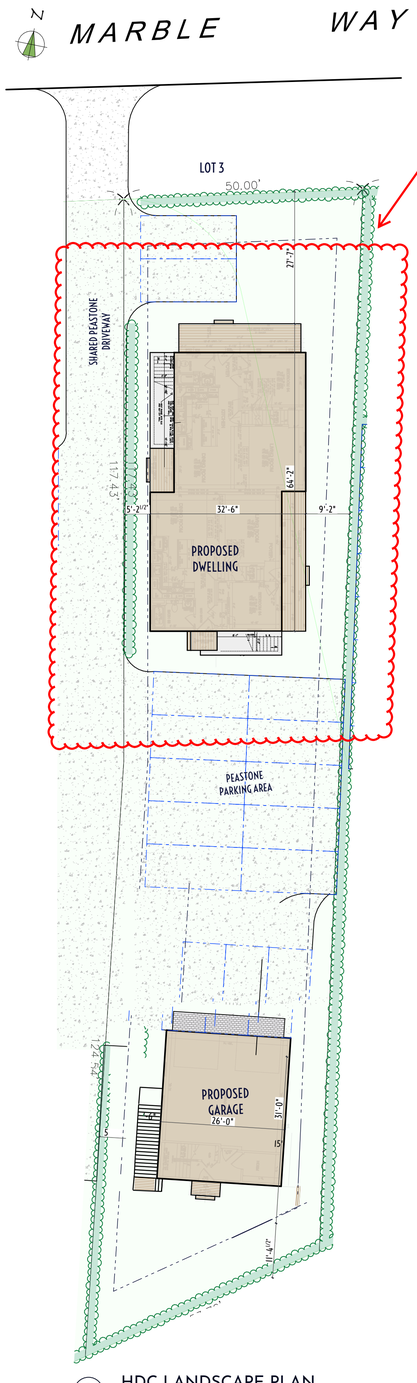
SCALE: 1/4"=1'-0"

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



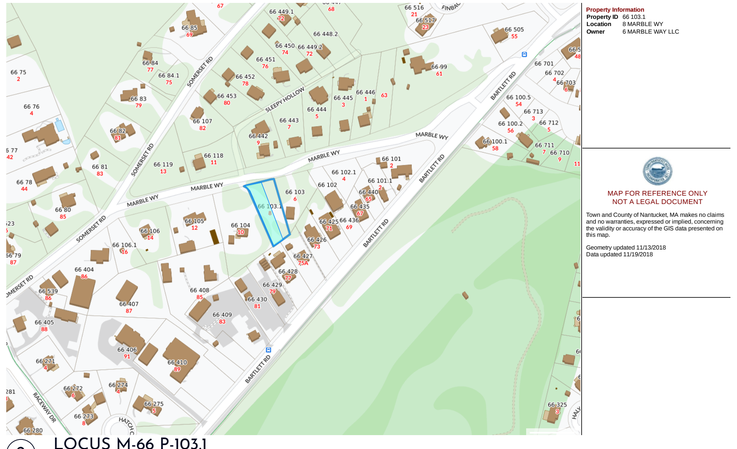
4 8 Marble Way View 2



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.

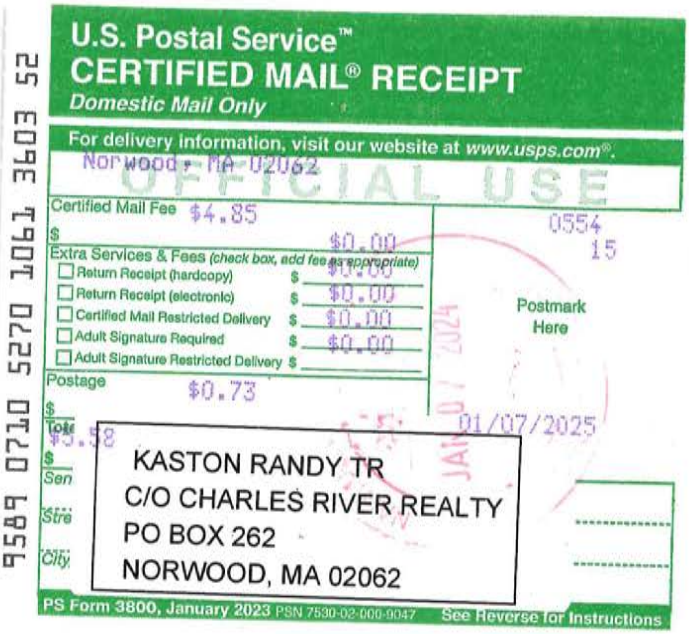
December 9, 2024

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**								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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
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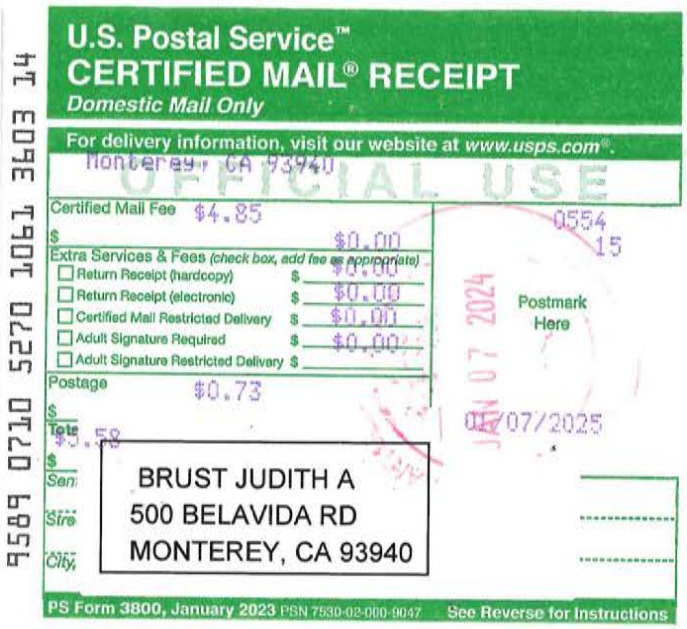
Postmark Here
JAN 07 2024
01/07/2025
KASTON RANDY TR
C/O CHARLES RIVER REALTY
PO BOX 262
NORWOOD, MA 02062
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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01/07/2025
BRUST JUDITH A
500 BELAVIDA RD
MONTEREY, CA 93940
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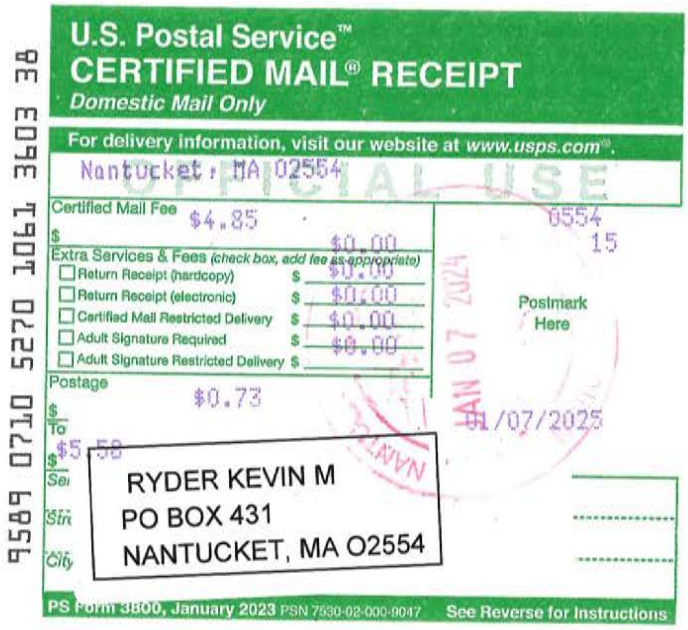
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01/07/2025
RYDER KEVIN M
PO BOX 431
NANTUCKET, MA 02554
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NANTUCKET, MA 02554
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$0.00
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
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:

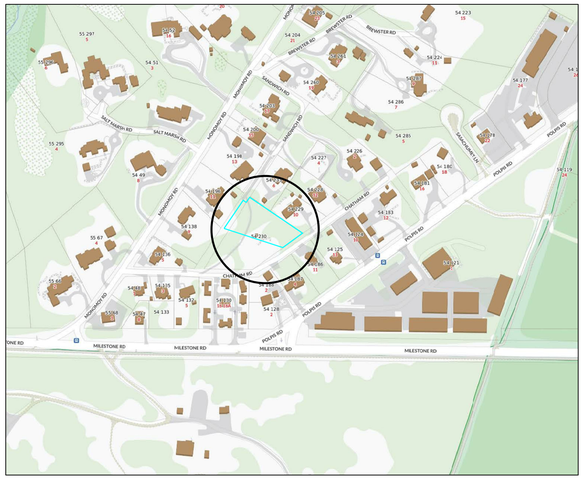
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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

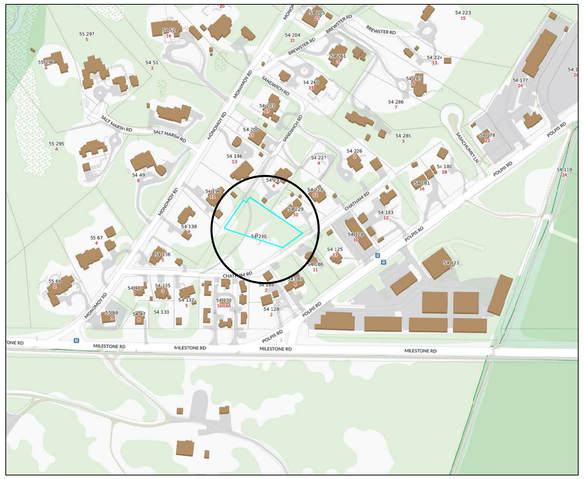
ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

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

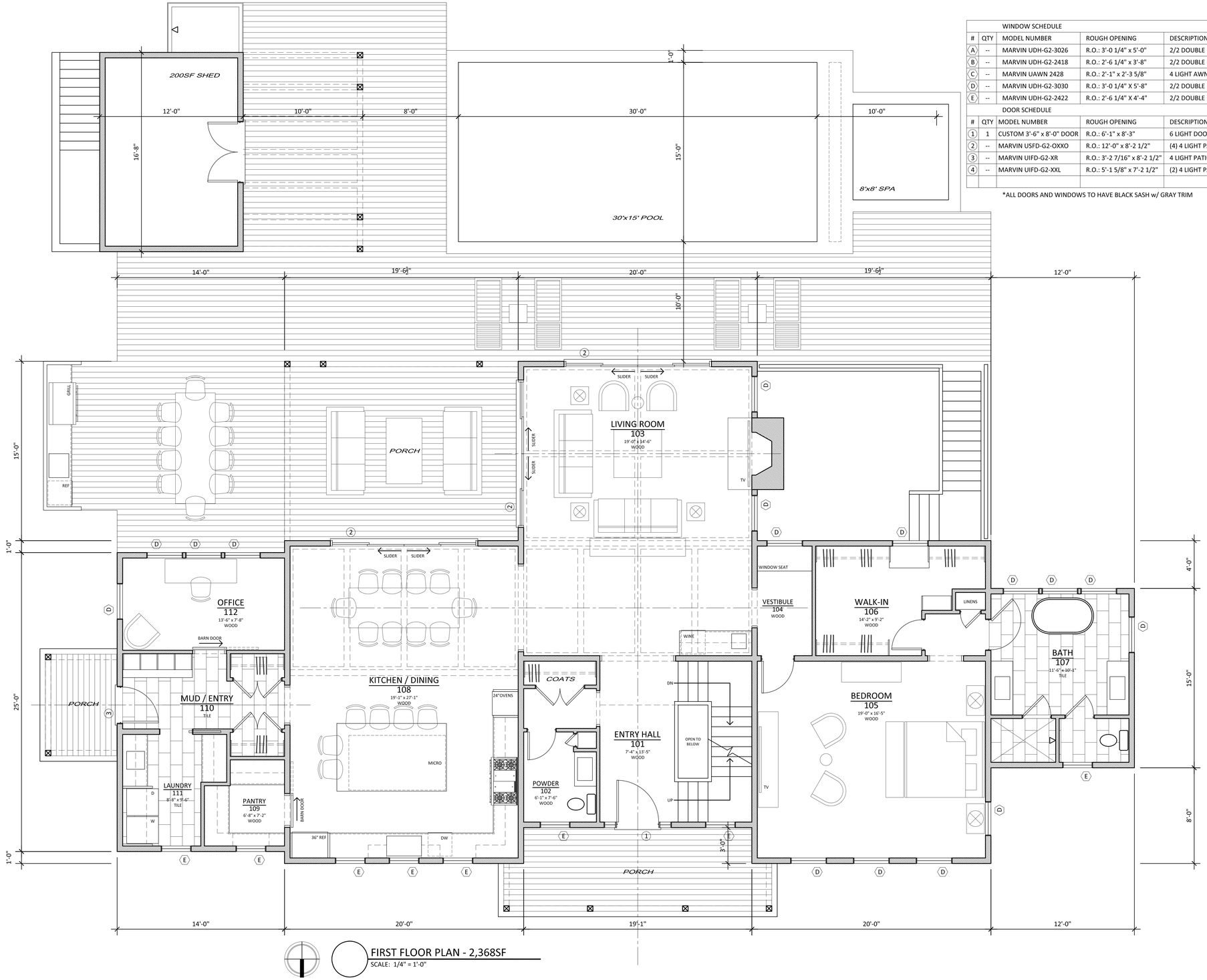
CONTEXT

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
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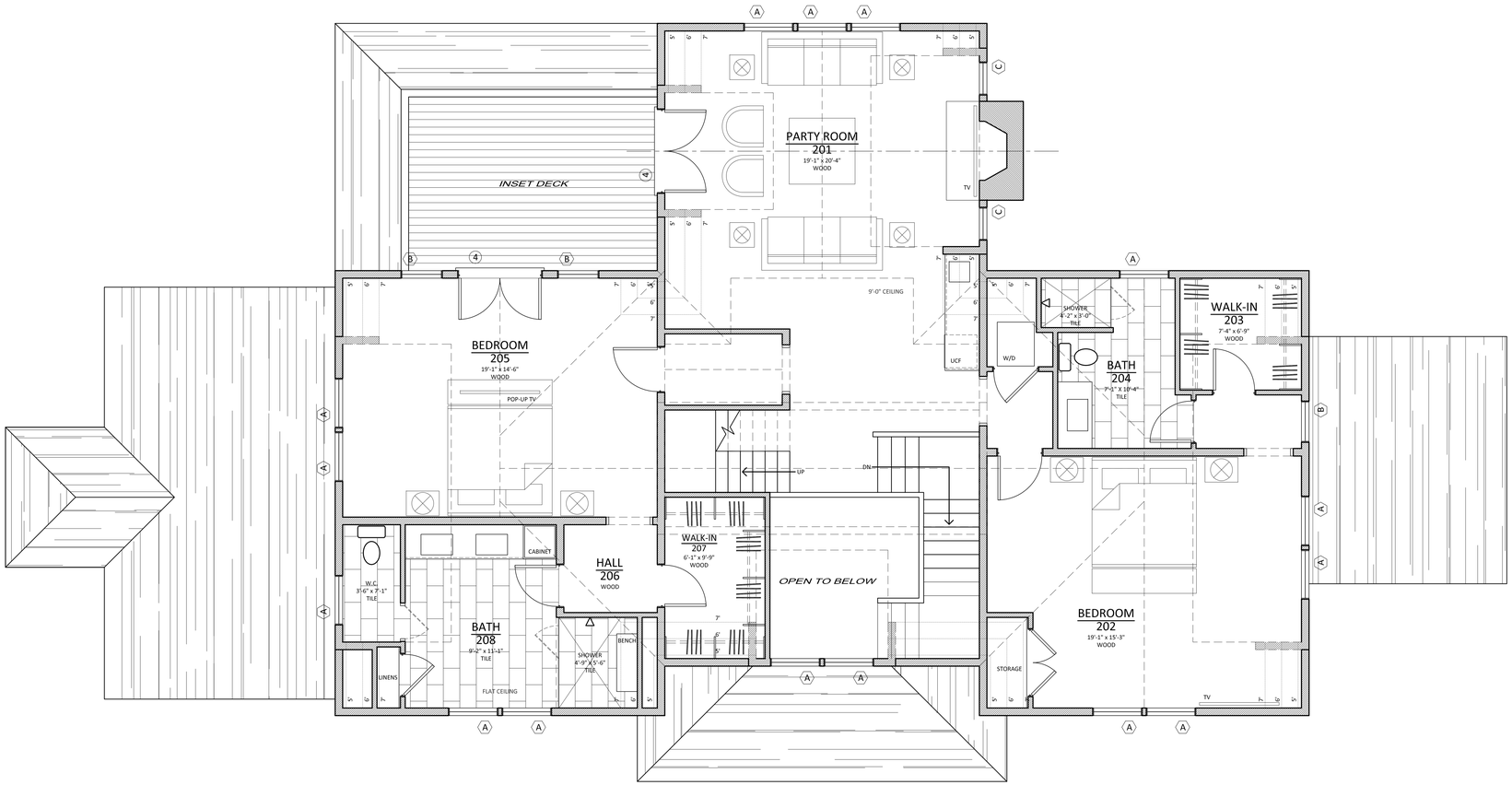
MAIN HOUSE HDC

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"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
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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"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
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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2 BROAD STREET
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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.

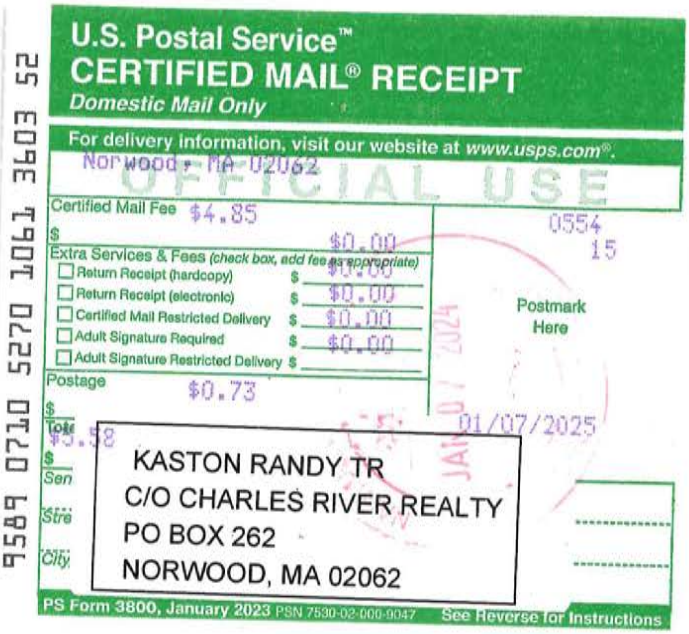
December 9, 2024

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
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For delivery information, visit our website at www.usps.com®.
Norwood, MA 02062
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Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
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Return Receipt (electronic) $0.00
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Adult Signature Required $0.00
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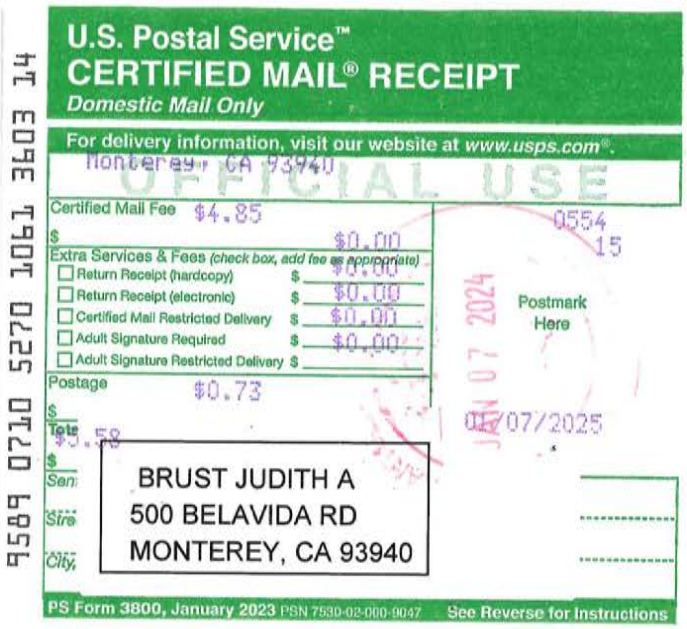
Postmark Here
JAN 07 2024
01/07/2025
KASTON RANDY TR
C/O CHARLES RIVER REALTY
PO BOX 262
NORWOOD, MA 02062
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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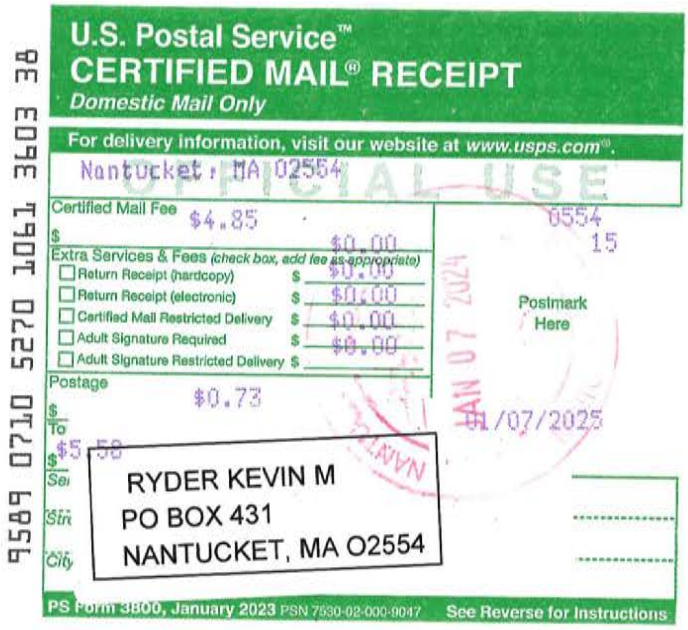
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RYDER KEVIN M
PO BOX 431
NANTUCKET, MA 02554
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JAN 07 2024
01/07/2025
NANTUCKET BEY LLC
75 OLD STAGECOACH RD
RIDGEFIELD, CT 06877
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

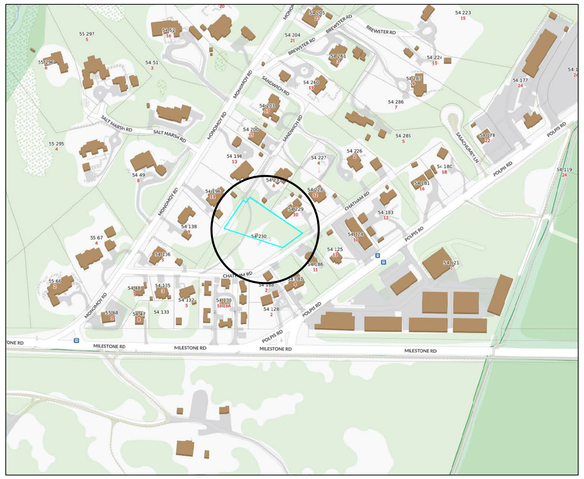
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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.

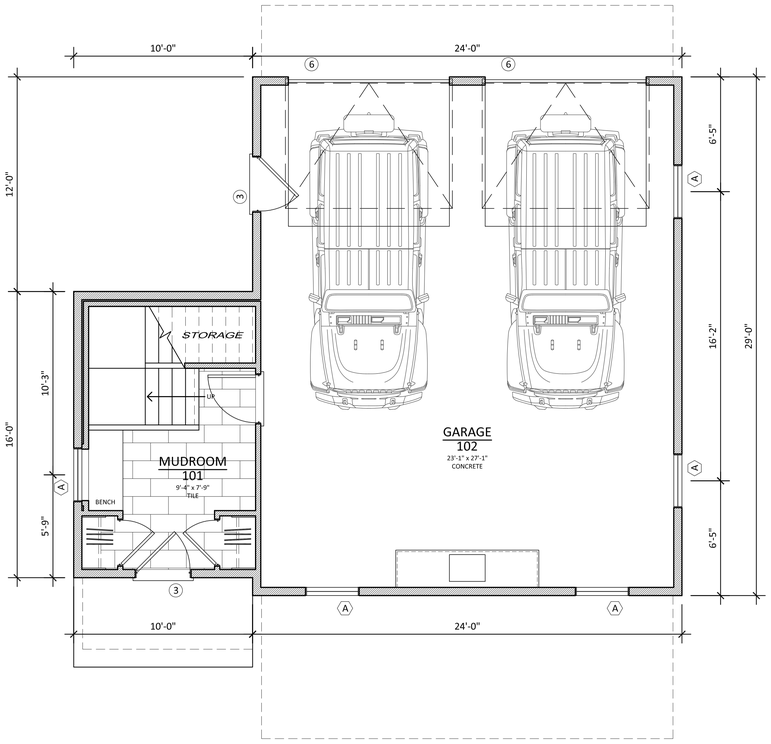
ATE SANDWICH LLC - 8 SANDWICH ROAD


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

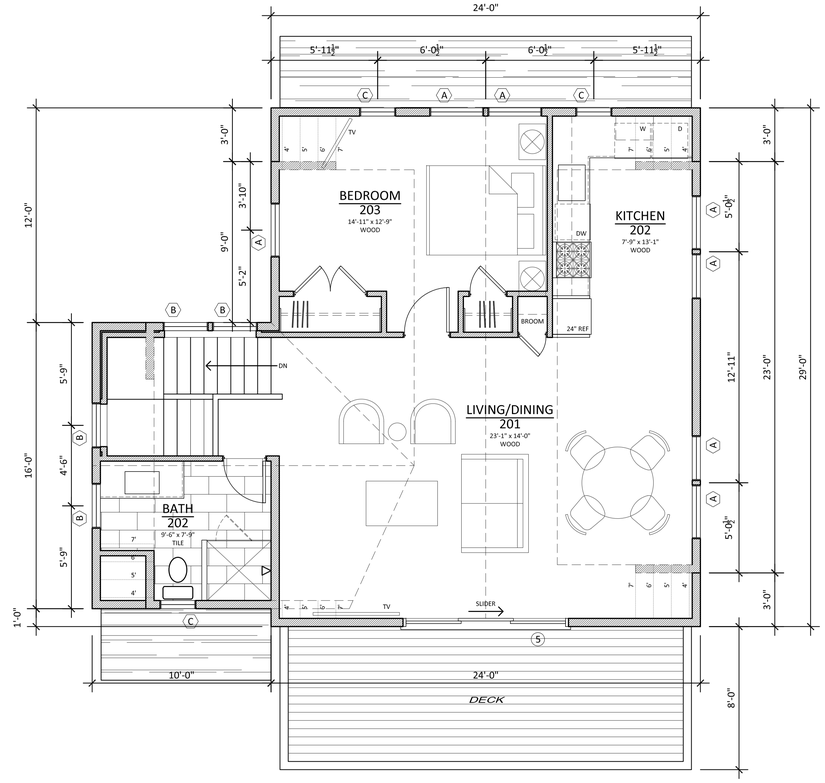
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	MARVIN UDH-G2-3026	R.O.: 3'-0 1/4" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	--	MARVIN UDH-G2-2418	R.O.: 2'-6 1/4" x 3'-8"	2/2 DOUBLE HUNG WINDOW
C	--	MARVIN UAWN 2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW

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

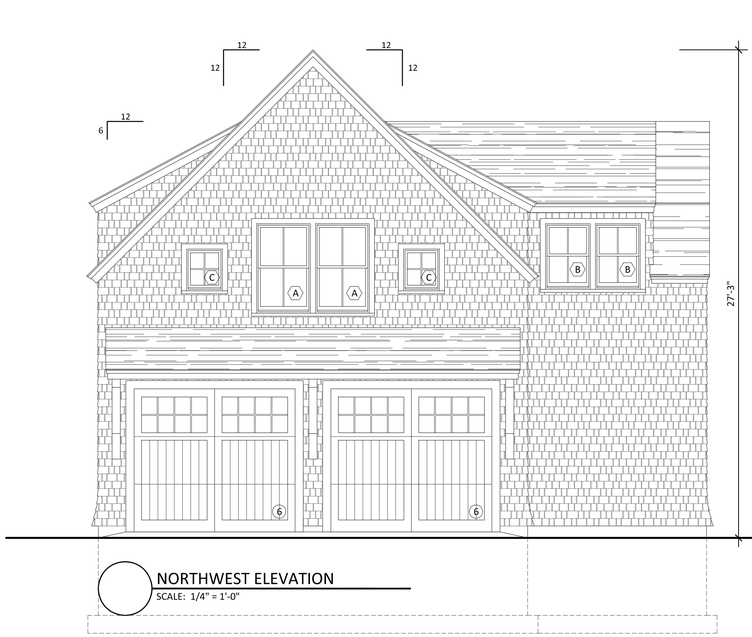
GARAGE APARTMENT - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

FLOOR PLANS

A1.1

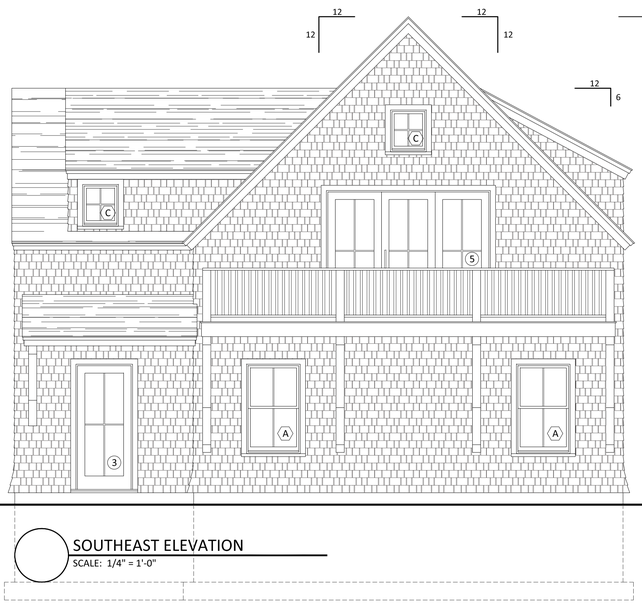
7 JANUARY 2025



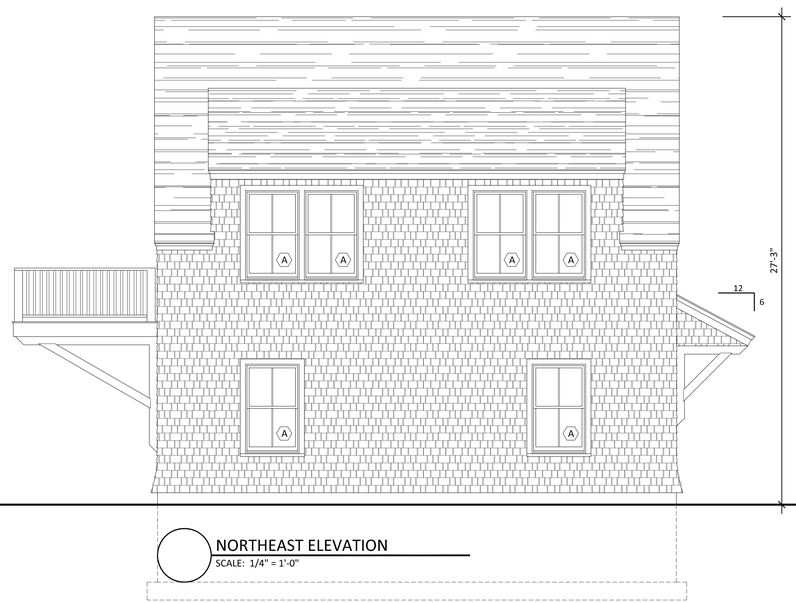
NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
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2 BROAD STREET
NANTUCKET, MA 02554
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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.

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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

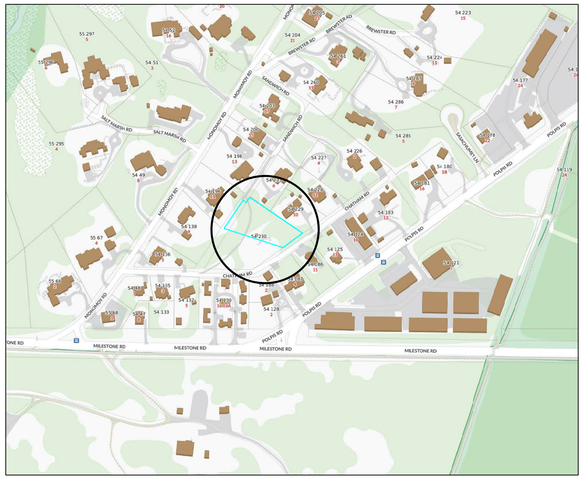
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck — Foundation — Fence — Shutters —

* 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

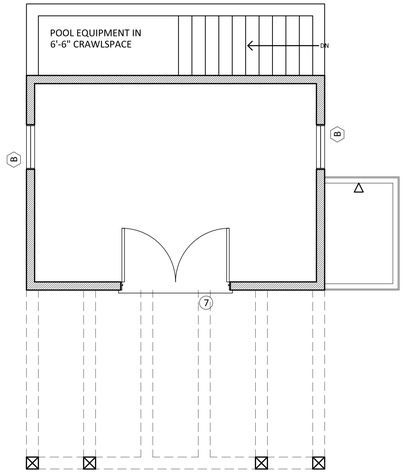
SHED - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

COVER SHEET

C1.1

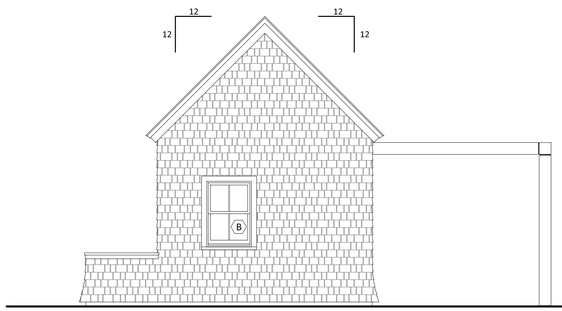
7 JANUARY 2025



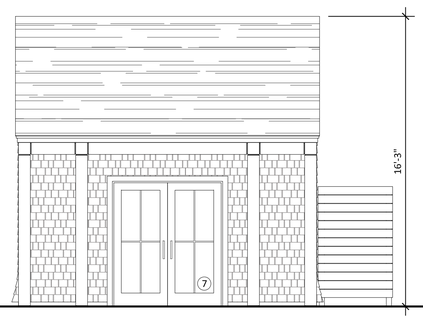
SHED PLAN
SCALE: 1/4" = 1'-0"

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

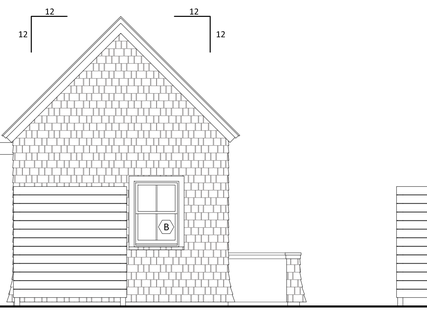
*ALL DOORS AND WINDOWS TO HAVE BLACK SASH w/ GRAY TRIM



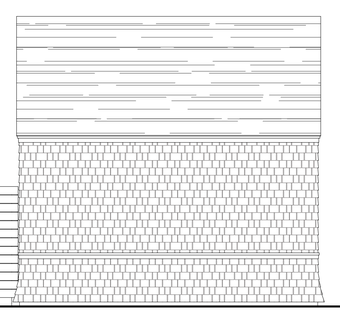
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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.

√ 2. **Property Owner's 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.

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
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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 _____

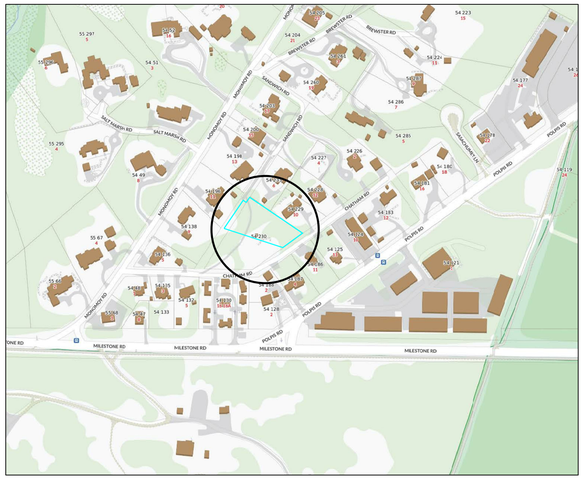
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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°: 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 —

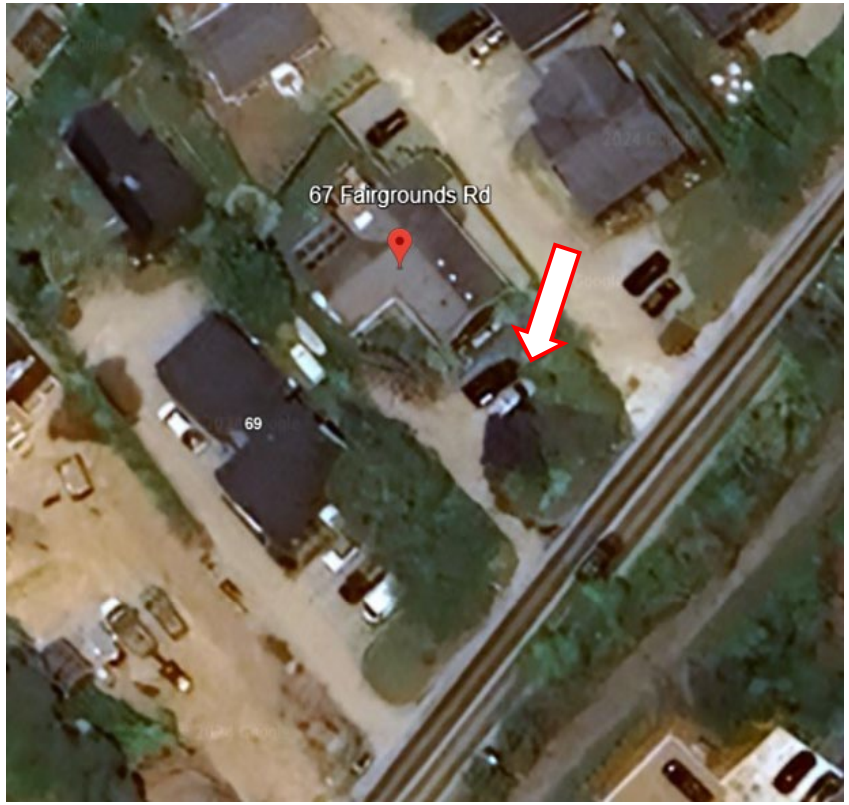
* Attach manufacturer's color samples if color is not from HDC approval list.

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



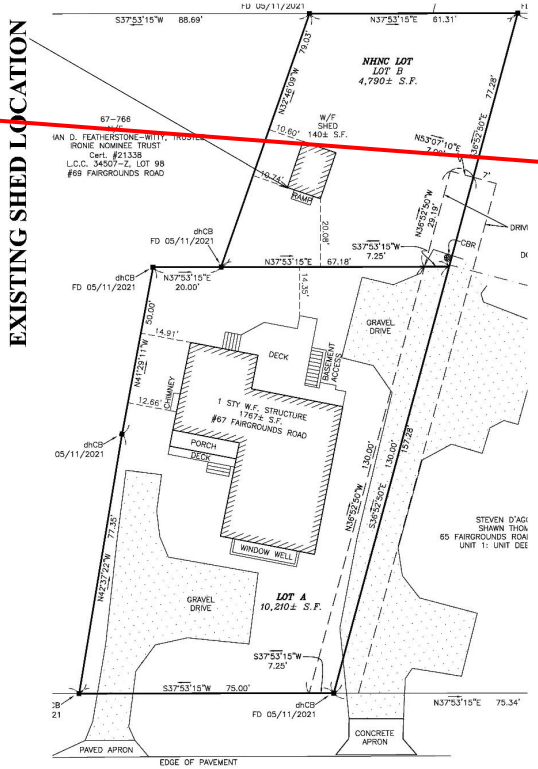


Original shed was to move from rear to front of house but was later moved off

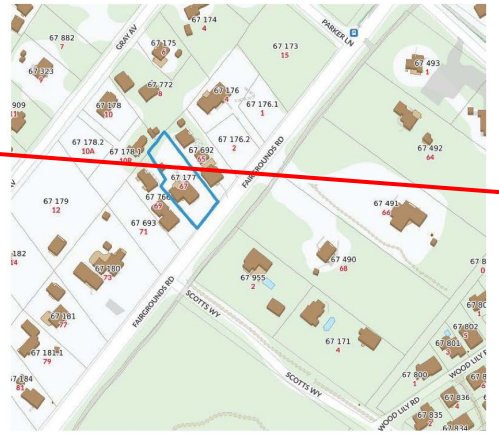
After that a Proposed shed was approved in 2007



EXISTING SHED LOCATION







MAP 67 PARCEL 177

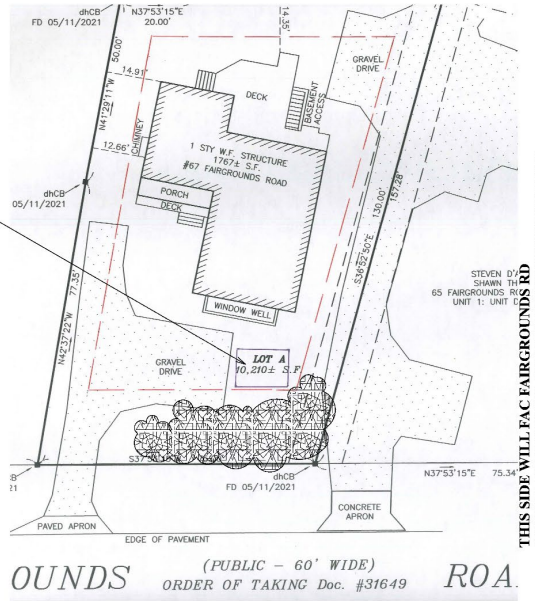


DOORS WILL FACE EASEMENT (NE)





PROPOSED SHED LOCATION

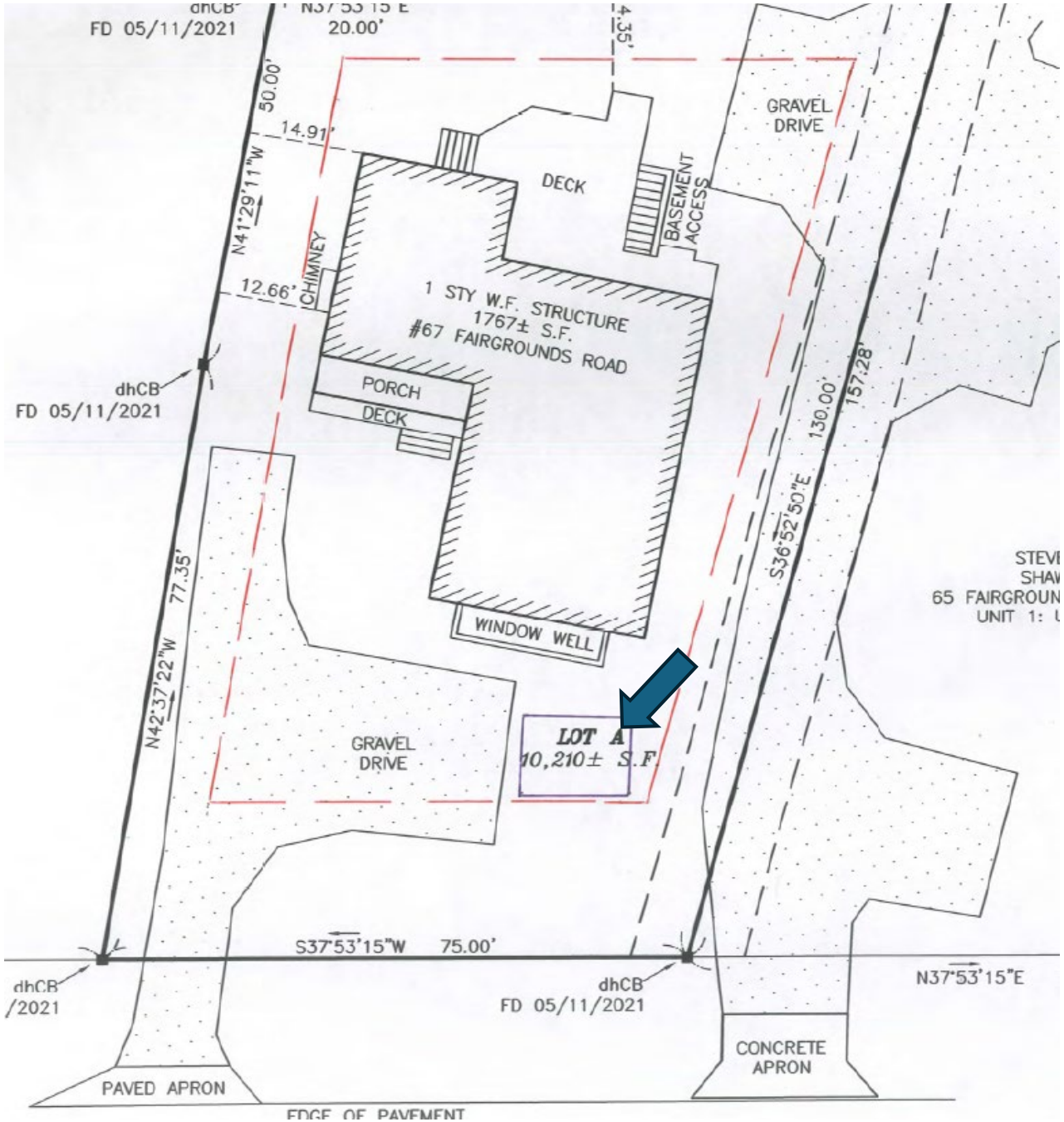


THIS SIDE WILL FAC FAIRGROUNDS RD AND WILL BE TUCKED IN THE EXISTING VEGETATION

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.

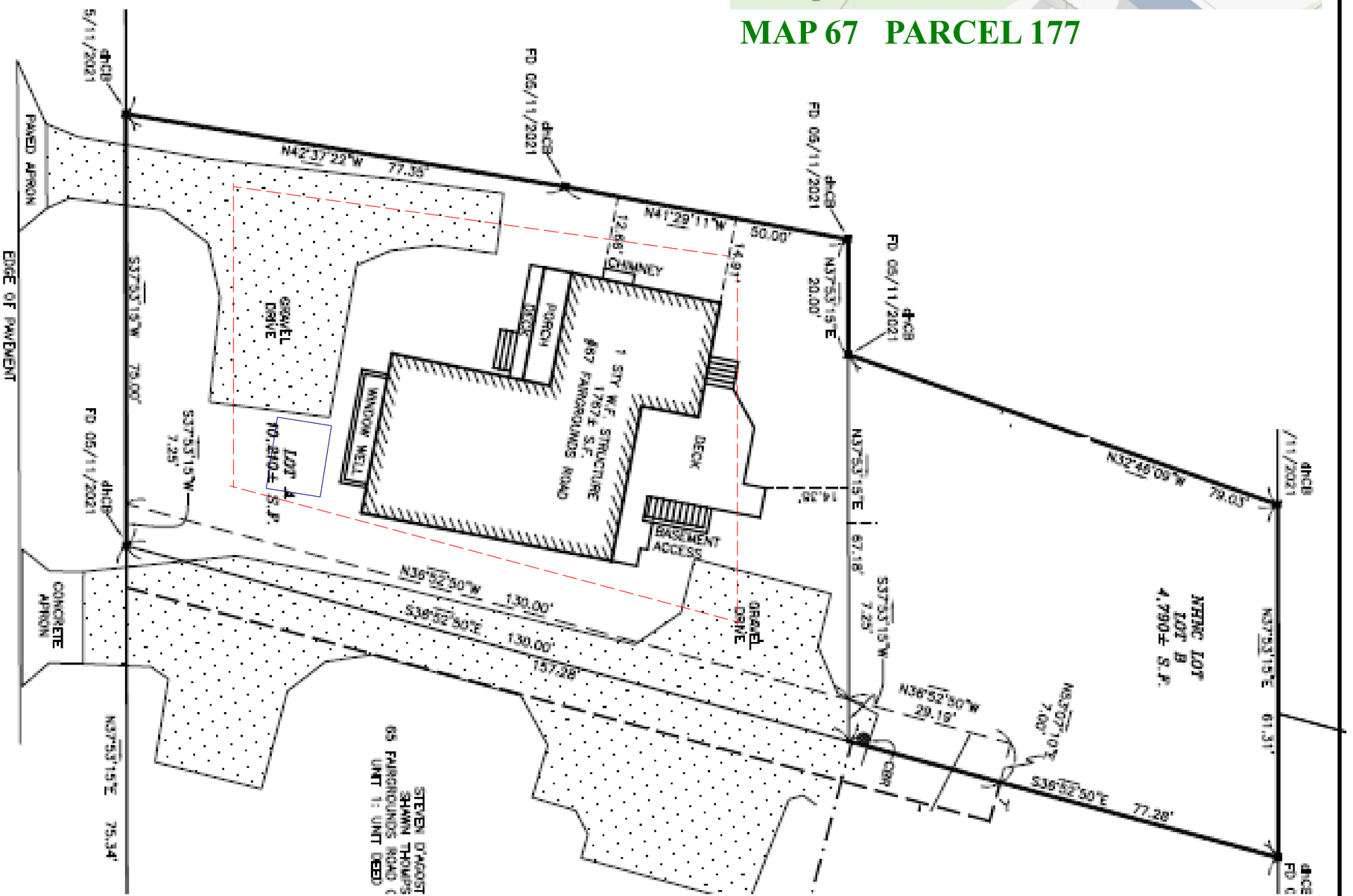
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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





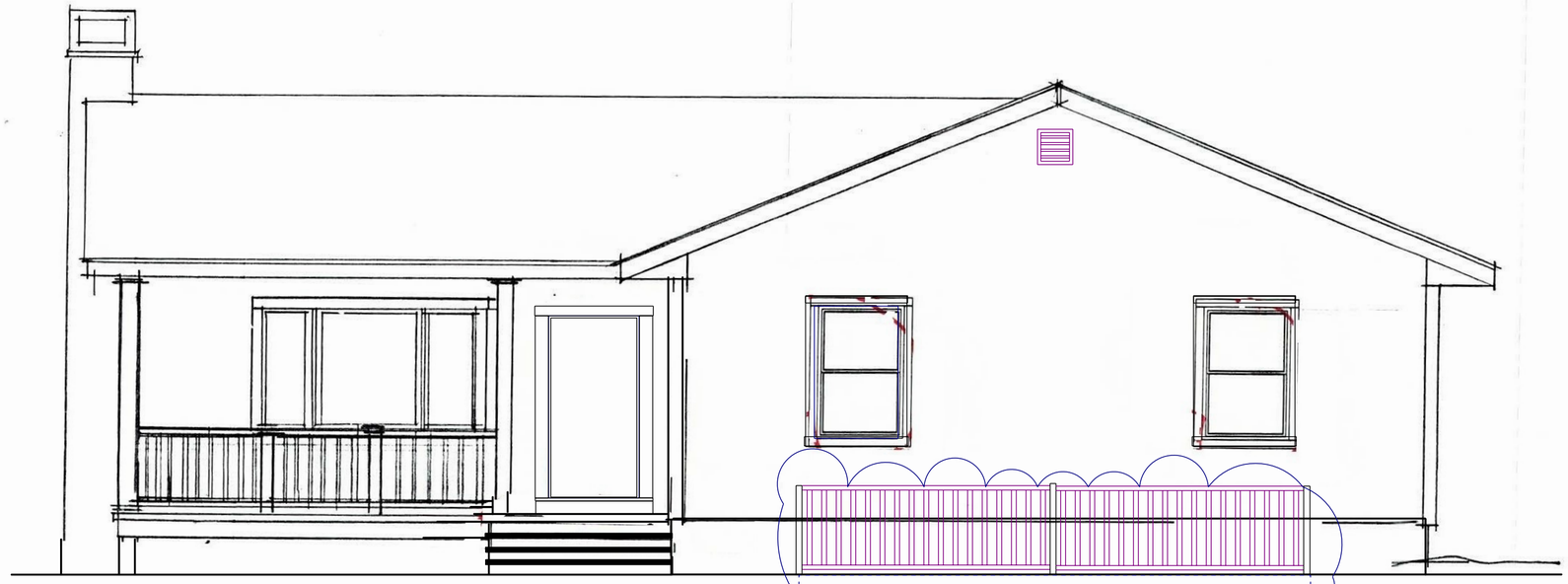
MAP 67 PARCEL 177



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



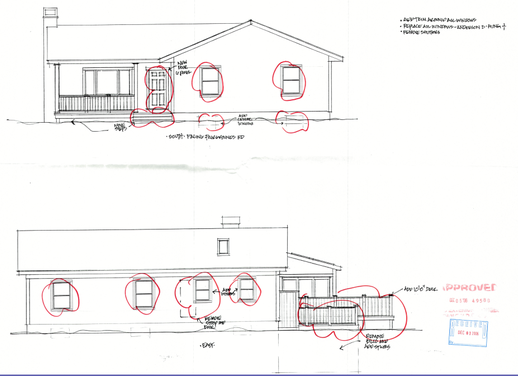
FRONT- SOUTH (FACING ROAD)

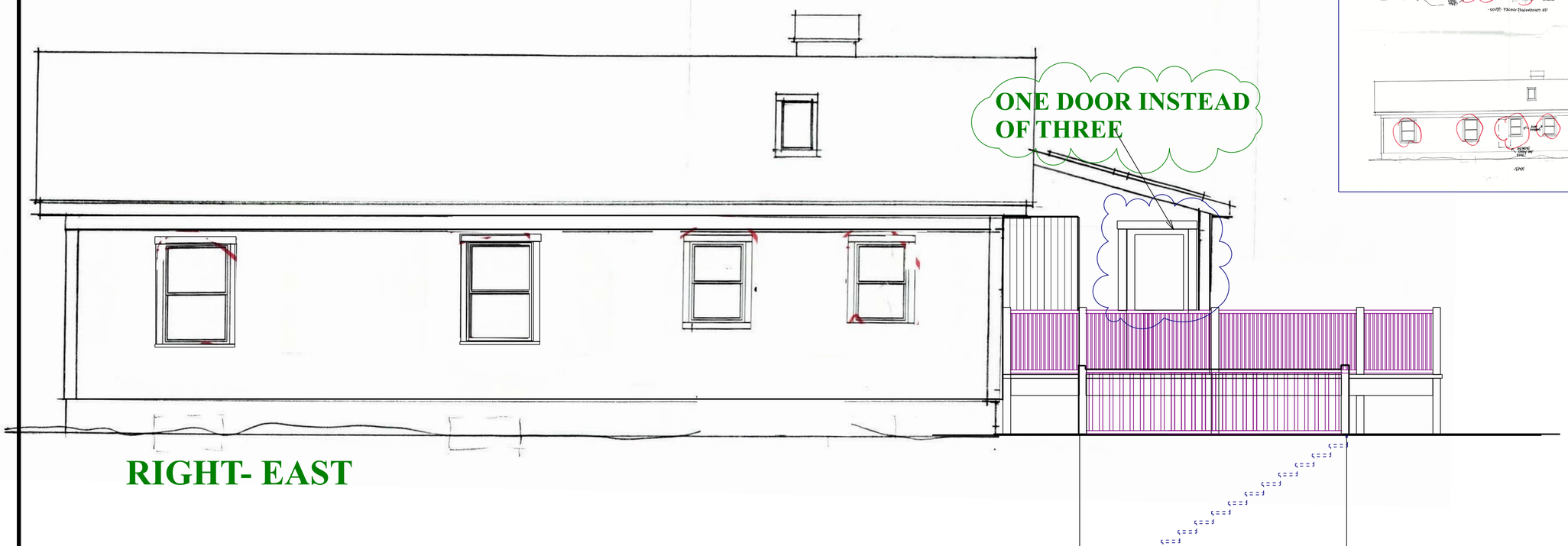
LARGER WINDOWS
BELOW GRADE AND RAILING
FOR SAFETY AROUND WELL





2006 APPROVAL





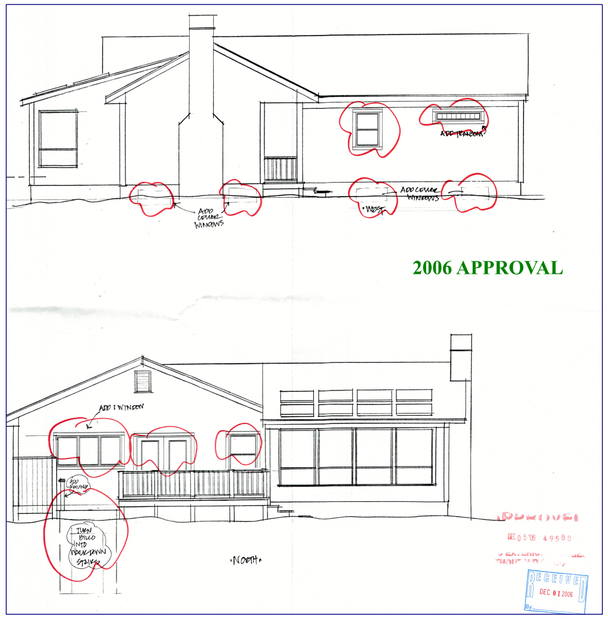
ONE DOOR INSTEAD
OF THREE

RIGHT- EAST

LACOURSIERE- 67 FAIRGROUNDS RD
REV TO COA 49588 (2006)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-3-25

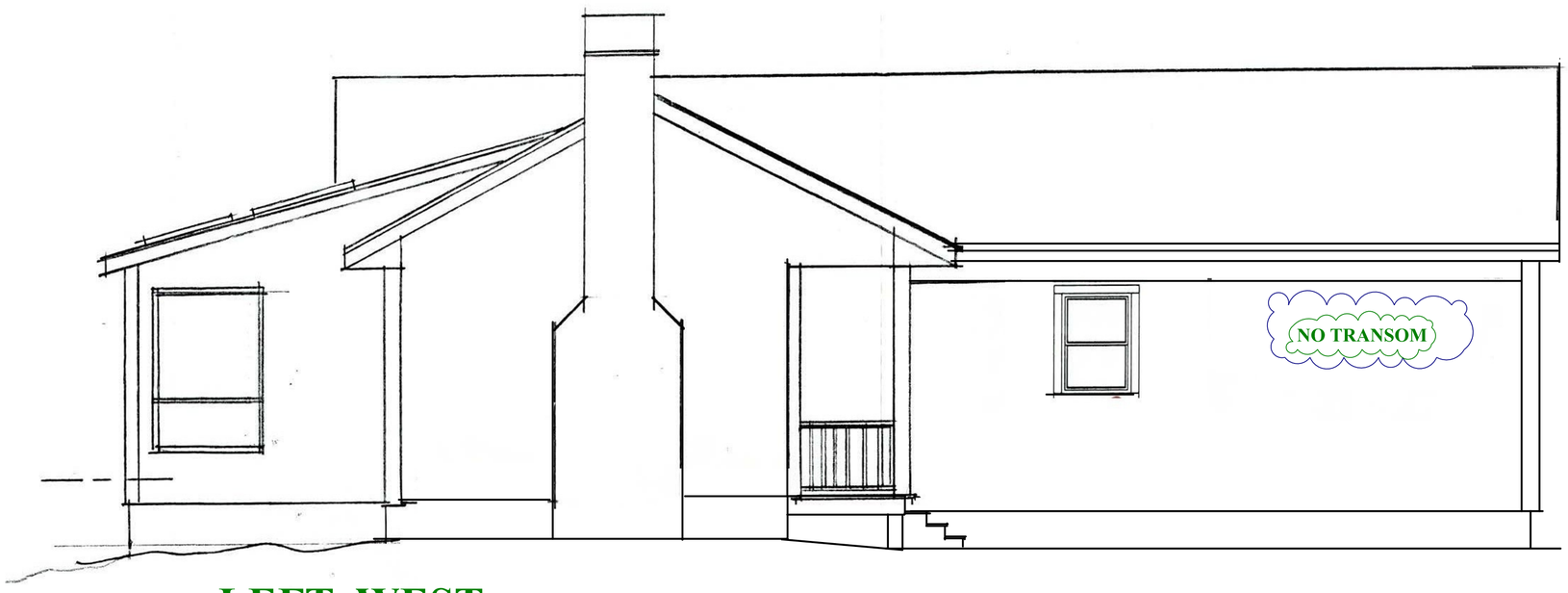
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



2006 APPROVAL







LEFT- WEST

REAR- NORTH

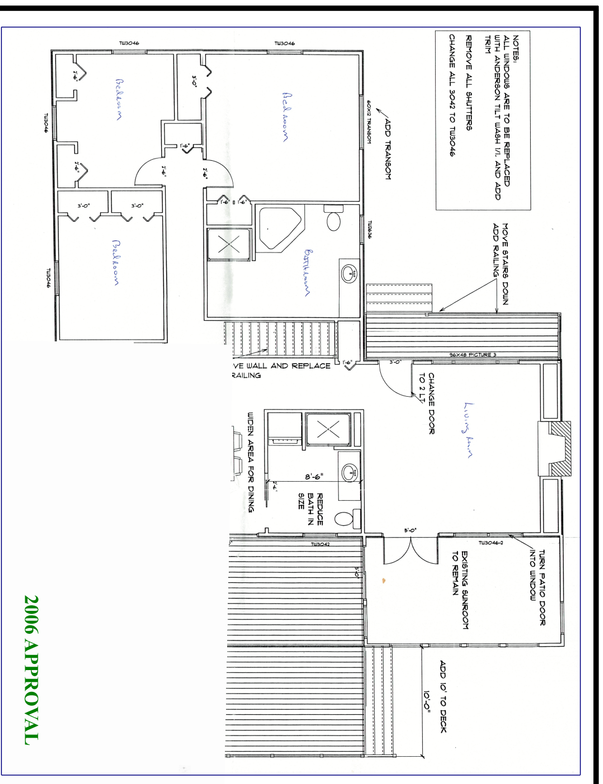
SCALE: 1/4"=1'

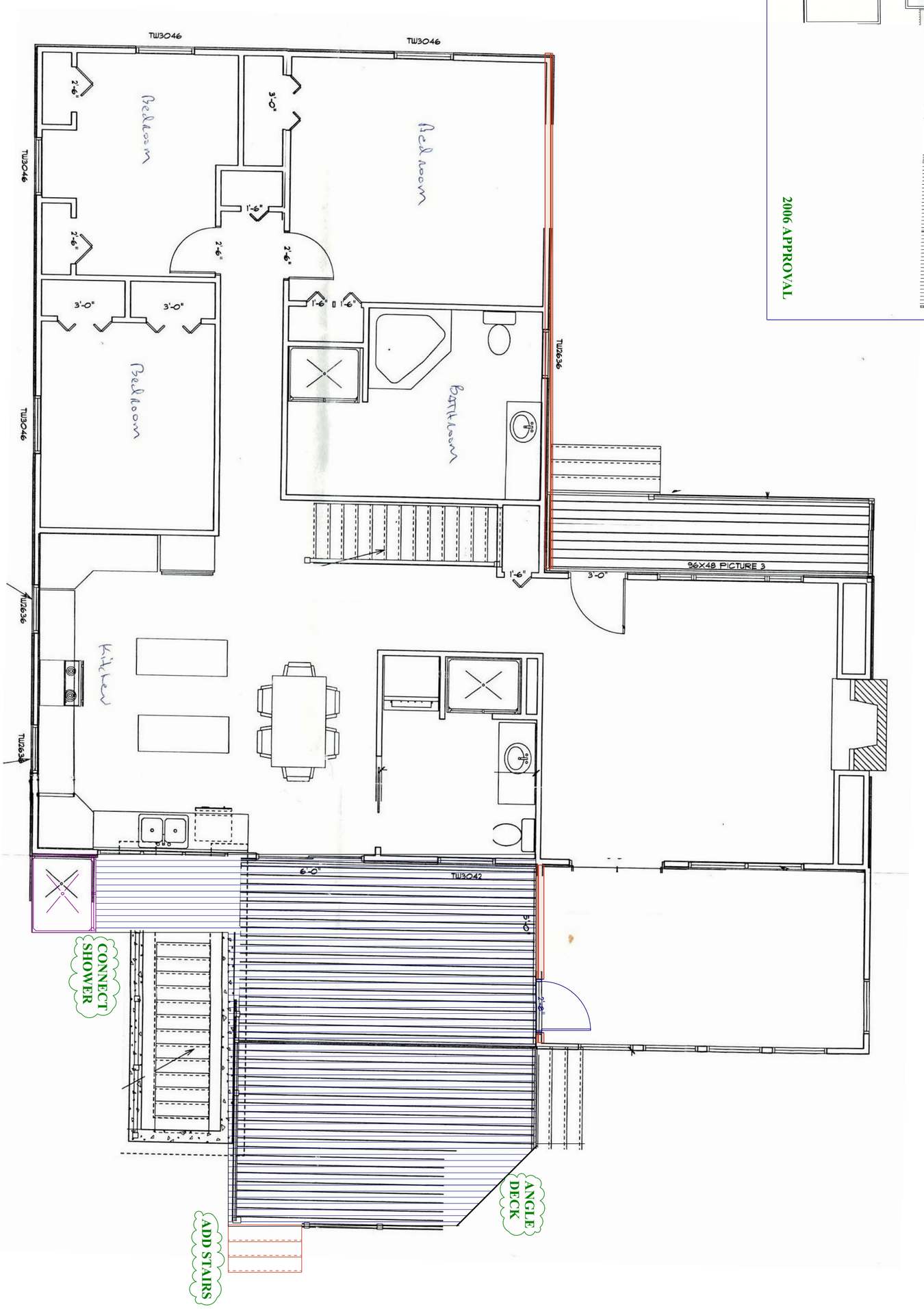
DRAWN BY: VO

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 PO BOX 3057 NANTUCKET, MA 02584	**LACOURSIERE- 67 FAIRGROUNDS RD** **REV TO COA 49588 (2006)**	SCALE: 1/4"=1' DRAWN BY: VO DATE: 1-3-25

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.

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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°: 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



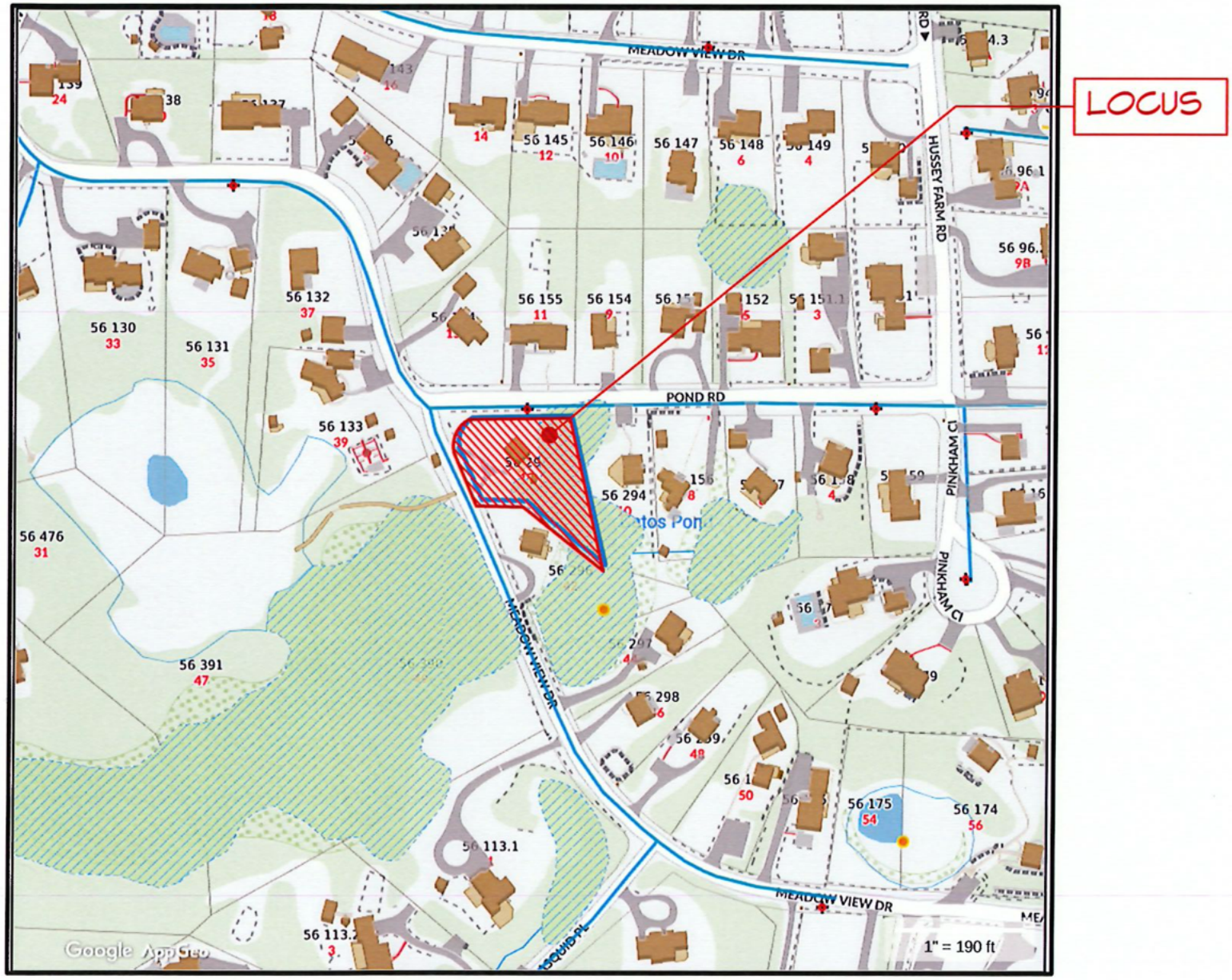


18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

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
	/ /	

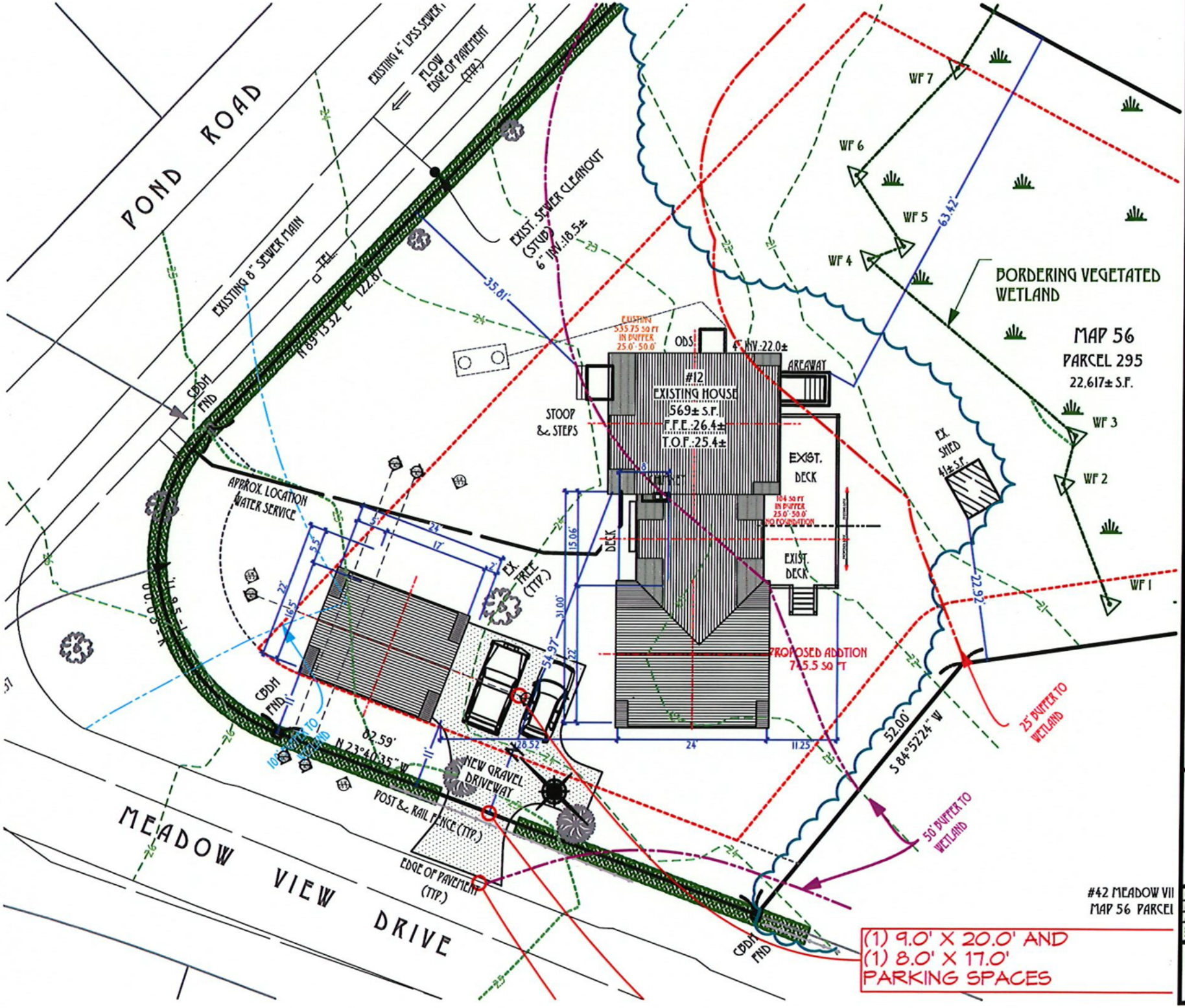
12 POND ROAD LOCUS MAP LOCUS MAP

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
	/ /	

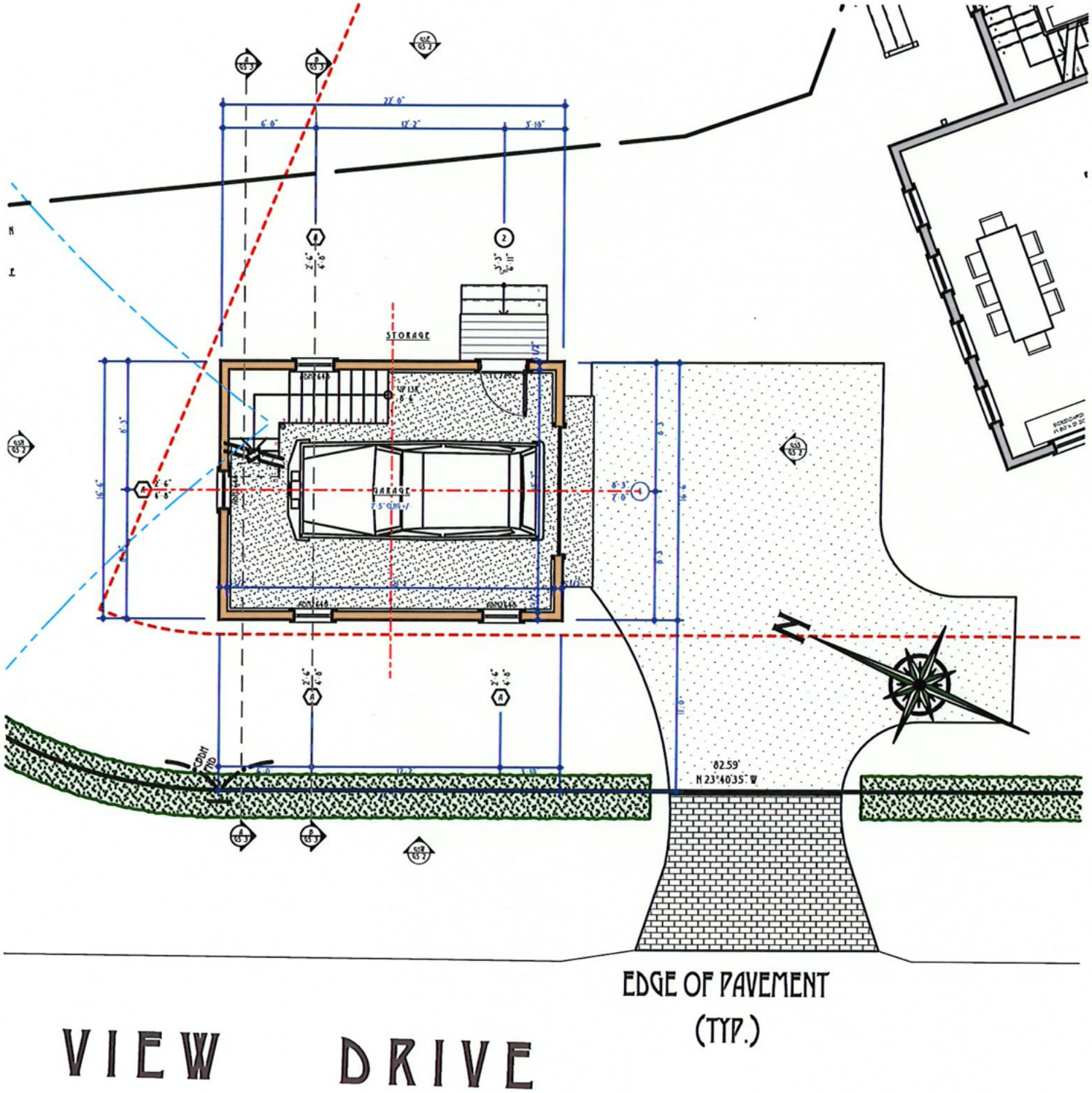
12 POND ROAD SITE PLAN

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
	/ /	

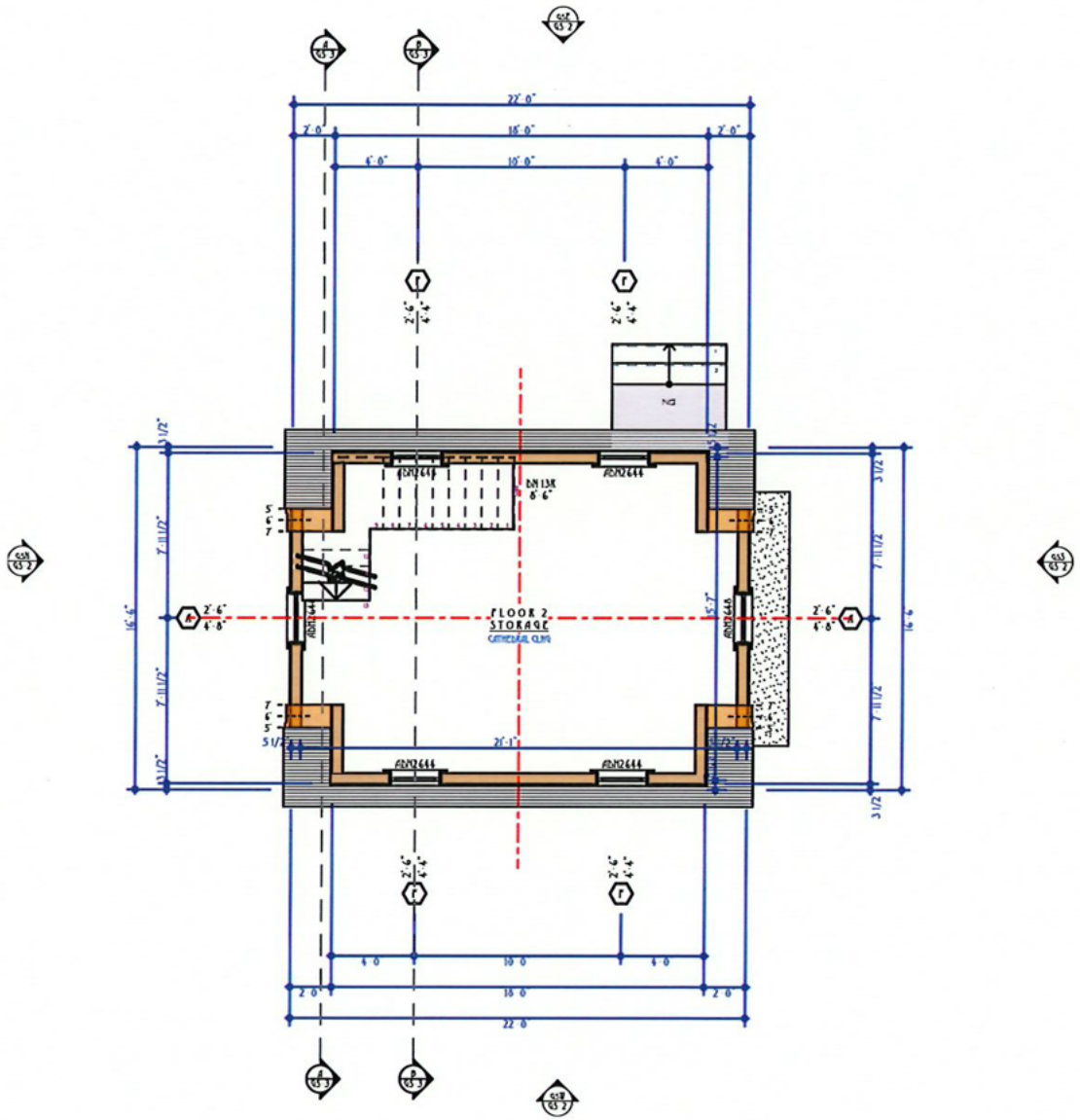
PROPOSED FIRST FLOOR PLAN ~ 363 S.F

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
	/ /	

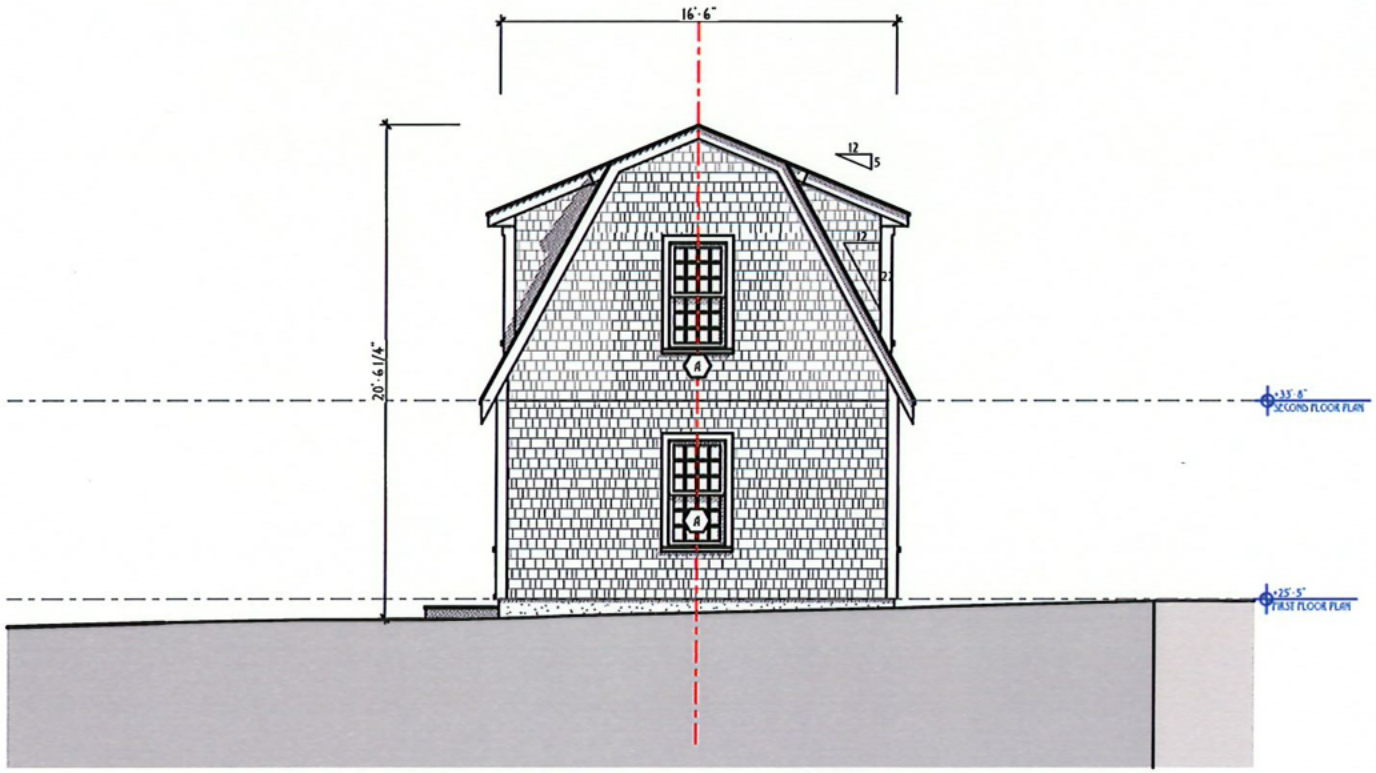
PROPOSED SECOND FLOOR PLAN~ 323 S.F

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	

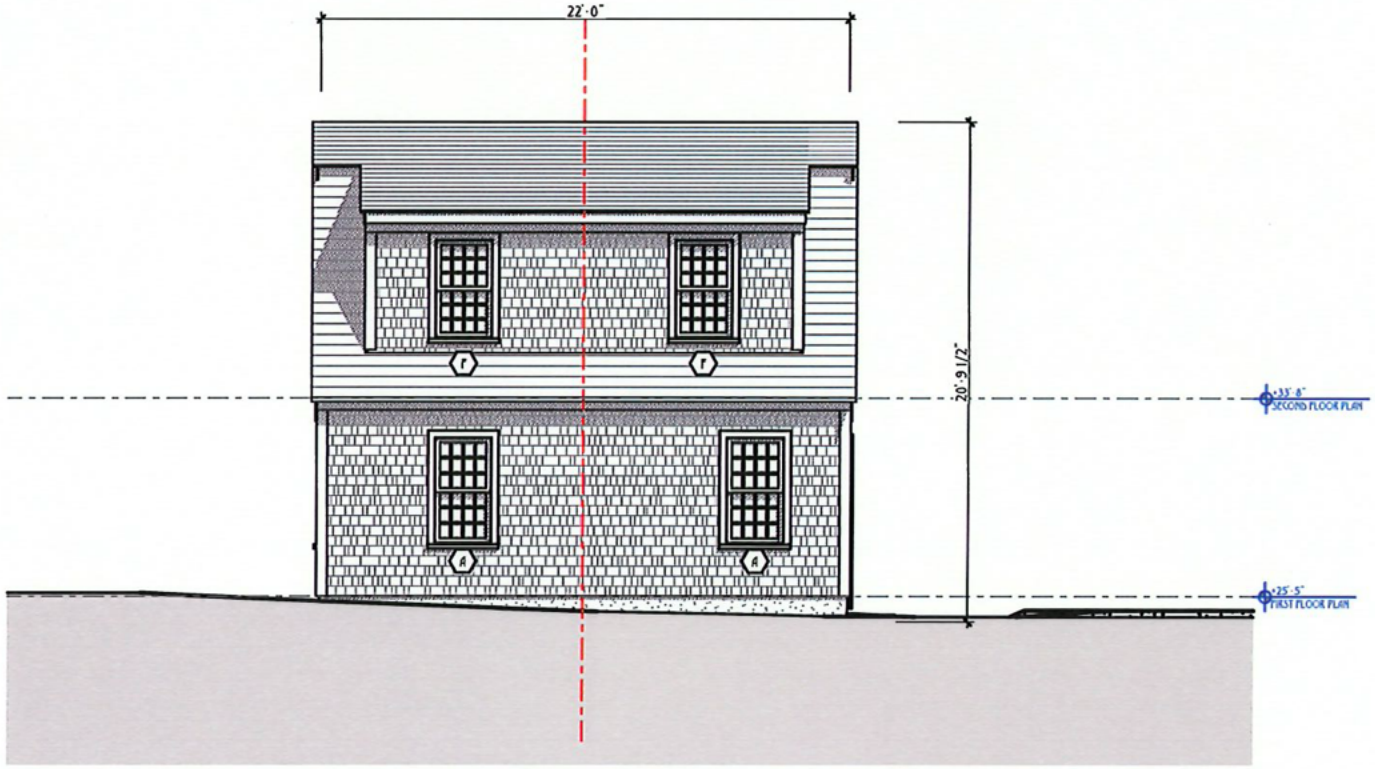
PROPOSED NORTH ELEVATION (POND RD)

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
	/ /	

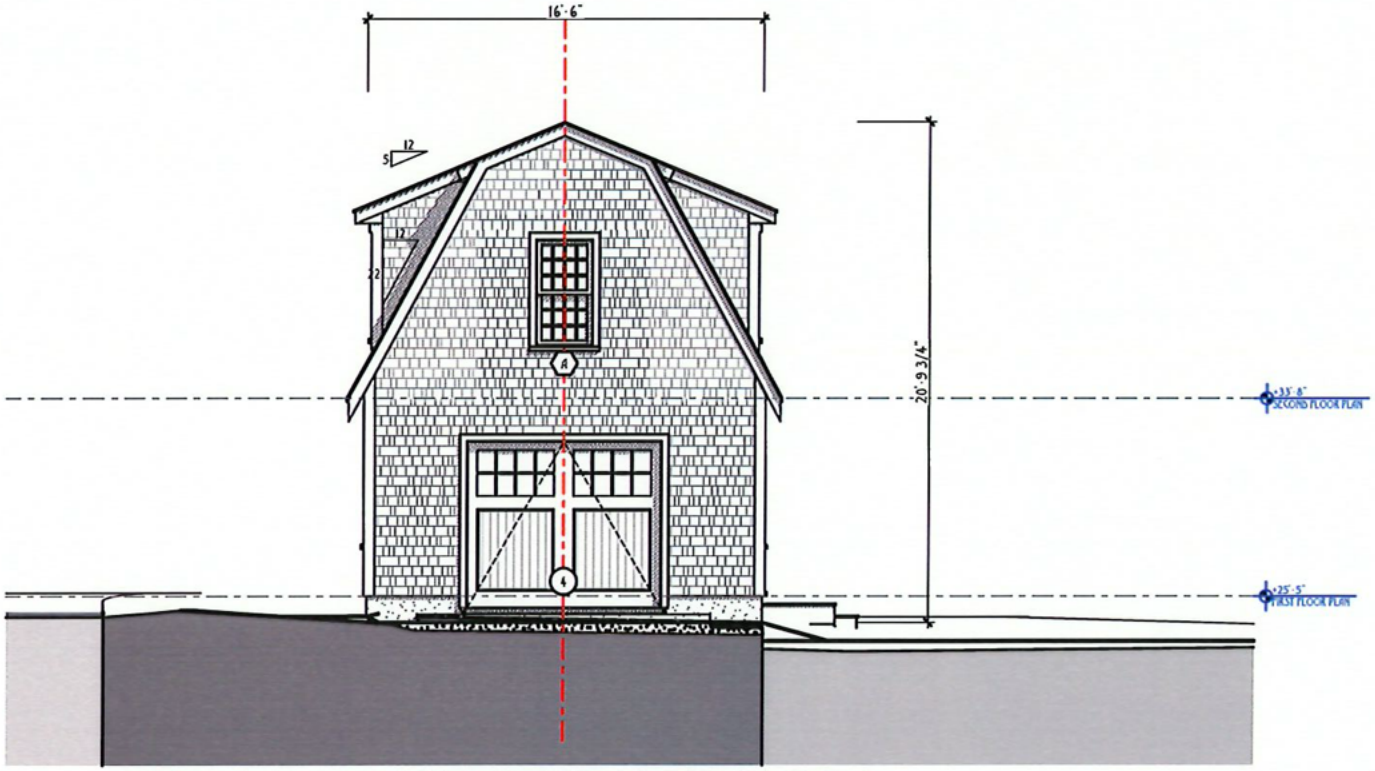
PROPOSED WEST (MEADOW VIEW DR) ELEVATION

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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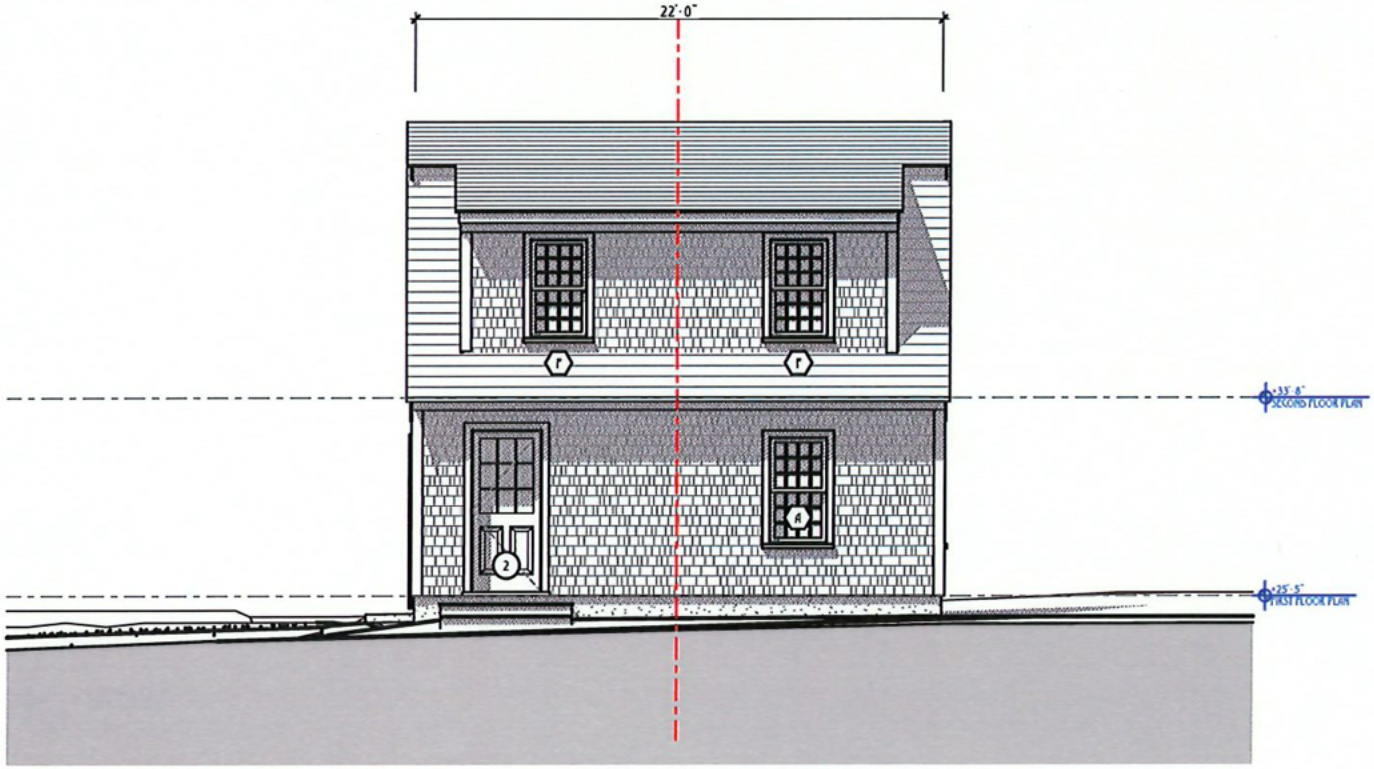
HDC G/S·0.7



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
	/ /	

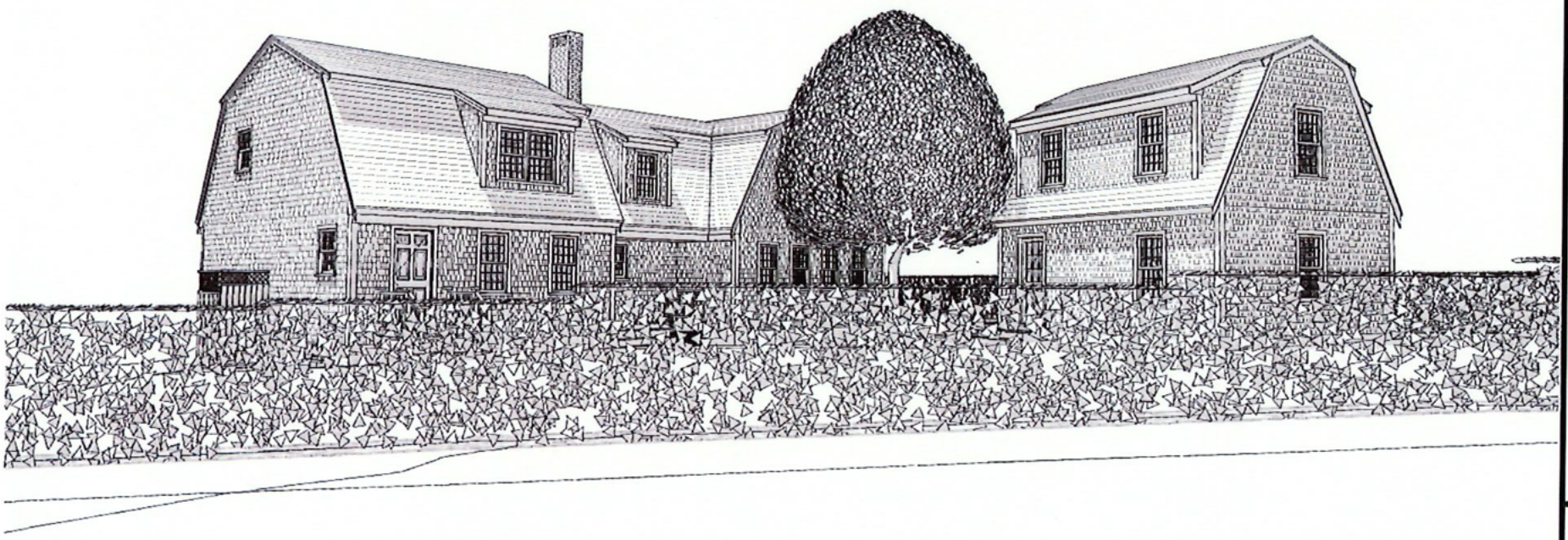
WINDOW & DOOR SCHEDULE

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	

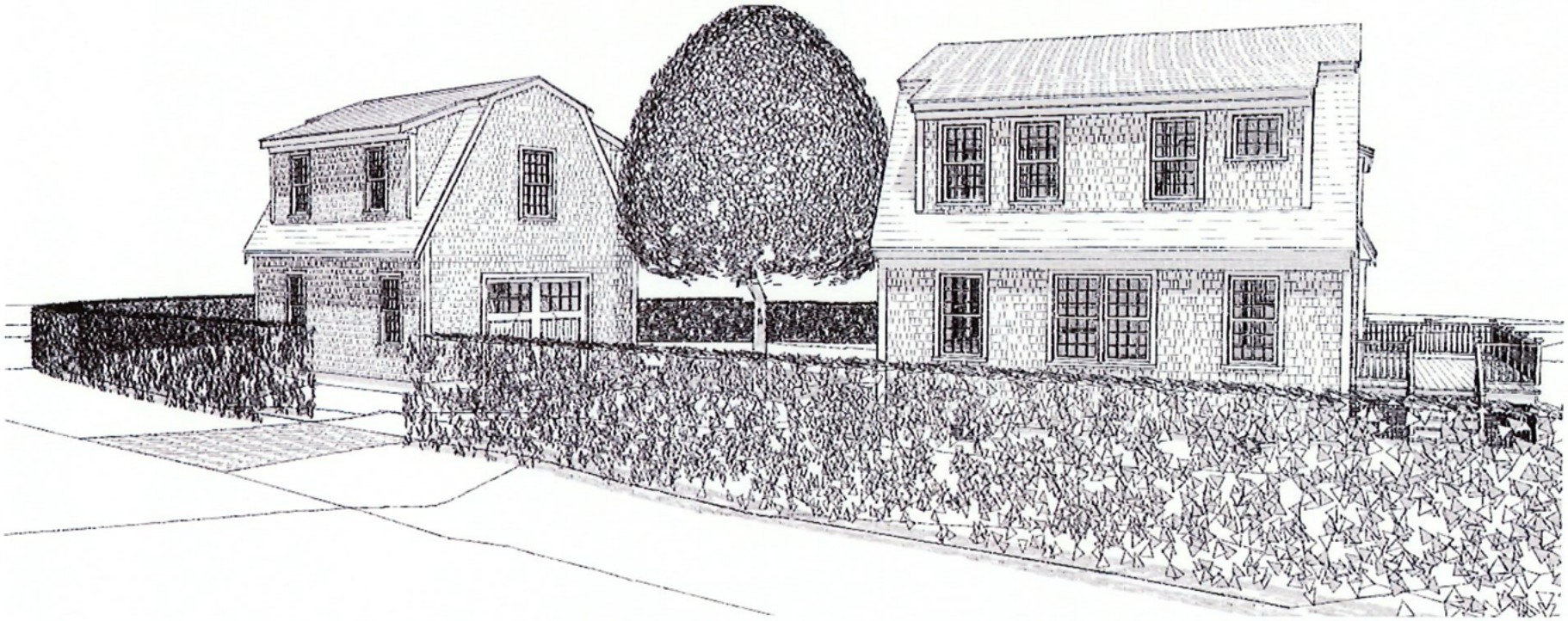
12 POND ROAD PERSPECTIVE

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

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 _____

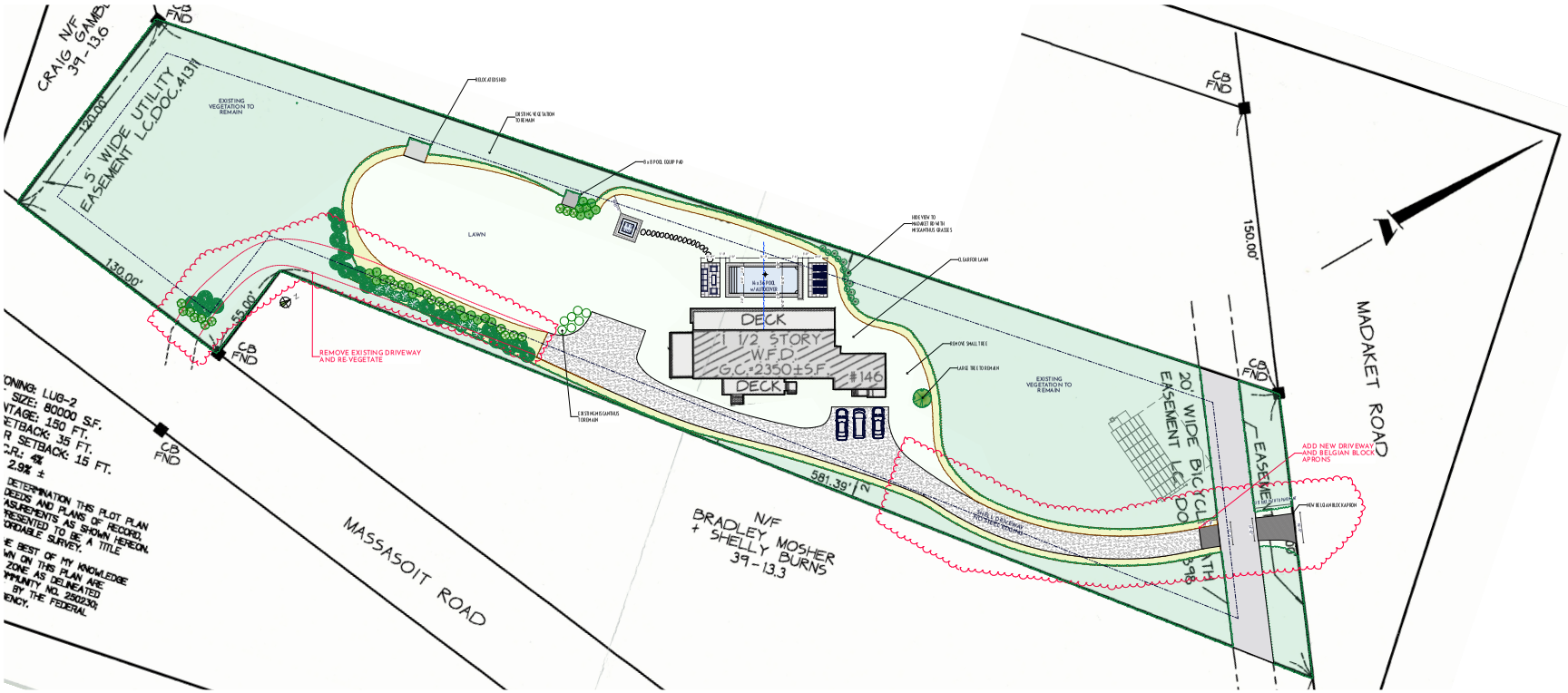
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

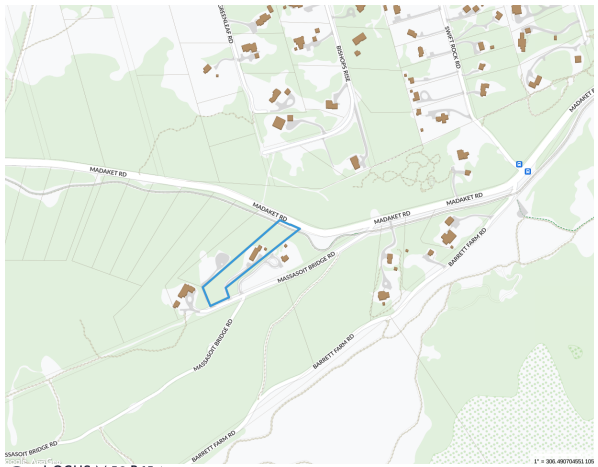
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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	

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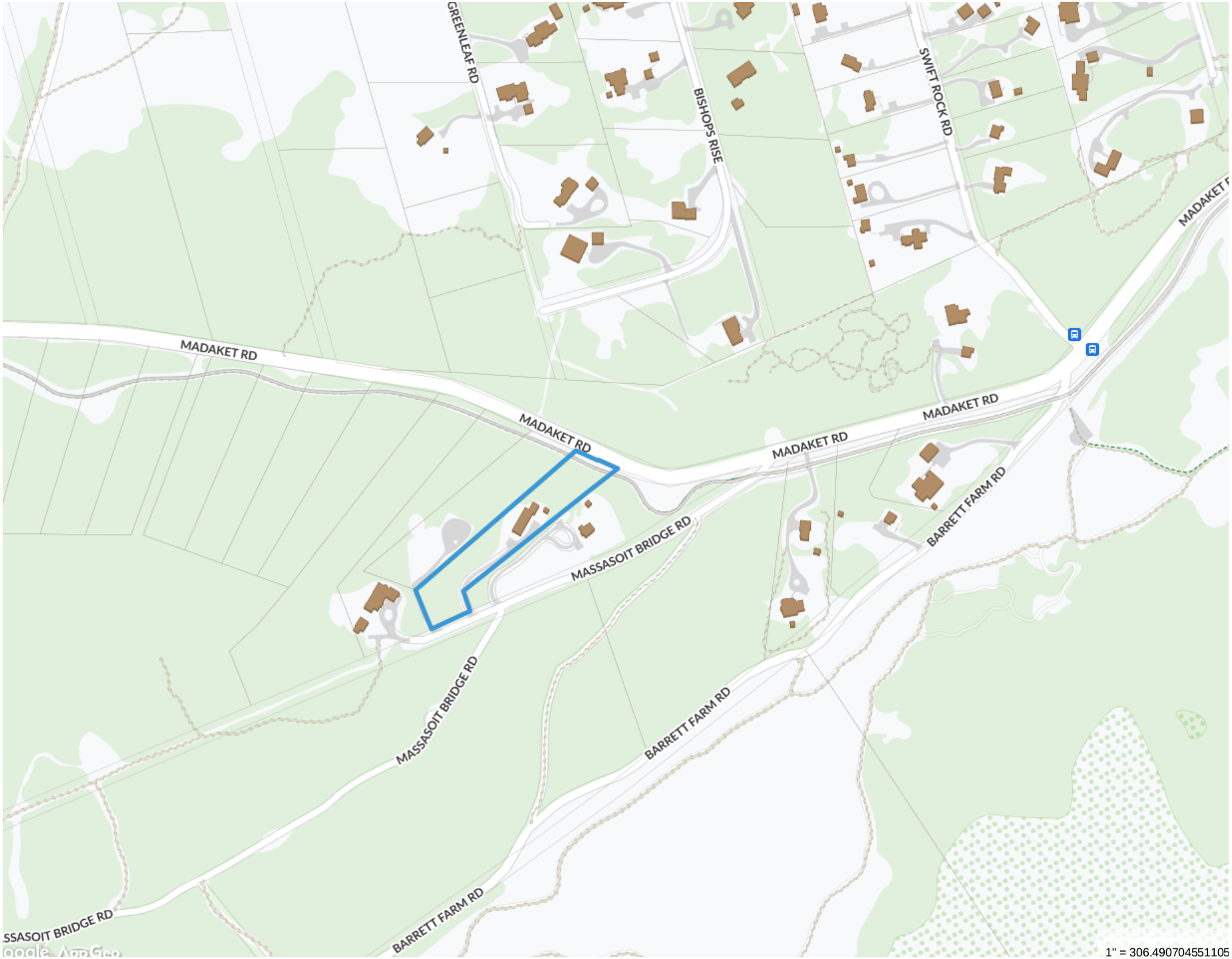

1 LOCUS M-39 P-13.4

atlantic LANDSCAPING, INC

MARK	DATE

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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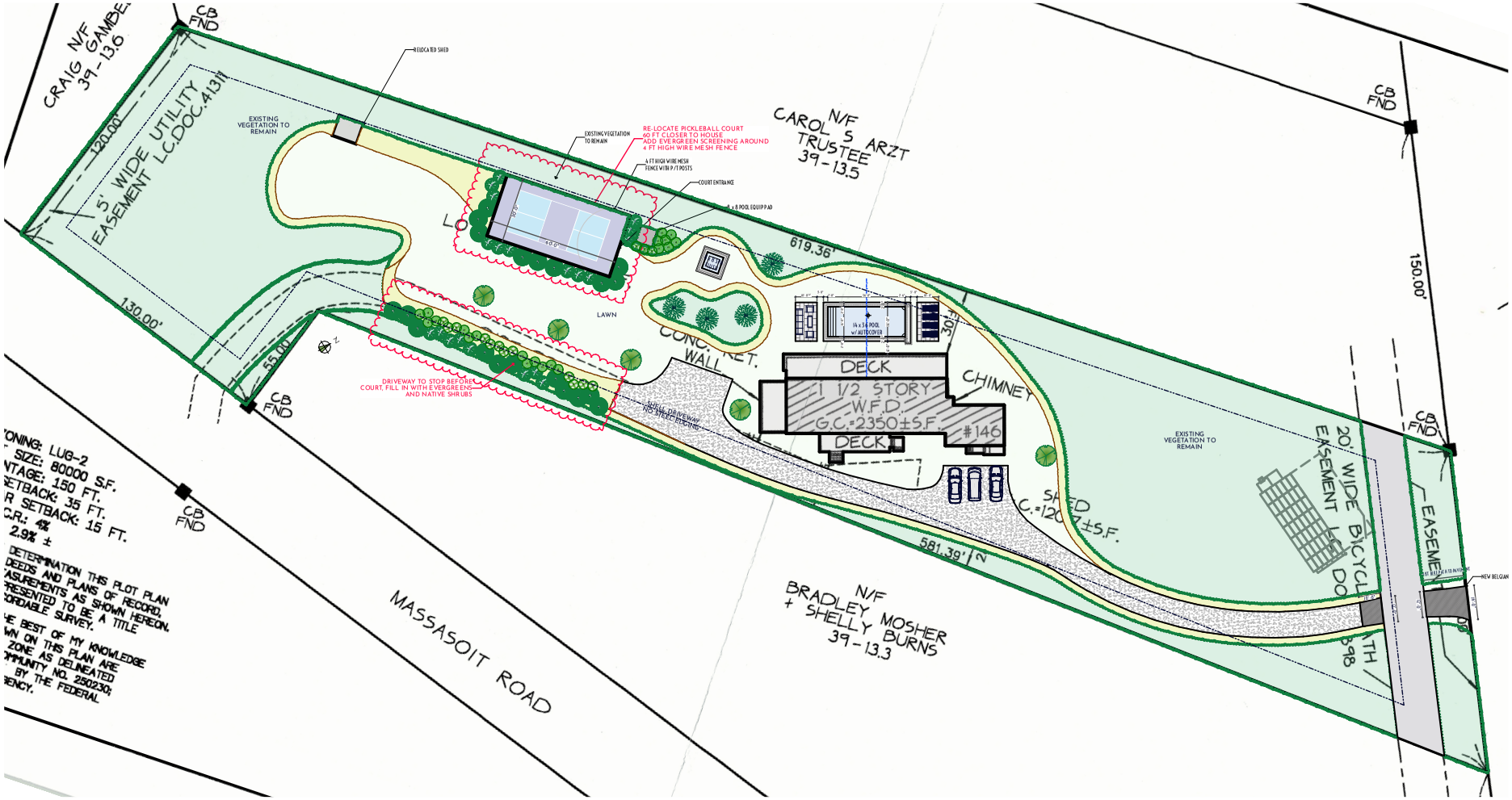

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

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

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

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

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 _____

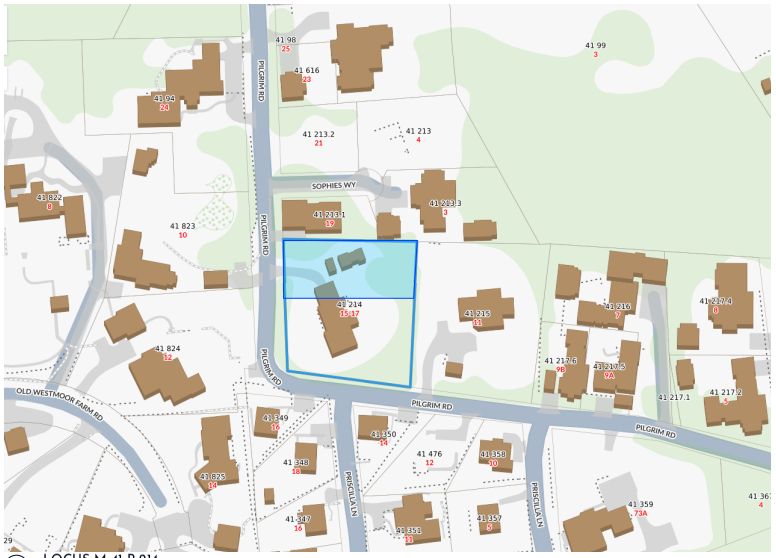
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

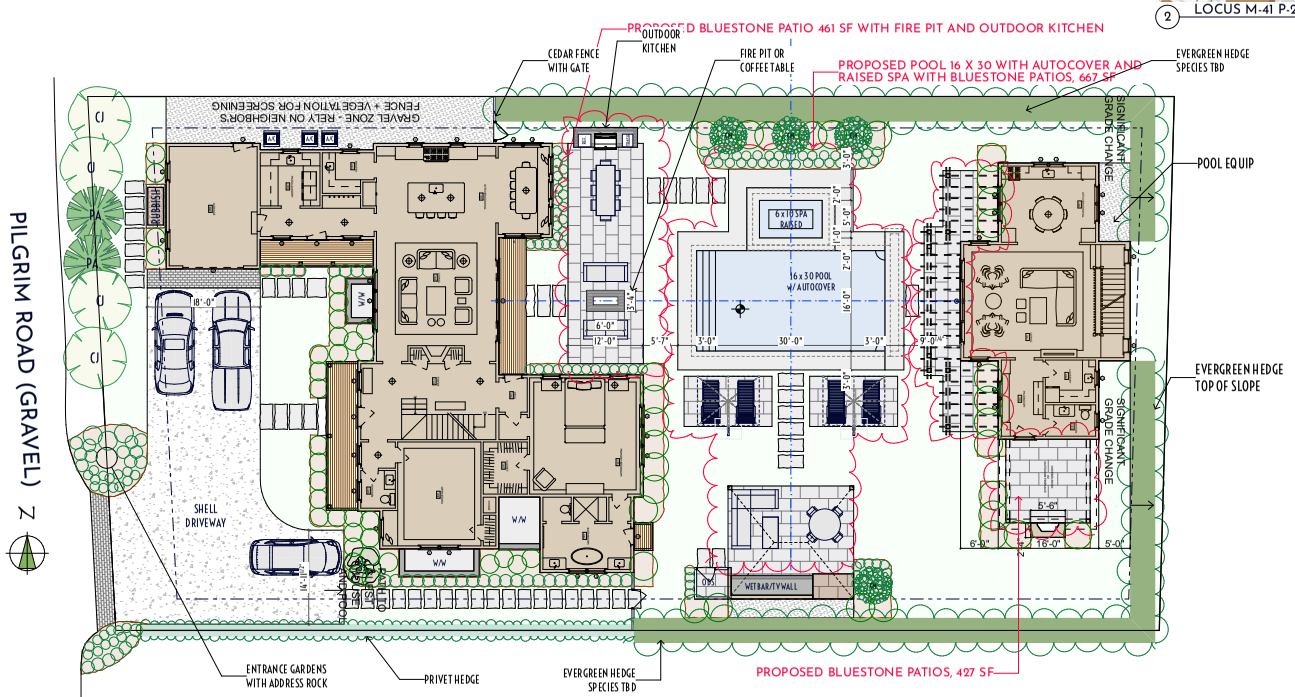
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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

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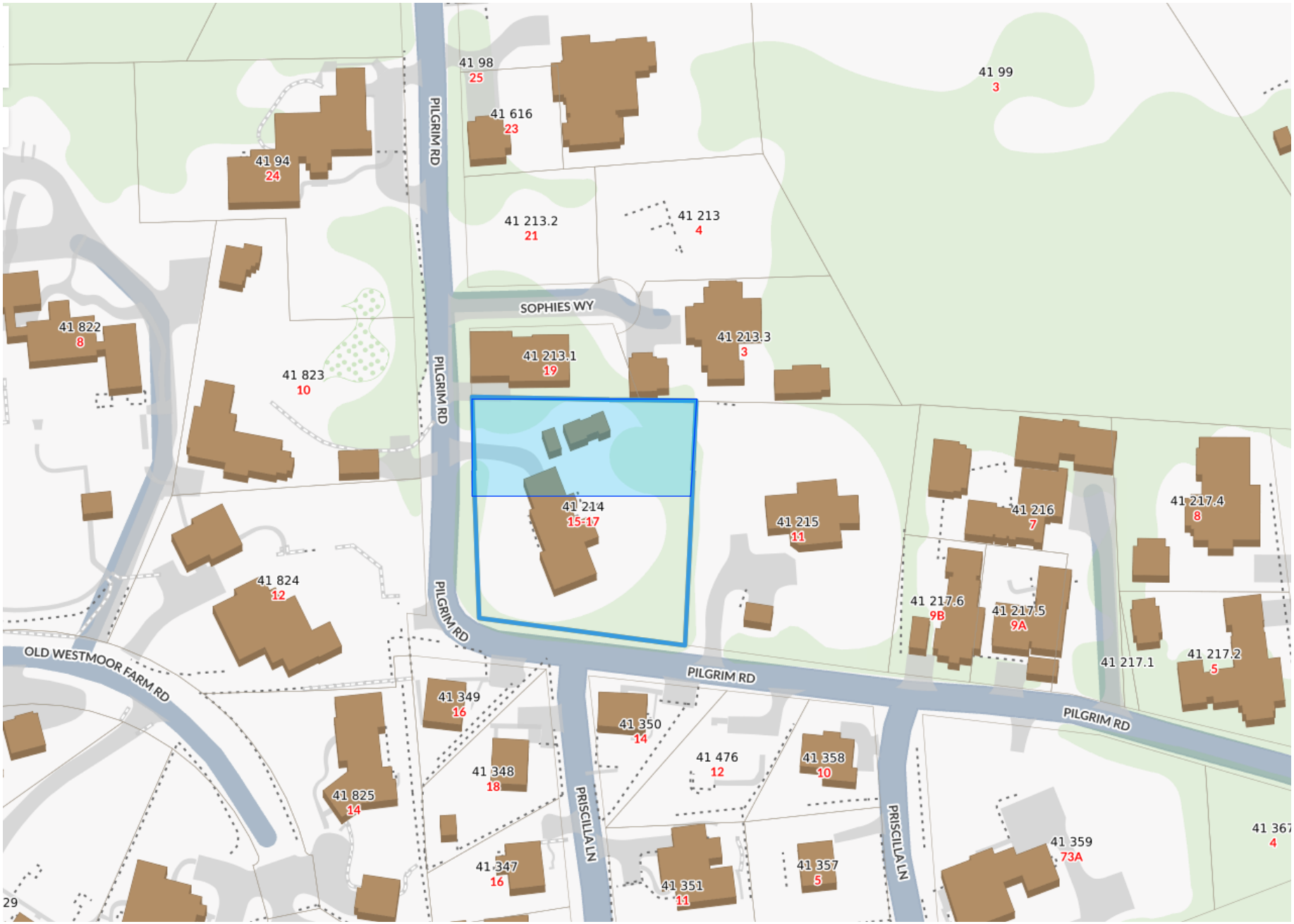

1 LOCUS M-41 P-214

atlantic LANDSCAPING, INC

MARK	DATE

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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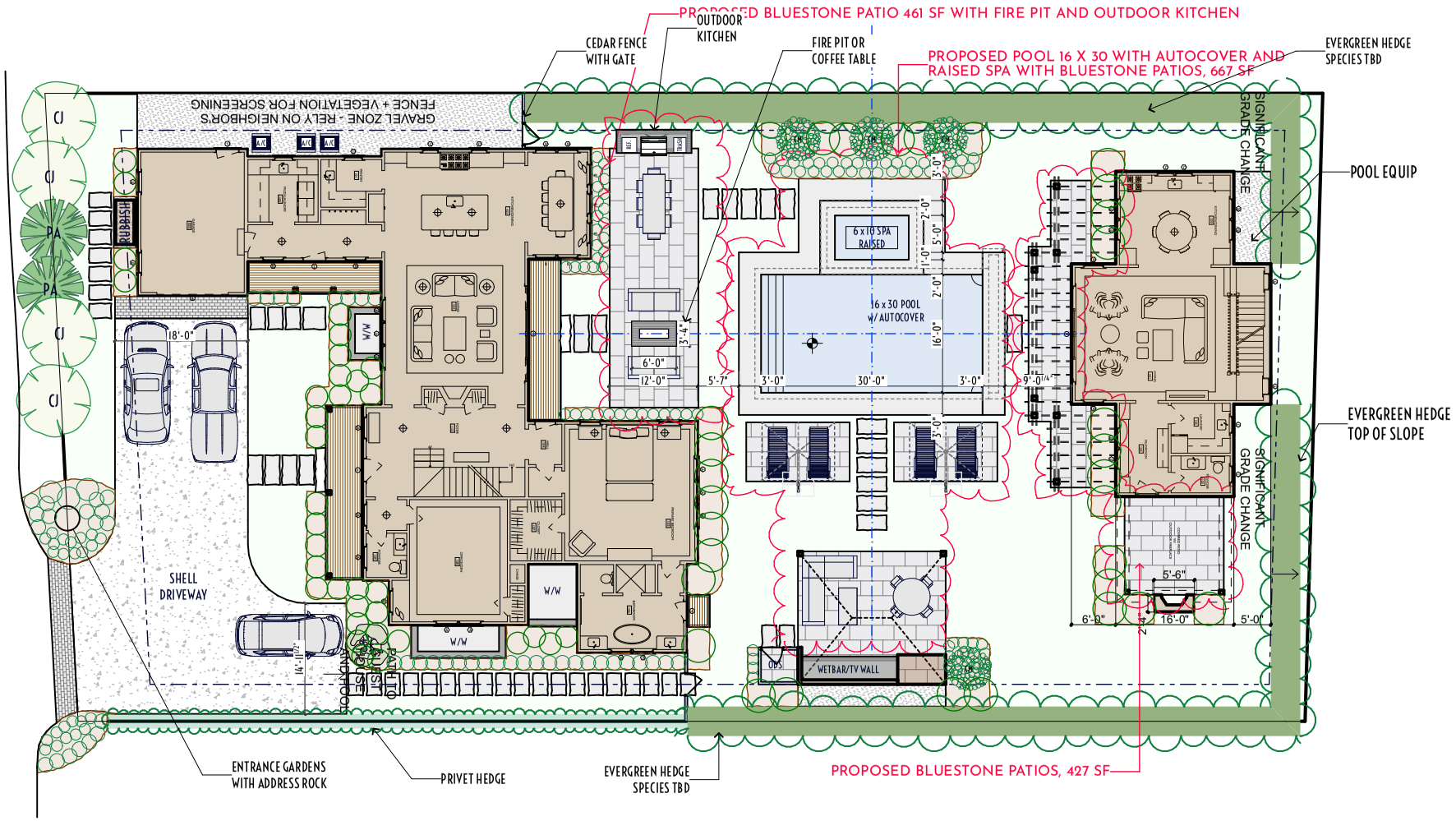

PILGRIM ROAD (GRAVEL)

N

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

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

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

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

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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 _____) ☐ 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

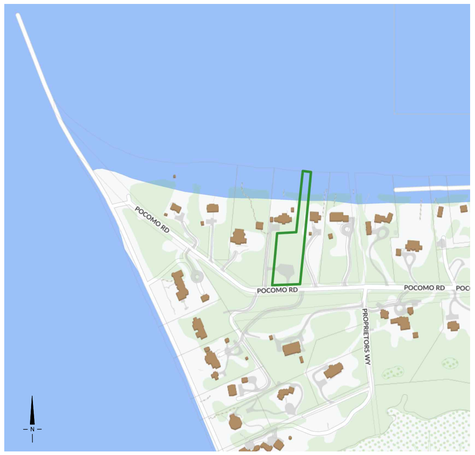
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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



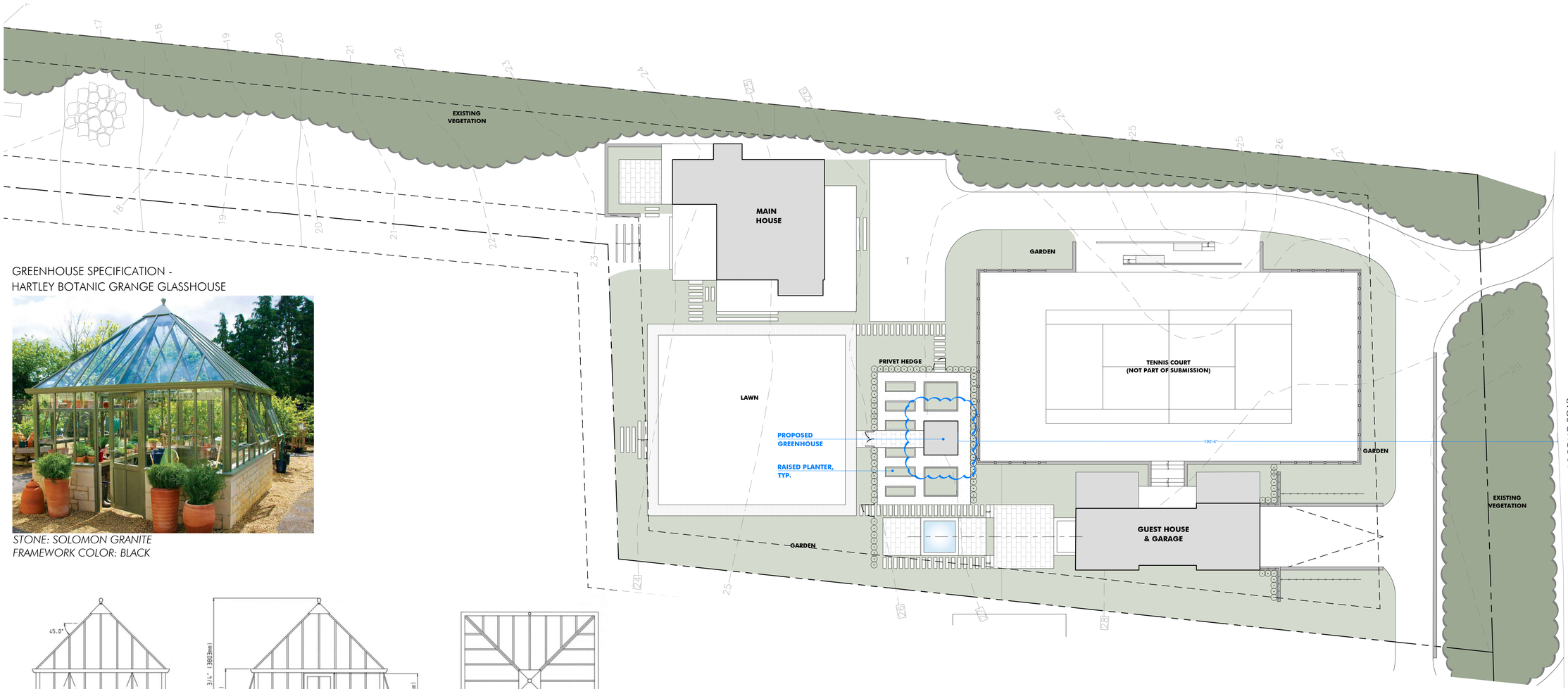
AERIAL MAP: 15/7



EXISTING CONDITIONS



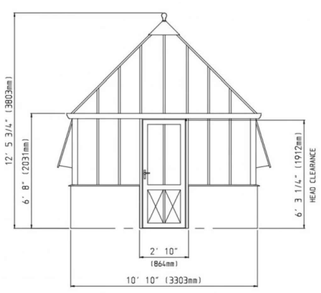




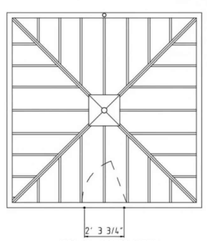
GREENHOUSE SPECIFICATION -
HARTLEY BOTANIC GRANGE GLASSHOUSE

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

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 _____

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>

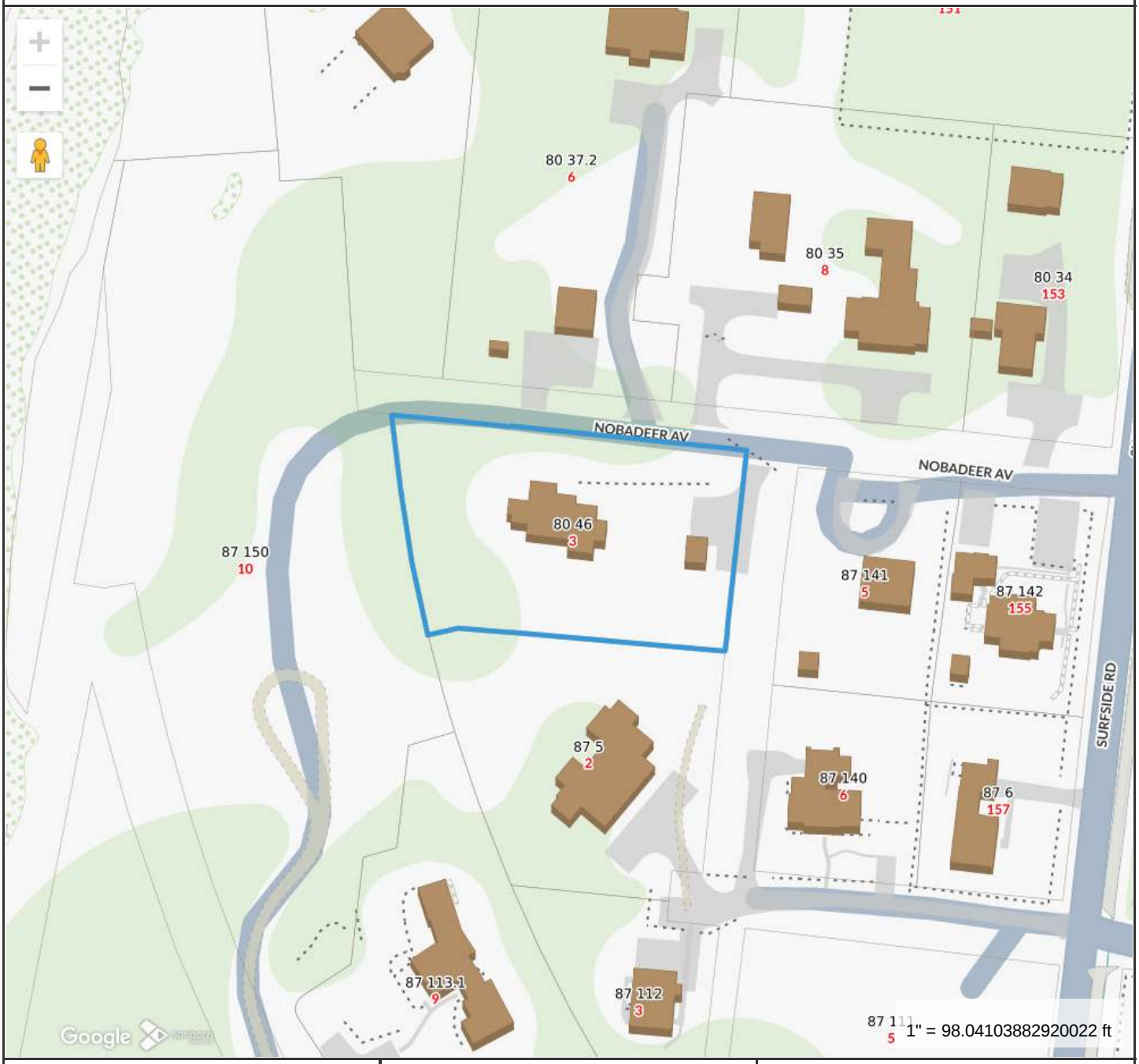
To whom it may concern,

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

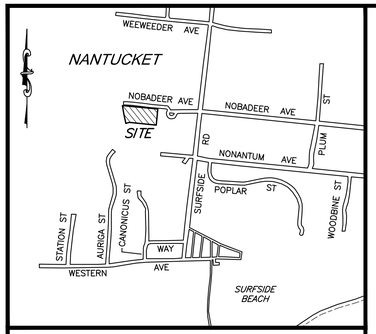
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

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

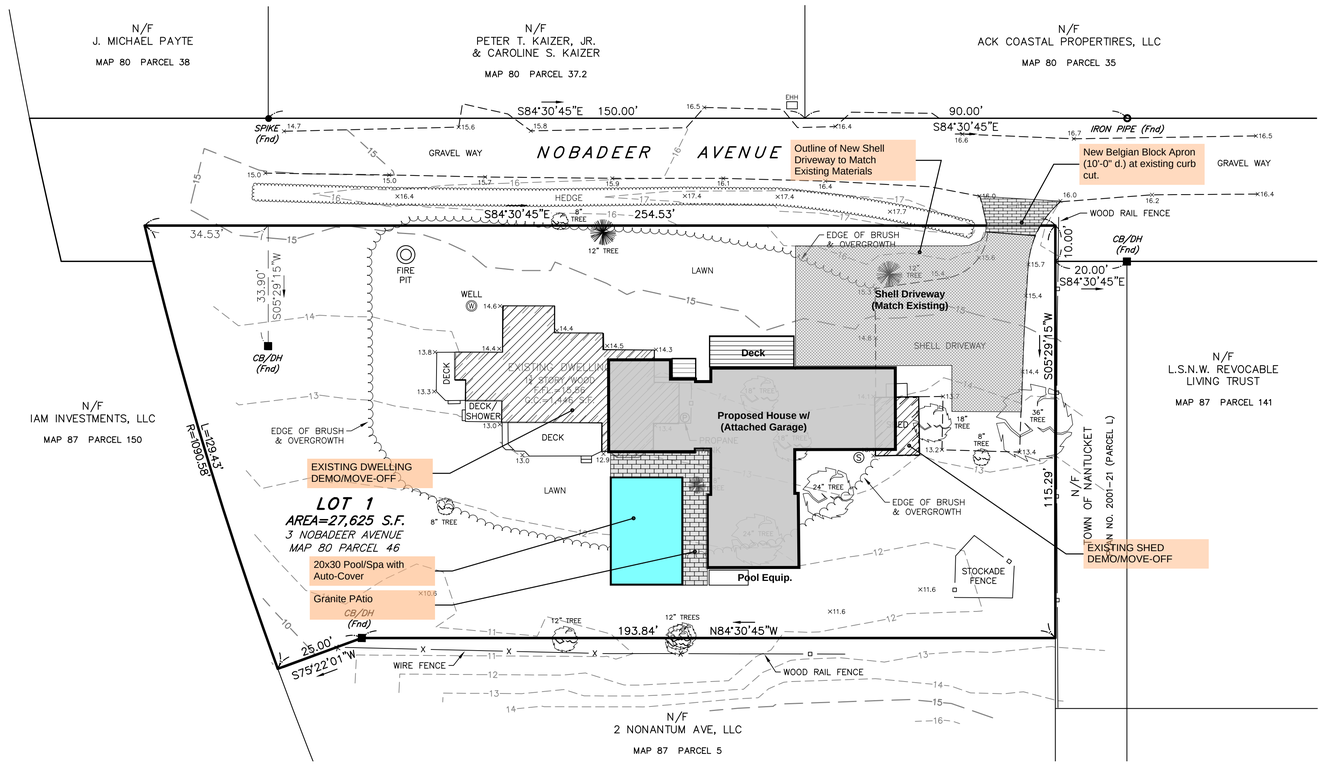
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

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

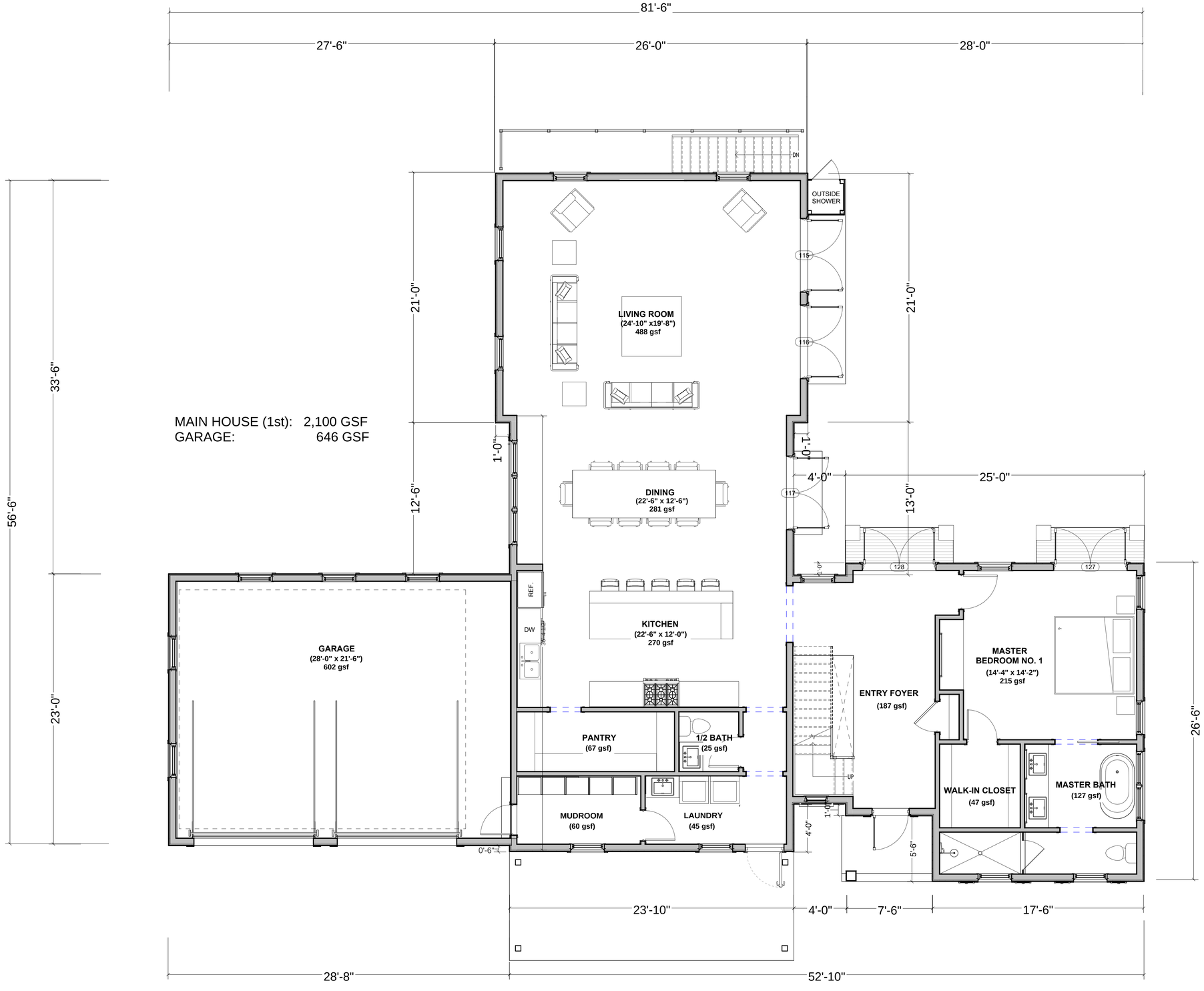
DRAWING TITLE:
EXISTING CONDITIONS

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

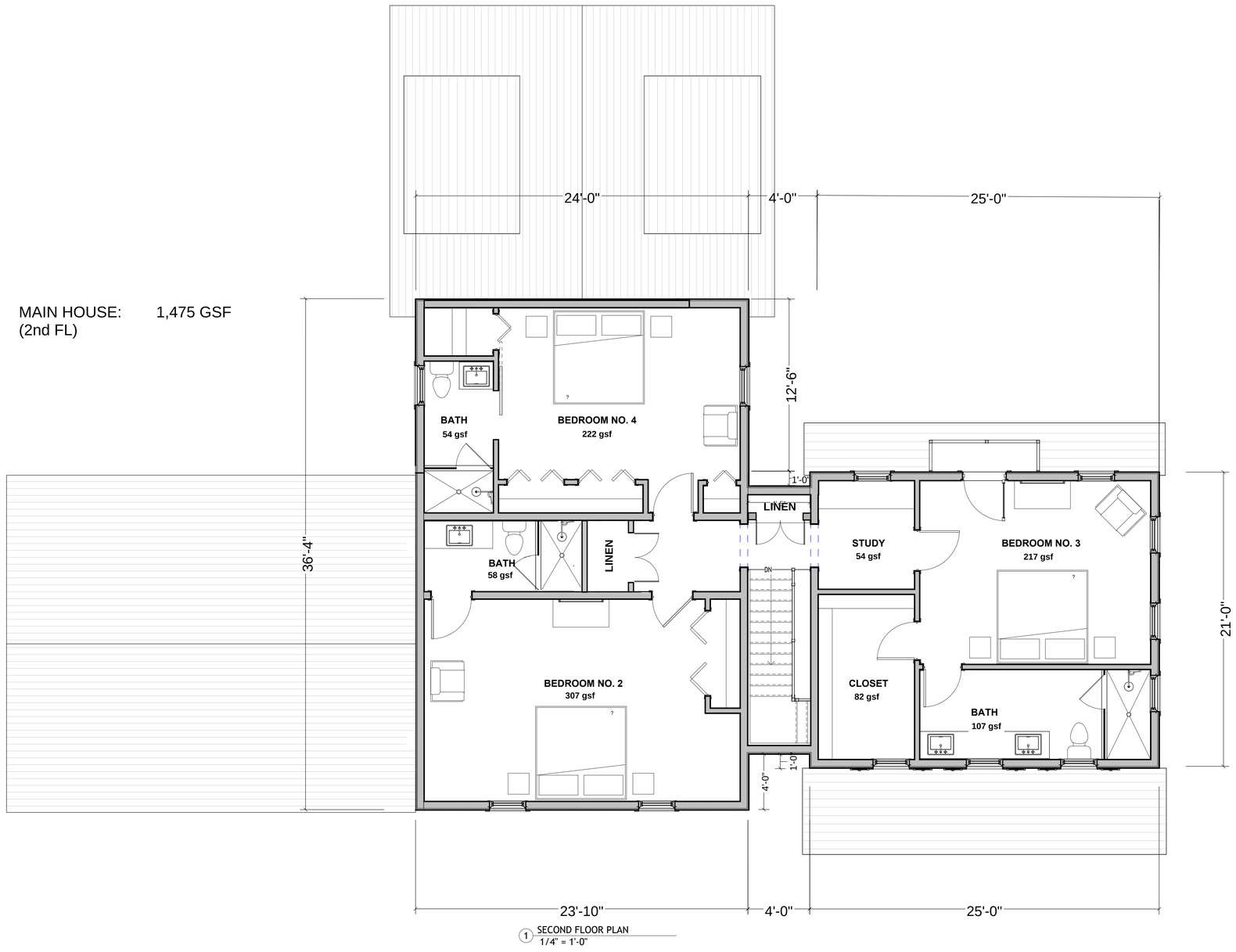
REVISIONS:

No.	Date	Description

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

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

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

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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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

9589 0710 5270 0099 7976 35

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Nantucket, MA 02554

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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
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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Nantucket, MA 02554

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Certified Mail Fee	$4.85
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 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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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
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 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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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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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>

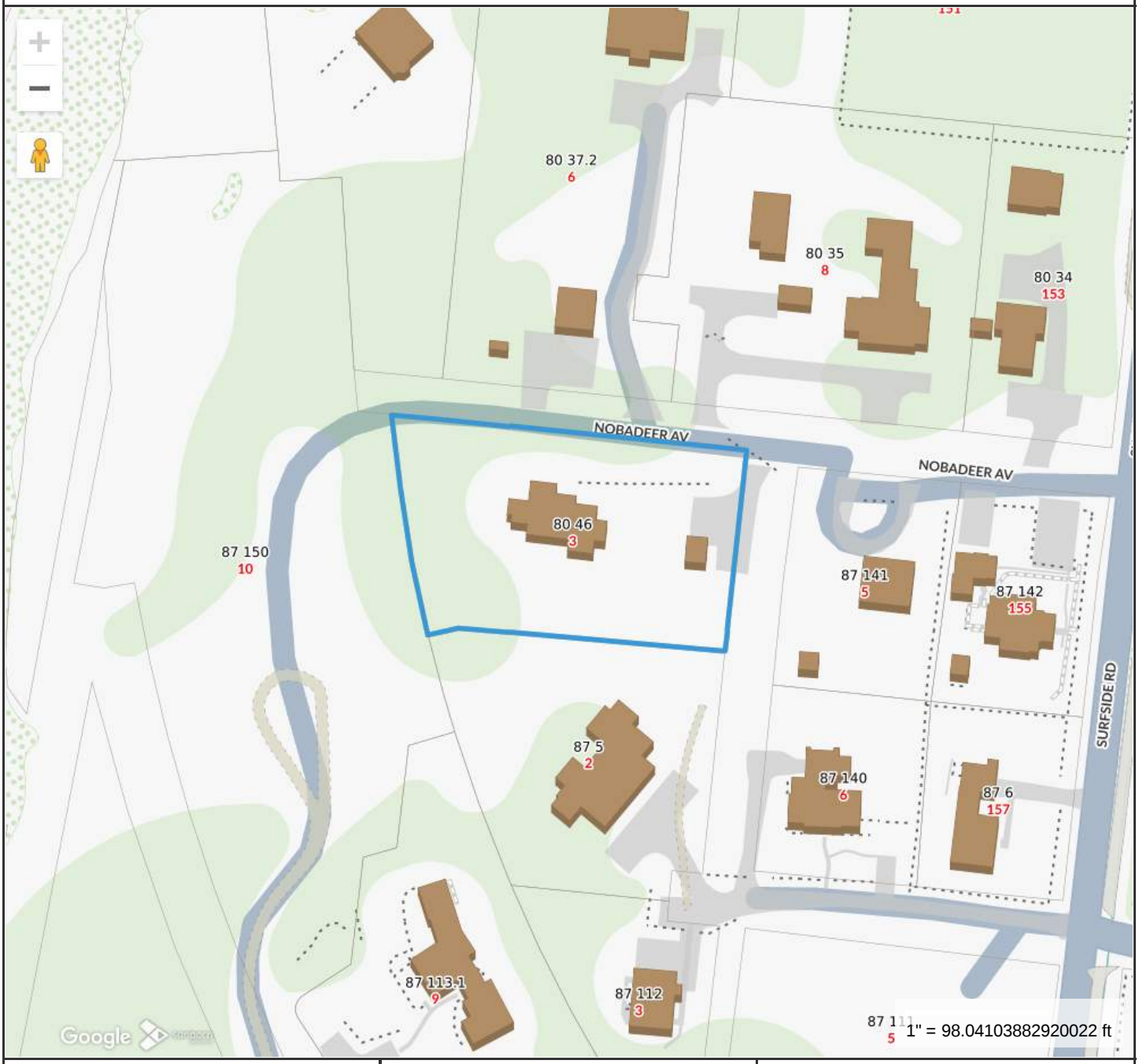
To whom it may concern,

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

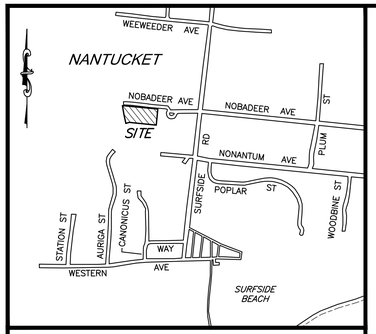
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

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

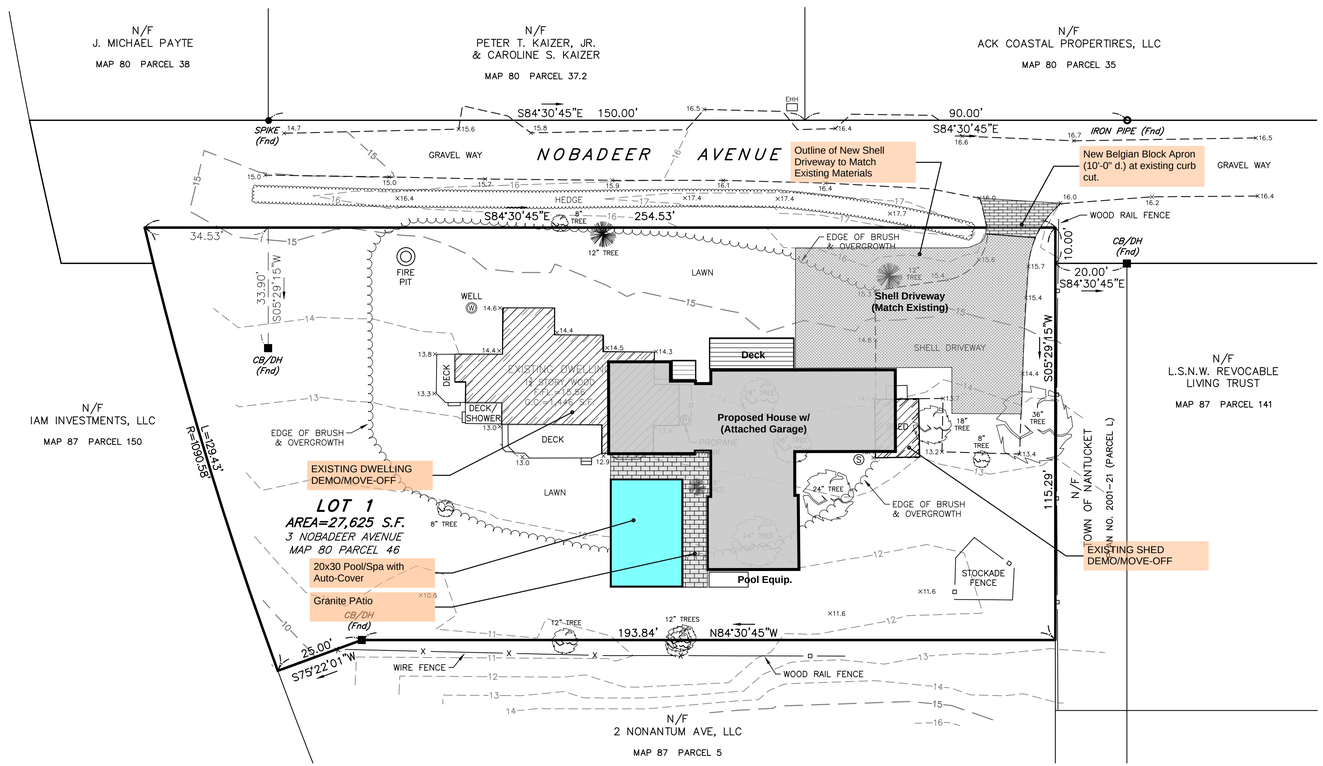
LEGEND

- 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.

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Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

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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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Sent To: Star Fish Ackscapes
Street and Apt. No., or PO Box No.: 2 Nonantum Ave
City, State, ZIP+4®: Nantucket Ma 02554

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Sent To: Michael Daly
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City, State, ZIP+4®: Nantucket Ma 02554

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U73

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 — Signature

1/13/2025 — 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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 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

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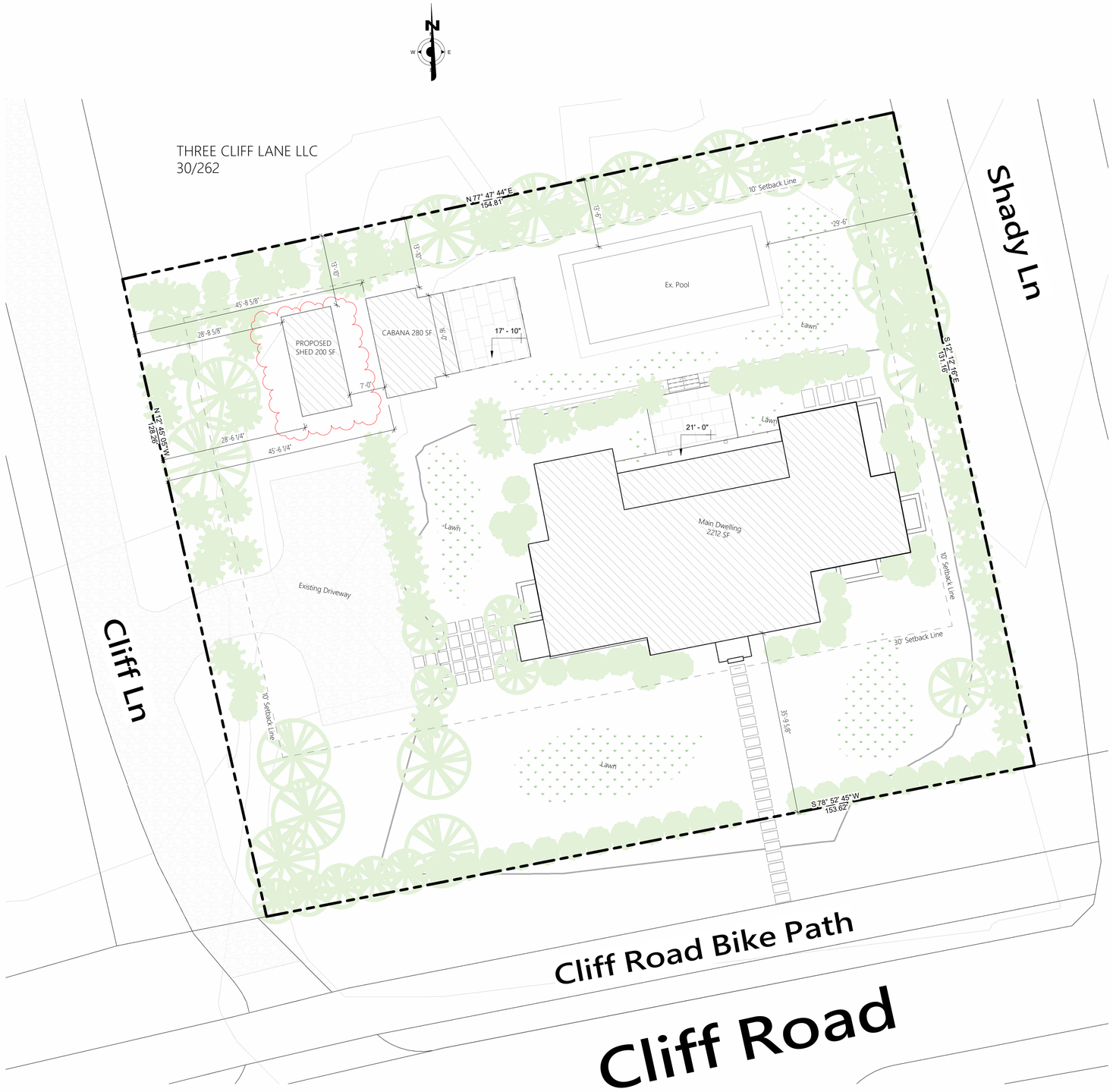
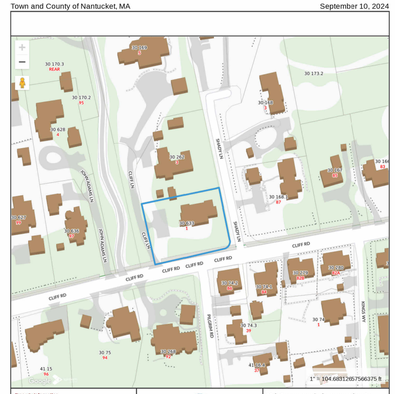


1 Site Plan - Shed
3/32" = 1'-0"

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

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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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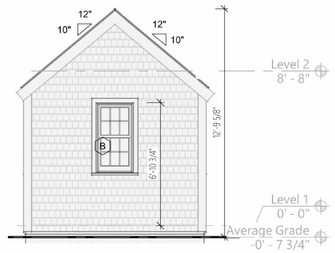
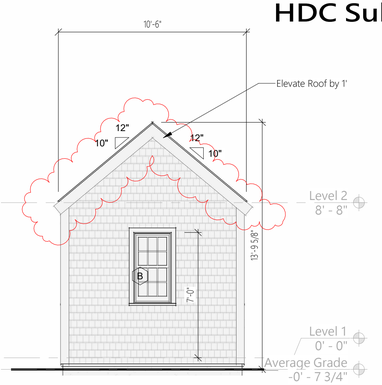
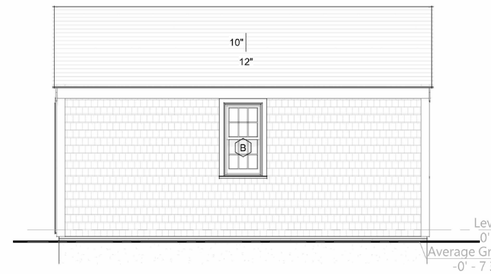


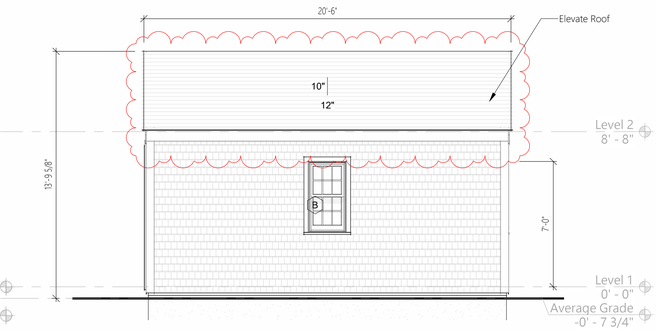
9 North Elevation - Previously Approved
1/4" = 1'-0"



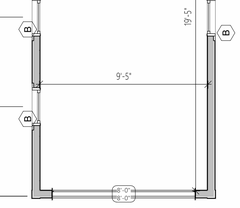
7 North Elevation - Proposed
1/4" = 1'-0"



3 East Elevation - Previously Approved
1/4" = 1'-0"



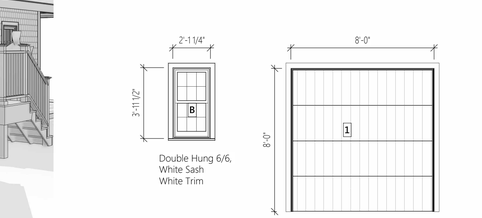
1 East Elevation - Proposed
1/4" = 1'-0"



10 South Elevation - Previously Approved
1/4" = 1'-0"



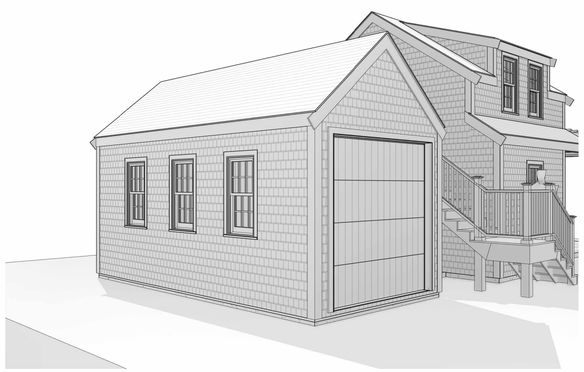
8 South Elevation - Proposed
1/4" = 1'-0"



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"

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Nantucket, MA 02584
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Project

1 Cliff Ln - Cottage

Nantucket, MA 02554

Sheet
Shed Plans

Date
01.10.2025

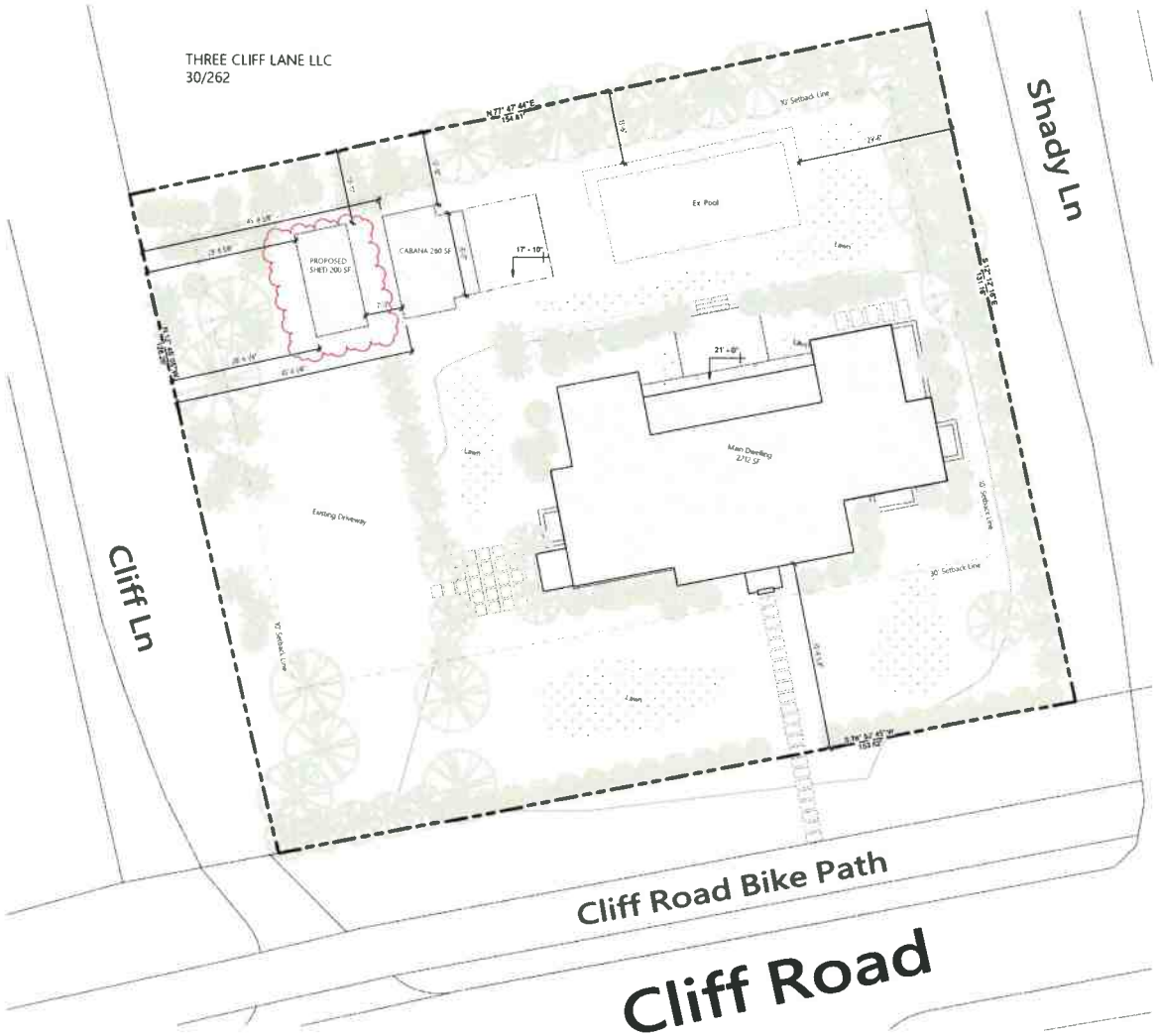
Revisions

A.201

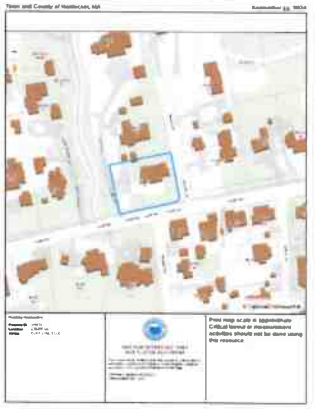
Scale 1/4" = 1'-0"

1/12/2025 9:48:40 AM

HDC Submission Only - Not For Construction



1 Site Plan - Shed
3/32" = 1'-0"



4 Locus Map

JBSTUDIO
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Project

1 Cliff Ln - Shed
Nantucket, MA 02554

Sheet
Site Plan - Shed

Date
01.10.2025

Revisions

C.102

Scale
As indicated

HDC Submission Only - Not For Construction

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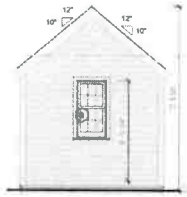
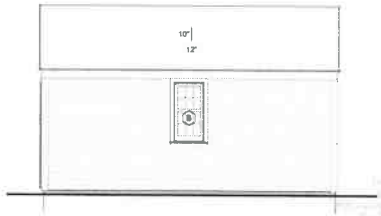


9 North Elevation - Previously Approved
1/4" = 1'-0"



7 North Elevation - Proposed
1/4" = 1'-0"



3 East Elevation - Previously Approved
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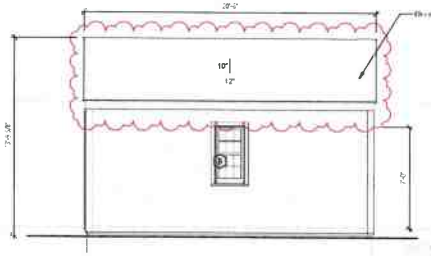
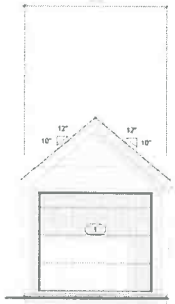
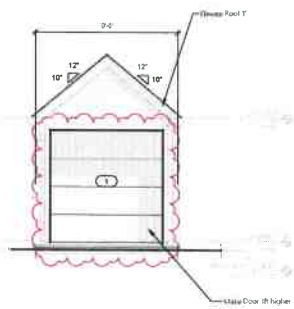


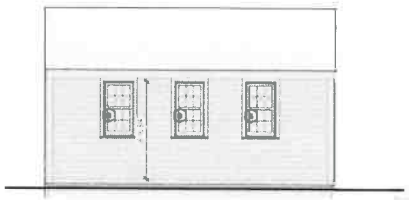
1 East Elevation - Proposed
1/4" = 1'-0"



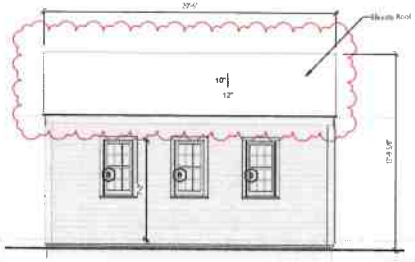
10 South Elevation - Previously Approved
1/4" = 1'-0"



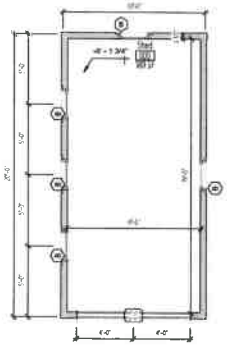
8 South Elevation - Proposed
1/4" = 1'-0"



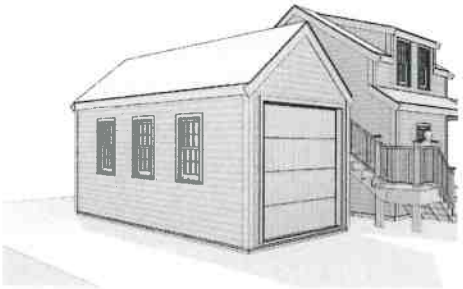
4 West Elevation - Previously Approved
1/4" = 1'-0"



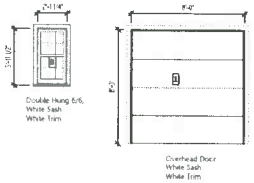
2 West Elevation - Proposed
1/4" = 1'-0"



5 Level 1 - Shed Proposed
1/4" = 1'-0"



6 3D View 3



Window & Door Schedule
1/4" = 1'-0"

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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"

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

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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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

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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www.theJBStudio.com

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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

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A.203 Exterior Elevations – Section/Details
A.204 Exterior Elevations – Details
A.101 Second Floor Plan
Grand total: 6

Date
01.13.2025

Revisions

C.101

Scale As indicated

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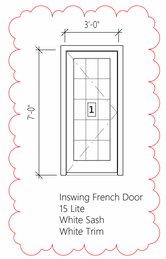
1 Existing/ Demo East Elevation
3/16" = 1'-0"

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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JBStudio
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Nantucket, MA 02584
tel: (508) 332-9654
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Project

Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevations - East

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A.204 Exterior Elevations – Details
A.101 Second Floor Plan
Grand total: 6

Date

01.13.2025

Revisions

A.201

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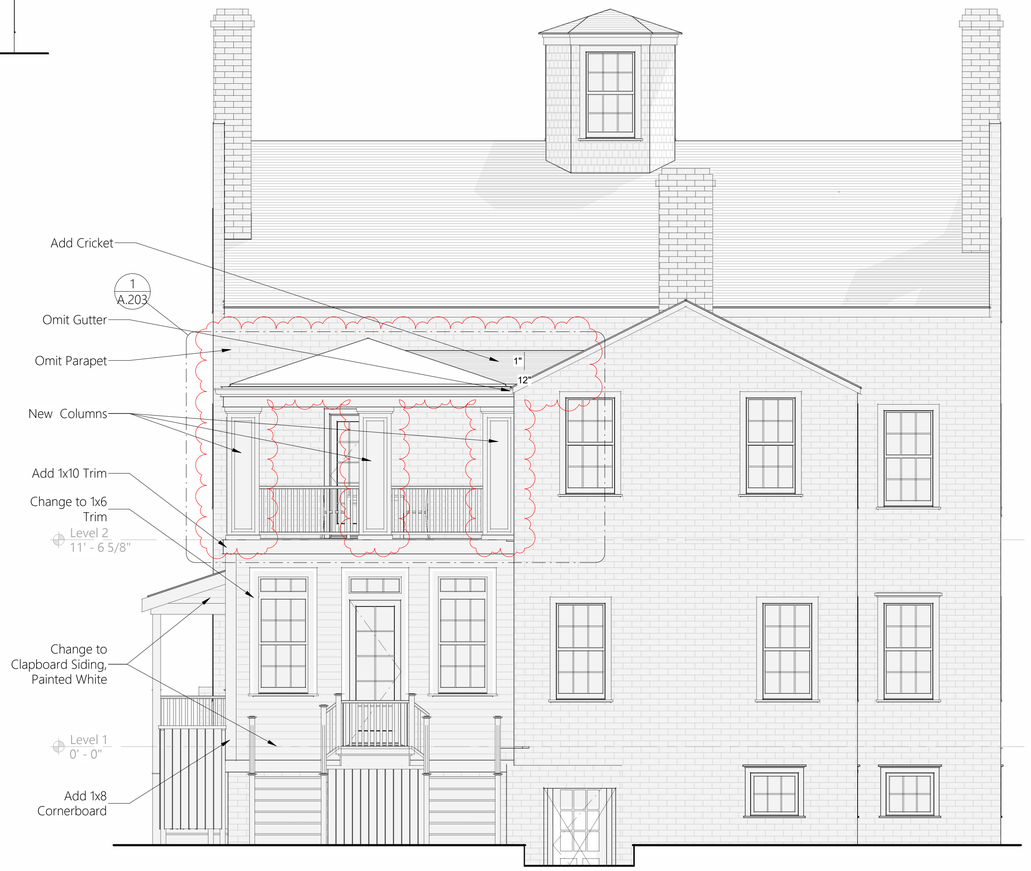
1 Existing/ Demo North Elevation
3/16" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

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Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

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Exterior Elevation - North

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Grand total: 6

Date

01.13.2025

Revisions

A.202

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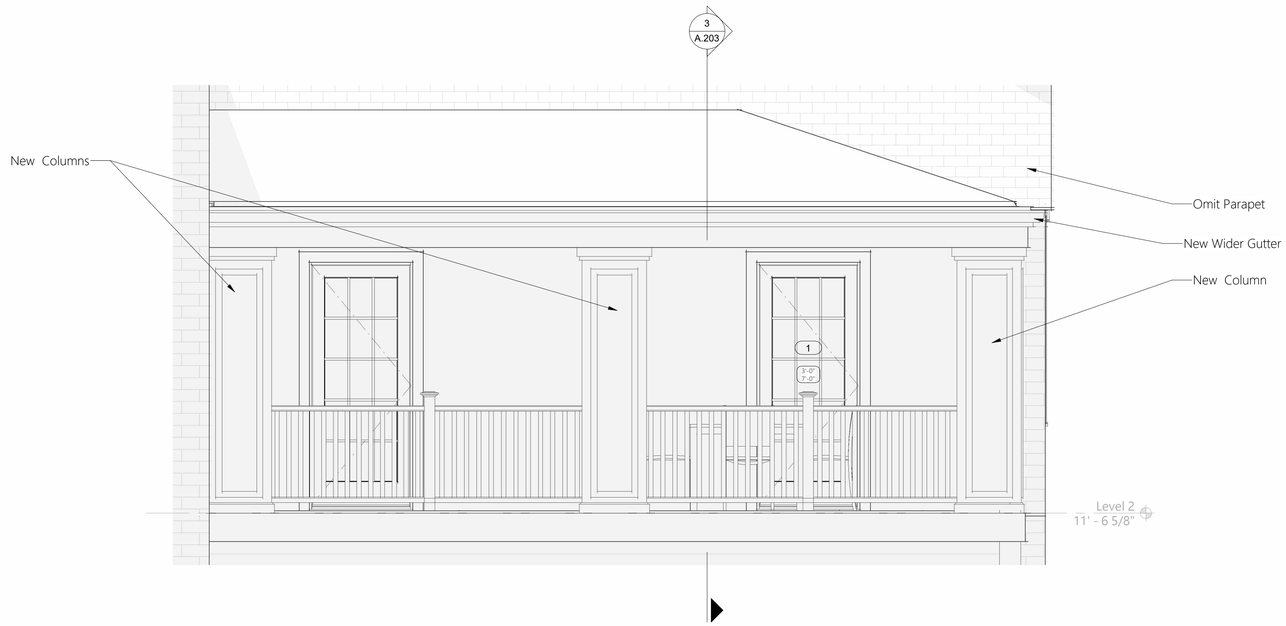
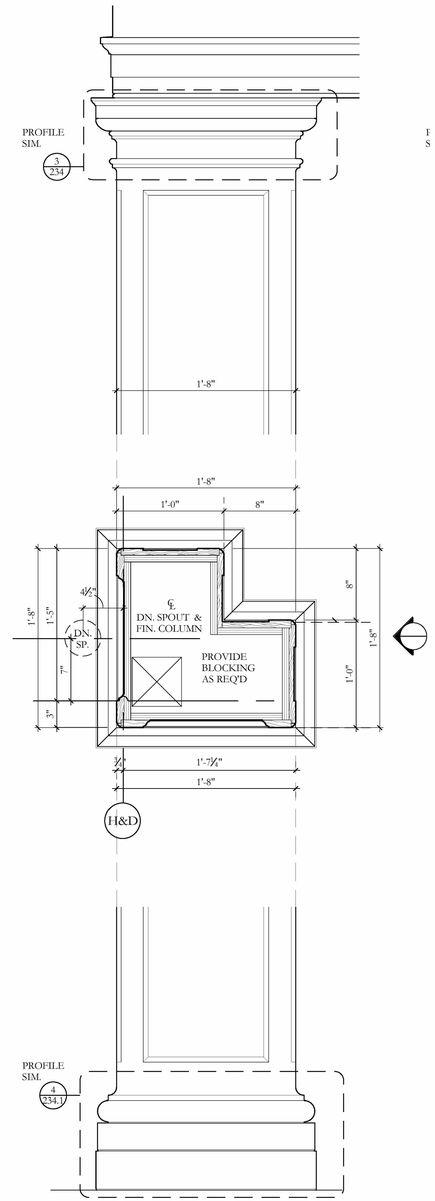


3 Proposed West Elevation - Callout 1
1/2" = 1'-0"



1 Pilasters - Panel Moulding Detail
1 1/2" = 1'-0"

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Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

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Exterior Elevations - Details

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Grand total: 6

Date

01.13.2025

Revisions

A.204

Scale As indicated

1/13/2025 4:53:54 PM

HDC Submission Only - Not For Construction

Property Info:

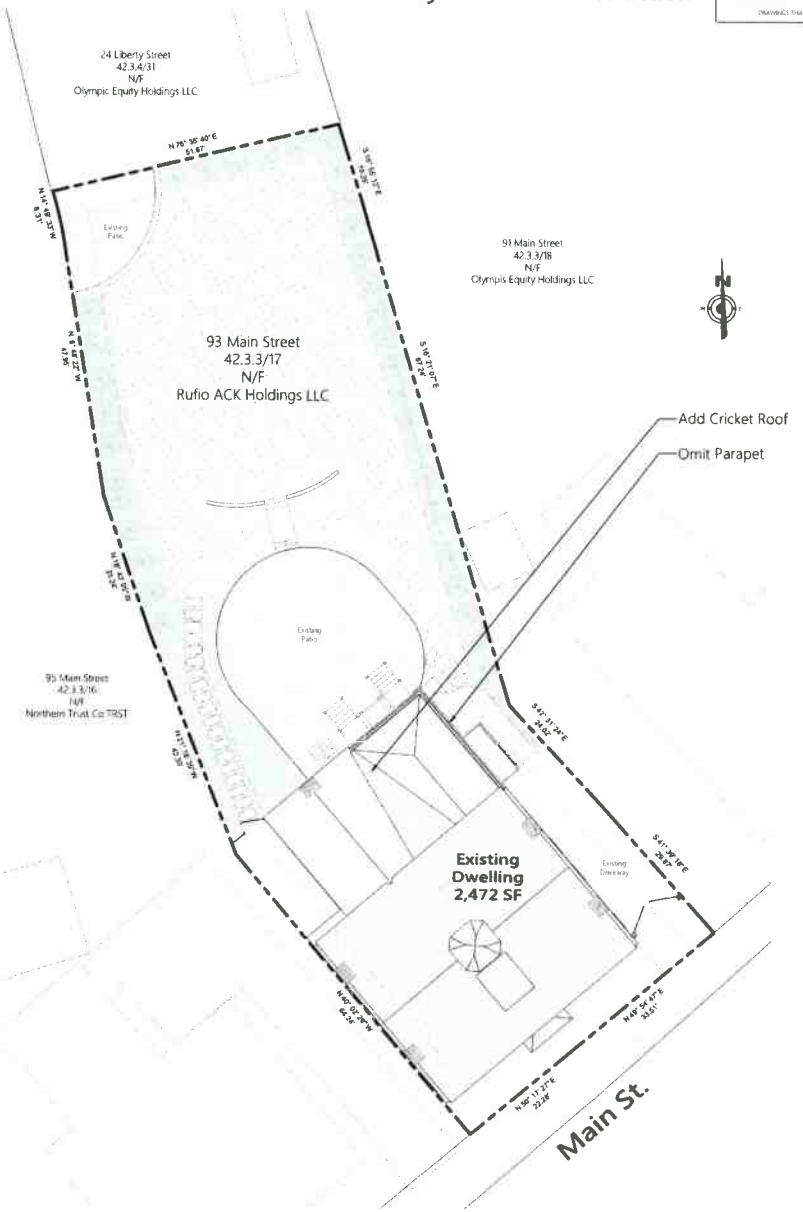
Map & Parcel	42.3.3/17	Lot Size	9,583 sq. ft.
District/Zoning	RDH	Allowable Ground Coverage	3,833.2 sq. ft.
Minimum Lot Size	5,000 sq.ft	Existing Ground Coverage Mfr.	2,472 sq. ft.
Frontage	50 ft.		-
Ground Cover Ratio	40%		
Front Setback	0 ft	Total Proposed Ground Coverage	0 sq. ft.
Side/Rear Setback	5 ft		



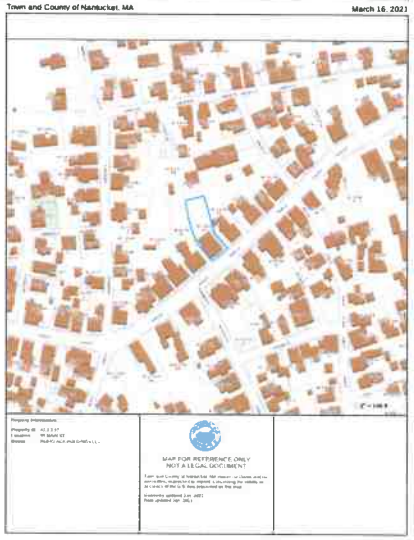
3 Main Street View - North Elevation
1" = 1'-0"



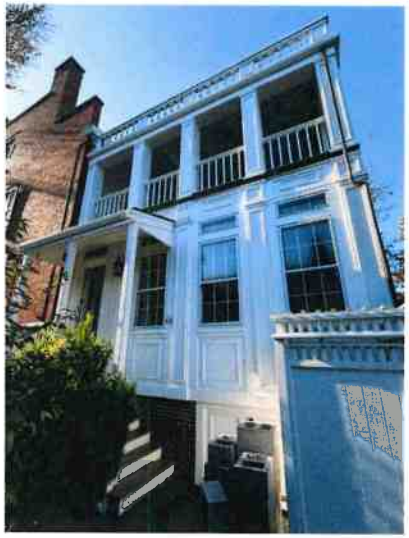
4 South Elevation
1" = 1'-0"



1 Site Plan - Proposed
1" = 10'-0"



2 Locus Map
NTS



5 West Elevation
1" = 1'-0"

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C.101

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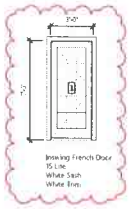
1 Existing/ Demo East Elevation
3/16" = 1'-0"

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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A.201

Scale As indicated

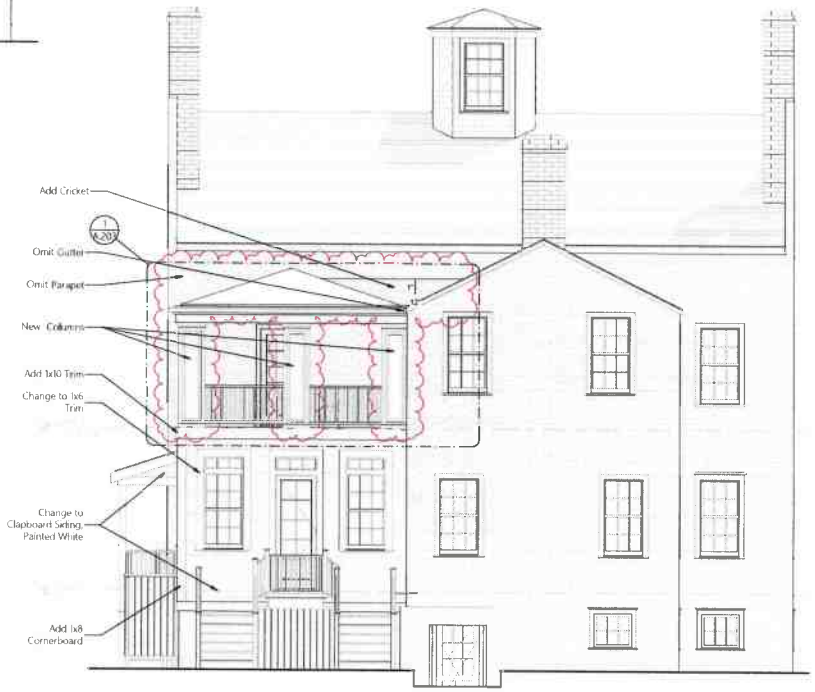
1/13/2025 4:23:21 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS [illegible] IN THE FIELD [illegible] DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR [illegible] CALL JBSTUDIO
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Existing/ Demo North Elevation
3/16" = 1'-0"



2 Proposed North Elevation
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

Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevation - North

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations – East
A.202 Exterior Elevation – North
A.203 Exterior Elevations – Section/Details
A.204 Exterior Elevations – Details
A.101 Second Floor Plan
Grand total: 6

Date

01.13.2025

Revisions

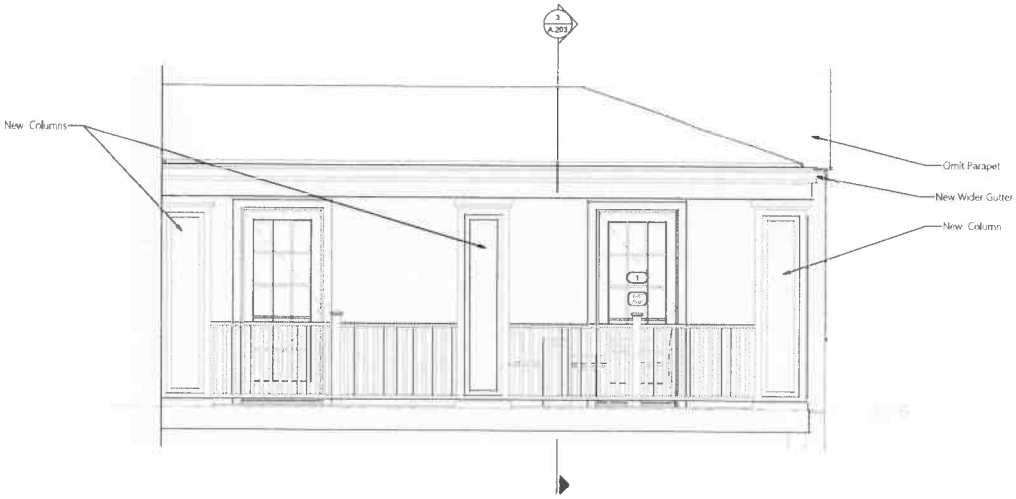
A.202

Scale As indicated

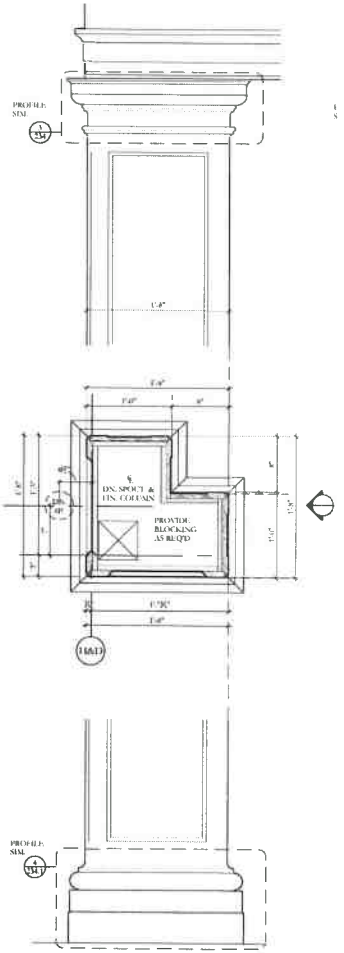
1/13/2025 4:53:44 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JB STUDIO.
JB STUDIO CAN NOT BE HELD RESPONSIBLE FOR WORK INITIATED BEFORE THIS TO RESOLVED. STARTING OF CONSTRUCTION IS TAKEN AND ANY QUESTIONS, PLEASE CALL JB STUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JB STUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JB STUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



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).

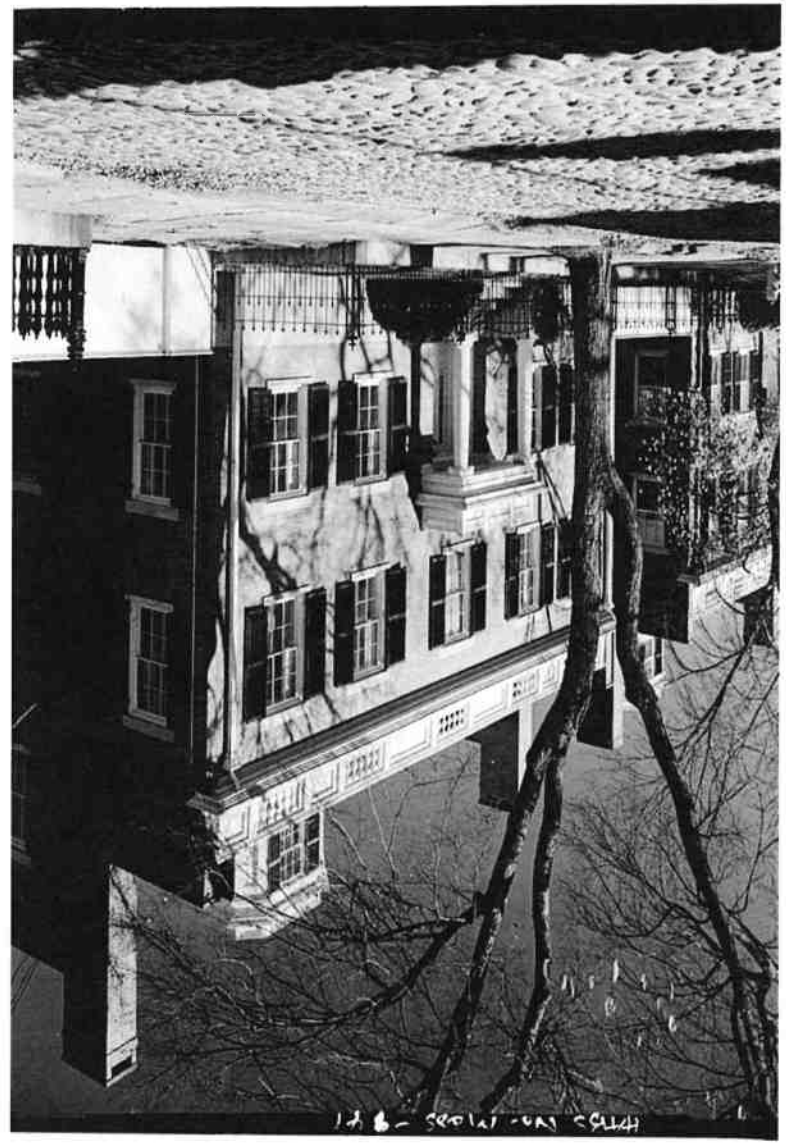
Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
November, 1965.

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.









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

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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
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 01.13.25

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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

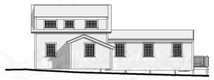
01.13.25



NORTH.



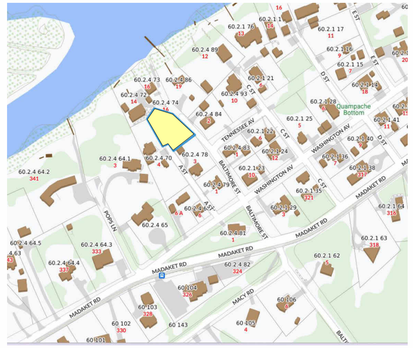
WEST.



SOUTH.

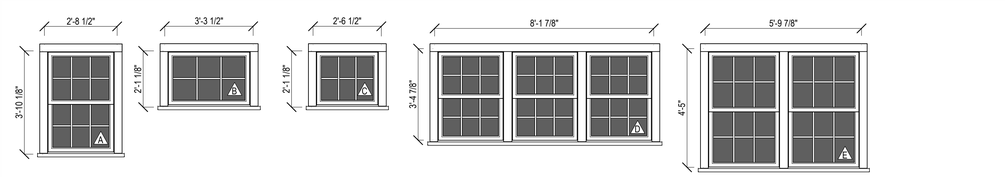


EAST.

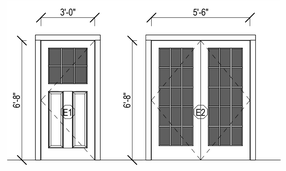


LOCUS

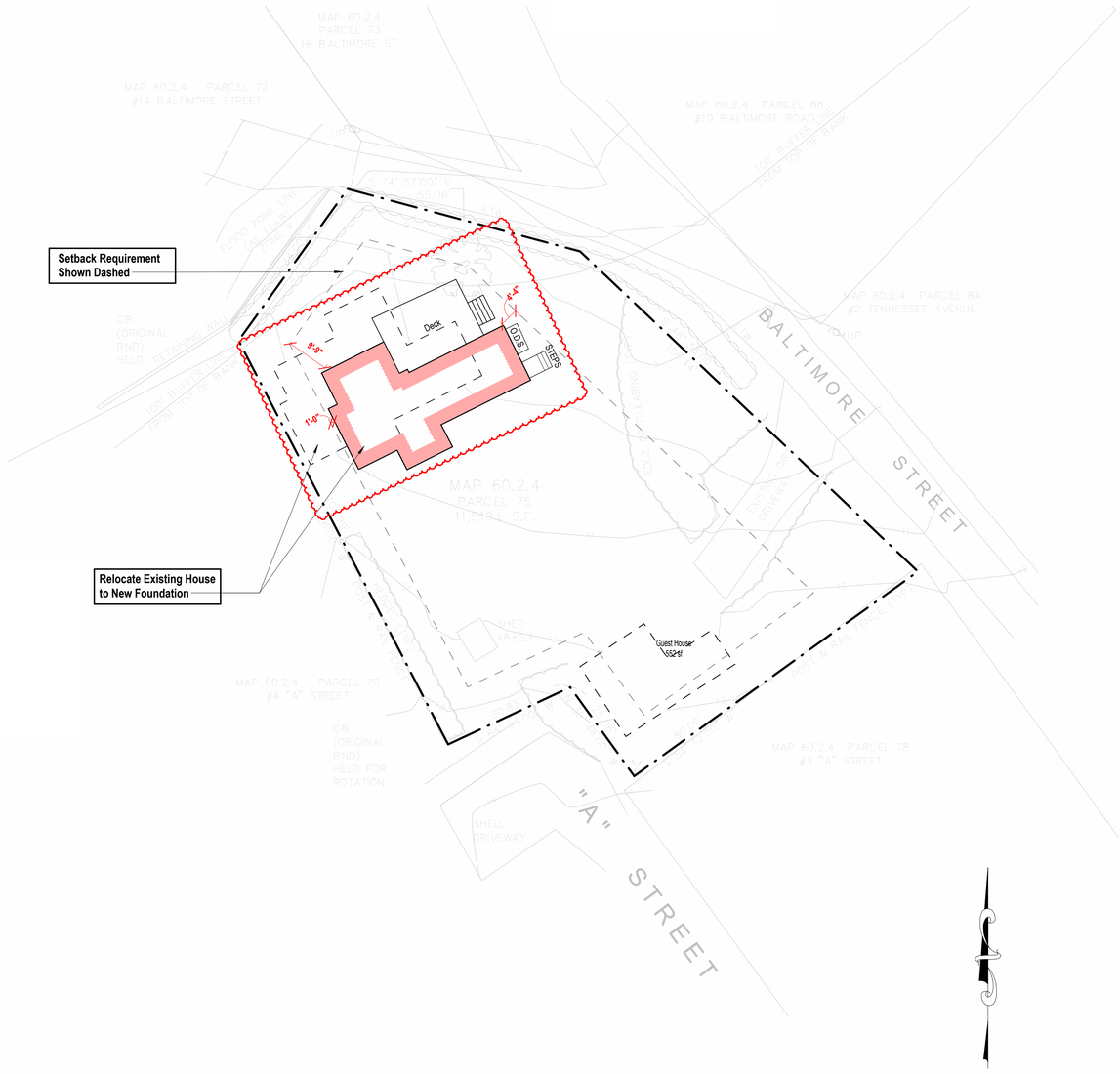
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING
A	10	2'-8 1/2"	3'-10 1/8"	Andersen	400	White	≥ 30
B	4	3'-3 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30
B1	1	3'-3 1/2"	2'-1 1/8"	Andersen	400	White	False Window
C	1	2'-6 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30
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.

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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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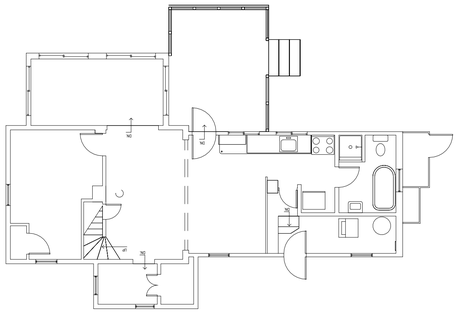
G.101
0727

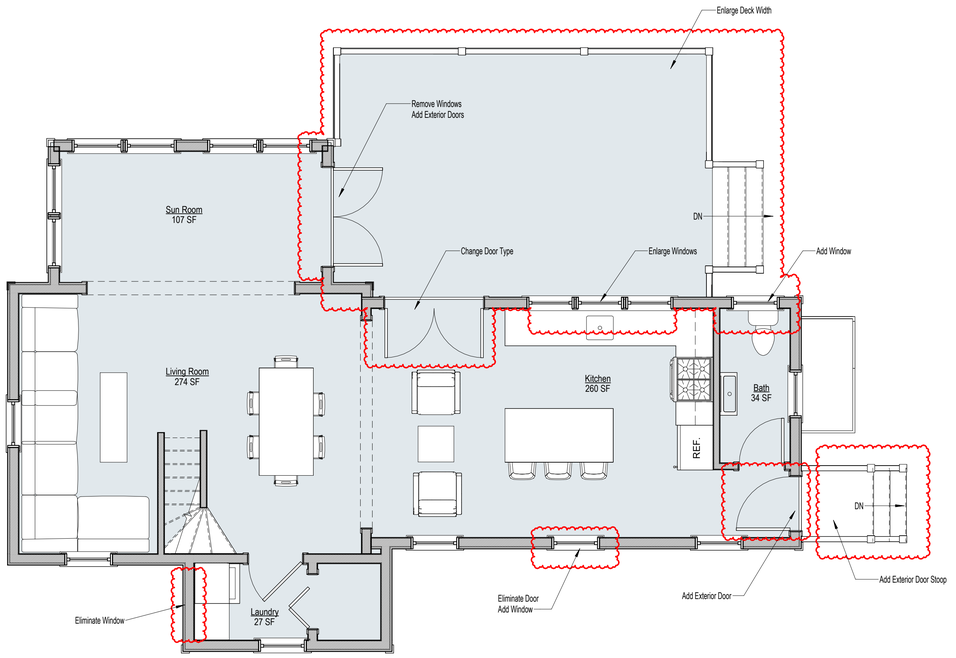
01.13.25

HDC Submission



EX. 1ST FLOOR

1/8" = 1'-0"



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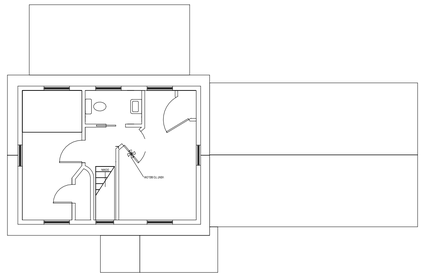
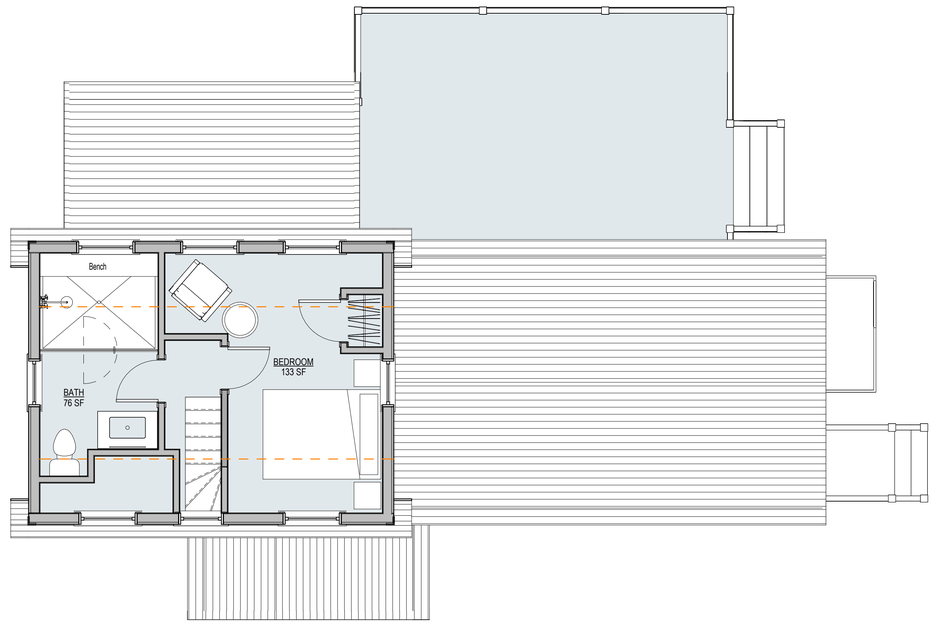


EX. MH 2ND FLOOR

1/8" = 1'-0"



2 MH 2ND FLOOR

1/4" = 1'-0"

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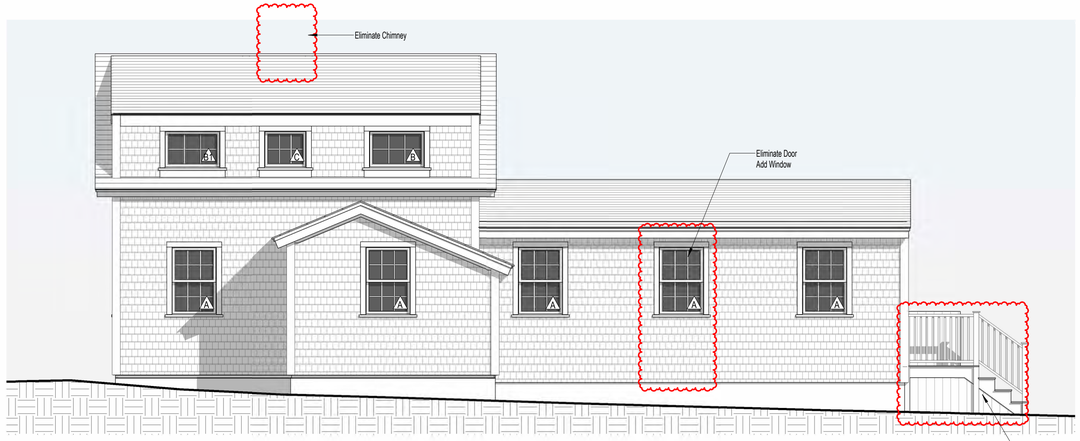
A.101

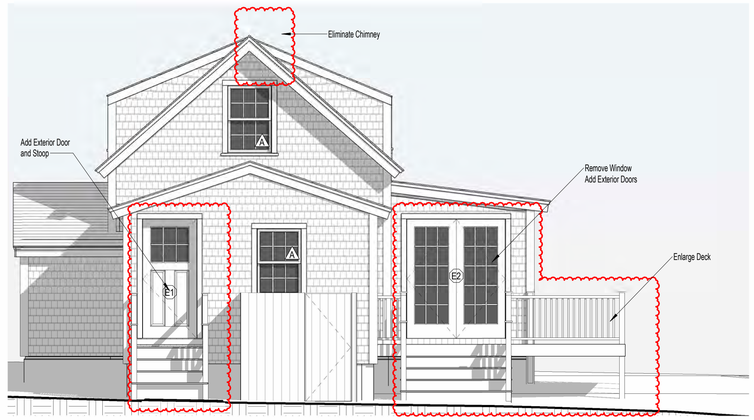
0727

01.13.25

HDC Submission



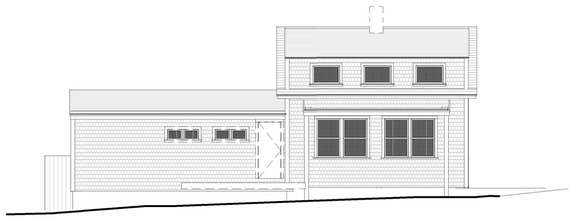
1 PROPOSED SOUTH EL.
1/4" = 1'-0"



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.
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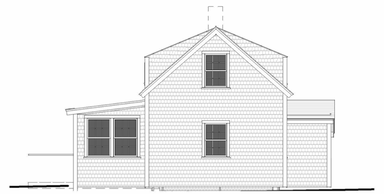
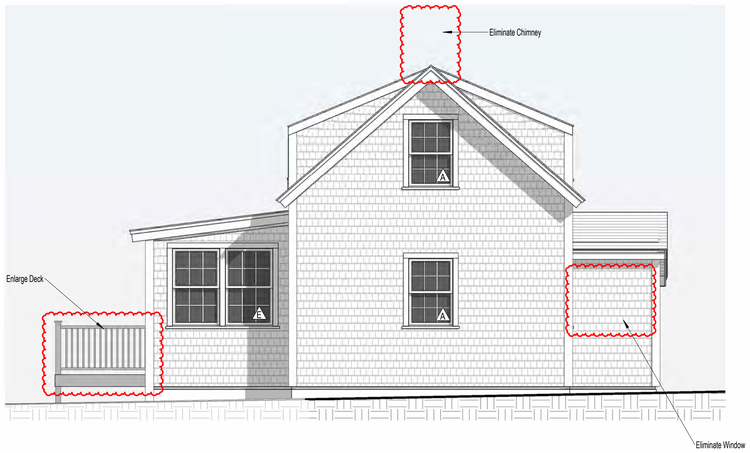
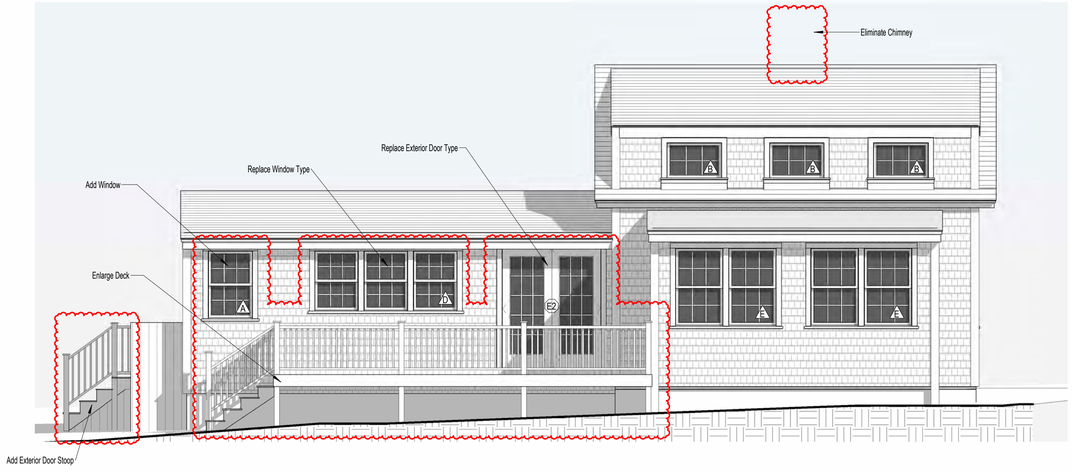


EXISTING WEST EL.
1/8" = 1'-0"



3 PROPOSED WEST EL.
1/4" = 1'-0"



4 PROPOSED NORTH EL.
1/4" = 1'-0"

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emeritus
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MH EXTERIOR ELEVATIONS

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A.201
0727

01.13.25

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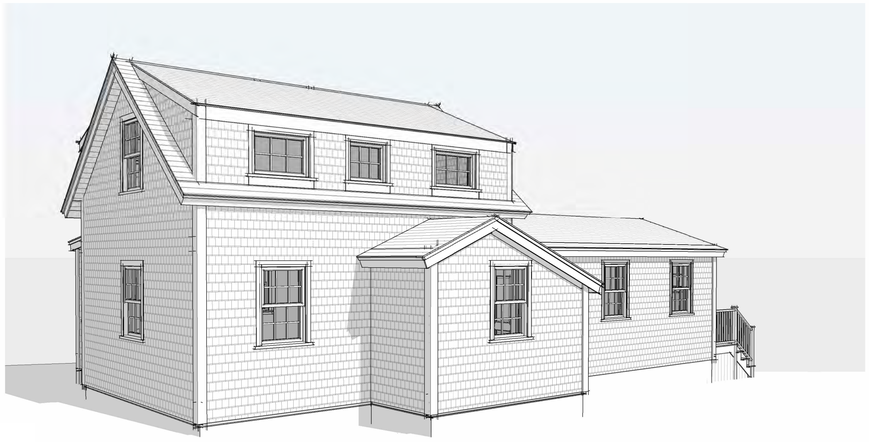


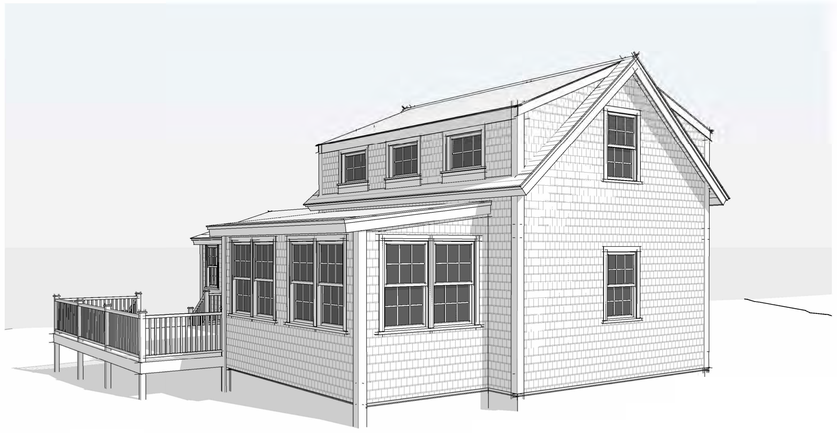
SOUTH WEST EXTERIOR PERSPECTIVE



SOUTH EAST EXTERIOR PERSPECTIVE



NORTH EAST EXTERIOR PERSPECTIVE



NORTH WEST EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVES

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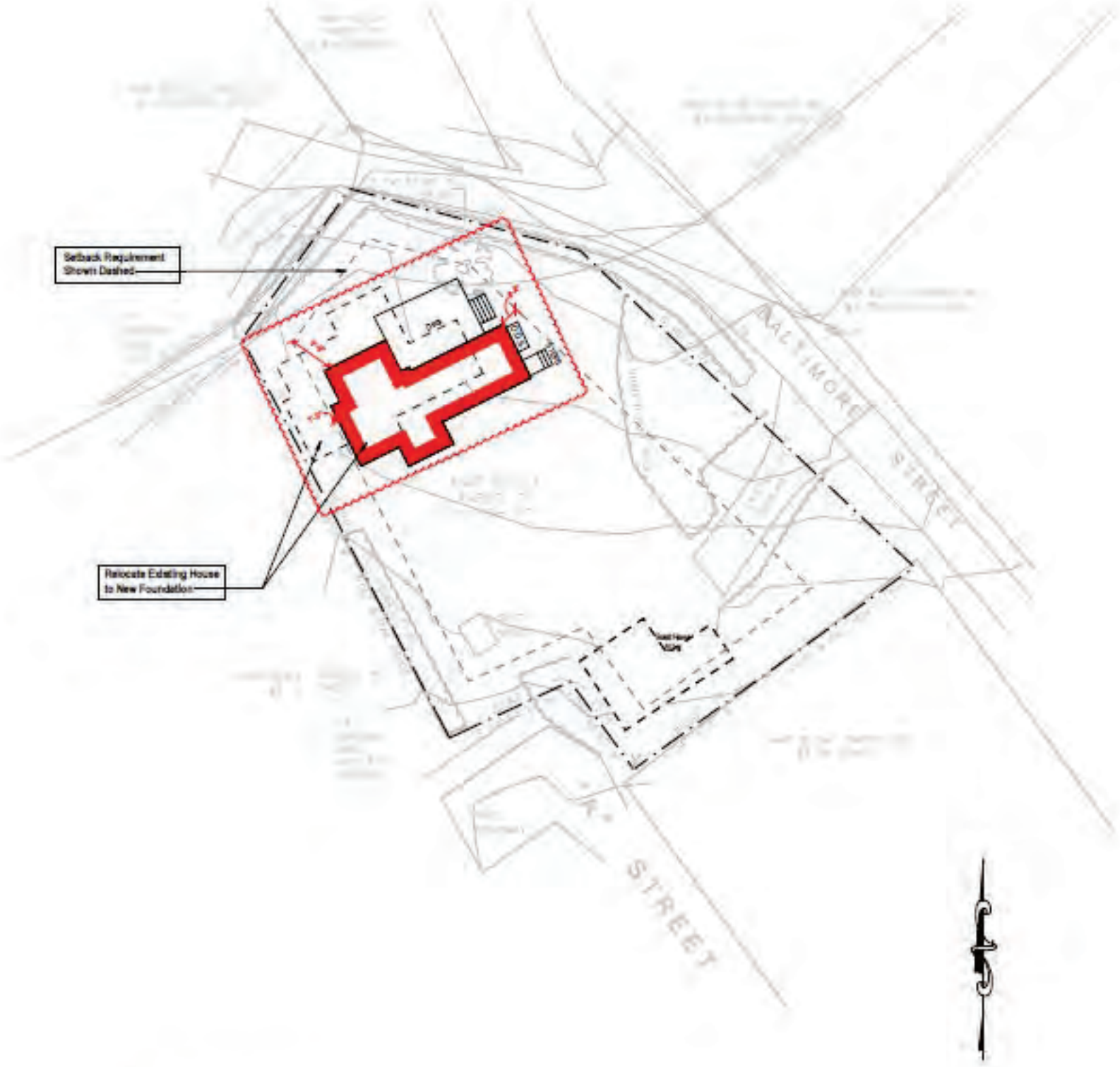
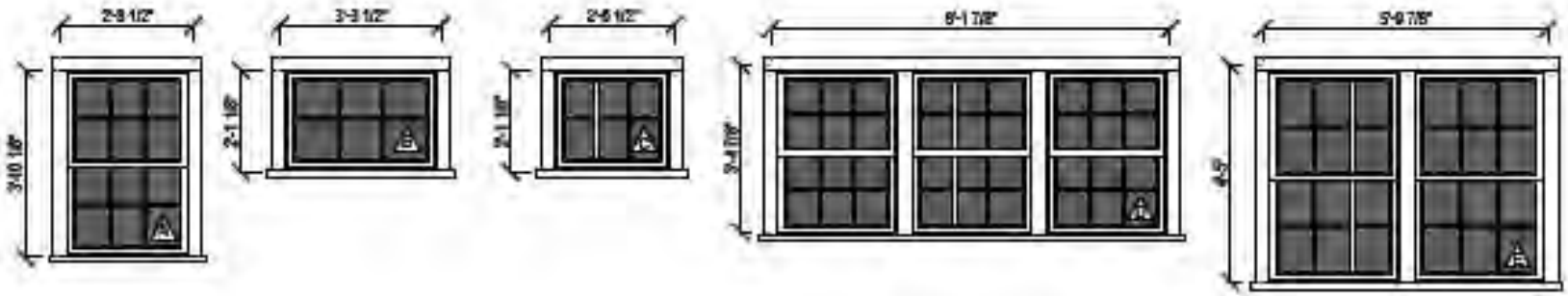
D.1.2
0727



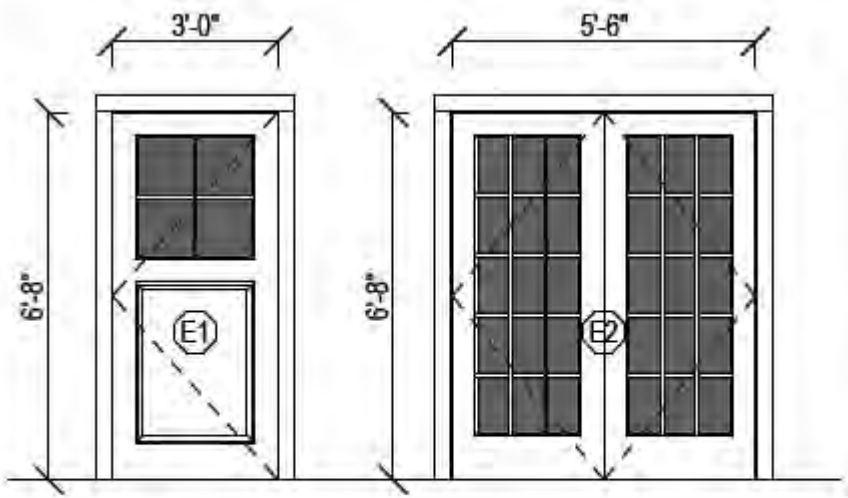
1 PROPOSED SITE PLAN

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



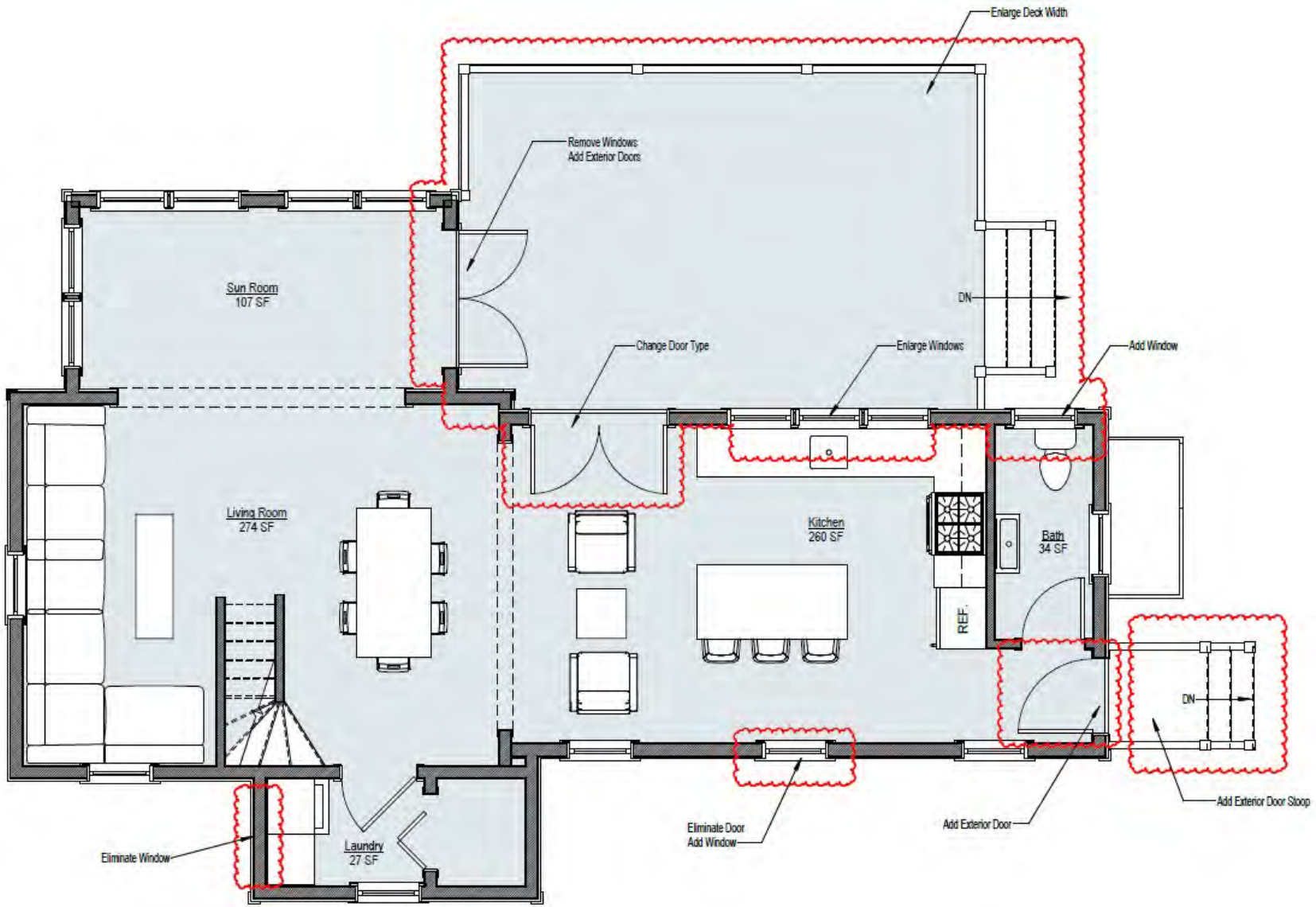
Window Schedule

3/8" = 1'-0"



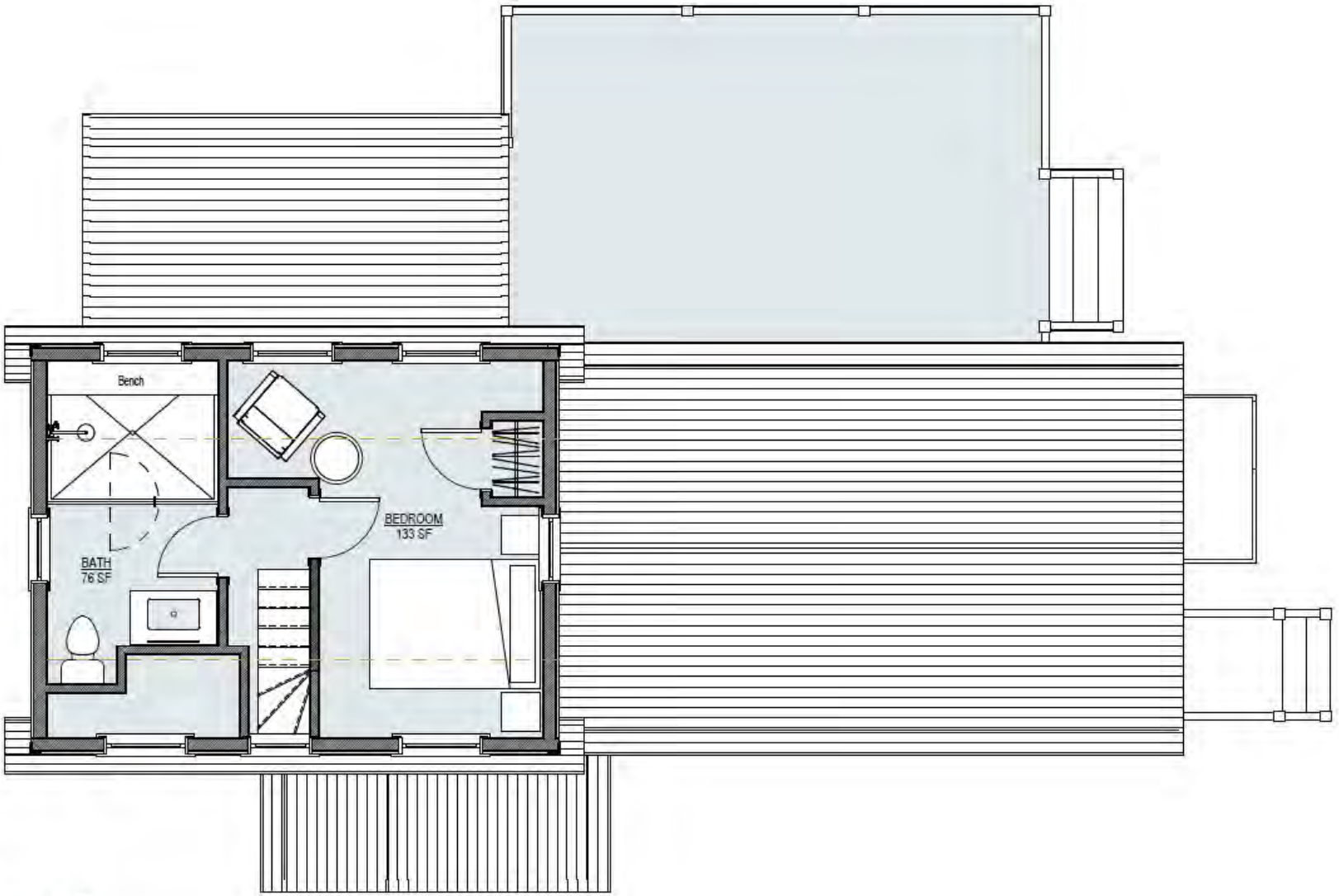
Door Schedule

1/4" = 1'-0"



1 1ST FLOOR

1/4" = 1'-0"



2 MH 2ND FLOOR

1/4" = 1'-0"



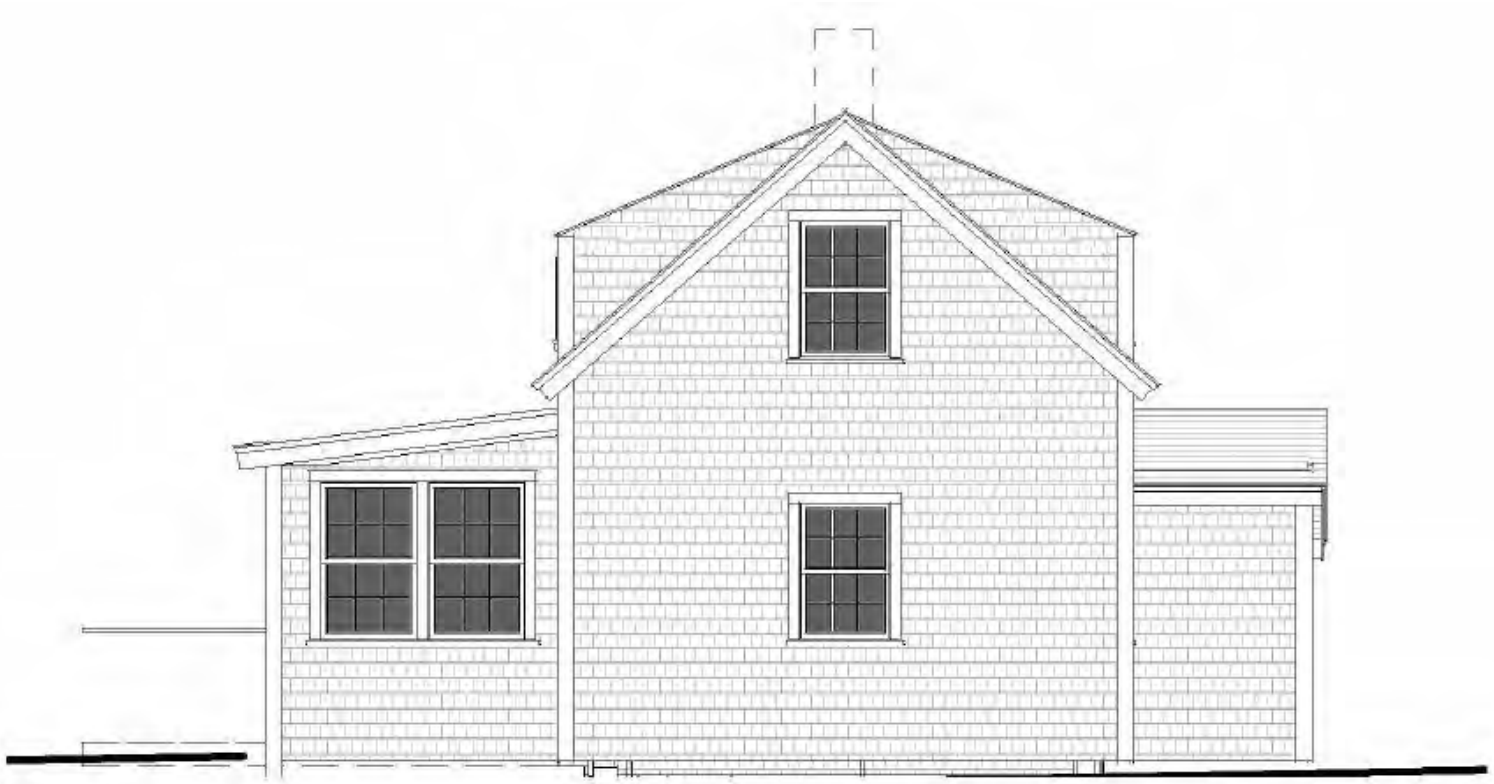
EXISTING SOUTH EL.

1/8" = 1'-0"



EXISTING EAST EL.

1/8" = 1'-0"



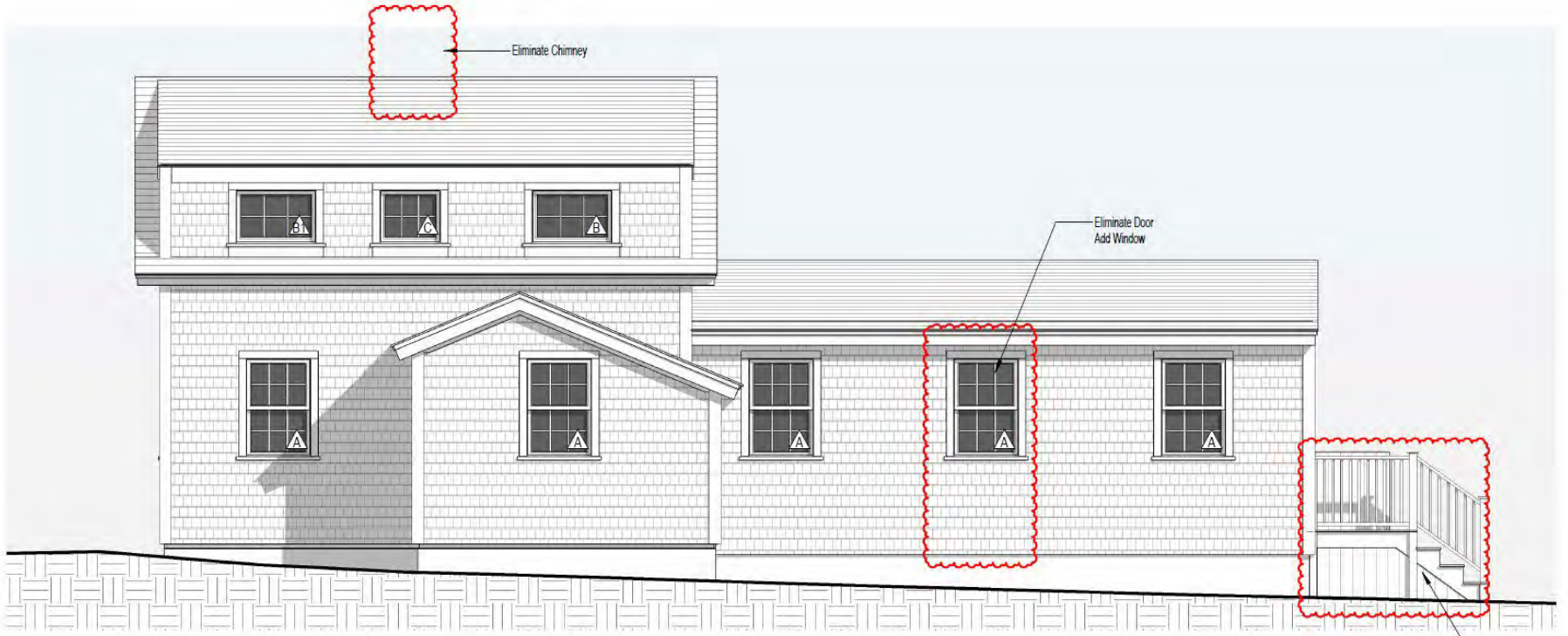
EXISTING WEST EL.

1/8" = 1'-0"



EXISTING NORTH EL.

1/8" = 1'-0"



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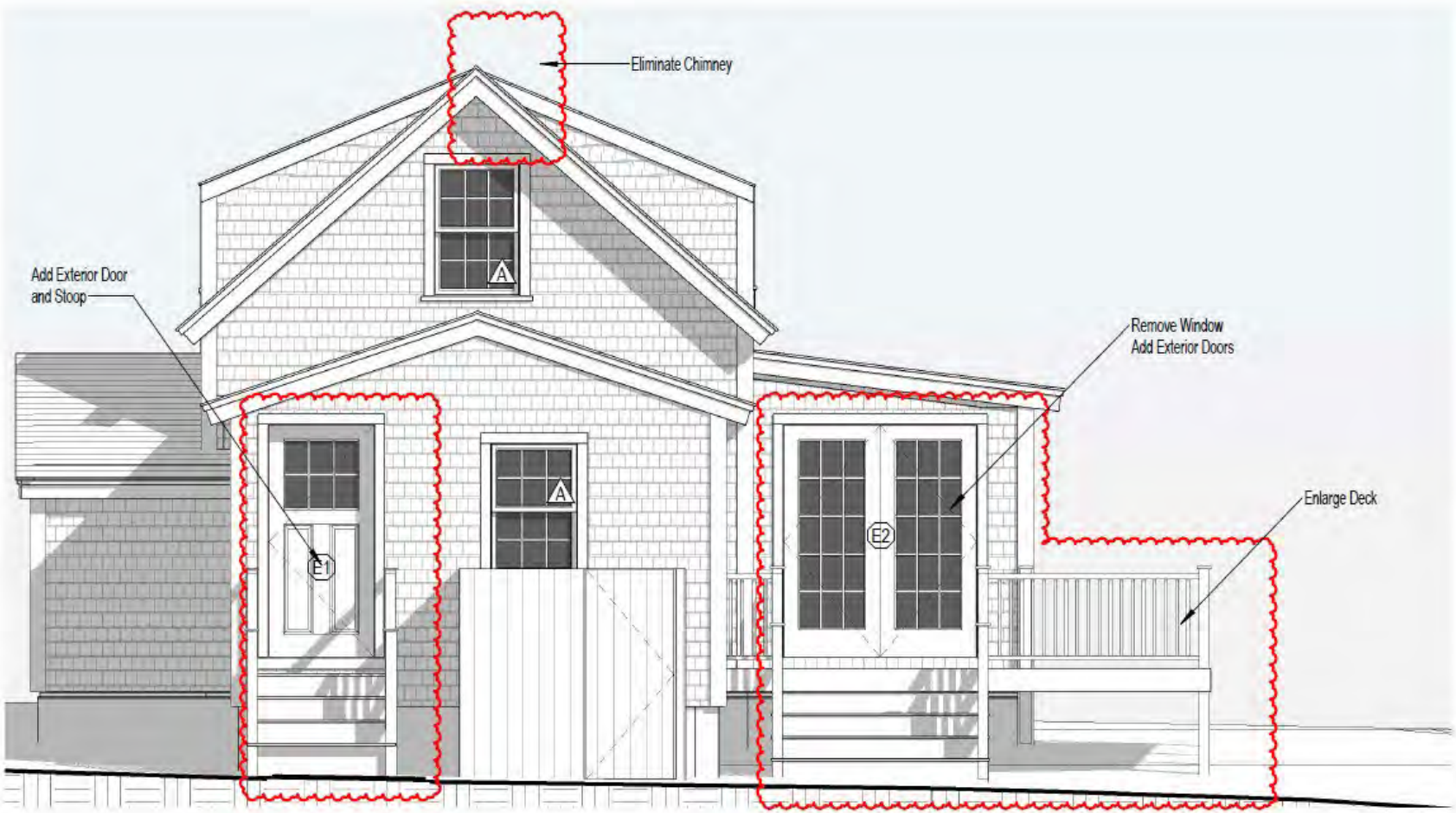
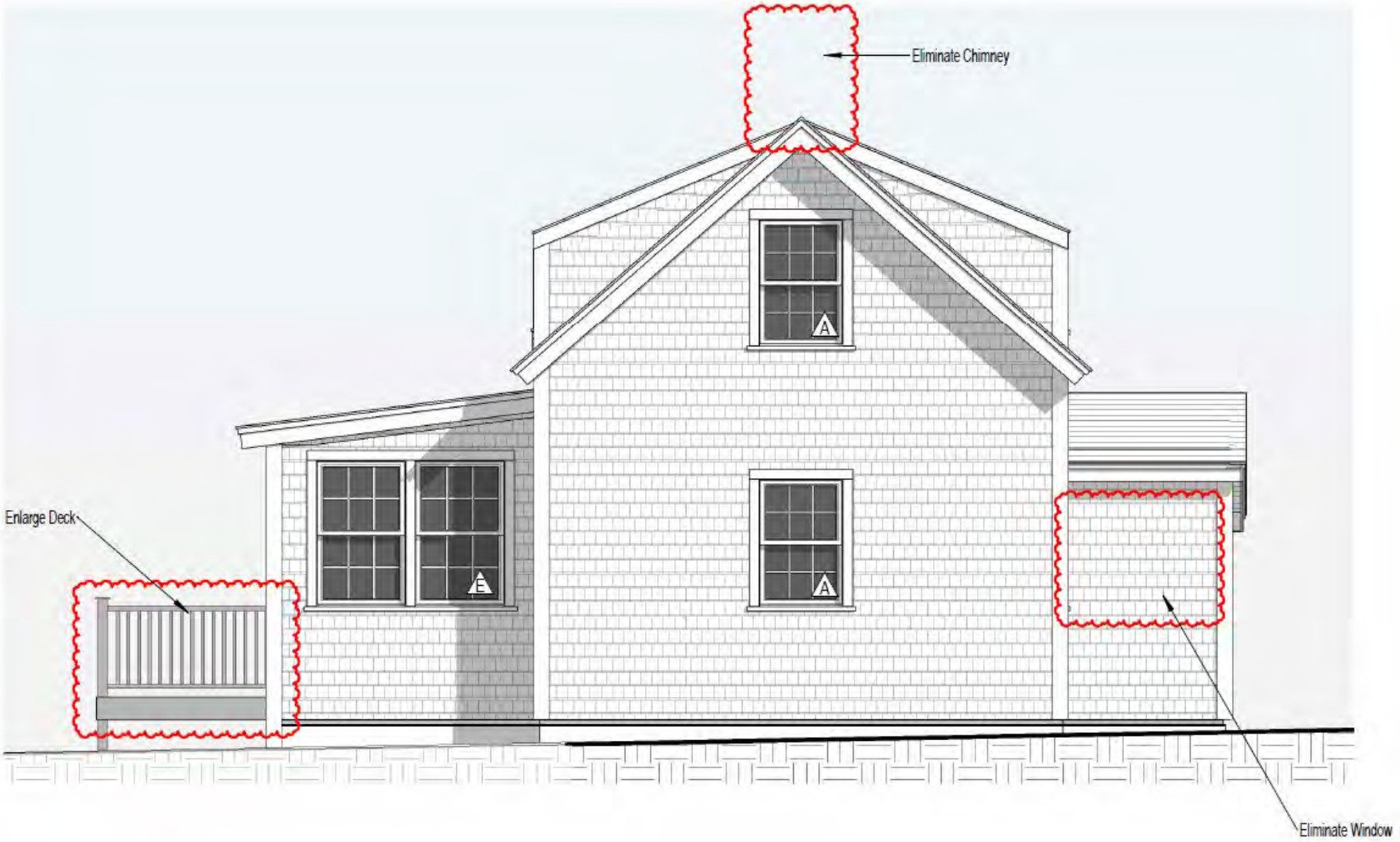


2 PROPOSED EAST EL.

1/4" = 1'-0"



3 PROPOSED WEST EL.

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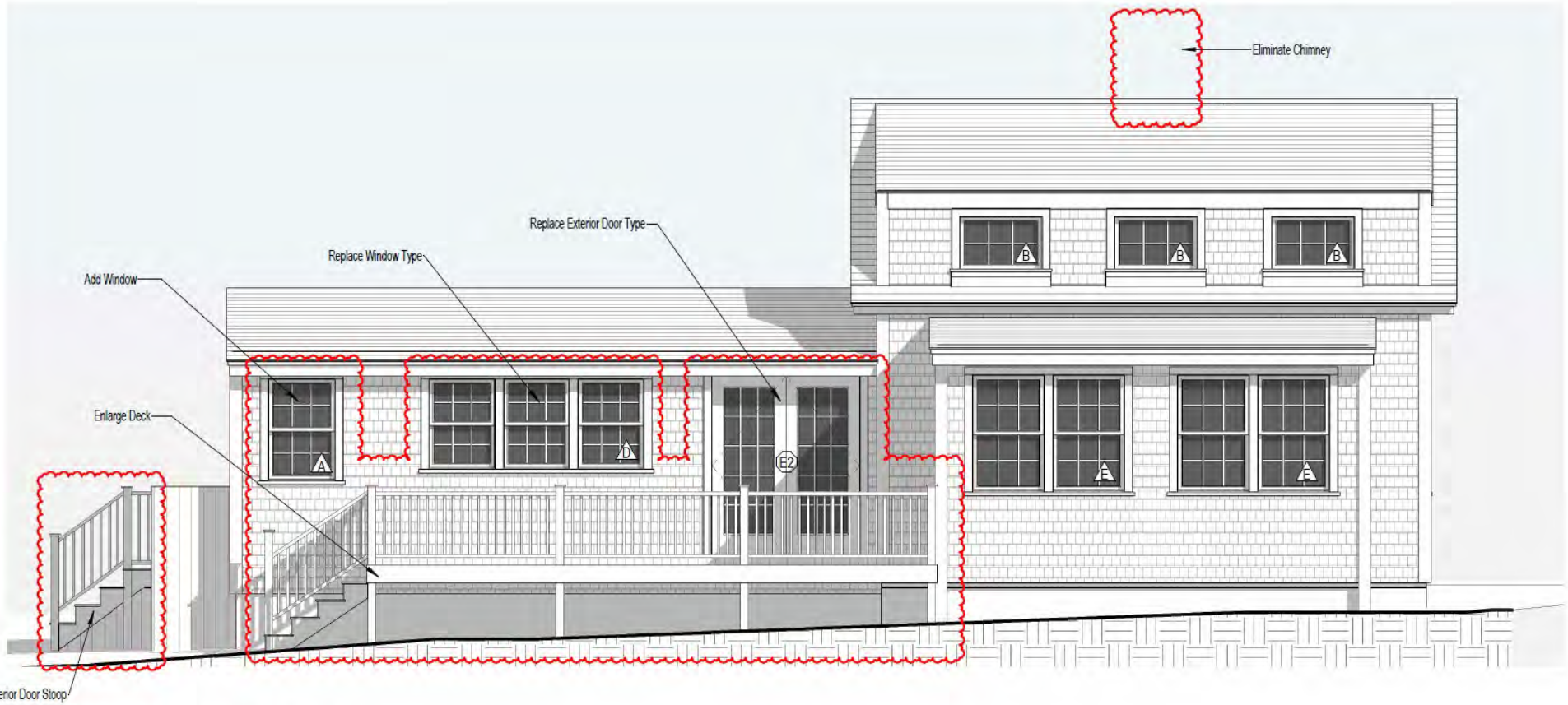

4 PROPOSED NORTH EL.

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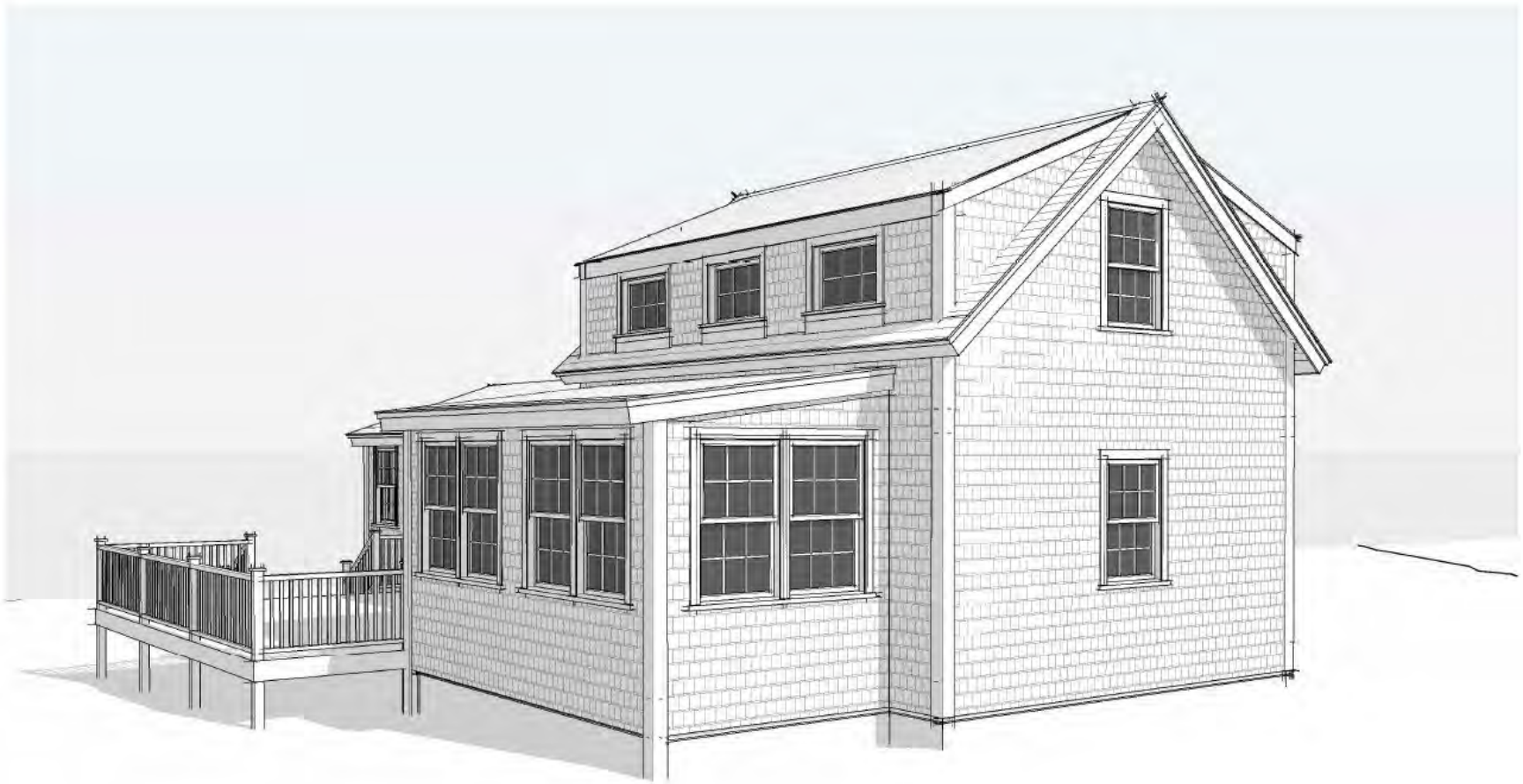
SOUTH WEST EXTERIOR PERSPECTIVE



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; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, November 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

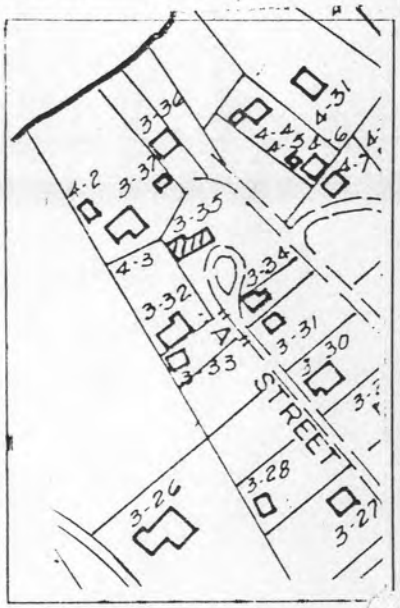
4. Present Owner: Unknown

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

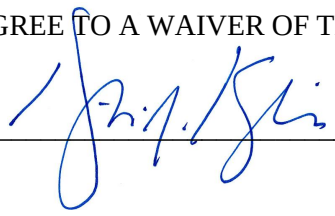
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ 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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Pc
$

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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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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

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Street and
City, State

PASYS JULIUS
61 OLD SOUTH RD #224
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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Posta
$

Sent To
Street and
City, State,

HILLS & VALLEYS LLC
28 LOVERS LANE
NANTUCKET, MA 02554

Postmark Here

JAN 10 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total F
$

Sent To
Street
City, St

MOZERIS VICTORAS
13A GREGLEN AVE
NANTUCKET, MA 02554

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JAN 10 2025

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

Zoning Information

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12A Greglen Avenue
Vacant Lot Facing Southwest
Date: 01.13.25

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Mixed-Use Struture
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Zoning Information

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Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

12A Greglen Avenue
Vacant Lot Facing Northwest
Date: 01.13.25

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Mixed-Use Struture
12A Greglen Avenue
Nantucket, MA 02554

Zoning Information

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Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

12A Greglen Avenue
Vacant Lot Facing Northeast
Date: 01.13.25

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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

10 Greglen Avenue
Adjacent Lot Facing Northest
Date: 01.13.25

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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

10 Greglen Avenue

Adjacent Lot Facing Southeast

Date: 01.13.25

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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

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

Map & Parcel:	68 / 181
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

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

Map & Parcel:	68 / 181
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

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

Zoning Information

Map & Parcel:	68 / 181
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

11 Nancy Ann Lane • Frito-Lay Building
Neighboring Lot Facing North
Date: 01.13.25

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Mixed-Use Struture
12A Greglen Avenue
Nantucket, MA 02554

Zoning Information

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Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

17 Nancy Ann Lane
Neighboring Lot Facing Northwest
Date: 01.13.25

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Mixed-Use Struture
12A Greglen Avenue
Nantucket, MA 02554

Zoning Information

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Minimum Frontage:	50 FT
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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
12A Greglen Avenue
Nantucket, MA 02554

Zoning Information

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Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

18 Davkim Lane • Coca-Cola Building
Neighboring Lot Facing West
Date: 01.13.25

emeritus
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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Residential / Storage Building

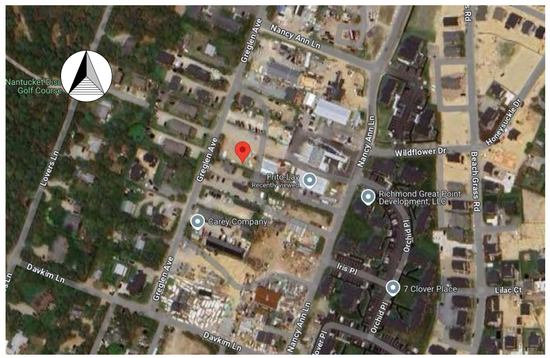
12A Greglen Avenue
Nantucket, MA 02554

01.13.25

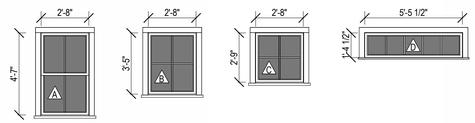
HDC Submission



Locus Map



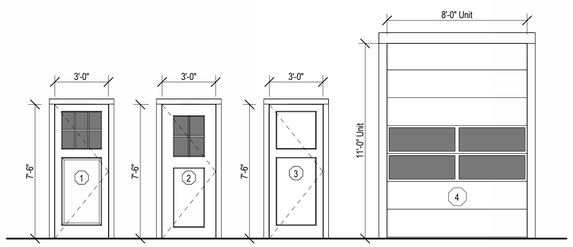
Satalite View



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



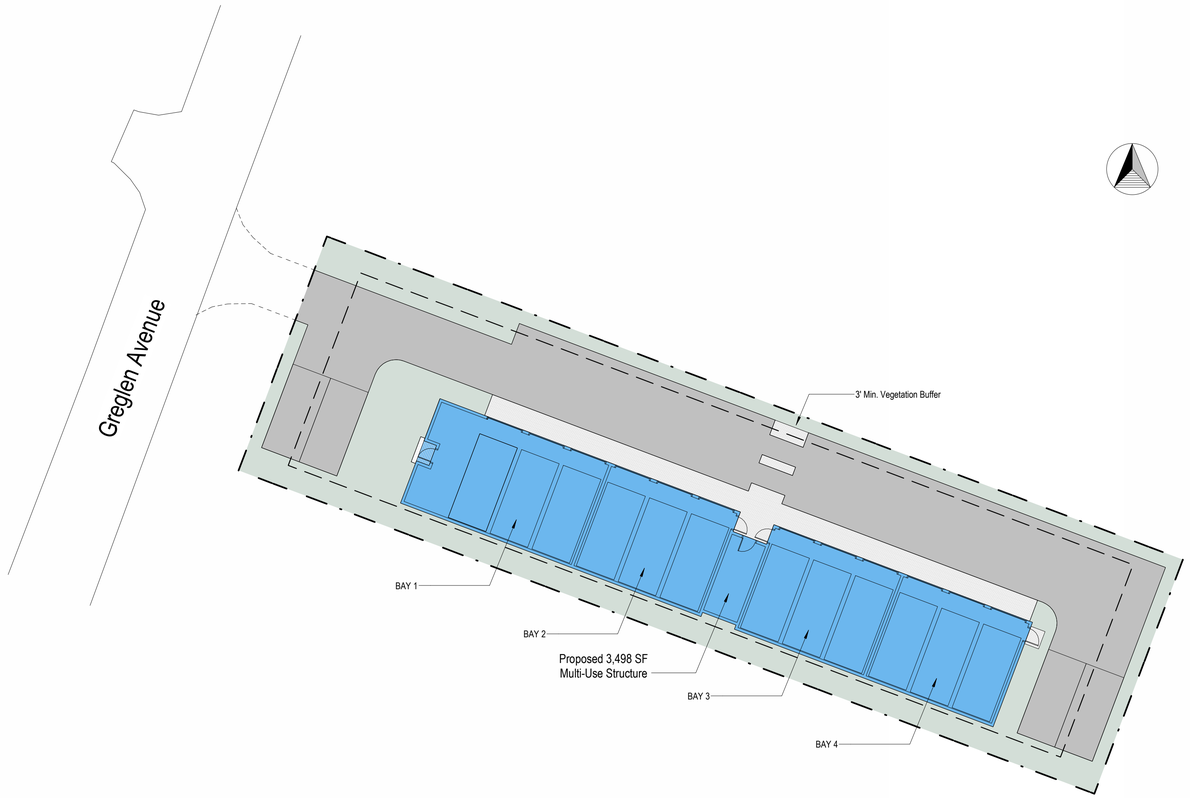
North Elevation



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

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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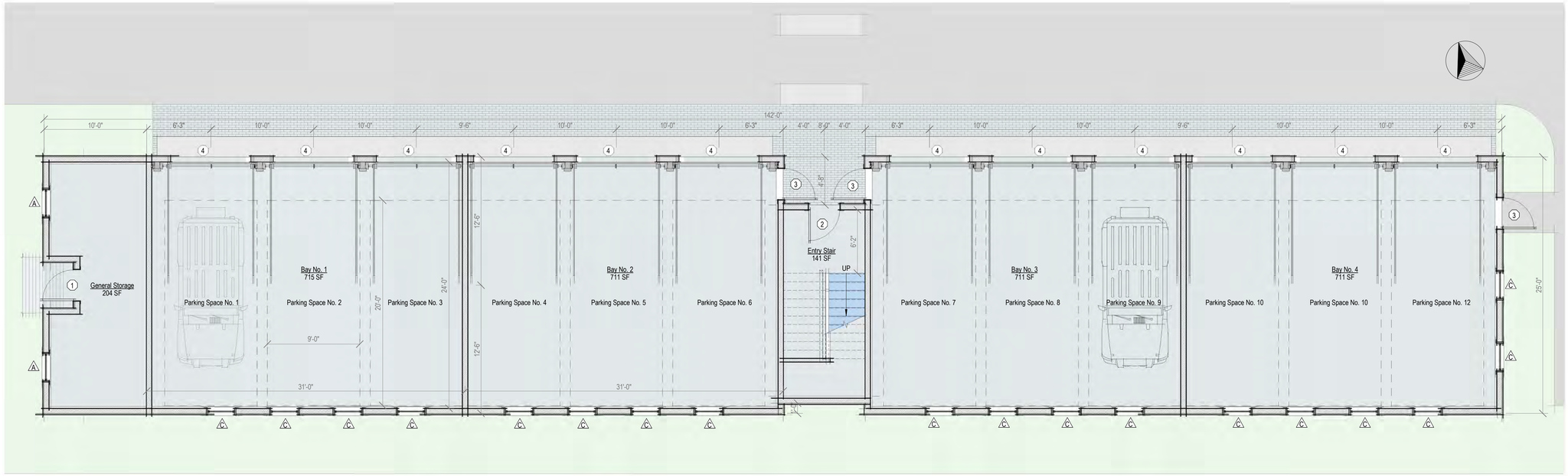
A.0.1

2415

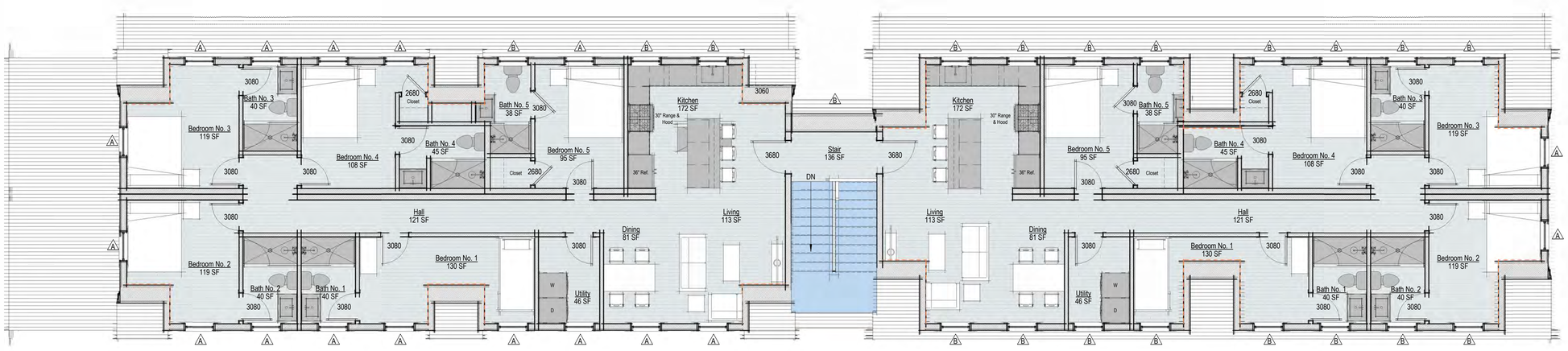
01.13.25

HDC Submission



First Floor Plan - Proposed

3/16" = 1'-0"



Second Floor Plan - Proposed

3/16" = 1'-0"

HDC Submission

2415

Residential / Storage Building

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

Floor Plans

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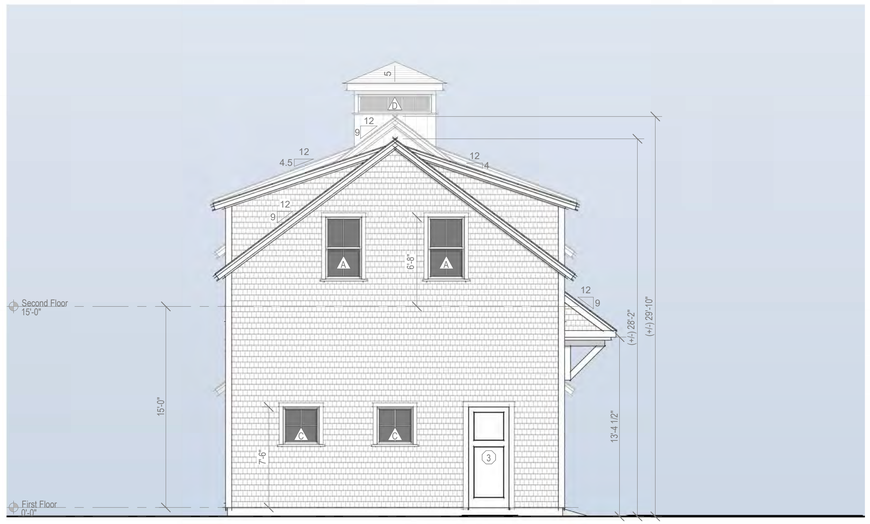
West Elevation - Proposed

3/16" = 1'-0"



East Elevation - Proposed

3/16" = 1'-0"

2415

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Revisions

Exterior Elevations

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A.2.1

2415

01.13.25

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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

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Perspective Views

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A.3.1

2415

01.13.25

HDC Submission





2415

Residential / Storage Building

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A.3.2

2415

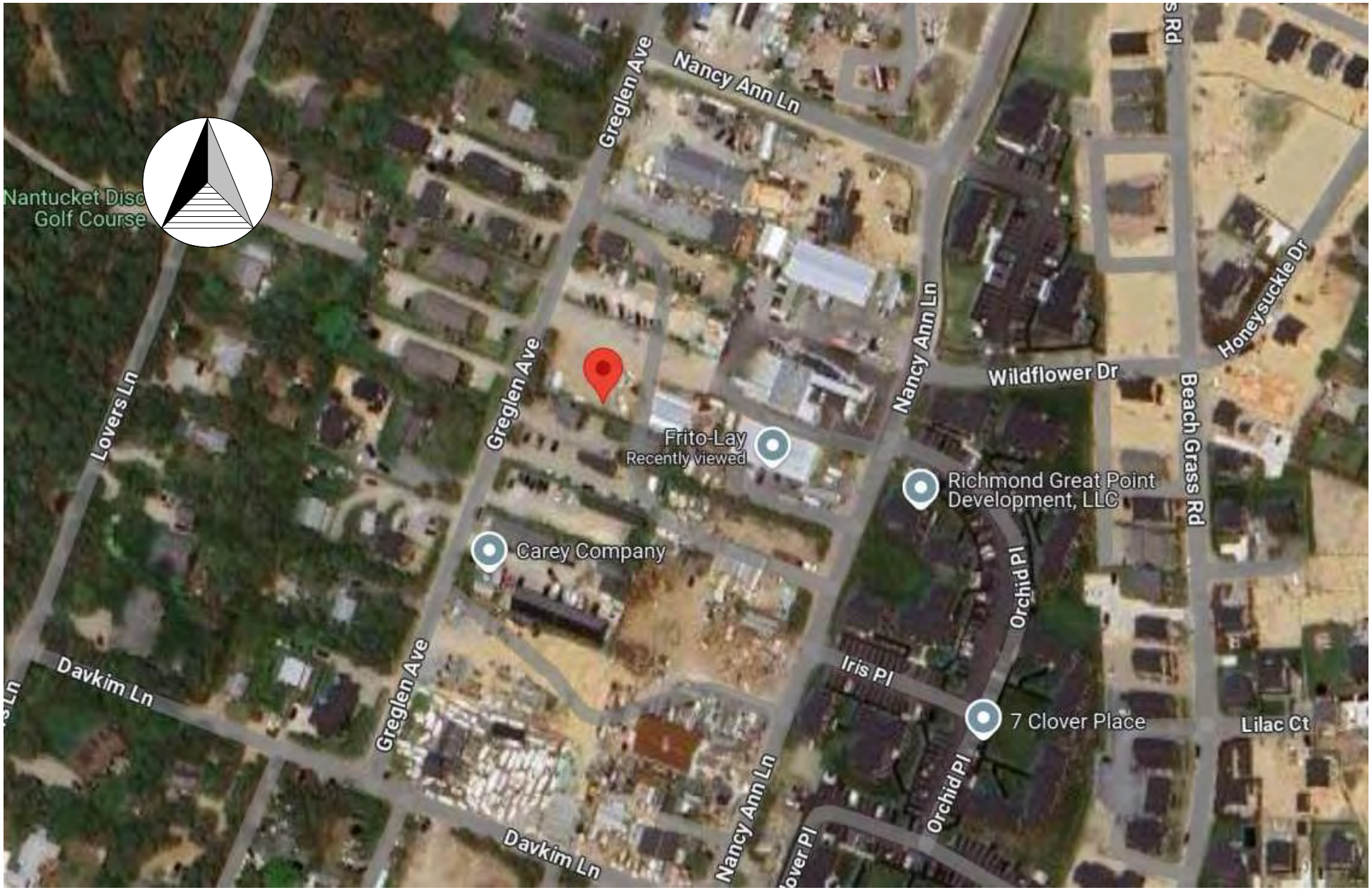
Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

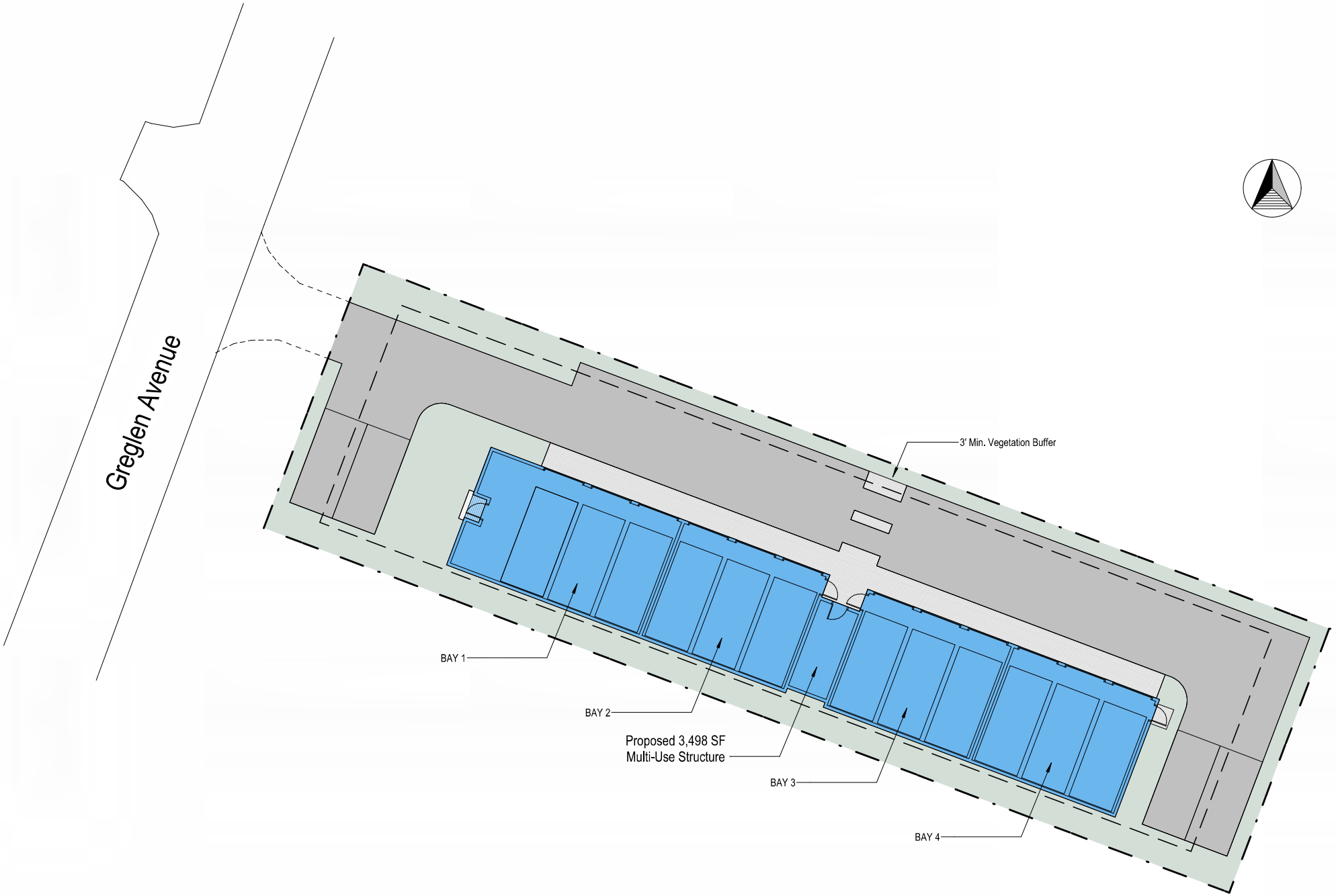


Locus Map

01.13.25



Satalite View



Site Plan

1/16" = 1'-0"



East Elevation



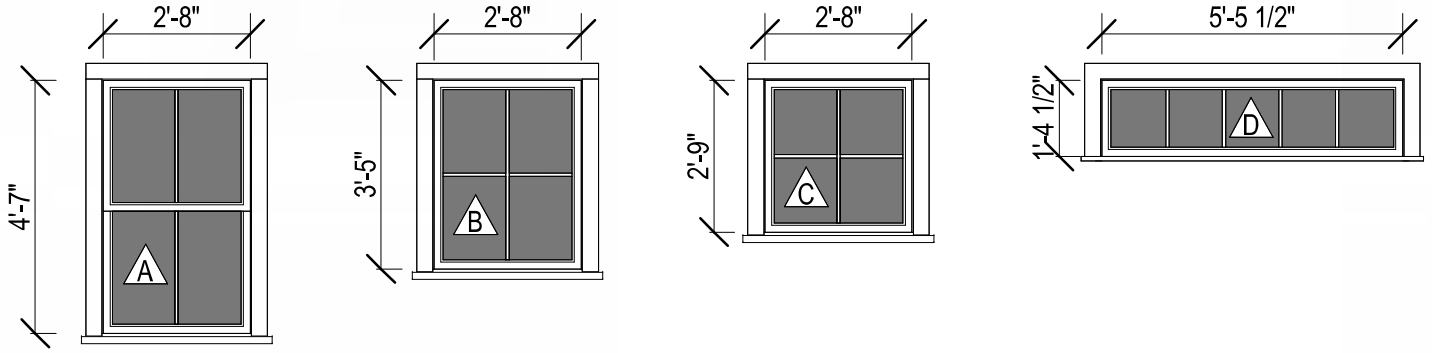
North Elevation



West Elevation



South Elevation



Double Hung
2/2 SDL

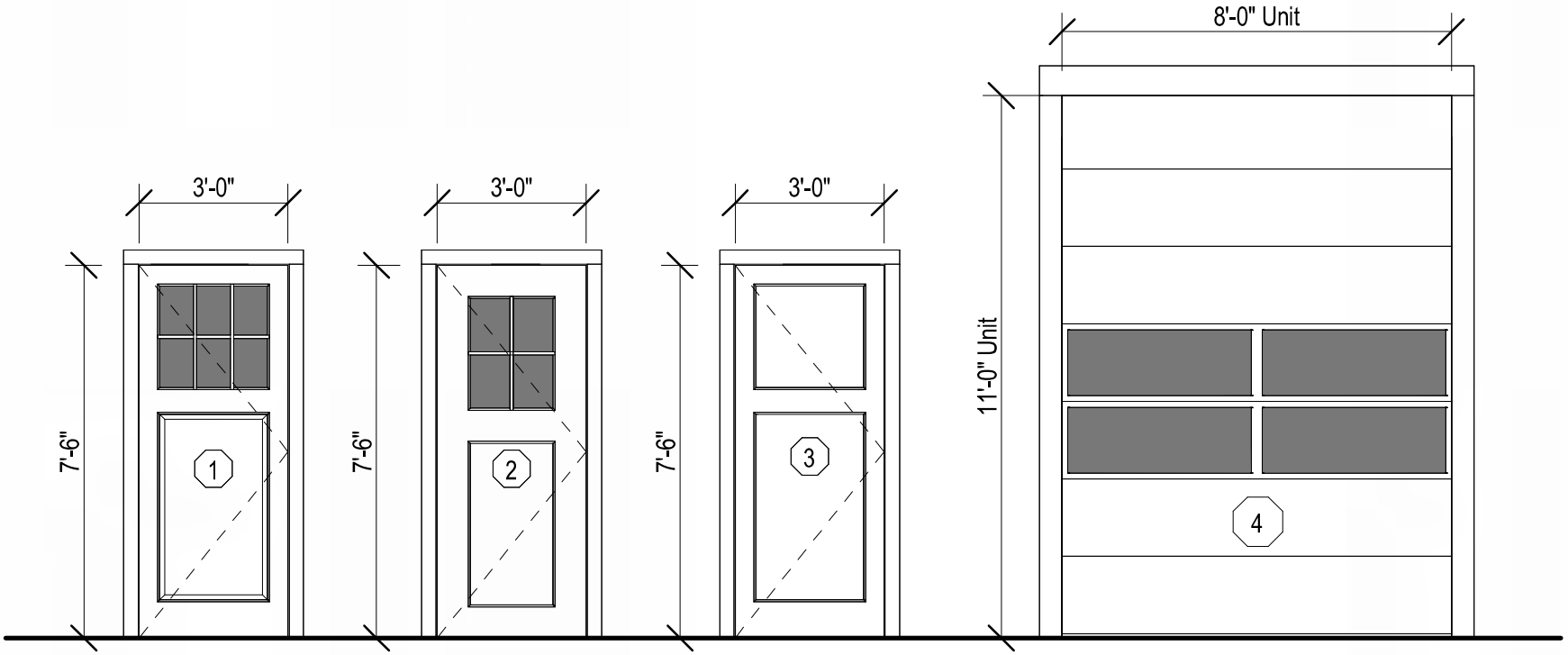
Casement
2/2 SDL

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

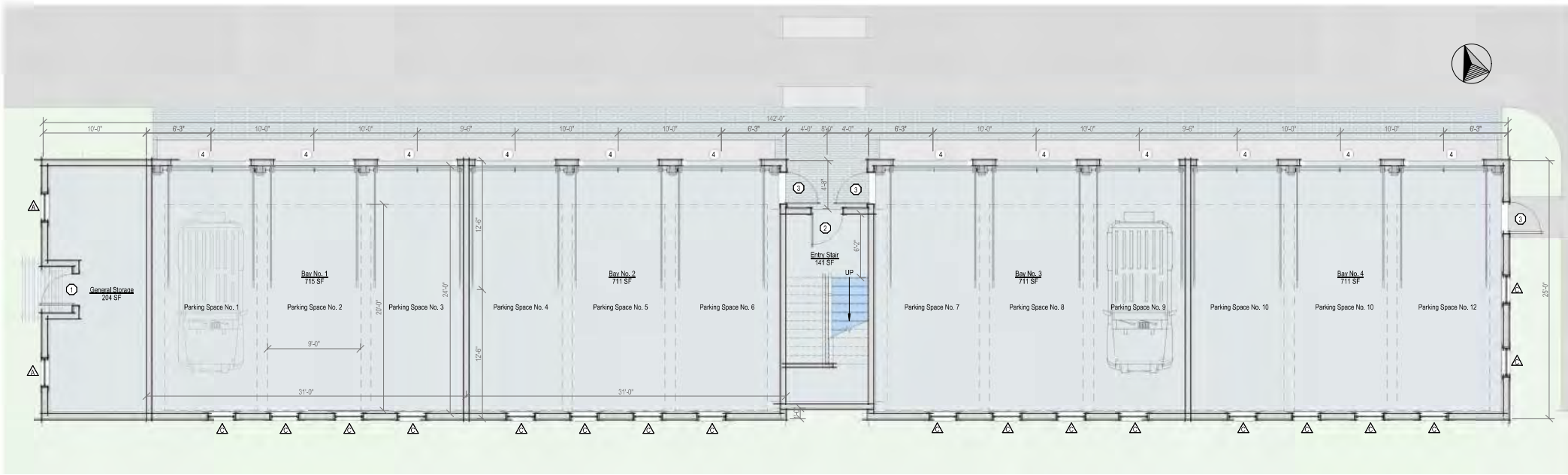
Single Solid Door w/ Glazing
2 Panel + 4 Lite SDL

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"



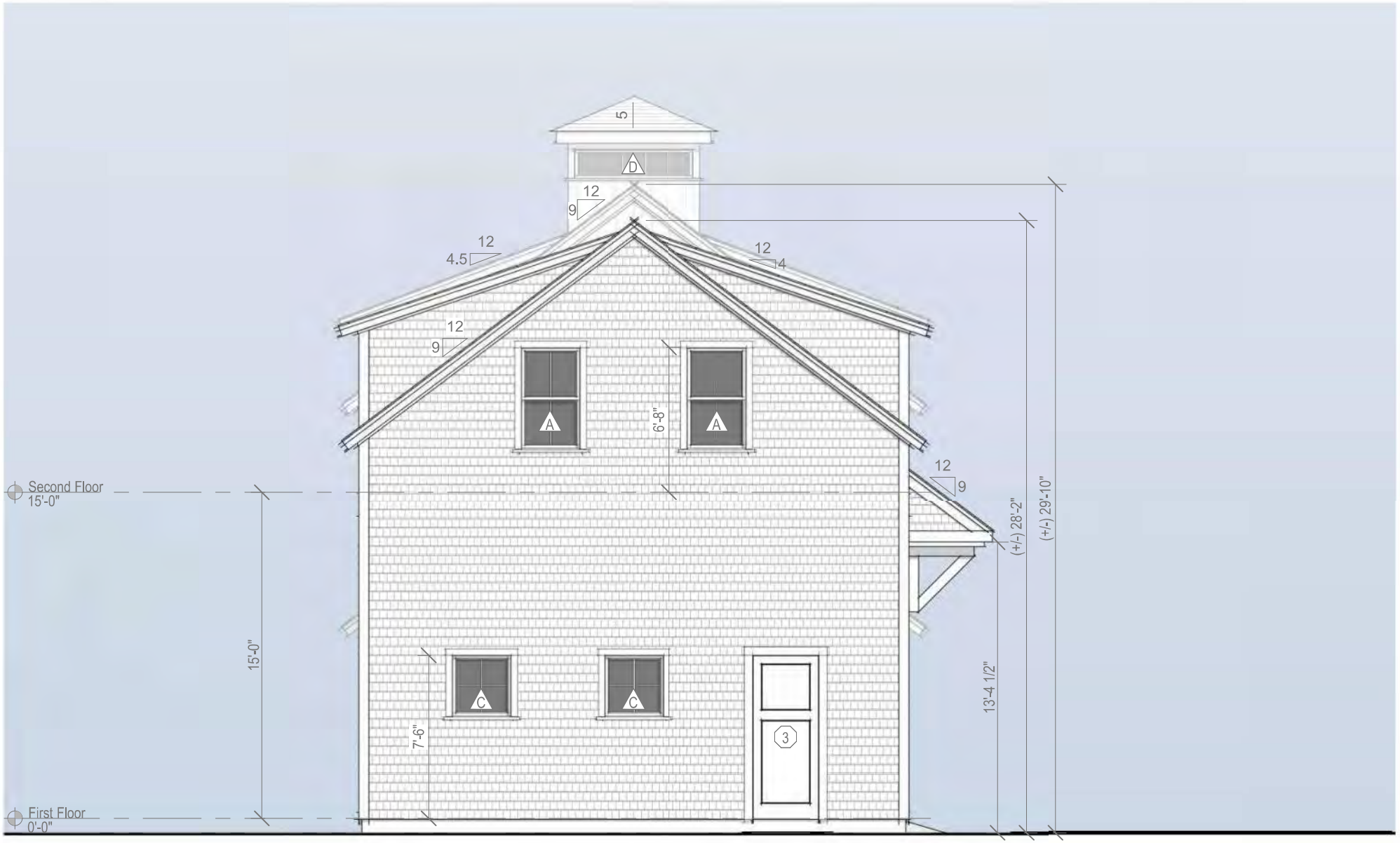
Second Floor Plan - Proposed

3/16" = 1'-0"



West Elevation - Proposed

3/16" = 1'-0"



East Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

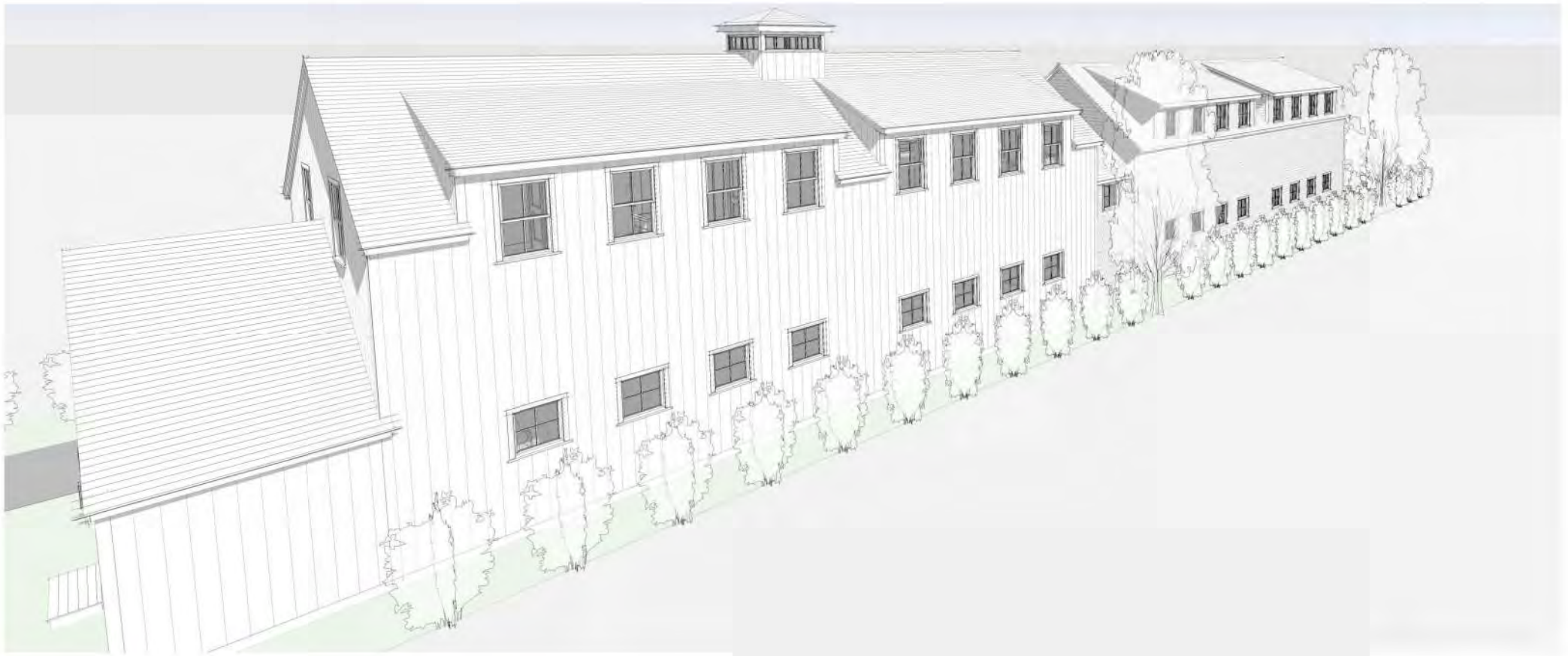
3/16" = 1'-0"



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

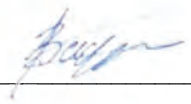
MAP/PARCEL 15 / 42

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

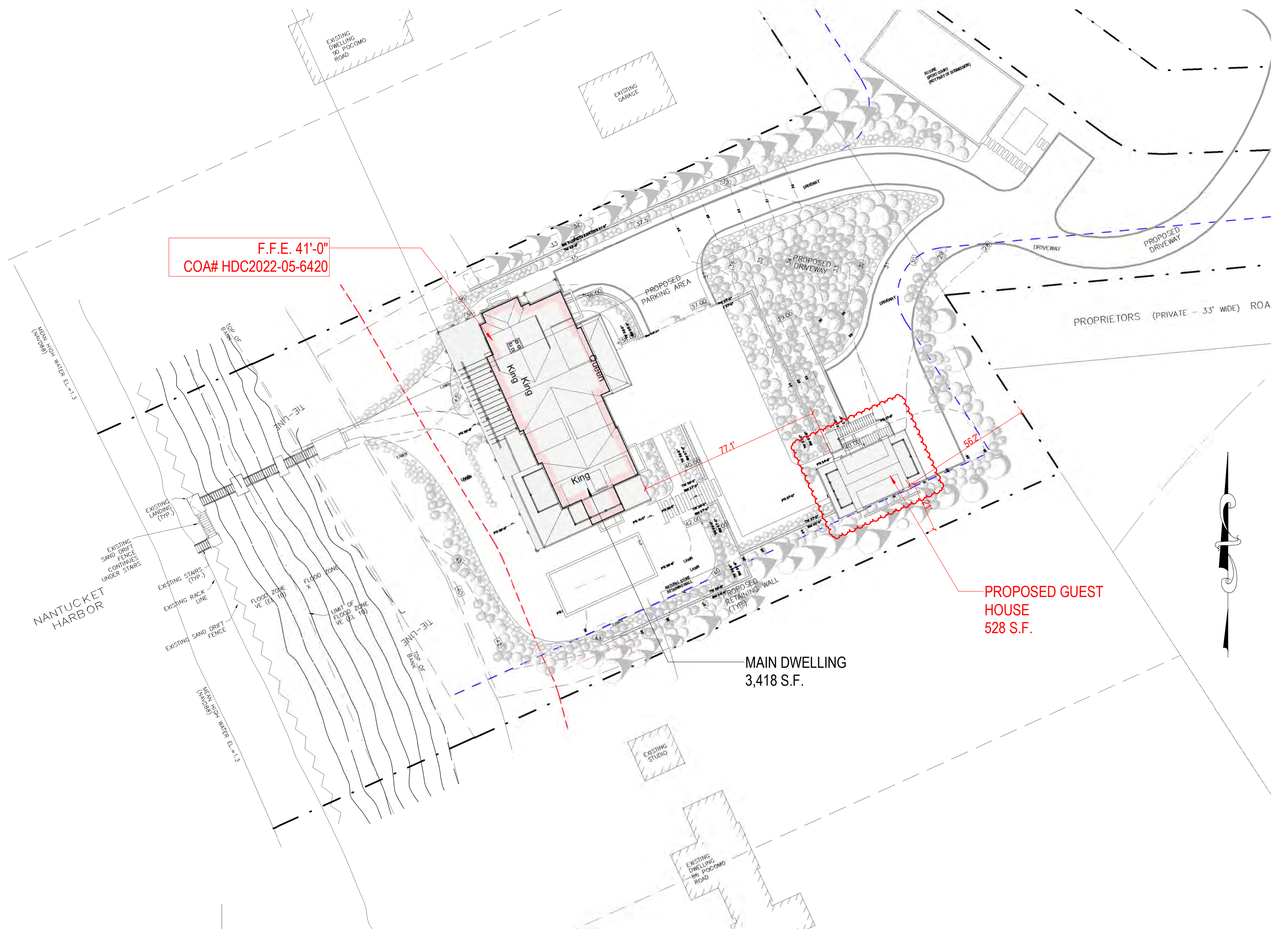
88 Pocomo Rd.
Nantucket, MA 02554

01.13.24

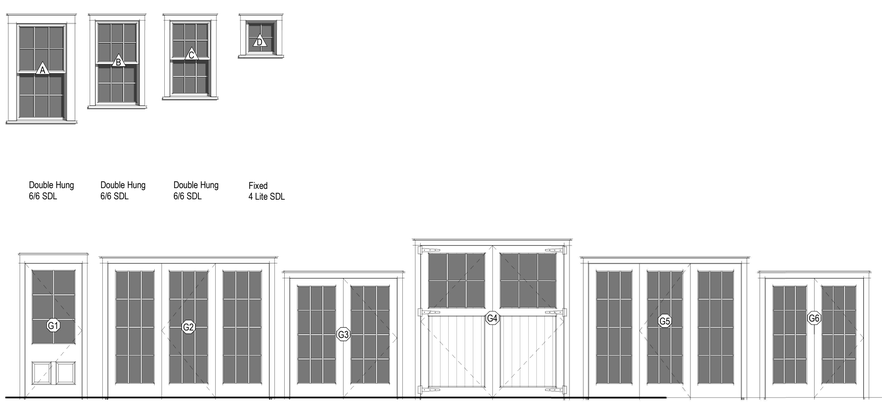




Locus Map.



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

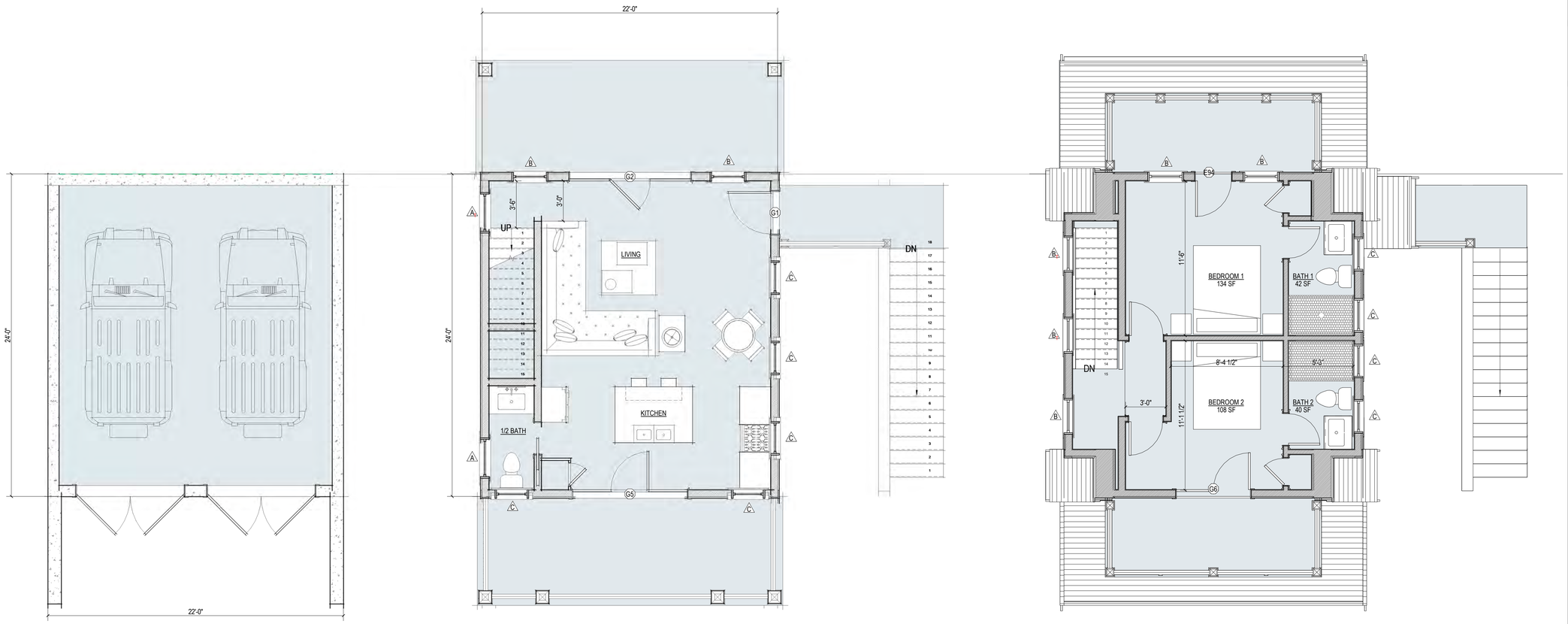
Revision 1 Date 1

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.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
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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

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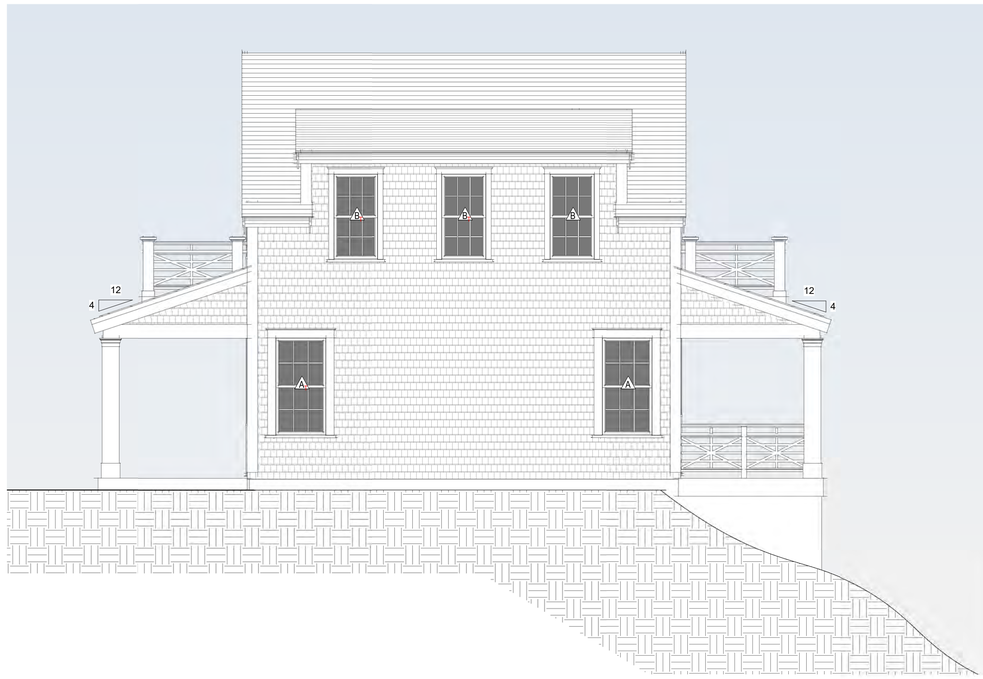
A.103
2128

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
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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.
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

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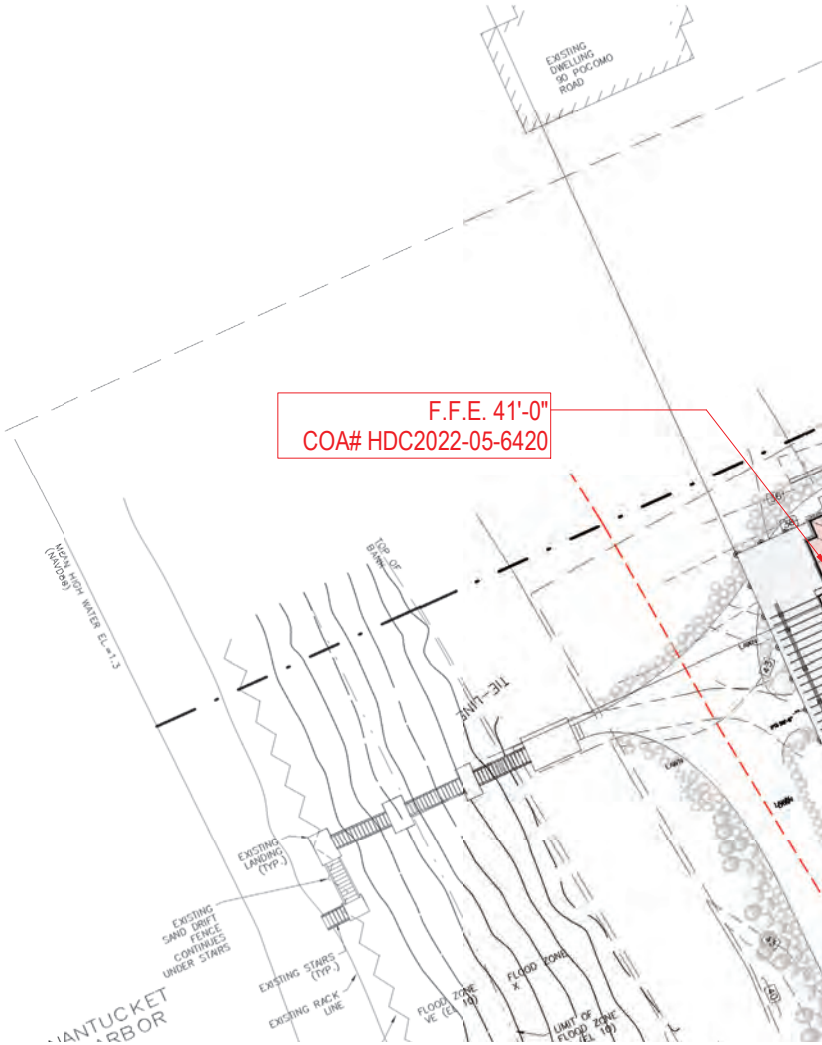
A.203
2128

88 Pocomo Trust Residence, Guest House

88 Pocomo Rd.
Nantucket, MA 02554

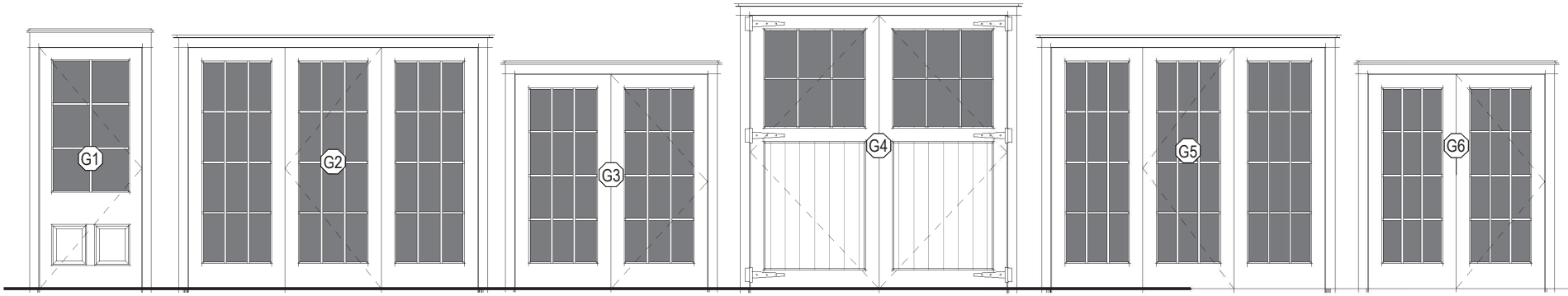


Locus Map.





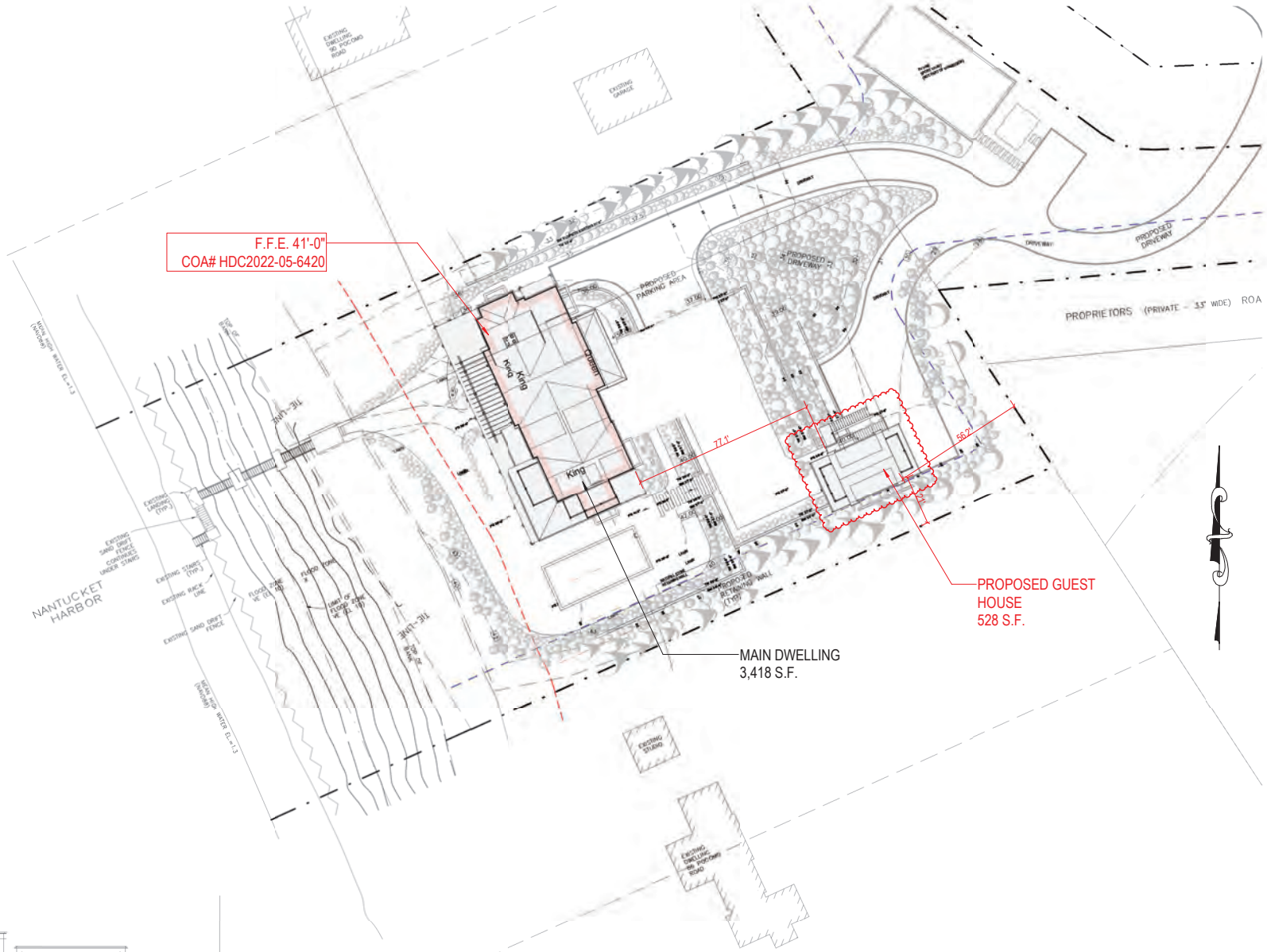
Double Hung 6/6 SDL	Double Hung 6/6 SDL	Double Hung 6/6 SDL	Fixed 4 Lite SDL



GH Door Legend.

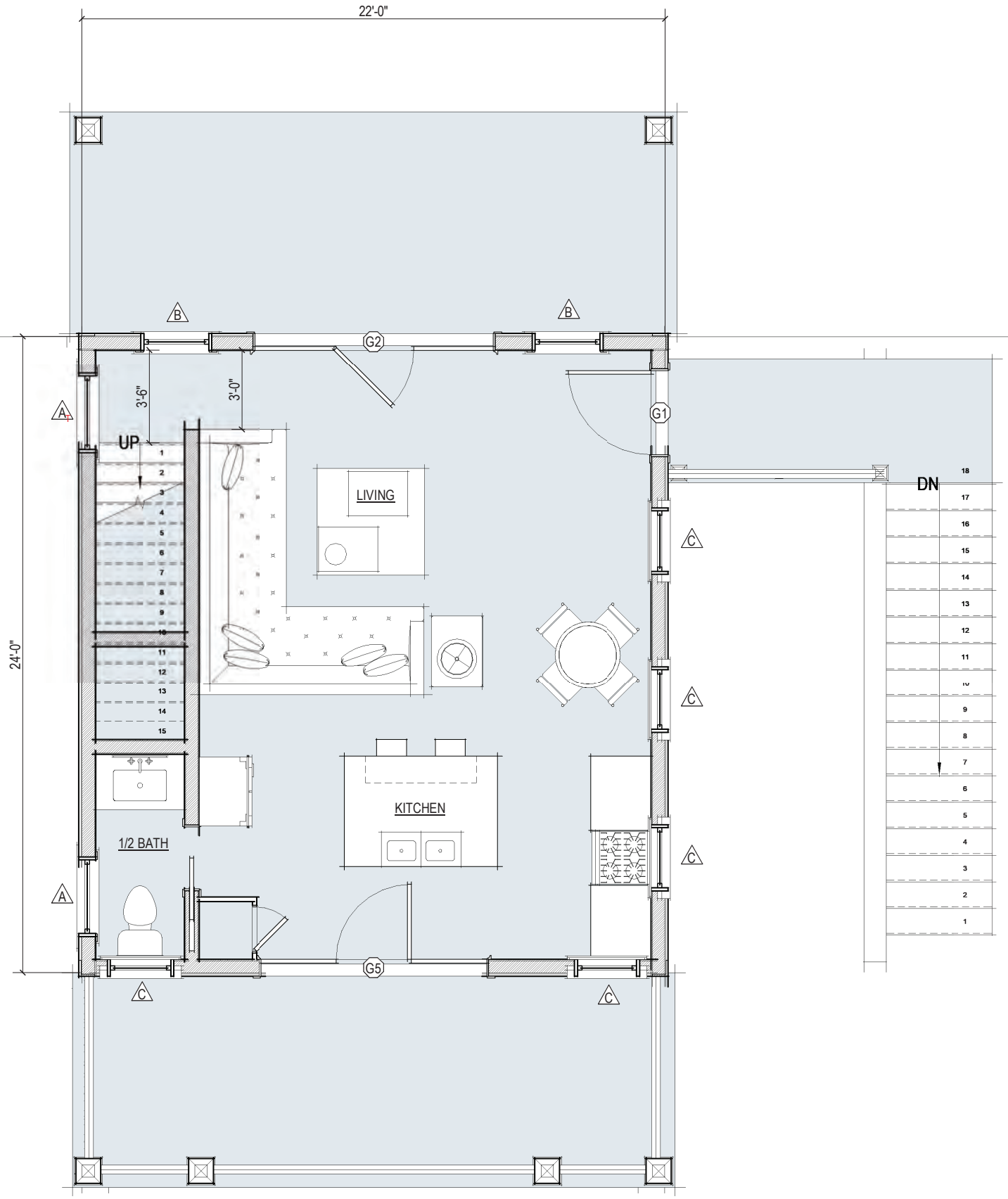
1/4" = 1'-0"

EAST. NORTH. WEST. SOUTH.



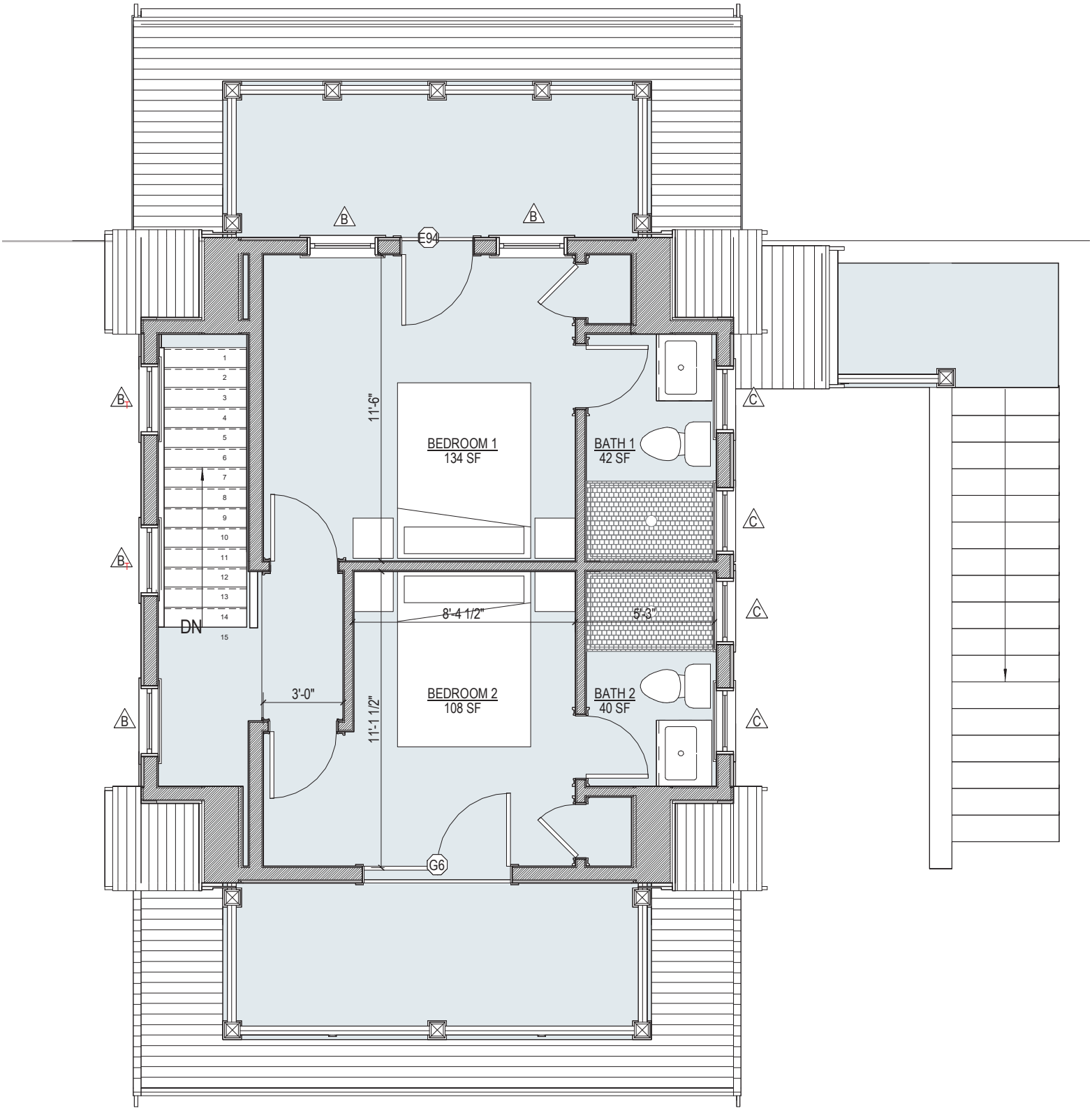
GH SITE PLAN

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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- ☐ Adult Signature Restricted Delivery $

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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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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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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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
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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**								

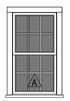
Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

01.13.25

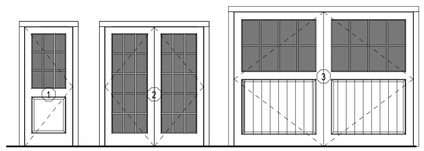


Locus Map
1/4" = 1'-0"



Double Hung
6/6 SDL

Window Legend
1/4" = 1'-0"



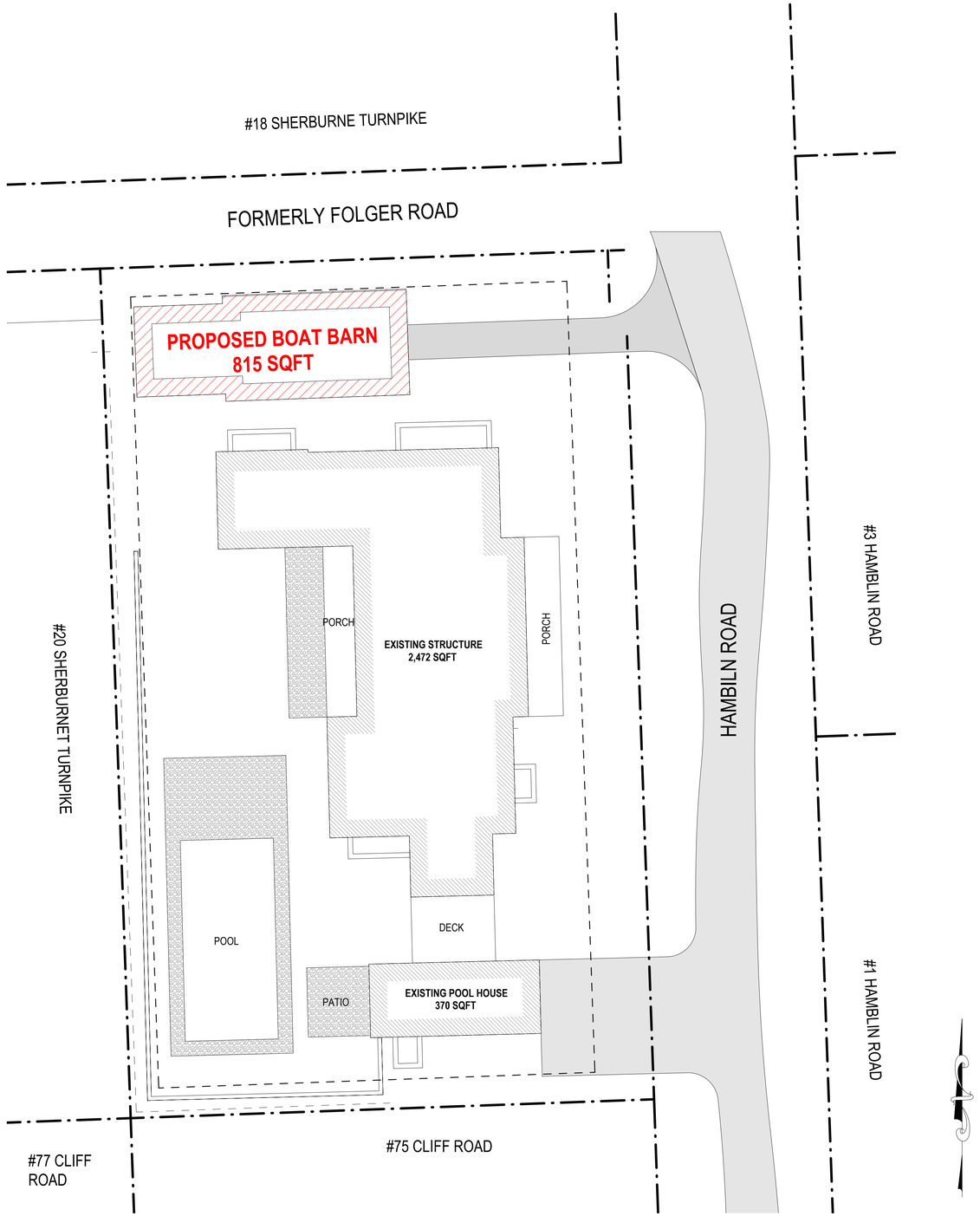
Single Hinged
1-Panel 4-Lite SDL

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

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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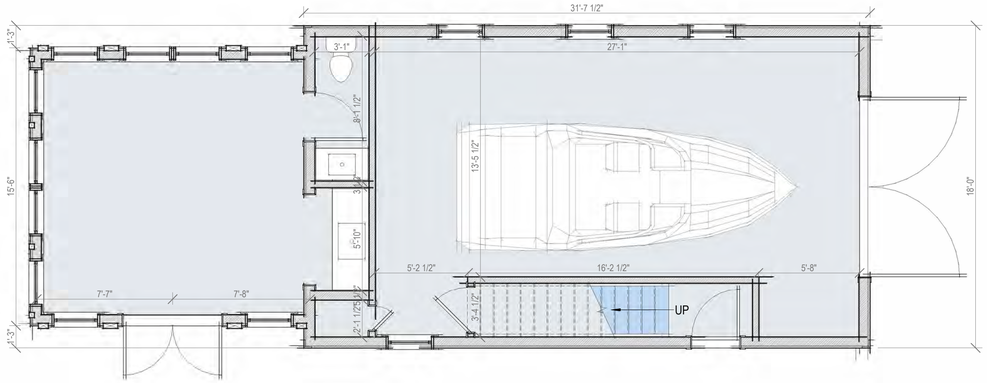
A.0.1

2438

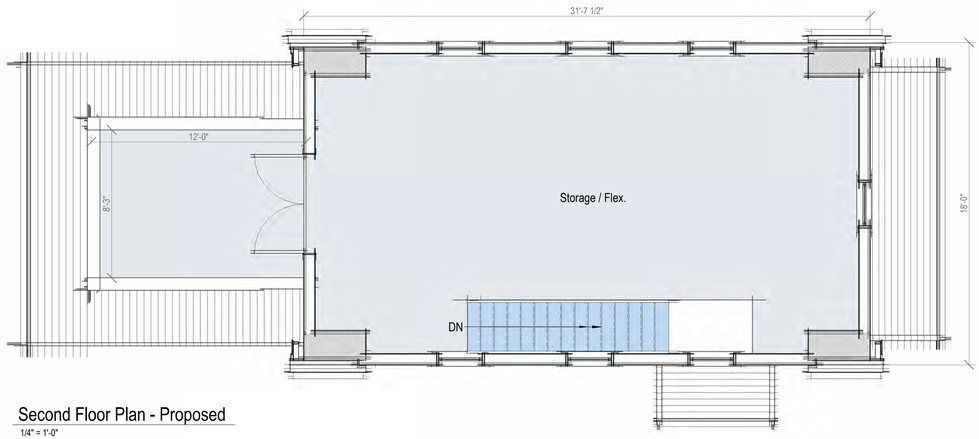
01.13.25

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



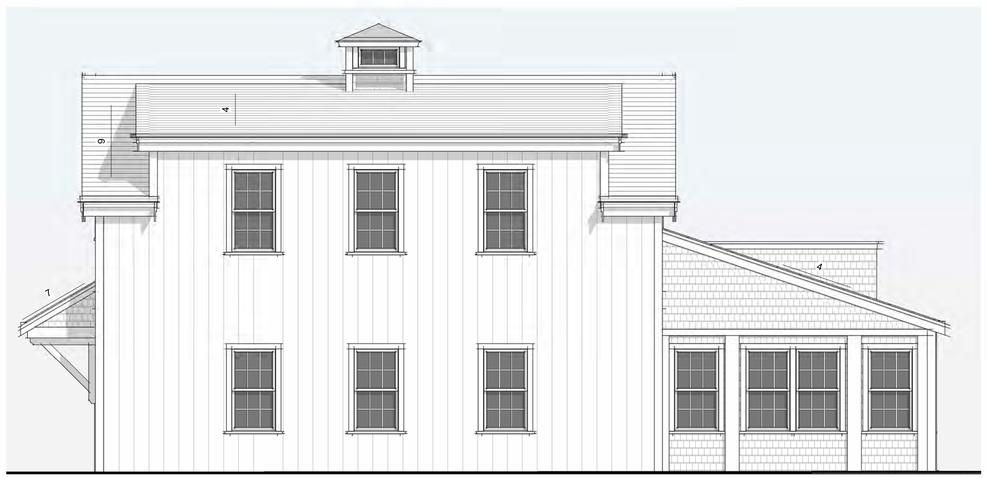
East Elevation - Proposed

1/4" = 1'-0"



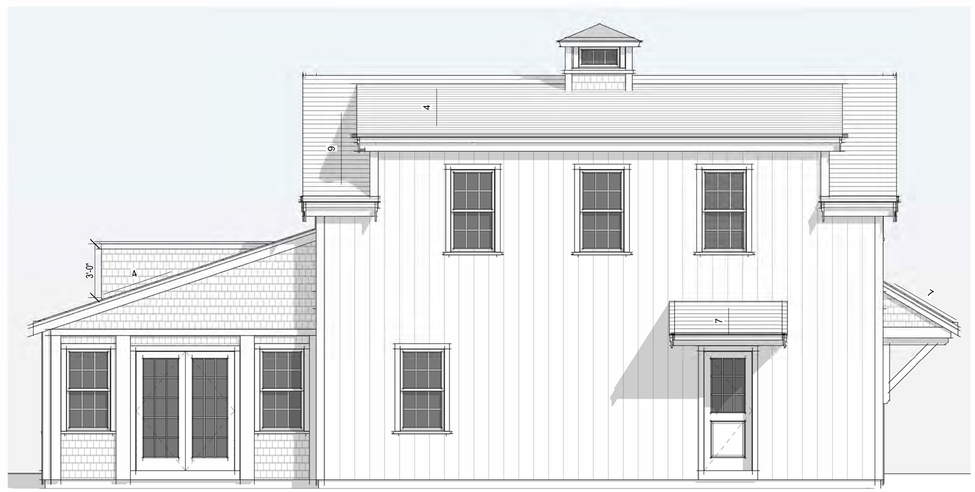
West Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2438

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emeritus

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A.1.1

2438

01.13.25

HDC Submission





2438

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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

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Nantucket, MA 02554

8 Williams Lane
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emeritus

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A.1.3

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554



Locus Map

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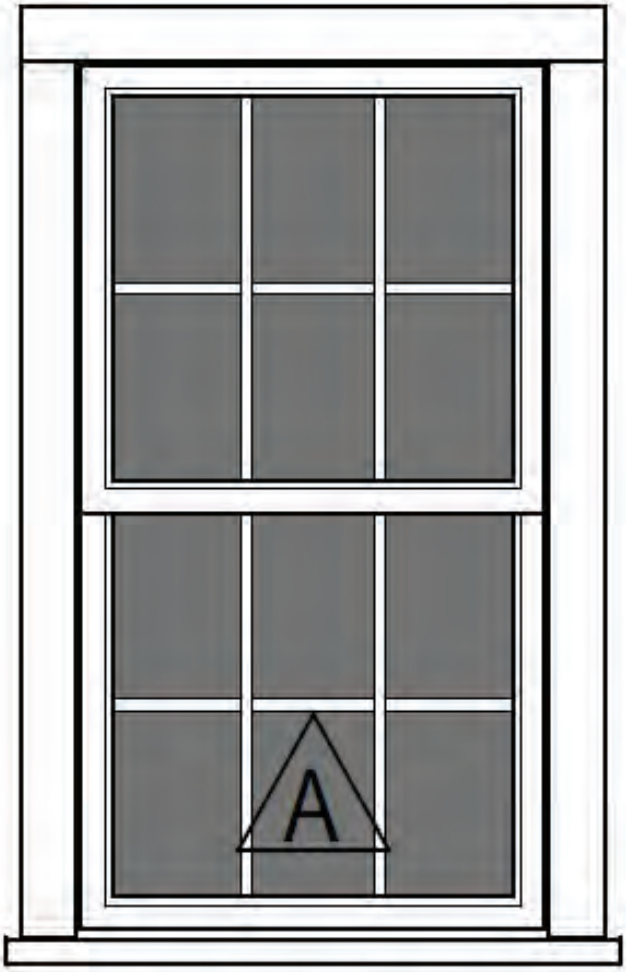
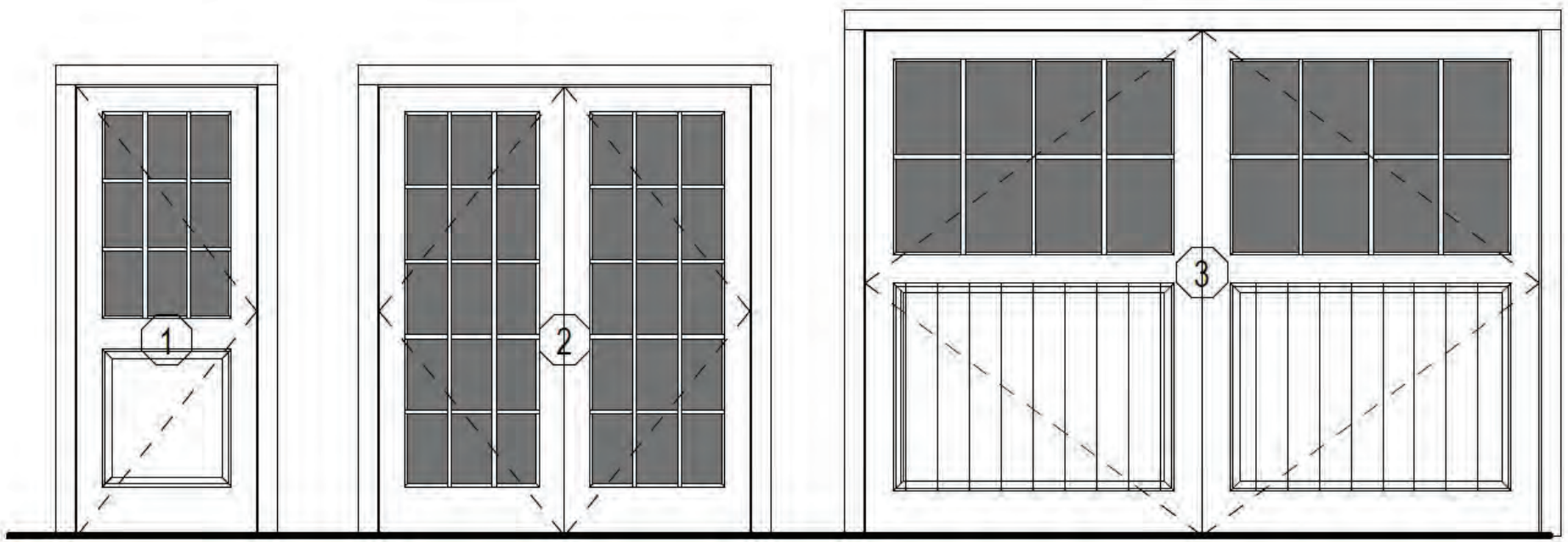


Double Hung
6/6 SDL

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

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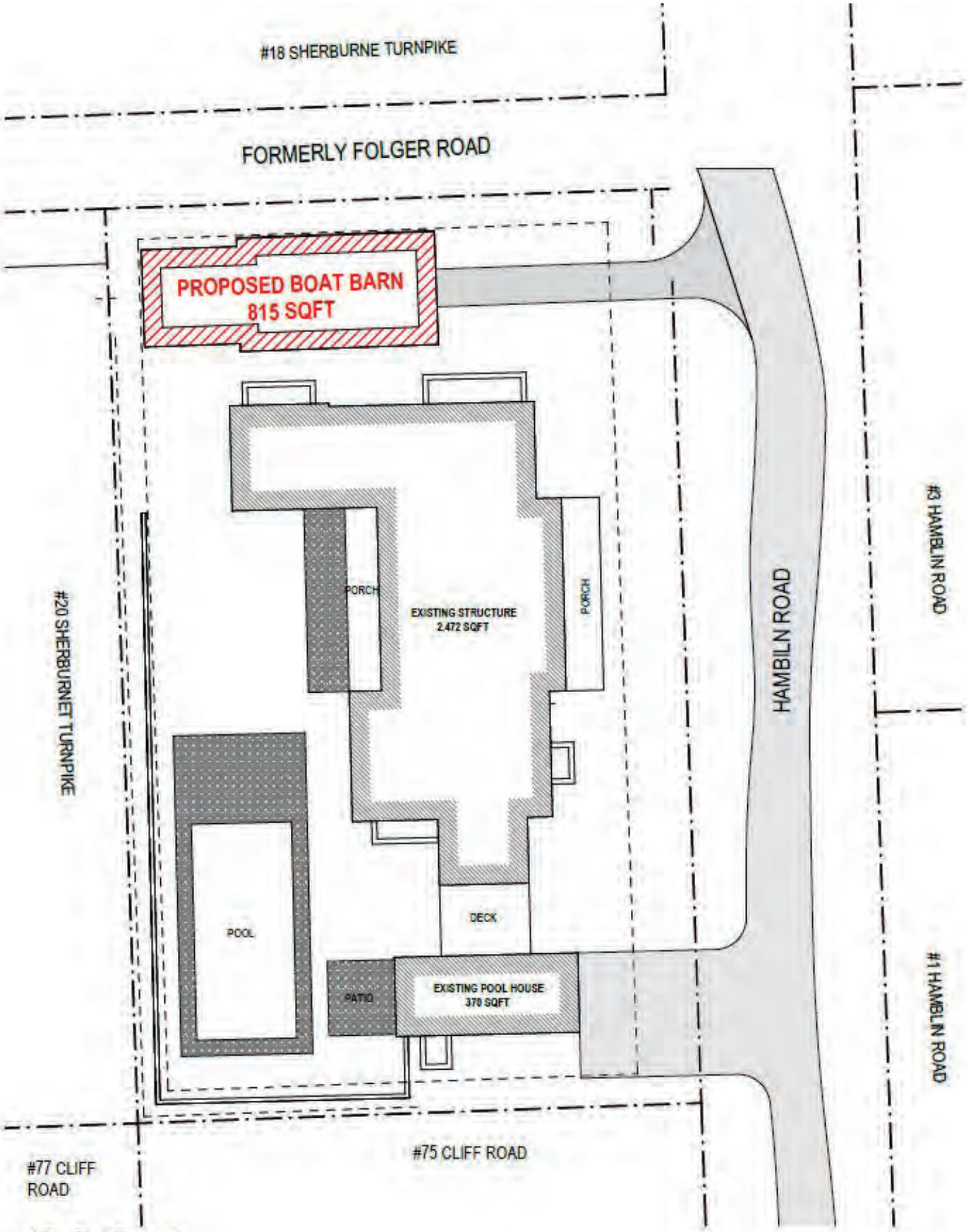
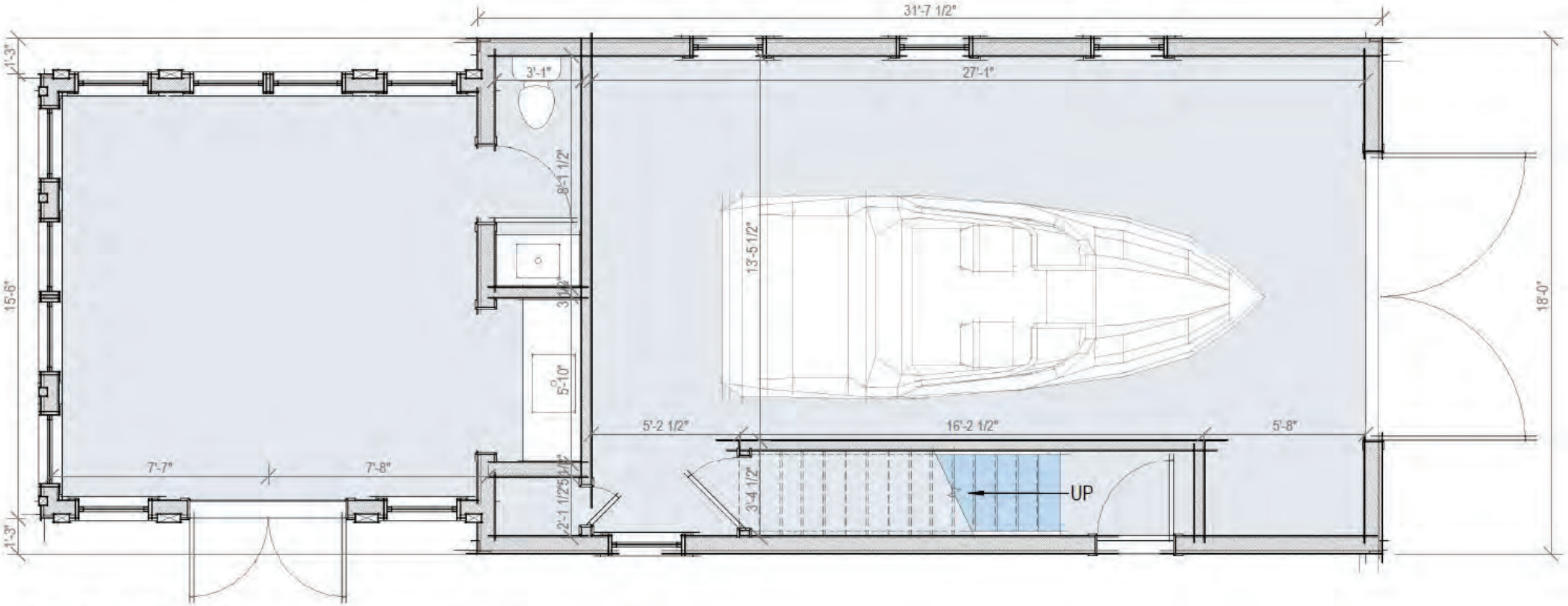
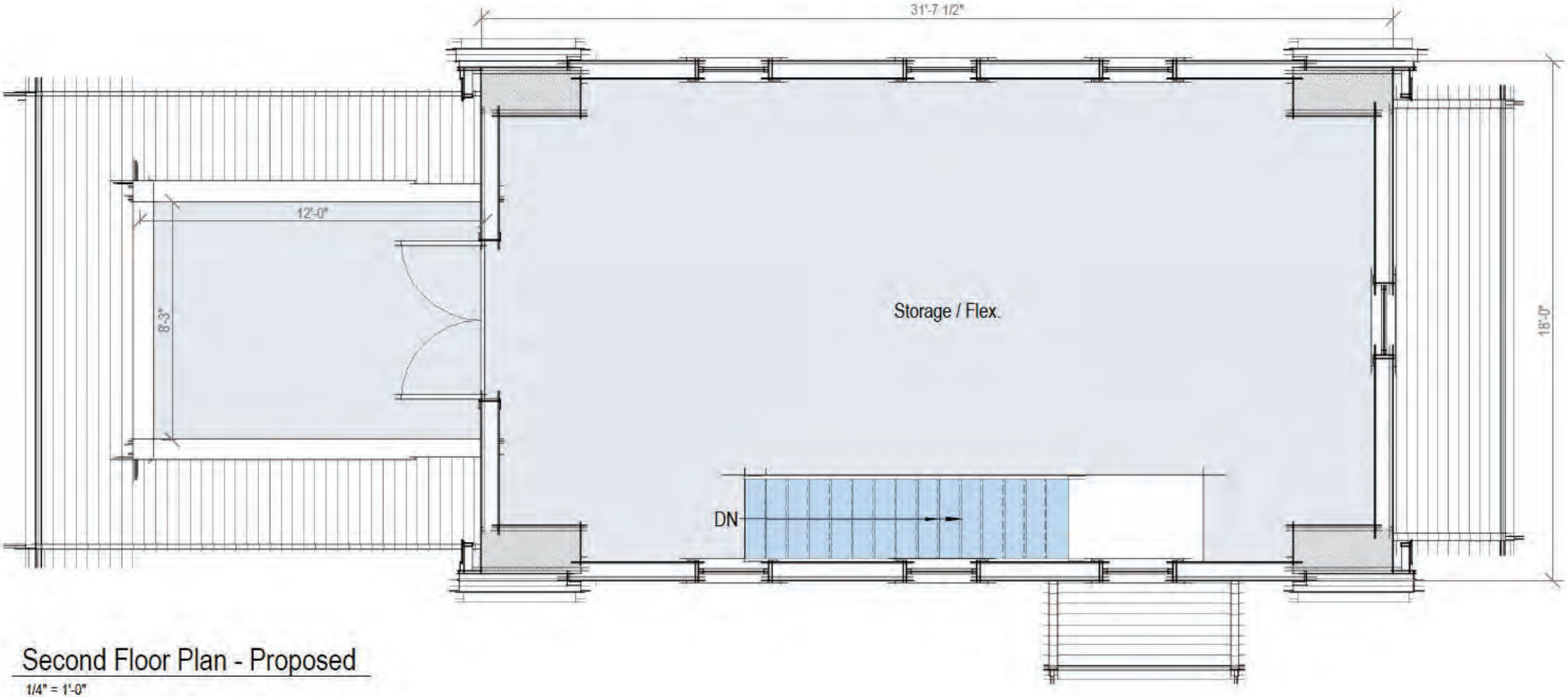


1 Site Plan - Proposed



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)

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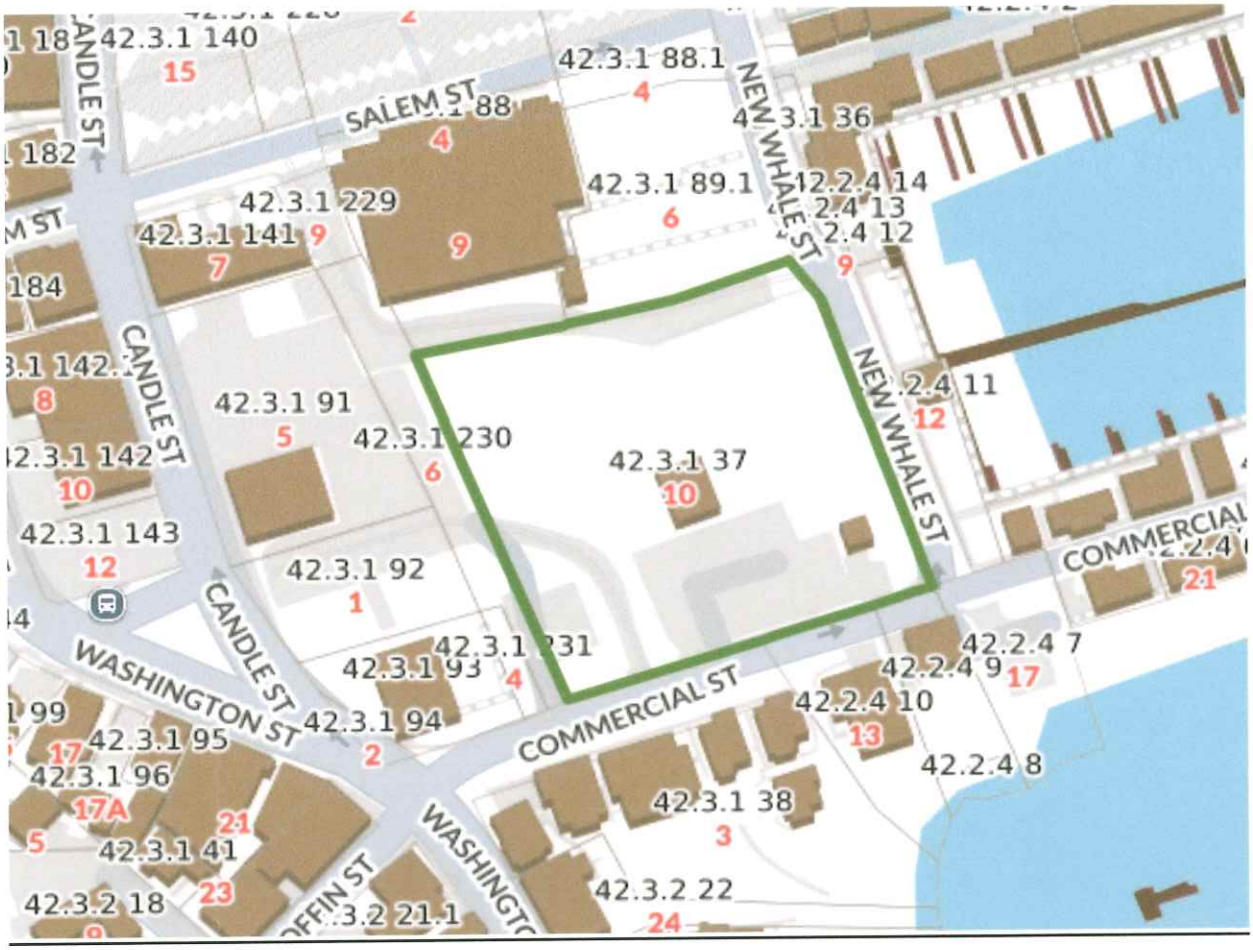
For the registered information on the UK operating companies within the National Grid group please use the attached link: https://www.nationalgrid.com/group/about-us/corporate-registrations

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

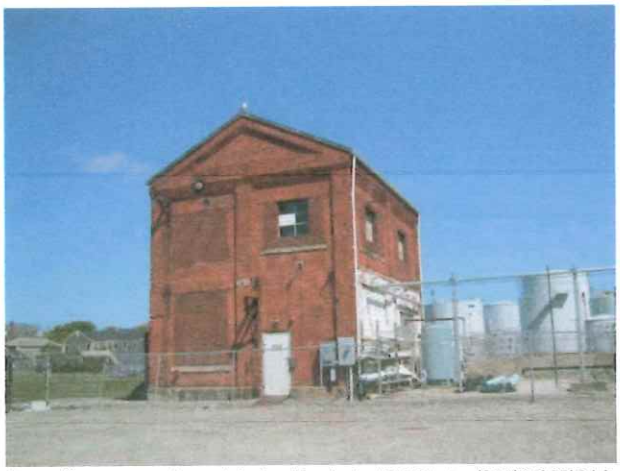
Building 1 : Section 1

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.

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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

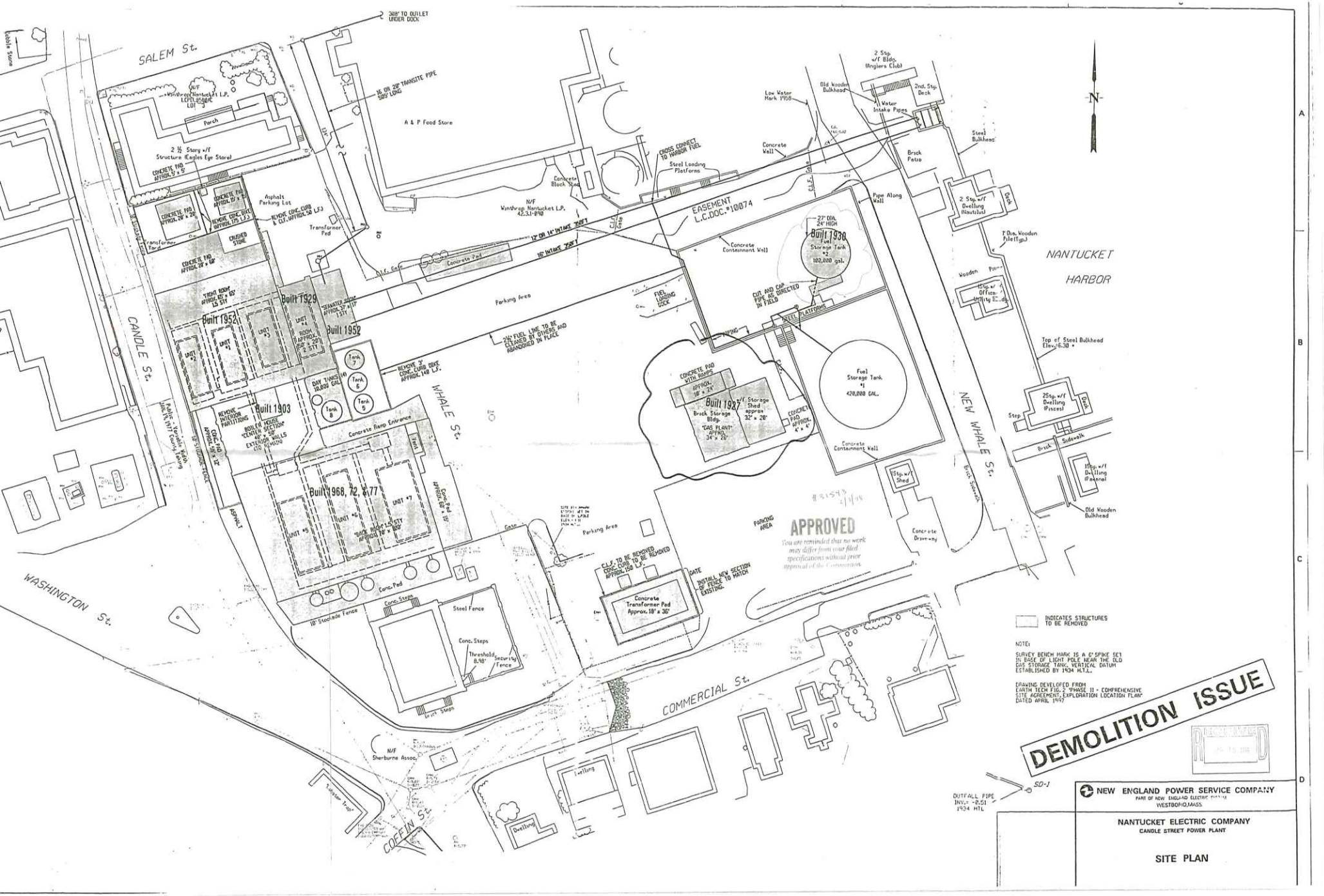
DESCRIPTION OF PROJECT AND ADDRESS:

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...)

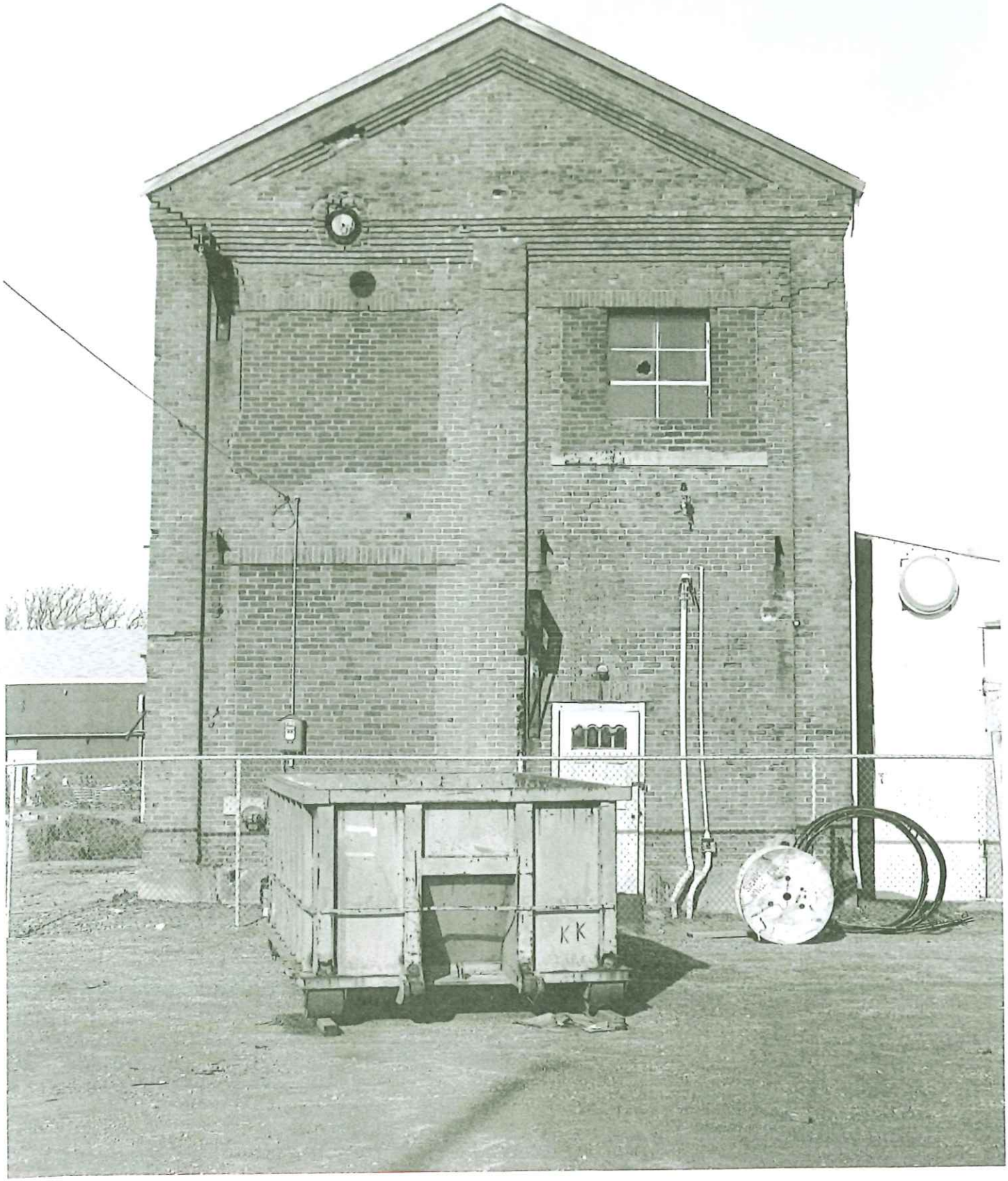
- Recommend Approval.


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

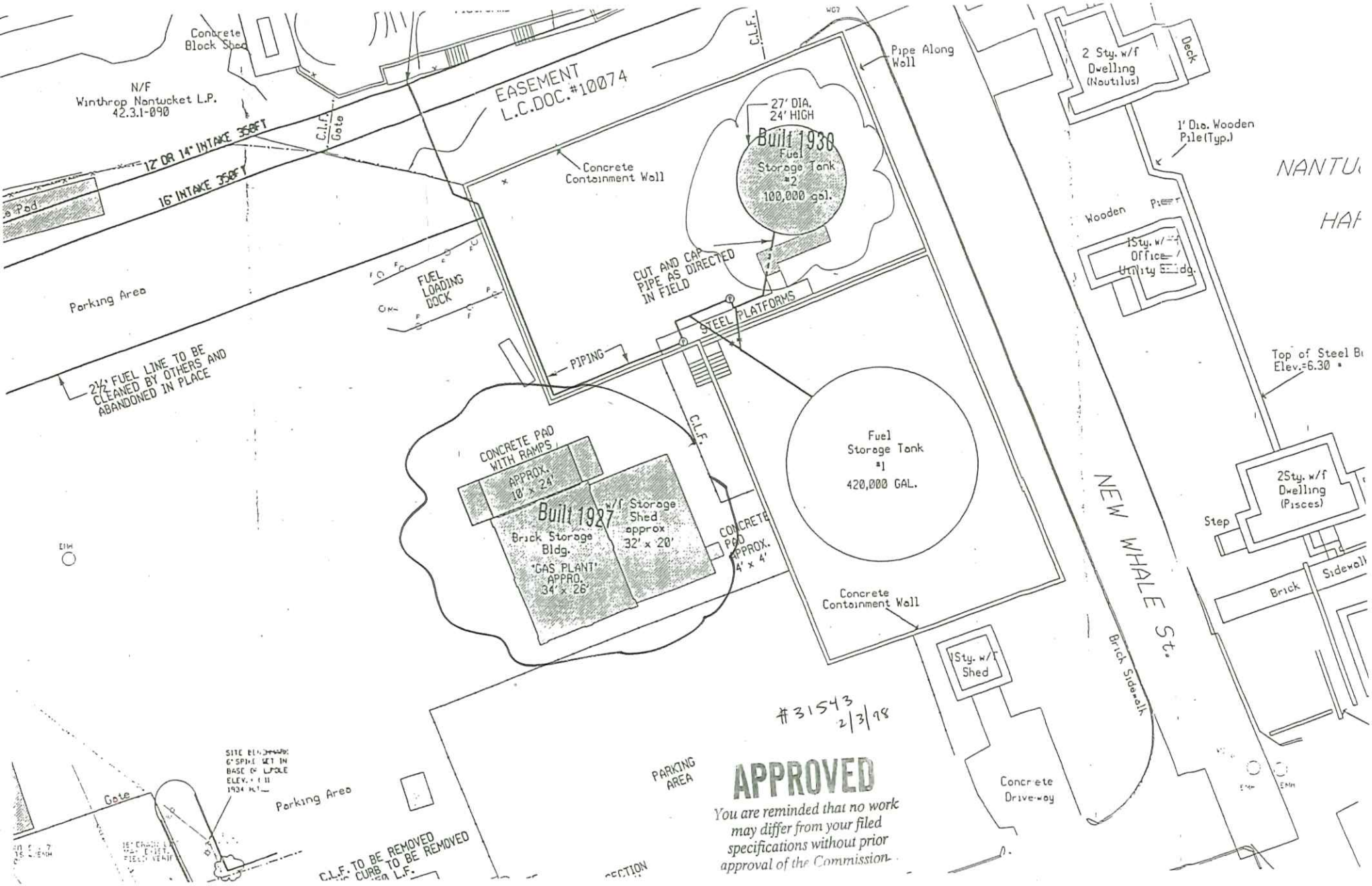
DESCRIPTION OF PROJECT AND ADDRESS:

Demolition at 2 Candle Street.

CONTEXT: Town OHD.

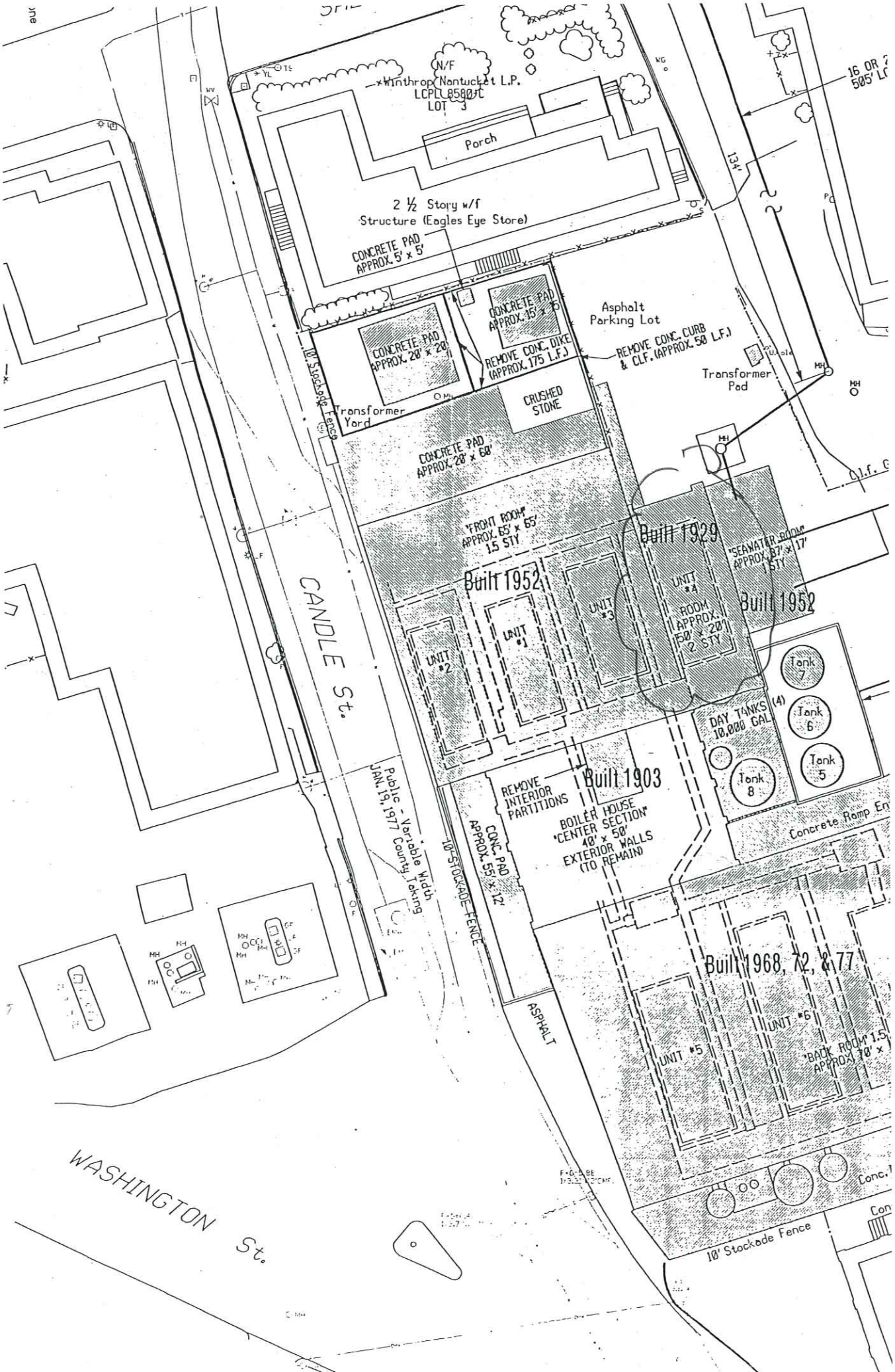
STAFF RECOMMENDATIONS: (with regard to issues of massing, scale, height, colors, materials,fenestration, landscaping, and details of elements such as roofwalks, cupolas, doors, trim, stairs, skylights, dormers, decks, chimneys, etc...)

- 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

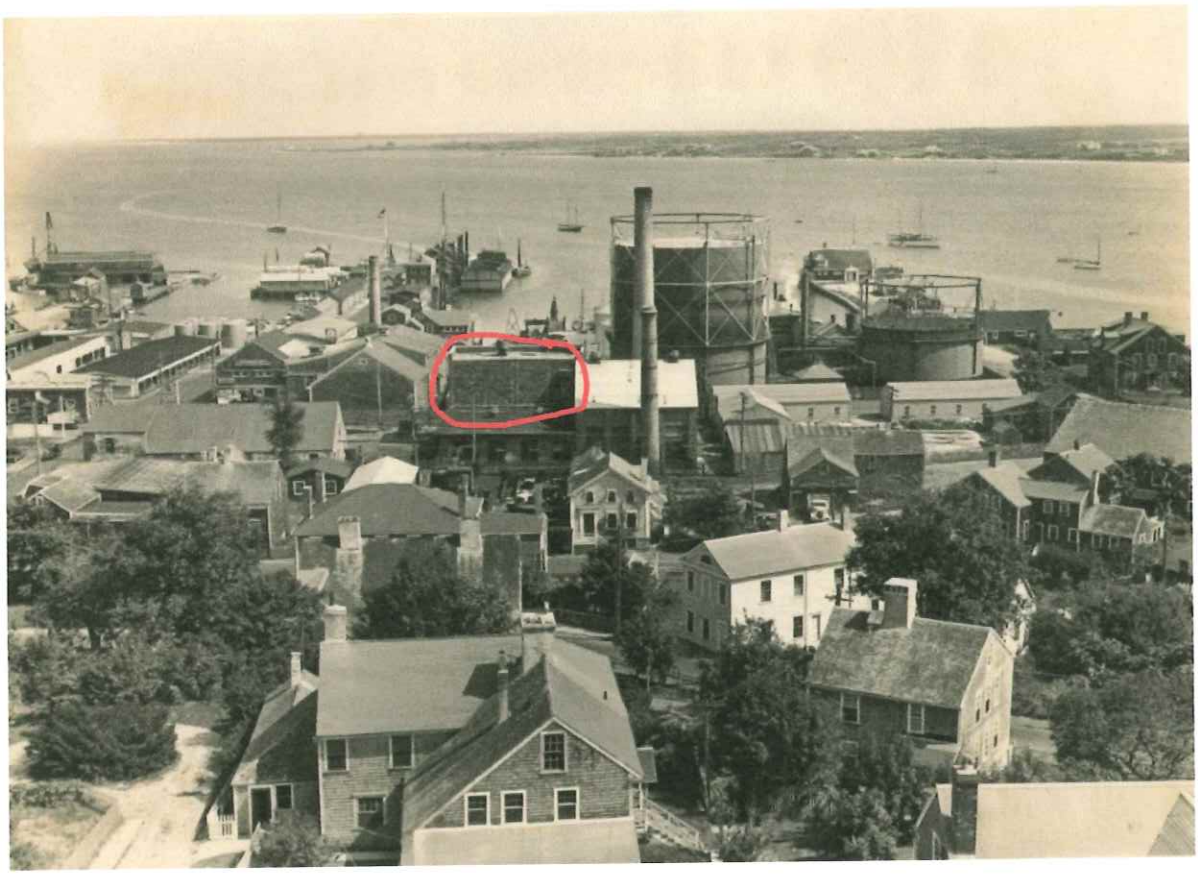
1929 NANTUCKET ELECTRIC BRICK BUILDING - HDC APPROVED DEMOLISION IN 1998

North View





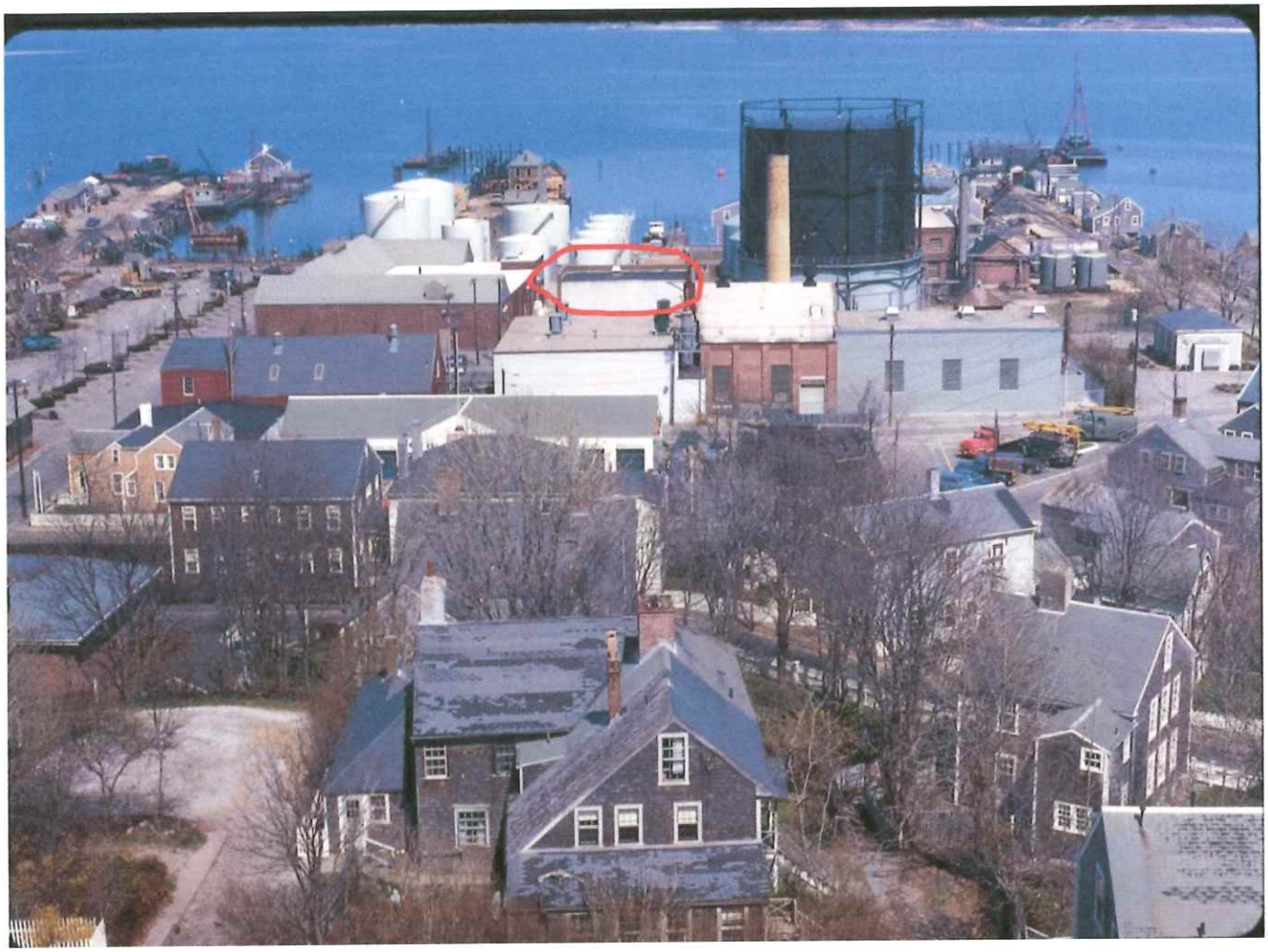
1930s AERIAL PHOTOGRAPH



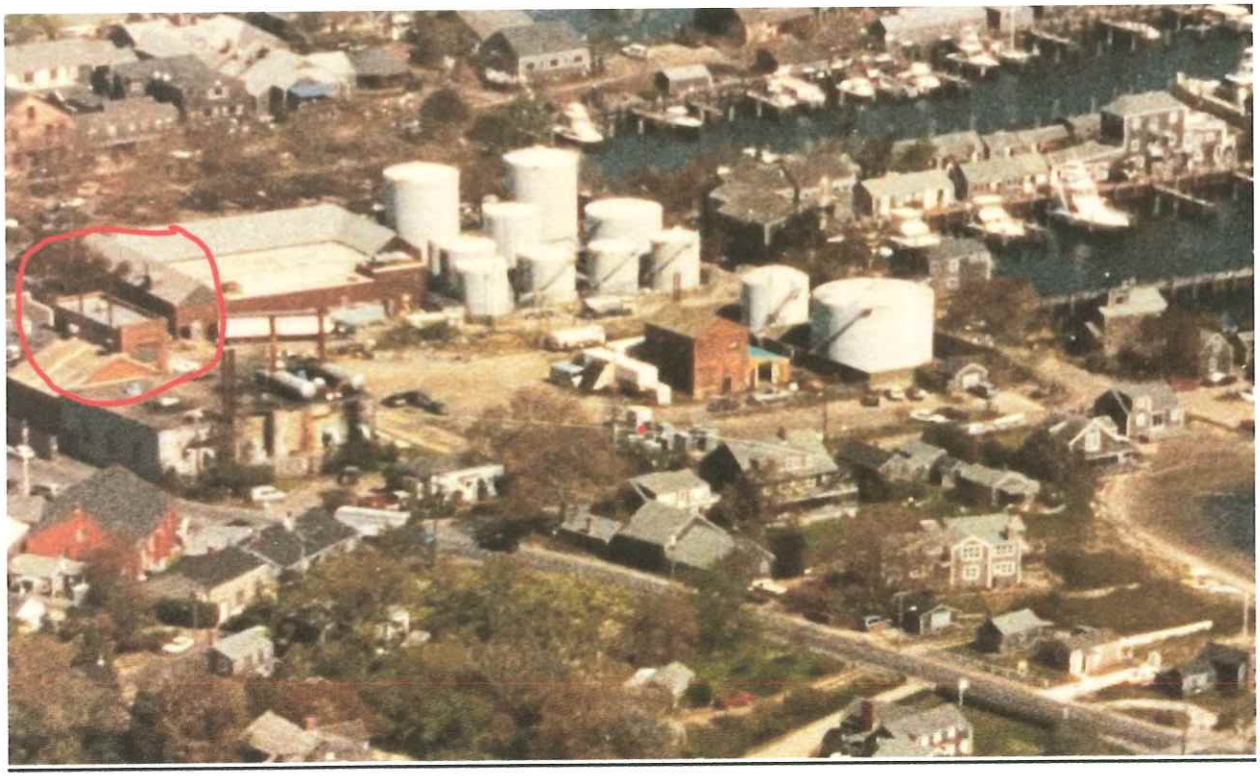
1950s AERIAL PHOTOGRAPH



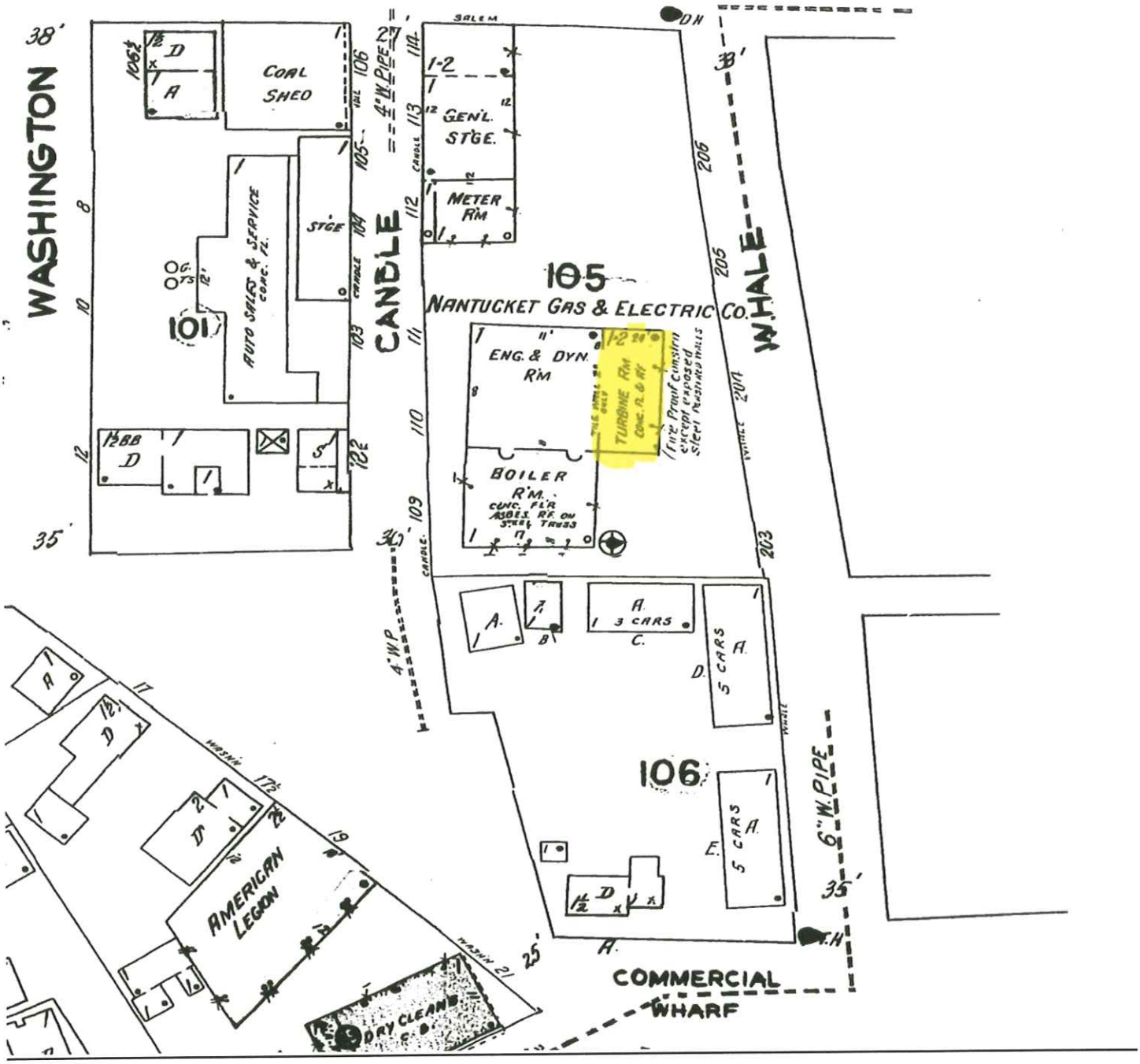
1968 AERIAL PHOTOGAPH



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

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

NANTUCKET ELECTRIC COMPANY
C/O PROPERTY TAX DEPT
40 SYLVAN RD
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

LEICHTER DOROTHY M TR
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.



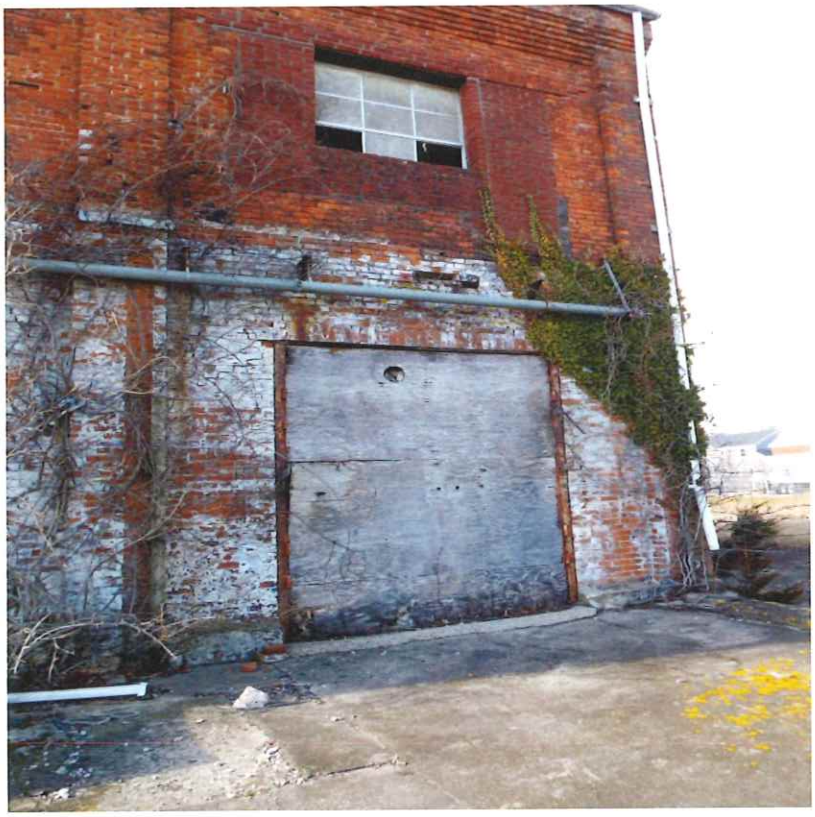


Garage door connecting the interior of the brick building with the metal addition on the east side was closed up with concrete blocks.





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.



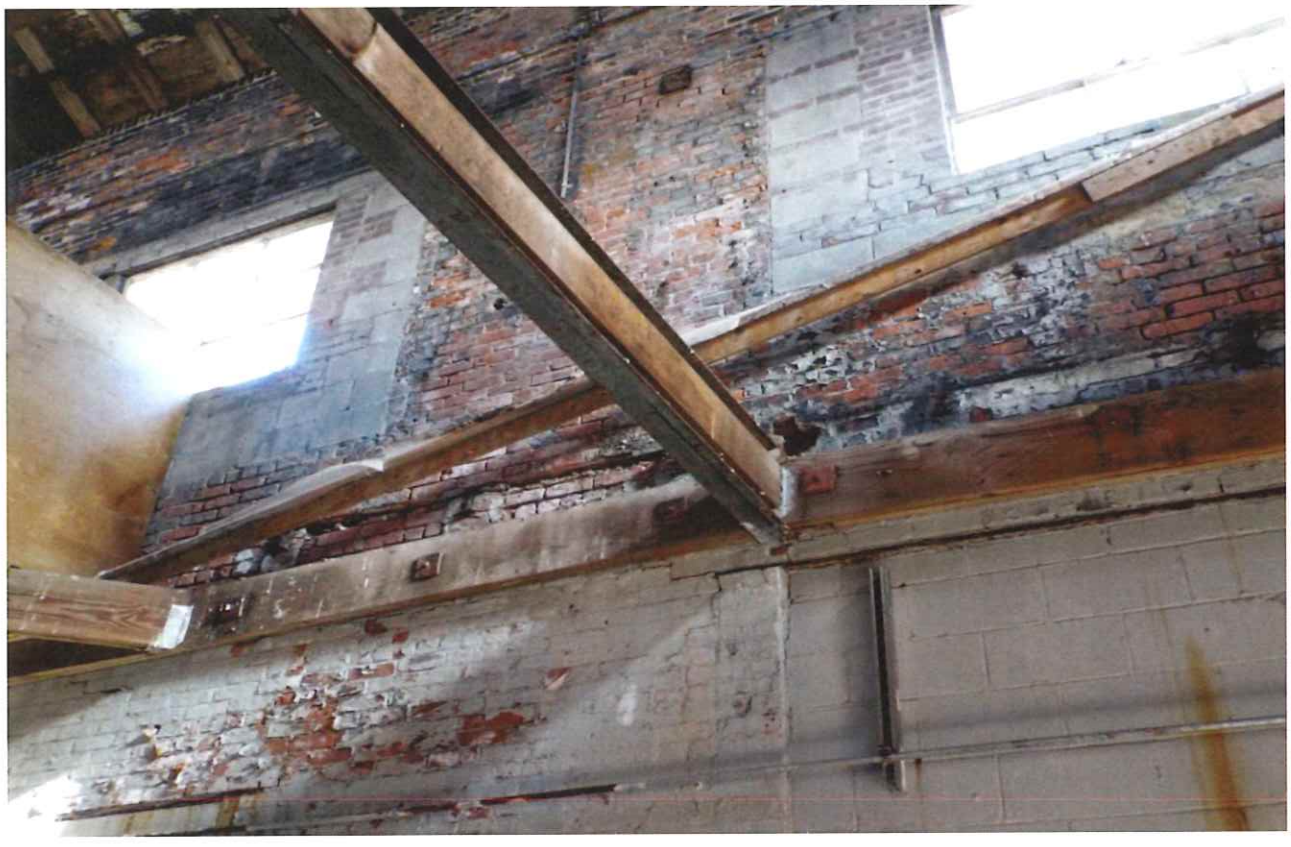








Evidence of the replacement of the original windows, concrete blocks added to fill in the space of the larger windows. Concrete used to patch the bricks, which destroys bricks, particularly porous orange brick.



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.

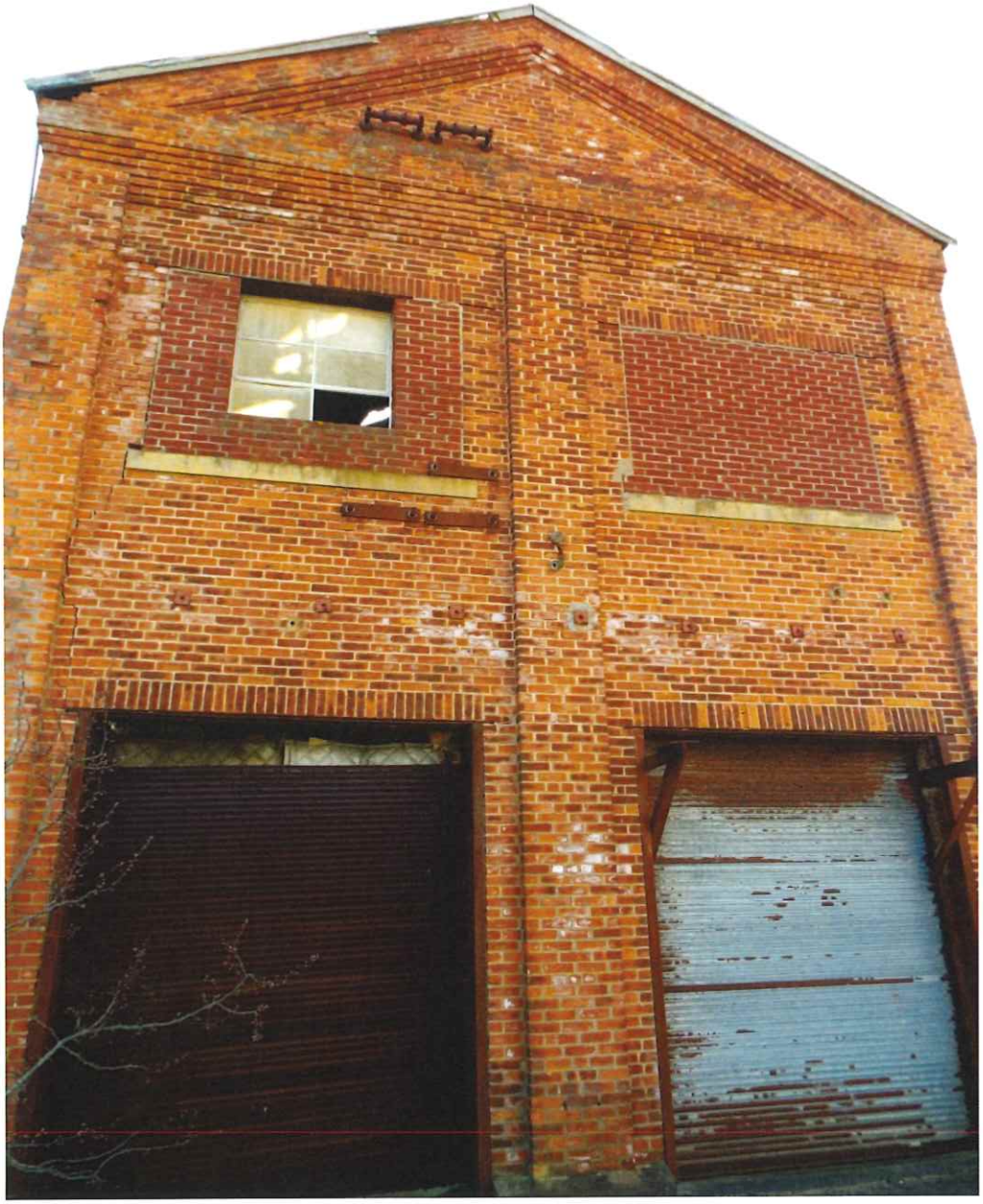




NORTH ELEVATION

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





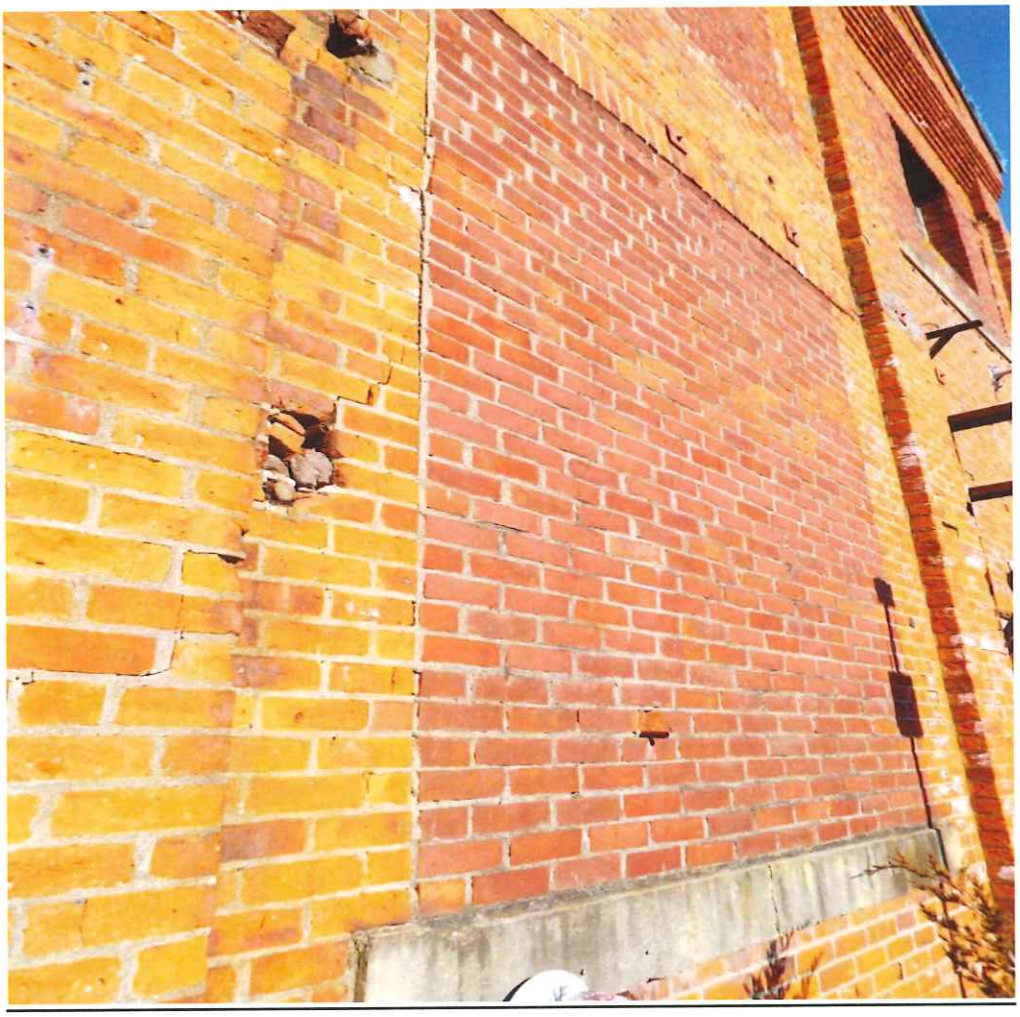


SOUTH ELEVATION

THE SOUTH ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

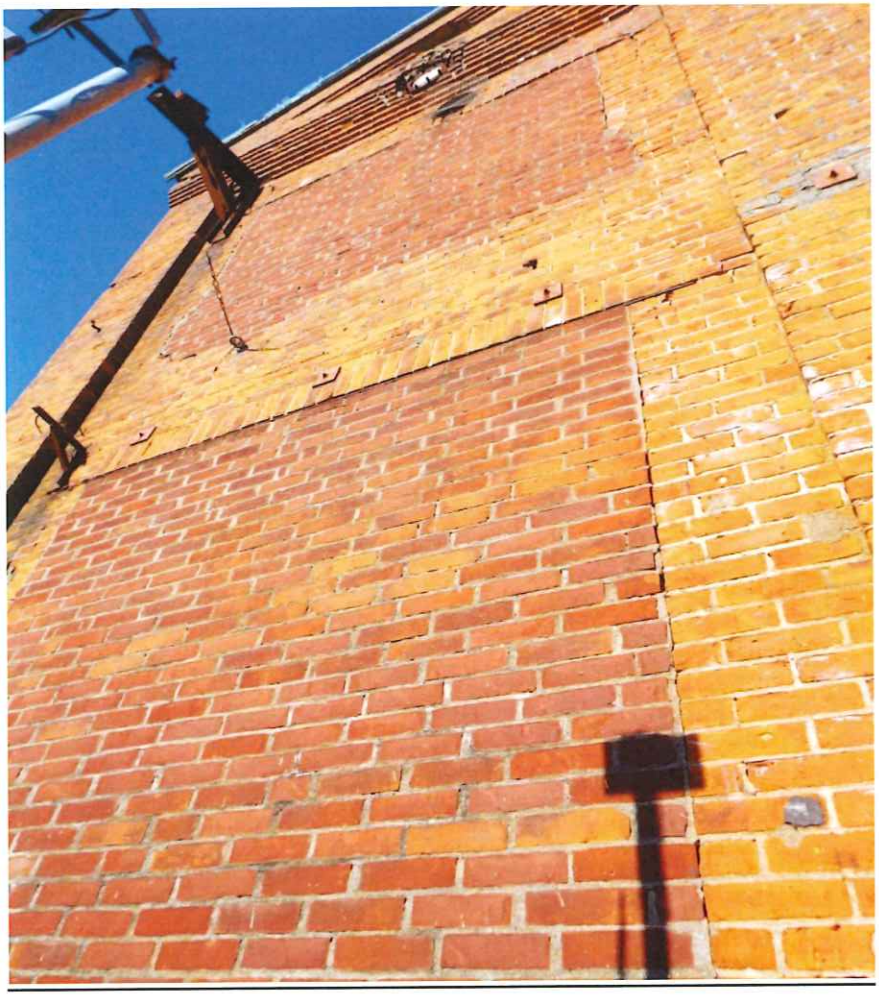
- Older aerials appear to show a larger wood structure attached to this side of the building.
- Windows were removed and bricked over with a different brick. One window was removed entirely. A smaller replacement window was installed that is now not stable is broken and not secure in its location.
- 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.

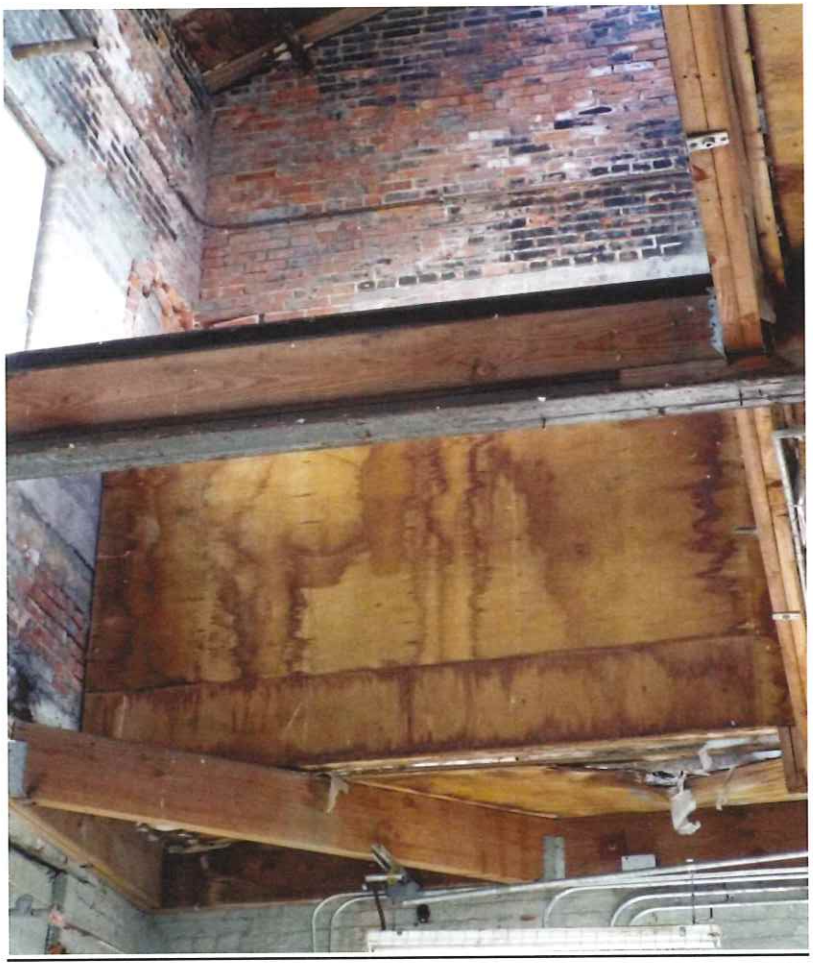


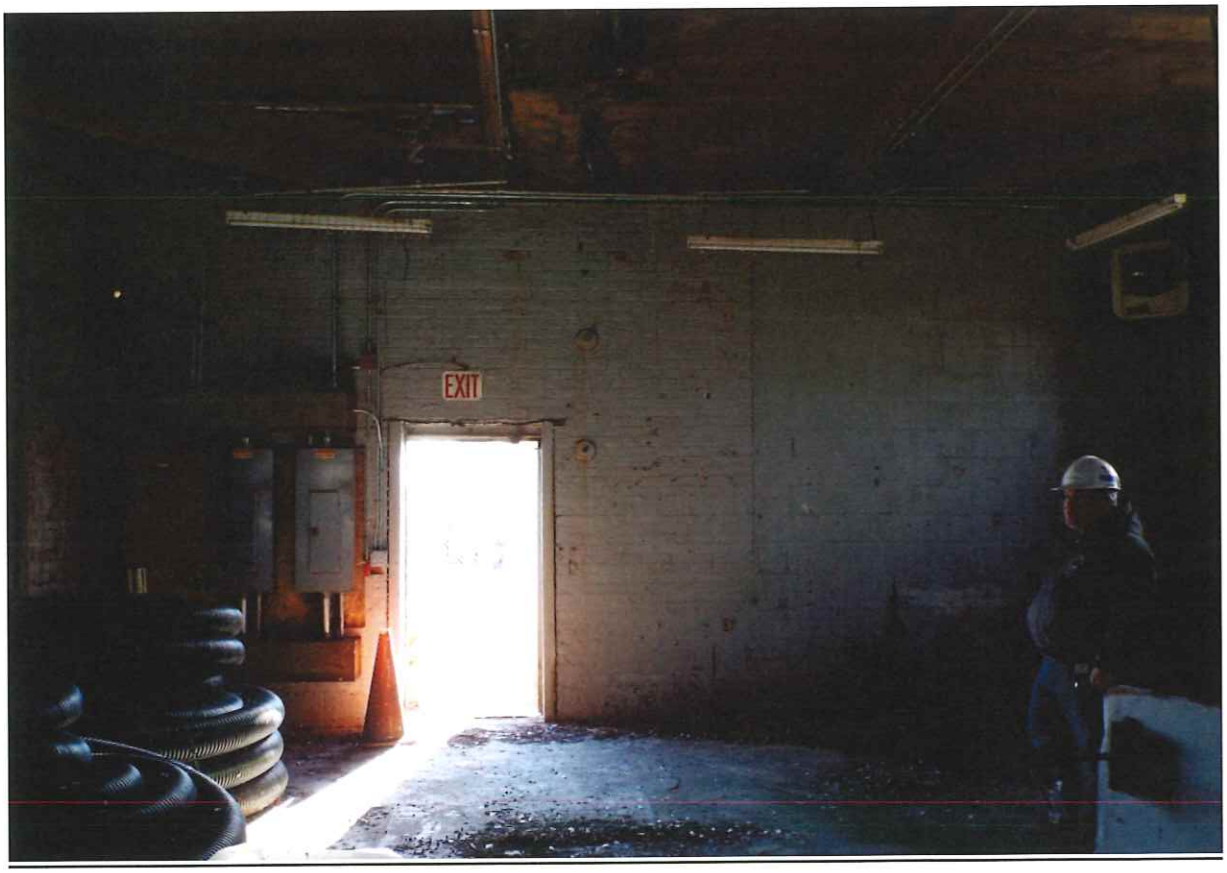






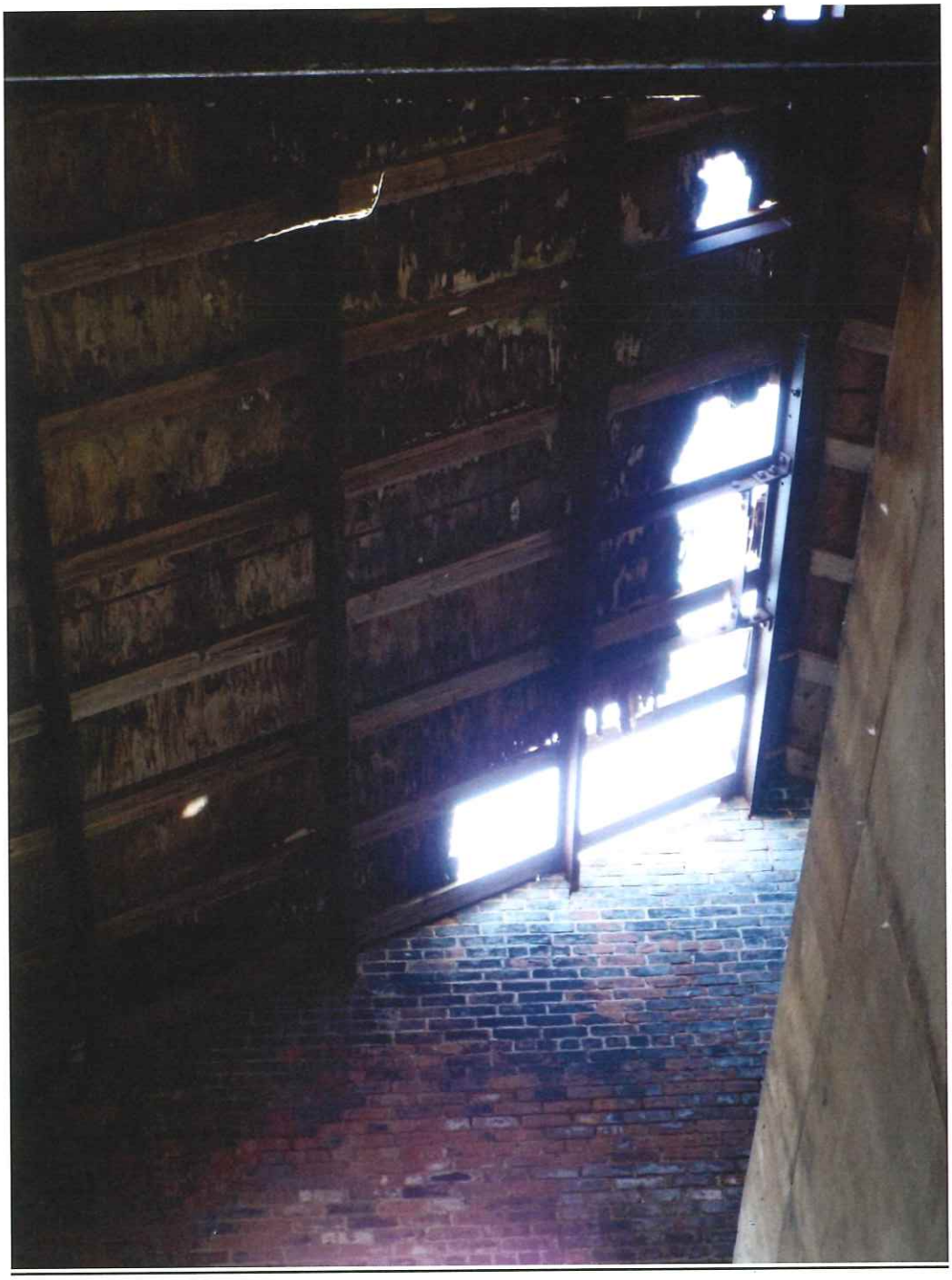





EXIT







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

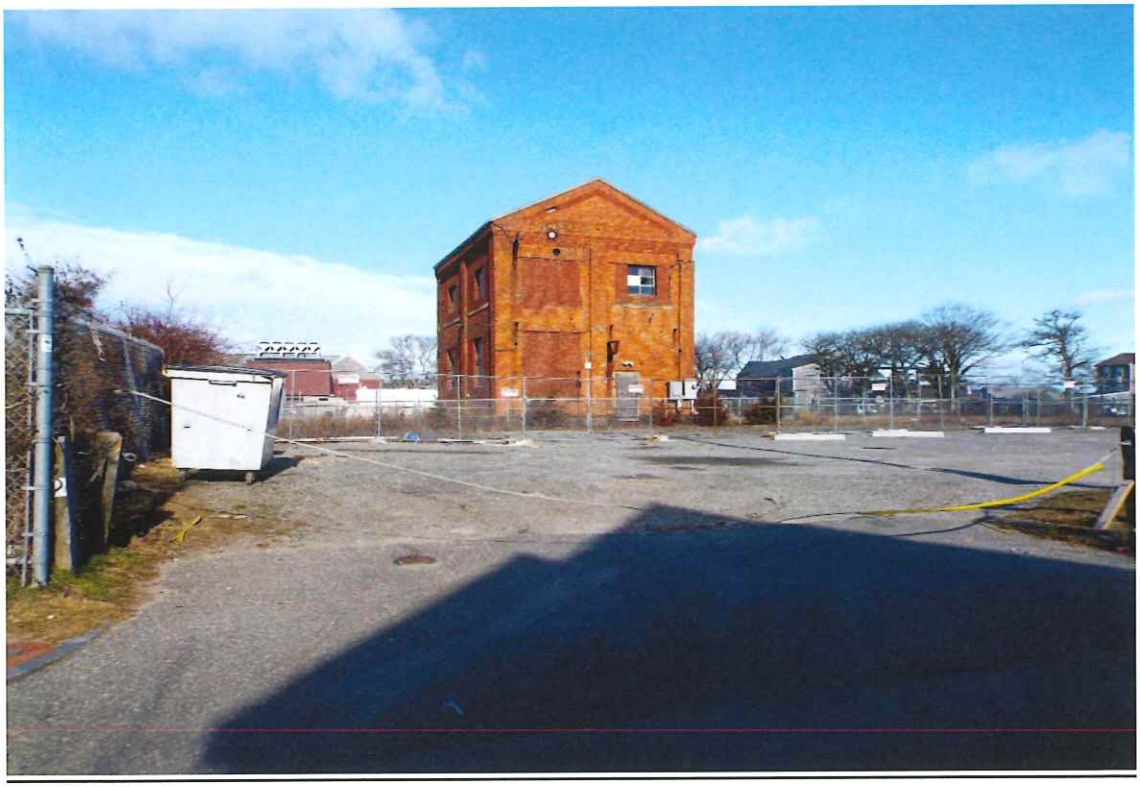


10 NEW WHALE STREET

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



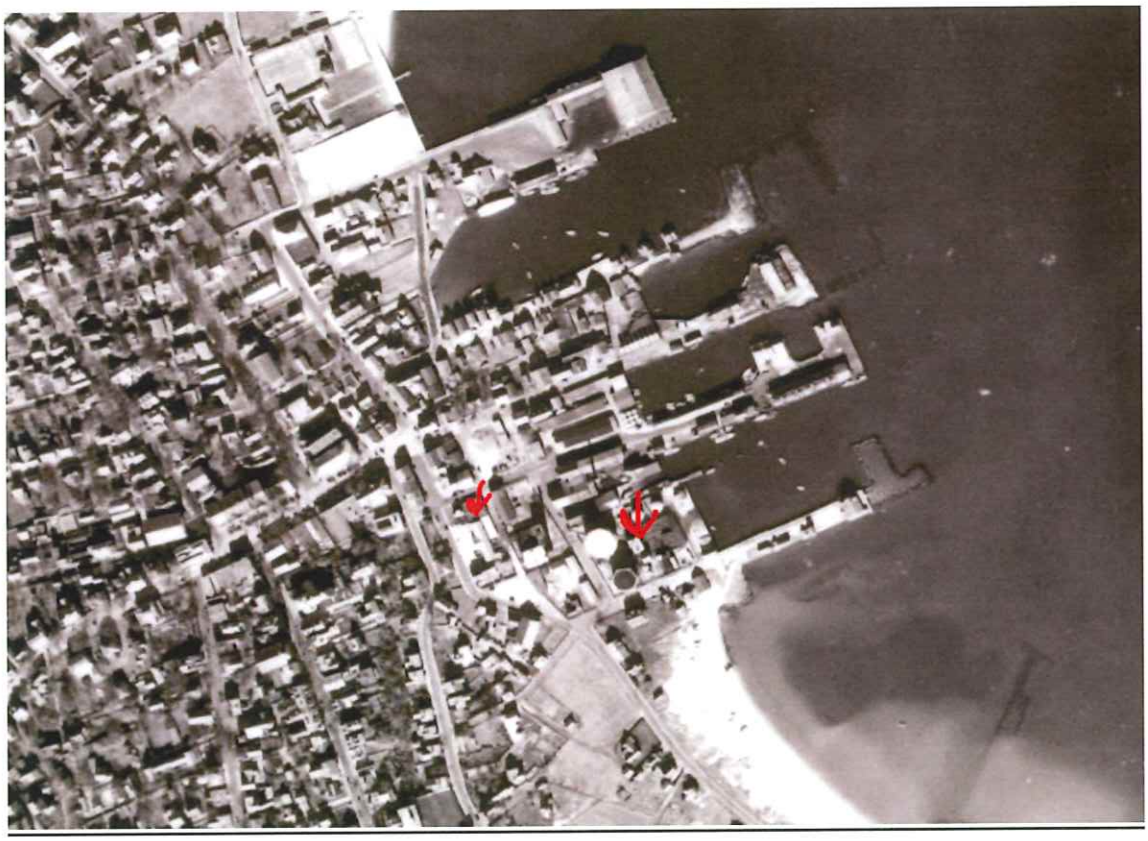
EAST ELEVATION FROM NEW WHALE STREET/WHARF AREA



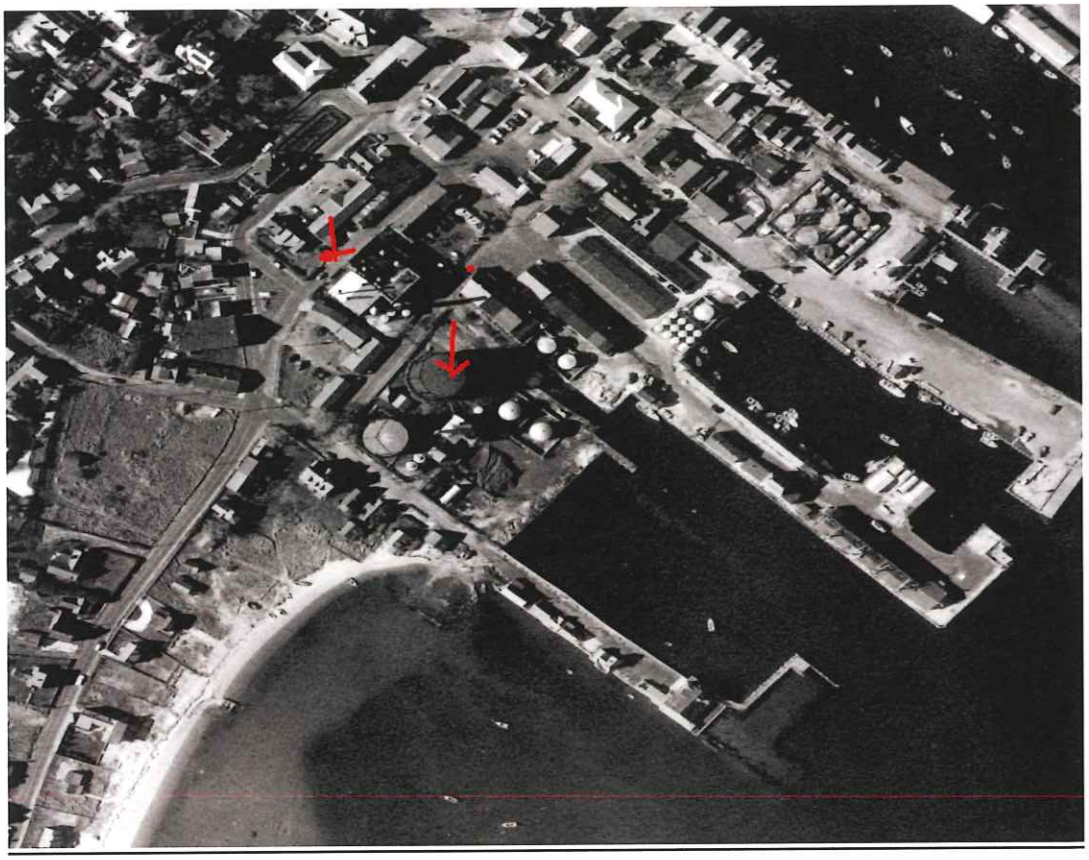
EAST/NORTH ELEVATION FROM NEW WHALE STREET/WHARF AREA



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.



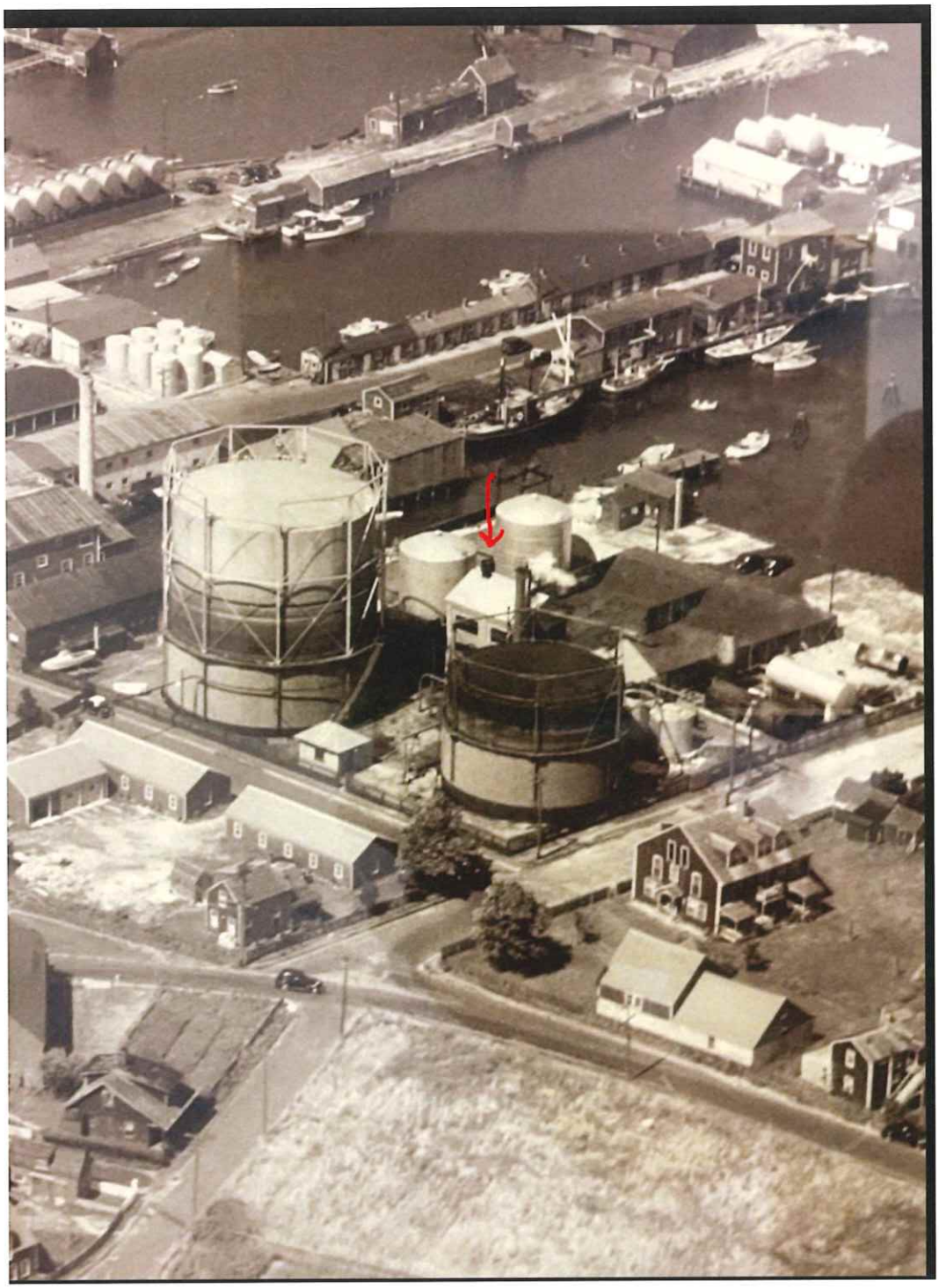
1930s NHA AERIAL PHOTOGRAPH

"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.



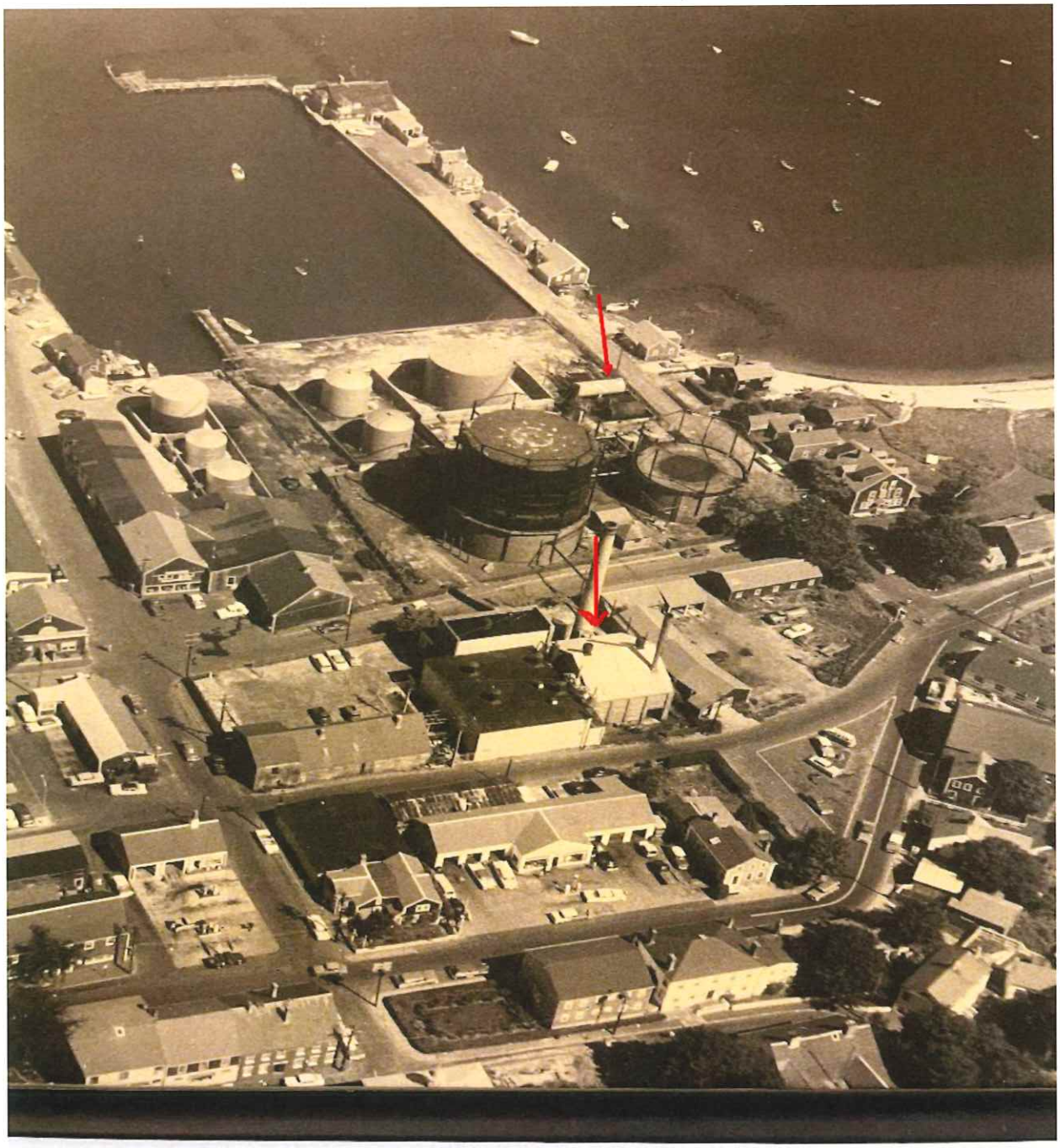
1938 AERIAL PHOTOGRAPH IN PRIVATE COLLECTION

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



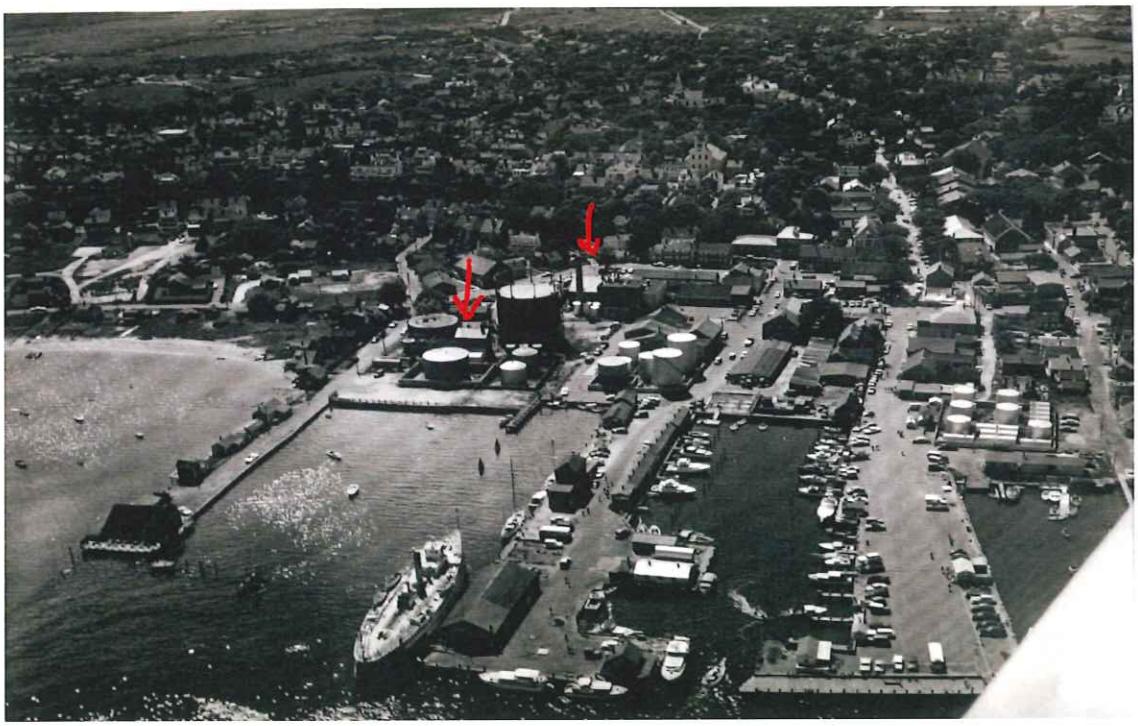
1950s AERIAL PHOTOGRAPH IN A PRIVATE COLLECTION

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.



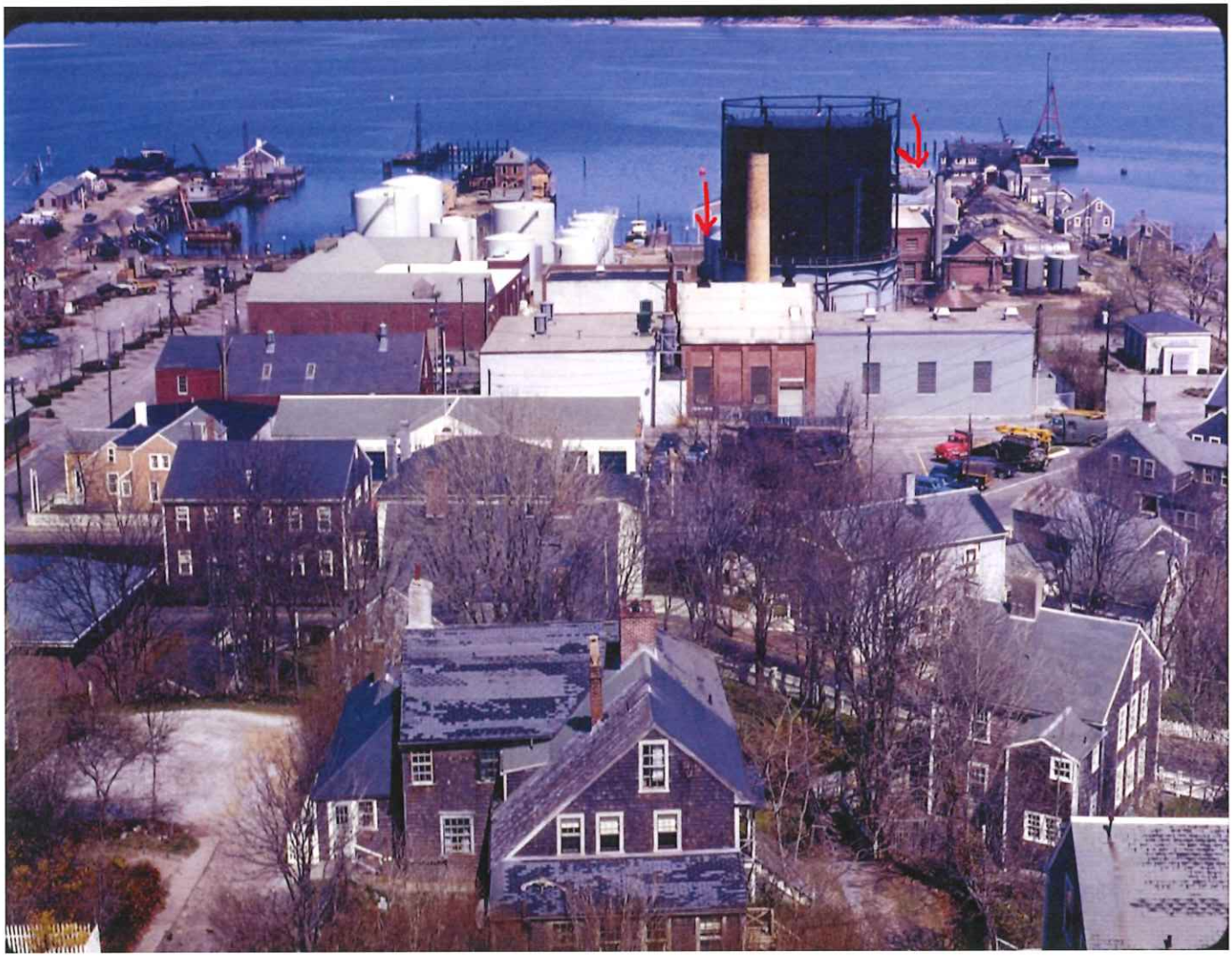
1962 NHA AERIAL PHOTOGRAPH

"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.



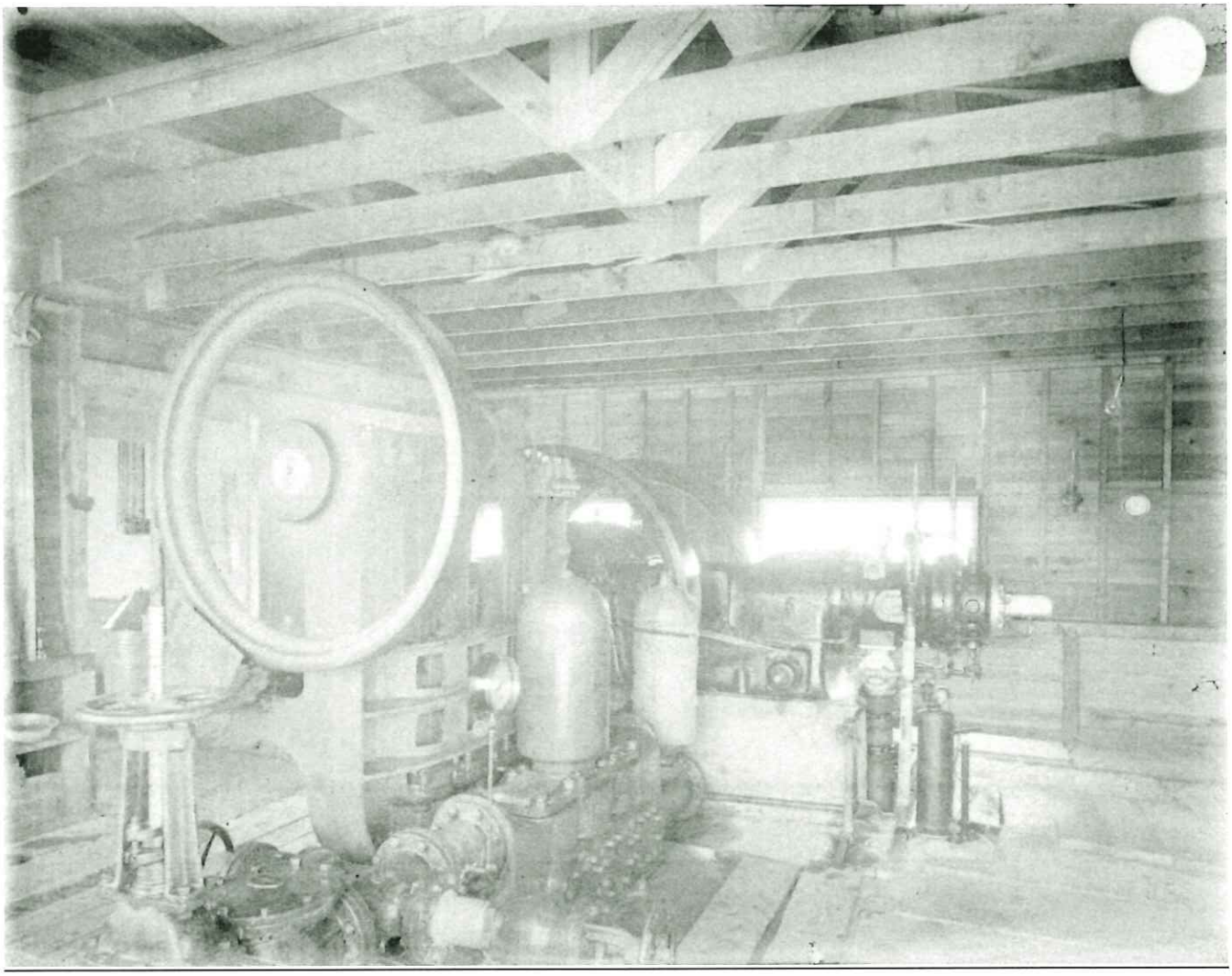
1991 AERIAL IN PRIVATE COLLECTION

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.

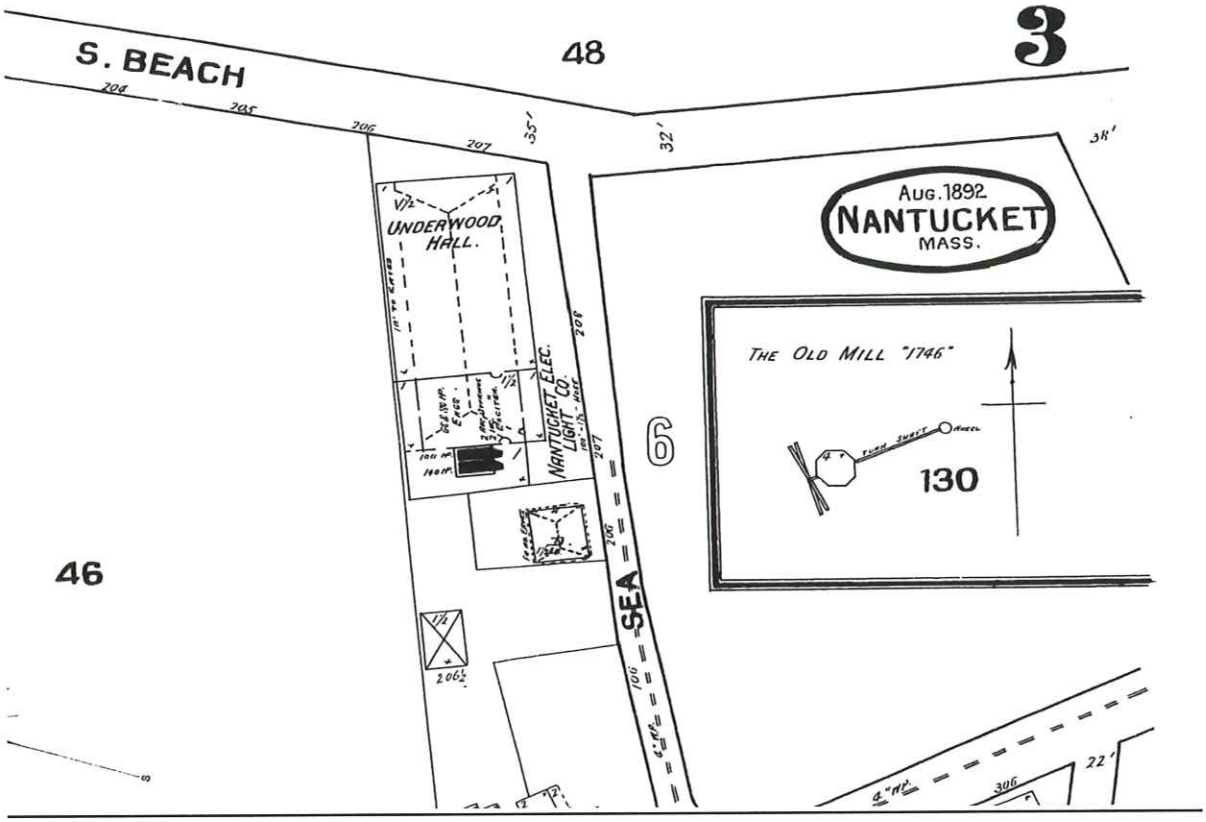


NHA PHOTOGRAPH - THE ELECTRIC CO. WAS NOT ON SITE UNTIL AT THE EARLIEST 1903

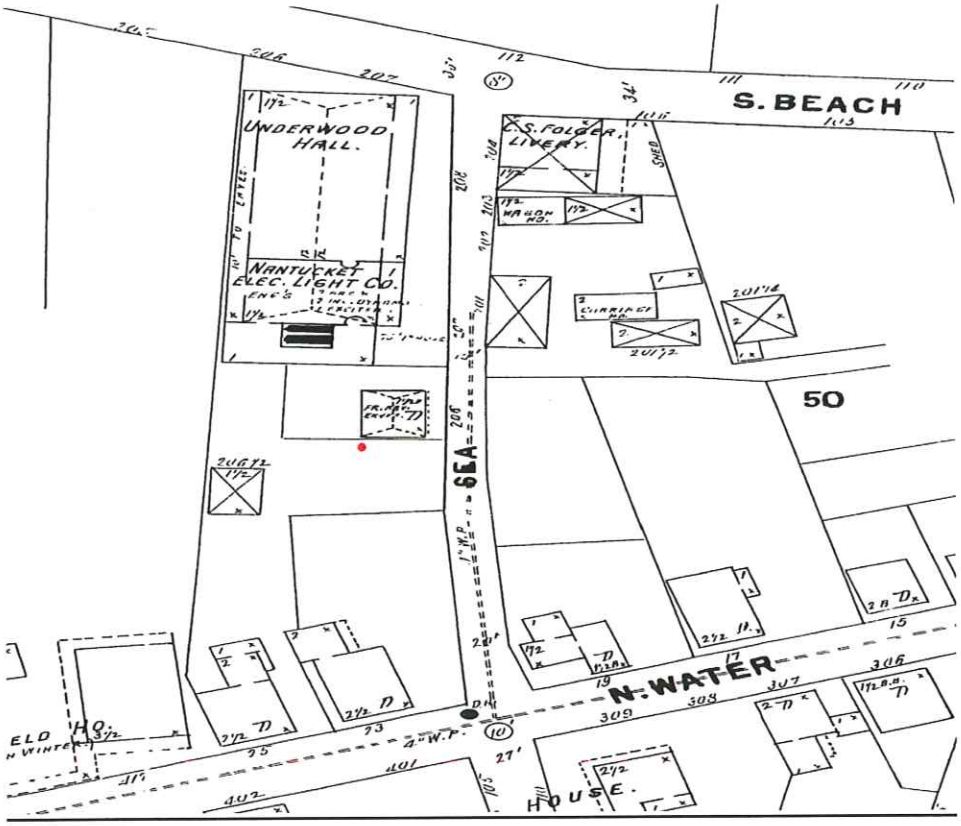
"Machinery in the interior of the Electric Company. Bare wood walls, beams visible. This may be the Electric Company's first location on Sea Street, which operated from 1889 to 1903."



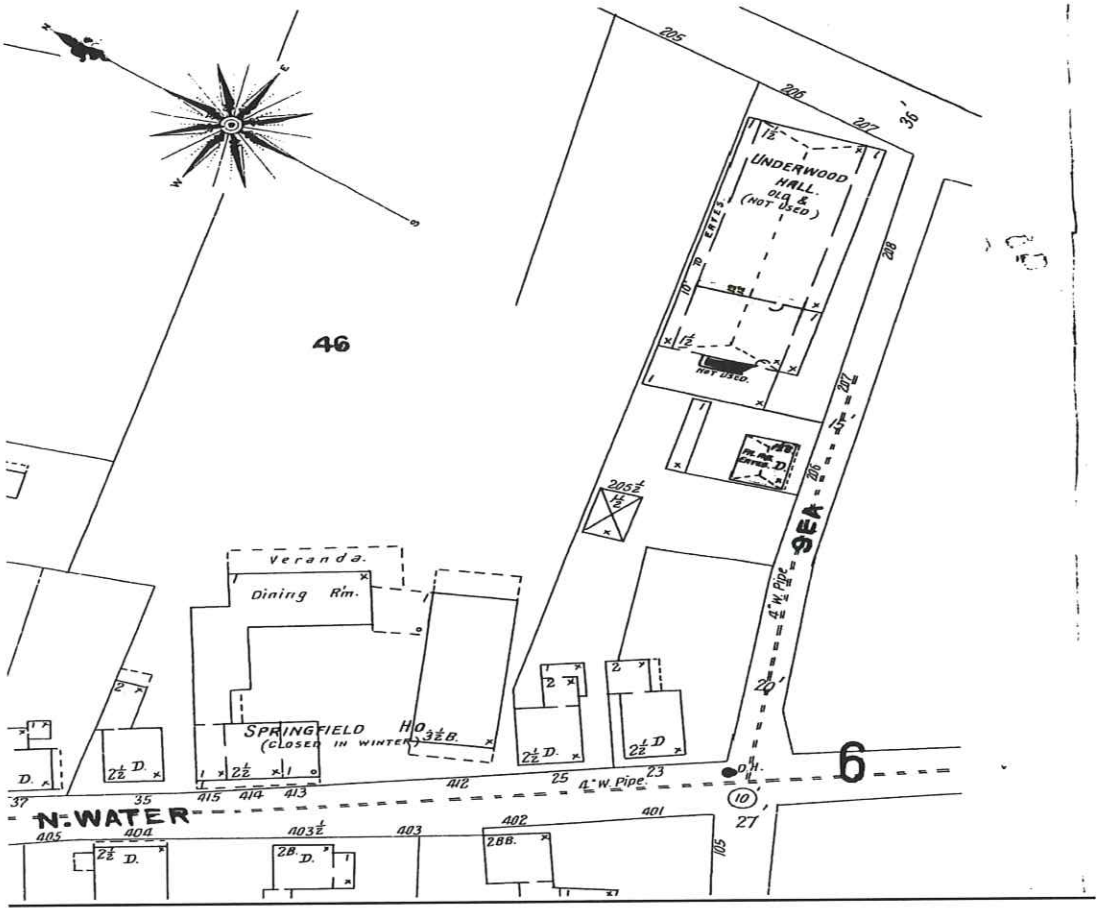
1892 NHA SANBORN MAP – SHOWING ORIGINAL SITE OF THE "NANTUCKET ELECTRIC LIGHT CO." ON SEA STREET BEHIND UNDERWOOD HALL THE ROLLER SKATING RINK



1898 NHA SANBORN MAP – ELECTRIC COMPANY ON SEA ST. BEHIND ROLLER SKATING RINK

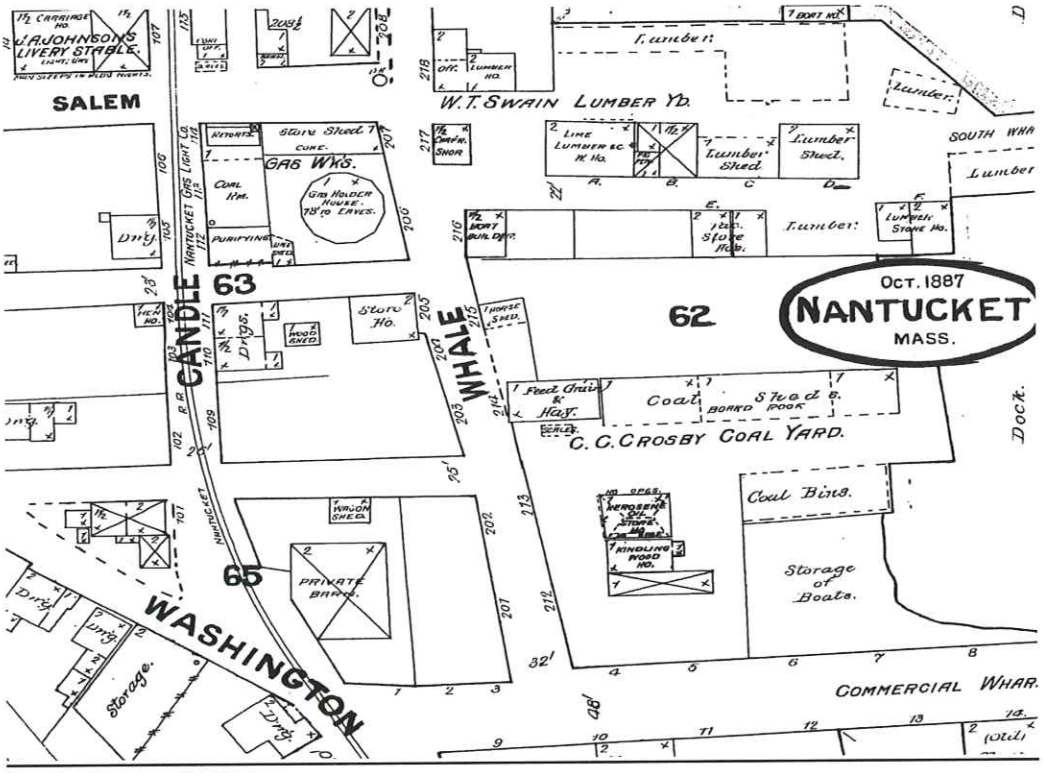


1904 NHA SANBORN MAP – ELECTRIC COMPANY HAS MOVED FROM SEA STREET

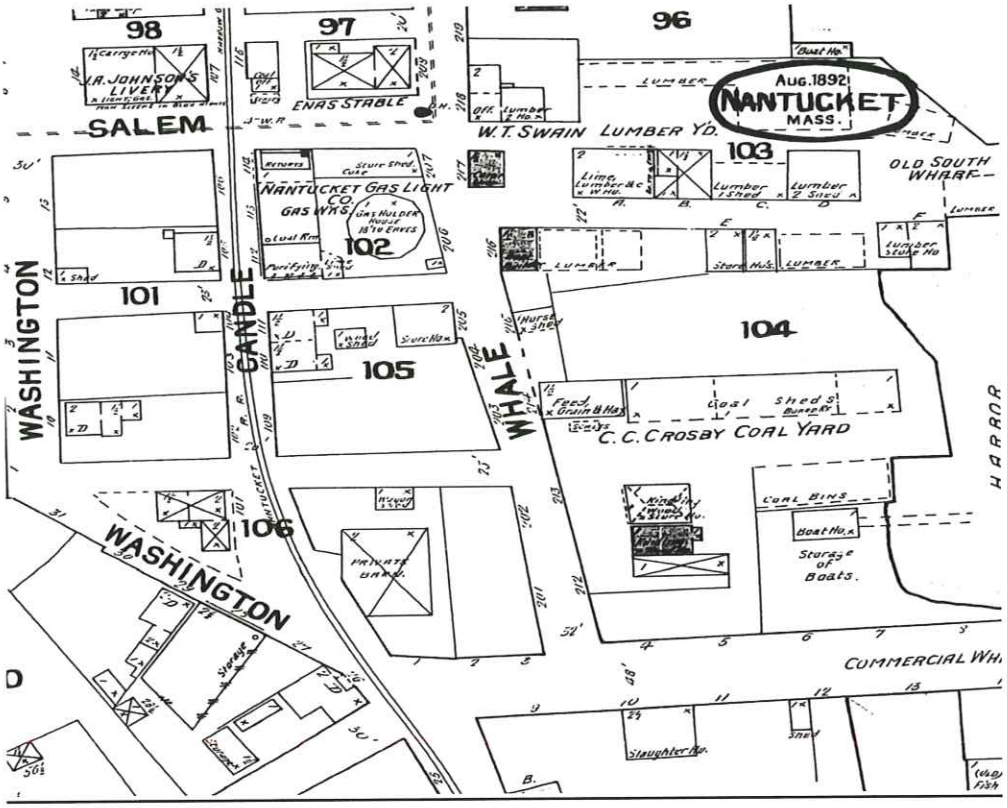


1887 NHA SANBORN MAP

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.



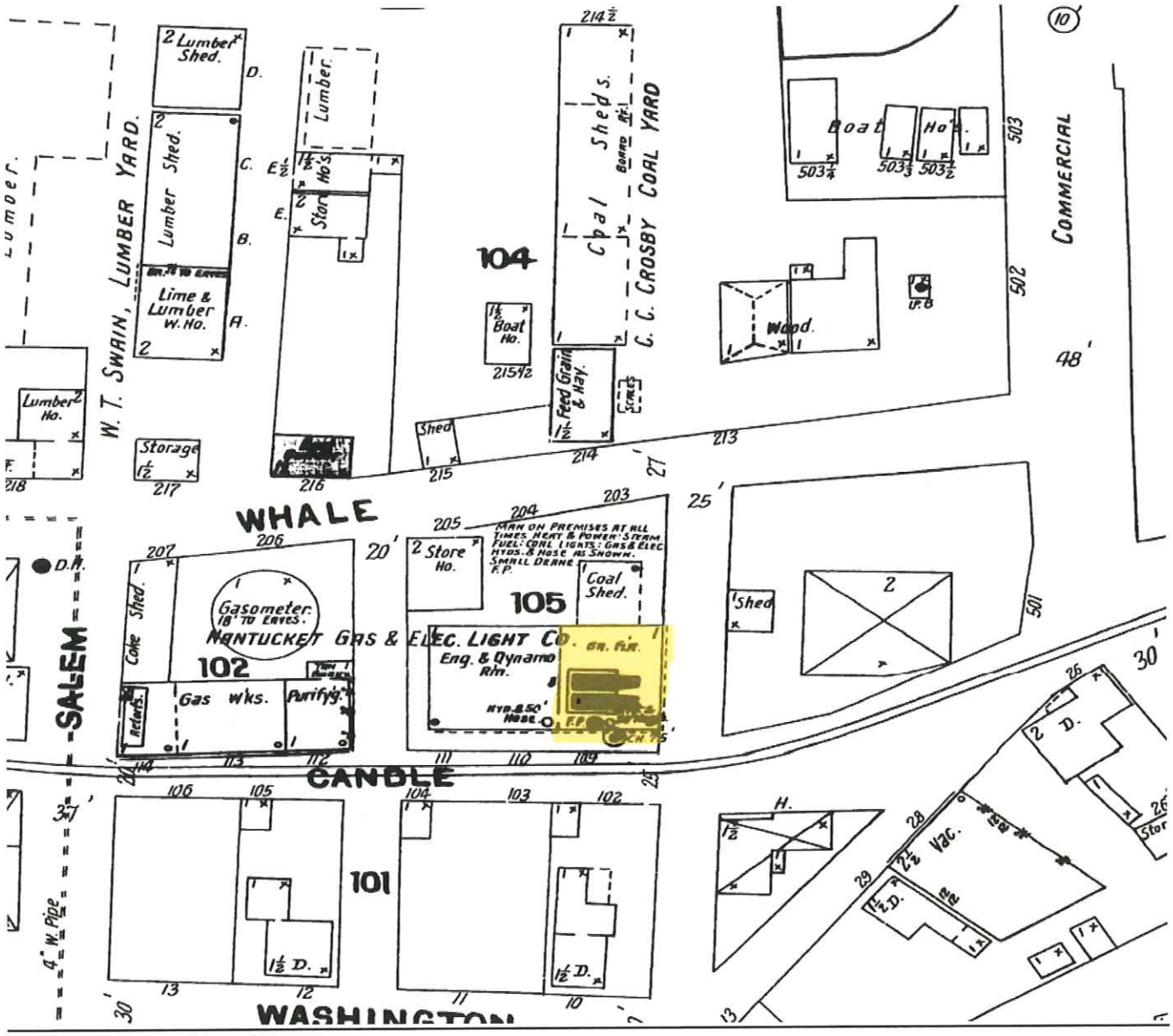
1892 NHA SANBORN MAP – NO BUILDINGS



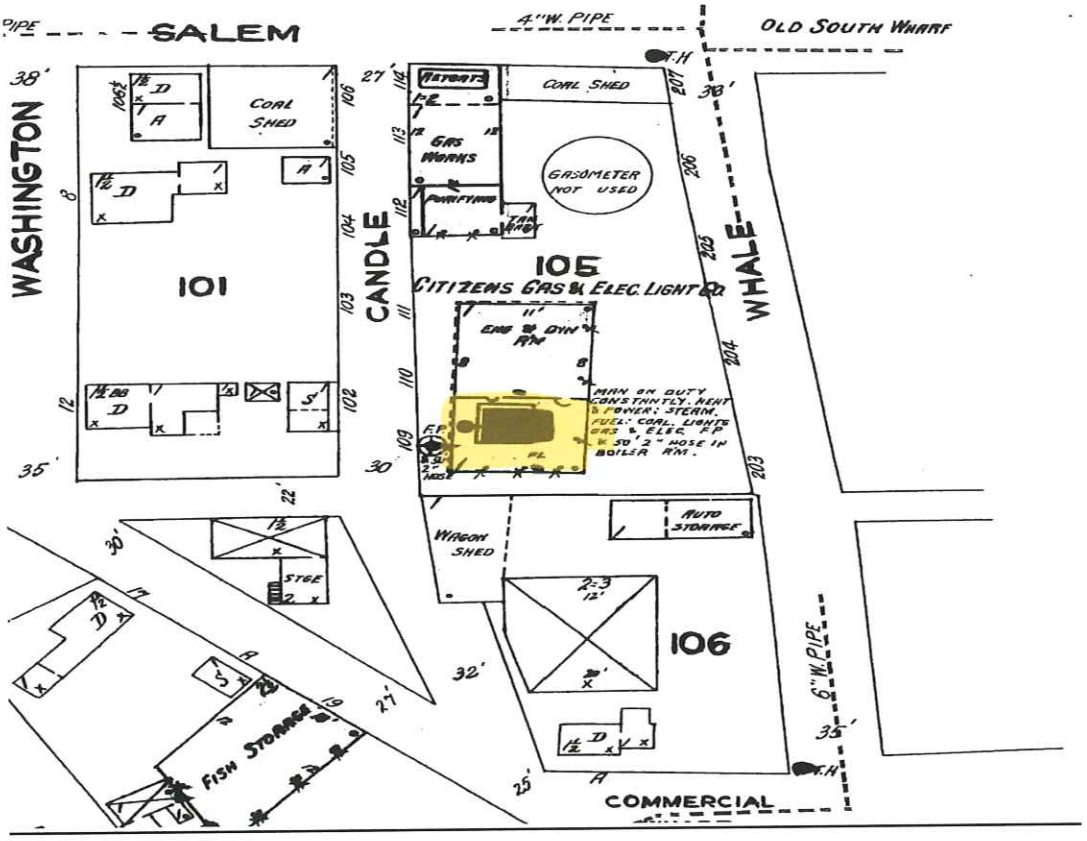
1904 NHA SANBORN MAP

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.

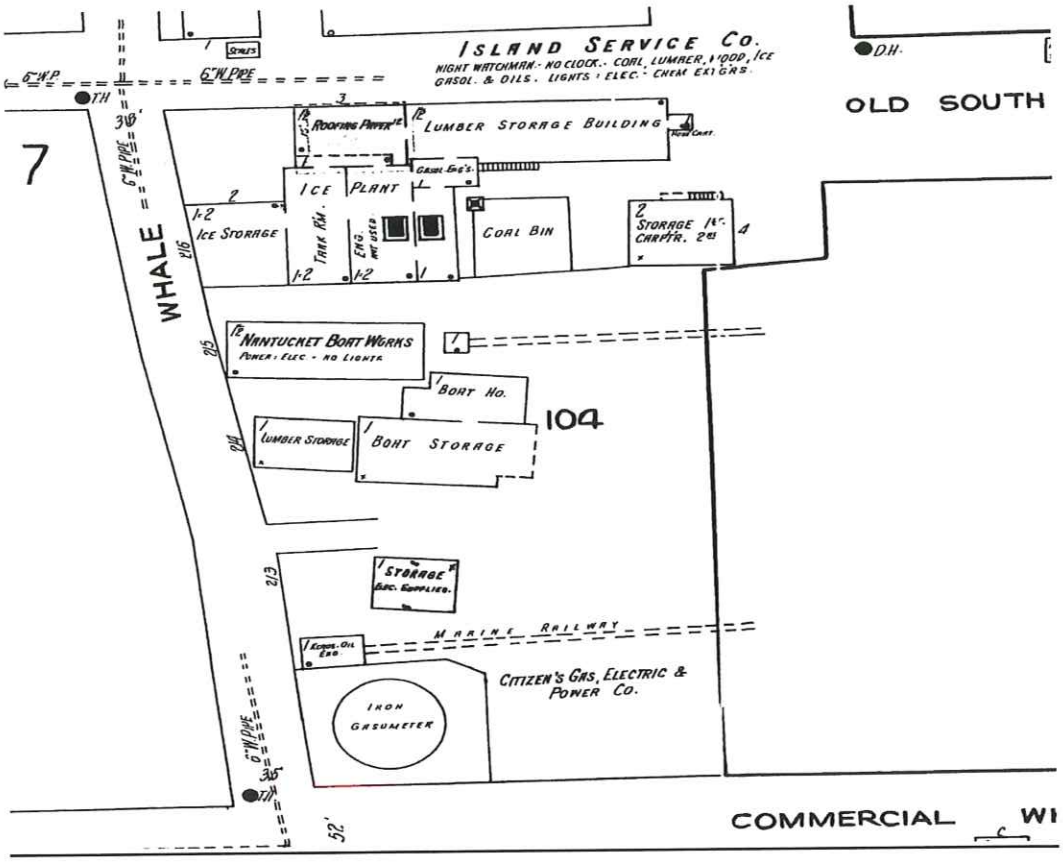
"MAN ON PREMISES AT ALL TIMES HEAT & POWER, STEAM, FUEL, STEAM, COAL, LIGHTS, GAS & ELEC HYDS. & HOSE AS SHOWN..."



1923 NHA SANBORN MAP – 5 CANDLE STREET REFERRED TO AS THE "BOILER RM."



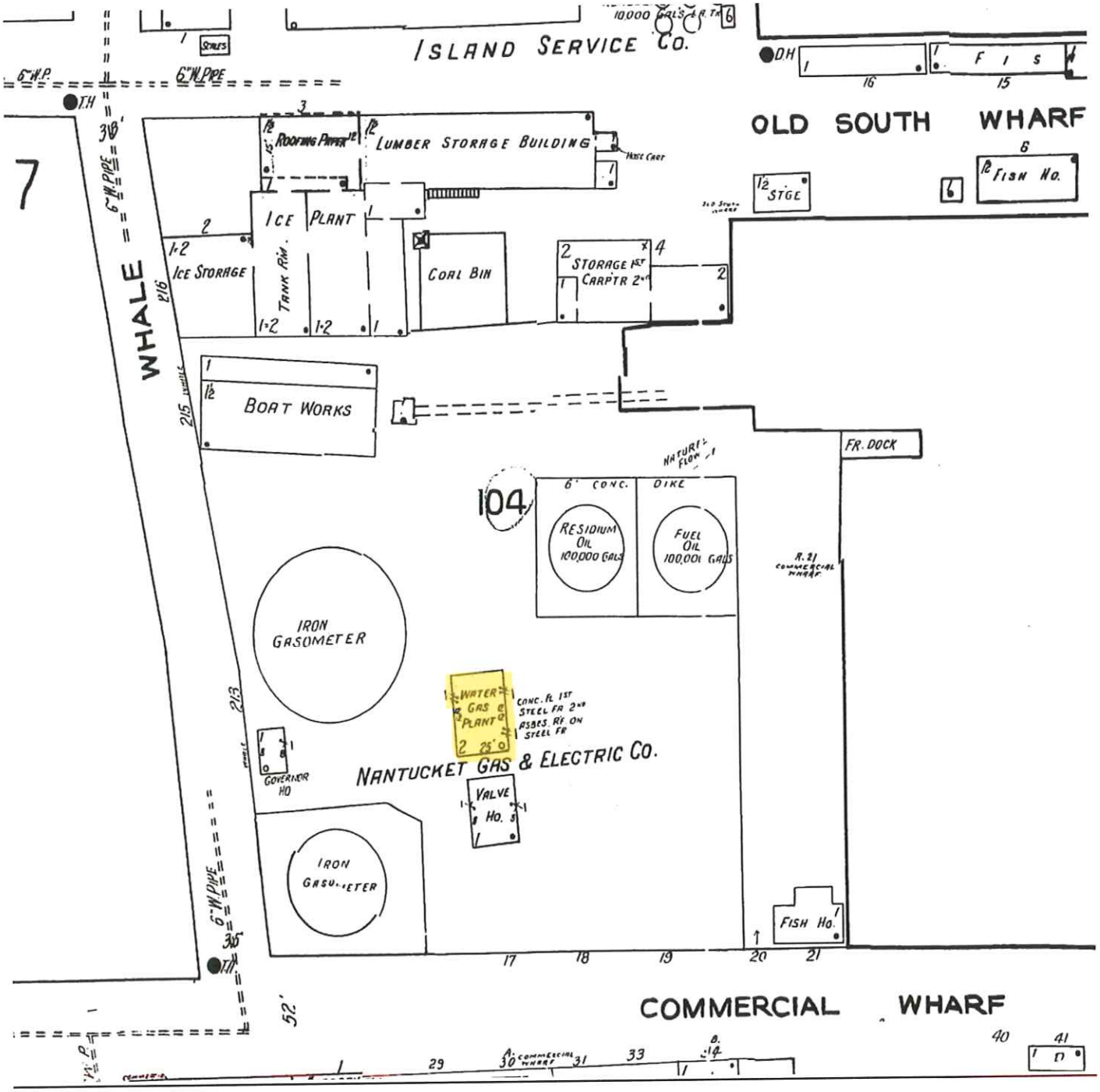
1923 NHA SANBORN MAP – BRICK BUILDING NOT PRESENT ON 10 NEW WHALE



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"

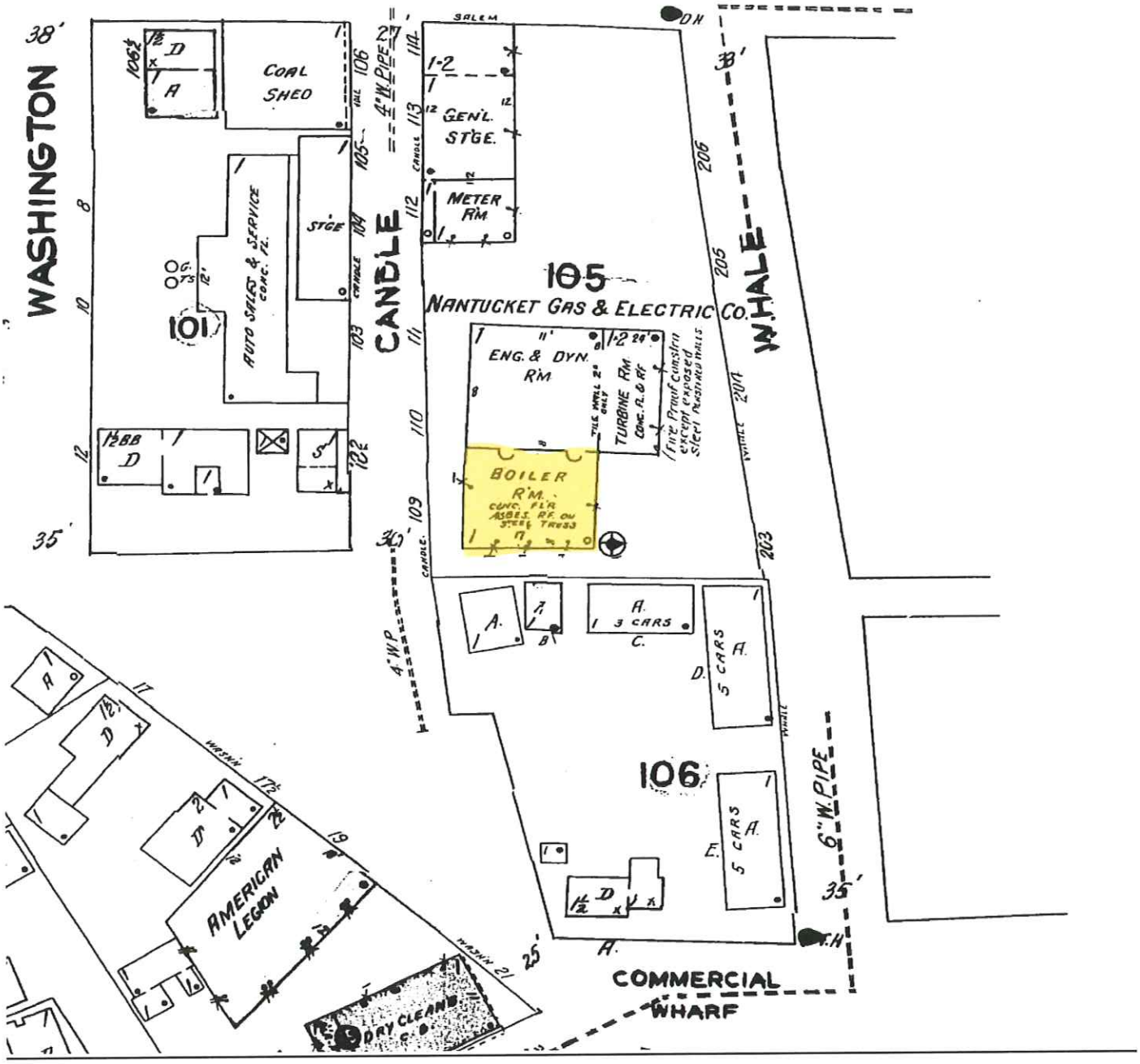
Today the steel frame is no longer present other than a few pieces or was minimally present to begin with and removed from the building several years ago. The asbestos roof had been largely removed by the elements over time. Concrete floor has shifted and is settling due to unstable filled tidal land 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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(978) 537-8210

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,



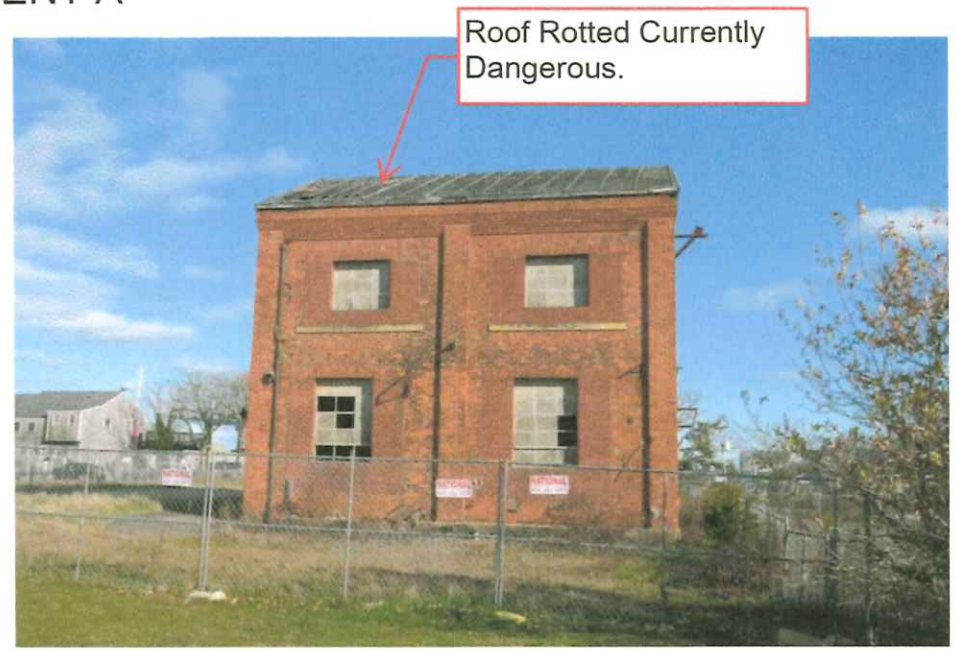
Peter M. Reynolds, P.E.
President

Attachment A: Captioned Photographs, 8 Pages
Attachment B: Nantucket HDC §124-13. Minimum maintenance of buildings and structures.

ATTACHMENT A



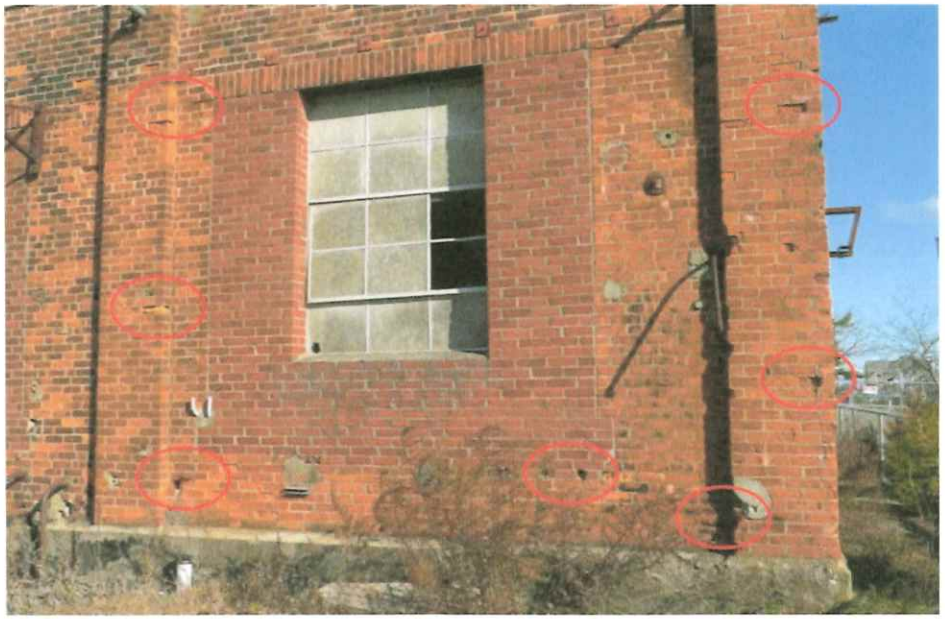
West Façade
IMG_4653



West Façade
IMG_4651



South Façade areas of brick failure
IMG_4654



West Façade
IMG_4652

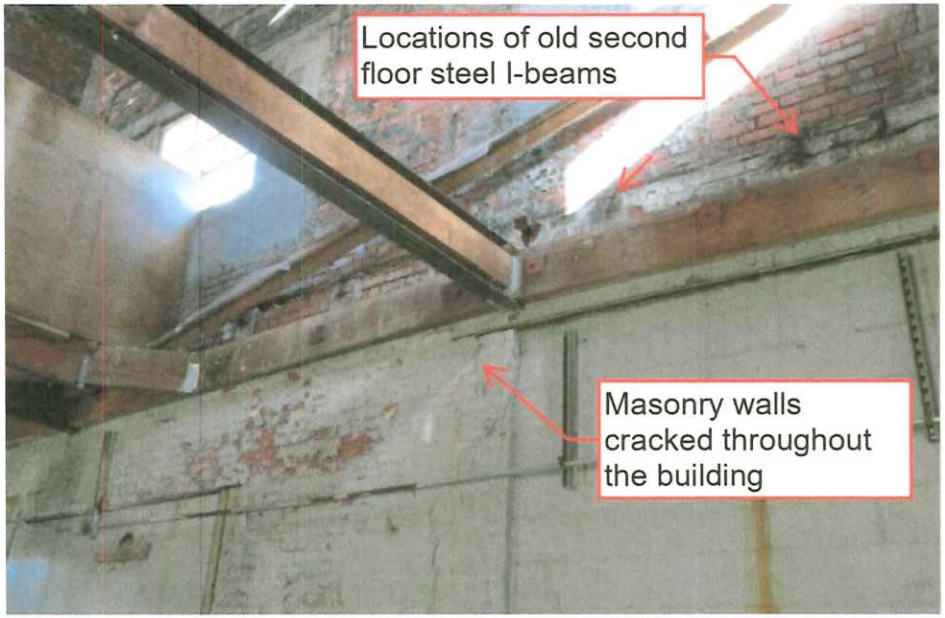


IMG_4658



South Side

IMG_4655



IMG_4659



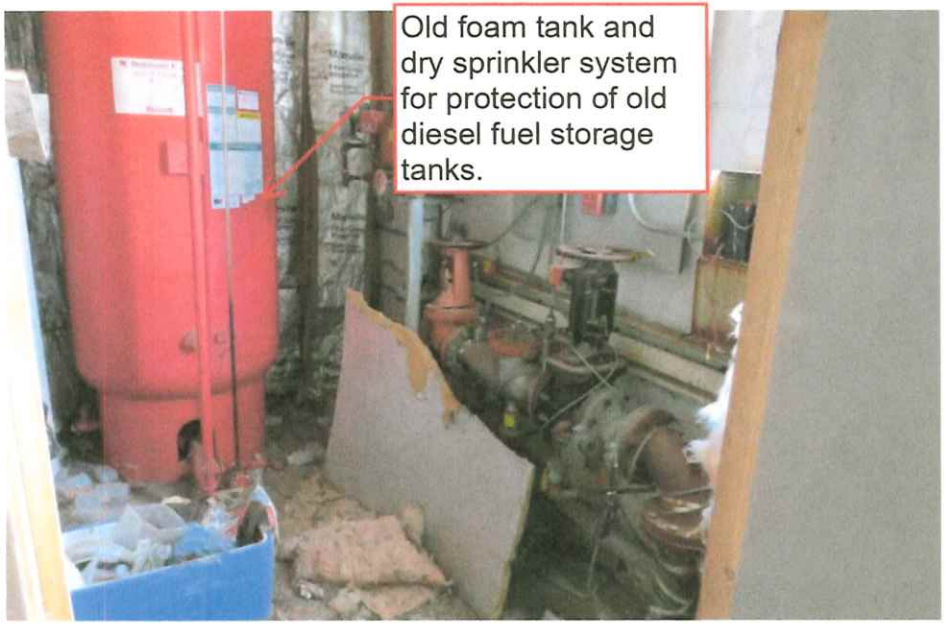
IMG_4657



IMG_4663



IMG_4660



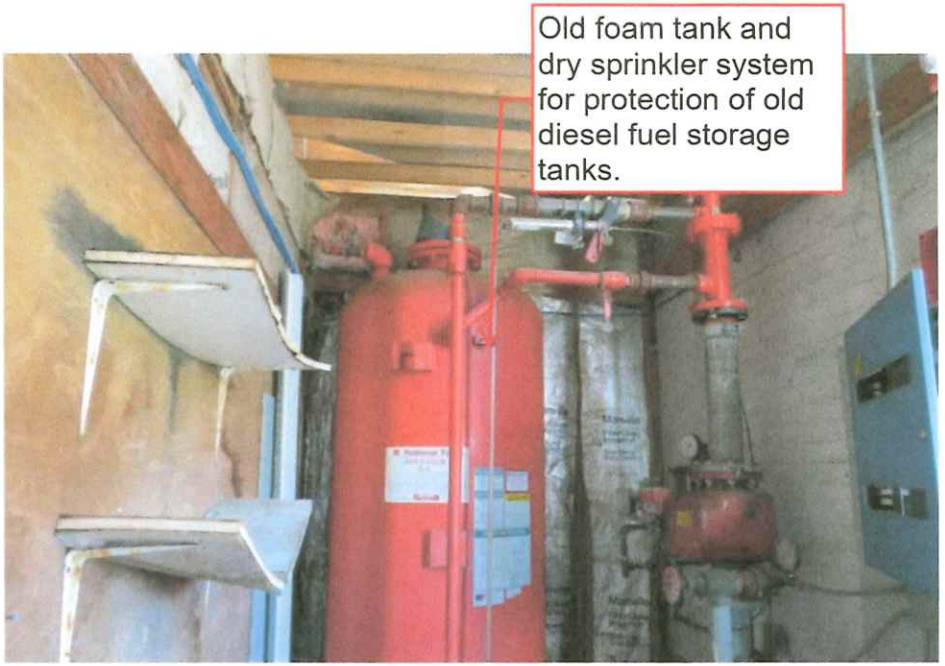
IMG_4665



IMG_4661



IMG_4668



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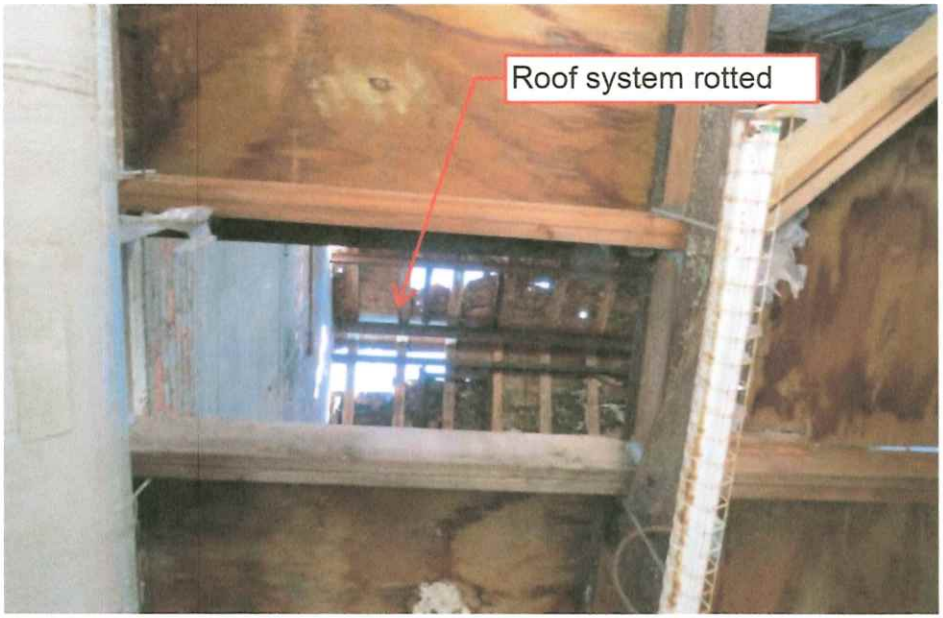


IMG_4669



IMG_4667



IMG_4672



IMG_4670



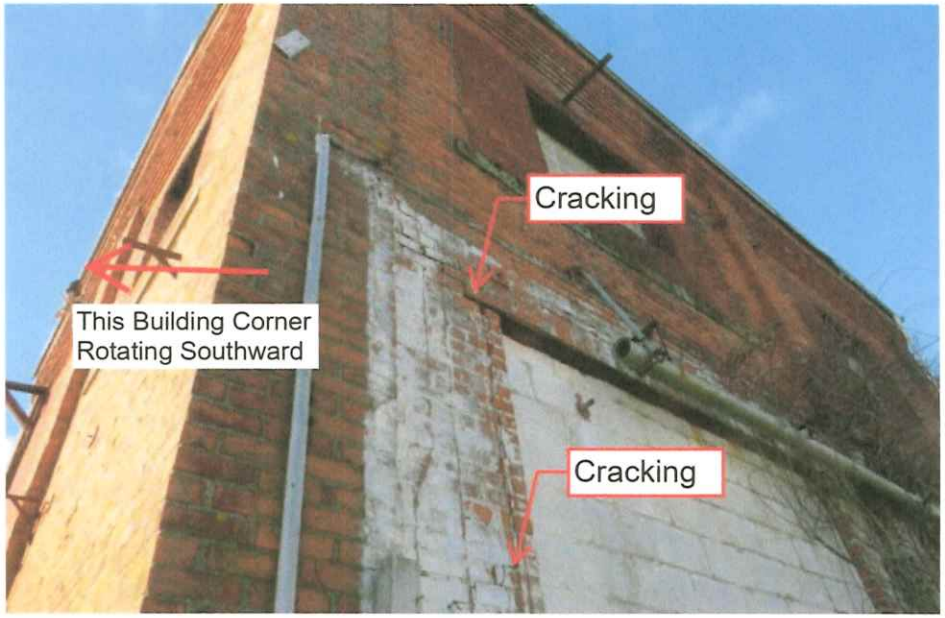
IMG_4673



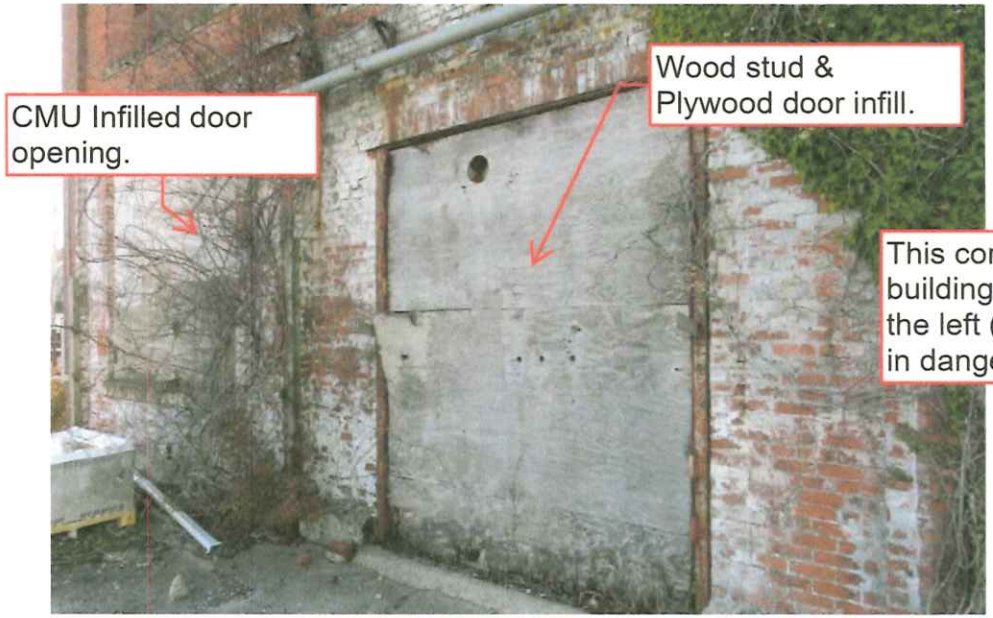
IMG_4671



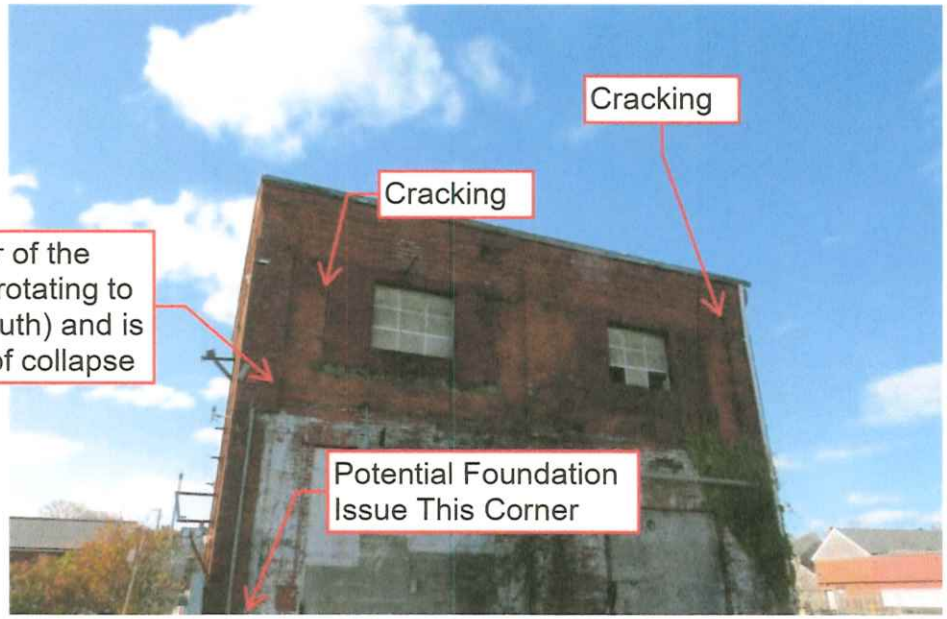
East Façade
IMG_4677



East Façade
IMG_4674



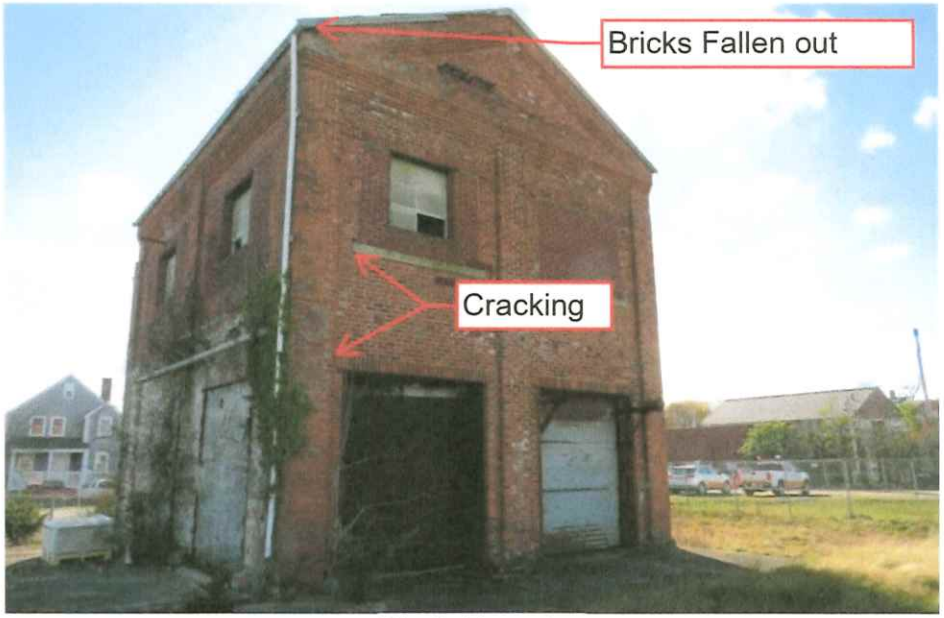
East Façade
IMG_4678



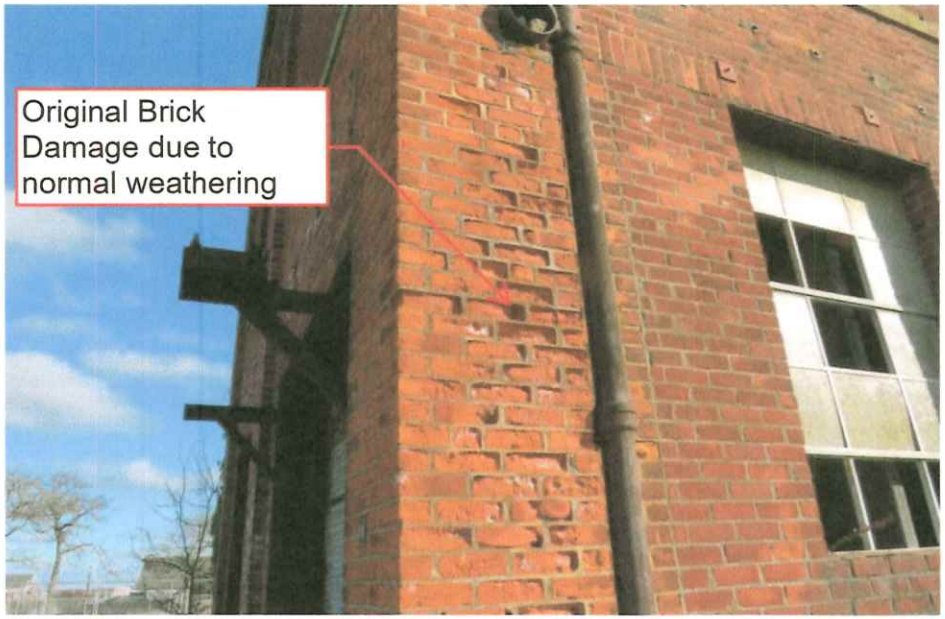
East Façade
IMG_4676



North and West Façades
IMG_4681



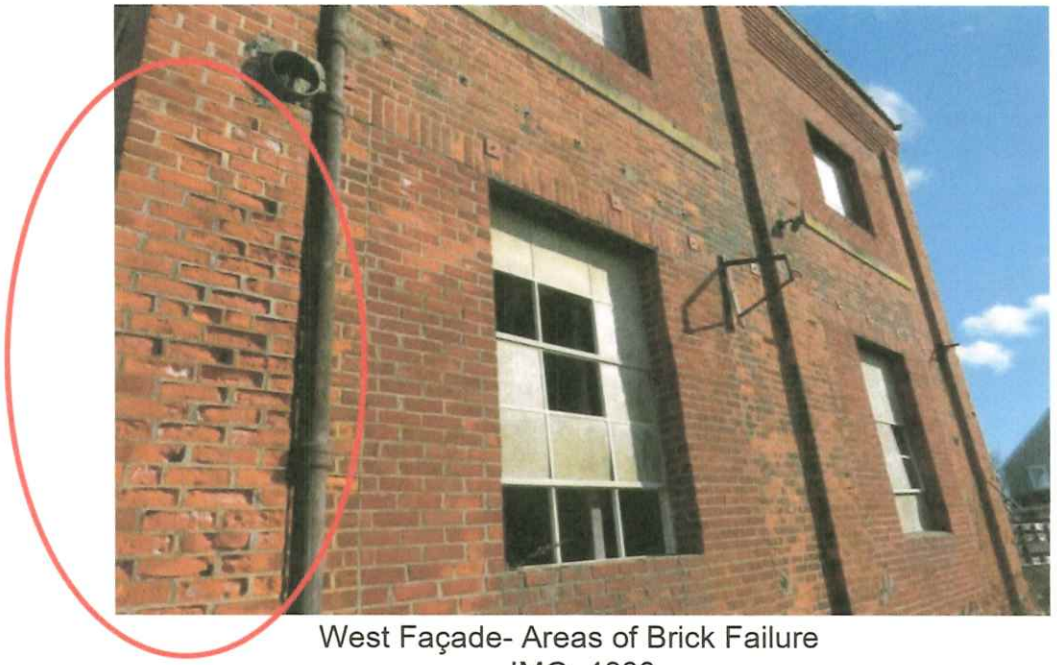
North Façade
IMG_4679



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.

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1. **Editor's Note: See Ch. A301, § A301-4, Historic District Commission.**

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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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Total Postage and Fees	$5.58

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City, State, ZIP+4®: Nantucket MA 02554

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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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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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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JAN 13 2025

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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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☐ 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 13 2025

01/13/2025

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City, State, ZIP+4®: New Canaan, CT 06840

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Date Stamp

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☐ Registered Mail $ .75	☐ Signature Confirmation Restricted Delivery $
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☐ Return Receipt (electronic) $ $0.00	
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 01/13/2025

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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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April 2015, PSN 7530-02-000-9051
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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $ $4.85	0056 03
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ 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	01/13/2025
Total Postage and Fees $ $5.58	

Sent to: Holly E. MacDonald trust 24 Madaket Rd Nant NS
Street and Apt. No., or PO Box No.: PO Box 884
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 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

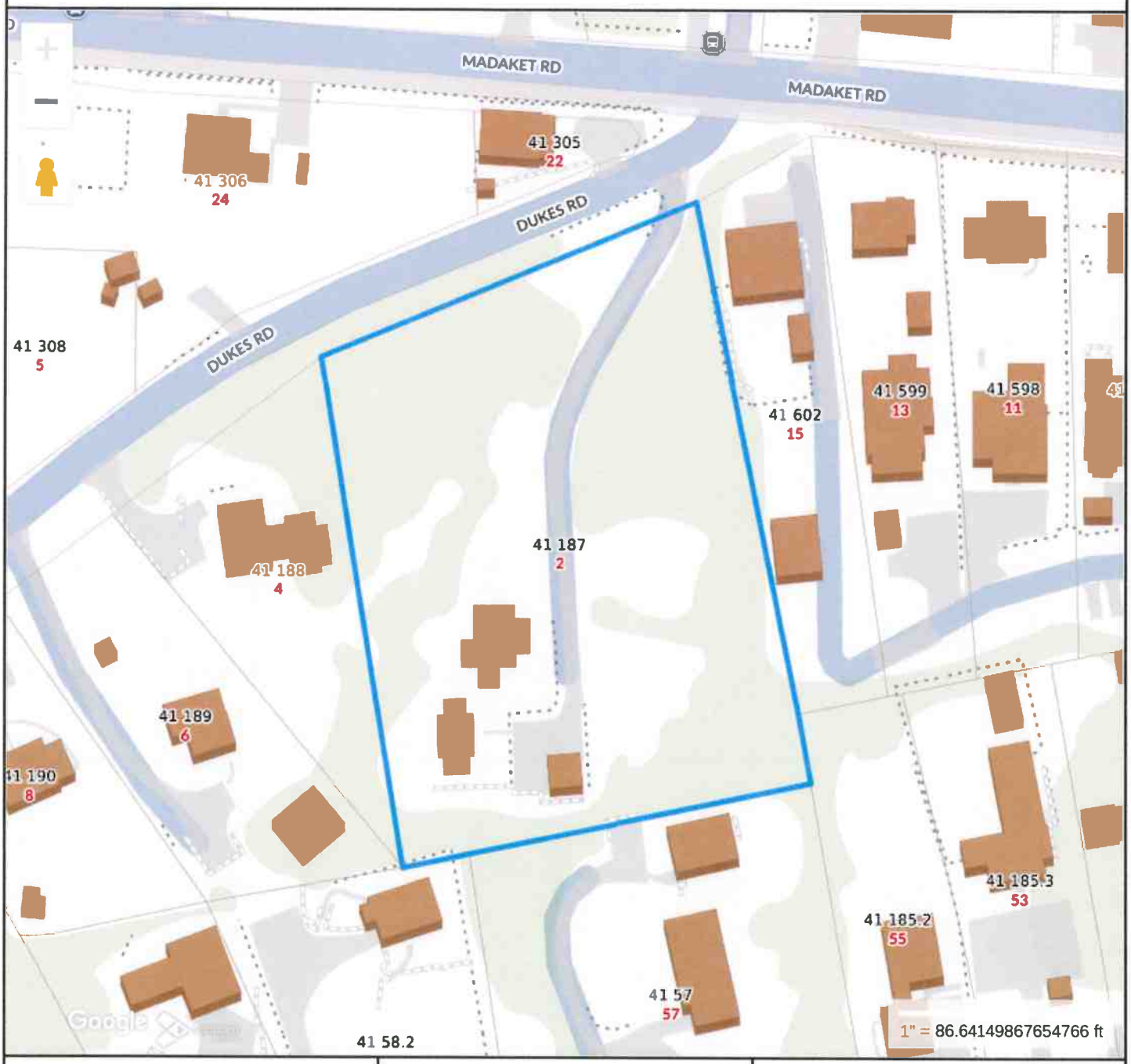
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

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.

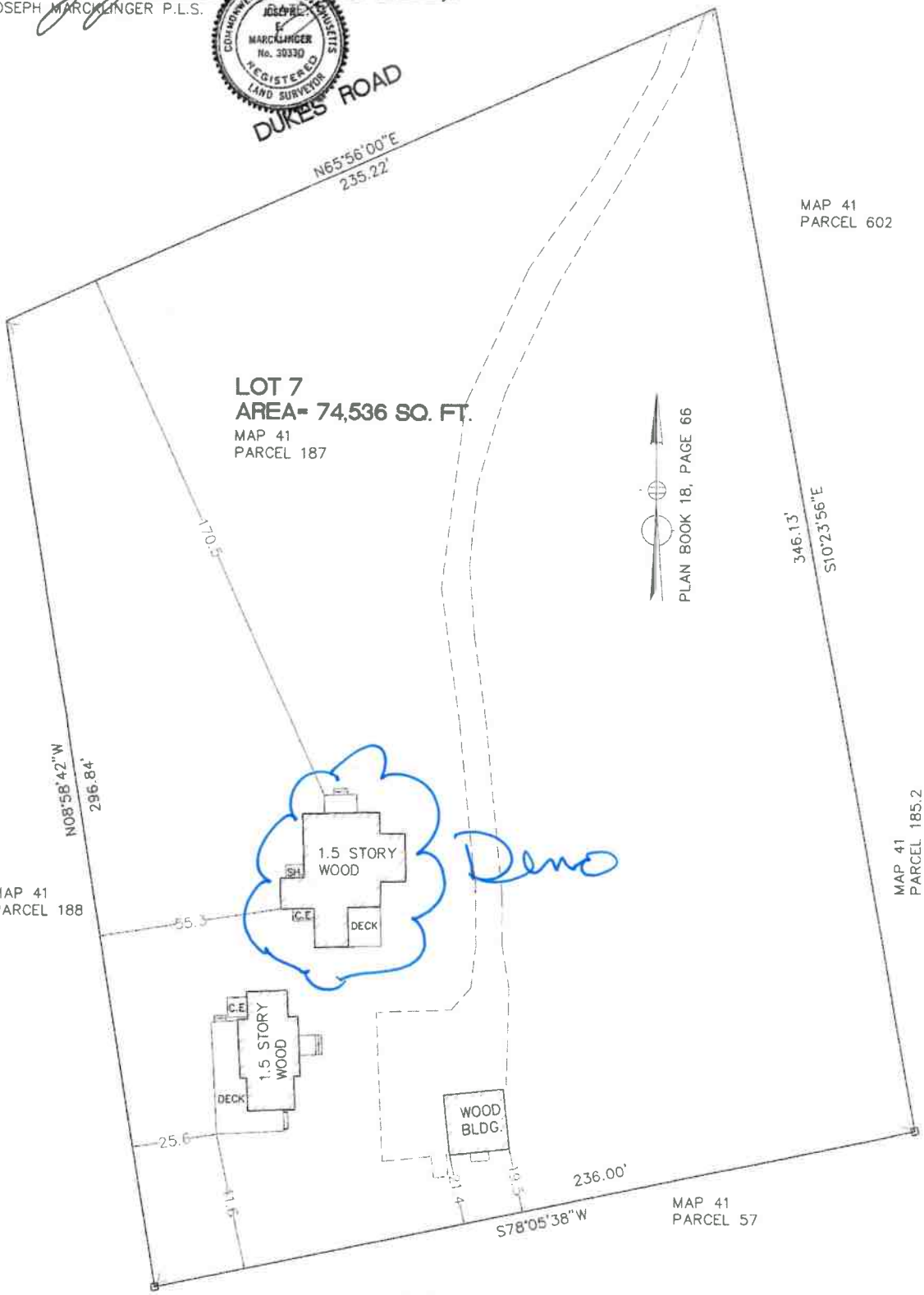
Geometry updated 10/16/2024
Data updated Jan. 2021

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 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

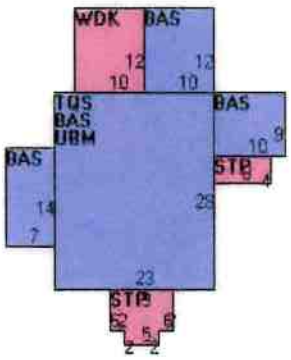
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat 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

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

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Chair

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Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I BPC ARCHITECTURE

AS AGENT FOR ROBERT I ROY TRUST

STREET ADDRESS 25 HUSSEY ST

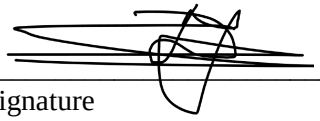
MAP/PARCEL 42.3.4/54

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JAN 16 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

1/16/2025
Date

CERTIFICATE NO: _____ Demo DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 54

Street & Number of Proposed Work: 25 HUSSEY ST

Owner of record: Robert L Roy Trust

Mailing Address: 1 Monarch Place, Ste 1300
Springfield, MA 01144

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 570 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: cca 1940

Original Builder: N/A

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 1/15/25 Signature of owner of record _____ Signed under penalties of perjury

25 HUSSEY ST

Location	25 HUSSEY ST	**Mblu**	4234/ / 54/ /
Acct#	00010166	**Owner**	ROY ROBERT L TR
Assessment	$7,134,000	**PID**	10166
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,858,300	$2,275,700	$7,134,000

Owner of Record

Owner	ROY ROBERT L TR	**Sale Price**	$4,925,000
Co-Owner		**Certificate**	
Address	1 MONARCH PL STE 1300 SPRINGFIELD , MA 01144	**Book & Page**	C0027482/0
		Sale Date	09/30/2019
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROY ROBERT L TR	$4,925,000		C0027482/0	00	09/30/2019
TAYLOR KEVIN Z & SUSAN TRST	$0		C0024227/0	99	04/20/2012
TAYLOR KEVIN Z & SUSAN	$1,850,000		C0024226/0	1O	04/20/2012
DAMOURS JOANNE D ETAL	$1,551,000		C0022139/0	1J	02/15/2006
WAREHAM ROBERT C ETAL TRS	$0		C0019/0035	99	07/28/1999

Building Information

Building 1 : Section 1

Year Built:	1733
Living Area:	3,936
Replacement Cost:	$4,865,607
Building Percent Good:	98
Replacement Cost Less Depreciation:	$4,768,300

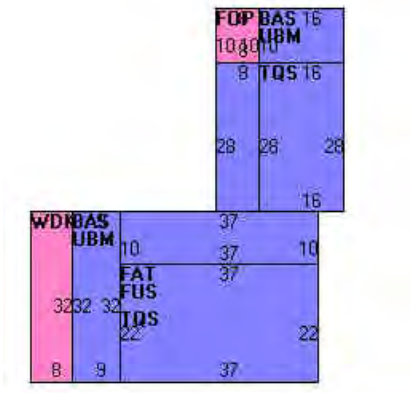
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Luxurious
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\97\21.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10166_116

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,304	2,304
FUS	Upper Story, Finished	814	814
TQS	Three Quarter Story	818	614
FAT	Attic, Finished	814	204
FOP	Porch, Open, Finished	80	0
UBM	Basement, Unfinished	2,304	0
WDK	Deck, Wood	256	0
		7,390	3,936

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	5.00 UNITS	$59,800	1

FPO	EXTRA FPL OPEN	1.00 UNITS	$1,200	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)	0.32
Frontage	0
Depth	0
Assessed Value	$2,275,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			560.00 S.F.	$20,200	1
PAT1	PATIO-AVG			756.00 S.F.	$8,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$4,858,300	$2,275,700	$7,134,000
2023	$3,626,200	$1,499,100	$5,125,300
2022	$3,039,500	$1,255,900	$4,295,400
2021	$3,365,400	$1,156,800	$4,522,200
2020	$2,903,400	$1,156,800	$4,060,200

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I HEREBY CERTIFY THIS PLOT PLAN WAS PREPARED FOR:

ROBERT L. ROY, TRUSTEE OF 19 UNION STREET NOMINEE TRUST

IN CONNECTION WITH A CONVEYANCE AND IS NOT INTENDED TO REPRESENT A PROPERTY LINE SURVEY. I CERTIFY THAT THE STRUCTURES AS SHOWN ON THIS PLAN ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP No. 25019C-0086-G, dated 06/09/2014.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

9/24/19

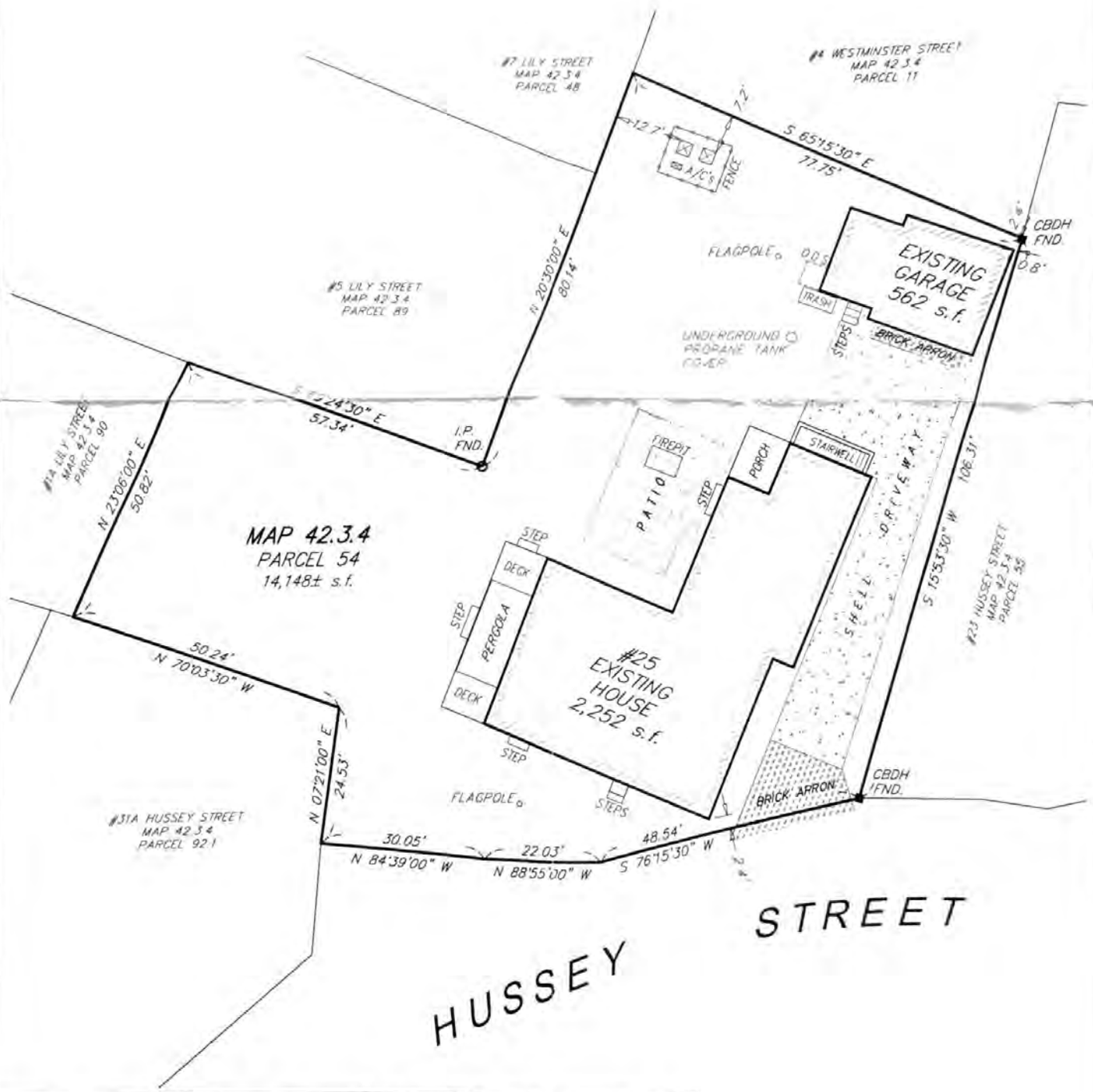
PROFESSIONAL LAND SURVEYOR

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	14,148± s.f.
FRONTAGE:	50'	100.62'
FRONT YARD:	0'	2.4'
SIDE YARD:	5'	0.8'
REAR YARD:	5'	2.4'
COVERAGE:	40% (MAX)	20%

NOTES:

1. OWNER: KEVIN Z. & SUSAN TAYLOR, TRUSTEES OF THE 25ACK101 TRUST
2. DEED REF: CERT #24227 (DOC #136834)
3. PLAN REF: LCC #17817-A
4. LOT SUBJECT TO PROTECTION UNDER ZONING BYLAW 139-33.



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

BUILDING LOCATION PLAN
IN NANTUCKET, MA

Prepared for
ROBERT L. ROY, TRUSTEE OF 19 UNION STREET NOMINEE TRUST
#25 HUSSEY STREET
MAP 42.3.4 PARCEL 54

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

Date	Drawn	Checked
SEPTEMBER 24, 2019	RMM/ERC/DLH	DFB/AMG

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: [illegible]
MAP/PARCEL#: 42?4 - 054

Recorded By: AEG Date: [illegible] Organization: [illegible]

IDENTIFICATION:

1. STREET NAME & NO.: [illegible] 2. BUILDING NAME: [illegible]

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Wareham Roberts + Louise Cochs

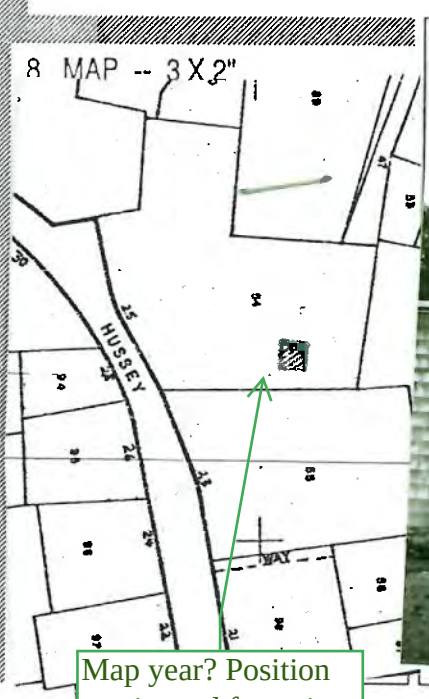
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Garage Present: Garage
○ 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"





Map year? Position on site and footprint don't match.

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: _____

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: _____

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
- ○ 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: Garage

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: ~25' from house

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: house, patio

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... ROY ROBERT L TRUST

MAILING ADDRESS..... 1 MONARCH PL STE 1300, SPRINGFIELD, MA 01144

PROPERTY LOCATION..... 25 HUSSEY ST

ASSESSORS MAP/PARCEL..... 42.3.4/54

SUBMITTED BY:..... BPC irina@bpc-architecture.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 14, 2025
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
4234	11		ACADEMY HILL ASSC LP	C/O HALLKEEN MANAGEMENT INC	1400 PROVIDENCE HIGHWAY STE 1000	NORWOOD	MA	02062	4 WESTMINSTER ST
4234	48		A&A CHADWICK LLC		37 CENTER ST	NANTUCKET	MA	O2554	7 LILY ST
4234	55		LIDDELL MARY FRANCES		243 LOWELL ST	ANDOVER	MA	01810	23 HUSSEY ST
4234	89		5 LILY STREET LLC	C/O TIMOTHY MORAN ETAL	13160 SABAL CHASE	PALM BEACH GARDENS	FL	33418	5 LILY ST
4234	90		HENDRICKSON SARA M		1248 ZIMMER DRIVE NE	ATLANTA	GA	30306	1A LILY ST
4234	92	1	ADANG ANTHONY & SERAFINI ANNA		PO BOX 4580	SARATOGA SPRINGS	NY	12866	31A HUSSEY ST
4234	93		BAKER DOROTHY B		30 HUSSEY ST	NANTUCKET	MA	02554	30 HUSSEY ST
4234	126		LUCY PEARL LLC		16135 OLD YORK RD	MONKTON	MD	21111	41 INDIA ST
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: 25 Hussey St

Tax Map Number: 42.3.4 Parcel Number: 54

Owner of Record: Roy Robert L Trust

Description of Proposal: Demo of the existing garage. (Future Garage/ cottage to be submitted at a later date)

Anticipated HDC Submission Date: 1/27/2025

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.

7021 2720 0002 1838 3455

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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
JAN 15 2025

Sent To: Academy Hill Association LP
Street and Apt. No., or PO Box No.: 1400 Providence HGWY, Ste 1000
City, State, ZIP+4®: Norwood, MA 02062

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1838 3424

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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
$

Total Postage and Fees
$

Postmark Here
JAN 15 2025

Sent To: 5 Lily St LLC
Street and Apt. No., or PO Box No.: 13160 Sabal Chase
City, State, ZIP+4®: Palm Beach Gardens, FL 33418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

7021 2720 0002 1838 3448

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

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
JAN 15 2025

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Street and Apt. No., or PO Box No.: 37 Center St
City, State, ZIP+4®: Nantucket, MA 02554

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7021 2720 0002 1838 3417

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City, State, ZIP+4®: Atlanta, GA 30306

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Street and Apt. No., or PO Box No.: P.O. Box 4580
City, State, ZIP+4®: Saratoga Springs, NY 12866

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JAN 15 2025

Sent To: Mary Fracis Liddell
Street and Apt. No., or PO Box No.: 243 Lowell St
City, State, ZIP+4®: Andover, MA 01810

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

$

Total Postage and Fees

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Postmark Here

JAN 15 2025

Sent To: Lucy Pearl LLC

Street and Apt. No., or PO Box No.: 16135 Old York Rd

City, State, ZIP+4®: Monkton, MD 21111

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1838 3394

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Extra Services & Fees *(check box, add fee as appropriate)*

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

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Total Postage and Fees

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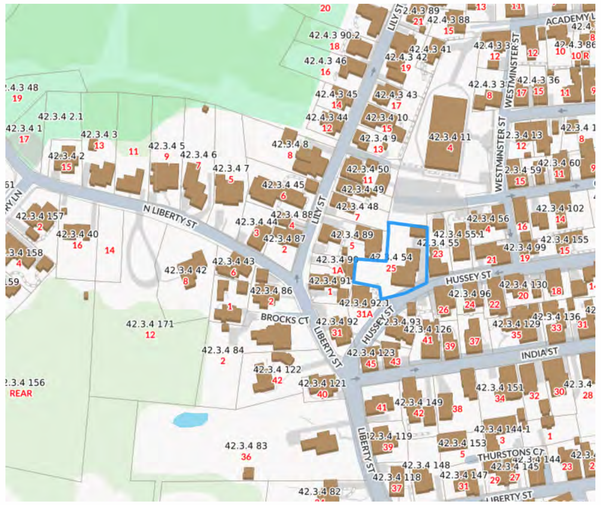
JAN 15 2025

Sent To: Dorothy B Baker

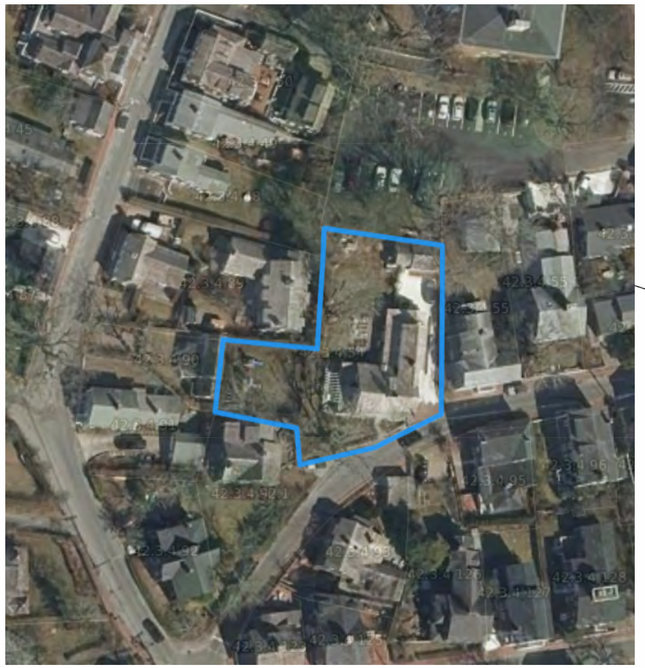
Street and Apt. No., or PO Box No.: 30 Mussey St

City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



LOCUS MAP



AERIAL VIEW



bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

COVER
SCALE:NTS

C1.0
2025.01.15

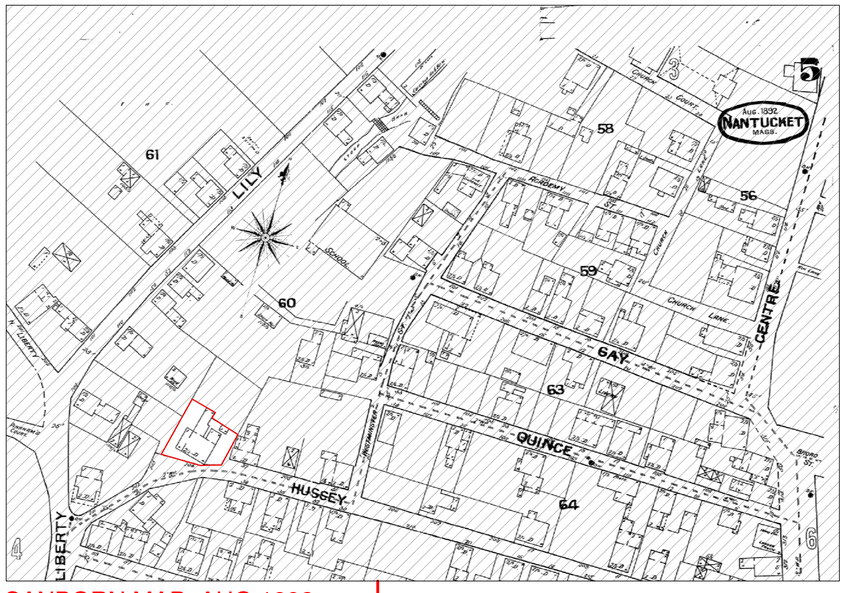
GARAGE TIMELINE



SANBORN MAP_OCT 1887



SANBORN MAP_JUL 1898



SANBORN MAP_AUG 1892

1880 — 1887 — 1890 — 1892 — 1898 — 1900s

bpc ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC
DEMO

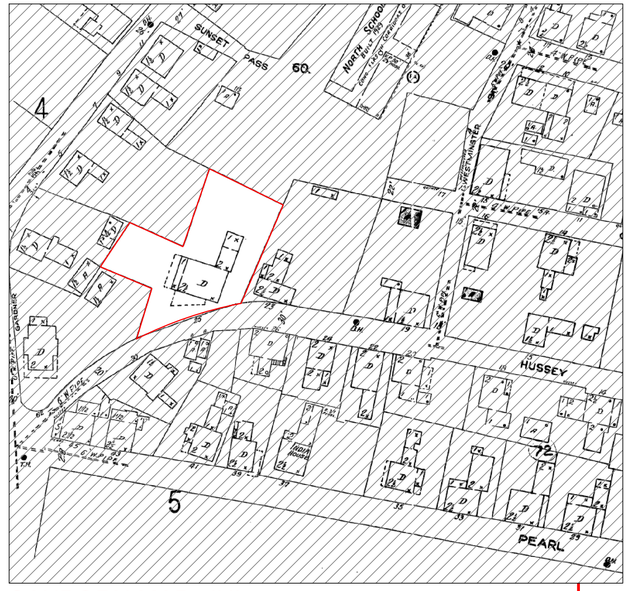
HISTORIC MAPS
SCALE:NTS

A0.0
2025.01.15

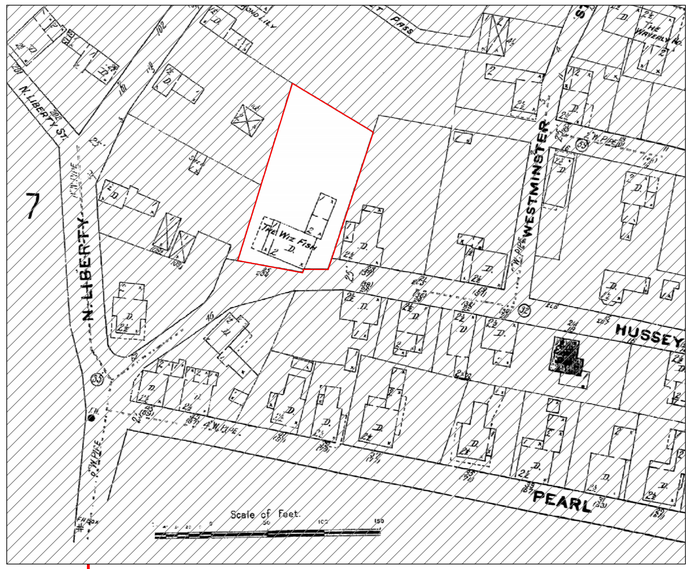
GARAGE TIMELINE



SANBORN MAP_OCT 1904



SANBORN MAP_JUL 1923



SANBORN MAP_AUG 1909

1900 | 1904 | 1909 | 1910 | 1920 | 1923

bpc ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

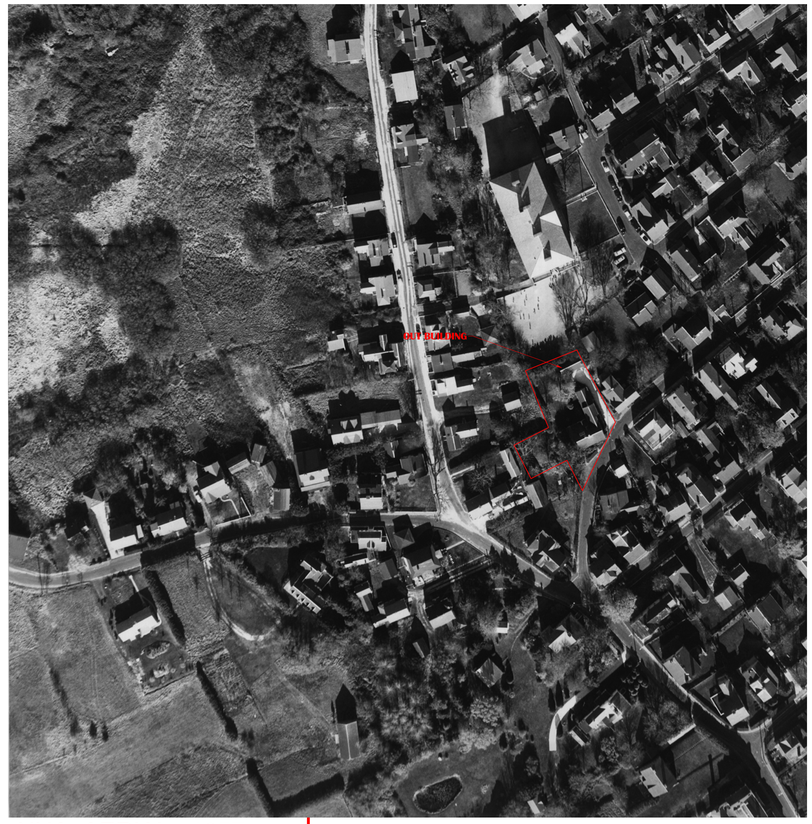
HISTORIC MAPS
SCALE:NTS

A0.1
2025.01.15

GARAGE TIMELINE



NHA_AERIAL _1940S



NHA_AERIAL _1957

1940

1950

1960

bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

AERIALS
SCALE:NTS

A0.2
2025.01.15

S



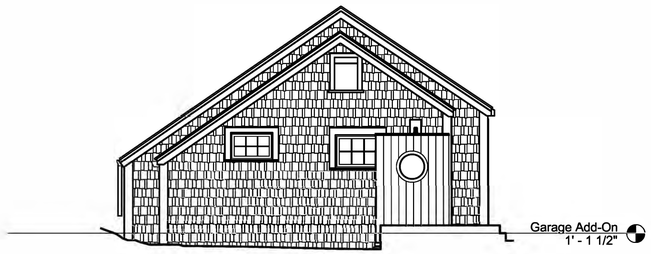


S EXISTING SOUTH ELEVATION
1/4"=1'-0"

W



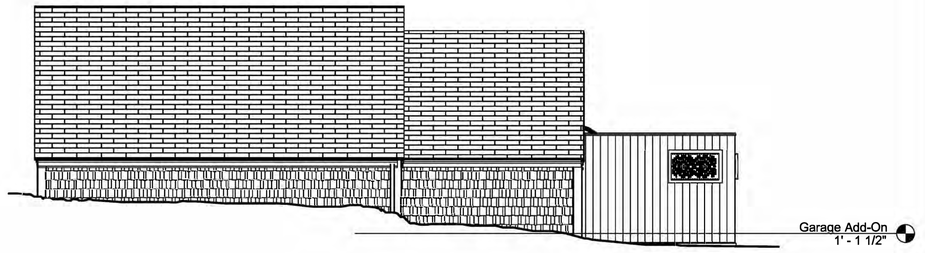




W EXISTING WEST ELEVATION
1/4"=1'-0"

N

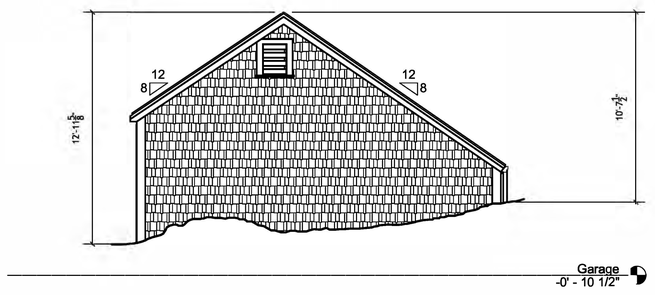




N EXISTING NORTH ELEVATION
1/4"=1'-0"

E





E EXISTING EAST ELEVATION
1/4"=1'-0"

bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

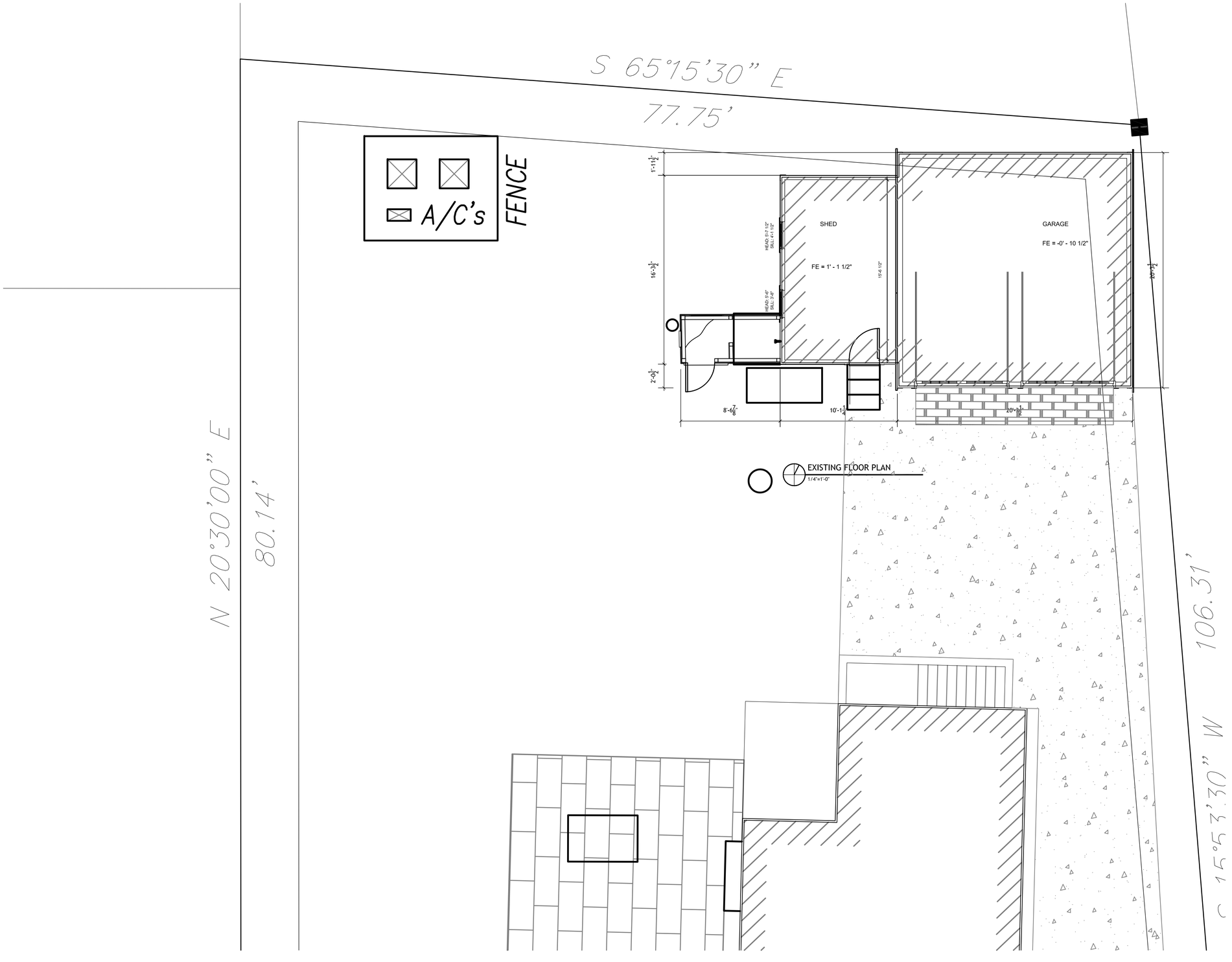
ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

ELEVATIONS
SCALE:1/4" = 1'-0"

A1.1
2025.01.15



bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC
DEMO

FLOOR PLAN
SCALE:1/4" = 1'-0"

B1.1
2025.01.15

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 39

Street & Number of Proposed Work: 22 Vestal st.

Owner of record: Nantucket Vestal Project LLC

Mailing Address: 9 Alpine Lane

Darien CT 06820

Contact Phone #: 203554 1504 E-mail: nick@demaiodesigngroup.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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 FENCE
4. North Elevation DRIVEWAY/APRON

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick Walkways Brick Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence N.T.W. Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/16/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

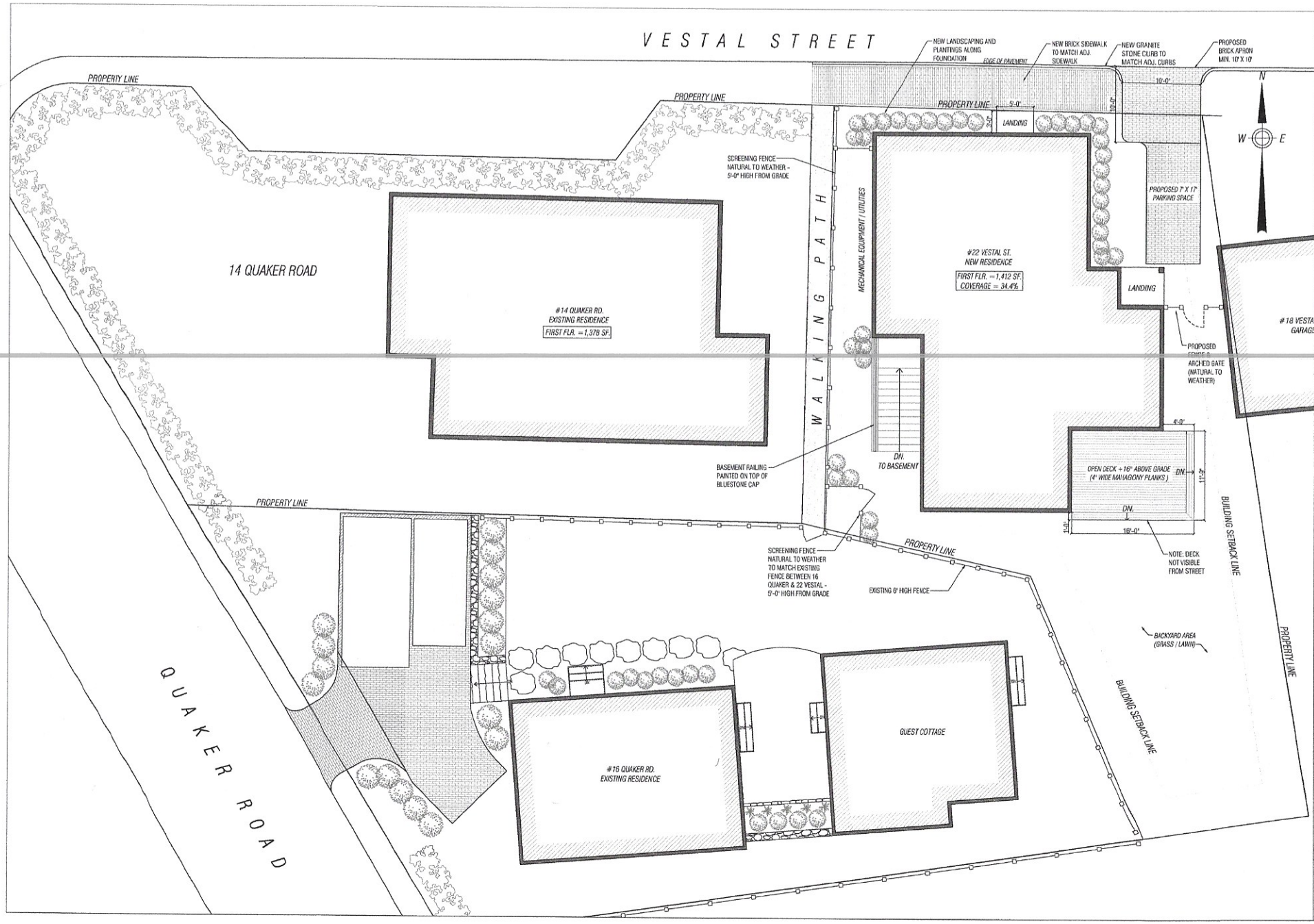
Property ID	1772
Location	22 VESTAL ST
Owner	NANTUCKET 22 VESTAL PROJECT LLC

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.



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

SCALE: 3/16" = 1'-0"
DATE: 01/05/25
DRAWN: N.M.D.

DEMAIO DESIGN GROUP, LLC.
Nicholas M. DeMaio, AIA
9 Alpine Ln.
Darien, CT 06820
203.554.1504

2022-12

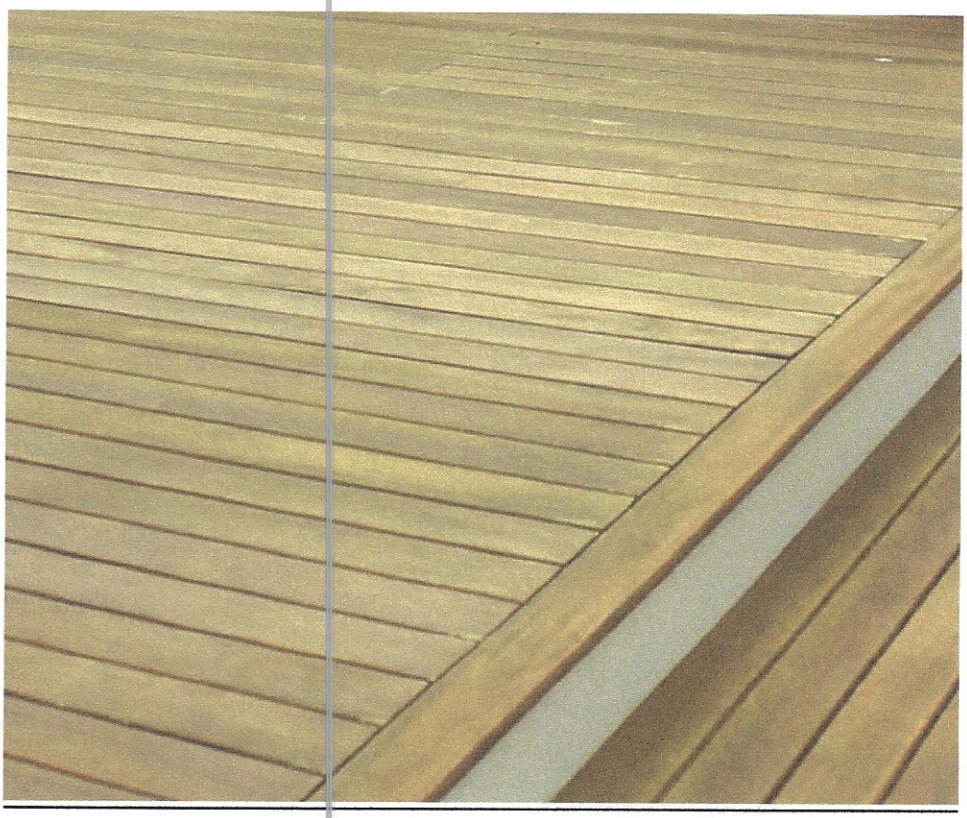
22 VESTAL ST.
Nantucket, MA

PROPOSED SITE PLAN

A-1.1

22 VESTAL STREET SITE ELEMENTS

1X4 MAHAGONY DECKING



NATURAL TO WEATHER VERTICAL BOARD FENCE W/ CEDAR CAPS – 5'-0" TALL



BRICK APRON – 10 FEET DEEP FROM EDGE OF PAVEMENT



BRICK DRIVEWAY & SIDEWALK – PHOTOGRAPHS TAKEN FROM 18 VESTAL





BRICK DRIVEWAY & SIDEWALK – PHOTOGRAPHS TAKEN LOOKING TOWARDS 22 VESTAL





ARBOR W/ LOW FENCE (MAX. 3' TALL) & GATE AT END OF DRIVEWAY FOR REAR YARD ACCESS



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 10.1

Street & Number of Proposed Work: 4 E CHESTNUT ST

Owner of record: FOUR EAST CHESTNUT RE LLC

Mailing Address: 4 W CREEK RD
NANTUCKET MA 02554

Contact Phone #: 508 280 9643 E-mail: XXJKCM@

AGENT INFORMATION (if applicable) AOL.COM

Name: JOHN XIANIS

Mailing Address: (ABOVE)

Contact Phone #: _____ E-mail: _____

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 ELEVATOR / INCLINED PLATFORM LIFT

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: 1830

Original Builder: (SEE ATTACHED)

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

INCLINE PLATFORM LIFT FOR ACCESSIBILITY

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

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STAFF

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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 JOHN KEANE

AS AGENT FOR HIMSELF

STREET ADDRESS 4E CHESTNUT STREET

MAP/PARCEL 42.3.1 10.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/17/25

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.

John Keane 1/17/25

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

PLATFORM LIFT FOR ACCESSIBILITY

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

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

4 E CHESTNUT ST

Location	4 E CHESTNUT ST	**Mblu**	4231/ / 10/1 /
Acct#	00009461	**Owner**	FOUR EAST CHESTNUT RE LLC
Assessment	$2,381,800	**PID**	9461
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$875,100	$1,506,700	$2,381,800

Owner of Record

Owner	FOUR EAST CHESTNUT RE LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	4 WEST CREEK RD NANTUCKET, MA 02554	**Book & Page**	01331/0040
		Sale Date	06/12/2012
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FOUR EAST CHESTNUT RE LLC	$0		01331/0040	99	06/12/2012
KEANE JOHN A & MONTGOMERY CAROLINE	$1,200,000		00874/0030	00	02/11/2004
WALSH CHARLES L TRUSTEE	$665,000		00538/0030	1C	05/29/1997
SHEETS PAUL C & BEVERLY A	$550,000		00266/0108		12/31/1986

Building Information

Building 1 : Section 1

Year Built:	1830
Living Area:	2,475
Replacement Cost:	$1,334,221
Building Percent Good:	65

Replacement Cost
Less Depreciation: $867,200

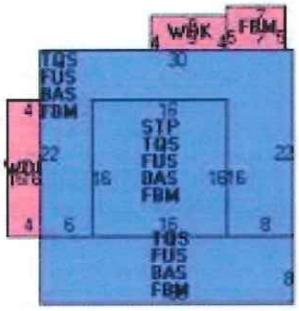
Building Attributes	
Field	**Description**
Style:	AptovrRet/Off
Model	Commercial
Grade	Excellent +20
Stories:	2.75
Occupancy	3.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	06
Total Baths	3
1st Floor Use:	0322
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\77\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9461_108

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	900	900
FUS	Upper Story, Finished	900	900
TQS	Three Quarter Story	900	675
FBM	Basement, Finished	935	0
WDK	Deck, Wood	316	0
		3,951	2,475

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$7,900	1

Land

Land Use

Use Code	0322
Description	STORE/SHP M94
Zone	CDT
Neighborhood	H47
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.05
Frontage	0
Depth	0
Assessed Value	$1,506,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$875,100	$1,506,700	$2,381,800
2023	$827,700	$1,369,700	$2,197,400
2022	$790,500	$1,245,200	$2,035,700
2021	$790,500	$1,082,800	$1,873,300
2020	$719,900	$1,082,800	$1,802,700

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Matthew Kuhnert

Jan 16 2025, 11:08AM via System

Casey,

Thank you for contacting the Nantucket Historical Association about 4 East Chestnut Street.

Before 1973, the street address for this property was 2 East Chestnut Street.

The building does not appear to be listed in any of the standard books on Nantucket architecture and the NHA does not appear to have much information about the history of this structure. The Preservation Institute Nantucket surveyed the buildings on East Chestnut Street in 1973 and I've attached the two survey sheets below: PIN 1973-6 and PIN 1973-6a.

Aside from aerials, I've been unable to locate any historic photographs in the NHA's collection, but the structure is represented on historic fire-insurance maps published by the Sanborn Company, 1887-1949. According to these, 4 East Chestnut Street (formerly 2 East Chestnut Street) was constructed between 1923 and 1949; see block 68 on Sheet 7 for these years.

Outside of the NHA, you might consider pulling the building's property file at the Department of Buildings, which is located at 2 Fairgrounds Road. This file will have copies of all applications and certifications, as well as copies of all material submitted in support of previous applications to the Historic District Commission.

In addition, the Nantucket Registry of Deeds holds official copies of historic land conveyance records for the property, which will help you to establish chain of title and other information.

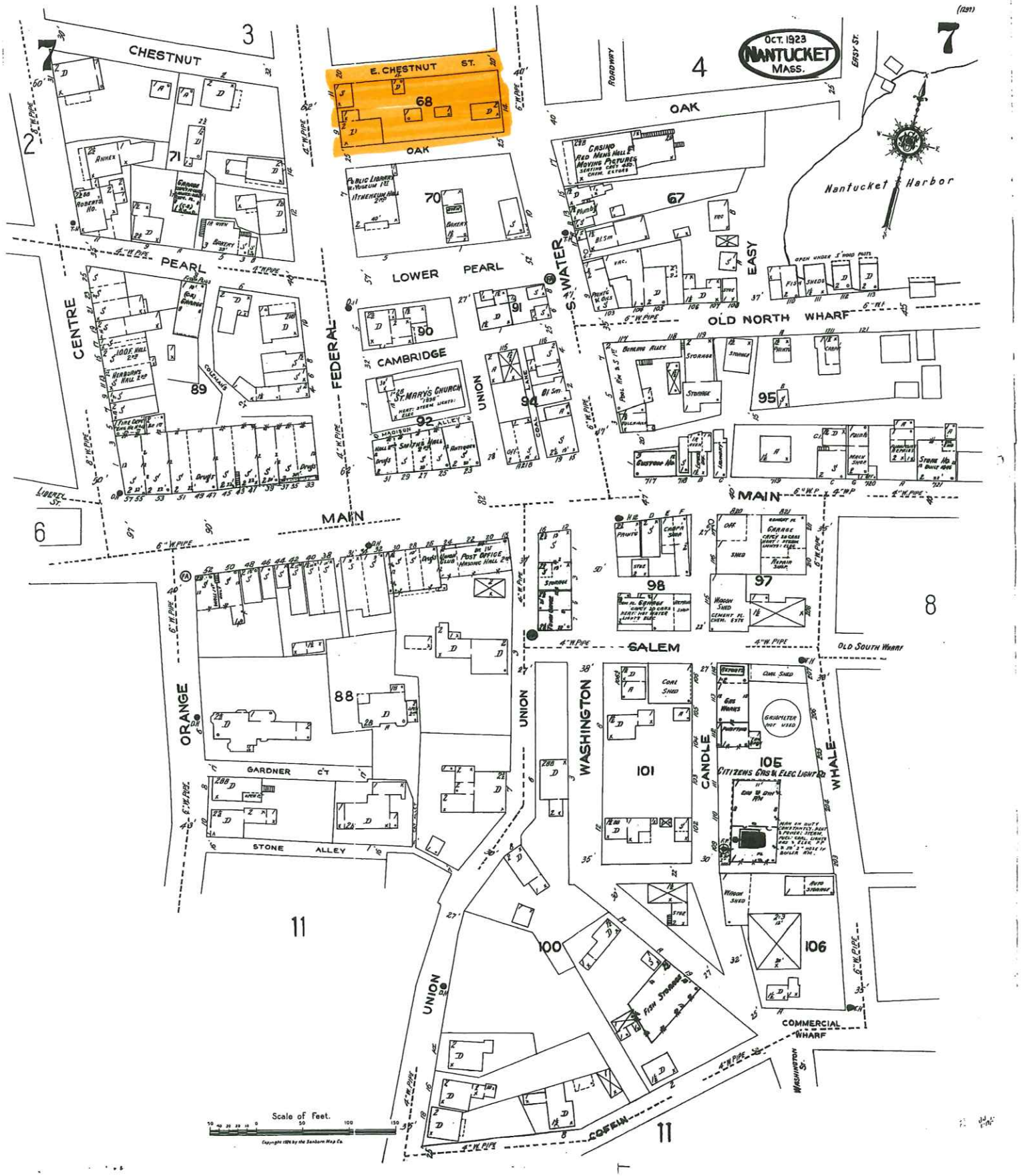
I hope this information is helpful to your project! Do be in touch with any any additional questions.

All best,

Attached Files

- PIN_1973-6a.pdf
- PIN_1973-6.pdf

Matthew J. Kuhnert
Reference Archivist
Nantucket Historical Association
PO Box 1016
Nantucket MA 02554
508-228-1894 ext. 302
mkuhnert@nha.org
www.NHA.org

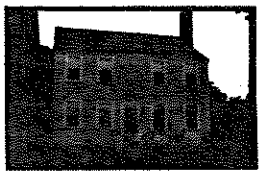

OCT. 1923
NANTUCKET
MASS.
E. CHESTNUT ST.
CHESTNUT
OAK
PEARL
LOWER PEARL
CENTRE
FEDERAL
CAMBRIDGE
UNION
S. WATER
EASY
OLD NORTH WHARF
MAIN
SALEM
OLD SOUTH WHARF
ORANGE
WASHINGTON
CANDLE
WHALE
GARDNER CT
STONE ALLEY
COMMERCIAL WHARF
COFFIN
Nantucket Harbor
ROADWAY
68
70
71
89
90
91
92
94
95
97
98
88
100
101
105
106
11
Scale of Feet.

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

AREA NUMBER 1

PRESERVATION INSTITUTE

PHOTOGRAPHS



STREET FRONT | REAR

SIDE | SIDE

MAP

ARCHITECTURAL NOTES

HISTORIC SIGNIFICANCE

- NONE ☐
- LOCAL ☐
- REGIONAL ☐
- NATIONAL ☐

STREET, NO. NAME: 2 East Chestnut

YEAR BUILT:

OWNER OF RECORD:

ORIGINAL OWNE:

ORIGINAL USE:

ARCHT OR BLDR:

PRIMARY USE ☒
OTHER USES ☒
ONE FAMILY ☒
TWO FAMILY ☐
MULTIPLE ☐
MIXED ☐
INSTITUTE ☐
COMMERCIAL ☐
INDUSTRIAL ☐
RELIGIOUS ☐
RECREATION ☐
PUBLIC ☐
OTHER ☐

NO. STORIES 2

BLDG. CONDITIO:
EXCELLENT ☐
GOOD ☒
POOR ☐

GROUNDS COND.
EXCELLENT ☐
GOOD ☒
POOR ☐

ALTERATIONS
NONE ☐
MINOR ☒
MAJOR ☐

ARCHITECTURAL STYLE OR TYPE:

ADDITIONS
NONE ☐
MINOR ☐
MAJOR ☐

BLDG. MATERIALS
SHINGLE ☒
CLAPBOARD ☐
MASONRY ☐
COMB. ☐

OUT BLDGS. ☐

DOCUMENTATION

INTERIOR SIG.
GREAT ☐
MINOR ☐
NONE ☒

ARCH. VALUE
MAJ. SIGNIF. ☐
SIGNIFICANT ☐
NOTEWORTHY ☐
IMPORTANT TO STREET SCENE ☒
NONE ☐

CHECKED BY | DATE | SHEET NO

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

AREA NUMBER 1

PRESERVATION INSTITUTE

PHOTOGRAPHS



STREET FRONT | REAR

SIDE | SIDE

MAP

STREET, NO. NAME: 3-4 EAST CHESTNUT ST.

YEAR BUILT:

OWNER OF RECORD:

ORIGINAL OWNER:

ORIGINAL USE:

ARCHT. OR BLDR:

PRIMARY USE	☒	NO. STORIES	☐
OTHER USES	☒	BLDG. CONDITION	
ONE FAMILY	☒	EXCELLENT	☐
TWO FAMILY	☐	GOOD	☐
MULTIPLE	☐	POOR	☐
MIXED	☐	GROUNDS COND.	
INSTITUTE	☐	EXCELLENT	☐
COMMERCIAL	☒	GOOD	☐
INDUSTRIAL	☐	POOR	☒
RELIGIOUS	☐	ALTERATIONS	
RECREATION	☐	NONE	☐
PUBLIC	☐	MINOR	☐
OTHER	☐	MAJOR	☒

ARCHITECTURAL STYLE OR TYPE:

BLDG. MATERIALS		ADDITIONS	
SHINGLE	☒	NONE	☒
CLABOARD	☐	MINOR	☐
MASONRY	☐	MAJOR	☐
COMB.	☐	OUT BLDGS.	☐
INTERIOR SIG.		DOCUMENTATION	
GREAT	☐		
MINOR	☐		
NONE	☒		

ARCHITECTURAL NOTES

NICE HUMAN SCALE

ARCH. VALUE	
MAJ. SIGNIF.	☐
SIGNIFICANT	☐
NOTEWORTHY	☐
IMPORTANT TO STREET SCENE	☐
NONE	☒

HISTORIC SIGNIFICANCE

NONE	☒
LOCAL	☐
REGIONAL	☐
NATIONAL	☐

CHECKED BY:

DATE:

SHEET NO.

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

AREA NUMBER 1

PRESERVATION INSTITUTE

PHOTOGRAPHS



STREET FRONT | REAR

SIDE | SIDE

MAP

ARCHITECTURAL NOTES

HISTORIC SIGNIFICANCE

- NONE ☐
- LOCAL ☒
- REGIONAL ☐
- NATIONAL ☐

STREET, NO. NAME: POLICE STATION

YEAR BUILT

OWNER OF RECORD

ORIGINAL OWNE

ORIGINAL USE

ARCHT OR BLDR

- PRIMARY USE ☒
- OTHER USES ☑
- ONE FAMILY ☐
- TWO FAMILY ☐
- MULTIPLE ☐
- MIXED ☐
- INSTITUTE ☐
- COMMERCIAL ☐
- INDUSTRIAL ☐
- RELIGIOUS ☐
- RECREATION ☐
- PUBLIC ☒
- OTHER ☐

ARCHITECTURAL STYLE OR TYPE

BLDG. MATERIALS

- SHINGLE ☒
- CLABOARD ☐
- MASONRY ☐
- COMB. ☐

INTERIOR SIG.

- GREAT ☐
- MINOR ☐
- NONE ☒

ARCH. VALUE

- MAJ. SIGNIF. ☐
- SIGNIFICANT ☐
- NOTEWORTHY ☒
- IMPORTANT TO STREET SCENE ☐
- NONE ☐

NO. STORIES ☐

BLDG. CONDITIO

- EXCELLENT ☐
- GOOD ☒
- POOR ☐

GROUNDS COND.

- EXCELLENT ☐
- GOOD ☒
- POOR ☐

ALTERATIONS

- NONE ☒
- MINOR ☐
- MAJOR ☐

ADDITIONS

- NONE ☐
- MINOR ☐
- MAJOR ☐

OUT BLDGS. ☐

DOCUMENTATION

CHECKED BY | DATE | SHEET NO

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

AREA NUMBER 1

PRESERVATION INSTITUTE

PHOTOGRAPHS



STREET FRONT | REAR

SIDE | SIDE

MAP

ARCHITECTURAL NOTES

HISTORIC SIGNIFICANCE

NONE ☐
LOCAL ☐
REGIONAL ☐
NATIONAL ☐

STREET, NO. NAME: 1 Chestnut

YEAR BUILT:

OWNER OF RECORD:

ORIGINAL OWNE

ORIGINAL USE:

ARCHT OR BLDR

PRIMARY USE ☒
OTHER USES ☑
ONE FAMILY ☐
TWO FAMILY ☐
MULTIPLE ☐
MIXED ☐
INSTITUTE ☐
COMMERCIAL ☐
INDUSTRIAL ☐
RELIGIOUS ☐
RECREATION ☐
PUBLIC ☐
OTHER ☐

ARCHITECTURAL STYLE OR TYPE:

BLDG. MATERIALS
SHINGLE ☐
CLAPBOARD ☐
MASONRY ☐
COMB. ☐

INTERIOR SIG.
GREAT ☐
MINOR ☐
NONE ☐

ARCH. VALUE
MAJ. SIGNIF. ☐
SIGNIFICANT ☐
NOTEWORTHY ☐
IMPORTANT TO STREET SCENE ☐
NONE ☐

NO. STORIES 2½

BLDG. CONDITIO
EXCELLENT ☐
GOOD ☐
POOR ☐

GROUNDS COND.
EXCELLENT ☐
GOOD ☐
POOR ☐

ALTERATIONS
NONE ☐
MINOR ☐
MAJOR ☒

ADDITIONS
NONE ☐
MINOR ☐
MAJOR ☐
OUT BLDGS. ☐

DOCUMENTATION

Lancaster pg. 171

CHECKED BY | DATE | SHEET NO

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

PRESERVATION INSTITUTE

AREA NUMBER 1

PHOTOGRAPHS		STREET, NO. NAME	YEAR BUILT
		2 CHESTNUT ST.	
		OWNER OF RECORD	ORIGINAL OWNE
		ORIGINAL USE	ARCHT OR BLDR
STREET FRONT	REAR	PRIMARY USE ☒ OTHER USES ☑ ONE FAMILY ☐ TWO FAMILY ☐ MULTIPLE ☐ MIXED ☐ INSTITUTE ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RELIGIOUS ☐ RECREATION ☐ PUBLIC ☐ OTHER ☐	NO. STORIES ☑ BLDG. CONDITIO EXCELLENT ☐ GOOD ☑ POOR ☐ GROUNDS COND. EXCELLENT ☐ GOOD ☐ POOR None ☐ ALTERATIONS NONE ☐ MINOR ☐ MAJOR ☐
SIDE	SIDE	ARCHITECTURAL STYLE OR TYPE Greek Revival	ADDITIONS NONE ☐ MINOR ☐ MAJOR ☐ OUT BLDGS. ☐
MAP		BLDG. MATERIALS SHINGLE ☐ CLABOARD ☐ MASONRY ☐ COMB. ☐ INTERIOR SIG. GREAT ☐ MINOR ☐ NONE ☐	DOCUMENTATION Lancaster pg 171
ARCHITECTURAL NOTES		ARCH. VALUE MAJ. SIGNIF. ☐ SIGNIFICANT ☐ NOTEWORTHY ☐ IMPORTANT TO STREET SCENE ☐ NONE ☐	

HISTORIC SIGNIFICANCE		CHECKED BY	DATE	SHEET NO
	NONE ☐ LOCAL ☐ REGIONAL ☐ NATIONAL ☐			

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

AREA NUMBER 1

PRESERVATION INSTITUTE

PHOTOGRAPHS



STREET FRONT | REAR

SIDE | SIDE

MAP

ARCHITECTURAL NOTES

HISTORIC SIGNIFICANCE

- ☐ NONE
- ☐ LOCAL
- ☐ REGIONAL
- ☐ NATIONAL

STREET, NO. NAME: 3 CHESTNUT

YEAR BUILT:

OWNER OF RECORD:

ORIGINAL OWNER:

ORIGINAL USE:

ARCHT. OR BLDR:

- PRIMARY USE ☒
- OTHER USES ☑
- ☐ ONE FAMILY
- ☐ TWO FAMILY
- ☐ MULTIPLE
- ☐ MIXED
- ☐ INSTITUTE
- ☒ COMMERCIAL
- ☐ INDUSTRIAL
- ☐ RELIGIOUS
- ☐ RECREATION
- ☐ PUBLIC
- ☐ OTHER

NO. STORIES: 2½

BLDG. CONDITION

- ☐ EXCELLENT
- ☐ GOOD
- ☐ POOR

GROUNDS COND.

- ☐ EXCELLENT
- ☐ GOOD
- ☐ POOR

ALTERATIONS

- ☐ NONE
- ☐ MINOR
- ☐ MAJOR

ADDITIONS

- ☐ NONE
- ☐ MINOR
- ☐ MAJOR
- ☐ OUT BLDGS.

ARCHITECTURAL STYLE OR TYPE: Greek Revival

BLDG. MATERIALS

- ☐ SHINGLE
- ☐ CLAPBOARD
- ☐ MASONRY
- ☐ COMB.

INTERIOR SIG.

- ☐ GREAT
- ☐ MINOR
- ☐ NONE

DOCUMENTATION: Lancaster pg 171

ARCH. VALUE

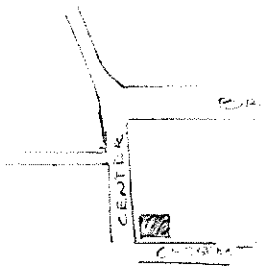
- ☐ MAJ. SIGNIF.
- ☐ SIGNIFICANT
- ☐ NOTEWORTHY
- ☐ IMPORTANT TO STREET SCENE
- ☐ NONE

CHECKED BY | DATE | SHEET NO

HISTORIC ARCHITECTURAL SURVEY OF NANTUCKET

AREA NUMBER 1

PRESERVATION INSTITUTE

PHOTOGRAPHS		STREET, NO. NAME	YEAR BUILT
		5 CHESTNUT STREET	circa 1836 - 1860
		OWNER OF RECORD	ORIGINAL OWNER
		LENNON, JOSEPH + EVELYN	
		ORIGINAL USE	ARCHT OR BLDR
		RESIDENCE	
		PRIMARY USE ☒	NO. STORIES 1½
		OTHER USES ☒	BLDG. CONDITION
STREET FRONT	REAR	ONE FAMILY ☐	EXCELLENT ☐
		TWO FAMILY ☐	GOOD ☒
		MULTIPLE ☐	POOR ☐
		MIXED ☐	GROUNDS COND.
		INSTITUTE ☐	EXCELLENT ☐
		COMMERCIAL ☒	GOOD ☒
		INDUSTRIAL ☐	POOR ☐
		RELIGIOUS ☐	ALTERATIONS
		RECREATION ☐	NONE ☐
		PUBLIC ☐	MINOR ☒
		OTHER ☐	MAJOR ☐
SIDE	SIDE	ARCHITECTURAL STYLE OR TYPE	ADDITIONS
		Greek Revival	NONE ☐
MAP		BLDG. MATERIALS	MINOR ☐
		SHINGLE ☒	MAJOR ☒
		CLAPBOARD ☒	OUT BLDGS. ☐
		MASONRY ☐	DOCUMENTATION
		COMB. ☐	Landmarks
		INTERIOR SIG.	
		GREAT ☐	
		MINOR ☐	
		NONE ☐	
ARCHITECTURAL NOTES		ARCH. VALUE	
• End gable w/ pediments		MAJ. SIGNIF. ☐	
• [illegible]		SIGNIFICANT ☐	
• [illegible]		NOTEWORTHY ☒	
• [illegible]		IMPORTANT TO STREET SCENE ☐	
• [illegible]		NONE ☐	

HISTORIC SIGNIFICANCE		CHECKED BY	DATE	SHEET NO
	NONE ☐	[illegible]	2/82	
	LOCAL ☒			
	REGIONAL ☐			
	NATIONAL ☐			

Doc. #1

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

The Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Phone: (617) 727-3074
Fax: (617) 727-1944
http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/

Layla R. D'Emilia
Commissioner

May 22, 2023

ELEVATOR SHUT DOWN NOTICE

State ID#: 197-W-123
Location: 4 EAST CHESTNUT STREET, NANTUCKET

This letter is to notify you that the elevator listed above has been taken out of service and shut down by the Massachusetts Division of Occupational Licensure, Office of Public Safety and Inspections due to an unsafe condition and / or violation(s) of 524 CMR or Chapter 143 of the Massachusetts General Laws. Please apply for an inspection once all issues have been addressed and the unit is in full compliance with the law.

Issue	Outcome	Comments

Respectfully,

Daniel Provitola
Elevator Inspector

The Commonwealth of Massachusetts

Division of Occupational Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate For Use of Elevator

Chapter 143 General Laws, as amended

Location:

4 EAST CHESTNUT STREET, NANTUCKET,

02554

Issued On: June 10, 2021

Expires: May 31, 2023

Capacity (lbs): 750

Speed (fpm): 9

State ID#: 197-W-123

Inspection #: INS-440705

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Layla R. D'Emilia

Layla R. D'Emilia
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

524 CMR 11.00: ELEVATORS PLACED OUT OF SERVICE OR DECOMISSIONED

Section

11.01: Scope
11.02: Elevators Placed out of Service
11.03: Decommissioning
11.04: Inspection Required

11.01: Scope

524 CMR 11.00 sets minimum requirements for elevators taken out of service, decommissioned or both, and with or without intention to demolish said elevators.

11.02: Elevators Placed Out of Service

All elevators placed out of active service for a period not exceeding one year shall comply with the following:

(1) The owner or his or her agent shall notify the Office in writing, giving the date when the elevator will be placed out of service, the reason for removal from service, and the date of return to service. A current inspection certificate shall be required in accordance with M.G.L. c.143, § 65 when placing it back in service during that year.

(2) The elevator main line disconnects shall be secured in an off position with the fuses removed. The registered elevator contractor shall certify to the Office in writing that the elevator was properly placed out of service by securing the main line disconnects in an off position and removing the fuses.

(3) At the expiration of the one year period, the owner shall either decommission the elevator in accordance with 524 CMR 11.03 or file a variance application with the Board.

11.03: Decommissioning

All elevators not in operation or properly placed out of service in accordance with 524 CMR 11.02 shall be decommissioned. Decommissioning shall consist of the following, where applicable:

(1) A decommissioning permit shall be required.

(2) The car and counterweight shall be lowered to the lowest landing.

(3) All ropes removed.

(4) Main line fuses removed.

(5) Service switch opened and the cabinet sealed with a padlock.

(6) Where landing doors remain in place, the doors shall be bolted securely in the closed position from the hoistway side.

(7) When landing gates are in place, the landing openings shall be totally enclosed and strongly reinforced.
EXCEPTION: The lowest landing door shall be locked from the landing side.

(8) When a hydraulic elevator is decommissioned the oil pipe line from the hoistway to the power unit, and the oil in the tank will be removed from the premises. The supply wires shall be disconnected at the main line switch and at the power unit.

11.03: continued

(9) Any escalator which is permanently removed from service shall have the electrical power supply disconnected by removing the fuses and disconnecting the wiring on the load side of the disconnect switch. A permanent barricade shall be erected at each landing of said escalator to prevent access. Means in addition to the brake shall be employed to permanently prevent escalator movement.

11.04: Inspection Required

Following decommissioning as described in 524 CMR 11.03, the decommissioned elevator shall be inspected by a state elevator inspector to ensure that the components in the machine room and hoistway have been safely decommissioned.

REGULATORY AUTHORITY

524 CMR 11.00: M.G.L. c. 143, §§ 62 through 71G.

Part I ADMINISTRATION OF THE GOVERNMENT

Title XX PUBLIC SAFETY AND GOOD ORDER

Chapter 143 INSPECTION AND REGULATION OF, AND LICENSES FOR, BUILDINGS, ELEVATORS AND CINEMATOGRAPHS

Section 65 CERTIFICATE OR NOTICE AS TO SAFETY AND CONSTRUCTION; POSTING; REMOVAL; PROHIBITION OF USE OF ELEVATOR; PENALTY FOR VIOLATIONS

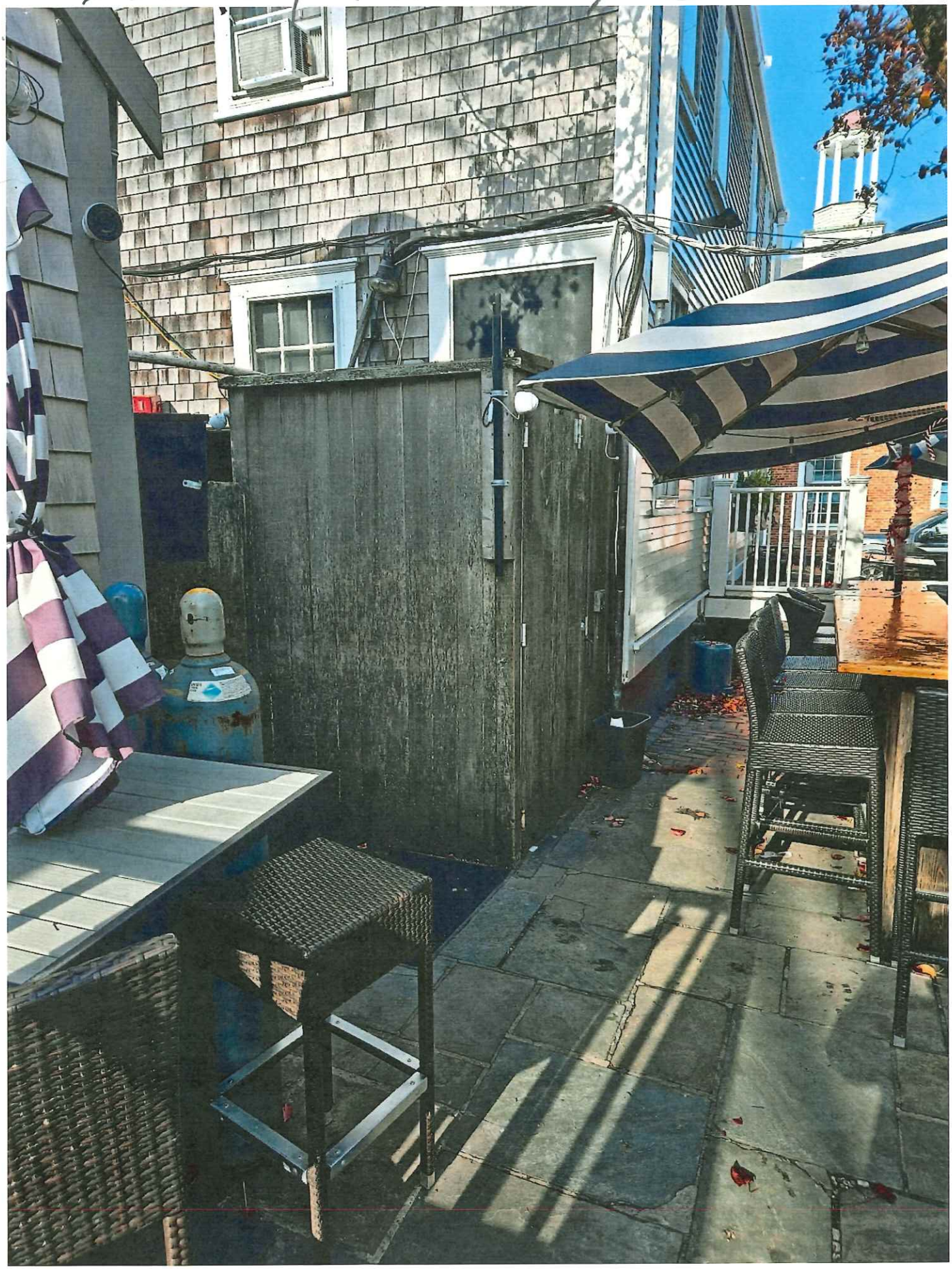
Section 65. If in the judgment of an inspector assigned by the commissioner that an elevator is safe, and if the elevator has been constructed in the manner required by law or by the regulations of the board of elevator regulations or the state building code, the inspector shall issue a certificate to that effect to the owner of the elevator or to the person in charge thereof, who shall post the certificate in a conspicuous place in or near the cab or car of such elevator. If such elevator is judged unsafe, the inspector shall immediately post conspicuously upon the entrance or door of the cab or car of such elevator, or upon the elevator, a notice of its dangerous condition, and shall prohibit the use of the elevator until it has been made safe to his satisfaction; provided, however, that said inspector shall also immediately notify the chief executive of the city or town wherein such unsafe condition exists. No person shall remove such notice or operate such elevator until the inspector has issued his certificate as aforesaid.

No elevator licensed under this chapter shall be operated without a valid inspection certificate. If a certificate has expired, no new certificate shall be issued until a new inspection has been completed and no elevator shall be operated until a new certificate has been issued by a qualified state inspector. The owner or operator of an elevator who fails to comply with this section shall be punished by a fine of $100 for each day that an elevator is in operation without a valid certificate. The commissioner or the commissioner's designee may waive all or a portion of the $100 per day fine and may promulgate rules and regulations establishing criteria used to determine whether the fine may be waived. For the purposes of this section, an elevator shall be deemed to be in operation unless it has been placed out of service or decommissioned in accordance with procedures approved by the board. Fines shall stop accruing on the date on which the owner or operator has, in writing or in any manner prescribed by the division, requested an inspection of the elevator by the division. For any dumbwaiter, limited use elevator or limited application elevator, as defined in section 71E, or a wheelchair lift that has a travel distance of 25 feet or less and is located in an owner-occupied single family residence in accordance with section 64, the maximum fine shall be $5,000. For all other units, the maximum fine shall be $20,000. The commissioner or the commissioner's designee, or any other person that the commissioner may specifically authorize, may issue a written notice of violation under section 22 of chapter 22 for a violation of this section.

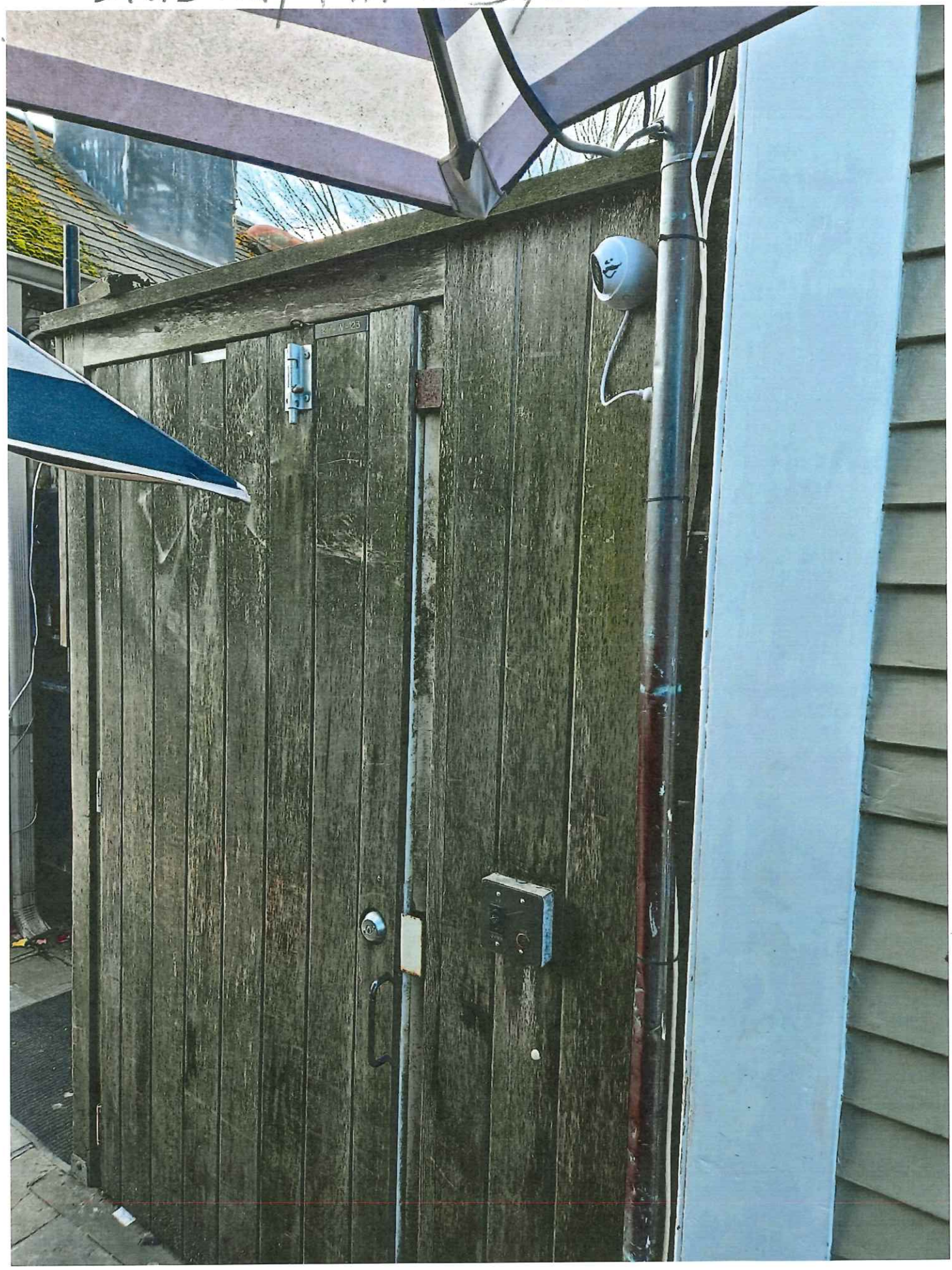
The commissioner may assess a fee for appeals filed under this section which shall be determined by the secretary of administration and finance under section 3B of chapter 7.

Upon application for annual inspection, owners shall provide to the division a current mailing address for the location of the unit.

EXISTING FAILED SYSTEM.

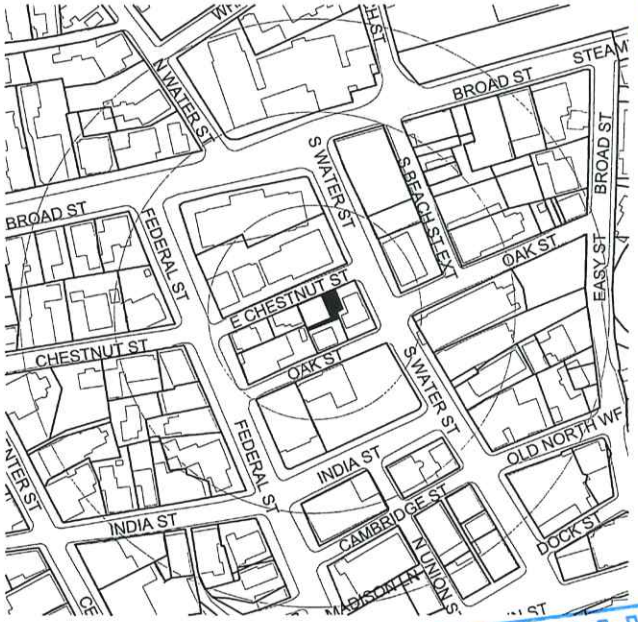


EXISTING FAILED SYSTEM

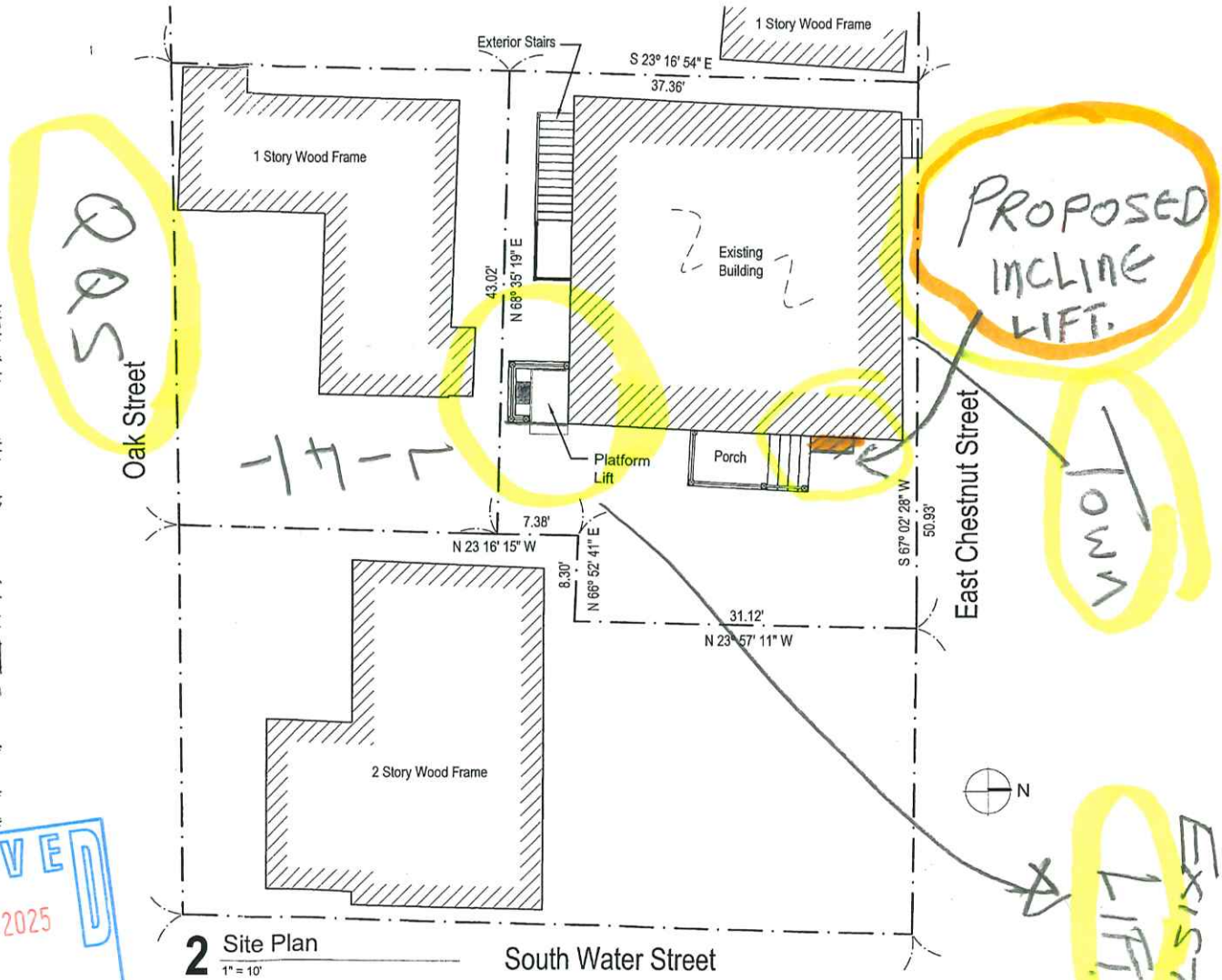


Keane

4 East Chestnut Street
Nantucket, Ma. 02554



1 Locus Map
Not to Scale



2 Site Plan
1" = 10'

RECEIVED
JAN 17 2025

0814

Keane
4 East Chestnut Street
Nantucket, Ma. 02554

Zoning Information

Map & Parcel	42-3.1 / 10.1	Min. Lot Size	3,750 sq.ft.
Current Zoning	RCDT	Allowable G.C.	75 %
Front SetBack	0 ft.	Lot Size	1,632 sq. ft. +/-
Side SetBack	0 ft.	Existing G.C.	900 sq. ft.+/-
Rear SetBack	5 ft		

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Renovation Proposal :
Locus Plan and Site Plan
8 / 1 / 08

emeritus development ltd
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6930
www.emeritusdevelopment.com

RECEIVED
JAN 17 2025
By



1 East Elevation
1/4" = 1'-0"

0814

Keane
4 East Chestnut Street
Nantucket, Ma. 02554

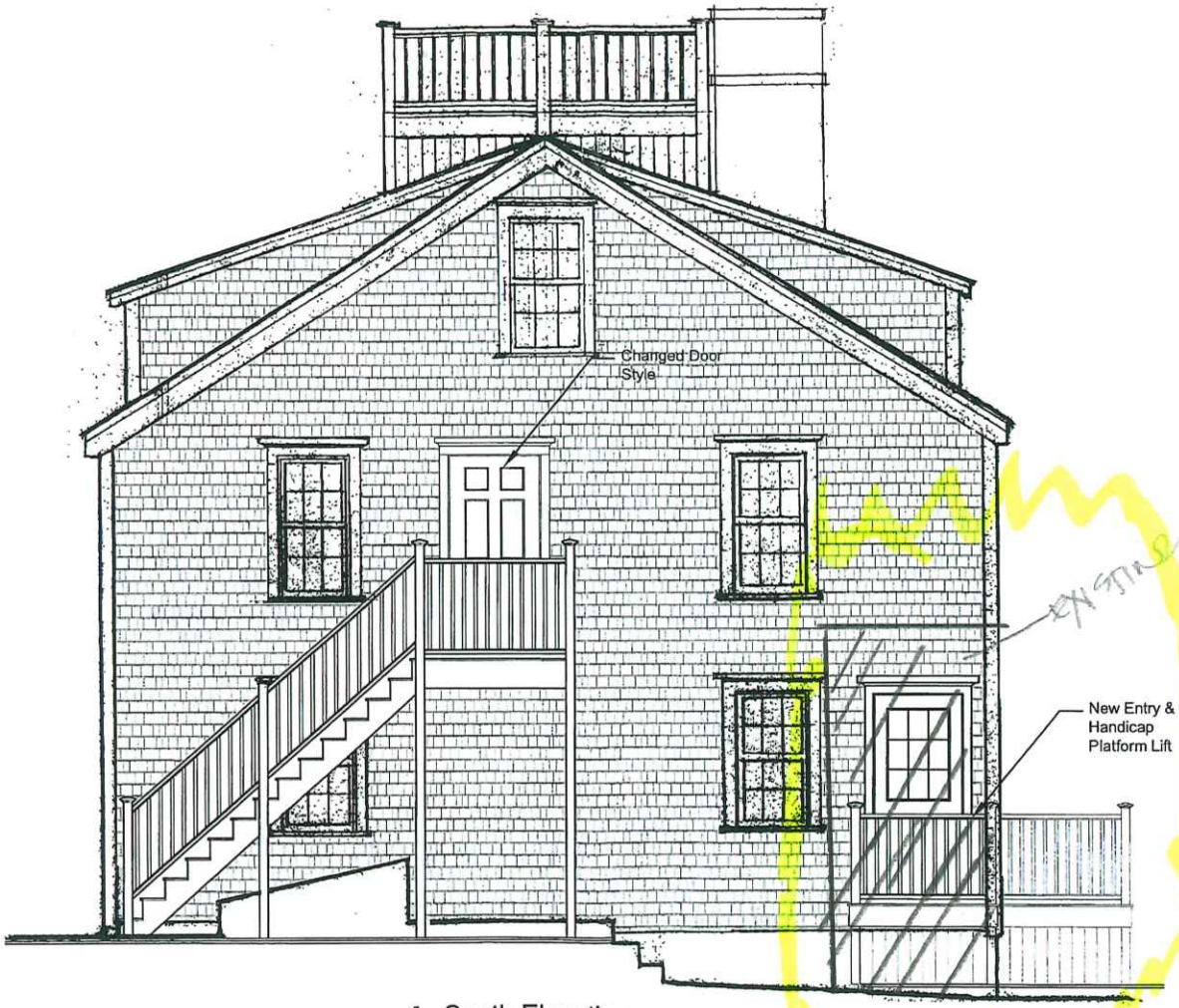
Zoning Information

Map & Parcel	42.3.1 / 10.1	Min. Lot Size	3,750 sq.ft
Current Zoning	RCDT	Allowable G.C.	75 %
Front SetBack	0 ft.	Lot Size	1,632 sq. ft. +/-
Side Setback	0 ft.	Existing G.C.	900 sq. ft.+/-
Rear Setback	5 ft		

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Renovation Proposal :
East Elevation
8 / 1 / 08

emeritus development llc
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



1 South Elevation
1/4" = 1'-0"

RECEIVED
JAN 17 2025
By

APPROVED
2025 52734
NO EXTERIOR CHANGES WITHOUT H.D.C. APPROVAL

0814

Keane
4 East Chestnut Street
Nantucket, Ma. 02554

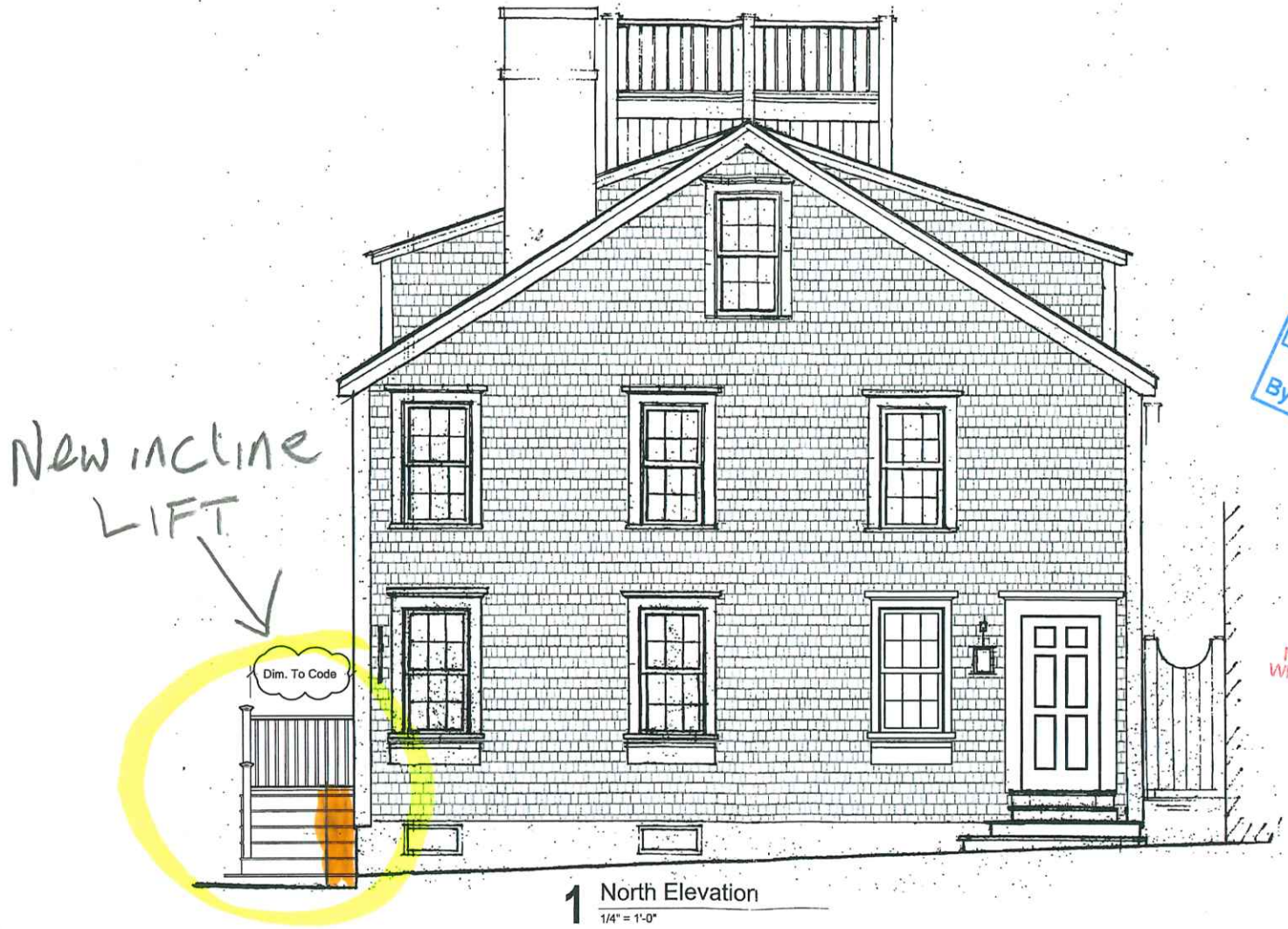
Zoning Information

Map & Parcel	42.3.1 / 10.1	Min. Lot Size	3,750 sq.ft.
Current Zoning	RCDT	Allowable G.C.	75 %
Front SetBack	0 ft.	Lot Size	1,632 sq. ft. +/-
Side Setback	0 ft.	Existing G.C.	900 sq. ft.+/-
Rear Setback	5 ft		

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Renovation Proposal :
South Elevation
8 / 1 / 08

emeritus development llc
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



1 North Elevation
1/4" = 1'-0"

RECEIVED
JAN 17 2025
By

APPROVED
HDC 12 03 52734
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

0814

Keane
4 East Chestnut Street
Nantucket, Ma. 02554

Zoning Information

Map & Parcel	42.3.1 / 10.1	Min. Lot Size	3,750 sq.ft.
Current Zoning	RCDT	Allowable G.C.	75 %
Front SetBack	0 ft.	Lot Size	1,632 sq. ft. +/-
Side Setback	0 ft.	Existing G.C.	900 sq. ft.+/-
Rear Setback	5 ft		

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Renovation Proposal :
North Elevation
8 / 1 / 08

emeritus development llc
6 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6990
www.emeritusdevelopment.com



1 West Elevation
1/4" = 1'-0"

RECEIVED
JAN 17 2025
By

0814

Keane
4 East Chestnut Street
Nantucket, Ma. 02554

Zoning Information

Map & Parcel	42.3.1 / 10.1	Min. Lot Size	3,750 sq.ft.
Current Zoning	RCDT	Allowable G.C.	75 %
Front SetBack	0 ft.	Lot Size	1,632 sq. ft. +/-
Side Setback	0 ft.	Existing G.C.	900 sq. ft.+/-
Rear Setback	5 ft		

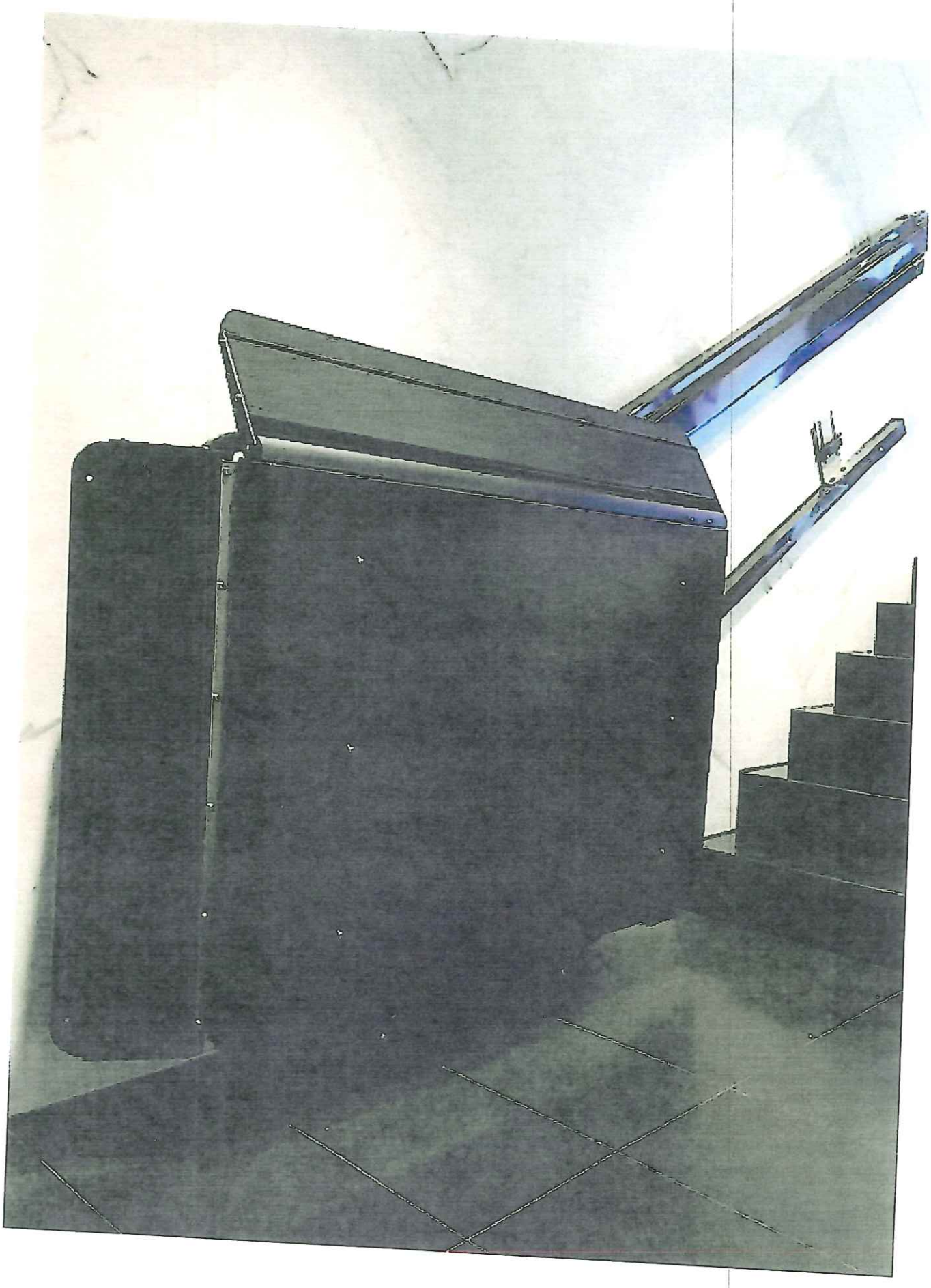
Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Renovation Proposal :
West Elevation
8 / 1 / 08

emeritus development llc
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


4







ENTRANCE OPTION.



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 5544 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 N. MILL ST

Owner of record: H. ROBERT SARKISIAN

Mailing Address: 24 MACYS LN

NANTUCKET, MA 02554

Contact Phone #: 5082920665 E-mail: robert.nantucket@gmail.com

AGENT INFORMATION (if applicable)

Name: ROBERT SARKISIAN

Mailing Address: 24 MACYS LN

NANTUCKET, MA 02554

Contact Phone #: 5082920665 E-mail: robert.nantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 9406

☐ Pool (Zoning District ____) ☒ Roof ☐ Other GARAGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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.) MOIRE BLACK

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 1/21/25 Signature of owner of record M Robert Sarkisian Signed under penalties of perjury

CERTIFICATE NO: HDC2023-11-940a STAFF (exhibit A) DATE ISSUED: 12/19/23

Track with main House + Landscape

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a **CERTIFICATE OF APPROPRIATENESS** for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 78.2

Street & Number of Proposed Work: 2 North Mill St

Owner of record: Myles Robert Sarkesian

Mailing Address: 24 Macy Lane Nantucket, Ma. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Rd Nantucket, MA 02554

Contact Phone # 508.325.5890 E-mail: brenda@tophamdesignack2.com

FOR OFFICE USE ONLY 476

Date application received: 11/3/23 Fee Paid: $ 100.20

Must be acted on by: 12/22/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Raynold Cobb

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions EXHIBIT A I

MOVE GARAGE 1' TO THE REAR EXHIBIT A II

ELIMINATE DECK FROM PLAN

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ■ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Studio / GARAGE

Size of Structure or Addition: Length: 31'-0" Sq. Footage 1st floor: [redacted] 516 +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

31'-0" x 17'-0" ~~EF~~ Width: 17'-0" Sq. footage 2nd floor: 446.7+/- Size: _____ ☐ 1st floor ☐ 2nd floor

27'-4" +/- Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North @ grade South existing East @ grade West +1 to -3

Height of ridge above final finish grade: North 22'-2" South 21'-7" East 22'-2" West 22'-2"

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 VARIES. ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 Dormer 4 /12 Other 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): 4x4 Red cedar with PVC

Sidewall: ■ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ■ Cedar ☐ Other _____

B. Treatment ■ Paint ☐ Natural to weather ☐ Other White

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x8 Frieze 1x6

Window Casing 8/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 5/4x6 5/4x8

Windows*: ■ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

■ True 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 ~~Wood~~ Alu V GROOVE (PAINTED)

Hardscape materials: Driveways brick + Cobble Walkways _____ Walls see landscape plan

* Note: Complete door and window schedules are required.

COLORS

Sidewall to weather Clapboard (if applicable) _____ Roof to weather

Trim White Sash White Doors Newport Blue

Deck to weather Foundation grey 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.

Signed under penalties of perjury

main House Sarkisian

RECEIVED JAN 21 2025 APPROVED By HDC2023-11-9406 NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

	- Advised making the fenestration on the main mass more consistent to potentially create the impression of a front-facing building, considering the bumped-out window might otherwise give the appearance of a side-facing structure.	
Motion:	**Motion to approve, with Exhibit A (through staff) focusing on the North elevation, in addition the connector triple set double-hung windows will be made the same size as the A-windows; the dormer will have a top plate header, a slightly lower roof mass, no corner boards, and triple windows; and the window in the center will be on the center line of the window below. (Made by: Welch) (02:39:55)**	
Roll-Call Vote:	Carried – 3:2 // Pohl, Welch, Patten (Aye) // Camp, Coombs (Nay)	Certificate #HDC2023 – **03-8052**

7. Robert Sarkisian- **11-9406** | 8 North Mill St | Free Standing Studio/ Garage | 55.4.4/78.2 | Topham Designs

studio/garage

Voting:	Pohl, Welch, Camp, Coombs, Patten
Alternates:	Paul, Thornewill
Recused:	Oliver
Representative:	Joe Topham
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus,** Preservation Planner - The site plan needs revision without the connector between the two infill lots. - Consider reducing the height of the connector if possible. - The connector should be pushed back further from the facade of the main home. - Garage doors for both infill lots should be windowless, carriage-style doors, or baton doors. - The fenestration and dormers seem odd; consider smaller dormers and windows more in line with the neighborhood.
Public Comments:	**Mickey Rowland,** Historic Structures Advisory Group - Noted that the garage is nearly parallel to the facade of the house. - Referred to "Building With Nantucket in Mind" and suggests pushing the garage to the back of the lot. - Encouraged consistency in the Commission's approach regarding the placement of garages, particularly in the old historic district.
Concerns:	**Welch** - Agreed with the concern about the distance from the street for the garage and expresses appreciation for the door choice, finding it appropriate. **Camp** - Agreed with the concern about the garage's proximity to the main house and suggested simplifying the front fenestration and doors, opting for a simpler garage door with batten doors, and possibly a smaller, simpler window above. **Patten** - Agreed with the suggestions to push the garage back, possibly bring it down a bit, and eliminate windows on the garage doors. **Coombs and Pohl** - Concurred with the previous comments. **Topham** - Explored the possibility of bringing the house forward to address some of the issues. - Mentioned a 9-foot separation between the two structures and proposed having the garage gable four feet back from the secondary mass. - This adjustment would have created a more even stagger and resulted in the garage being approximately 20 feet off the street. - Expressed the challenge posed by the 10-foot front setback requirement in the zoning regulations.
Motion:	**Motion to approve, with Exhibit A (through staff) to remove the deck from the site plan, shift the garage back from the street by 7 feet, and specify the garage doors to be of "B-Groove" style. (Made by: Welch) (02:51:33)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Patten (Aye) // Camp (Nay) — Certificate # HDC2023–**11-9406**

8. Robert Sarkisian | 8 North Mill St | Hardscape | 55.4.4/78.2 | Topham Designs

- **No discussion or action taken.**

Hardscape

SARKISIAN RESIDENCE

8 NORTH MILL STREET, NANTUCKET, MA, 02554

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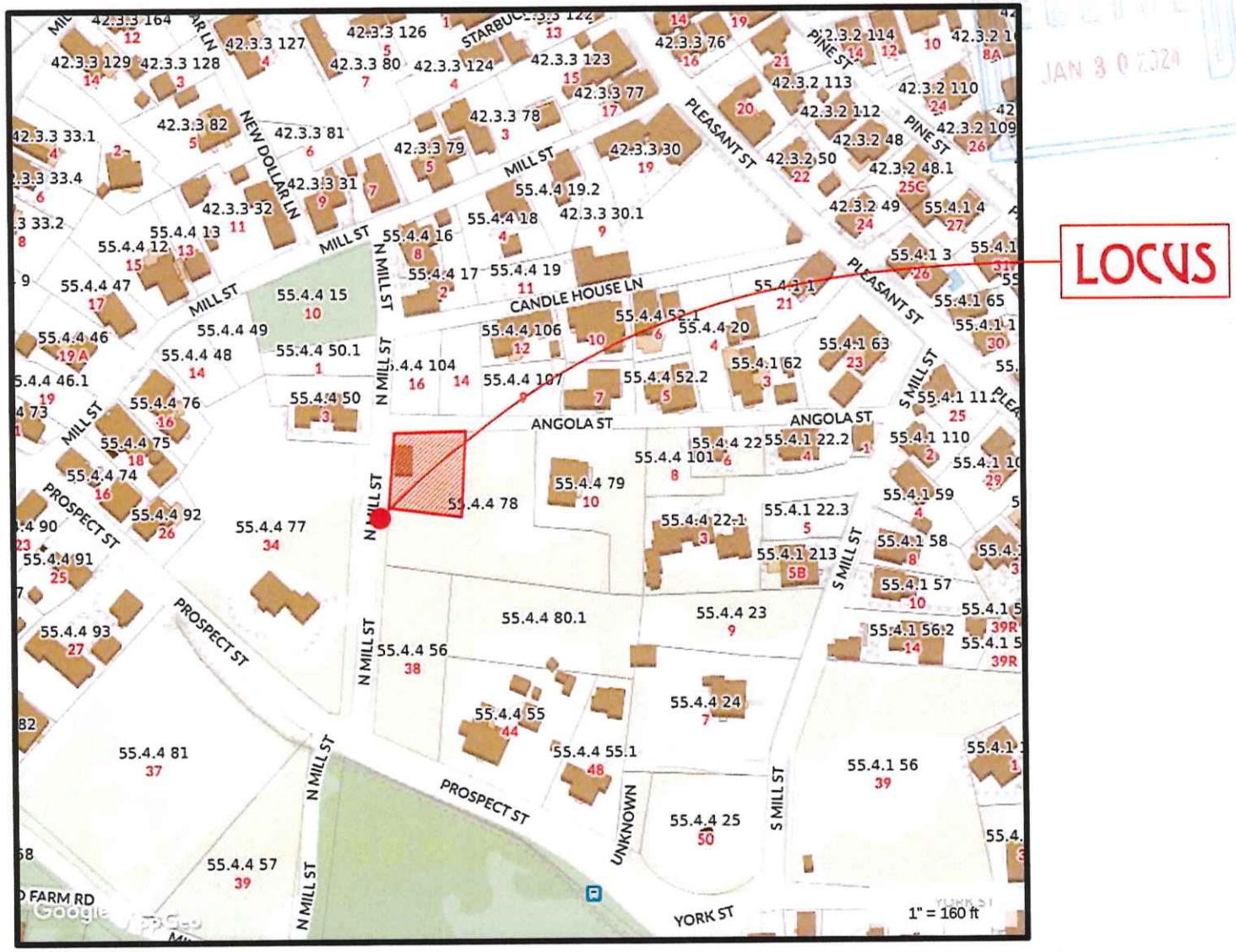
JAN 21 2025
By

RECEIVED
JAN 30 2024



8 NORTH MILL STREET LOCUS MAP LOCUS MAP

L

SCALE: 1:106.67

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

8 NORTH MILL STREET LOCUS MAP

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL FOR CONTENTS CERTIFICATE NO.:
PLANNING FILE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

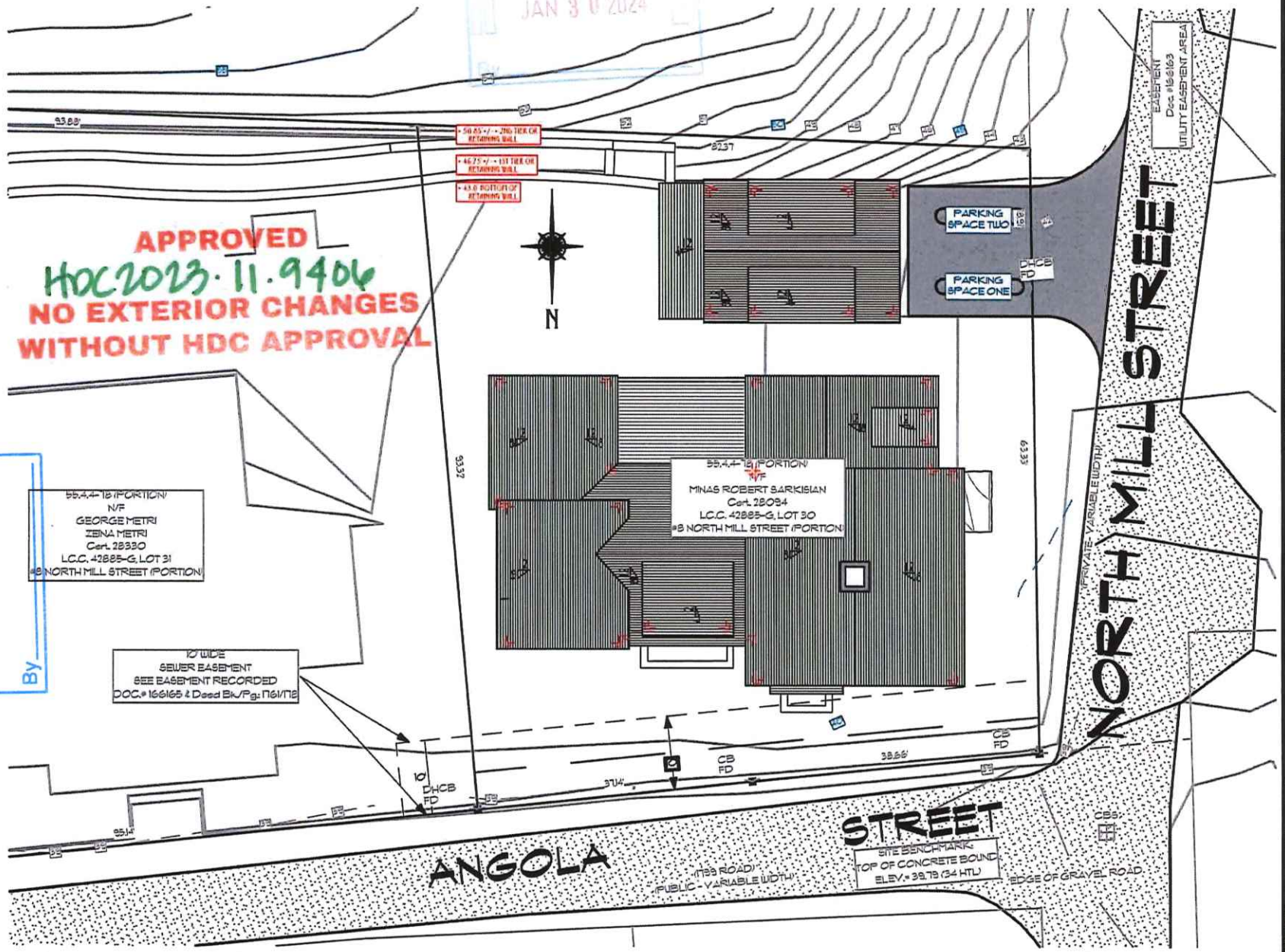
PROJECT NO. 2021-14
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-CH ALLOWABLE G.C.: 40%

G/S · 0.1

RECEIVED
JAN 3 0 2024
By

APPROVED
HDC2023·11·9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JAN 21 2025
By



S

PROPOSED HDC SITE PLAN (R·OH)

SCALE: 1:218.18

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO SITE PLAN

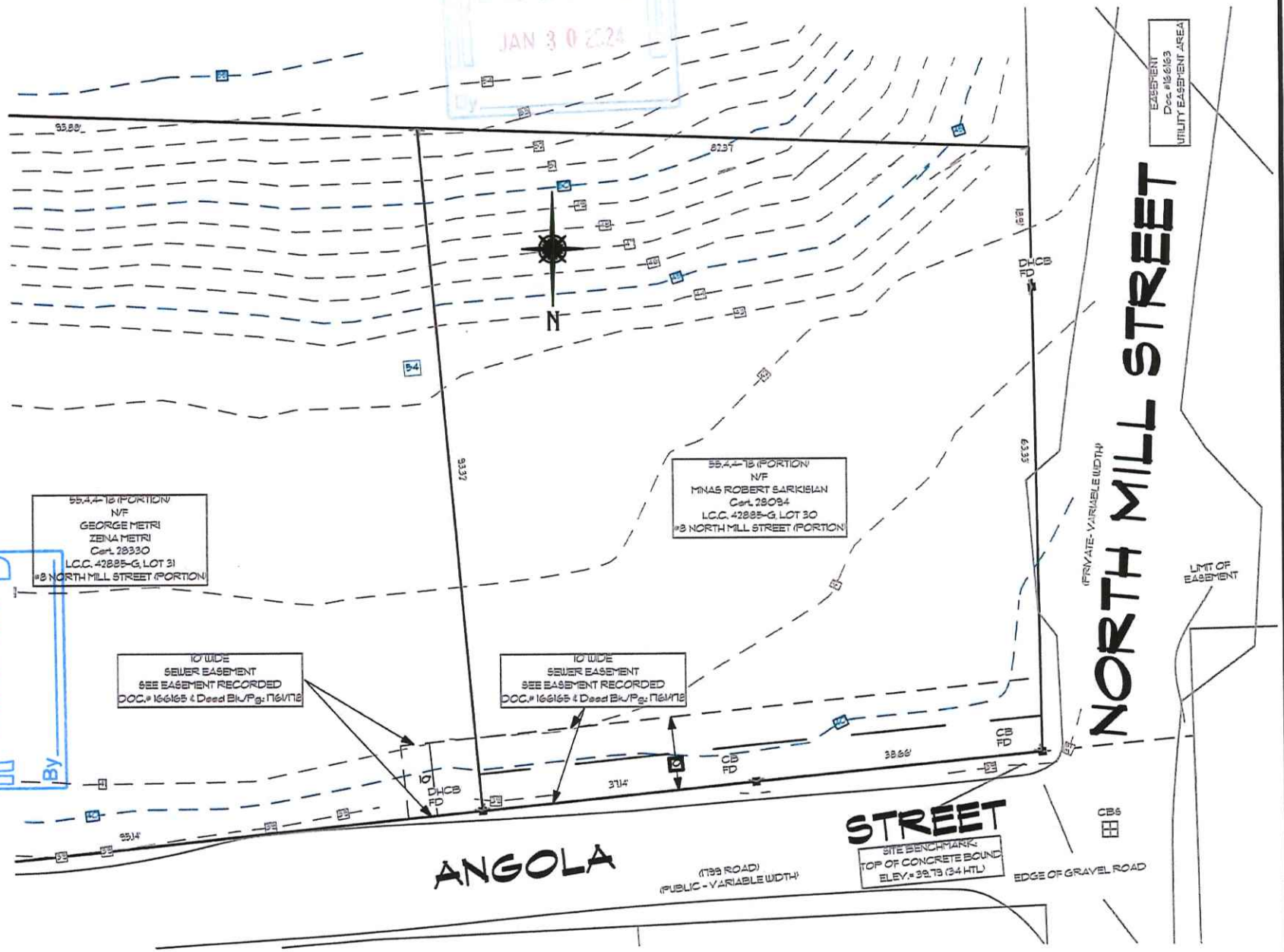
HDC Submission 22 APRIL 2023
HDC Approval: PLACE 98 DEC3 Certificate No.:
Drawing Number No.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO.2021-14
Map No. 55.4.4 Map No. 78
Zoning: R-OH Allowable: 9 C.40%

CTG·0.2



S

EXISTING BLACKWELL SITE PLAN (R·OH)

SCALE: 1:218.18

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JAN 30 2024
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18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING SITE PLAN

DRAWING FORMAT NO.:

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLACE VERIFIED CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO. 2021-14
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.-40%

CTG·0.2

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APPROVED
HDC2023.11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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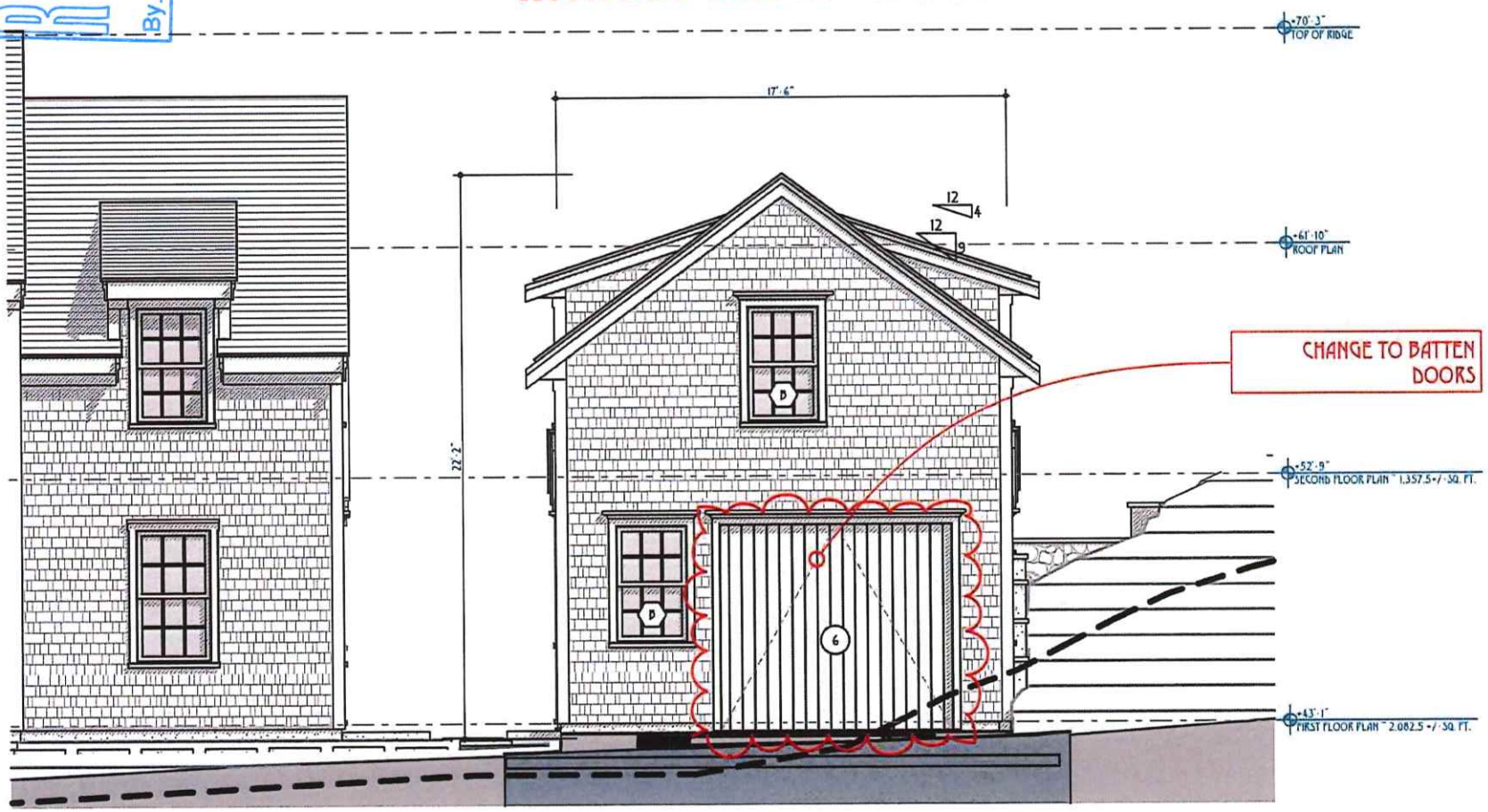

GW

GARAGE/STUDIO WEST (NORTH MILL ST) ELEVATION

SCALE: 1:73.85

TOPHAM DESIGN, LLC
18 HUNTTOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO WEST ELEVATION

HDC SUBMISSION 12 APRIL 2023
HDC REVISIONS 11.22.2023
1/27/24

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO.2021-14
MAP NO.55 4 4 — MAP NO. 78
ZONING - R-CH — ALLOWABLE O.C.-40%

G/S·0.4

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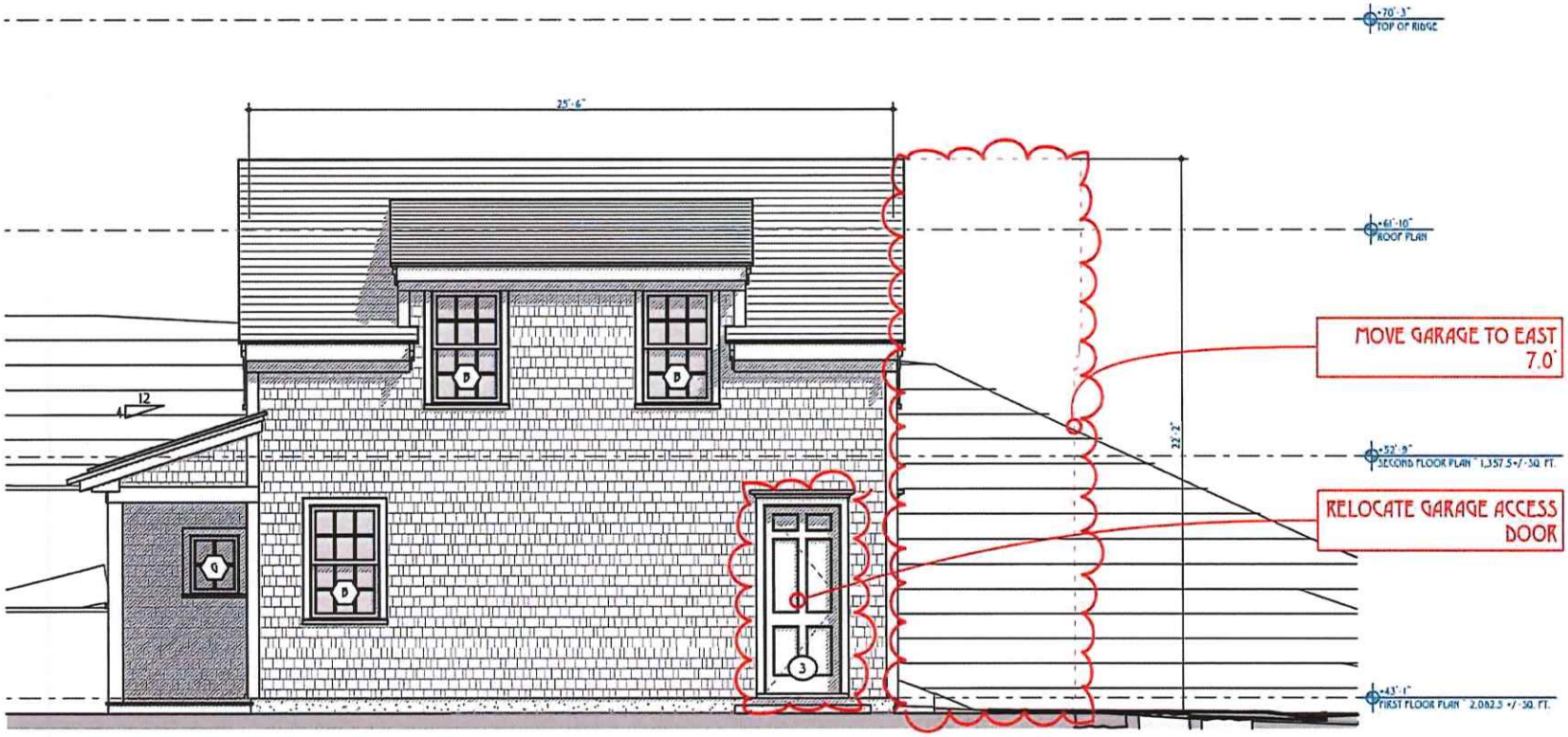
JAN 21 2025
By

APPROVED
HDC 2023·11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

JAN 30 2024



GN

GARAGE/STUDIO NORTH ELEVATION

SCALE: 1:80

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO NORTH ELEVATION

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL FOR REVIEWS CERTIFICATE NO.:
DRAWING PERMIT NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO 2021-14
MAP NO: 55 4 4 MAP NO.: 78
ZONING: R-CH ALLOWABLE G.C. 40%

G/S·0.5

RECEIVED
JAN 21 2025
By

APPROVED
HDC2023.11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
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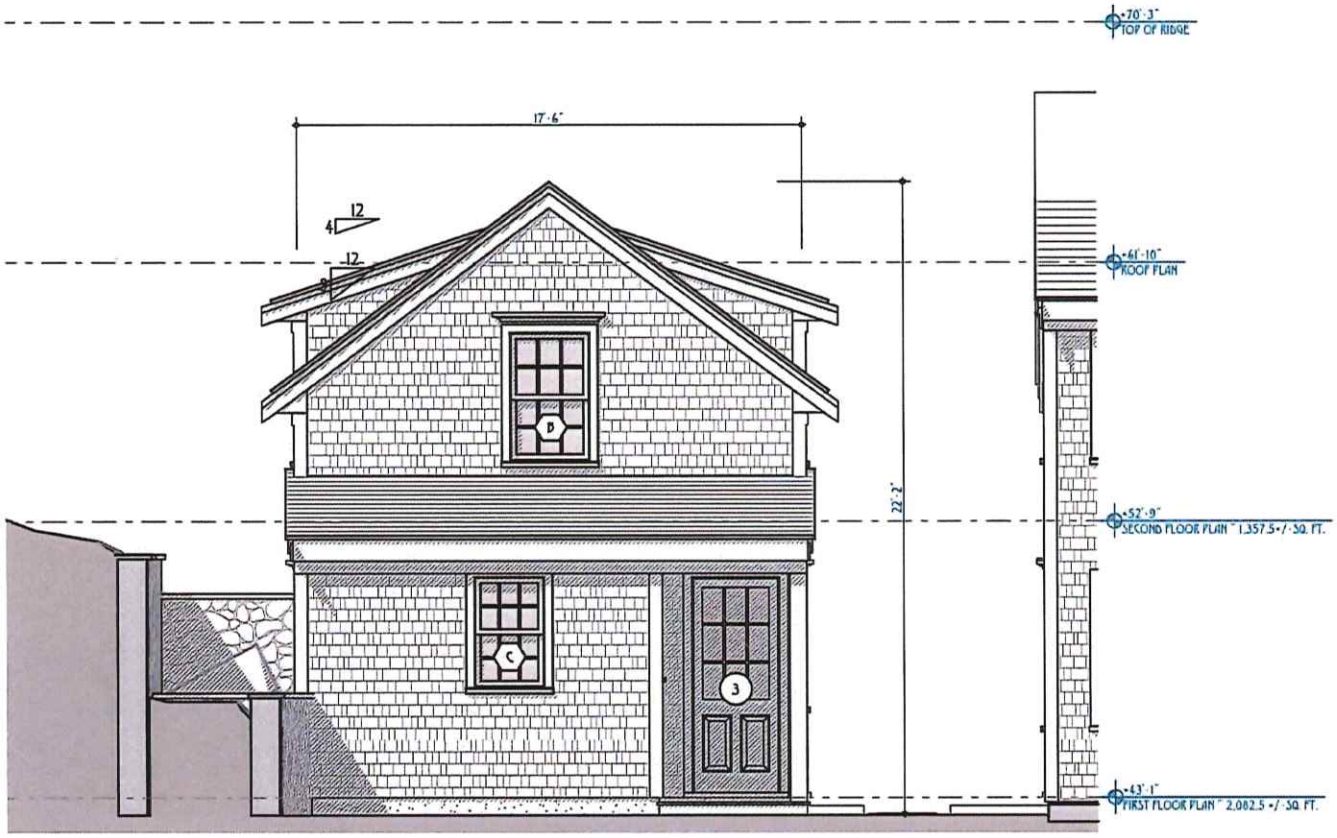
By



GE

GARAGE/STUDIO EAST ELEVATION (REAR)

SCALE: 1:73.85

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO EAST ELEVATION

DRAWING/PERMIT NO.:

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PACKAGE DATE: CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO.2021-14

Plot No.:5544	Plot No.: 78
Zoning : R-CH	ALLOWABLE G.C. 40%

G/S·0.6

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JAN 21 2025
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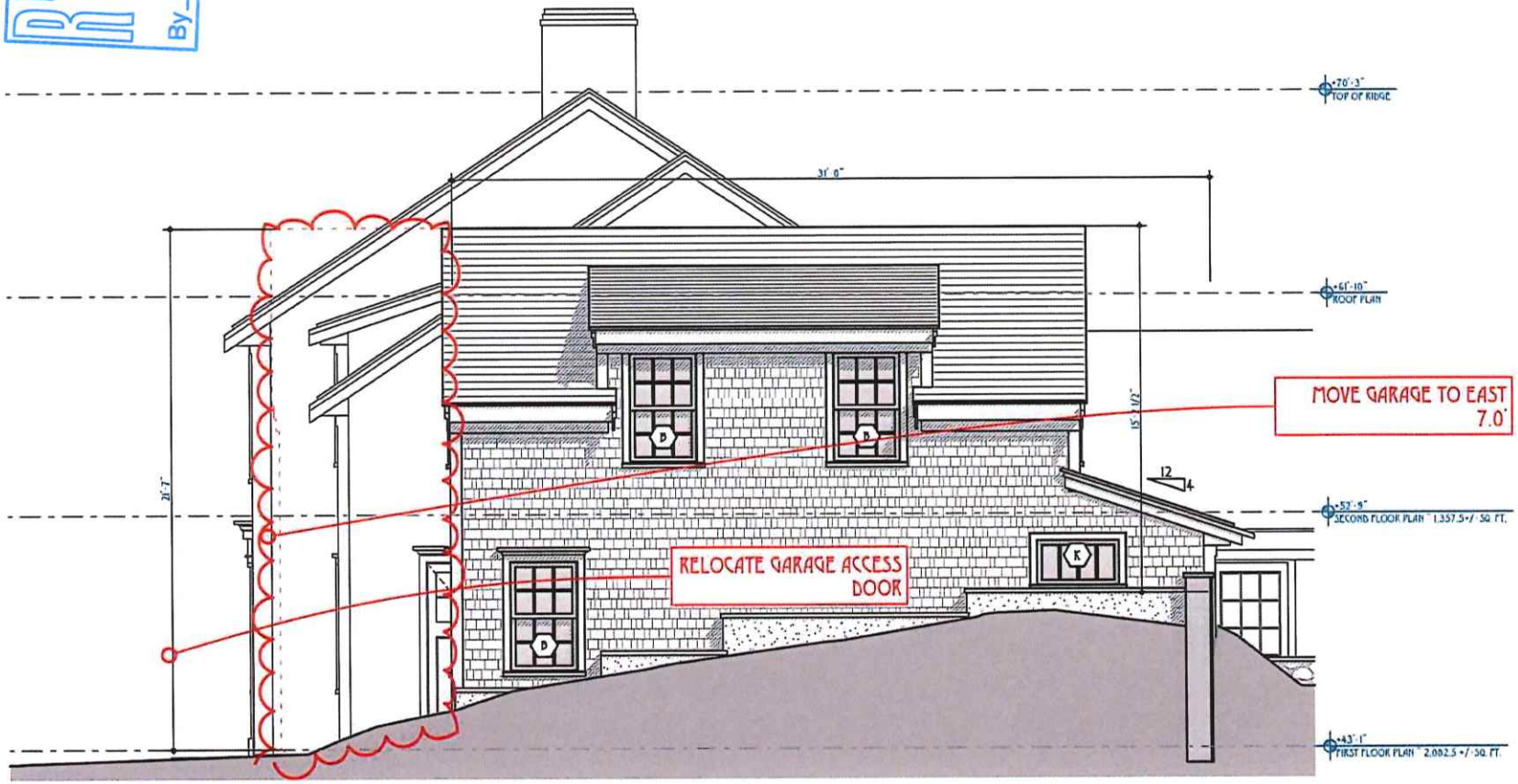
HDC2023.11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

JAN 30 2024



GS

GARAGE/STUDIO SOUTH ELEVATION

SCALE: 1:80

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO SOUTH ELEVATION

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLACE VIA BETS CERTIFICATE NO.:

BUILDING PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

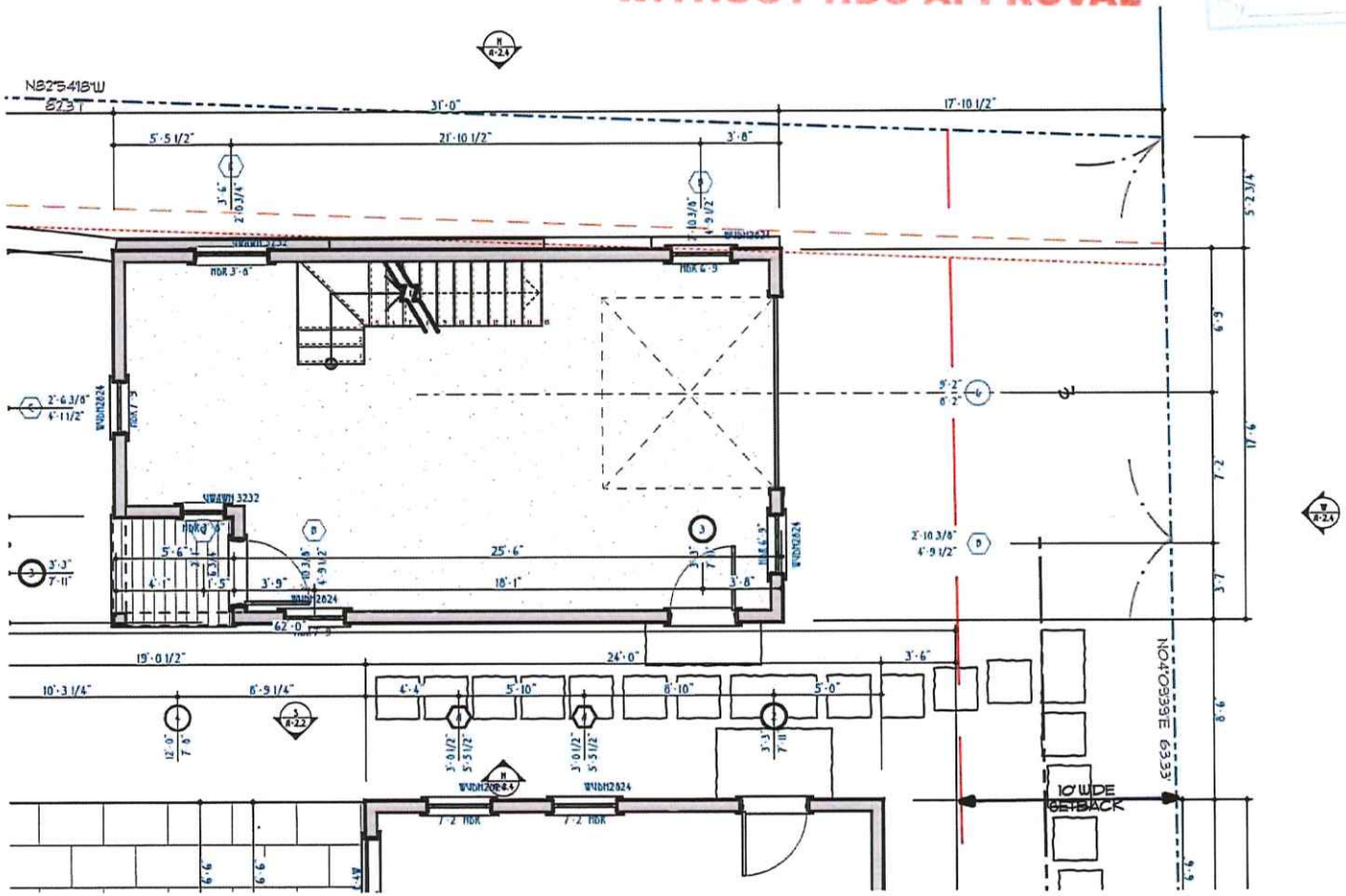
HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO 2021-14
MAP NO.: 55.4.4 MAP NO.: 76
ZONING: R-OH ALLOWABLE G.C.-40%

G/S·0.7

APPROVED
HDC 2023.11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

JAN 30 2024



G1 PROPOSED GARAGE/STUDIO FIRST FLOOR PLAN ~ 515+/-S.F.
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

HDC GARAGE/STUDIO FIRST FLOOR PLAN

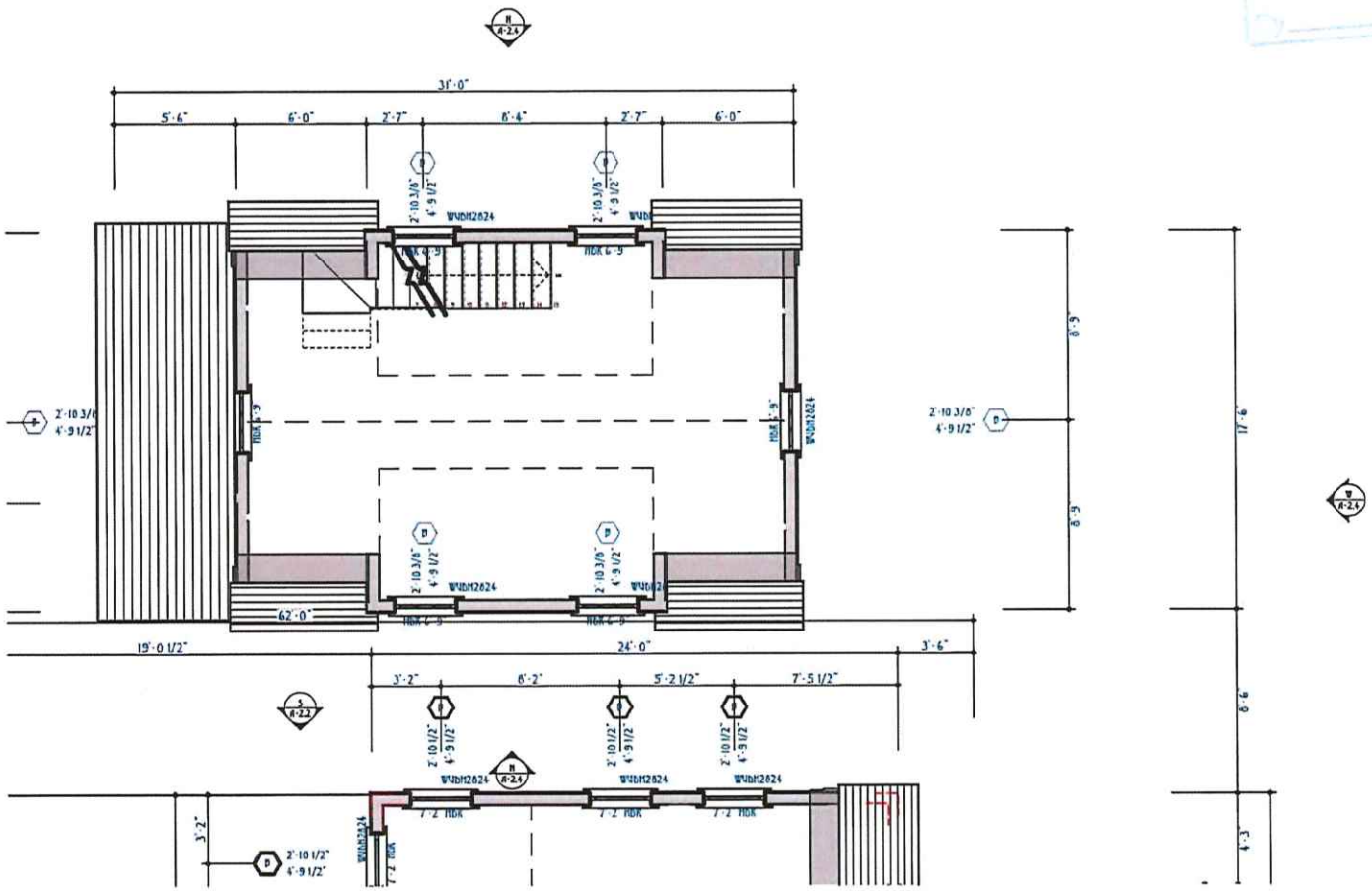
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLANS VIA DRTS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO 2021-14
MAP NO: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE: 9C-40%

G/S-0.8



G1 PROPOSED GARAGE/STUDIO SECOND FLOOR PLAN ~ 446+/·S.F.

SCALE: 1/8" = 1'-0"

JAN 30 2024

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

HDC GARAGE/STUDIO SECOND FLOOR PLAN

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLACE VIA RCTS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO 2021-14
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C. 40%

G/S·0.9

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SARKISIAN RESIDENCE

8 North Mill St, Nantucket, MA. 02554

May 3, 2023

Window & Exterior Door Schedule

MARVIN Window Schedule

All Windows to be Marvin - Ultimate Double-Hung, Fixed or Awning style units as noted per schedule. All units to be White 7/8" Simulated Divided Light w/Spacer Bar.
Double-Hungs to have White Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles. All exterior window casings to be 5/4X4 Red Cedar side casing & 5/4X6 head casing per drawings.
All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings.
Interiors to be primed Wood. Contractor to determine all jamb widths and extension jamb needs where necessary.

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-5"	3'-0 3/8" x 5'-5 1/2"	6 Over 6	WUDH3028 E
A3	Double-Hung-3W	Marvin	2'-11 3/8" x 5'-5"-3W	8'-11 1/8" x 5'-5 1/2"	6 Over 6	WUDH3028 E-3W
B	Double-Hung	Marvin	2'-9 3/8" x 4'-9"	2'-10 3/8" x 4'-9 1/2"	6 Over 6	WUDH2824
D	Double-Hung	Marvin	2'-5 3/8" x 3'-9"	2'-6 3/8" x 3'-9 1/2"	6 Over 6	WUDH2418
F	Awning/Push Out	Marvin	2'-8" x 2'-8 1/16"	2'-9" x 2'-8 9/16"	6	UWAWN 3232
G2	Awning/Push Out-2W	Marvin	2'-8" x 2'-4 1/16"-2W	5'-5" x 2'-4 9/16"	6	UWAWN 3228-2W

Exterior Door Schedule

Marvin Exterior Doors, swing per plan. All exterior surfaces to be Painted Hamilton Blue, Benjamin Moore. Hinged doors to have Baldwin, Swinging Multi Point locking hardware, in Stainless Steel. All units interior to be painted White. Hinged doors to have Swinging Multi Point locking hardware, in Stainless Steel. All exterior door casings to be 5/4X4 mahogany side casing & 5/4X6 head casing per drawings.
Provide Adjustable Hinges in Stainless Steel. Provide Mahogany Swinging Screen doors, Bronze Screening.
Contractor to determine all jamb widths and extension jamb needs where necessary.

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front	Upstate Door	3'-4" x 7'-6"	3'-7" x 7'-9"	6 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
2	Side/French	Upstate Door	3'-0" x 7'-8"	3'-3" x 7'-11"	9 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
3	Side/French	Upstate Door	2'-8" x 7'-8"	2'-11" x 7'-11"	12 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
4	Ultimate Sliding French	Marvin	3'-0" x 7'-8"-4W	12'-0" x 7'-9"	12 Lt/1 Pnl	WUSF14492
5	Basement	Upstate Door	2'-8" x 6'-10"	2'-11" x 7'-0 1/2"	4 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
6	Garage Overhead	Custom	9'-0" x 8'-0"	9'-2" x 8'-2"	8+8	Faux Dbl 4'-6" x 8'-0" 8 Lt 1 Pnl

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .29 and DP30 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 3.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions:

W&D SARKISIAN WINDOW & DOOR SCHEDULE

TOPHAM DESIGN, LLC
18 HUNTOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

PERMIT ISSUED NO.:

HDC SUBMISSION 22 APRIL 2023
HDC FINAL PACKAGES CURRENT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/27/24

PROJECT NO.2021-14
MAP NO.:55 4.4 LOT NO.: 78
ZONING: R-OH ALLOWABLE %C.40%

/S·W&

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STAFF APPROVAL CHECKLIST

Planning and Land Use Services
Historic District Commission
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

garage/studio
Sarkisian
8 North Mill St
55.4.4 / 78.2

This checklist MUST be submitted with your Staff Approval.

1-26-23	Sign In submission at Front Desk
	Address & HDC case number: (ex. HDC2020-XX-XXXX) 8 North Mill St HDC2023-11-9046
✓	Meeting Approval Date: 12·19·23 Copy of Minutes (application item circled)
	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
✓	One set reduced plans: 8 ½ x 11
✓	Additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
1-29-23	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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JAN 30 2024
By

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

CERTIFICATE NO: HDC2023-11-9406 STAFF (exhibit A) DATE ISSUED: 12/19/23

Track with main House + Landscape

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.

RECEIVED JAN 2 0 2025 By

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 North Mill St

Owner of record: Minas Robert Sarkesian

Mailing Address: 24 Macy Lane
Nantucket, Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Rd
Nantucket Ma 02554

Contact Phone #: 508.325.5890 E-mail: brenda@Tophamdesignack.com

FOR OFFICE USE ONLY 476

Date application received: 11/3/23 Fee Paid: $ 190.20

Must be acted on by: 12/22/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Raynal B Pollard

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

- MOVE GARAGE 7' TO THE REAR EXHIBIT A I
- ELIMINATE DECK FROM PLAN EXHIBIT A II

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ■ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Studio / GARAGE

Size of Structure or Addition: Length: ~~25'6"~~ 27'4 1/4" Sq. Footage 1st floor: ~~482~~ 68 515 +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 17'6" Sq. footage 2nd floor: 446 +/- Size: _____ ☐ 1st floor ☐ 2nd floor

27'4 1/4" +/- Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North @ grade South existing no chg East @ grade West +1 → -3

Height of ridge above final finish grade: North 22'2" South 21'7" East 22'2" West 22'2"

Additional Re...

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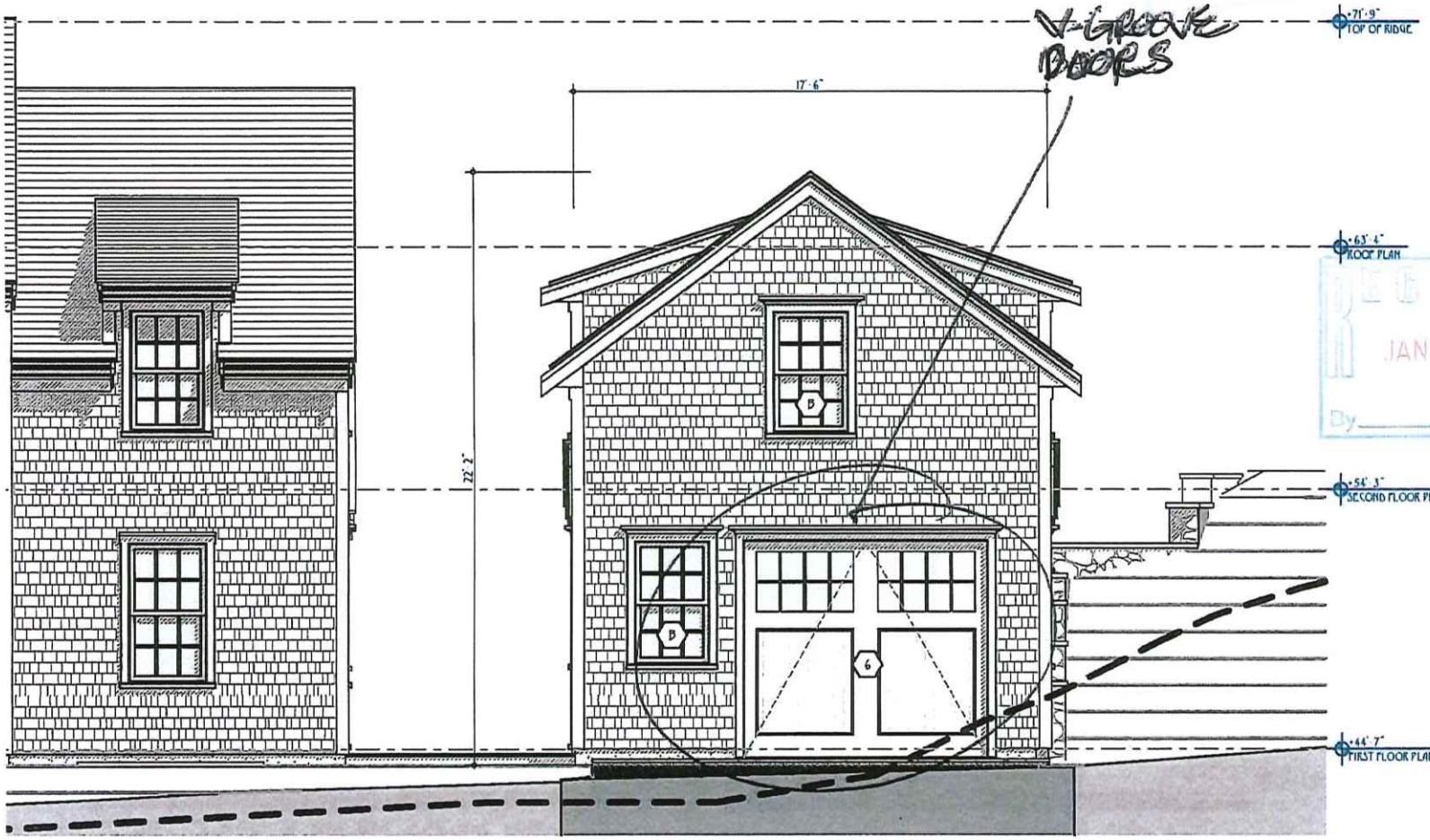
By

EXHIBIT A II



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JAN 30 2024
By

GARAGE/STUDIO WEST (NORTH MILL ST) ELEVATION

SCALE: 1:73.85

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO WEST ELEVATION

HDC SUBMISSION: 00 SEPT 2021
HDC APPROVAL: PLACE UR DEPTS CERTIFICATE NO:
EXHIBIT A PERMIT NO:

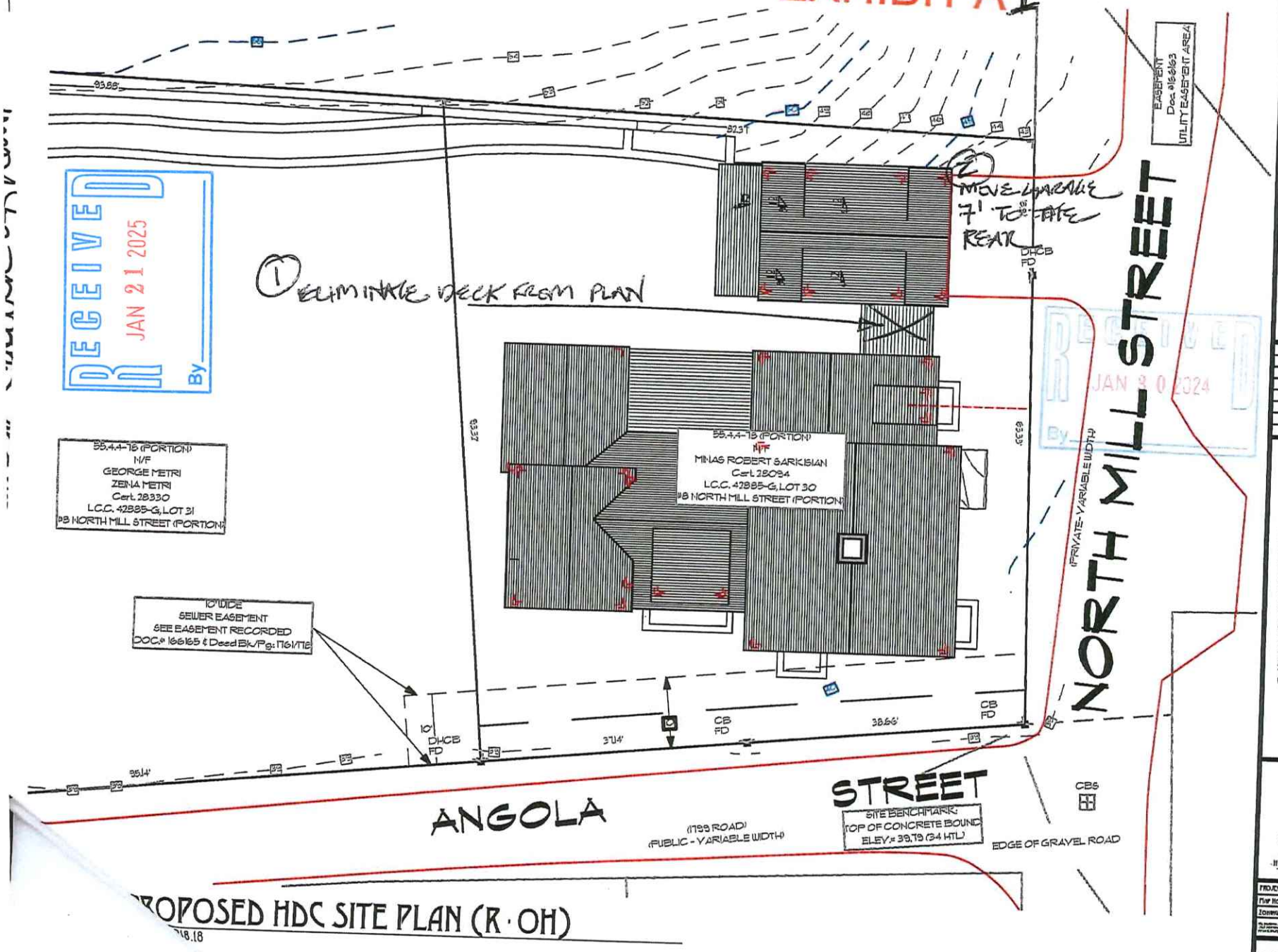
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 04.29.2023
10/30/23

PROJECT NO: 2021-14
MAP NO.: 55.4.4 MAP NO.: 76
ZONING: R-OH ALLOWABLE G.C.: 40%

G/S·0.4

EXHIBIT A I



PROPOSED HDC SITE PLAN (R · OH)

18.18

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JAN 30 2024
By

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO SITE PLAN

HDC SUBMISSION: 09 SEPT 2021
HDC APPROVAL: PLACE UNDER CERTIFICATE NO.:
PUBLISHED PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 04.25.2023
10/30/23

PROJECT NO: 2021-16
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.: 40%

CTG · 0.2

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°: 55.4.4 PARCEL N°. 75.2

Street & Number of Proposed Work: 8 N. MILL ST

Owner of record: M. ROBERT SARKISIAN

Mailing Address: 24 MACYS LN
NANTUCKET, MA 02554

Contact Phone #: 508 292 0665 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT SARKISIAN

Mailing Address: 24 MACYS LN
NANTUCKET MA 02554

Contact Phone #: 508 292 0665 E-mail: robert.nantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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 8052 MAIN HOUSE

☐ 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

MOVED STRUCTURE 5 FT TO THE NORTH - ANGOLA ST.

CHANGING ROOF MATERIAL

BASEMENT STAIRWELL ACCESS

Is there an HDC survey form for 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.) MOIRE BLACK

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

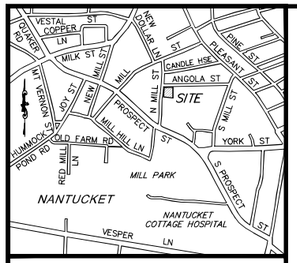
Trim _____ Sash _____ Doors _____

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 11/21/25 Signature of owner of record M Robert Sarkisian Signed under penalties of perjury



LOCUS NOT TO SCALE

LAND COURT PLAN 42885-G

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JULY 8, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0088 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL OLD HISTORIC (ROH) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	5,000 SQ. FT.
LOT FRONTAGE	50 FT.
FRONT SETBACK	0 FT.
SIDE SETBACK	5 FT.
REAR SETBACK	5 FT.
MAX. LOT COVERAGE	40%

OVERLAY DISTRICT APPLICABILITY

TOWN OVERLAY DISTRICT

HDC OLD HISTORIC DISTRICT

CORE SEWER DISTRICT

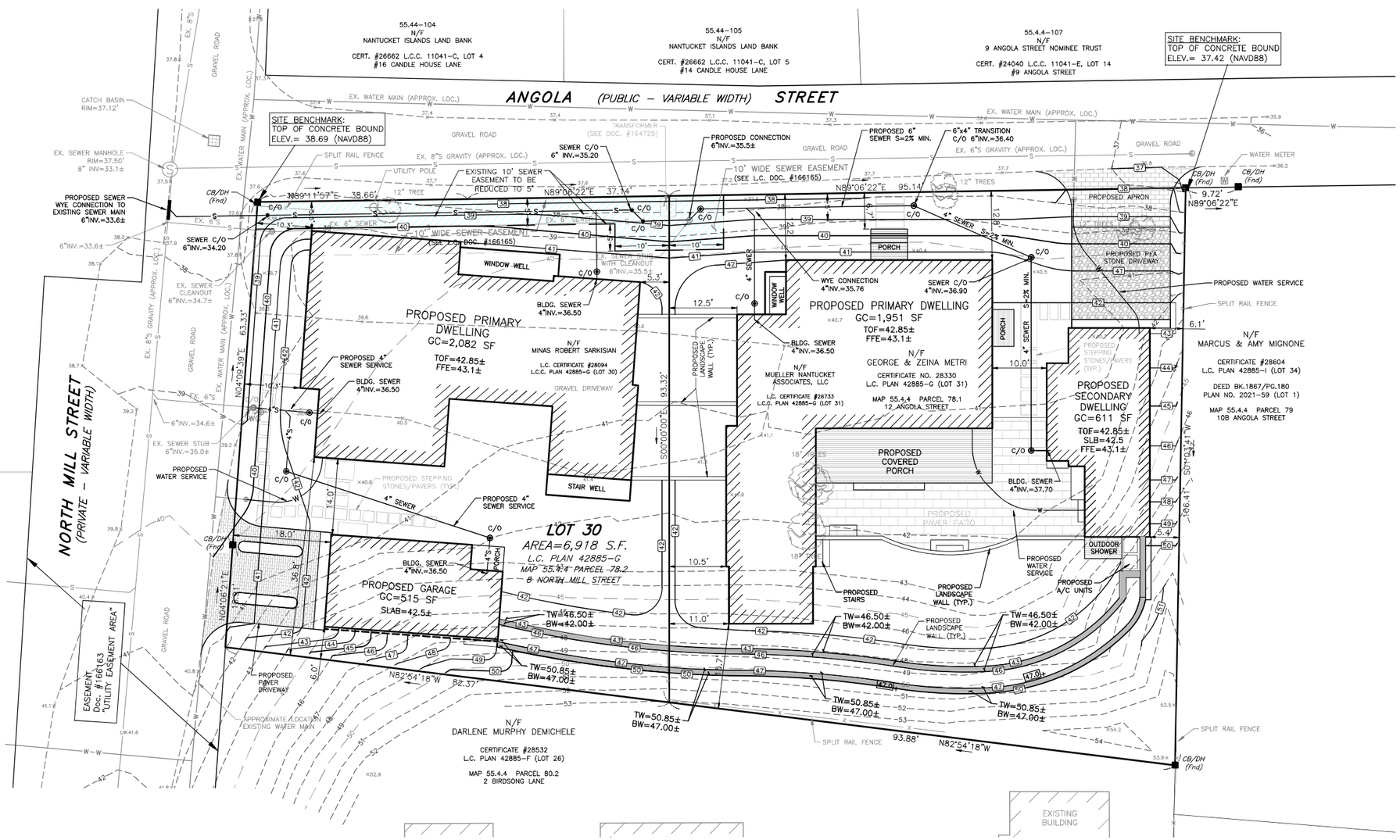
HARBOR WATERSHED PROTECTION (ZONE B)

MASSWILDLIFE/TNC BIOMAP CORE HABITAT (PARTIAL)

NHESP NATURAL COMMUNITIES (PARTIAL)

LEGEND

- CB/DH — CONCRETE BOUND W/DRILL HOLE
- X — FENCE (SPLIT RAIL)
- 40.5 — SPOT ELEVATION
- TREE
- UP — UTILITY POLE
- WG — WATER GATE



APPROVED
DEC 11 2024
NANTUCKET SEWER DEPT.
David C Gray Sr.

10 0 5 10 20
SCALE: 1 INCH = 10 FEET

NO.	DATE	DESCRIPTION	APPROVED
2	11/12/24	REVISED SEWER CONNECTION LOCATIONS	DCM
1	8/21/24	ADJUSTED BUILDING LOCATIONS AND GRADING	DCM

PLAN REVISIONS

DATE: JULY 10, 2024

DRAWN BY:	DESIGN BY:	CHECK BY:
RLM /RT	RT	DCM

PROJECT NO. 24040

ISSUED FOR: APPROVAL

COMMONWEALTH OF MASSACHUSETTS DANIEL C MELLOY CIVIL No. 41757 REGISTERED PROFESSIONAL ENGINEER

SEWER CONNECTION PLAN

8 NORTH MILL STREET
ASSESSORS MAP 55.4.4, PARCEL 78.2

12 ANGOLA STREET
ASSESSORS MAP 55.4.4, PARCEL 78.1

NANTUCKET, MASSACHUSETTS

DRAWING TITLE: SITE PLAN

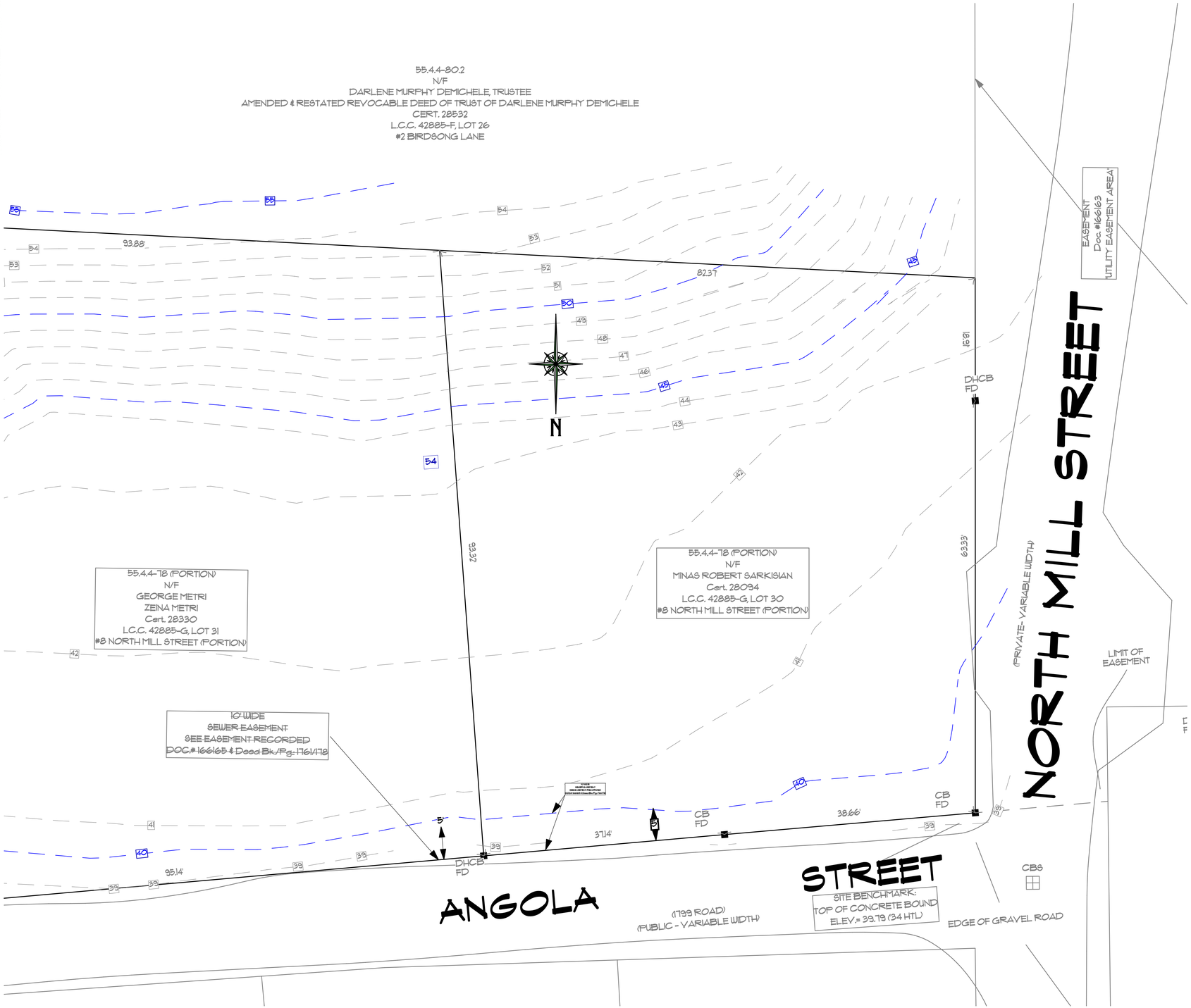
SCALE: 1" = 10'

SHEET NO. 1 OF 1

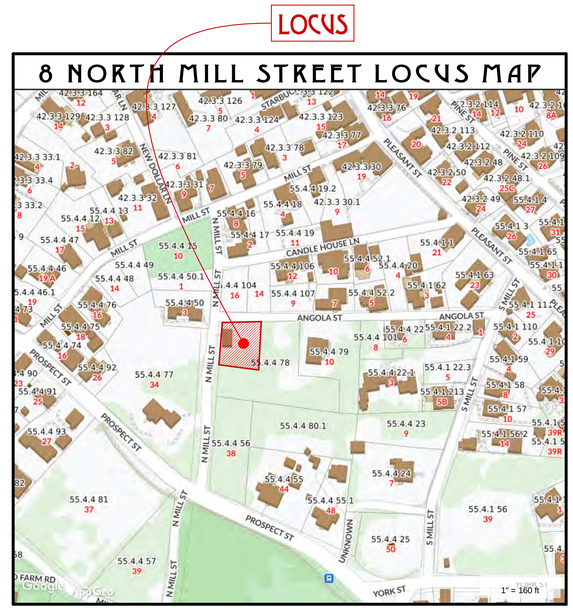
SARKISIAN RESIDENCE

8 NORTH MILL STREET, NANTUCKET, MA, 02554

DEFAULT TOPHAM FILE: TEMPLATE - DEFAULT BASE FOR ARCHIVED 24/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST.PLOTTER 5



S EXISTING BLACKWELL SITE PLAN (R·OH)
SCALE: 1/8" = 1'-0"



L 8 NORTH MILL STREET LOCUS MAP LOCUS MAP
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING TOPOGRAPHY SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO.2021·14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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L·1.1

BOTOLOND TOPHAM'S Path: P:\NILOCAL BOTOLOND\Book\Cad Archived\L\SARKISIAN 8 North Mill St\SARKISIAN 8 North Mill St.rvt Plot#: 5

SARKISIAN RESIDENCE

8 NORTH MILL STREET, NANTUCKET, MA, 02554

55.4.4-80.2
N/F
DARLENE MURPHY DEMICHELE, TRUSTEE
AMENDED & RESTATED REVOCABLE DEED OF TRUST OF DARLENE MURPHY DEMICHELE
CERT. 28532
L.C.C. 42885-F, LOT 26
#2 BIRDSONG LANE

+ 50.85'+/- + 2ND TIER OR RETAINING WALL
+ 46.75'+/- + 1ST TIER OR RETAINING WALL
+ 43.0' BOTTOM OF RETAINING WALL

PARKING SPACE TWO
PARKING SPACE ONE
DHCB
FD

RELOCATE STRUCTURE 5.0' TO THE NORTH
PROPOSED BASEMENT ACCESS

N

EASEMENT Doc. #166163 UTILITY EASEMENT AREA

55.4.4-78 (PORTION)
N/F
MINAS ROBERT SARKISIAN
Cert. 28094
L.C.C. 42885-G, LOT 30
#8 NORTH MILL STREET (PORTION)

55.4.4-78 (PORTION)
N/F
GEORGE METRI
ZEINA METRI
Cert. 28330
L.C.C. 42885-G, LOT 31
#8 NORTH MILL STREET (PORTION)

10' WIDE
SEWER EASEMENT
SEE EASEMENT RECORDED
DOC.# 166165 & Deed Bk./Pg.: 176/178

93.88'
82.31'
93.32'
95.14'
37.14'
38.66'
65.55'
5'
CB
FD
DHCB
CB6

NORTH MILL STREET
(PRIVATE - VARIABLE WIDTH)

ANGOLA STREET
(1799 ROAD)
(PUBLIC - VARIABLE WIDTH)

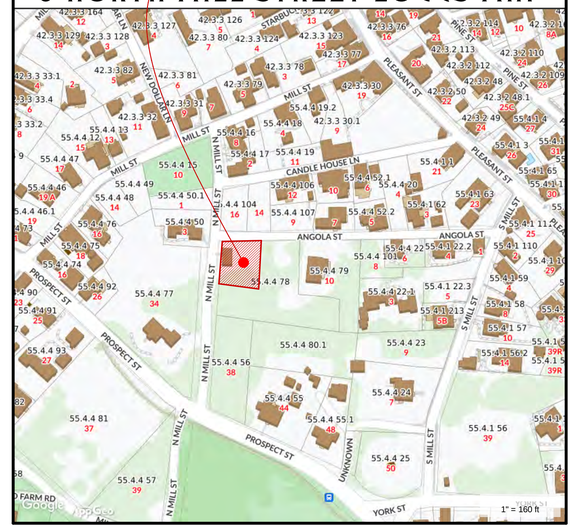
SITE BENCHMARK:
TOP OF CONCRETE BOUND
ELEV.= 39.79 (34 HTL)

EDGE OF GRAVEL ROAD

S PROPOSED MDC SITE PLAN (R-OH)
SCALE: 1/8" = 1'-0"

LOCUS

8 NORTH MILL STREET LOCUS MAP



L 8 NORTH MILL STREET LOCUS MAP LOCUS MAP
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 Hummock Pond Road, Nantucket, MA. 02554.
Tel.: 508.325.5890 Email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

MDC Submission: 22 April 2023
MDC Approval: HDC2023.11 9406 12/19/23 Certificate No.:
Building Permit No.:

SARKISIAN RESIDENCE
8 North Mill Street
Nantucket, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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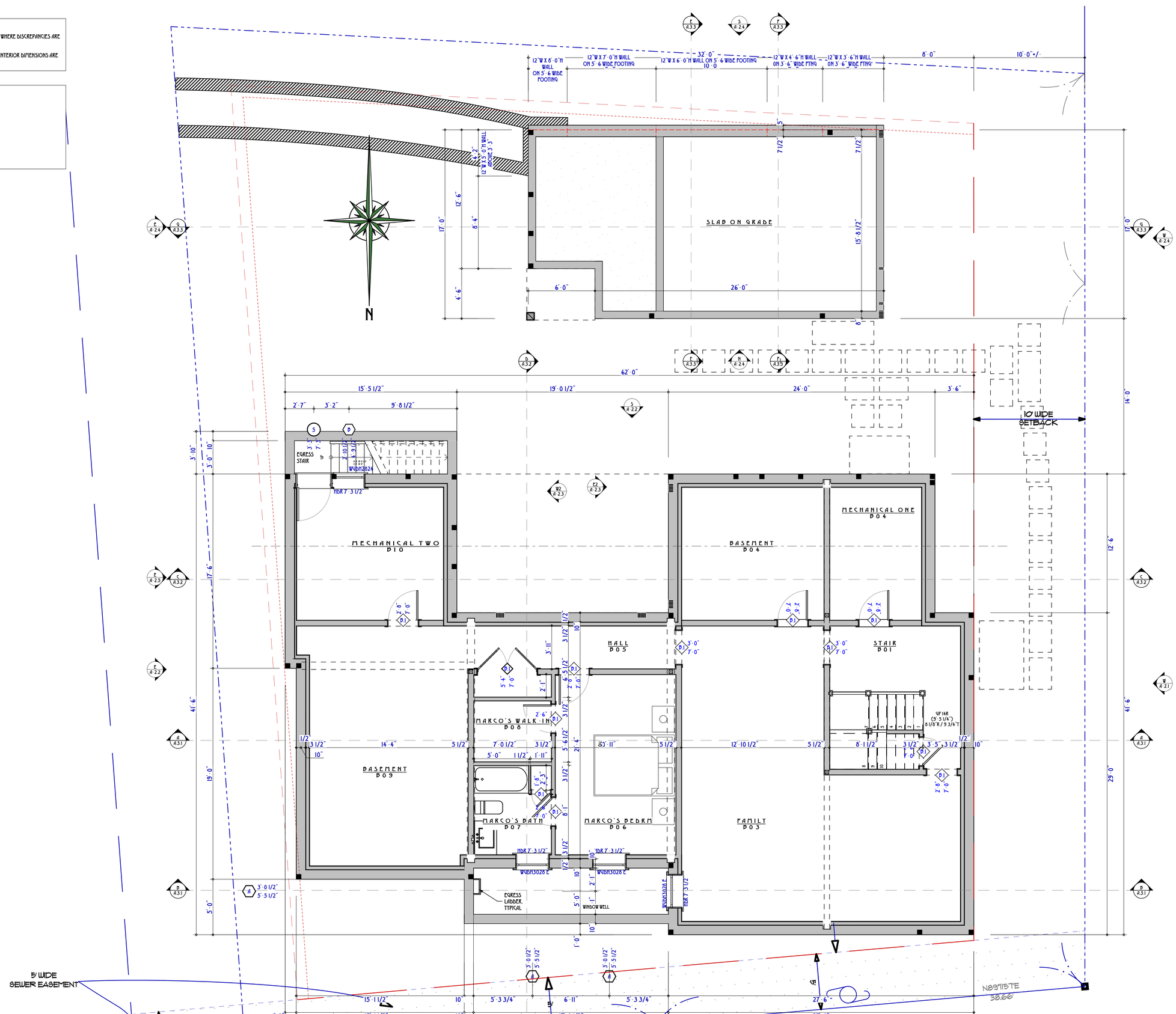
L-1.2

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD), TYP, UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



TOPHAM DESIGN, LLC

18 Hummock Pond Road, Nantucket, MA, 02554,
Tel.: 508·325·5890 Email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

BASEMENT FLOOR PLAN ~ 2,083 +/· SQ. FT.

Building Permit No.:

HDC Submission: 22 April 2023
HDC Approval: HDC2023-11-9406 12/19/23 Certificate No.:

SARKISIAN RESIDENCE

8 North Mill Street
Nantucket, MA 02554

Building Permit · MEC Stamping
9/24/24

PROJECT NO:2021-14

Map No.:55.4.4 Map No.: 78

Zoning : Historic ROH Allowable G.C.:40%

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A·1.0

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE

RELOCATE STRUCTURE 5.0' TO THE NORTH

PROPOSED BASEMENT ACCESS

N

TRASH STORAGE

ONE CAR GARAGE
Q101

KITCHEN
Q103

ENTRY
Q102

MASTER BEDROOM
110
KING
BENCH/TABLE

MASTER BATH
112

HALL
111

MASTER DRESSING
113
FLAT CLG

VEST
109

LIVING
108

DINING
106
HARDWOOD
FLAT CLG

KITCHEN
105

ENTRY
101

MUDRM
102

PWDR
104

VEST
103
HARDWOOD
FLAT CLG

PANTRY
107
TILE FLOORING
FLAT CLG

10' WIDE SETBACK

5' WIDE SEWER EASEMENT

38

39

N82°54'18"W
82.31'

N04°09'39"E 63.33'

S00°00'00"E
93.32'

N89°15'15"E
38.66'

BUILDING CONFINED TO THE TRIANGULAR BUILDING AREA FOR PROPOSED NEW GARAGE/ART & NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PLOT PLAN 5

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508.325.5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 2,083 +/- SQ. FT. ~ GARAGE 517.0 +/- SQ. FT.

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A-1.1

GENERAL PLAN NOTES:

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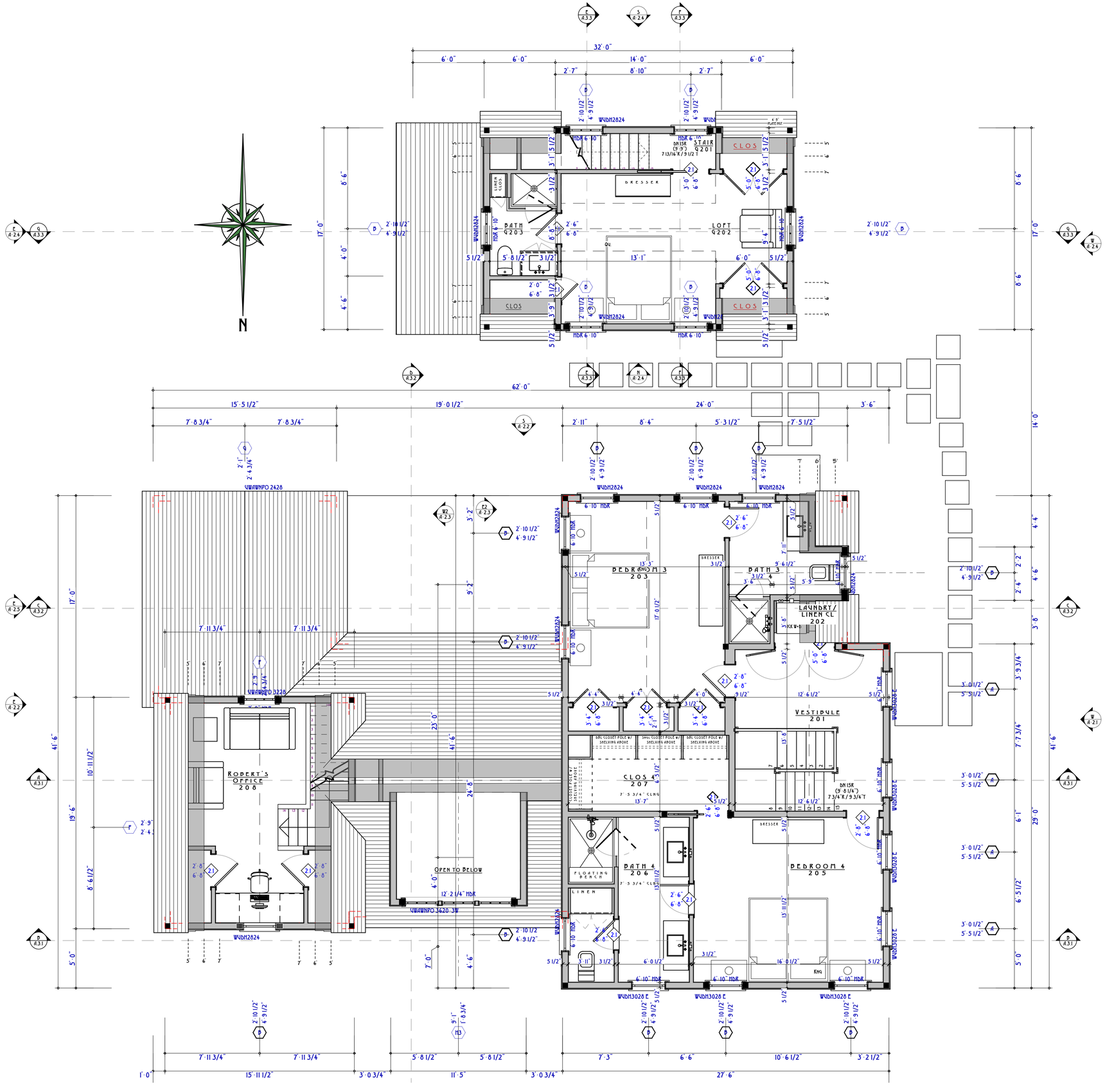
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE

BOTTOM OF TOPMOST SUB-FLOOR TO BOTTOM OF TOPMOST FLOOR FRAMING
BOTTOM OF BASE FOR ANCHORED SILL/GIRDER TO TOP OF TOPMOST FLOOR FRAMING



TOPHAM DESIGN, LLC

18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN ~ 1,312 +/- SQ. FT. ~ GARAGE 434.0 +/- SQ. FT.

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023.11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A·1.2

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE

+ 50.85'+/- + 2ND TIER OR RETAINING WALL

+ 46.75'+/- + 1ST TIER OR RETAINING WALL

+ 43.0' BOTTOM OF RETAINING WALL

RELOCATE STRUCTURE 5.0' TO THE NORTH

54

PROPOSED BASEMENT ACCESS

82.37'

32'-0"

62'-0"

PARKING SPACE TWO

PARKING SPACE ONE

18.91'

17'-9"

41'-6"

63.33'

63.32'

38.66'

13'-9"

13'-9"

DHCB FD

CB FD

CB FD

(PRIVATE- VARIABLE WIDTH)

55.4.4-78 (PORTION)
N/F
MINAS ROBERT SARKISIAN
Cert. 28094
L.C.C. 42885-G, LOT 30
#8 NORTH MILL STREET (PORTION)

NEW 5' WIDE SEWER EASEMENT

10' WIDE
SEWER EASEMENT
SEE EASEMENT RECORDED
DOC.# 164665 & Deed Bk.-Pg.: 1541/18

WIDTH 24.0
HDR.E 10.1/2"

5'

37.14'

N

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED ROOF PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A·1.3

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION. ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAMDESIGN, LLC. 2024

BOTTOM OF TOPMOST PLAT: FINISH FLOOR - BOTTOM BASIS FOR ARCHIVED .DWG SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PLOT.DWG

SARKISIAN RESIDENCE

8 North Mill St, Nantucket, MA. 02554

April 22, 2024

Window & Exterior Door Schedule

MARVIN Window Schedule

All Windows to be Marvin - Ultimate Double-Hung, Fixed or Awning style units as noted per schedule. All units to be White 7/8" Simulated Divided Light w/Spacer Bar. Double-Hungs to have White Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles. All exterior window casings to be 5/4X4 Red Cedar side casing & 5/4X6 head casing per drawings. All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings. Interiors to be primed Wood. Contractor to determine all jamb widths and extension jamb reads where necessary.

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-5"	3'-0 3/8" x 5'-5 1/2"	6 Over 6	MLDH3028 E
AB	Double-Hung-3IN	Marvin	2'-11 3/8" x 5'-5"-3IN	3'-0 3/8" x 5'-5 1/2"	6 Over 6	MLDH3028 E-3IN
B	Double-Hung	Marvin	2'-4 3/8" x 4'-4"	2'-10 3/8" x 4'-4 1/2"	6 Over 6	MLDH2024
BB	Double-Hung-3IN	Marvin	2'-4 3/8" x 4'-4"-3IN	2'-8 3/8" x 4'-4 1/2"	6 Over 6	MLDH2024-3IN
C	Double-Hung	Marvin	2'-8 3/8" x 3'-4"	2'-8 3/8" x 3'-4 1/2"	6 Over 6	MLDH2410
DB	Awning/Push Out-3IN	Marvin	2'-0" x 4'-0 1/16"-3IN	2'-5 1/2" x 4'-0 9/16"	4	UAWMP0 3256-3IN
F	Awning/Push Out	Marvin	2'-0" x 2'-4 1/16"	2'-4" x 2'-4 9/16"	8	UAWMP0 3228
G	Awning/Push Out	Marvin	2'-0" x 2'-4 1/16"	2'-1" x 2'-4 9/16"	4	UAWMP0 2428
HB	Awning/Push Out-3IN	Marvin	3'-0" x 1'-0 1/16"-3IN	3'-1" x 1'-0 9/16"	3	UAWMP0 3620-3IN
K	Awning/Push Out	Marvin	3'-4" x 1'-0 1/16"	3'-5" x 1'-0 9/16"	4	UAWMP0 4020

Exterior Door Schedule

Marvin Exterior Doors, swing per plan. All exterior surfaces to be Painted Hamilton Blue, Benjamin Moore. Hinged doors to have Baldwin, Swinging Multi Point locking hardware, in Stainless Steel. All units interior to be painted White. Hinged doors to have Swinging Multi Point locking hardware, in Stainless Steel. All exterior door casings to be 5/4X4 mahogany side casing & 5/4X6 head casing per drawings. Provide Adjustable Hinges in Stainless Steel. Provide Mahogany Swinging Screen doors, Bronze Screening. Contractor to determine all jamb widths and extension jamb reads where necessary.

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front	Upstate Door	3'-4" x 7'-0"	3'-7" x 7'-11"	4 PH	to be Upstate Dr or Nantucket Millworks, Inc. Mahogany
2	Side/French	Upstate Door	3'-0" x 7'-0"	3'-3" x 7'-11"	6 LS/1 PH	to be Upstate Dr or Nantucket Millworks, Inc. Mahogany
3	Ultimate Sliding French	Marvin	5'-0" x 7'-0"-4W	12'-0" x 7'-10 1/2"	12 LS/1 PH	MUSF 12078
4	Side/French	Upstate Door	3'-0" x 7'-0"	3'-3" x 7'-11"	6 PH	to be Upstate Dr or Nantucket Millworks, Inc. Mahogany
5	Garage Overhead	Custom	9'-0" x 8'-0"	9'-2" x 8'-2"	-	Batten Door

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .29 and DP30 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be Flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions:

SARKISIAN WINDOW & DOOR SCHEDULE

SCALE: 1/4" = 1'-0"



PROPOSED WEST (NORTH MILL ST) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH (ANGOLA ST) ELEVATION

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508.325.5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC WEST (NORTH MILL ST) & NORTH (ANGOLA ST) ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023: 11-9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A-2.1

BOTTOM OF TOPMOST PLAT: FINISH GRADE - BOTTOM BASE FOR ASSIGNED ELEVATION 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PLOTS 5

SARKISIAN RESIDENCE

8 North Mill St, Nantucket, MA. 02554

April 22, 2024

Window & Exterior Door Schedule

MARVIN Window Schedule

All Windows to be Marvin - Ultimate Double-Hung, Fixed or Awning style units as noted per schedule. All units to be White T/D Simulated Divided Light w/Spacer Bar.
Double-Hungs to have White Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles. All exterior window casings to be 5/4X4 Red Cedar side casing & 5/4X6 head casing per drawings.
All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings.
Interiors to be primed Wood. Contractor to determine all jamb widths and extension jamb reads where necessary.

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-5"	3'-0 3/8" x 5'-5 1/2"	6 Over 6	MLDH3028 E
AB	Double-Hung-3IN	Marvin	2'-11 3/8" x 5'-5"-3IN	3'-11 1/8" x 5'-5 1/2"	6 Over 6	MLDH3028 E-3IN
B	Double-Hung	Marvin	2'-4 3/8" x 4'-4"	2'-10 3/8" x 4'-4 1/2"	6 Over 6	MLDH2024
BB	Double-Hung-3IN	Marvin	2'-4 3/8" x 4'-4"-3IN	3'-3 1/8" x 4'-4 1/2"	6 Over 6	MLDH2024-3IN
C	Double-Hung	Marvin	2'-8 3/8" x 3'-4"	2'-8 3/8" x 3'-4 1/2"	6 Over 6	MLDH2410
DB	Awning/Push Out-3IN	Marvin	2'-0" x 4'-0 1/16"-3IN	3'-3 1/8" x 4'-0 5/16"	4	UAWWPO 3256-3IN
F	Awning/Push Out	Marvin	2'-0" x 2'-4 1/16"	2'-4" x 2'-4 5/16"	8	UAWWPO 3228
G	Awning/Push Out	Marvin	2'-0" x 2'-4 1/16"	2'-11" x 2'-4 5/16"	4	UAWWPO 2428
HB	Awning/Push Out-3IN	Marvin	3'-0" x 1'-0 1/16"-3IN	4'-1" x 1'-0 5/16"	3	UAWWPO 3620-3IN
K	Awning/Push Out	Marvin	3'-4" x 1'-0 1/16"	3'-8" x 1'-0 5/16"	4	UAWWPO 4020

Exterior Door Schedule

Marvin Exterior Doors, swing per plan. All exterior surfaces to be Painted Hamilton Blue, Benjamin Moore. Hinged doors to have Baldwin, Swinging Multi Point locking hardware, in Stainless Steel. All units interior to be painted White. Hinged doors to have Swinging Multi Point locking hardware, in Stainless Steel. All exterior door casings to be 5/4X4 mahogany side casing & 5/4X6 head casing per drawings.
Provide Adjustable Hinges in Stainless Steel. Provide Mahogany Swinging Screen doors, Bronze Screening.
Contractor to determine all jamb widths and extension jamb reads where necessary.

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front	Upstate Door	3'-4" x 7'-0"	3'-7" x 7'-11"	4 FH	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
2	Side/French	Upstate Door	3'-0" x 7'-0"	3'-3" x 7'-11"	6 LT/1 FH	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
3	Ultimate Sliding French	Marvin	5'-0" x 7'-0"-4IN	12'-0" x 7'-10 1/2"	12 LT/1 FH	MLSF 12078
4	Side/French	Upstate Door	3'-0" x 7'-0"	3'-3" x 7'-11"	6 FH	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
5	Garage Overhead	Custom	9'-0" x 8'-0"	9'-2" x 8'-2"	-	Batten Door

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .29 and DP30 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be Flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions:

SARKISIAN WINDOW & DOOR SCHEDULE

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED HDC EAST & SOUTH (REAR) ELEVATION

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11-9406 12/19/23 CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508.325.5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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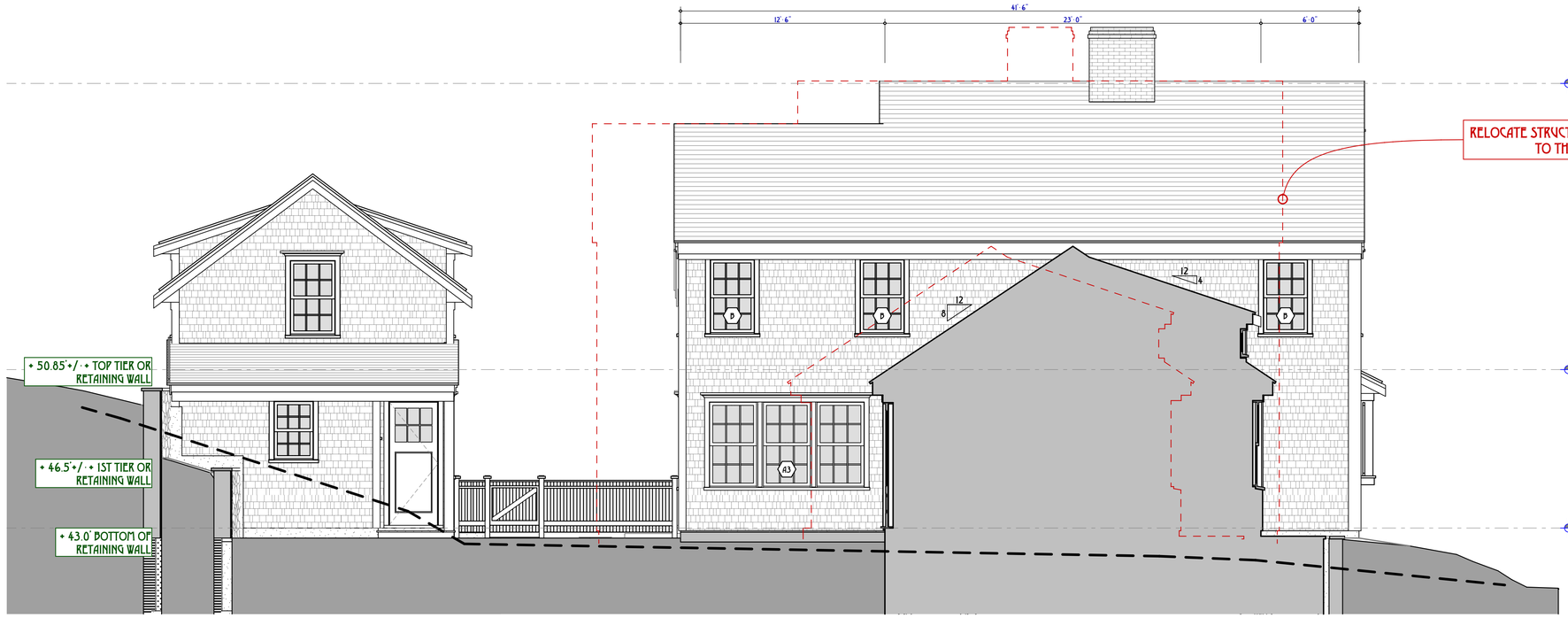
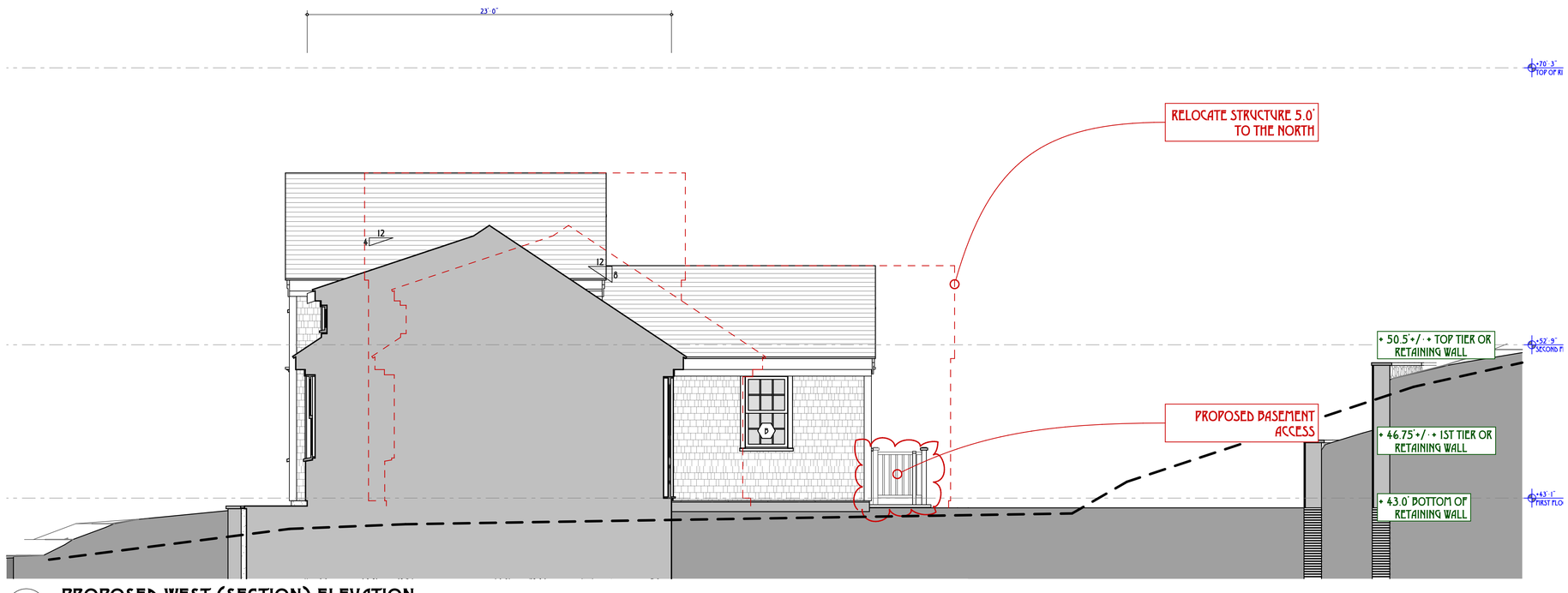
A·2.2



E2 PROPOSED EAST (SECTION) ELEVATION
SCALE: 1/4" = 1'-0"



W2 PROPOSED WEST (SECTION) ELEVATION
SCALE: 1/4" = 1'-0"

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Tel.: 508·325·5890 Email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST & WEST (CROSS SECTION) ELEVATIONS

HDC Submission: 22 April 2023
HDC Approval: HDC2023-11-9406 12/19/23 Certificate No.:
Building Permit No.:

SARKISIAN RESIDENCE
8 North Mill Street
Nantucket, MA 02554

Building Permit · MEC Stamping
9/24/24

Project No:2021-14
Map No.:55.4.4 Map No.: 78
Zoning : Historic ROH Allowable G.C.:40%

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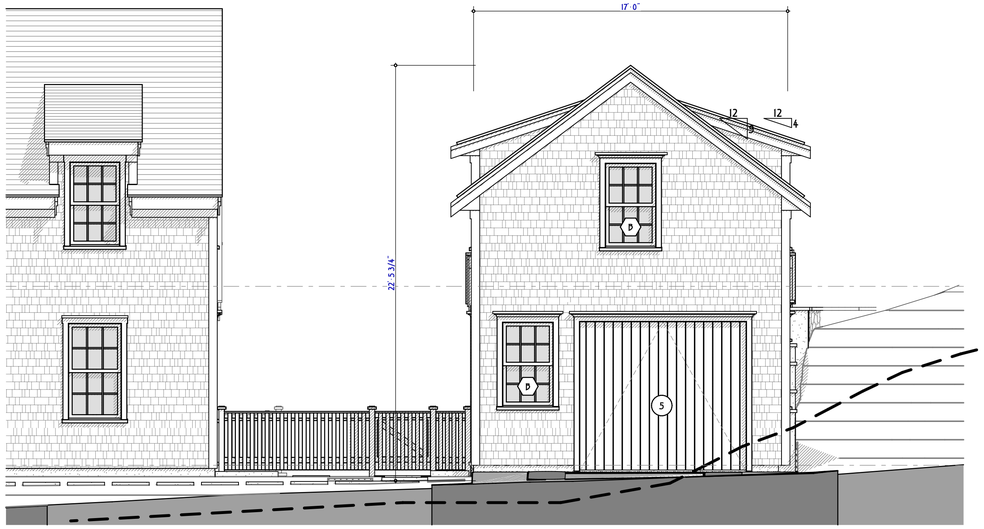
A·2.3

BOTOLOGO TOPHATS Plot: 17MAY2024 - BOTOLOGO Book: FOR AKKHAD & SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST.PCMP 5



N GARAGE/STUDIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



W GARAGE/STUDIO WEST (NORTH MILL ST) ELEVATION
SCALE: 1/4" = 1'-0"



S GARAGE/STUDIO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



E GARAGE/STUDIO EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

GARAGE/STUDIO EXTERIOR ELEVATIONS

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A·2.4

E PROPOSED EAST ELEVATION · SIGHTLINES FROM ANGOLA ST

SCALE: 3/16" = 1'-0"

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Tel.: 508-325-5890 email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION · SIGHTLINES FROM ANGOLA ST

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023

HDC APPROVAL: HDC2023-11 3404 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 North Mill Street
Nantucket, MA 02554

BUILDING PERMIT · HDC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING: HISTORIC ROH ALLOWABLE G.C. 40%

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A·2.5

DETAILING TOPHAM DESIGN LLC. DETAILING MAY BE REVISED ACCORDING TO FIELD CONDITIONS & MUST FULLY CONFORM TO

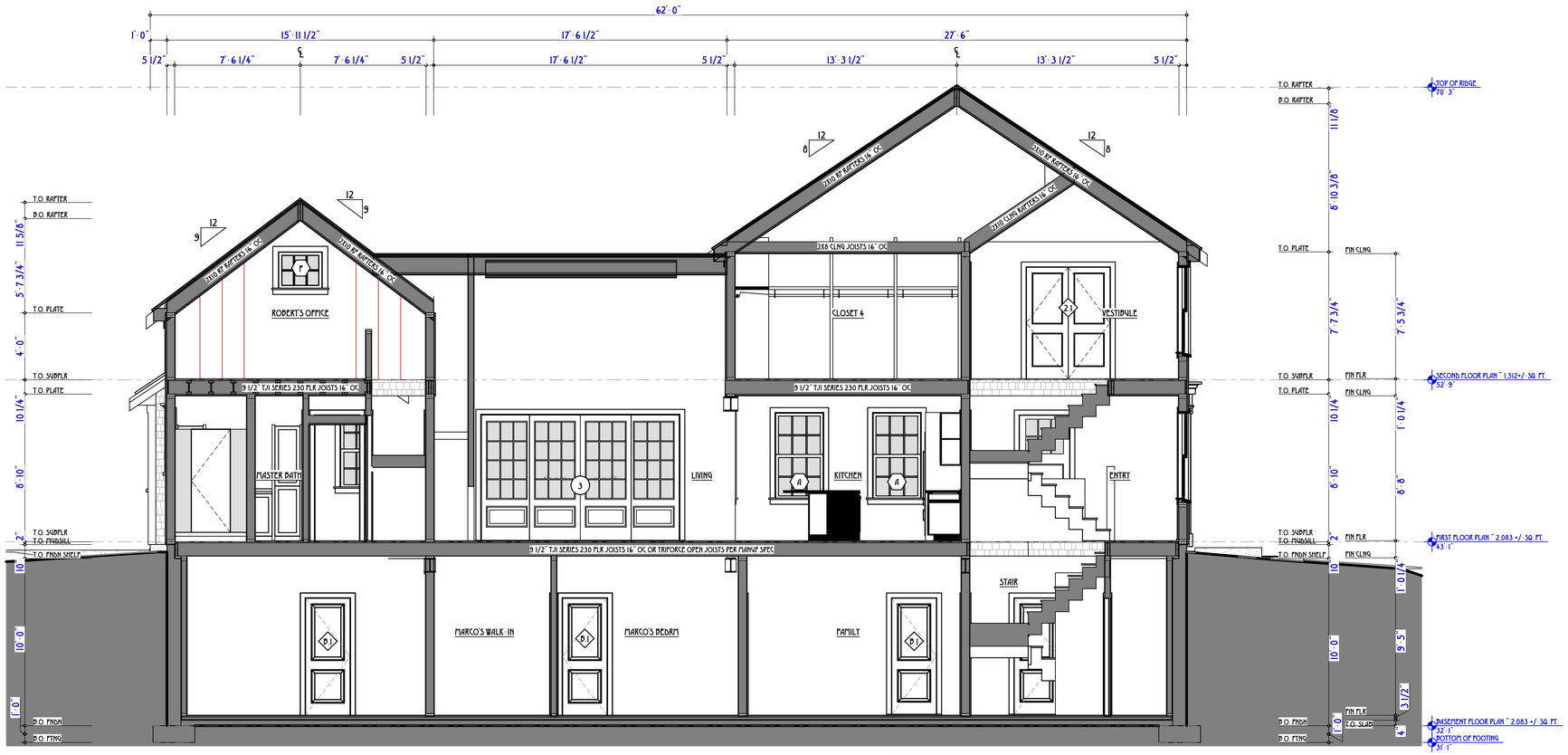
BOTTOM OF FOOTING ELEV. PER TOWN LOCAL - BOTTOM BASIS FOR ARCHITECT'S & SURVEYOR'S NORTH TITLE SURVEY

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

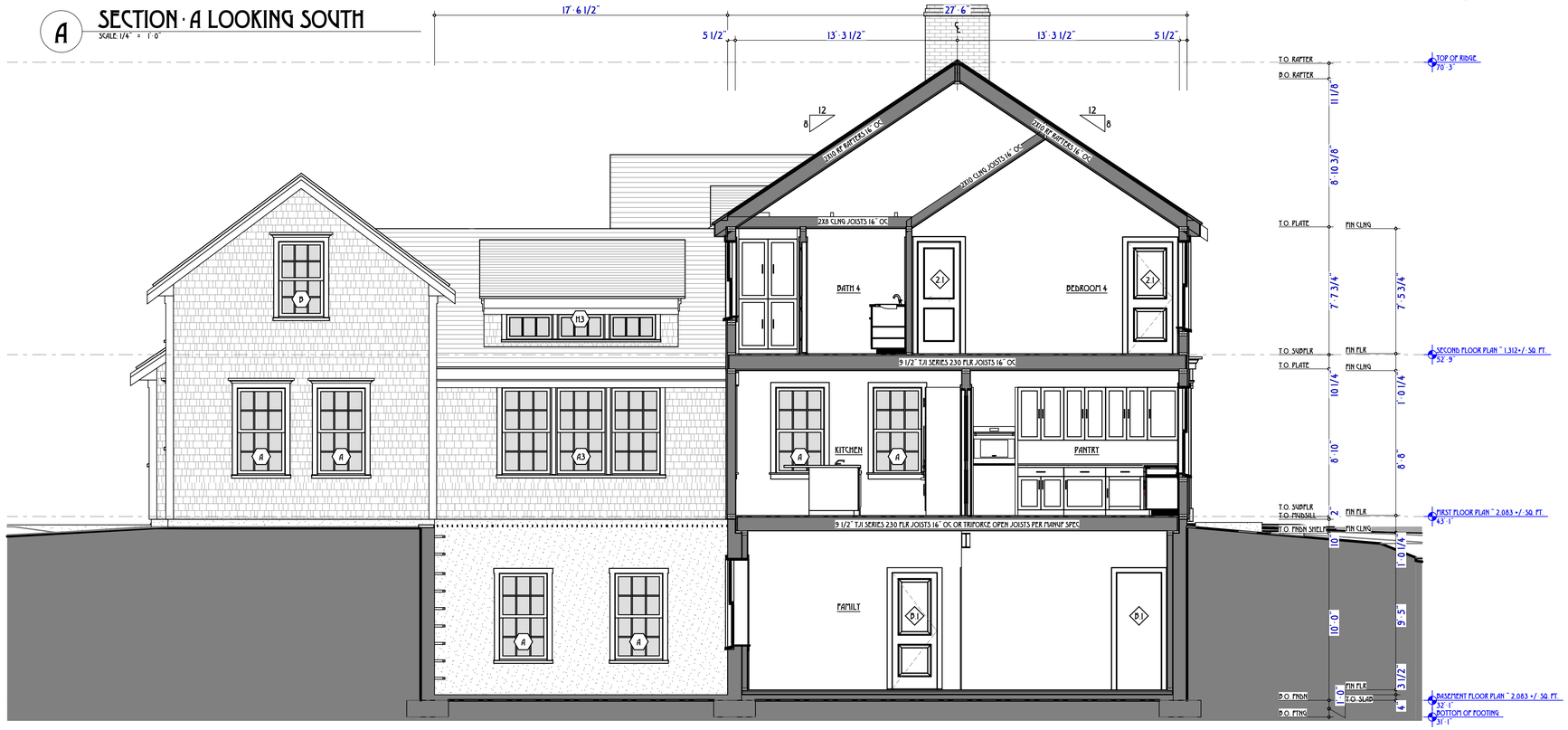
70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2nd FLR PLATE
52'-9 1/4"+/- T.O. 2nd FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MNDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MNDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64'-6 1/4"+/- T.O. 2nd DWELLING RIDGE
60'-11 1/4"+/- T.O. 2nd FLR DORMER PLATE
57'-3 1/4"+/- T.O. 2nd FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2nd FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-10 1/4"+/- T.O. MNDSILL
42'-3"+/- T.O. FOUNDATION MNDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
36'-5 1/4"+/- T.O. CRAWLSPACE SLAB
36'-0 1/4"+/- T.O. FOOTING



A SECTION · A LOOKING SOUTH
SCALE: 1/4" = 1'-0"



B SECTION · B LOOKING SOUTH
SCALE: 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

BUILDING SECTIONS

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO.2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A.3.1

BOTTOMLOG TOPHATS Plot: FINALLOCAL - BOTTOMLOG Book: For Archived 24/SARKISIAN 8 NORTH MILL ST/SHEETS 8 NORTH MILL ST.TCT SHT 3

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

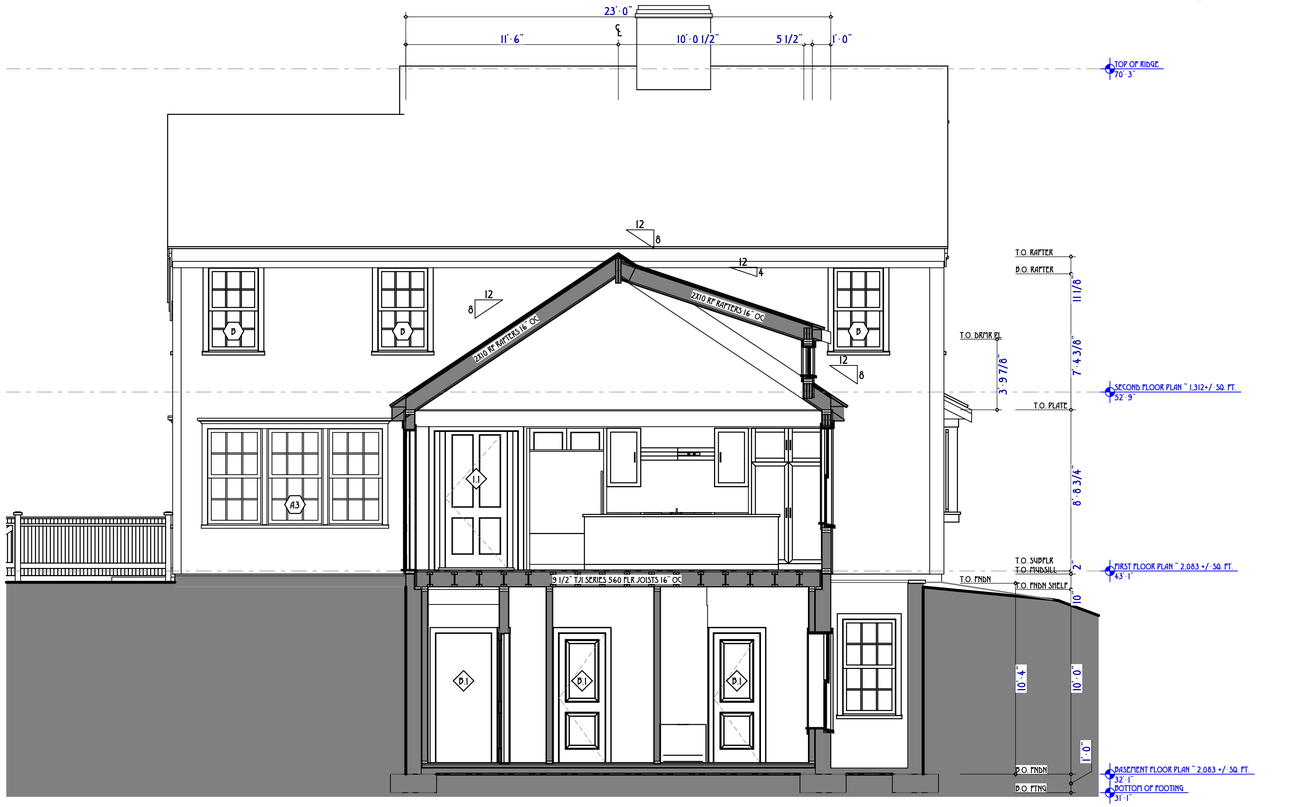
70' 3"+/- T.O. RIDGE
60' 5"+/- T.O. 2nd FLR PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 11"+/- T.O. MNDSILL
42' 5"+/- T.O. FOUNDATION EGRESS WELL
42' 2"+/- T.O. NEW GRADE
42' 1"+/- T.O. FOUNDATION MNDSILL SHELF
32' 7"+/- T.O. SLAB
32' 1"+/- T.O. FOOTING
31' 1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64' 6 1/4"+/- T.O. 2nd DWELLING RIDGE
60' 11/4"+/- T.O. 2nd FLR DORMER PLATE
57' 3 1/4"+/- T.O. 2nd FLR KNEEWALL PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 10 1/4"+/- T.O. MNDSILL
42' 3"+/- T.O. FOUNDATION MNDSILL LEDGE
42' 2"+/- T.O. NEW GRADE
36' 5 1/4"+/- T.O. CRAWLSPACE SLAB
36' 0 1/4"+/- T.O. FOOTING



C **SECTION · C LOOKING SOUTH**
SCALE: 1/4" = 1'-0"



D **SECTION · D LOOKING WEST**
SCALE: 1/4" = 1'-0"

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TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING SECTIONS

BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO.2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A.3.2

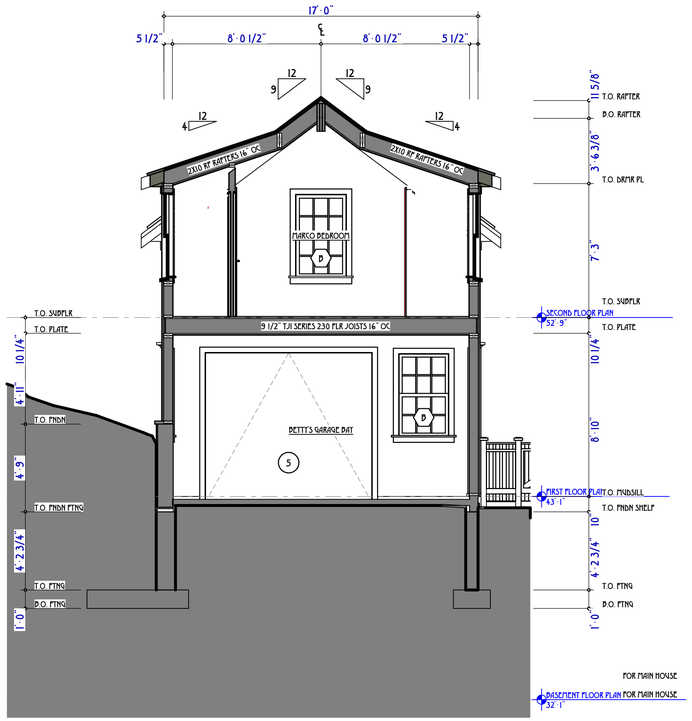
BOTTOM LOG: TOPHAM'S FILE: TMW LOCAL\ BOTTOM LOG FOR ARCHIVED 36\SARKISIAN 8 NORTH MILL ST\PLOTS\ 8 NORTH MILL ST PLOT.DWG 8

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

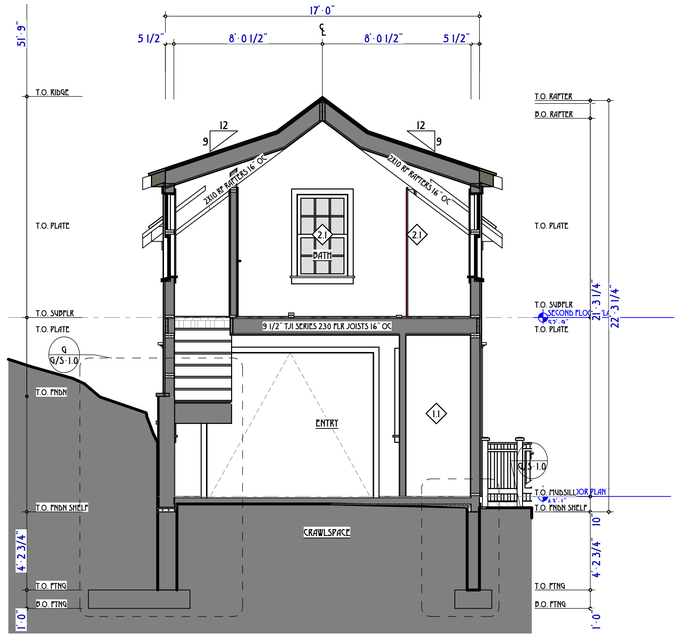
70' 3"+/- T.O. RIDGE
60' 5"+/- T.O. 2nd FLR PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 11"+/- T.O. MNDSILL
42' 5"+/- T.O. FOUNDATION EGRESS WELL
42' 2"+/- T.O. NEW GRADE
42' 1"+/- T.O. FOUNDATION MNDSILL SHELF
32' 7"+/- T.O. SLAB
32' 1"+/- T.O. FOOTING
31' 1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

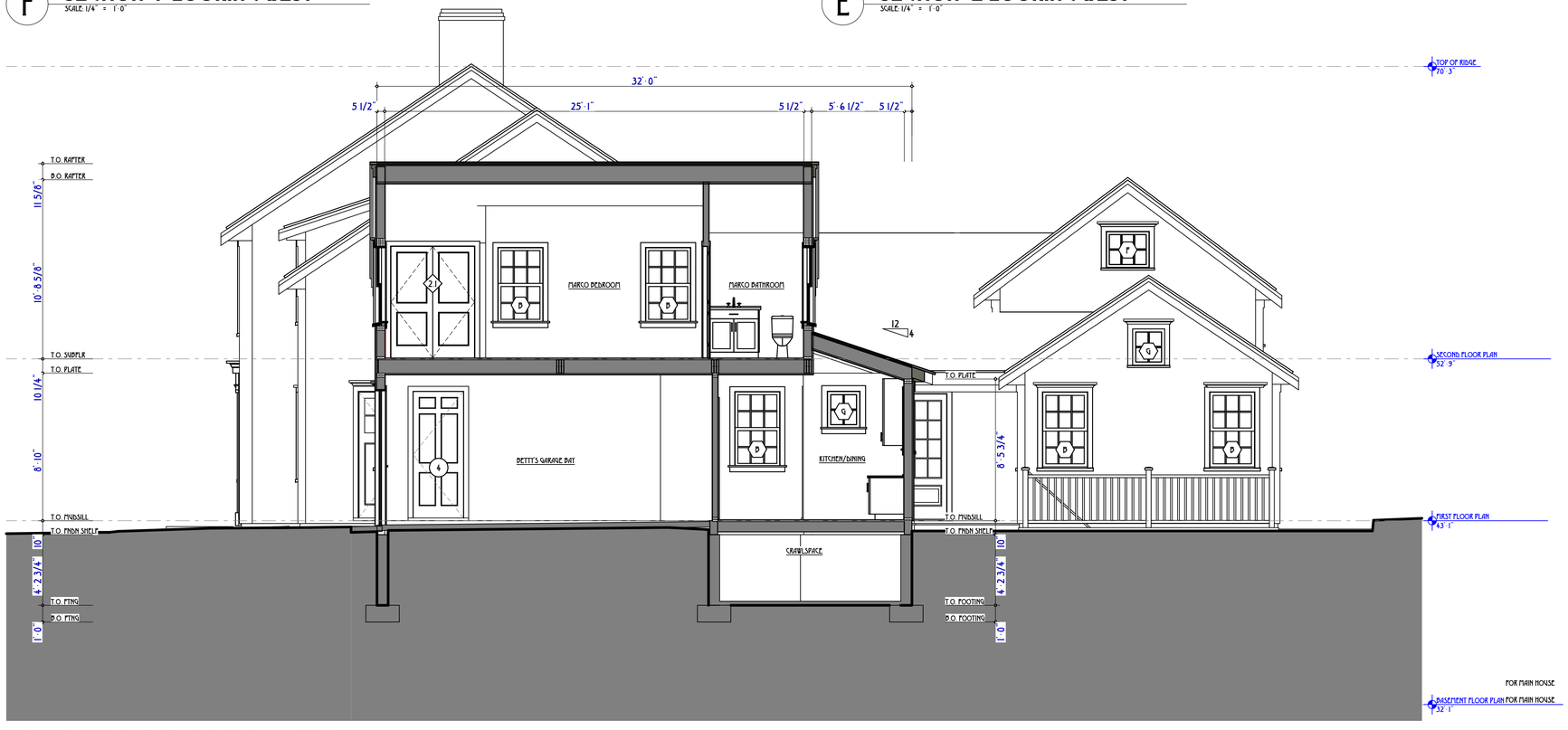
64' 6 1/4"+/- T.O. 2nd DWELLING RIDGE
60' 11 1/4"+/- T.O. 2nd FLR DORMER PLATE
57' 3 1/4"+/- T.O. 2nd FLR KNEEWALL PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 10 1/4"+/- T.O. MNDSILL
42' 3"+/- T.O. FOUNDATION MNDSILL LEDGE
42' 2"+/- T.O. NEW GRADE
36' 5 1/4"+/- T.O. CRAWLSPACE SLAB
36' 0 1/4"+/- T.O. FOOTING



F **SECTION · F LOOKING WEST**
SCALE: 1/4" = 1'-0"



E **SECTION · E LOOKING WEST**
SCALE: 1/4" = 1'-0"



G **SECTION · G LOOKING NORTH**
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING SECTIONS AT GARAGE/STUDIO

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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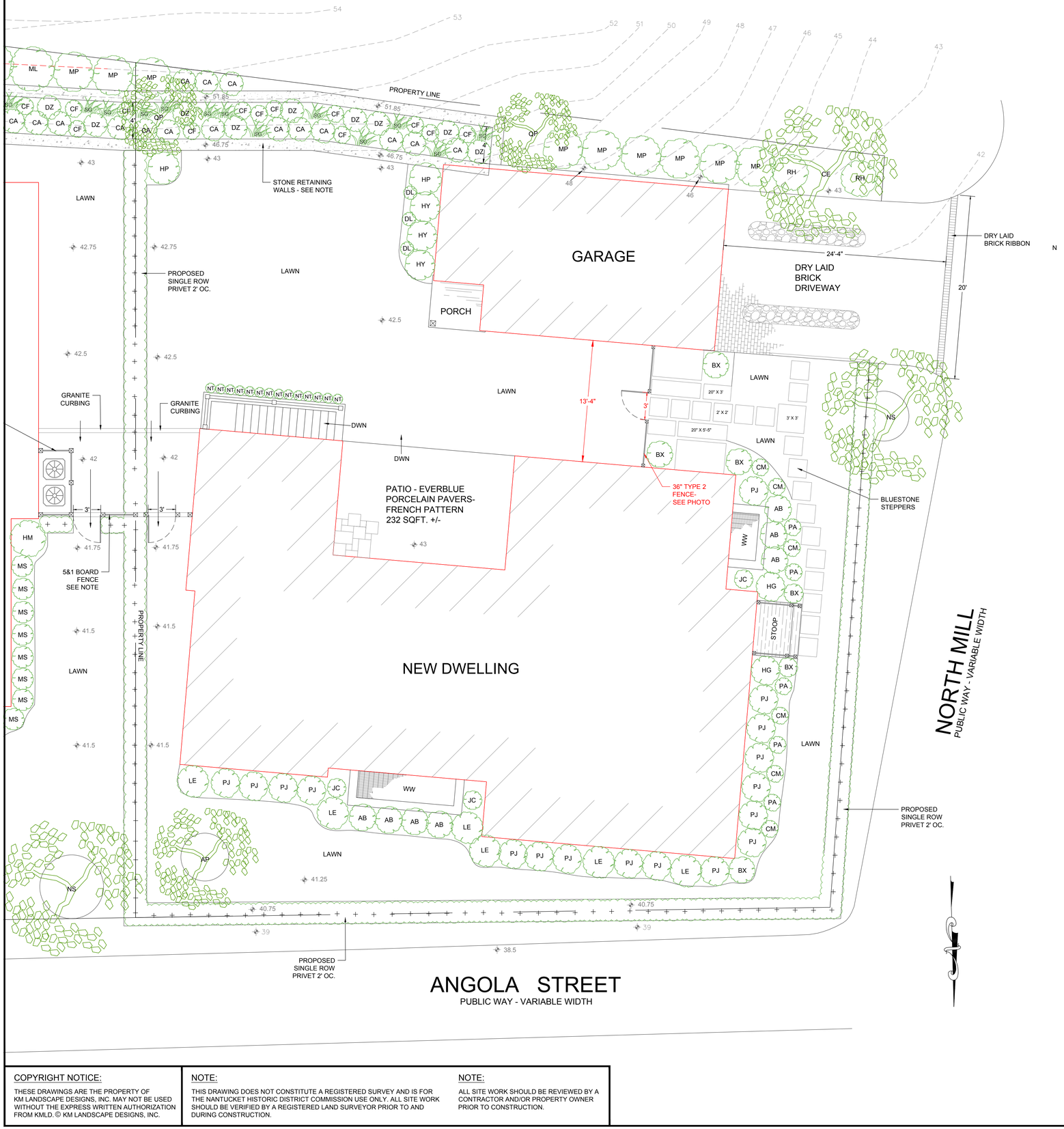
A.3.3





MAP: 54.4.4 PARCEL: 78.2
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: 10'
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



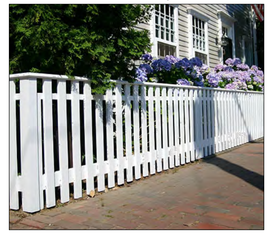
ANGOLA STREET VIEW



PLANTING SCHEDULE
N = NATIVE D = DEER PROOF E = EVERGREEN

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY	
NS	1	NYSSA SYLVATICA	TUPELO (BLACK GUM)	N D
AP	1	ACER PALMATUM	JAPANESE MAPLE 'BLOODGOOD'	
CE	1	ULMUS PARVIFOLIA	CHINESE ELM	
CF	9	OSMUNDA CINNAMOMEA	CINNAMON FERN	N D
DZ	7	DEUTZIA GRACILIS	DEUTZIA 'CHARDONNAY PEARLS'	D
CA	12	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	D E
SG	10	PANICUM VIRGATUM	SWITCHGRASS	N D
QP	2	QUERCUS PRINOIDES	DWARF OAK, CHINQUAPIN	N D
LO	88	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	D
BX	6	BUXUS SEMPERVIRENS	COMMON BOXWOOD (VARIOUS SIZES)	D E
MP	7	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N D
HG	2	OSMANTHUS HETEROPHYLLUS	VARIEGATED HOLLY 'GOSHIKI'	D E
JC	3	JUNIPERUS COMMUNIS	JUNIPER 'GOLD CONE'	E
PJ	17	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'	D E
PA	5	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'	D
NT	14	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	D
RH	2	RHODODENDRON	RHODODENDRON 'AUTUMN CARNATION'	D
LE	6	LEUCOTHOE	DOGHOBBLE 'GIRARD'S RAINBOW'	D E
CM	6	CALAMINTHA	CALAMINTHA 'WHITE CLOUD'	D
HY	3	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'	
AB	7	GLOSSY ABELIA	ABELIA 'KALEIDOSCOPE'	D E
HP	2	HYDRANGEA PANICULATA	PEEGEE HYDRANGEA	
DL	6	HEMEROCALLIS	DAYLILIES	

TYPE 2 FENCE



NOTE:
THESE PLANS ARE FOR REFERENCE FOR THE REVISIONS TO THE HOUSE LOCATION AND TO SHOW THE PROPOSED FENCE BETWEEN THE HOUSE AND GARAGE AND FOUNDATION SCREENING ON THE ANGOLA AND NORTH MILL STREET SIDES.

NOTE:
FENCE BETWEEN HOUSE AND GARAGE TO BE 36" TYPE 2, PAINTED WHITE.

NOTE:
REVISIONS TO THE LANDSCAPE APPLICATION TO FOLLOW AND TRACK WITH THE LANDSCAPE APPLICATION FOR 12 ANGOLA STREET.

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NOTE:
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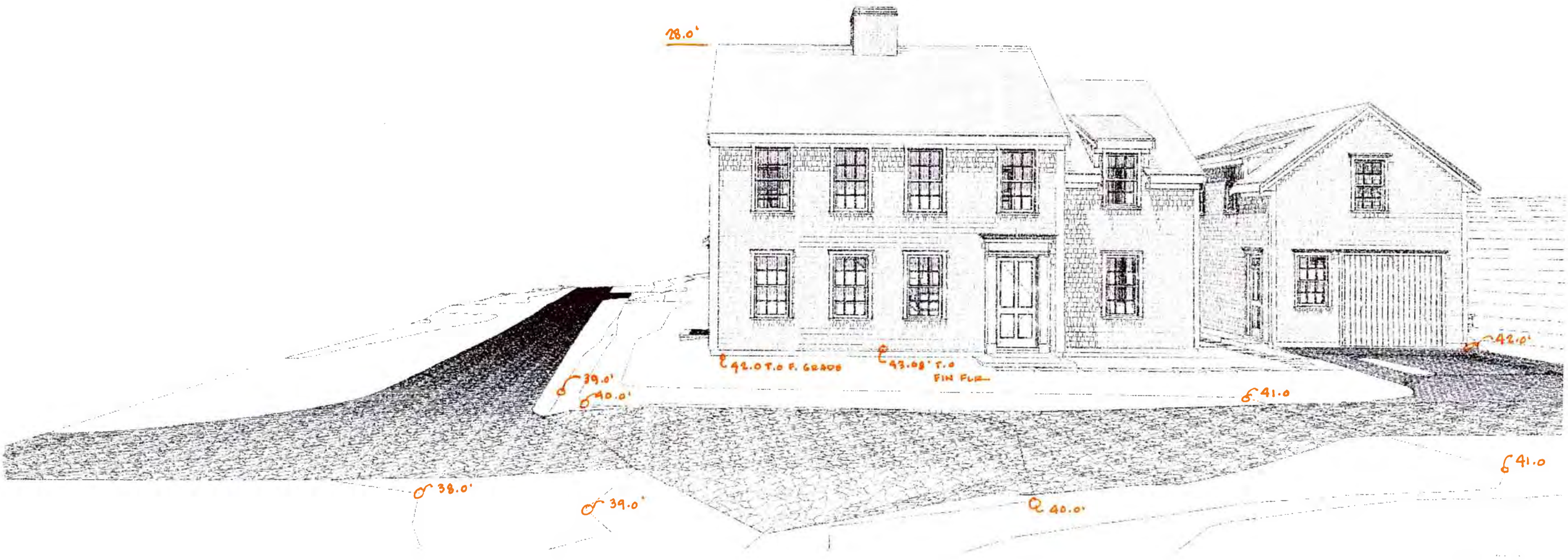
NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

8 North Mill
LANDSCAPE DESIGN

SCALE: 3/16" = 1'-0"
JOB: 8 North Mill
DATE: 3/26/24
DATE: 2/5/25

SHEET:
S.1



HDC APPROVED


28.0'
38.6'
39.0'
39.9'
40.0'
41.0'
42.0' T.O. GRADE
43.08 T.O. FIRST FLR
41.0
38.0'
39.0
40.0


28.0'
42.0' T.O.F. GRADE
43.08' T.O. FIN. FLR.
39.0
40.0'
41.0'
42.0'
38.0'
39.0
40.0'
41.0'

MOVE 5.0'


280'
38.6'
39.0'
39.0'
40.
41.
42.0 T.O. GRADE
43.08' T.O. FIRST FLR
41.0
38.0'
39.0
40.0





8 N Mill St









8 N Mill St











2 Birdsong Lane- above me






1A Birdsong


11 N Mill St





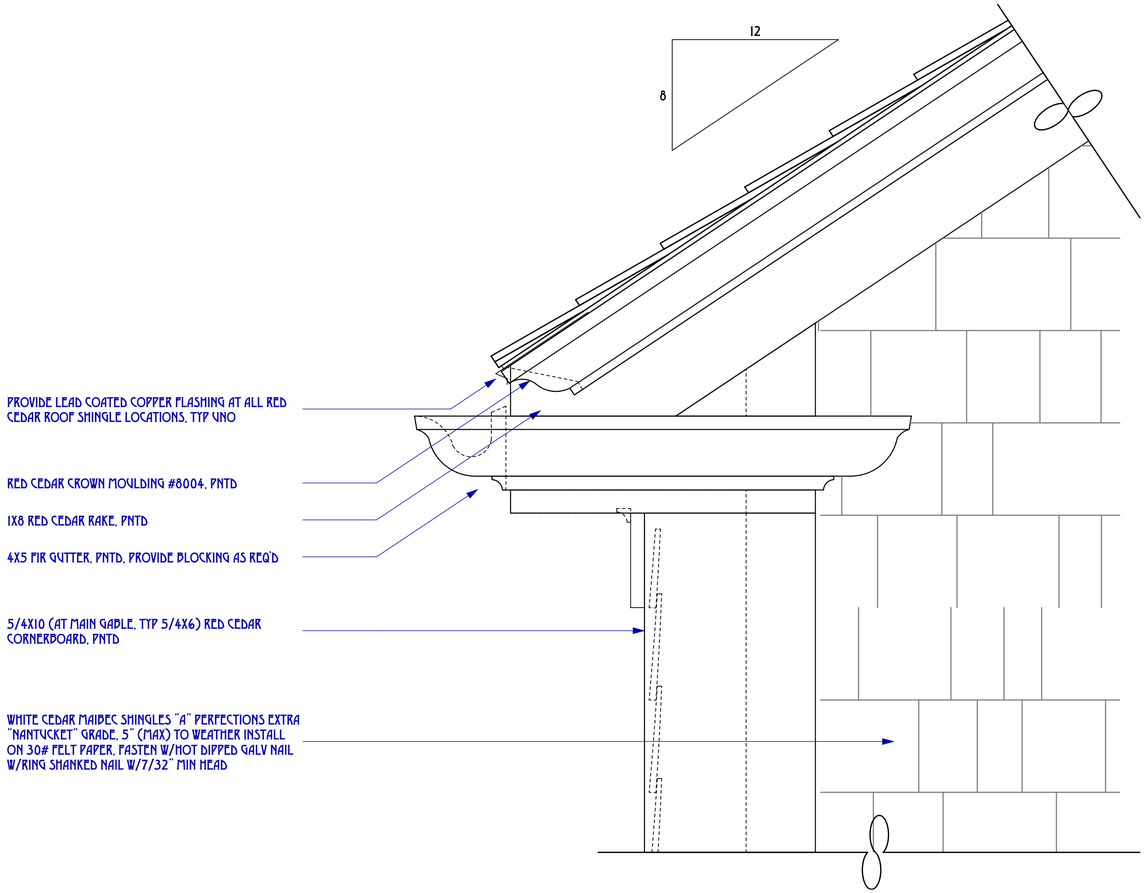




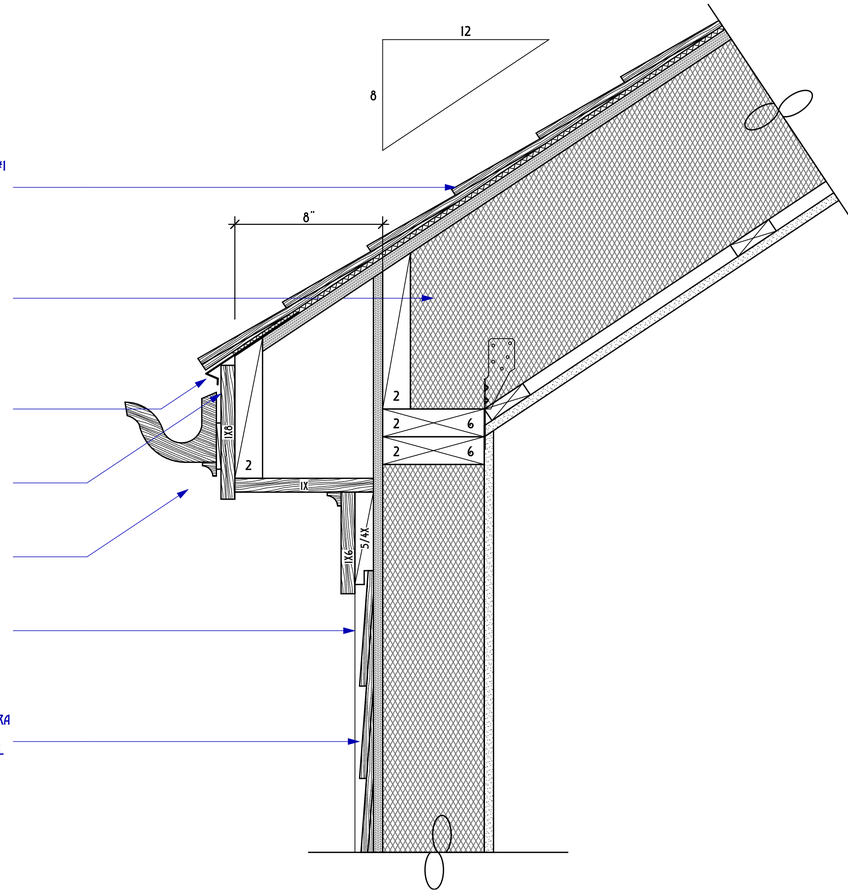

NEW MILL ST



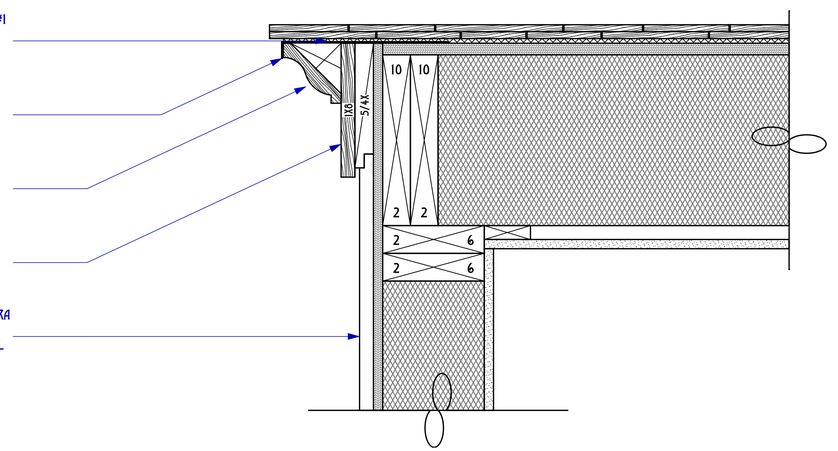
PLOTLOG: TOPHAM'S PLOT, FINAL LOCAL: PLOTLOG BASE FOR ARCHIVED 24/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PLOT 5



2 8/12 RAKE ELEVATION DETAIL
SCALE: 3" = 1'-0"



1 8/12 EAVE SECTION
SCALE: 3" = 1'-0"



3 RAKE DETAIL
SCALE: 3" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING PERMIT NO.:

EXTERIOR DETAILS

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE O.C.:40%

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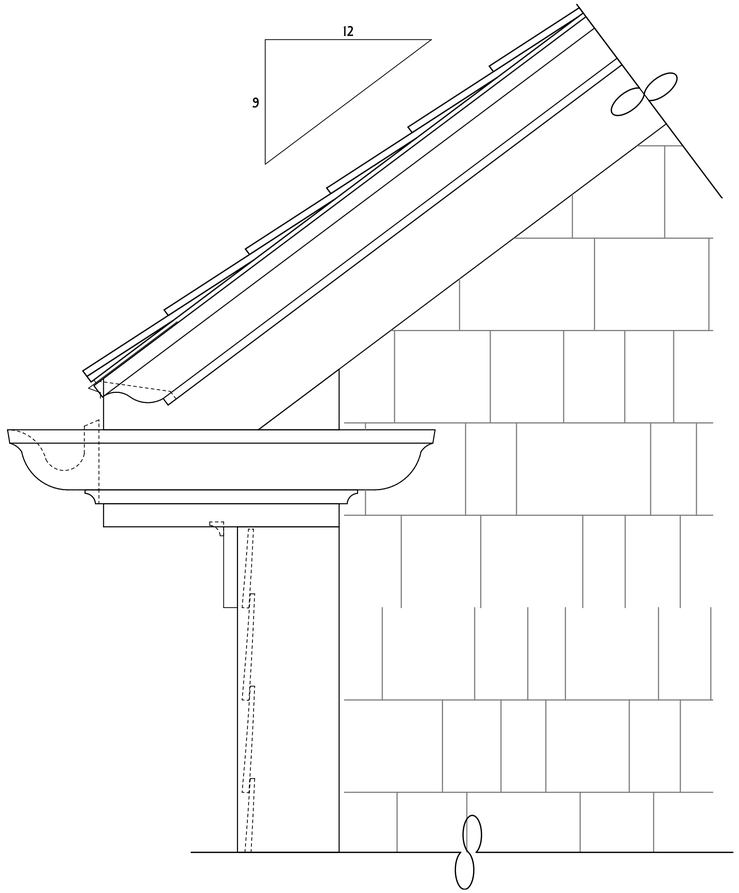
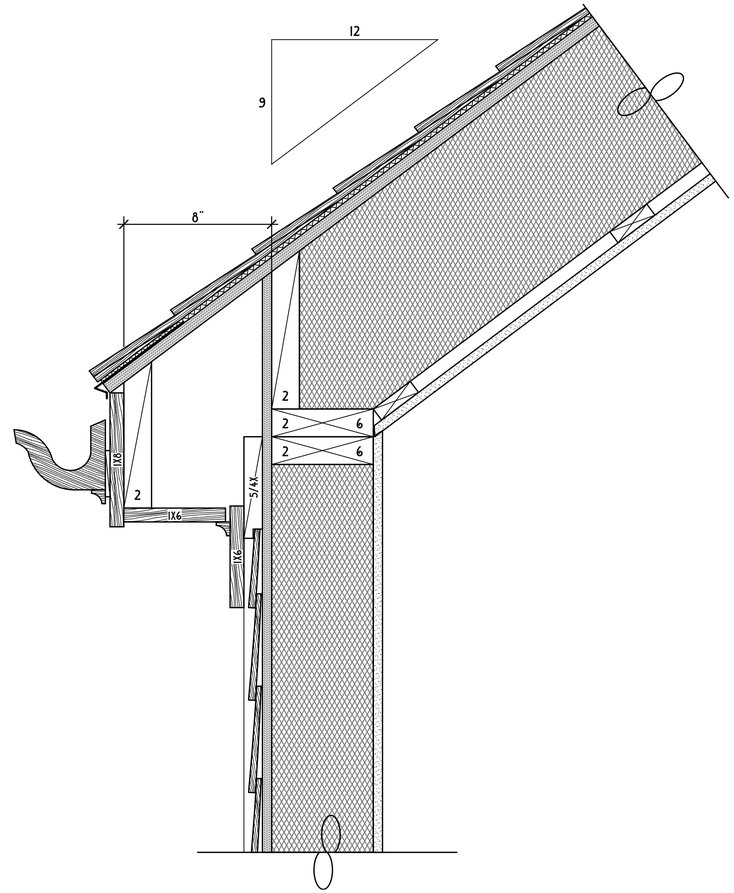
A.4.1

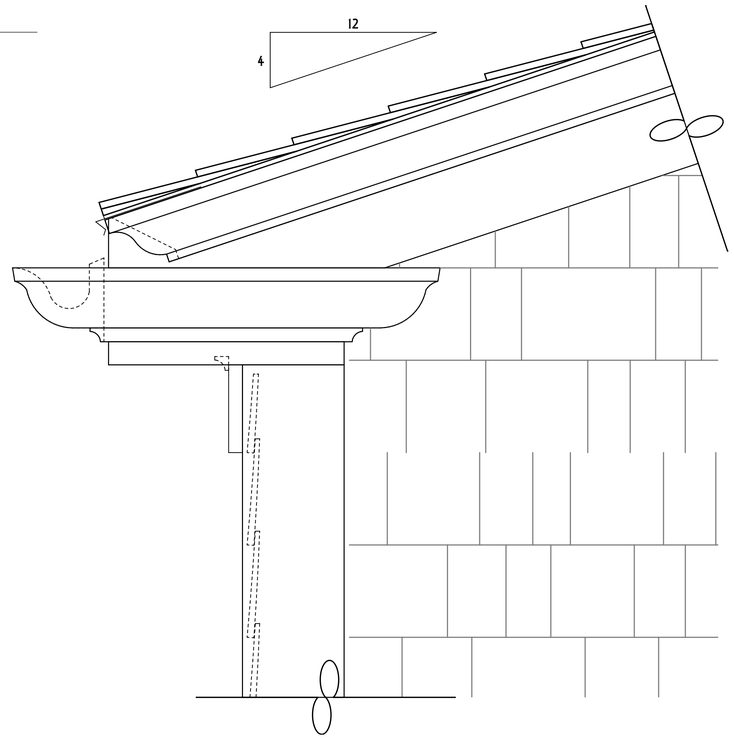
PATH:C:\USERS\TOPHAM\DESIGN\NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN, LOCAL: PATH:C:\USERS\TOPHAM\DESIGN\NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN, DATE:5/6/2024



2 9/12 RAKE ELEVATION DETAIL
SCALE: 3" = 1'-0"



1 9/12 EAVE SECTION
SCALE: 3" = 1'-0"



4 4/12 DORMER RAKE ELEVATION DETAIL
SCALE: 3" = 1'-0"

FIRE TREATED RED CEDAR ROOF SHINGLES, 18" LONG #1 PERFECTION, EXTRA GRADE, 5" (MAX) TO WEATHER INSTALL ON 30# FELT PAPER &. CONT CEDAR BREATHER, TYP UNO

2X10 ROOF RAFTERS 16" OC W/5/8" CDX PLYWD &. ICYNENE CAVITY INSULATION

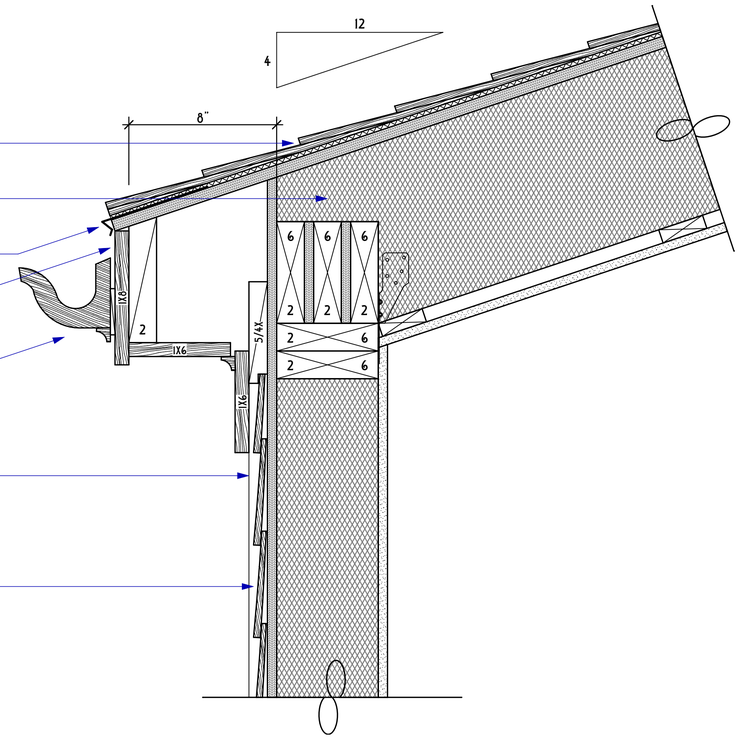
PROVIDE LEAD COATED COPPER FLASHING AT ALL RED CEDAR ROOF SHINGLE LOCATIONS, TYP UNO

1X8 RED CEDAR FASCIA, PNTD

4X5 FIR GUTTER, PNTD, PROVIDE BLOCKING AS REQ'D

5/4X6 RED CEDAR CORNERBOARD BEYOND

WHITE CEDAR MAIBEC SHINGLES "A" PERFECTIONS EXTRA "NANTUCKET" GRADE, 5" (MAX) TO WEATHER INSTALL ON 30# FELT PAPER, FASTEN W/HOT DIPPED GALV NAIL W/RING SHANKED NAIL W/7/32" MIN HEAD



3 4/12 DORMER EAVE SECTION
SCALE: 3" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING PERMIT NO.:

EXTERIOR DETAILS

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023·11·9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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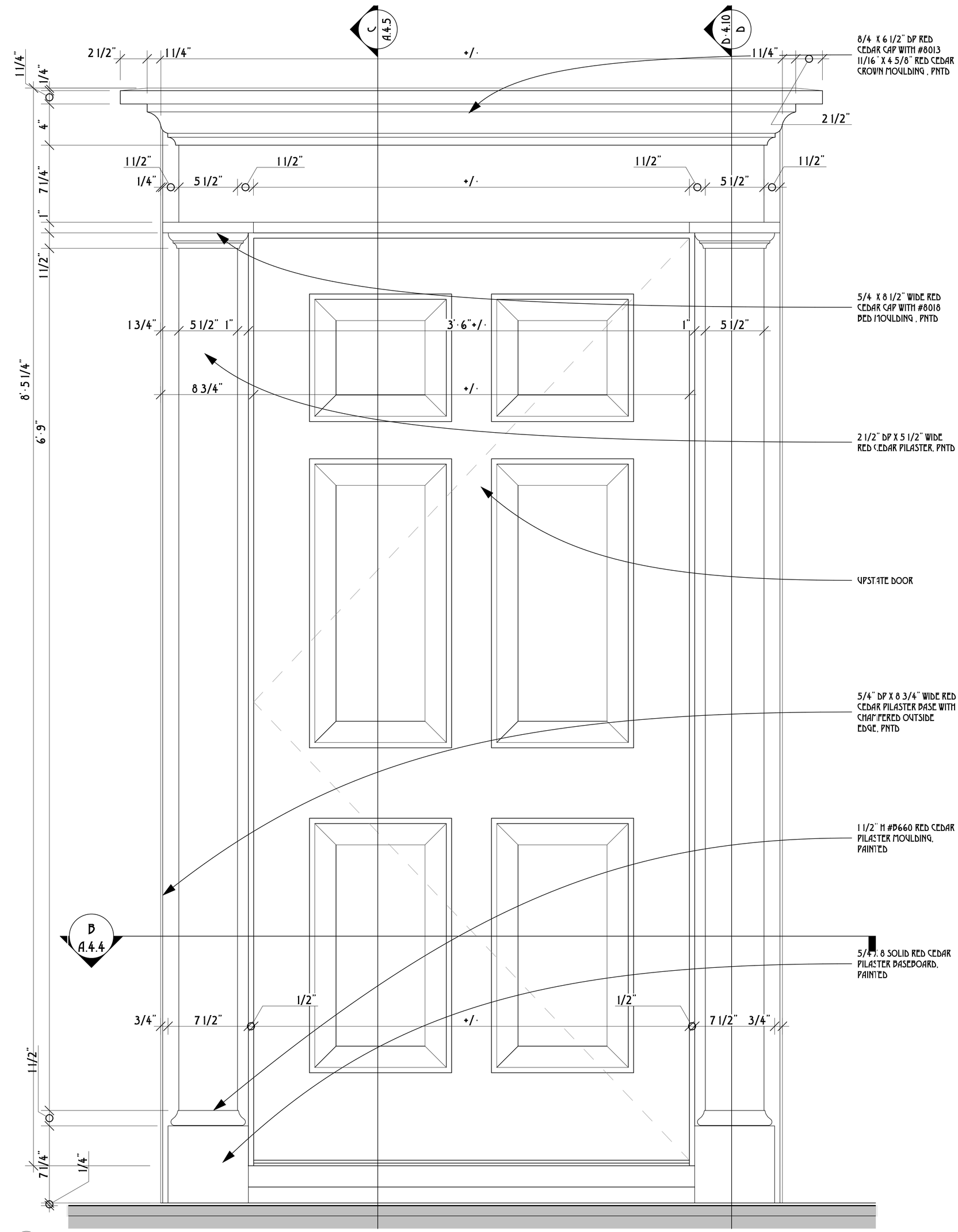
A.4.2



D·4.9 FRONTISPIECE DETAILED ELEVATION · OPTION B
SCALE: 3" = 1'-0"

A.4.3

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14
MAP NO:55.4.4 MAP NO.: 78
ZONING: HISTORIC ROH ALLOWABLE G.C.: 40%

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FRONTISPIECE ELEVATION

HDC SUBMISSION: 22 APRIL 2023
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BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
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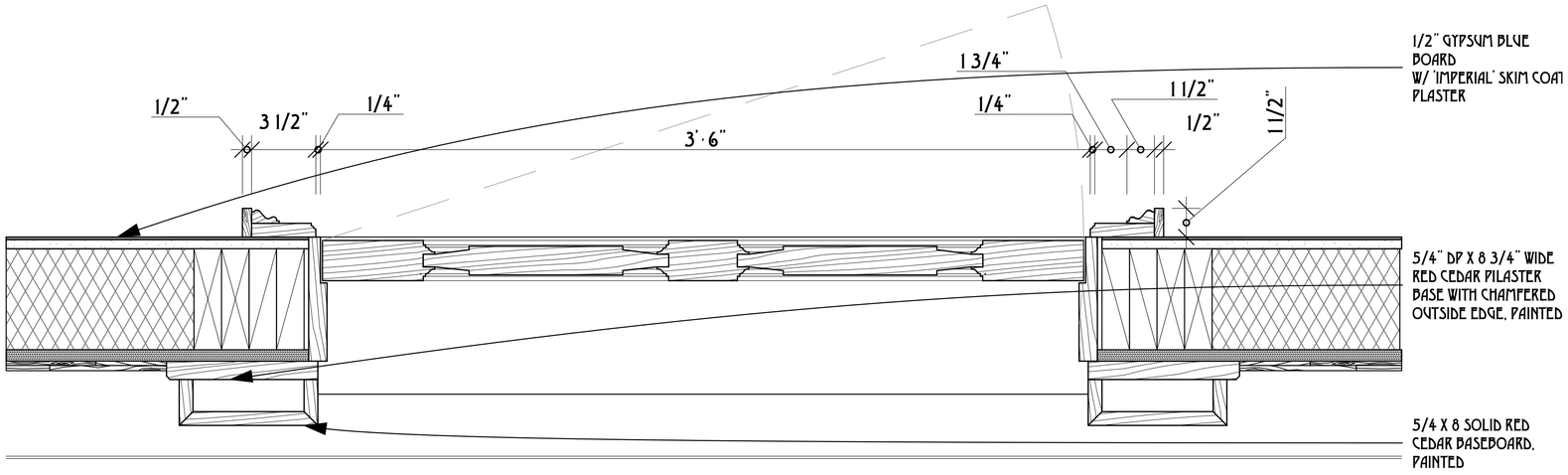

B FRONTISPIECE PILASTER DETAIL · PLAN
SCALE: 3" = 1'-0"

FRONTISPIECE CROSS SECTION PLAN

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11-9406 12/19/23 CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
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SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING: HISTORIC ROH ALLOWABLE G.C.: 40%

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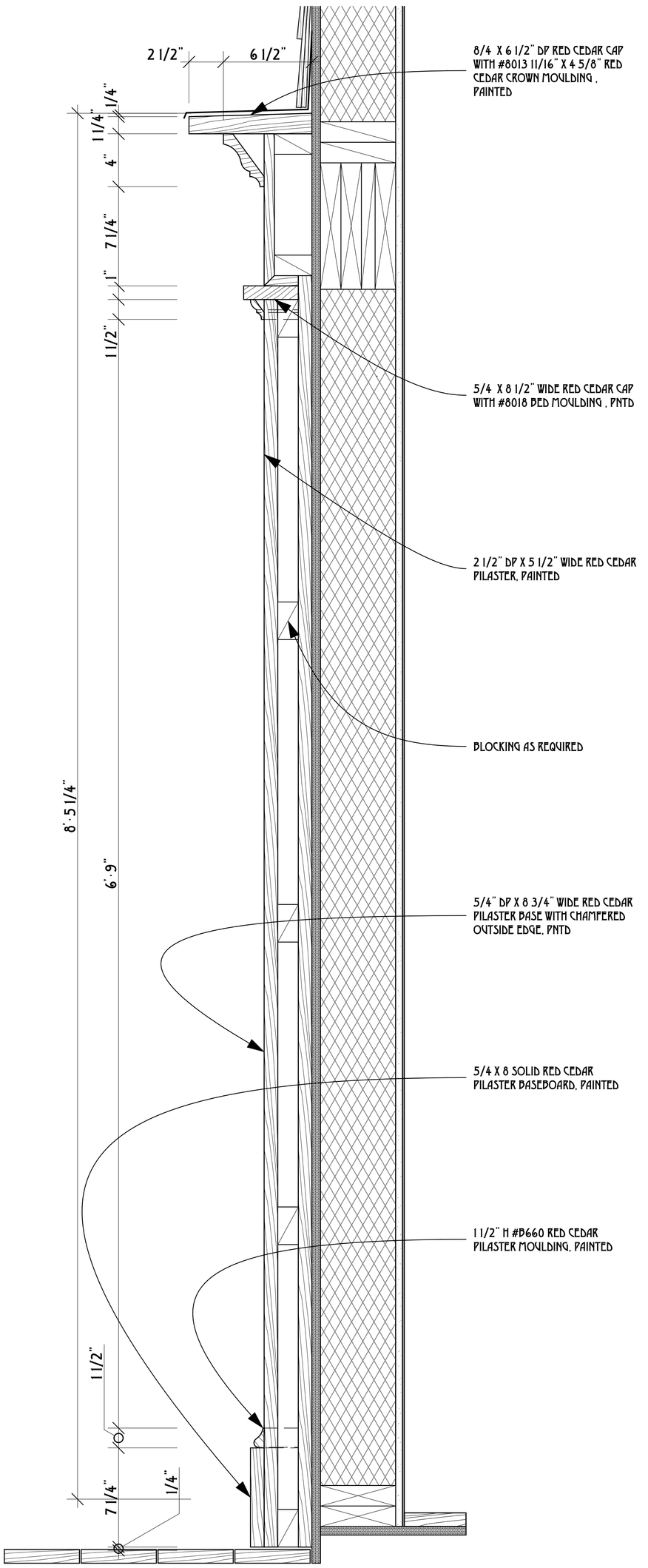
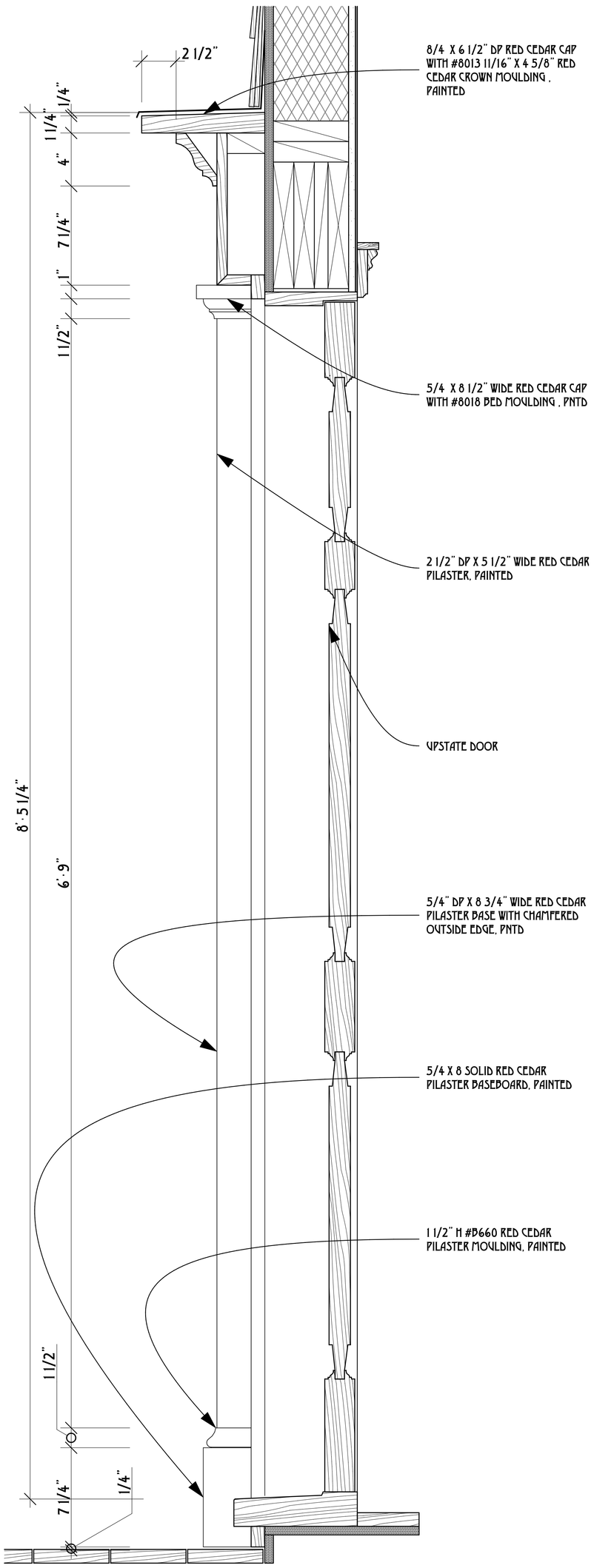
A.4.4



D FRONTISPIECE SECTION DETAIL
SCALE: 3" = 1'-0"



C FRONTISPIECE SECTION DETAIL
SCALE: 3" = 1'-0"

A.4.5

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - HDC STAMPING
9/24/24

PROJECT NO:2021-14

ZONING: HISTORIC ROH ALLOWABLE G.C. 40%
PROP NO: 55.44 PROP NO. 76

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FRONTISPIECE SECTION/DETAILS

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11-9406 12/19/23 CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

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18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DRAWING TEMPLATE FILE: C:\USERS\JOSEPH\DESKTOP\TOPHAM DESIGN\TOPHAM DESIGN - ARCHIVE\2024\SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST REVIT 5

TOPHAM DESIGN, llc - SARKISIAN RESIDENCE

NEW DWELLING

8 North Mill Street, Nantucket, MA, 02554

SHEET INDEX

SHEET NO.	DESCRIPTION

GENERAL STRUCTURAL NOTES:

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE FOR ONE- AND TWO- FAMILY DWELLINGS, EIGHTH EDITION (780 CMR), AND ALL AMENDMENTS, WHICH IS BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE.

2. THE WIND DESIGN CRITERIA FOR THIS BUILDING IS IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO- FAMILY DWELLINGS (WFCM), AND THE "MINUMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE7-05). THE BASIC WIND SPEED FOR THE DESIGN OF THIS STRUCTURE IS 110 MILES PER HOUR WITH EXPOSURE CATEGORY 'C'.

3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIAL FOR THE STRUCTURAL FRAMING INSPECTION(S). IF THE BUILDING OFFICIAL REQUIRES THAT THE INSPECTION(S) BE COMPLETED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD 24 HOURS PRIOR TO THE TIME WHEN THE INSPECTION(S) IS TO BE PERFORMED. THE CONTRACTOR SHALL INSURE THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS ARE VISIBLE FOR INSPECTION. IF DURING THE INSPECTION, ANY PORTION OF THE STRUCTURE IS DEEMED NOT VISIBLE OR IS INACCESSIBLE FOR INSPECTION, FINAL APPROVAL OF THE ENTIRE STRUCTURE WILL NOT BE GIVEN UNTIL THIS CONDITION IS CORRECTED AT THE CONTRACTOR'S EXPENSE.

4. ALL WOOD CONSTRUCTION CONNECTORS AS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS TO BE SIMPSON STRONG-TIE IN ACCORDANCE WITH CATALOG C-2024. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. ALL ENGINEERED LUMBER PRODUCTS TO BE I-LEVEL TRUS JOIST (OR EQUAL) INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF FRAMING CONNECTIONS :

1. ATTACH OPPOSING RAFTERS AT THE RIDGE OVER THE TOP OF THE RIDGE WITH (1) LSTA 18 TENSION STRAP AT 16" O.C. STRAP TO BE INSTALLED OVER ROOF SHEATHING INTO RAFTERS W/ 10d COMMON NAILS TO RAFTERS.
2. ATTACH THE END OF EACH RAFTER/TRUSS TO THE DOUBLE TOP PLATE OF THE EXTERIOR WALL WITH (1) H2.5A CONNECTOR. CONNECTOR TO BE APPLIED DIRECTLY TO 2X TOP PLATES ON OUTSIDE FACE OF WALL. ALTERNATE: USE (1) H2A FROM EVERY RAFTER TO WALL STUD BELOW. TSP CONNECTOR PER NOTE '1', "WALL FRAMING UPLIFT CONNECTIONS", IS NOT REQUIRED WHEN USING (1) H2A AT EVERY RAFTER.

3. BLOCKING TO BE PROVIDED ABOVE THE DOUBLE TOP PLATE OF THE EXTERIOR WALL AT THE ROOF WITH ROOF SHEATHING NAILED TO THE BLOCKING AT 6" O.C. PROVIDE 'V' NOTCH IN BLOCKING TO PROVIDE ADEQUATE VENTILATION AS REQUIRED. BLOCKING TO BE ATTACHED DIRECTLY TO DOUBLE TOP PLATE OF THE EXTERIOR WALL W/ (1) RBC CONNECTOR.

FLOOR FRAMING CONNECTIONS :

1. PROVIDE 3 1/2" WIDE PARALLAM PSLS OR (2) 1 3/4" WIDE LVL'S UNDER ALL INTERIOR FIRST FLOOR SHEARWALLS WHEN THE SHEARWALL IS PARALLEL TO THE FLOOR JOIST FRAMING DIRECTION. PROVIDE (2) 1 3/4" WIDE LVLS UNDER SECOND FLOOR AND ATTIC SHEARWALLS WHEN PARALLEL TO THE FLOOR FRAMING DIRECTION. IF CS 16 COIL STRAPS ARE SPECIFIED AS HOLDDOWNS AT THE END OF THE SHEARWALL, WRAP THE STRAP(S) AROUND THE (2) 1 3/4" WIDE LVLS, AND PROVIDE HALF OF THE TOTAL NUMBER OF NAILS SPECIFIED AROUND THE LVLS. IF HOLD-DOWN AT END OF SHEARWALL IS A HDU TYPE, SUBSTITUTE (2) 1 3/4"" WIDE LVL'S WITH 3 1/2" PARALLAM (MIN.). SEE DETAIL 5/ HD. ALL BEAMS HERE UNLESS OTHERWISE SHOWN ON PLANS.

2. PROVIDE 3 1/2" WIDE PARALLAM PSL BLOCKING OR (2) 1 3/4" WIDE LVL BLOCKING UNDER FIRST AND SECOND FLOOR AND ATTIC SHEARWALLS WHEN JOISTS ARE PERPENDICULAR TO SHEARWALLS.

3. ATTACH THE DOUBLE TOP PLATE OF THE FIRST /SECOND FLOOR EXTERIOR WALL TO THE SECOND/ ATTIC FLOOR RIM BOARD WITH (1) LTP5 CONNECTOR AT 24" O.C. OR W/ (2) 10d TOE NAILS PER 12".

GENERAL STRUCTURAL NOTES : (CONT'D)

WALL FRAMING UPLIFT CONNECTIONS:

1. ATTACH EXTERIOR WALL STUDS TO THE DOUBLE TOP PLATE AT THE ROOF WITH (1) TSP CONNECTOR AT 32" O.C. PROVIDE (9) - 10d x 1 1/2 NAILS TO THE STUD AND (6) - 10d NAILS TO THE DOUBLE TOP PLATE. CONNECTOR TO BE APPLIED DIRECTLY TO 2X FRAMING.
NOTE: NOT REQUIRED WHEN USING H2A CONNECTOR PER NOTE '2', "ROOF FRAMING CONNECTIONS".

2. EXTERIOR WALL STUDS ON SECOND FLOOR TO BE ATTACHED TO STUDS ON THE FIRST FLOOR ACROSS SECOND FLOOR RIM BOARD W/ (1) CS 16 COIL STRAP W/ (14) 10d NAILS (7 NAILS AT EACH END OF STRAP) WITH A STRAP CUT LENGTH OF 18" + THE CLEAR SPAN ACROSS RIM BOARD. STRAPS TO BE SPACED AT 32" O.C. (EVERY OTHER STUD). STRAP IS NOT REQUIRED AT SHEARWALL HOLDDOWN LOCATIONS. CS 16 COIL STRAPS TO BE APPLIED OVER PLYWOOD SHEATHING.

3. EXTERIOR WALL STUDS ON THE SECOND FLOOR THAT ARE ABOVE BEAMS IN THE FLOOR FRAMING SHALL BE ATTACHED TO THE BEAM WITH (1) LTS12 TWIST STRAP AT 16" O.C. (CUT SMALL SLOT IN FLOOR SHEATHING FOR STRAP) . STRAP IS APPLIED DIRECTLY TO 2X FRAMING.

4. ATTACH FIRST FLOOR STUD TO RIM BOARD WITH (1) CS 16 STRAP AT 32" O.C. AND PROVIDE (6) 10d NAILS TO STUD AND (6) 10d NAILS TO RIM BOARD. ATTACH RIM BOARD TO FOUNDATION SILL PLATE WITH (1) DSP CONNECTOR PER 32" O.C.

5. CONNECTIONS FOR WALL OPENING ELEMENTS (REFER TO DETAIL 2-WF)

HEADER SIZE	HEADER TO JACK STUD	JACK STUD TO SOLE PLATE
L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4 *
L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4 *
L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4 *
L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SPH6 *

*ALTERNATE : THE CONNECTOR SHOWN FOR THE JACK STUD TO SOLE PLATE CAN BE SUBSTITUTED WITH THE SAME CONNECTOR SHOWN FOR THE JACK STUD TO HEADER. ATTACH CONNECTOR WITH HALF OF THE REQUIRED NAILS TO THE JACK STUD AND HALF OF THE REQUIRED NAILS TO THE FOUNDATION RIMBOARD. CONNECTOR TO BE ATTACHED DIRECTLY TO 2X FRAMING AND RIMBOARD. ALTERNATE CAN NOT BE USED WHEN SOLE PLATE IS ATTACHED DIRECTLY TO FOUNDATION STEM WALL OR CONCRETE SLAB.

NOTE :

A. HEADERS FOR DOORS AND WINDOWS TO HAVE (1) H8 CONNECTOR AT THE TOP AND BOTTOM OF ALL CRIPPLE STUDS.

B. HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER.

C. PROVIDE (1) A23 CLIP ON THE TOP OF ALL HEADERS AT EACH END OF HEADER TO THE KING STUD ADJACENT TO THE OPENING.

D. PROVIDE (1) SSP FROM EACH KING STUD TO DOUBLE TOP PLATE OF THE WALL, WITH (3) 10d NAILS TO DOUBLE TOP PLATE AND (4)-10d NAILS TO KING STUD. FOR SECOND FLOOR HEADERS, PROVIDE (1) CS 16 FROM EACH KING STUD ACROSS THE RIM BOARD TO A STUD IN THE FIRST FLOOR WALL BELOW. FOR CS 16 STRAP SIZE REFER TO NOTE "2" ABOVE. FOR FIRST FLOOR HEADERS PROVIDE (1) CS 16 FROM EACH KING STUD TO THE FIRST FLOOR RIM BOARD. FOR CS 16 STRAP SIZE REFER TO NOTE "4" ABOVE.

E. KING STUD TO RIMBOARD CONNECTION SPECIFIED IN NOTE 'D' ABOVE IS NOT REQUIRED WHERE A SHEARWALL HOLDOWN IS ADJACENT TO THE OPENING.

F. SILLS FOR OPENINGS LESS THAN 4'-0" WIDE REQUIRE (1) A23 CLIP AT THE BOTTOM OF THE SILL PLATE TO THE KING STUD AT EACH END OF THE SILL PLATE. FOR OPENINGS 4'-0" AND LARGER, PROVIDE (2) A23 CLIPS AT EACH END OF THE SILL PLATE. (ONE ON THE TOP AND ONE ON THE BOTTOM OF THE SILL PLATE)

SHEARWALL SCHEDULE :

WALL TYPE SCHEDULE :

1. 15/32" PLYWOOD - (EDGES BLOCKED) 8d COMMON OR GALVANIZED BOX NAILS @ 6"O.C. EDGES AND 12" O.C. FIELD.

2. 15/32" PLYWOOD - (EDGES BLOCKED) 8d COMMON OR GALVANIZED BOX NAILS @ 3" O.C. EDGES AND 12" O.C. FIELD.

3. 15/32" PLYWOOD - (EDGES BLOCKED) 8d COMMON OR GALVANIZED BOX NAILS @ 2" O.C. EDGES AND 12" O.C. FIELD. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.

NOTE : FOR PLYWOOD SHEAR WALL TYPES 1, 2, AND 3 LISTED ABOVE, 8d COMMON OR GALVANIZED BOX NAILS = (0.131 x 2 1/2"). GUN NAILS MATCHING THE NAIL DIAMETER AND LENGTH MAY BE USED AS A SUBSTITUTE.

SOLE PLATE CONNECTION SCHEDULE :

CONNECTION TO FLOOR RIM BOARD

WALL TYPE	SOLE PLATE CONNECTION TO RIM BOARD
1	(3) - 16d COMMON NAILS PER 16".
2	(4) - 16d COMMON NAILS PER 16".
3	(3) - SIMPSON SDS25312 (1/4" x 3 1/2") WOOD SCREWS PER 16".

CONNECTION TO CONCRETE FOUNDATION

FOUNDATION SILL PLATE CONNECTION TO CONCRETE

5/8" DIA. ANCHOR BOLTS AT 32" O.C. .

NOTE : ANCHOR BOLTS REFERENCED ABOVE TO BE 5/8" DIAMETER A307 STEEL ANCHOR BOLTS WITH 3" x 3" x 1/4" PLATE WASHERS WITH 7" MINIMUM EMBEDMENT INTO CONCRETE.

SHEARWALL CONSTRUCTION :

1. ALL SHEARWALLS TO HAVE DOUBLE TOP PLATES AND DOUBLE 2X STUDS AT EACH END OF THE WALL.

2. FACE NAIL DOUBLE TOP PLATES W/ 16d NAILS AT 16" O.C. USE (12) - 16d NAILS AT EACH SIDE OF LAP SPLICES IN TOP PLATES. SPLICE LENGTH TO BE A MINIMUM OF 4'-0" LONG.

3. NAILING FOR PERFORATED SHEARWALLS TO BE CONTINUED ABOVE AND BELOW ALL OPENINGS IN SHEARWALL.

4. ATTACH DOUBLE 2X STUDS AND BUILT-UP CORNER STUDS AT SHEARWALL ENDS WITH (2) 16d NAILS AT 6" O.C. FOR ATTIC/ SECOND FLOOR SHEARWALLS AND (2) 16d NAILS AT 4" O.C. STAGGERED FOR FIRST FLOOR SHEARWALLS.

5. REFER TO HOLDDOWN SCHEDULE FOR TIE DOWNS AT SHEARWALL ENDS.

SHEARWALL HOLDDOWN SCHEDULE :

SECOND FLOOR AND INTERIOR HOLDDOWNS :

1. (1) - CS 16 COIL STRAP W/ (20) 8d (0.131 x 2 1/2" LONG) NAILS WITH STRAP APPLIED DIRECTLY TO 2X FRAMING MEMBERS. PROVIDE HALF OF THE NUMBER OF NAILS SPECIFIED AT EACH END OF STRAP. CUT SMALL SLOT IN FLOOR SHEATHING AND ATTACH STRAP TO LVL BEAM OR LVL BLOCKING IN BETWEEN TJI FLOOR JOISTS IN FLOOR FRAMING BELOW. CONNECT BLOCKING TO TJI JOIST WEBS WITH HUS 412 FACE MOUNT HANGER. PROVIDE BACKER BLOCKING IN TJI JOIST WEB PER MANUFACTURER'S SPECIFICATIONS.

2. (2) - CS 16 COIL STRAPS W/ (26) 10d (0.148" x 3" LONG) NAILS WHEN STRAP IS APPLIED OVER PLYWOOD SHEATHING OR (30) 8d (0.131 x 2 1/2" LONG) NAILS WHEN STRAP IS APPLIED DIRECTLY TO 2X FRAMING MEMBERS. (NAILS SPECIFIED ARE PER EACH STRAP) (IF STRAP IS LOCATED AT EXTERIOR WALL, CONTINUE STRAP TO DOUBLE STUD IN FIRST FLOOR WALL IF THERE IS NO SHEARWALL BELOW, THE DOUBLE STUDS AT END OF THE SHEARWALL IN FIRST FLOOR WALL BELOW, OR WRAP THE STRAP AROUND THE HEADER BELOW).

3. (3) - CS 16 COIL STRAPS W/ (26) 10d (0.148" x 3" LONG) NAILS WHEN STRAP IS APPLIED OVER PLYWOOD SHEATHING OR (30) 8d (0.131 x 2 1/2" LONG) NAILS WHEN STRAP IS APPLIED DIRECTLY TO 2X FRAMING MEMBERS. (NAILS SPECIFIED ARE PER EACH STRAP) (IF STRAP IS LOCATED AT EXTERIOR WALL, CONTINUE STRAP TO DOUBLE STUD IN FIRST FLOOR WALL IF THERE IS NO SHEARWALL BELOW, THE DOUBLE STUDS AT END OF THE SHEARWALL IN FIRST FLOOR WALL BELOW, OR WRAP THE STRAP AROUND THE HEADER BELOW).

FOUNDATION HOLDDOWNS :

4. HDU4-SDS2.5 W/5/8" DIA. THREADED ROD ANCHOR BOLT DRILLED AND EPOXIED TO 10" MIN. EMBEDMENT W/SET ADHESIVE. CNW5/8 COUPLER NUT BETWEEN ANCHOR BOLT AND 5/8" THREADED ROD INTO HOLDOWN.

5. HDU4-SDS2.5 5/8" DIA. THREADED ROD ANCHOR BOLT DRILLED AND EPOXIED TO 12" MIN. EMBEDMENT W/SET ADHESIVE. CNW5/8 COUPLER NUT BETWEEN ANCHOR BOLT AND 5/8" THREADED ROD INTO HOLDOWN.

8. HDU8-SDS2.5 W/ 7/8" DIA. THREADED ROD ANCHOR BOLT DRILLED AND EPOXIED TO 15" MIN. EMBEDMENT W/SET ADHESIVE. CNW7/8 COUPLER NUT BETWEEN ANCHOR BOLT AND 7/8" THREADED ROD INTO HOLDOWN.

14. HDU14-SDS2.5 W/ 1" DIA. THREADED ROD ANCHOR BOLT DRILLED AND EPOXIED TO 15" MIN. EMBEDMENT W/ SET ADHESIVE. CNW 1" COUPLER NUT BETWEEN THREADED ROD AND 1" THREADED ROD INTO HOLDOWN WITH HOLDOWN ATTACHED TO 4X6 DOUGLAS-FIR POST.

H2. HDU5-SDS2.5 5/8" DIA. THREADED ROD ANCHOR BOLT DRILLED AND EPOXIED TO 12" MIN. EMBEDMENT W/SET ADHESIVE. CNW5/8 COUPLER NUT BETWEEN ANCHOR BOLT AND 5/8" THREADED ROD INTO HOLDOWN.

LEGEND :

- 1 — SHEARWALL TYPE
- 1 — SHEARWALL GRIDLINE
- 1 — SHEARWALL HOLDDOWN TYPE
- ● — SHEARWALL HOLDDOWN
- — — — SHEARWALL
- 1P — PERFORATE SHEARWALL. CONTINUE PLYWOOD ABOVE AND BELOW OPENING WITH NAILING ACCORDING TO SPECIFIED SHEARWALL TYPE.
- BEARING WALL
- XK, XJ # OF KING AND JACK STUDS AT OPENINGS

SHEARWALL COVERSHEET

PROJECT: TOPHAM DESIGN, llc - SARKISIAN RESIDENCE

NO.	REVISION/ISSUE	DATE

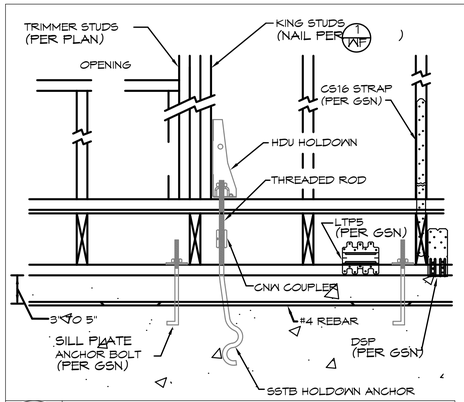
PROJECT ADDRESS:
8 North Mill Street
Nantucket, MA.
02554

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

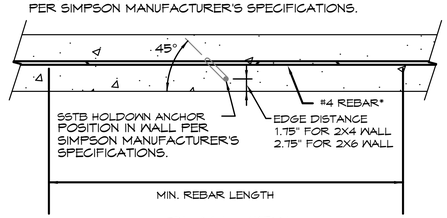
1279 MILLSTONE RD.
BREWSTER, MA 02631
(774) 353-2144

JOB#: xx-xxx	SHEET:
DATE: 00-00-2017	GSN-1.0
SCALE: NONE	



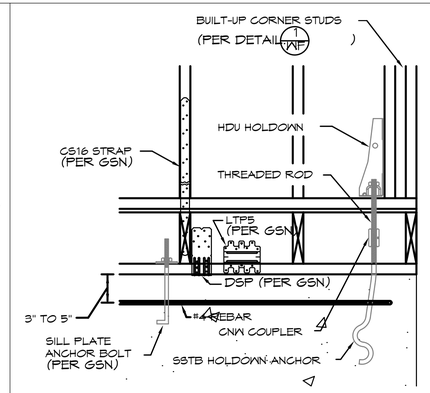
MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 7/8"	74"
SSTB34	7/8	28 7/8"	82"
SB1x30	1	24"	96"

*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW

1 HD — HOLD DOWN AT WINDOW OR DOOR OPENING



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SB1x30	1	24"	96"

*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
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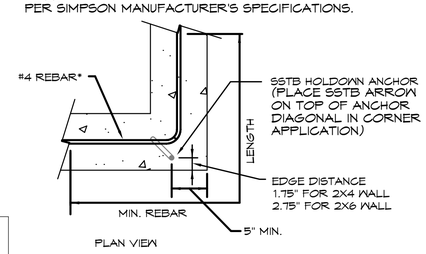
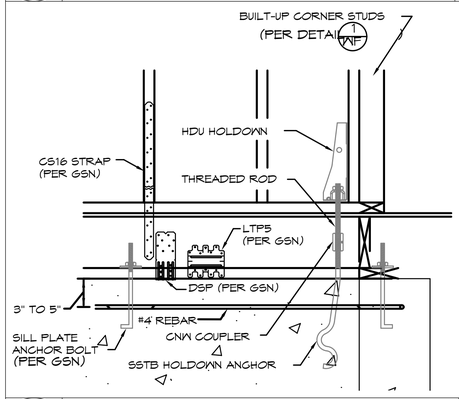


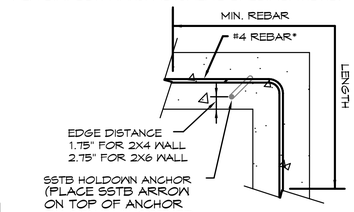
PLAN VIEW

2 HD — HOLD DOWN AT EXTERIOR BUILDING CORNER



MODEL NO	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 7/8"	74"
SSTB34	7/8	28 7/8"	82"
SB1x30	1	24"	96"

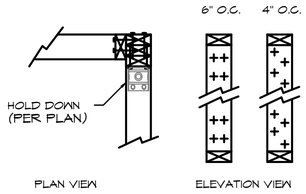
*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW

3 HD — HOLD DOWN AT INTERIOR BUILDING CORNER

2x4 WALL



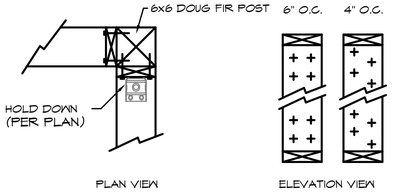
PLAN VIEW ELEVATION VIEW

NOTES :

1. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.

2. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 4" O.C. STAGGERED FOR 1ST STORY SHEARWALLS.

2x6 WALL



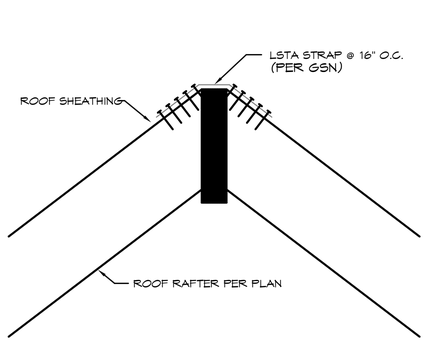
PLAN VIEW ELEVATION VIEW

NOTES :

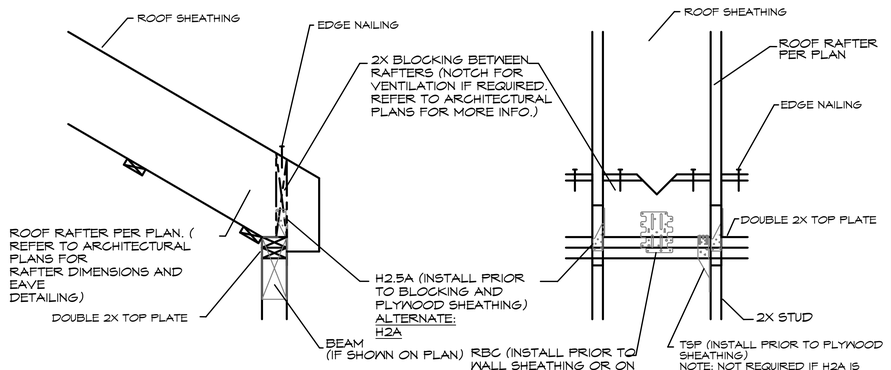
1. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.

2. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 4" O.C. STAGGERED FOR 1ST STORY SHEARWALLS.

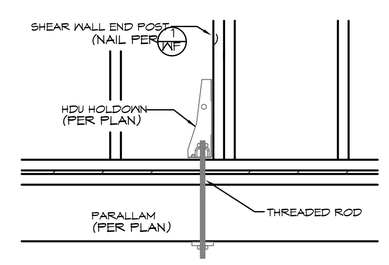
1 WF — BUILT-UP CORNER AT END OF SHEARWALL



1 RF — STRUCTURAL RIDGE BEAM



3 RF — RAFTER TO TOP PLATE



*NOTE : DRILL HOLE FOR THREADED ROD THROUGH PARALLAM AND ATTACH W/ NUT AND 3"x 3"x 5/8" PLATE WASHER

5 HD — INTERIOR HOLD DOWN IN FLOOR FRAMING

STRUCTURAL DETAILS 1

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SARKISIAN RESIDENCE

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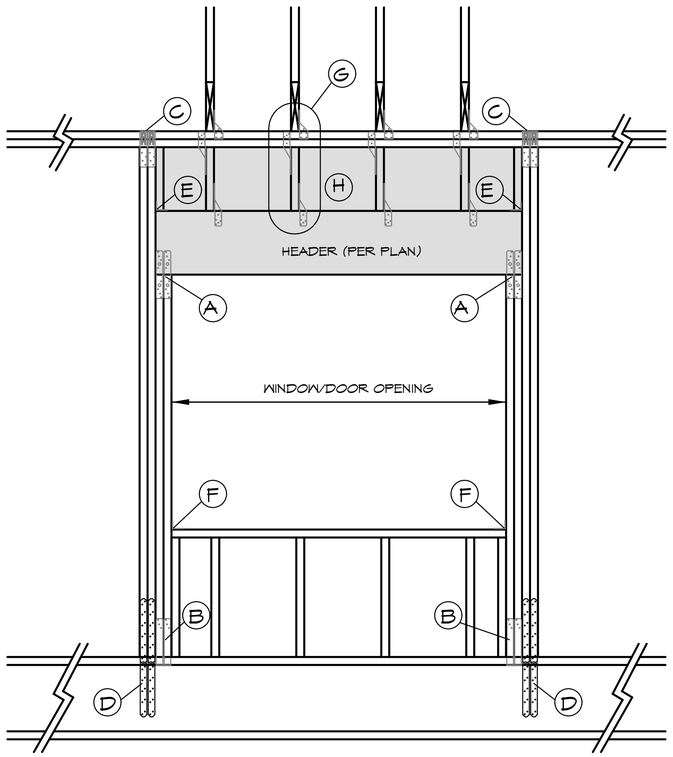


OPTION #1

HEADER SIZE	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4	(1) SSP PER KING	(1) CS 16 - (6) 8D NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	(1) A23	(1) A23	(1) H8 TOP/BOTTOM OF EACH CRIPPLE STUD *NOTE : FOR HEADERS LOCATED DIRECTLY BELOW DOUBLE TOP PLATES, STRAP HEADER TO TOP PLATES WITH (1) CS 16 PER 16" WITH (4) 8D NAILS EACH END OF STRAP. BEND STRAP OVER TOP PLATES AS REQUIRED. ALTERNATE: ATTACH EACH RAFTER TO HEADER WITH (1) H8.	SEE HIGHLIGHTED HEADER *NOTE : STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" O.C. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEARED.
L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4	(1) SSP PER KING		(1) A23	(2) A23		
L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4	(1) SSP PER KING		(1) A23	(2) A23		
L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SPH6	(1) SSP PER KING		(1) A23	(2) A23		
L= 10'-1" TO 16'-0"	(2) ST2122	(2) SPH6	(1) SSP PER KING		(1) A23	(2) A23		

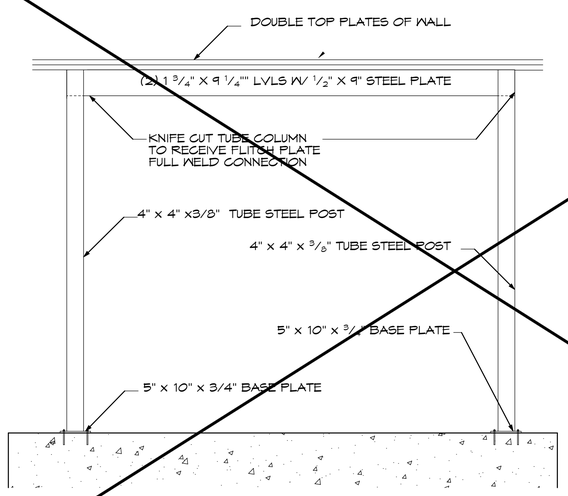
OPTION #2

HEADER SIZE	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
L= 1'-0" TO 4'-0"	(1) - CS 16 W/ (5) 8D EACH END	SEE NOTE '3'	(1) SSP PER KING	(1) CS 16 - (6) 8D NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	(1) A23	(1) A23	(1) H8 TOP/BOTTOM OF EACH CRIPPLE STUD *NOTE : FOR HEADERS LOCATED DIRECTLY BELOW DOUBLE TOP PLATES, STRAP HEADER TO TOP PLATES WITH (1) CS 16 PER 16" WITH (4) 8D NAILS EACH END OF STRAP. BEND STRAP OVER TOP PLATES AS REQUIRED. ALTERNATE : ATTACH EACH RAFTER TO HEADER WITH (1) H8.	SEE HIGHLIGHTED HEADER *NOTE : STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" O.C. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEADER.
L= 4'-1" TO 6'-0"	(2) - CS 16 W/ (5) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23		
L= 6'-1" TO 8'-0"	(2) - CS 16 W/ (6) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23		
L= 8'-1" TO 10'-0"	(2) - CS 16 W/ (8) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23		
L= 10'-1" TO 16'-0"	(2) ST2122		(1) SSP PER KING		(1) A23	(2) A23		

*NOTES :

1. HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER.
2. CONNECTORS SPECIFIED ABOVE SHALL BE ATTACHED DIRECTLY TO 2X FRAMING MEMBERS.
3. NAIL FULL HEIGHT JACK STUDS TO KING STUDS WITH (2)-16D NAILS PER 6" O.C. (JACK STUD TO SOLE PLATE STRAP NOT REQUIRED)
4. STRAP NOT REQUIRED WHERE SHEARWALL HOLDDOWN IS ADJACENT TO OPENING.
5. DETAIL FOR WINDOW AND DOOR FRAMING ONLY. OTHER STRAPS AND TIES NOT SHOWN FOR CLARITY.

3 WF — FRAMING AT WINDOW AND DOOR OPENINGS



CONSTRUCTION NOTES:

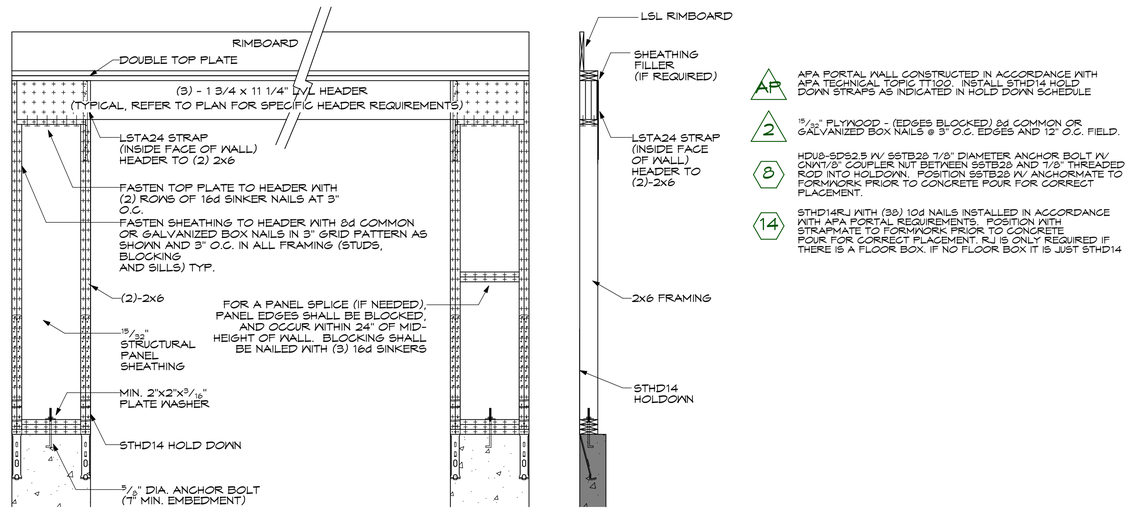
1) WELD BASE PLATES TO VERTICAL TUBE STEEL POSTS. POSTS TO BE ATTACHED TO CONCRETE FOUNDATION WITH (4) 5/8" THREADED ROD WITH SIMPSON SET EPOXY WITH 10" MIN. EMBEDMENT.

2) FLITCH PLATE BEAM TO BE CONNECTED VIA KNIFE CUT INTO TUBE STEEL COLUMN. FULL WELD KNIFE CONNECTION.

3) CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

4) ADJACENT SHEAR WALLS CAN BE CONNECTED TO TUBE COLUMNS TO ACT AS HOLD DOWNS. USE SELF TAPPING SCREWS TO ATTACH WALL STUD END TO STEEL TUBE (2) EA. PER 6" ON CENTER

1 MF — STEEL MOMENT FRAME (NOT TO SCALE)



2 MF — APA PORTAL WALL DETAIL

STRUCTURAL DETAILS 2

PROJECT:

TOPHAM DESIGN, llc - SARKISIAN RESIDENCE

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DATE: 00-00-2017	GSN-1.2
SCALE: NONE	

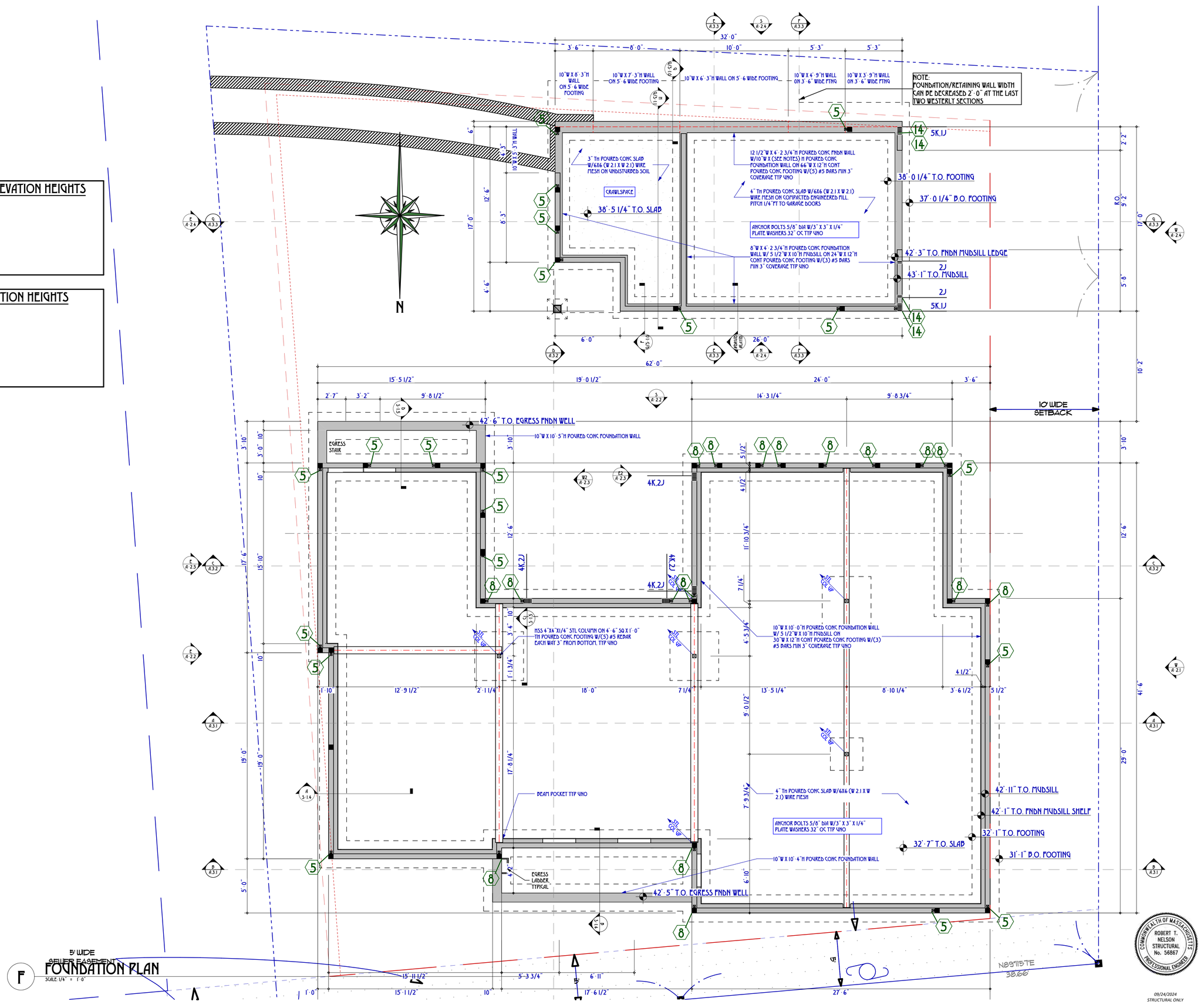
BOTTOMS TOPMOST PLAT TIMELOCAL BOTTOMS BASIC FOR ARCHIVED N/SARKISIAN 8 NORTH TELL ST/SARKISIAN 8 NORTH TELL ST.PLOT.DWG

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2ND FLR PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MUDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MUDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64'-6 1/4"+/- T.O. 2ND DWELLING RIDGE
60'-11 1/4"+/- T.O. 2ND FLR DORMER PLATE
57'-3 1/4"+/- T.O. 2ND FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
43'-1"+/- T.O. MUDSILL
42'-3"+/- T.O. FOUNDATION MUDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
36'-5 1/4"+/- T.O. CRAWLSPACE SLAB
36'-0 1/4"+/- T.O. FOOTING
37'-0 1/4"+/- B.O. FOOTING



F FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

09/24/2024
STRUCTURAL ONLY

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

FOUNDATION PLAN

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023·11 9406 12/19/23 CERTIFICATE NO.:

BUILDING PERMIT NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE O.C.:40%

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S·1.0

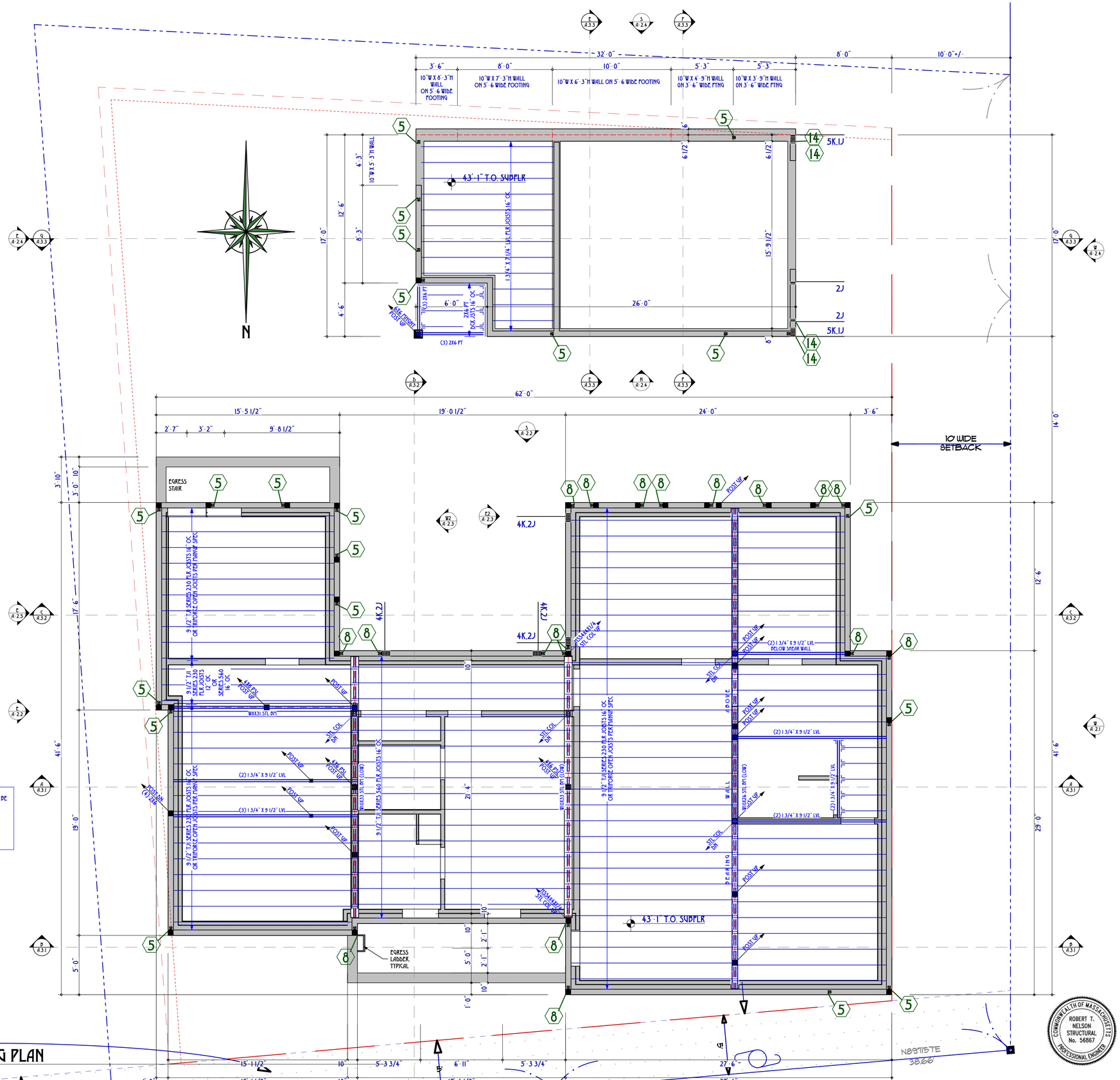
BOTTOM OF TOPMOST FLR. FINISH LOCAL. BOTTOM BASIS FOR ARCHVIEW 36 SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN3D 3

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2ND FLR PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MNDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MNDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64'-6 1/4"+/- T.O. 2ND DWELLING RIDGE
60'-11 1/4"+/- T.O. 2ND FLR DORMER PLATE
57'-3 1/4"+/- T.O. 2ND FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
43'-1"+/- T.O. MNDSILL
42'-3"+/- T.O. FOUNDATION MNDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
36'-5 1/4"+/- T.O. CRAWLSPACE SLAB
36'-0 1/4"+/- T.O. FOOTING
37'-0 1/4"+/- B.O. FOOTING



FIRST FLOOR FRAMING NOTES:
1. AT WINDOW AND DOOR OPENINGS IN FOUNDATION WALL, RIMBOARD TO BE CONTINUOUS OVER OPENING.
2. PROVIDE SQUASH BLOCKS IN THE FLOOR BOX BELOW POSTS, TYP.
3. WHERE REQUIRED, 9 1/2" TJI SERIES 230 I-JOISTS TO HAVE SIMPSON HUS2 37/9.5 HANGERS.
4. PROVIDE (2) DAYS OF TJI, LVL OR LSL BLOCKING @4'-0" O.C. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALL, TYP.
5. AT STEEL COLUMNS, PROVIDE PLI/2X DEAM WIDTH X 12" CAP PLATE.

1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
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MARK	DATE	DESCRIPTION
	/ /	

FIRST FLOOR FRAMING PLAN

BUILDING PERMIT NO.:
CERTIFICATE NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023·11·9406 12/19/23

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

S·1.1

BOTTOMLOAD TOPMOST FILE: ITEMLOCAL: BOTTOMLOAD BASIC FOR AUTOCAD 26/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST.PLOTTABLE 5

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BUILDING PERMIT NO.:

SECOND FLOOR FRAMING PLAN

HDC SUBMISSION: 22 APRIL 2023 CERTIFICATE NO.:
HDC APPROVAL: HDC2023-11 9406 12/19/23

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE O.C.:40%

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COMMONWEALTH OF MASSACHUSETTS
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STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

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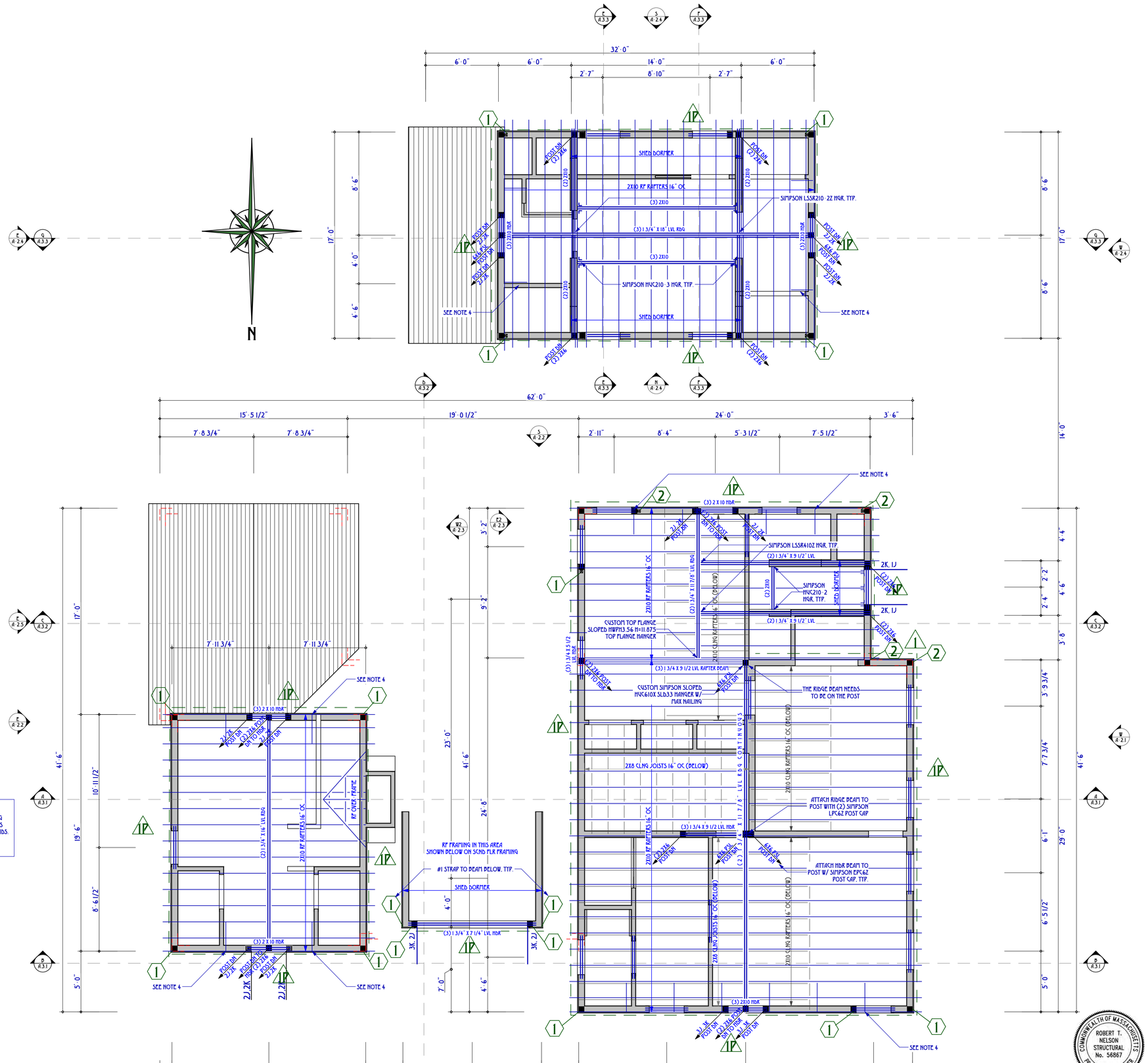
SECOND FLOOR FRAMING NOTES:
1. HEADERS TO BE (3) 2X8, UNLESS NOTED OTHERWISE ON PLAN.
2. WINDOW AND DOOR JAMBS TO BE (1) 2X6 JACK STUD AND (2) 2X6 KING STUDS UNLESS NOTED OTHERWISE ON PLAN BY #J #K, WHERE #J INDICATES NUMBER OF 2X6 JACK STUDS AND #K INDICATES NUMBER OF 2X6 KING STUDS.
3. PROVIDE SQUASH BLOCKS IN THE FLOOR BOX BELOW POSTS, TYP.
4. WHERE REQUIRED, 9 1/2" TJI SERIES 230 I-JOISTS TO HAVE SIMPSON H1S2.37/9.5 HANGERS.
5. PROVIDE (2) BATS OF BLOCKING @4'-0" O.C. WHERE JOISTS RUN PARALLEL TO STUD WALL, TYP.
6. AT INTERIOR BEARING WALLS, BLOCK STUD WALL W/BLOCKING @4'-0" O.C. MAX.
7. WHERE JOISTS BEAR ON INTERIOR BEARING WALLS, PROVIDE SOLID BLOCKING BETWEEN JOISTS.
8. WHERE REQUIRED, PROVIDE THE FOLLOWING SIMPSON HANGERS, UNLESS NOTED OTHERWISE ON PLAN
(2) 1 3/4" X 9 1/2" LVL - MMS410
(3) 1 3/4" X 9 1/2" LVL - MGUS5.50/10
(4) 1 3/4" X 9 1/2" LVL - MGUS7.25/10

2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PATH:C:\USERS\TOPHAM\DESIGN\DROPBOX\TOPHAM DESIGN\PROJECTS\2021-14 SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST_MORE 5.RVT
PATH:C:\USERS\TOPHAM\DESIGN\DROPBOX\TOPHAM DESIGN\PROJECTS\2021-14 SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST_MORE 5_LOCAL.RVT



ROOF FRAMING NOTES:
1. HEADERS TO BE (3) 2X6, UNLESS NOTED OTHERWISE ON PLAN.
2. WINDOW AND DOOR JAMBS TO BE (1) 2X6 JACK STUD AND (2) 2X6 KING STUDS UNLESS NOTED OTHERWISE ON PLAN BY #J #K, WHERE #J INDICATES NUMBER OF 2X6 JACK STUDS AND #K INDICATES NUMBER OF 2X6 KING STUDS.
3. PROVIDE SQUASH BLOCKS IN THE FLOOR BOX BELOW POSTS, TYP.
4. PROVIDE (2) DATS OF 2X10 BLOCKING @4'-0" O.C. BETWEEN ROOF RAFTERS AT GABLE END WALLS.

R ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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ROOF FRAMING PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE O.C.:40%

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ROBERT T. NELSON STRUCTURAL No. 56867
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER
09/24/2024
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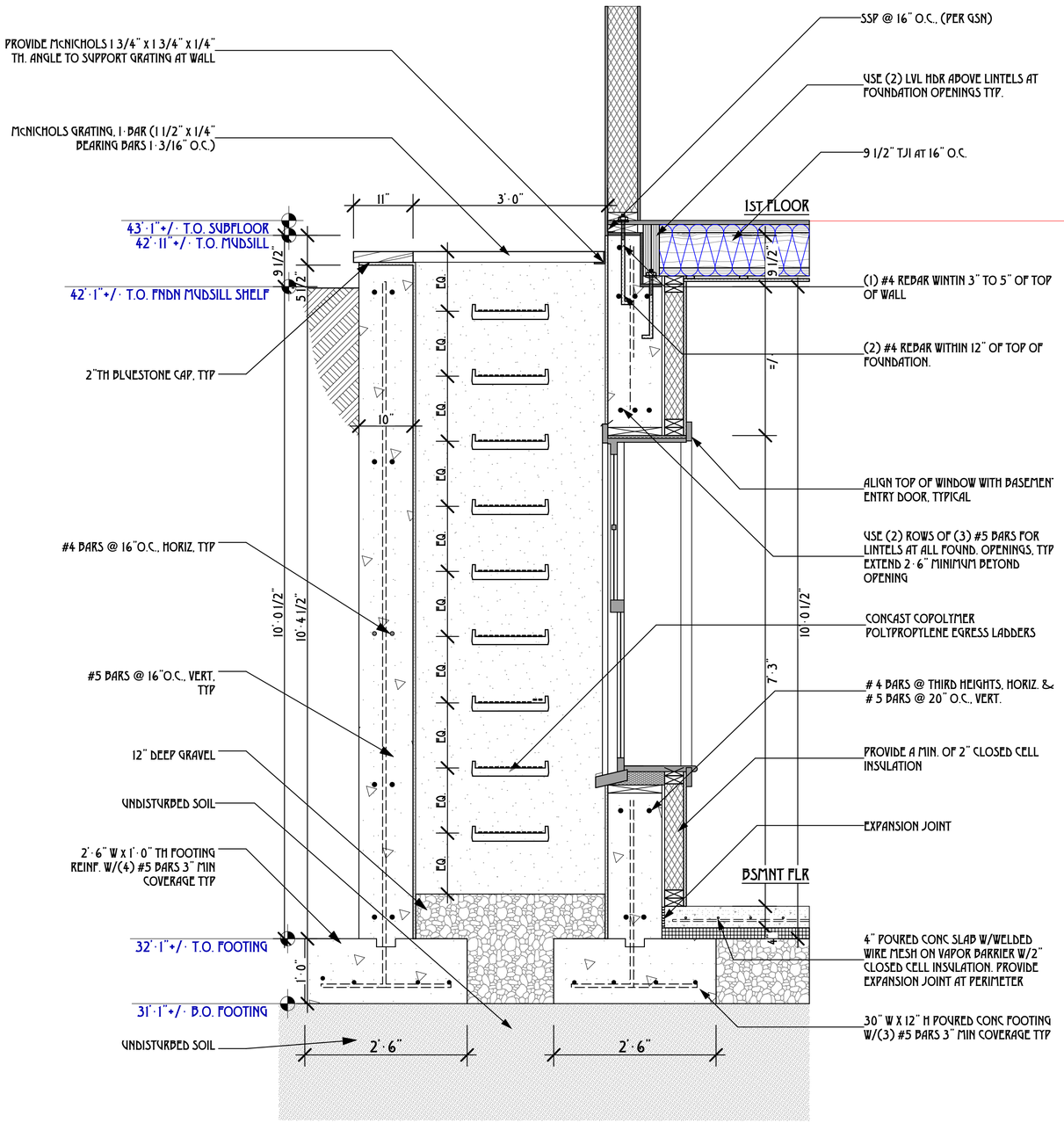
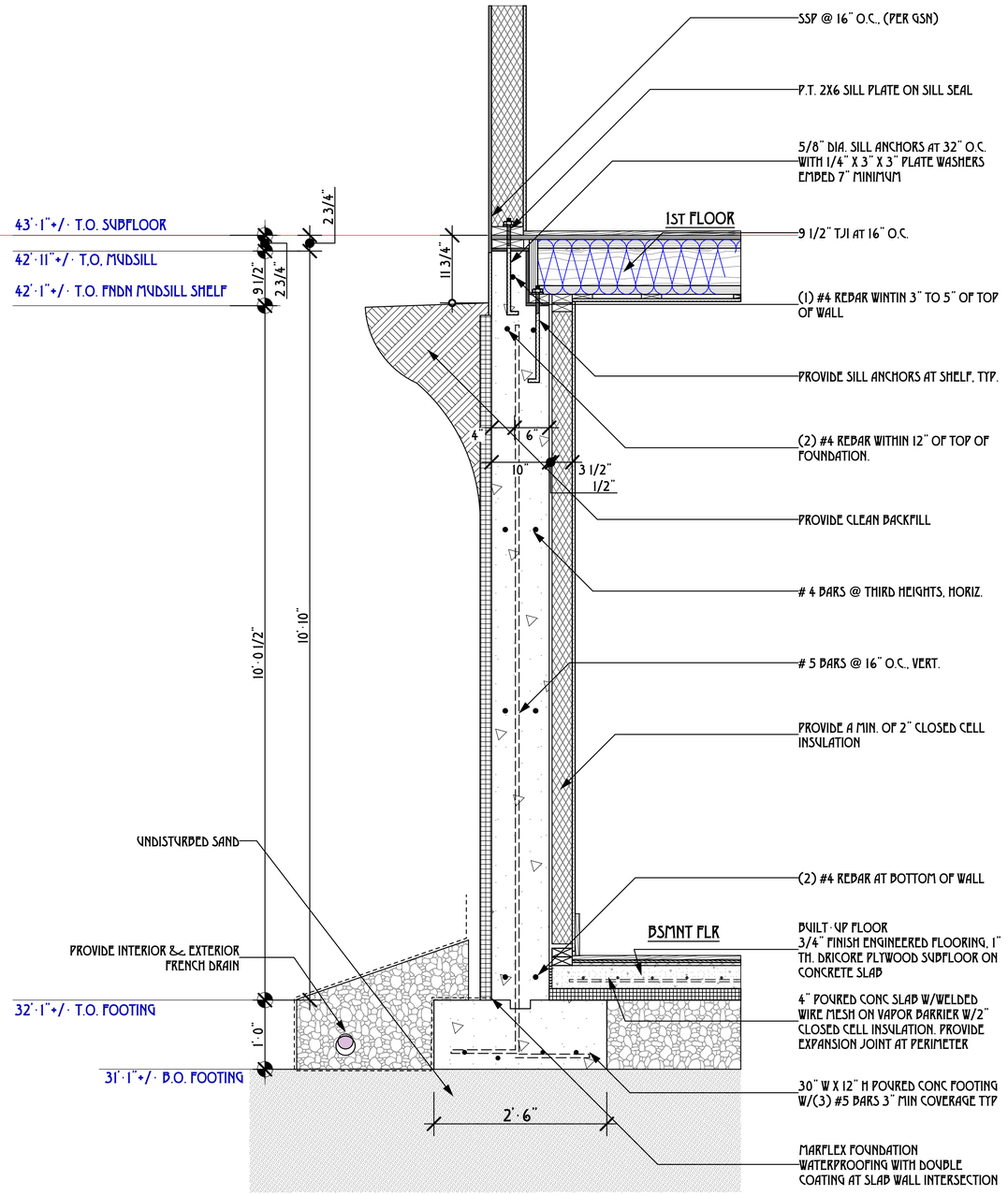


B D-1.2 FOUNDATION WALL AT WINDOW WELL
SCALE: 1" = 1'-0"



A D-1.1 A FOUNDATION WALL DETAIL - TYPICAL
SCALE: 1" = 1'-0"

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FOUNDATION WALL / STRUCTURAL DETAILS

BUILDING PERMIT NO.:

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8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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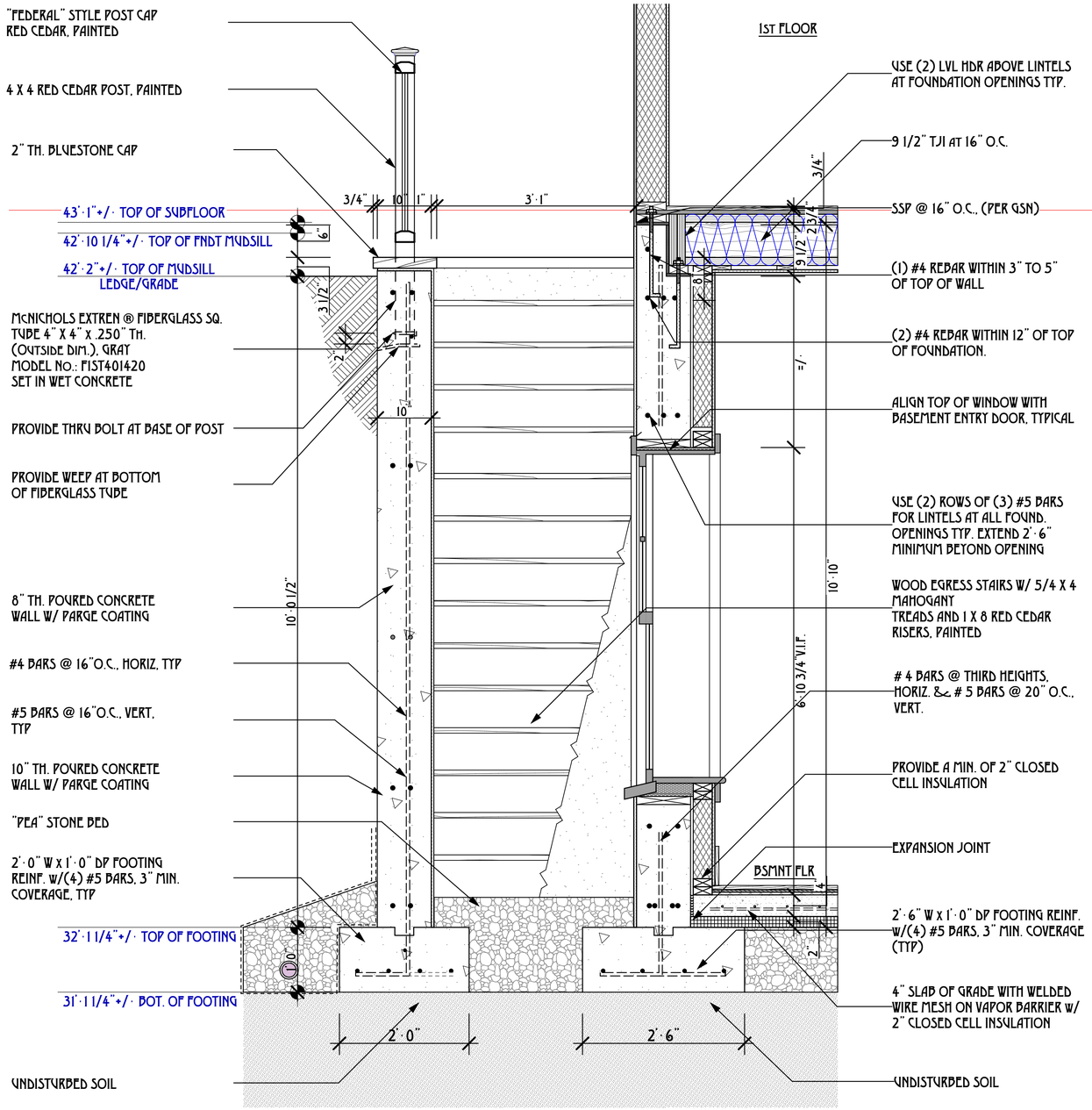
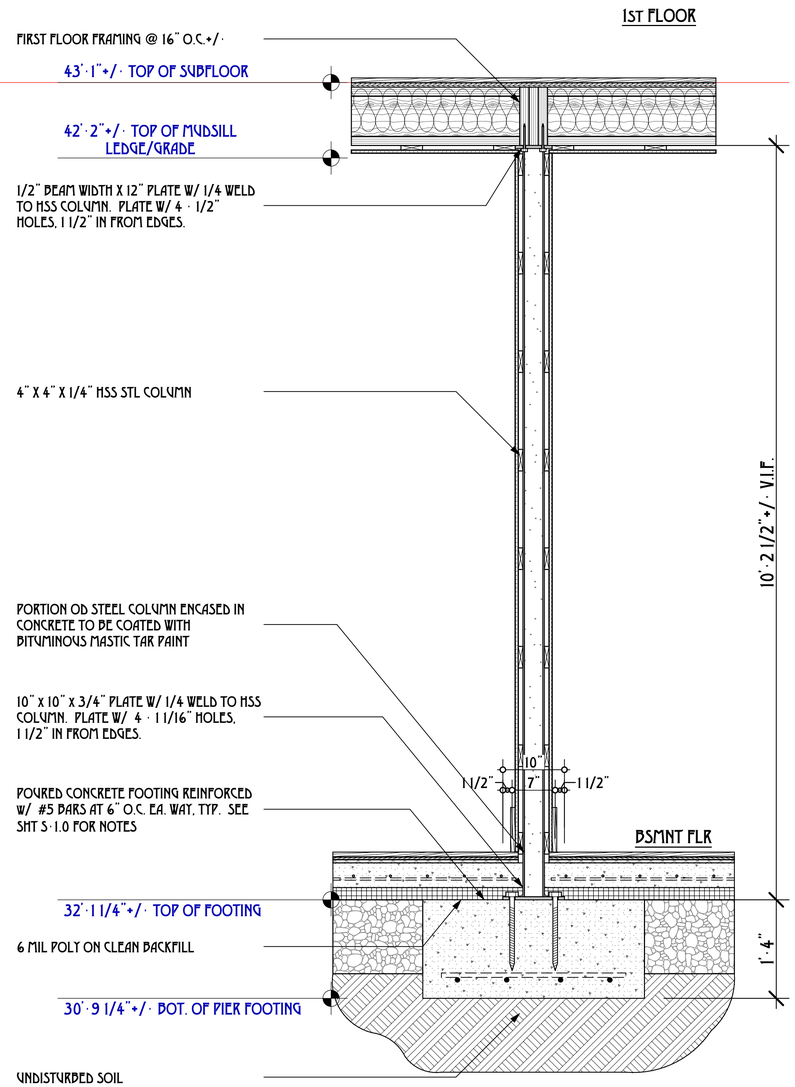
S-1.4

PLOTLOAD: TOPHAM'S PLAN - FINAL LOCAL - PLOTLOAD BASIC FOR ARCHIVED 24/SARKISIAN 8 NORTH TILL 37/SARKISIAN 8 NORTH TILL 37 PLOT.DWG 5

PLOTTED: TOPHAM'S PLOT_TIME:LOCAL: P:\TOPHAM\BASE FOR ARCHIVE\24\SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST_PLOT.DWG 5



D · 1.4 BULKHEAD FOUNDATION DETAIL
SCALE: 1" = 1'-0"



C · 1.3 INTERIOR PIER DETAIL
SCALE: 1" = 1'-0"

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FOUNDATION WALL / STRUCTURAL DETAILS

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8 NORTH MILL STREET
NANTUCKET, MA 02554

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PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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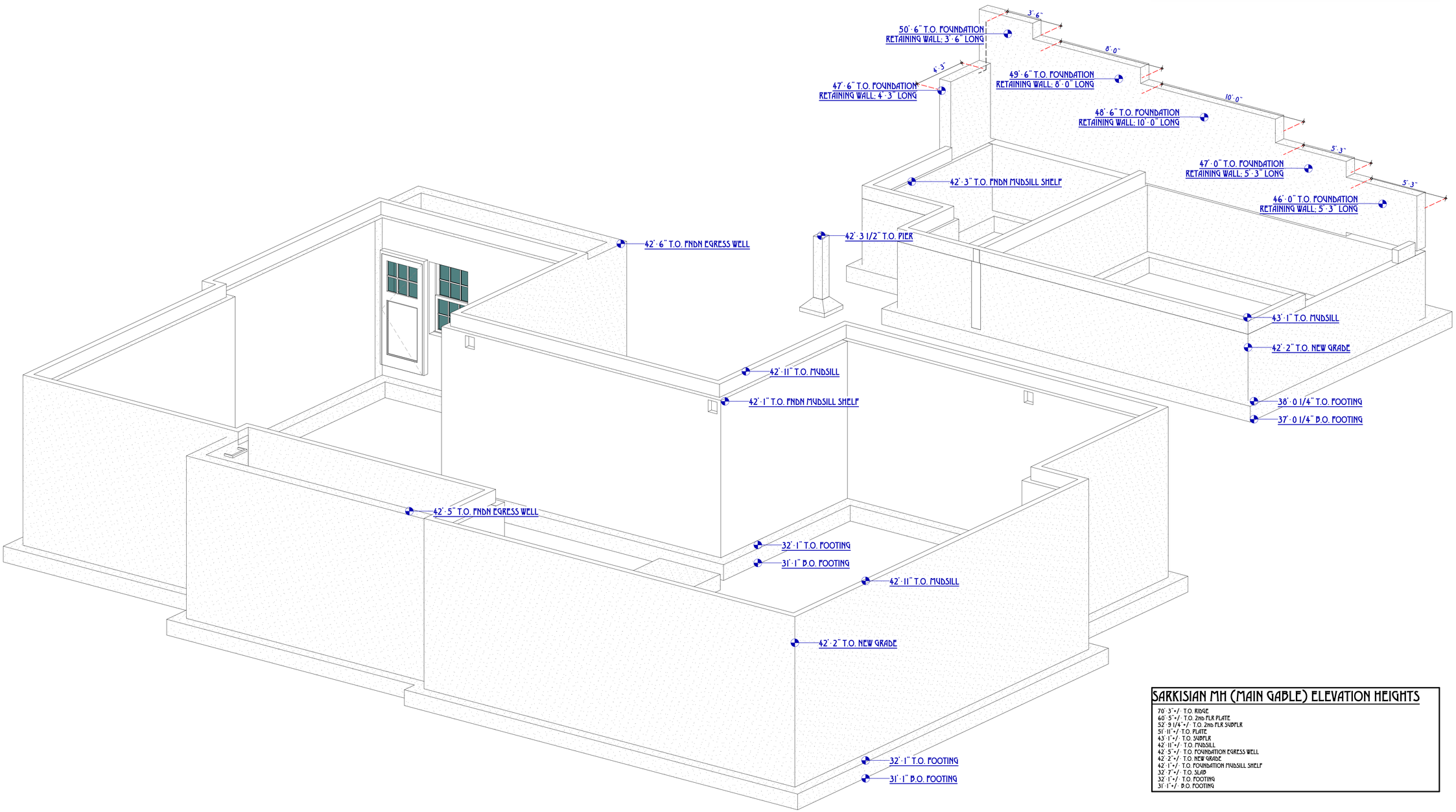
S · 1.5

PATH:C:\USERS\TOPHAM\DESIGN\DESKTOP\SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST_MODEL.RVT

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64'-6 1/4"+/- T.O. 2ND DWELLING RIDGE
60'-11 1/4"+/- T.O. 2ND FLR DORMER PLATE
57'-3 1/4"+/- T.O. 2ND FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
43'-1"+/- T.O. MUDSILL
42'-3"+/- T.O. FOUNDATION MUDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
38'-5 1/4"+/- T.O. CRAWLSPACE SLAB
38'-0 1/4"+/- T.O. FOOTING
37'-0 1/4"+/- B.O. FOOTING



SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2ND FLR PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MUDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MUDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- B.O. FOOTING

1 FOUNDATION WALL AXONOMETRIC W/ELEVATION HEIGHTS
NOT TO SCALE

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FOUNDATION WALL AXONOMETRIC WITH ELEVATION HEIGHTS

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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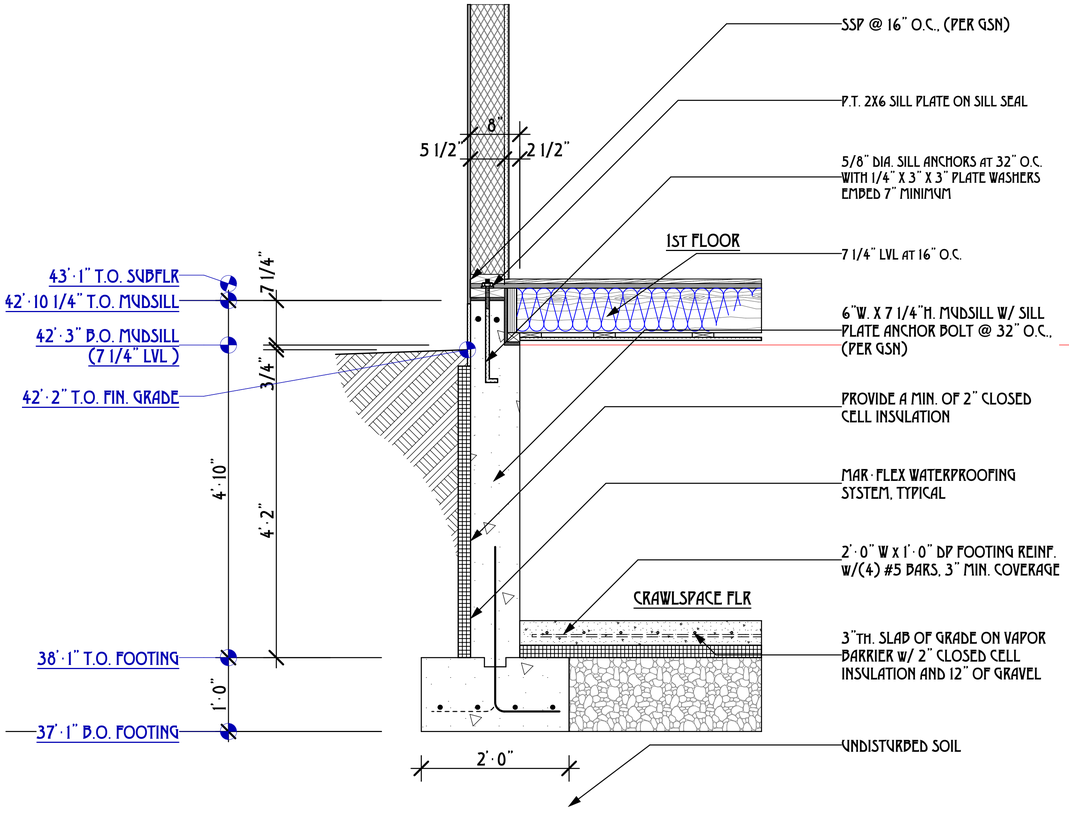
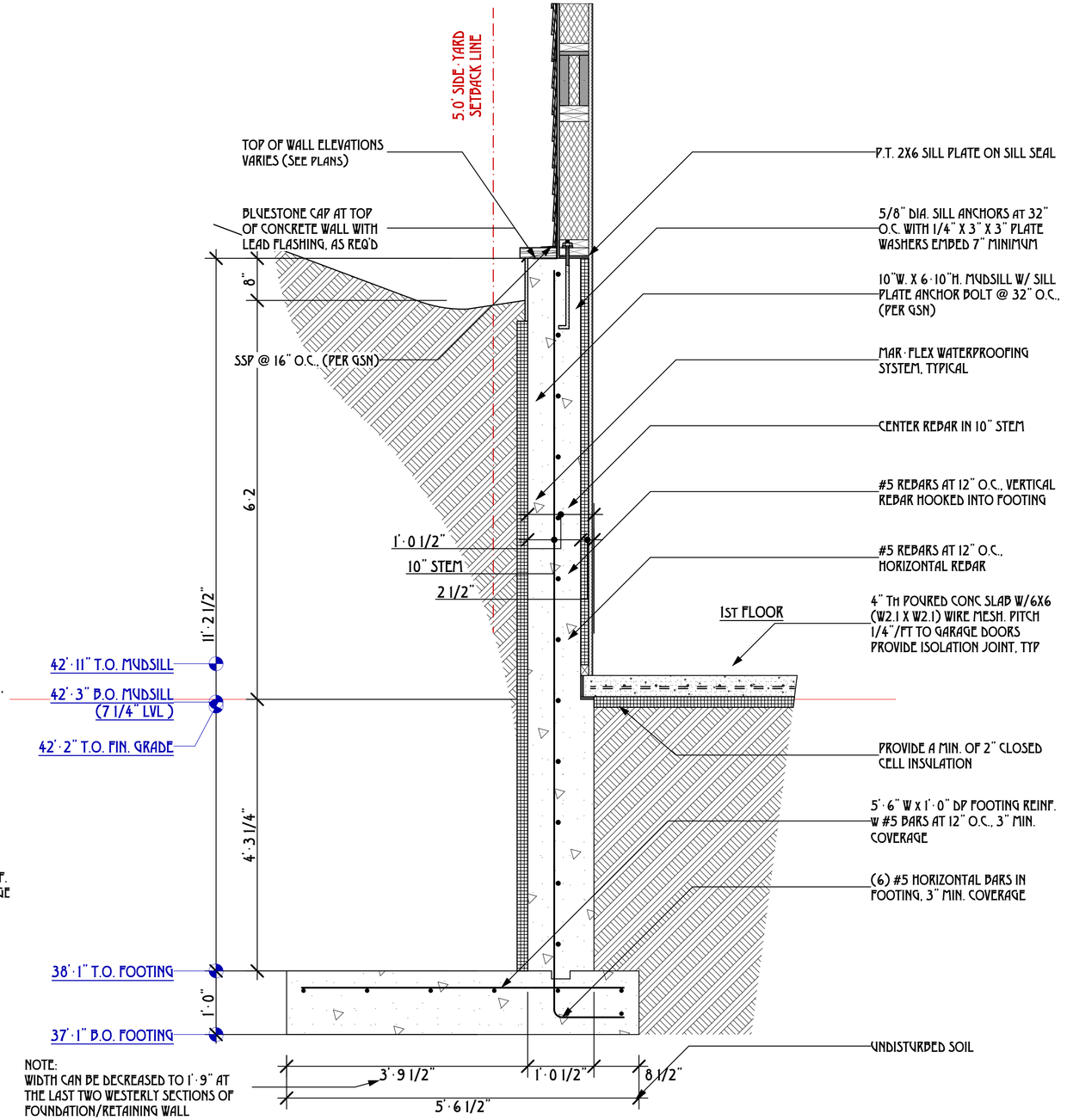
S·1.6

BOTTOM LOG: TOPHAM'S FILE: FINAL LOCAL - BOTTOM LOG BASE FOR ARCHIVED 36/SARKISIAN 8 NORTH TILL 37/SARKISIAN 8 NORTH TILL 37 MORE 5



F GD-1.6 GARAGE CRAWLPSPACE FOUNDATION WALL DETAILED DRAWING
SCALE: 1" = 1'-0"



G GD-1.7 GARAGE FOUNDATION/RETAINING WALL WITH SLAB ON GRADE DETAILED DRAWING
SCALE: 1" = 1'-0"

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FOUNDATION WALL / STRUCTURAL DETAILS

BUILDING PERMIT NO:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55 4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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G/S-1.0

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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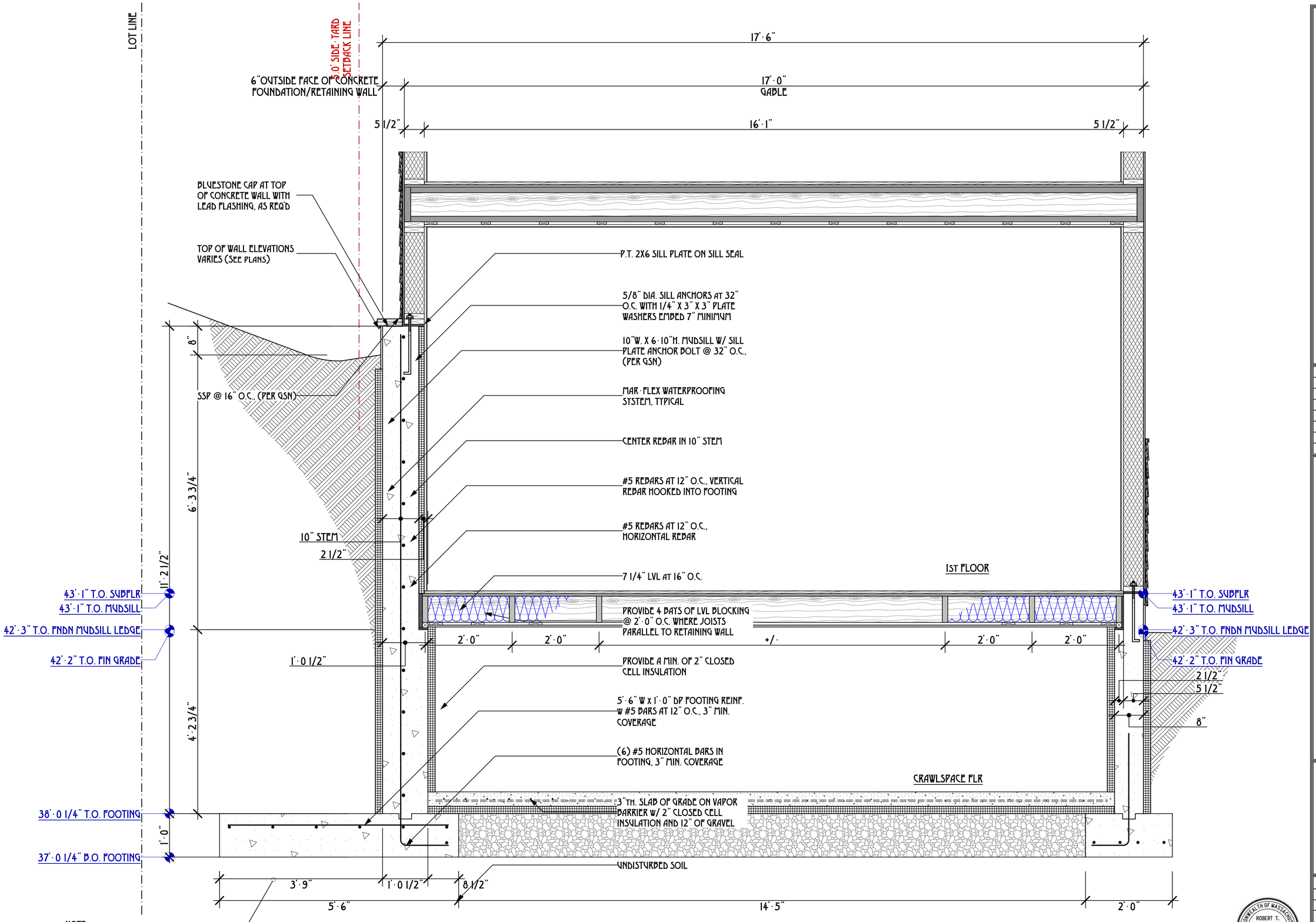

NOTE:
WIDTH CAN BE DECREASED TO 1'-9" AT THE LAST TWO WESTERLY SECTIONS OF FOUNDATION/RETAINING WALL

H GD-1.8 GARAGE CRAWLPSPACE FOUNDATION/RETAINING WALL CROSS SECTION THRU GARAGE
SCALE: 1" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
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CROSS SECTION THRU GARAGE 1" = 1'

BUILDING PERMIT NO.:

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SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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G/S-1.1

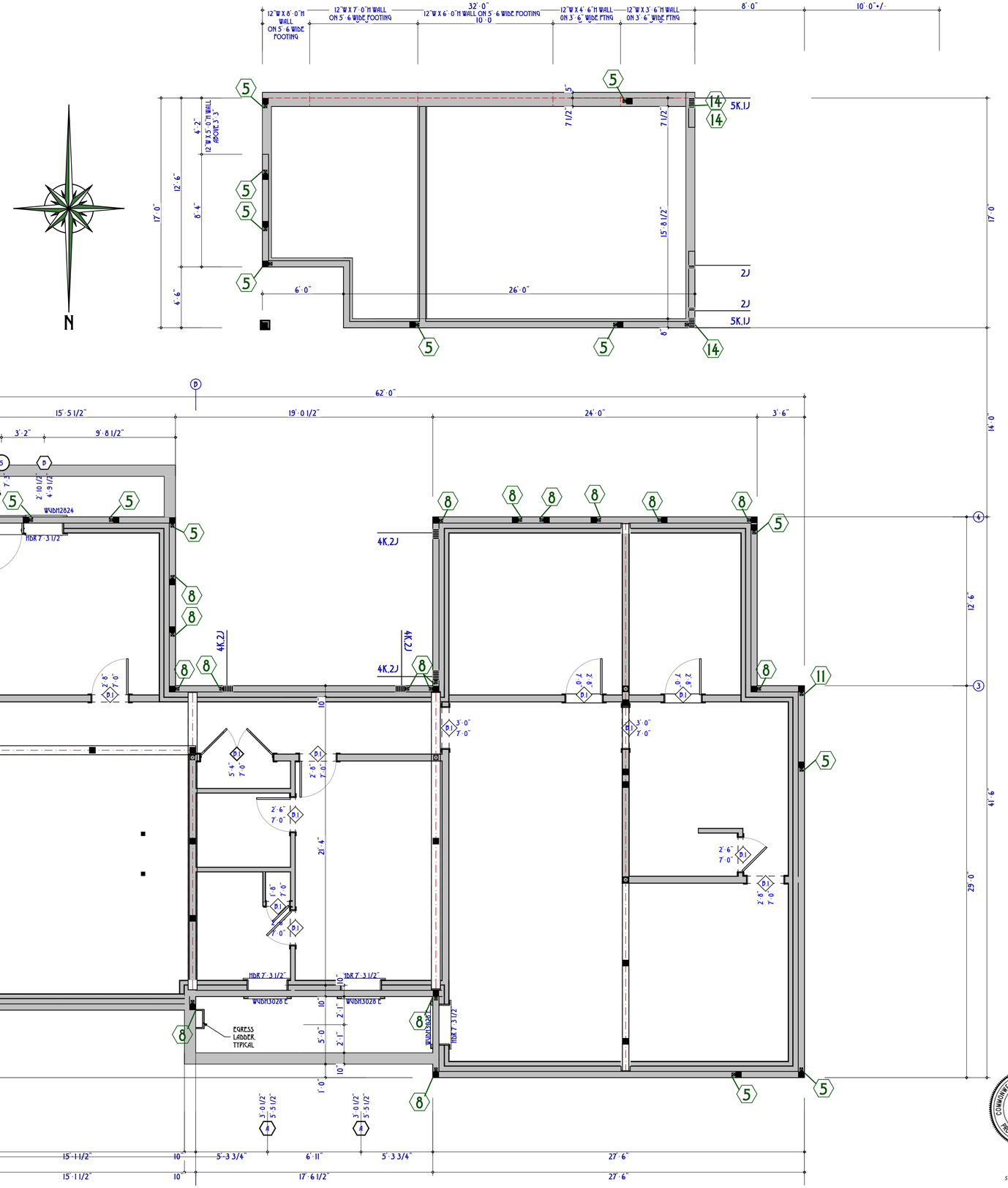
BOTTOMS TOPMOST PLAT: MAP/LOCAL: BOTTOMS BASE FOR ARCHIVED 36"X48"SARKISIAN 8 NORTH MILL ST//SARKISIAN 8 NORTH MILL ST PLOT# 5

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



F FOUNDATION HOLD-DOWN PLAN

SCALE: 1/4" = 1'-0"

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FOUNDATION FLOOR HOLD-DOWN PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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SW·1.0

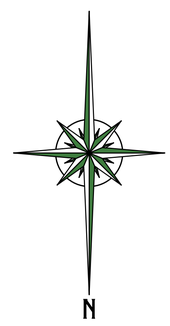
BOTTOMS TOPPED TOP FINISHED FLOOR BOTTOMS BASE FOR ARCHED 36" DARKSKIN 8 NORTH TILL 37 DARKSKIN 8 NORTH TILL 37 FLOOR 5

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



F **FIRST FLOOR SHEAR WALL PLAN**
SCALE: 1/4" = 1'-0"

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FIRST FLOOR SHEAR WALL PLAN

BUILDING PERMIT NO.:

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STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

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SW·1.1

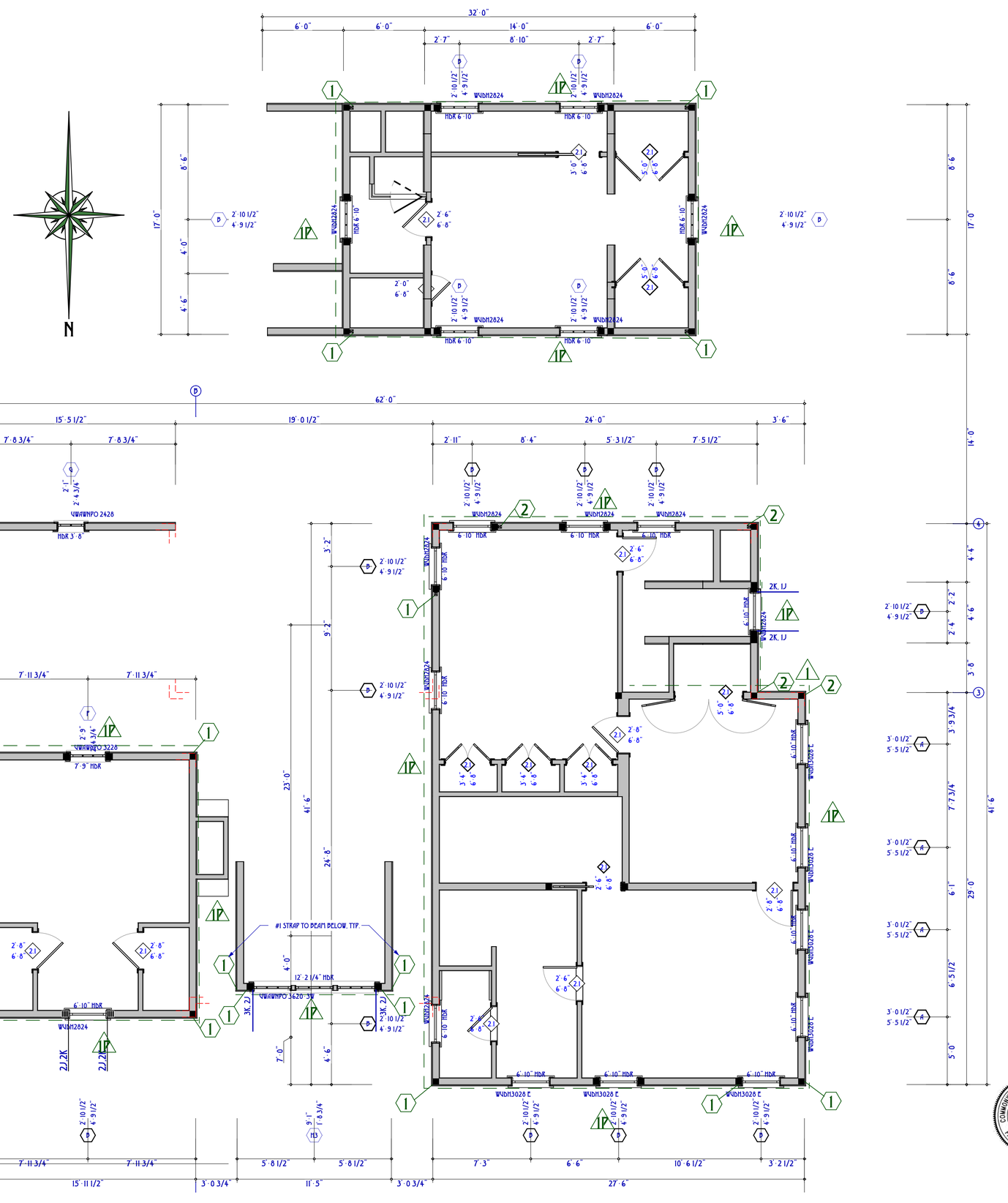
BOTTOMS TOPMOST FOR FINISH LOCAL BOTTOMS BASE FOR ARCHVIS 26 SARKISIAN 8 NORTH TILL 37 SARKISIAN 8 NORTH TILL 37 MORE 5

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



2 SECOND FLOOR SHEAR WALL PLAN

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

SECOND FLOOR SHEAR WALL PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

SW · 1.2

CERTIFICATE NO: _____ STAFF (exhibit A) DATE ISSUED: 12/19/23

HDC2023103-8052

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 5544 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 North Mill St

Owner of record: Minas Robert Sarkasian

Mailing Address: 24 Macy Lane Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Rd Nantucket, Ma 02554

Contact Phone #: 508.335.5890 E-mail: brenda@tophamdesign.com

FOR OFFICE USE ONLY

Date application received: 11/6/23 Fee Paid: $ 623.70 442

Must be acted on by: 4/4/24 12/31/23 758.60

Extended to: _____

Approved: ✓ Disapproved: _____ over 8%

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions: EXHIBIT A

CORNICE + AXE COUNTERBOARDS TO REMAIN

CORNERS & LOWER ROOF MASS - TRIPLE WINDOWS, CENTER WINDOW CENTERED ON CENTER WINDOW BELOW; WINDOWS MAY BE MODIFIED (AS TO SIZE) TO ACCOMPLISH MODS

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 62' Sq. Footage 1st floor: ~~2588 sf~~ 2082 sf Decks/Patio: Size: ~~20'0"~~ 19'X 12.5" ☑ 1st floor ☐ 2nd floor

Width: ~~35'-4"~~ 41'-6" Sq. Footage 2nd floor: ~~1265 sf~~ 1393 sf Size: ~~[illegible]~~ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 28' 25'-6" 22'6" 28'

Difference between existing grade and proposed finish grade: North ridge ~~[illegible]~~" South ridge ~~[illegible]~~" East Ridge ~~[illegible]~~" West Ridge ~~[illegible]~~"

Height of ridge above final finish grade: North ~~4" to 7"~~ 6" South ~~7'6" to 5'3"~~ East ~~10'-5½"~~ 6" West ~~1'8" to 8"~~ 0'

Additional Remarks IN FILL IN OHD

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" - 1'-4" ☐ Block ☐ Block Parged ■ Brick (type) WATERSTRUCK (VENEER) ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ■ Brick (type) WATERSTRUCK ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

■ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ■ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 4x4 RED CEDAR w/ PVC

Sidewall: ■ White cedar 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) 8" Corner boards 5/4x8/10 Frieze 1x6

Window Casing 8/4x4 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 5/4x6 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 WOOD / GLASS Rear WOOD / GLASS Side WOOD / GLASS

Garage Door(s): Type [redacted] OVERHEAD Material WOOD / GLASS

Hardscape materials: Driveways PEA STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TO WEATHER

Trim WHITE Sash WHITE Doors ~~WHITE~~ NEWPORT BLUE

Deck TO WEATHER Foundation GREY 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 12/23/23 Signature of owner of record M. Robert Sarkasian Signed under penalties of perjury

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	- Shared a similar situation at their house with a steep hill. - Suggested having the first retaining walls in the back be two and a half to three feet and then letting the rest of the hill remain natural. - Express a preference for a naturalistic approach with grasses or vegetation that grows naturally. - Proposed considering an alternative where the garage doors are present, but the space is not used for parking, allowing for a more gradual and natural cut into the grade with stone steps. - Recommended breaking up the consistency of the retaining wall, even if overhanging plants are present, to achieve a more naturalistic look. - Encouraged exploring options that work with the existing landscape and maintain a rural feel. **Pohl** - Highlighted the HDC's risk-averse nature and the need for tangible evidence rather than taking things on faith. - Suggested being cautious about assumptions related to the visibility of retainage and emphasized the importance of concrete information. - Encouraged considering alternatives and architectural solutions to mitigate the amount of retainage. - Mentioned the possibility of revisiting the issue with more context after the construction progresses. - Acknowledged the challenge of eliminating 100% of retainage but emphasized the goal of mitigation. - Supported the idea of expediting the process by presenting minimized retainage options in the next submission. - Reiterated the importance of providing concrete solutions that address the concerns raised during the discussion.
Motion:	**Motion to hold for revisions and additional information. (Made by: Welch) (01:55:26)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Thornewill | Certificate #HDC2023 – **09-8496**

APPROVED
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

6. Robert Sarkisian 03-8052	8 North Mill St	MH addition & alterations	55.4.4/78.2	Topham Designs
Voting:	Pohl, Welch, Camp, Coombs, Patten			
Alternates:	Paul, Thornewill			
Recused:	Oliver			
Representative:	Joe Topham			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus,** Preservation Planner - Emphasized the importance of the west and north elevations, which face North Mill and Angola Street, respectively. - Recommended simplicity for the north elevation in the main block, avoiding gang windows or bay windows. - Suggested incorporating bay windows in the additive masses instead of the main block for historical appropriateness. - Discouraged the "creating history" component but acknowledged historical appropriateness for bay windows in additive masses around the 1920s. - Advocated for reducing the height of the gable and rear mass, acknowledging the appreciated reduction in the middle mass's ridge height. - Expressed concern about the visibility of ganged French doors on the south elevation from North Mill and stressed appropriateness if screened from public view.			
Public Comments:	**Mickey Rowland,** Historic Structures Advisory Group - Pointed out that the sighting of the garage remains a problem due to its proximity to North Mill Street, suggesting a solution by rotating the house to face Angola Street. - Advocated for facing Angola Street to address the alignment issue with the adjacent building at 12 Angola Street, creating a more orderly appearance. - Mentioned that facing Angola Street would result in the low addition to the right of the main mass softening the corner view, as it would be facing the intersection of the two streets. - Criticized the architecture of the connector piece, stating that it does not follow typical additive massing for the Old Historic District (OHD) and suggested correcting it to telescope down more naturally. - Critiqued the saltbox roof on the south elevation, suggesting that it is facing the wrong way and proposing a symmetrical Gable with flush dormers for a more normal appearance. - Concurred with Holly's comment about inappropriateness of gang windows facing Angola Street. - Expressed disapproval of window wells on both sides facing both streets, stating that window wells are not appropriate in the Old Historic District when facing the street. **Ann Davis** - Expressed agreement with Mickey's comments and highlighted shared sentiments.			

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	- Strongly advocated for the new house to follow the example set by the houses around the Garden of the Sea, emphasizing features such as window wells, ganged windows, and small additive masses that speak to the vernacular. - Stressed the importance of the new house aligning with the established architectural tone in the area.
Concerns:	**Camp** - Advocated for the front of the house to face Angola Street, emphasizing the visual appeal when the two houses are side by side. - Expressed unease with the appearance of the other house coming off North Mill, suggesting that side-by-side placement would look better. - Suggested a "broke back" style for the house facing North Mill, with a simpler and more historic telescoping back approach. - Noted concerns about competing gables in the current design and recommended a quieter facade with a broke back design. - Proposed simple and old-fashioned Federal style windows for a more historically accurate appearance. - Emphasized the prominence of the location and the belief that simplicity is key to achieving a more appealing and historic look. **Welch** - Appreciated the success of the box window in the design. - Mentioned incongruity with a typical connector and expressed openness to alternative images or suggestions regarding the dormer. - Emphasized the need to simplify fenestration or eliminate the dormer. - Discussed potential design options for the north-south orientation, considering variations in gable styles and their impact on the overall appearance. - Acknowledged the diversity of structures in the Nantucket historic district, highlighting the importance of appropriateness rather than strict adherence to typical styles. - Expressed a pragmatic approach, recognizing that a variety of structures contributes to the character and setting of the area. **Coombs** - Stressed the importance of considering appropriateness based on the location, mentioning that what works on North Liberty Street may not be suitable for Angola Street. - Inquired about the screening of three mold windows on the first floor, expressing concerns about their heaviness for the house. - Suggested breaking apart the three mold windows if visibility from Angola is an issue. - Discussed the idea of turning the front door to face Angola Street, with Joe explaining that North Mill is expected to be the predominant street. - Expressed agreement with Joe's reasoning for having the frontage face North Mill. - Raised a concern about the shed dormer on the right side of the west elevation, suggesting its removal. - Asked about the elevation going up the street and whether it follows the natural contour or is softer. - Encouraged the separation of triple windows and two windows on the north elevation to provide a more authentic and fitting appearance. - Recommended separating the windows by about a foot for a more historical feel. **Patten** - Expressed appreciation for the west elevation, which will face North Mill Street. - Indicated support for the minor revisions suggested by Stephen. - Overall, expressed satisfaction with the design, stating that it looks good. **Pohl** - Not concerned about the reverse saltbox design, finding it reasonable and functional. - Requested the removal of the light well on the main mass facing North Mill, as it is positioned on the formal front face of the building. **Welch** - Requested suggestions for modifications to the dormer fenestration configuration to improve its overall appearance. **Pohl** - Mentioned not liking the shingle course between the two windows. **Topham** - Confirmed the suggestion and acknowledged the possibility of changing the configuration to a three-light ganged window. **Camp**

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	- Advised making the fenestration on the main mass more consistent to potentially create the impression of a front-facing building, considering the bumped-out window might otherwise give the appearance of a side-facing structure.
Motion:	**Motion to approve, with Exhibit A (through staff) focusing on the North elevation, in addition the connector triple set double-hung windows will be made the same size as the A-windows; the dormer will have a top plate header, a slightly lower roof mass, no corner boards, and triple windows; and the window in the center will be on the center line of the window below. (Made by: Welch) (02:39:55)**
Roll-Call Vote:	Carried – 3:2 // Pohl, Welch, Patten (Aye) // Camp, Coombs (Nay) — Certificate #HDC2023 – **03-8052**

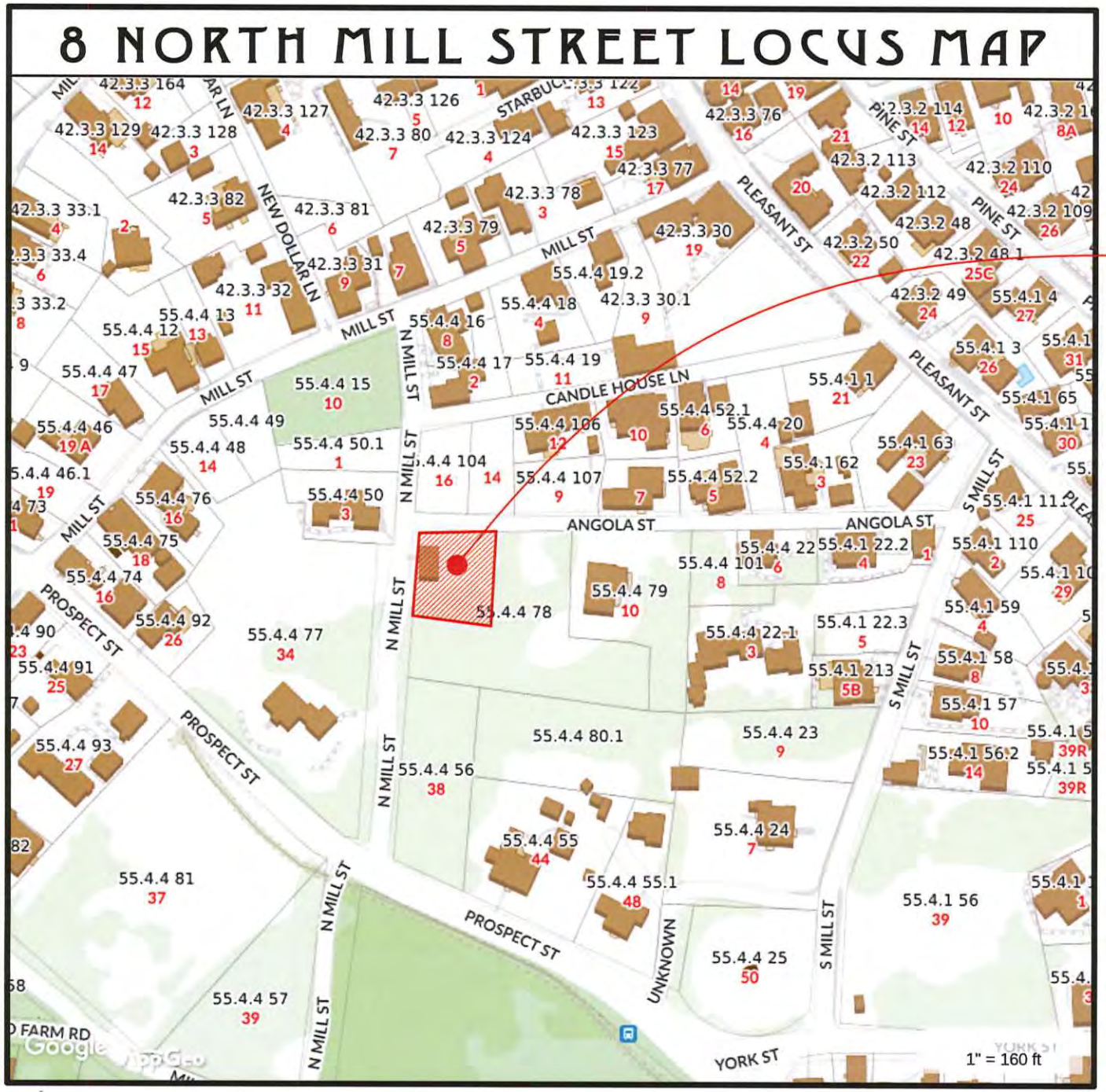
7. Robert Sarkisian- **11-9406** 8 North Mill St Free Standing Studio/ Garage 55.4.4/78.2 Topham Designs

Voting:	Pohl, Welch, Camp, Coombs, Patten
Alternates:	Paul, Thornewill
Recused:	Oliver
Representative:	Joe Topham
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus,** Preservation Planner - The site plan needs revision without the connector between the two infill lots. - Consider reducing the height of the connector if possible. - The connector should be pushed back further from the facade of the main home. - Garage doors for both infill lots should be windowless, carriage-style doors, or baton doors. - The fenestration and dormers seem odd; consider smaller dormers and windows more in line with the neighborhood.
Public Comments:	**Mickey Rowland,** Historic Structures Advisory Group - Noted that the garage is nearly parallel to the facade of the house. - Referred to "Building With Nantucket in Mind" and suggests pushing the garage to the back of the lot. - Encouraged consistency in the Commission's approach regarding the placement of garages, particularly in the old historic district.
Concerns:	**Welch** - Agreed with the concern about the distance from the street for the garage and expresses appreciation for the door choice, finding it appropriate. **Camp** - Agreed with the concern about the garage's proximity to the main house and suggested simplifying the front fenestration and doors, opting for a simpler garage door with batten doors, and possibly a smaller, simpler window above. **Patten** - Agreed with the suggestions to push the garage back, possibly bring it down a bit, and eliminate windows on the garage doors. **Coombs and Pohl** - Concurred with the previous comments. **Topham** - Explored the possibility of bringing the house forward to address some of the issues. - Mentioned a 9-foot separation between the two structures and proposed having the garage gable four feet back from the secondary mass. - This adjustment would have created a more even stagger and resulted in the garage being approximately 20 feet off the street. - Expressed the challenge posed by the 10-foot front setback requirement in the zoning regulations.
Motion:	**Motion to approve, with Exhibit A (through staff) to remove the deck from the site plan, shift the garage back from the street by 7 feet, and specify the garage doors to be of "B-Groove" style. (Made by: Welch) (02:51:33)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Patten (Aye) // Camp (Nay) — Certificate # HDC2023–**11-9406**

8. Robert Sarkisian 8 North Mill St Hardscape 55.4.4/78.2 Topham Designs

- **No discussion or action taken.**

8 NORTH MILL STREET LOCUS MAP



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18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
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MARK	DATE	DESCRIPTION
	/ /	

8 NORTH MILL STREET LOCUS MAP

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL: PLACE VR BETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO: 2021-14
MAP NO: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.: 40%

HDC 0.1



S

PROPOSED HDC SITE PLAN (R·OH)

SCALE: 1" = 20'

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MARK	DATE	DESCRIPTION
	/ /	

8 NORTH MILL STREET SITE PLAN

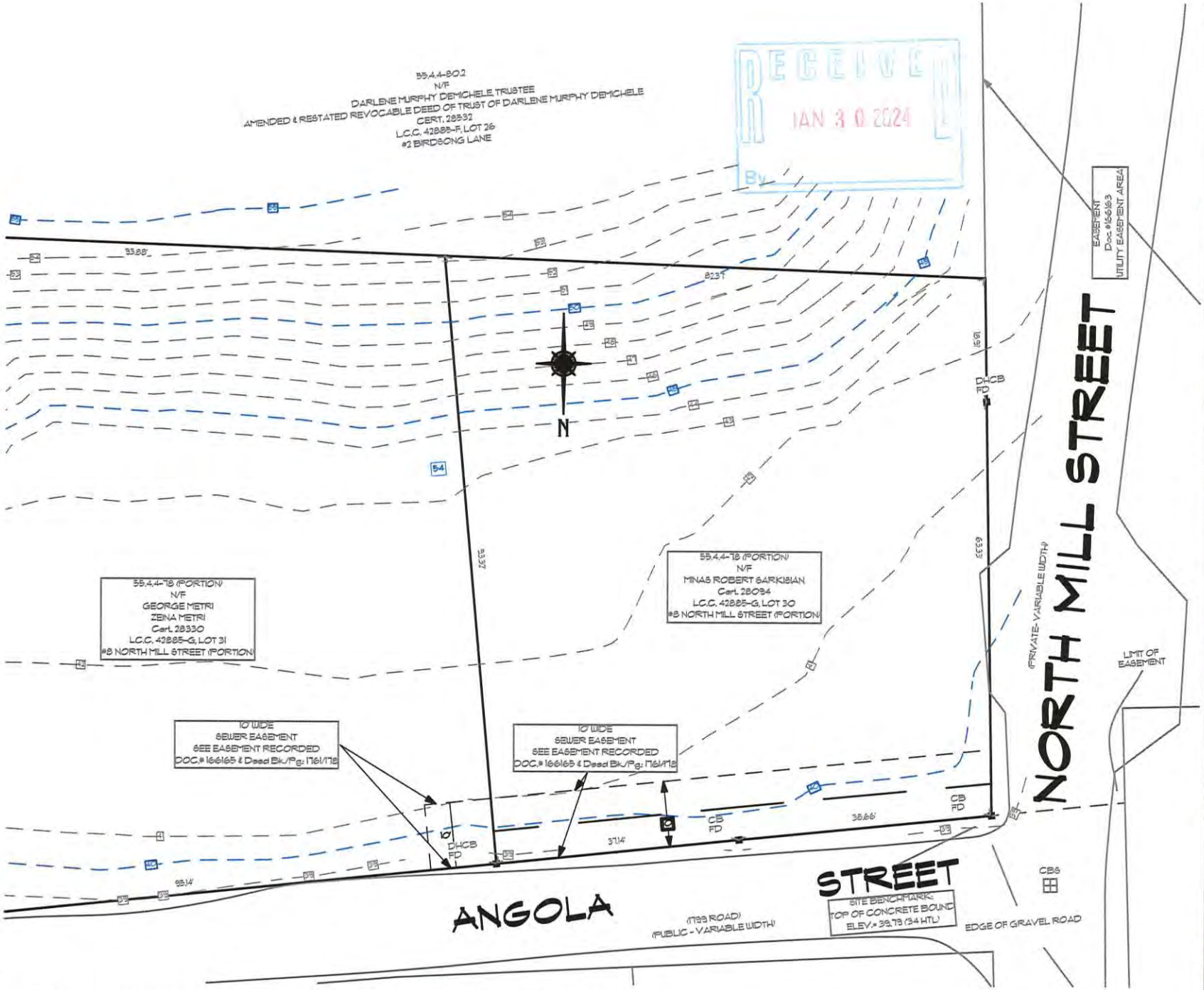
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL: PLACE 4 YR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.-40%

HDC 0.2



S **EXISTING BLACKWELL SITE PLAN (R·OH)**
SCALE: 1" = 20'

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MARK	DATE	DESCRIPTION
	/ /	

8 NORTH MILL STREET EXISTING TOPOGRAPHY SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL PLACE OR DATE: CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

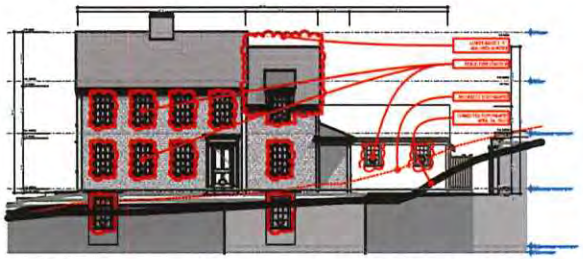
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : R-OH ALLOWABLE % C.40%

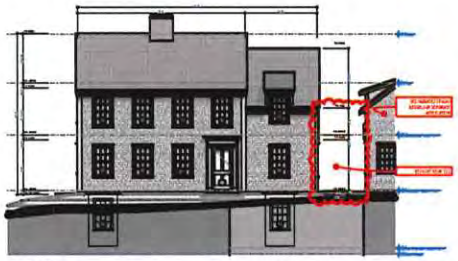
HDC 0.2

APPROVED
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

REVISIONS: 19 JANUARY 2024
1. EXHIBIT A: REMOVE WINDOW WELLS



PREV PROPOSED WEST (NORTH MILL ST) ELEVATION



PREV PROPOSED WEST (NORTH MILL ST) ELEVATION

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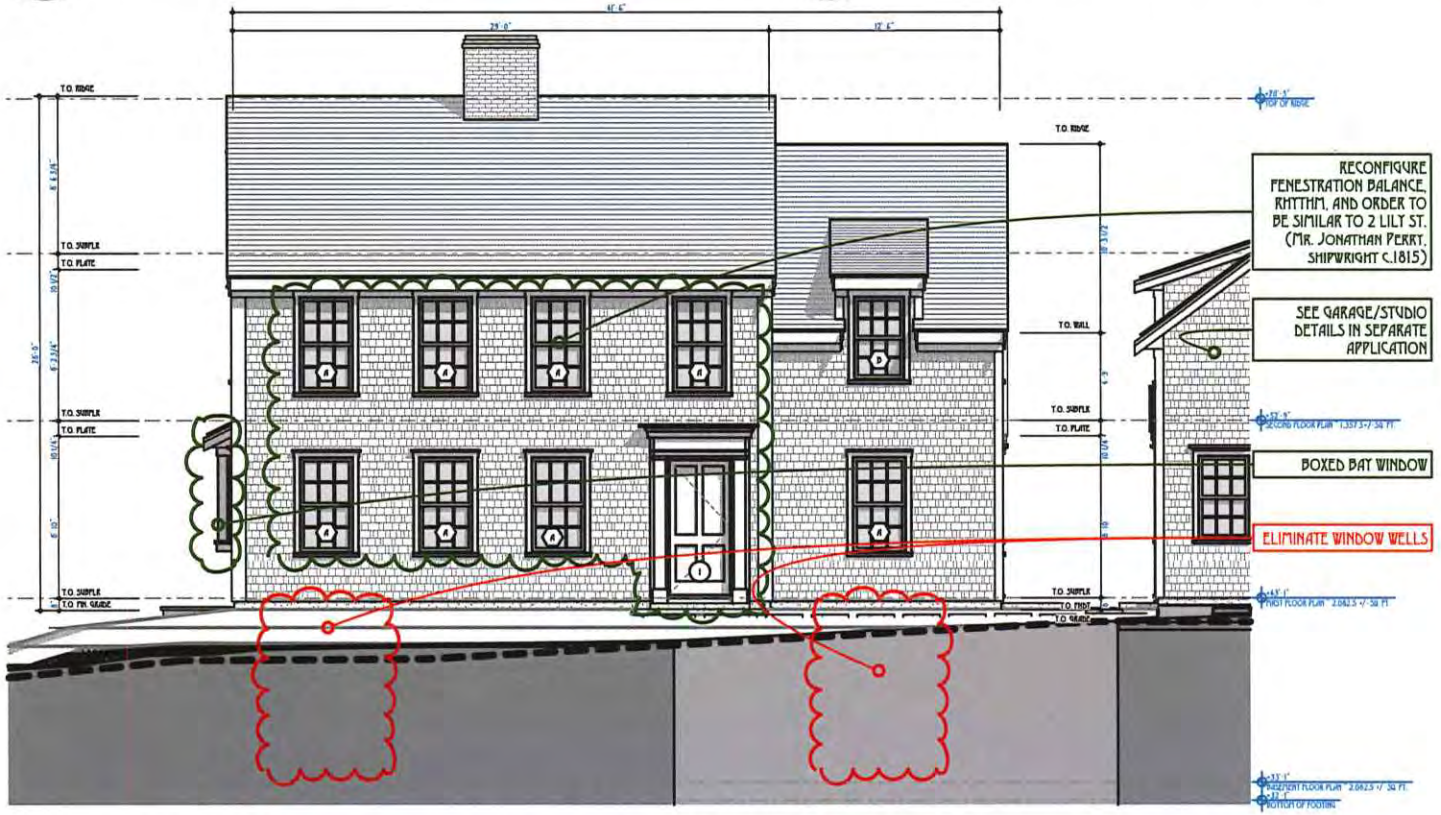

W PROPOSED WEST (NORTH MILL ST) ELEVATION
SCALE: 1" = 10'

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TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST (NORTH MILL) ELEVATION

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE UR BETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

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1/19/24

PROJECT NO.2021-14
MAP NO.:55 4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

HDC 2.1

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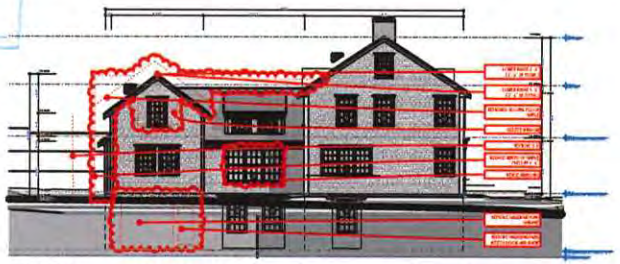
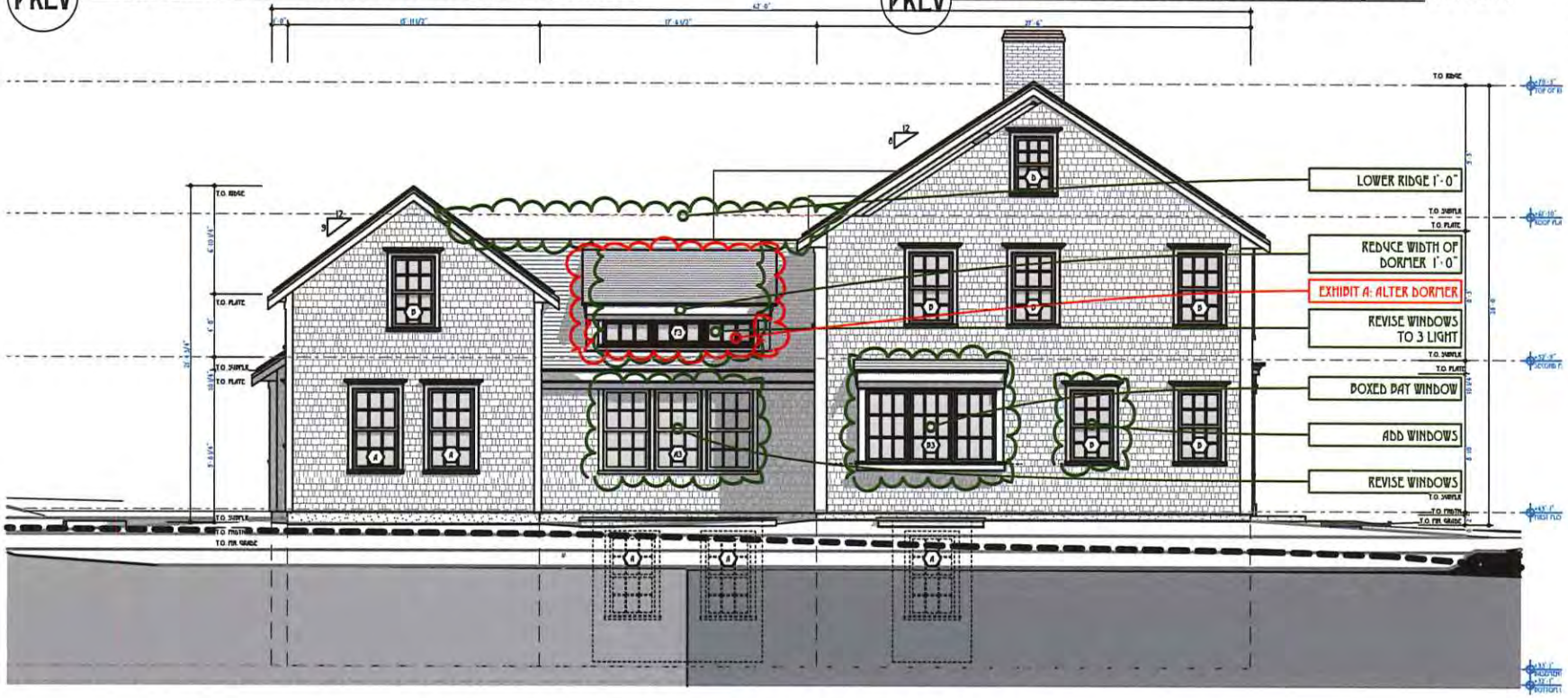
REVISIONS: 19 JANUARY 2024
1. EXHIBIT A: ALTER DORMER



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



N PROPOSED NORTH (ANGOLA ST) ELEVATION
SCALE: 1:126.32

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLACE VR DATE CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

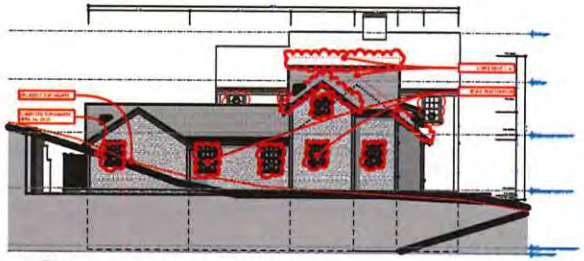
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

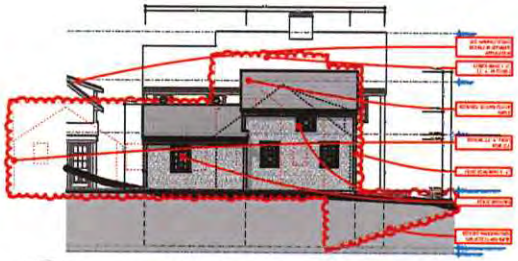
HDC 2.2

REVISIONS: 22 NOVEMBER 2023

1. ADD BOX BAY WINDOW
2. SEE GARAGE/STUDIO DETAILS IN SEPARATE HDC APPLICATION



PREV PROPOSED EAST ELEVATION



PREV PROPOSED EAST ELEVATION

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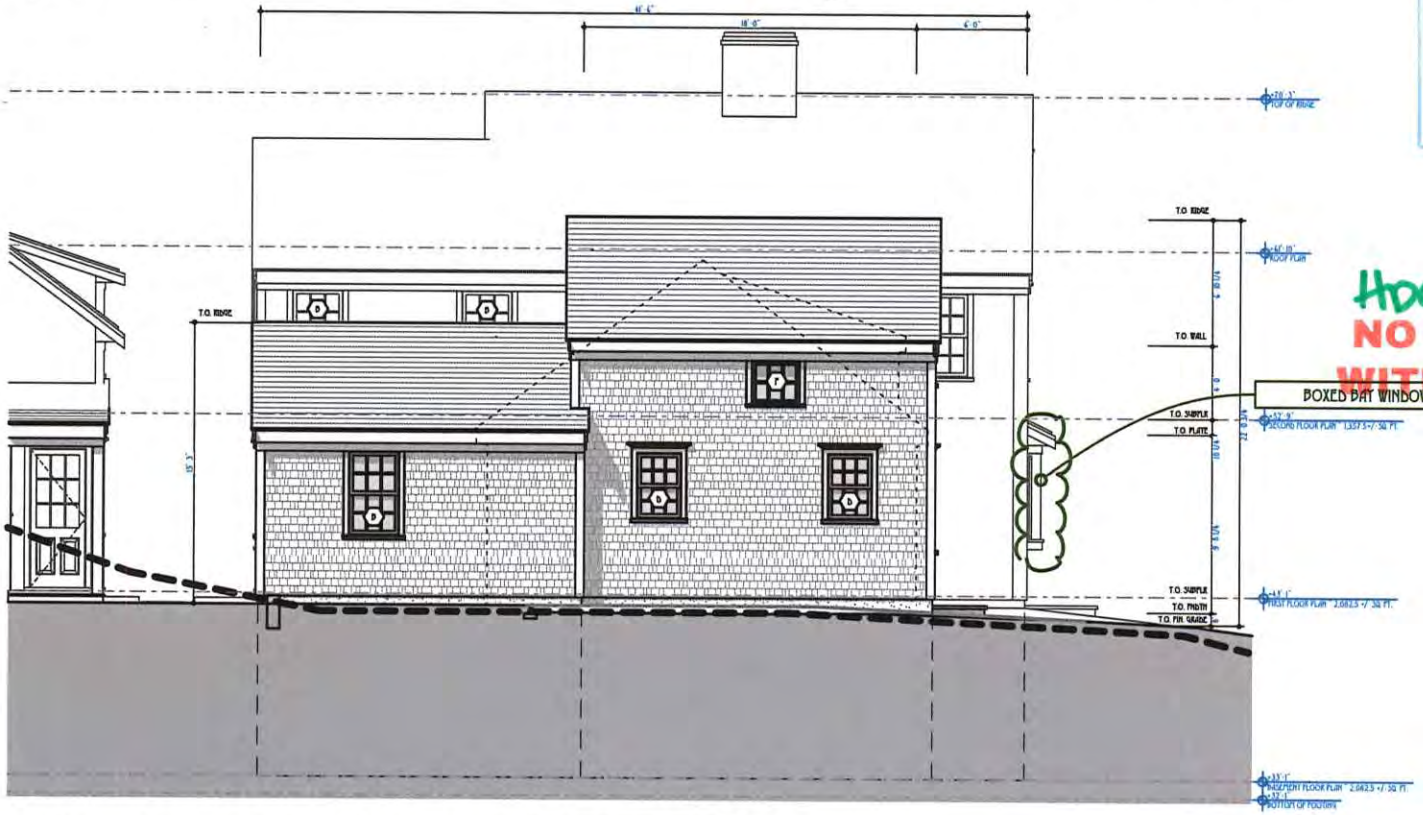
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



E PROPOSED EAST ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING TR-OH ALLOWABLE G.C.40%

HDC 2.3

REVISIONS: 22 NOVEMBER 2023
1. LOWER CONNECTOR RIDGE 1'-0"



PREV PROPOSED SOUTH ELEVATION (REAR)



PREV PROPOSED SOUTH ELEVATION (REAR)

RECEIVED
JAN 30 2024
By

APPROVED
HDC 2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



S PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1:126.32

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

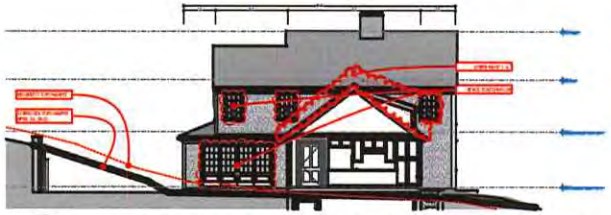
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:554.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

HDC 2.4

REVISIONS: 22 NOVEMBER 2023
1. ADD BOX BAY WINDOW
2. LOWER RIDGE 1'·0"



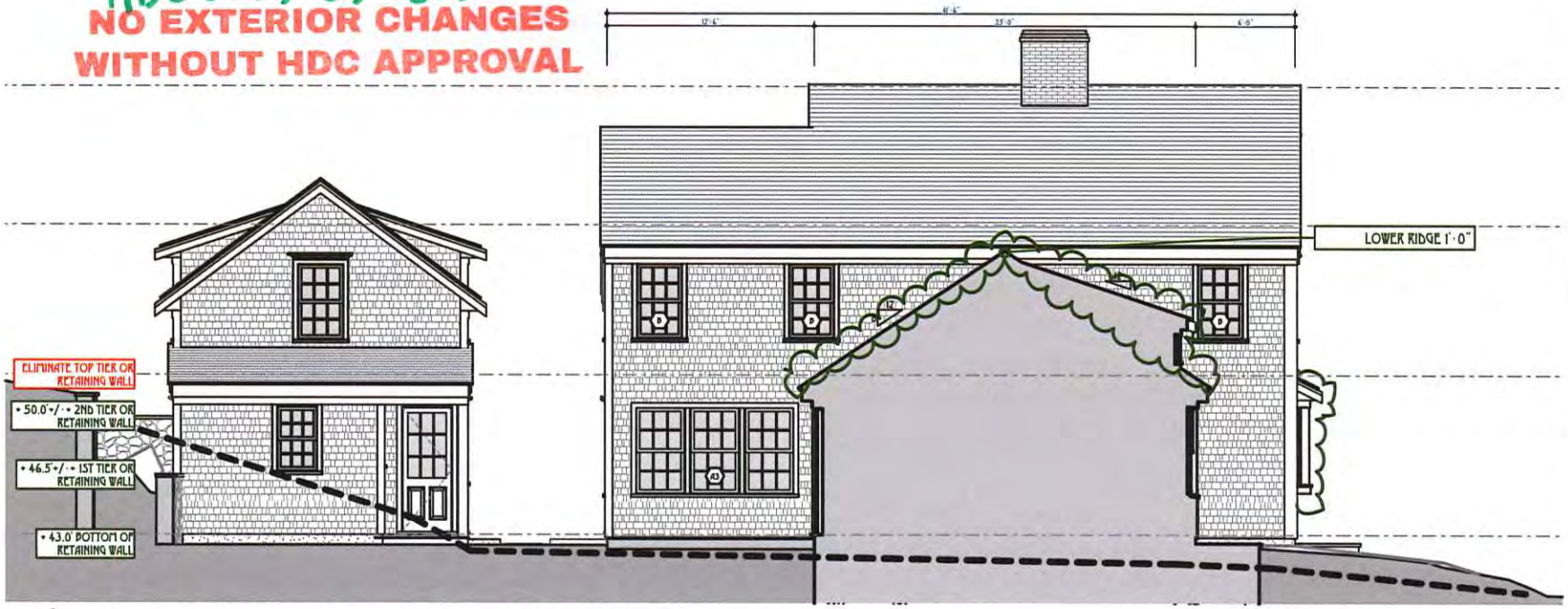
PREV PROPOSED EAST (SECTION) ELEVATION



PREV PROPOSED EAST (SECTION) ELEVATION

RECEIVED
JAN 30 2024
By

APPROVED
HDC 2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



E PROPOSED EAST (SECTION) ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST (CROSS SECTION) ELEVATION

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

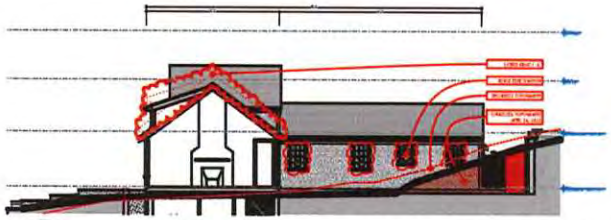
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

HDC 2.5

REVISIONS: 22 NOVEMBER 2023
1. LOWER RIDGE 1'·0"



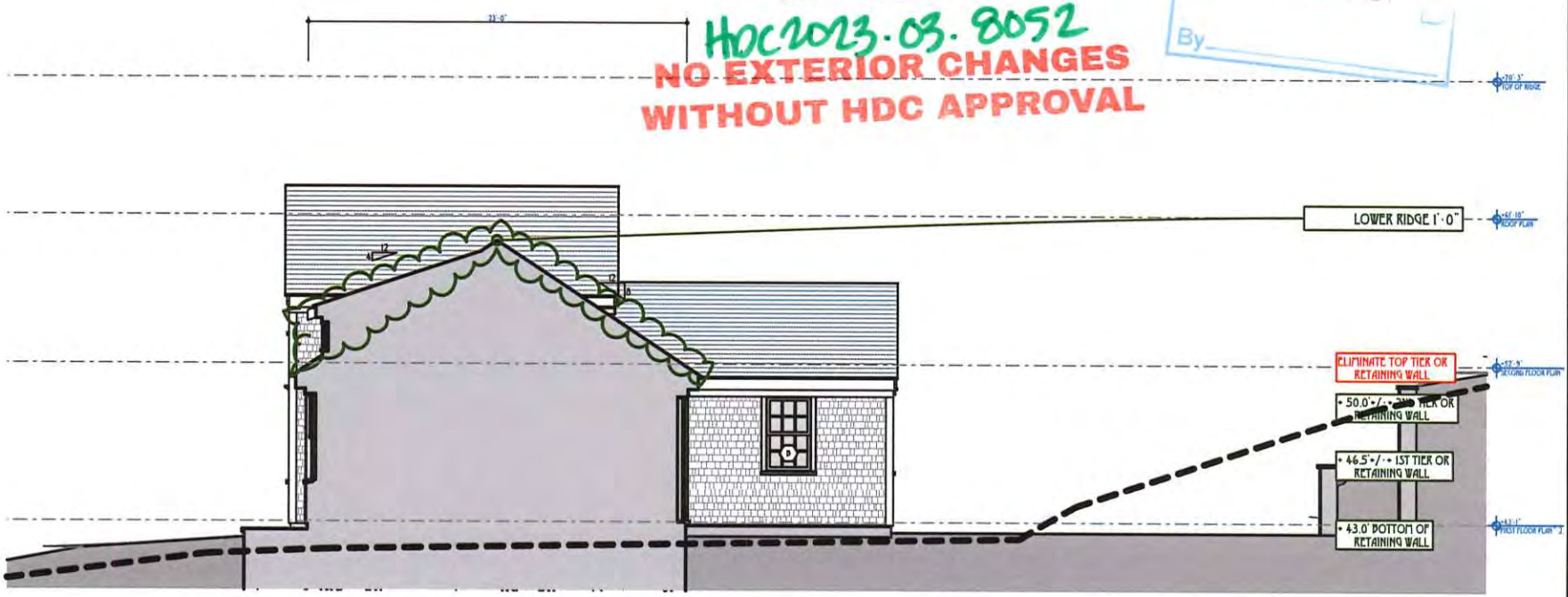
PREV PROPOSED WEST (SECTION) ELEVATION



PREV PROPOSED EAST (SECTION) ELEVATION

APPROVED
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RE
JAN 30 2024
By



W PROPOSED WEST (SECTION) ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC WEST (CROSS SECTION) ELEVATION

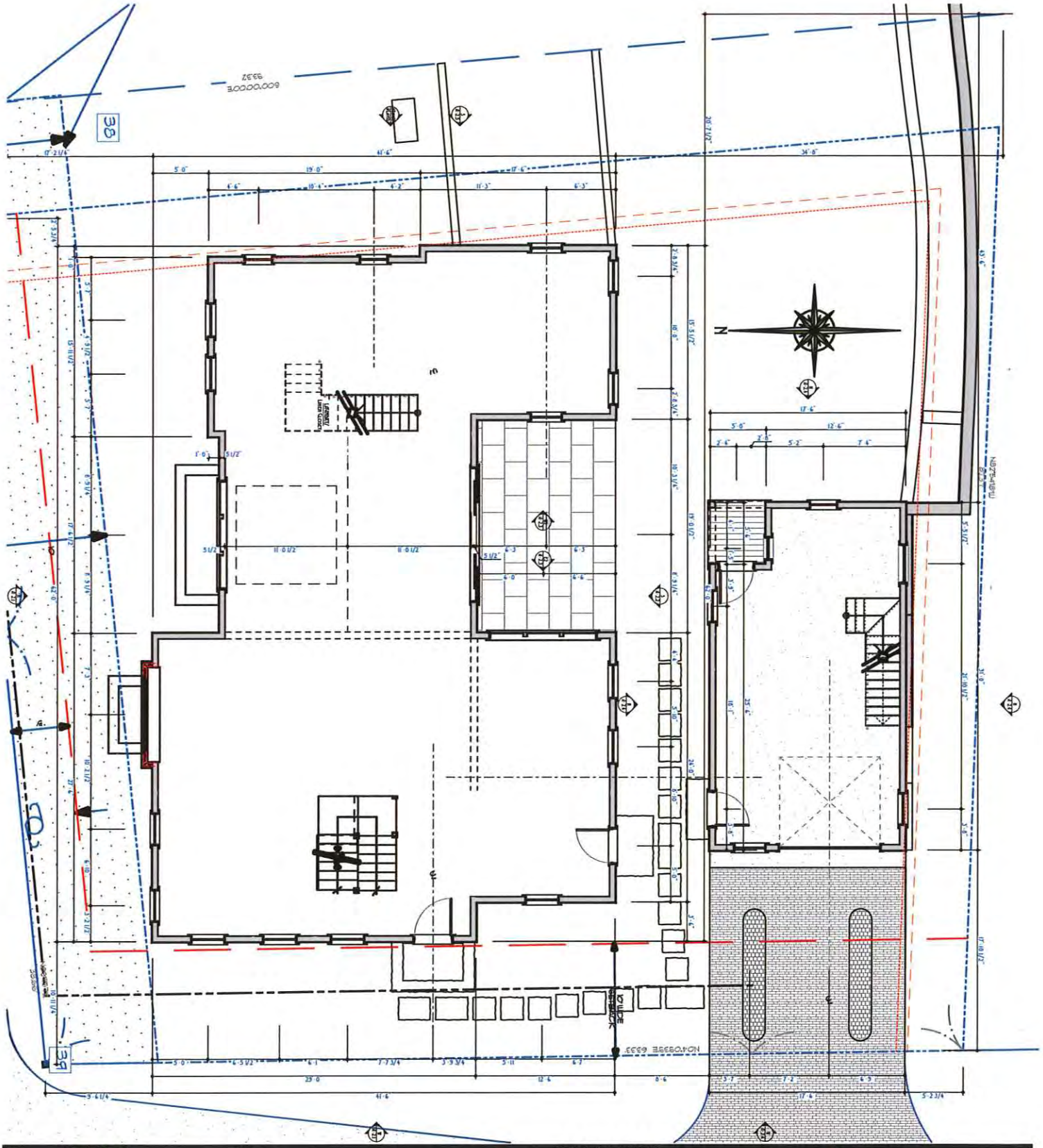
BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE 4R DETS CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

HDC 2.6



PROPOSED FIRST FLOOR PLAN ~ 2,0832.5+/- SQ. FT.

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE YR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

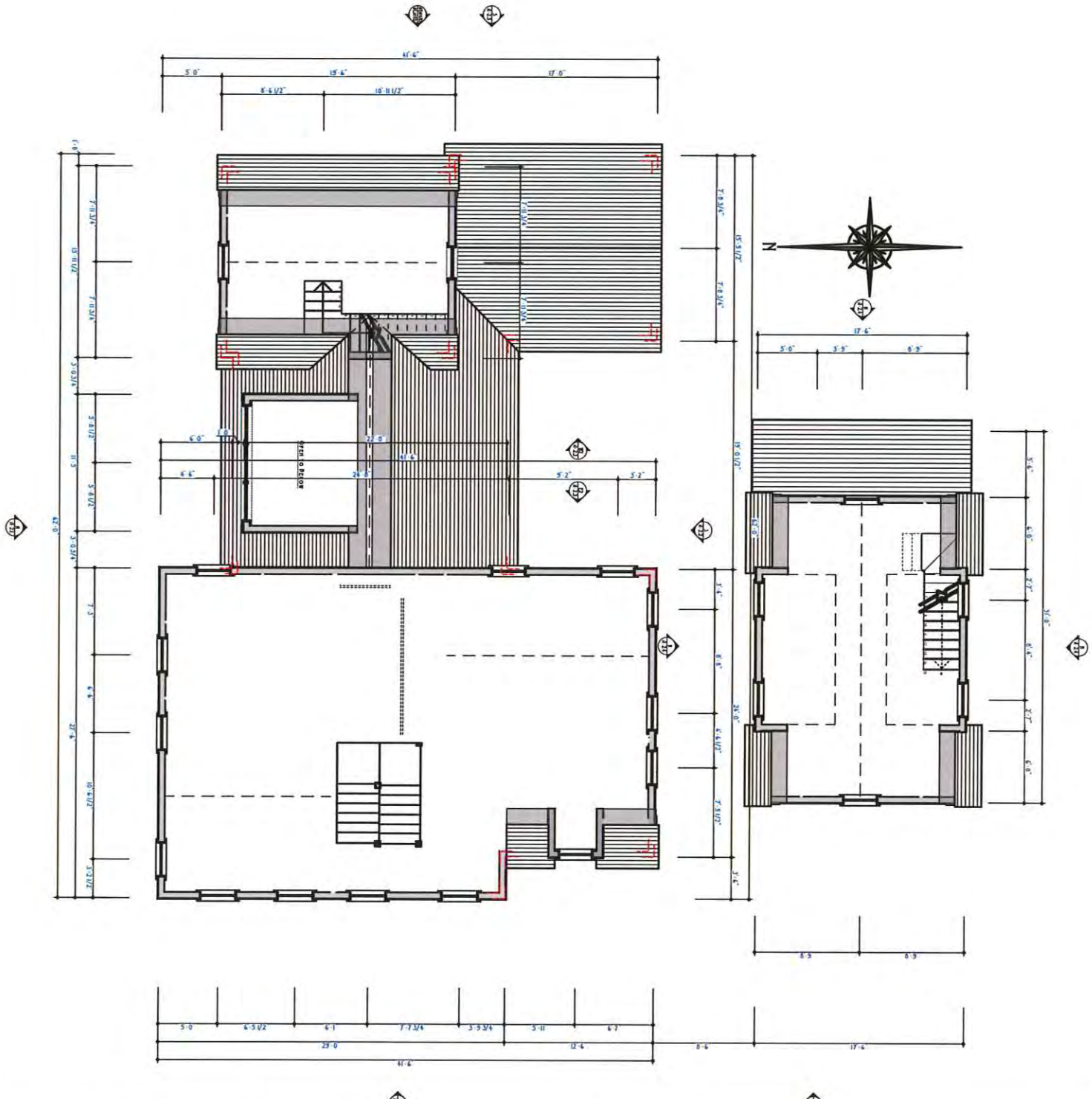
TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.: 5544
MAP NO.: 78
ZONING: R-CH
ALLOWABLE: 9C-40%

HDC 1.1



HDC 1.2

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO 2021-14
MAP NO.: 55 44 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.-40%

PROPOSED SECOND FLOOR PLAN ~ 1,393.5+/- SQ. FT.

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE UR BETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

RECEIVED
JAN 30 2024
By

SARKISIAN RESIDENCE

8 North Mill St, Nantucket, MA. 02554

Window & Exterior Door Schedule

May 3, 2023

MARVIN Window Schedule

All Windows to be Marvin - Ultimate Double-Hung, Fixed or Awning style units as noted per schedule. All units to be White 7/8" Simulated Divided Light w/Spacer Bar.
Double-Hungs to have White Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles. All exterior window casings to be 5/4X4 Red Cedar side casing & 5/4X6 head casing per drawings.
All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings.
Interiors to be primed Wood. Contractor to determine all jamb widths and extension jamb needs where necessary.

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-5"	3'-0 3/8" x 5'-5 1/2"	6 Over 6	WUDH3028 E
A3	Double-Hung-3W	Marvin	2'-11 3/8" x 5'-5"-3W	8'-11 1/8" x 5'-5 1/2"	6 Over 6	WUDH3028 E-3W
B	Double-Hung	Marvin	2'-9 3/8" x 4'-9"	2'-10 3/8" x 4'-9 1/2"	6 Over 6	WUDH2824
D	Double-Hung	Marvin	2'-5 3/8" x 3'-9"	2'-6 3/8" x 3'-9 1/2"	6 Over 6	WUDH2418
F	Awning/Push Out	Marvin	2'-8" x 2'-8 1/16"	2'-9" x 2'-8 9/16"	6	UWAWN 3232
G2	Awning/Push Out-2W	Marvin	2'-8" x 2'-4 1/16"-2W	5'-5" x 2'-4 9/16"	6	UWAWN 3228-2W

Exterior Door Schedule

Marvin Exterior Doors, swing per plan. All exterior surfaces to be Painted Hamilton Blue, Benjamin Moore. Hinged doors to have Baldwin, Swinging Multi Point locking hardware, in Stainless Steel. All units interior to be painted White. Hinged doors to have Swinging Multi Point locking hardware, in Stainless Steel. All exterior door casings to be 5/4X4 mahogany side casing & 5/4X6 head casing per drawings.
Provide Adjustable Hinges in Stainless Steel. Provide Mahogany Swinging Screen doors, Bronze Screening.
Contractor to determine all jamb widths and extension jamb needs where necessary.

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front	Upstate Door	3'-4" x 7'-6"	3'-7" x 7'-9"	6 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
2	Side/French	Upstate Door	3'-0" x 7'-8"	3'-3" x 7'-11"	9 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
3	Side/French	Upstate Door	2'-8" x 7'-8"	2'-11" x 7'-11"	12 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
4	Ultimate Sliding French	Marvin	3'-0" x 7'-8"-4W	12'-0" x 7'-9"	12 Lt/1 Pnl	WUSF14492
5	Basement	Upstate Door	2'-8" x 6'-10"	2'-11" x 7'-0 1/2"	4 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
6	Garage Overhead	Custom	9'-0" x 8'-0"	9'-2" x 8'-2"	8+8	Faux Dbl 4'-6" x 8'-0" 8 Lt 1 Pnl

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .29 and DP30 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 3.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions:

SARKISIAN WINDOW & DOOR SCHEDULE

TOPHAM DESIGN, LLC
18 Hummock Pond Road, Nantucket, MA. 02554.
Tel.: 508·325·5890 email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:
HDC SUBMISSION 23 APRIL 2023
HDC APPROVAL: PLACE HDC DATE CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 North Mill Street
Nantucket, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:55 4 4 | MAP NO.: 76
ZONING: R-OH | ALLOWABLE % C. 40%

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STAFF APPROVAL CHECKLIST

RECEIVED
JAN 30 2024
By

Planning and Land Use Services

Historic District Commission
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

Main House
Barn
8 North Mill St
55.4.4 / 78.2

This checklist MUST be submitted with your Staff Approval.

1-26-23	Sign In submission at Front Desk
	Address & HDC case number: (ex. HDC2020-XX-XXXX) 8 North Mill St HDC.2023.03.8052
✓	Meeting Approval Date: 12.19.23
✓	Copy of Minutes (application item circled)
✓	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
✓	One set reduced plans: 8 ½ x 11
✓	Additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
1.26.23	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

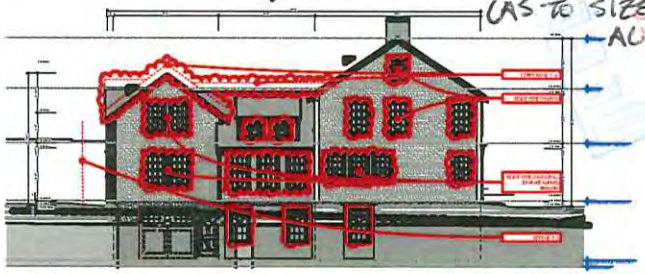
EXHIBIT A

@ "A" DORMER - AXE CORNERBOARDS FOR WOVEN CANTERS & LWR ROOF MASS
- TRIPLE WINDOWS IN TWR CENTER WINDOW CENTERED ON CENTER WINDOW BELOW; WINDOWS MAY BE MODIFIED (AS TO SIZE) TO ACCOMPLISH MODS

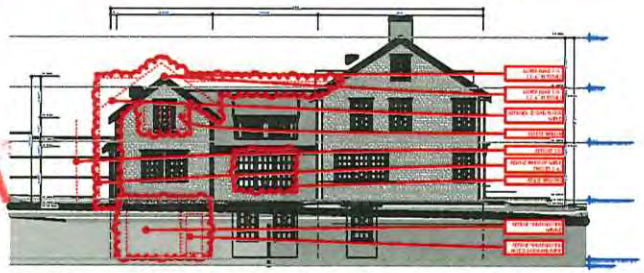
REVISIONS: 22 NOVEMBER 2023

1. LOWER CONNECTOR RIDGE 1'-0"
2. MAKE DORMER 1.0" NARROWER & REVISE TO 3 LIGHT WINDOWS
3. ADD BOX BAY WINDOW
4. MAKE WINDOWS SMALLER & ADD STUD POCKET

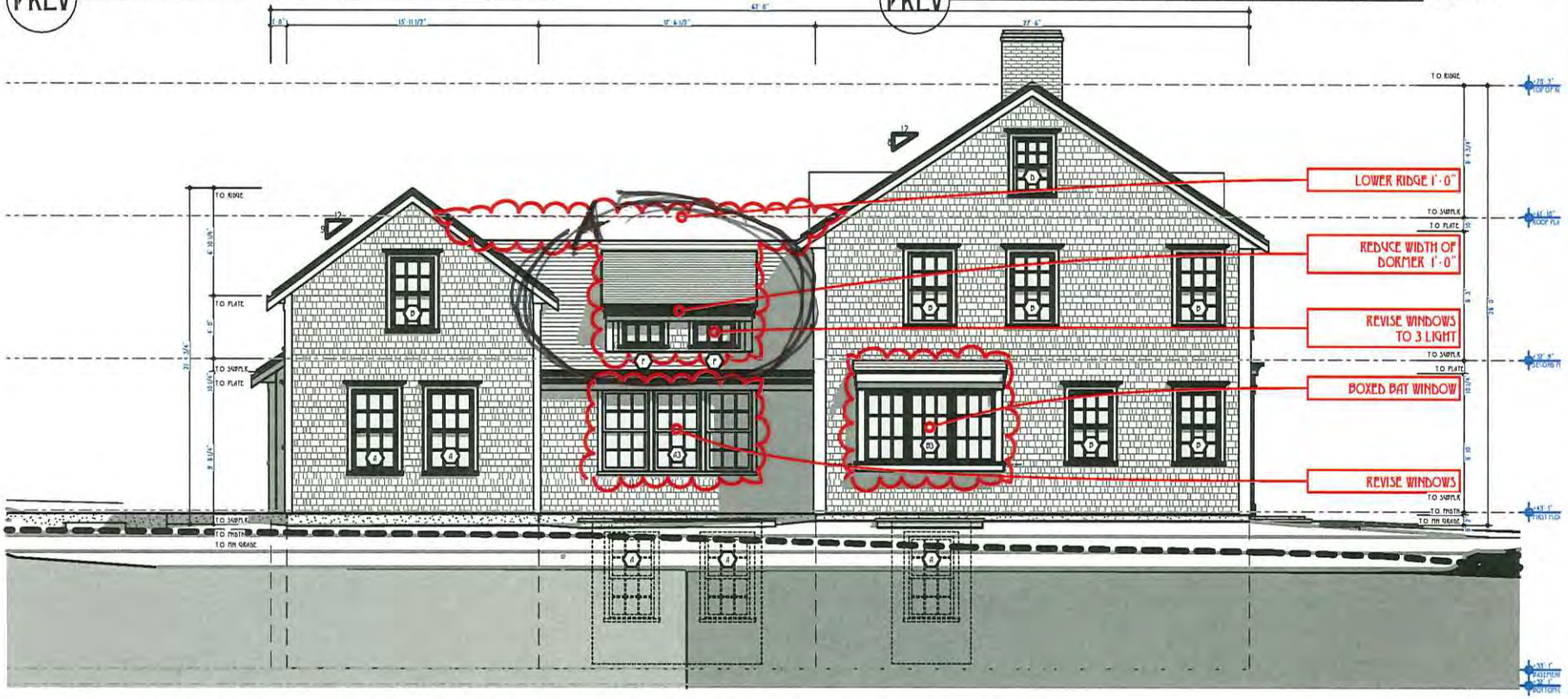
EXHIBIT A



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



N PROPOSED NORTH (ANGOLA ST) ELEVATION

SCALE: 1:126.32

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL PLACE CARDS

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
11/22/23

PROJECT NO:2021-14
Map No.:55.4.4 Plat No.: 76
ZONING - R-OM ALLOWABLE O.C.:40%

HDC 2.2

CERTIFICATE NO: _____ DATE ISSUED: 5/21/24

HDC2024-04-10333

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 N. Mill Street

Owner of record: Robert Sarkasian

Mailing Address: _____

Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KMLD - Katy Mitchell

Mailing Address: 116B Amelia Drive

Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: 4/22/24 Fee Paid: $ 50 105

Must be acted on by: 6/7/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Apron depth must extend to 10" for Zoning Compliance. and Shown on the Site plan.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ 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

See Plans + Photos

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Peastone w/ Cobble Walkways _____ Walls _____

* Note: Complete door and window schedules are required. Apron

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 3/28/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC1025-01-11904

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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: 20 SHIMMO POND ROAD

Owner of record: DREAM NORTH, LLC

Mailing Address: 500 FIRST AVENUE NORTH
NAPLES, FL 34102

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: RIDGEVALE DEVELOPMENT, LLC

Mailing Address: 32 DEEP WOOD DRIVE
FALMOUTH, MA 02644

Contact Phone #: 508.472.8940 E-mail: RC@RIDGEVALE DEVELOPMENT.COM

FOR OFFICE USE ONLY 1088

Date application received: 1/23/25 Fee Paid: $200

Must be acted on by: 3/14/25

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 20'x44' PICKLE BALL COVER (COLOR: GREEN)

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

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 48"
Type: BLACK WIRE MESH IN VEGETATION
Length: 450'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 MATCH EXISTING.

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

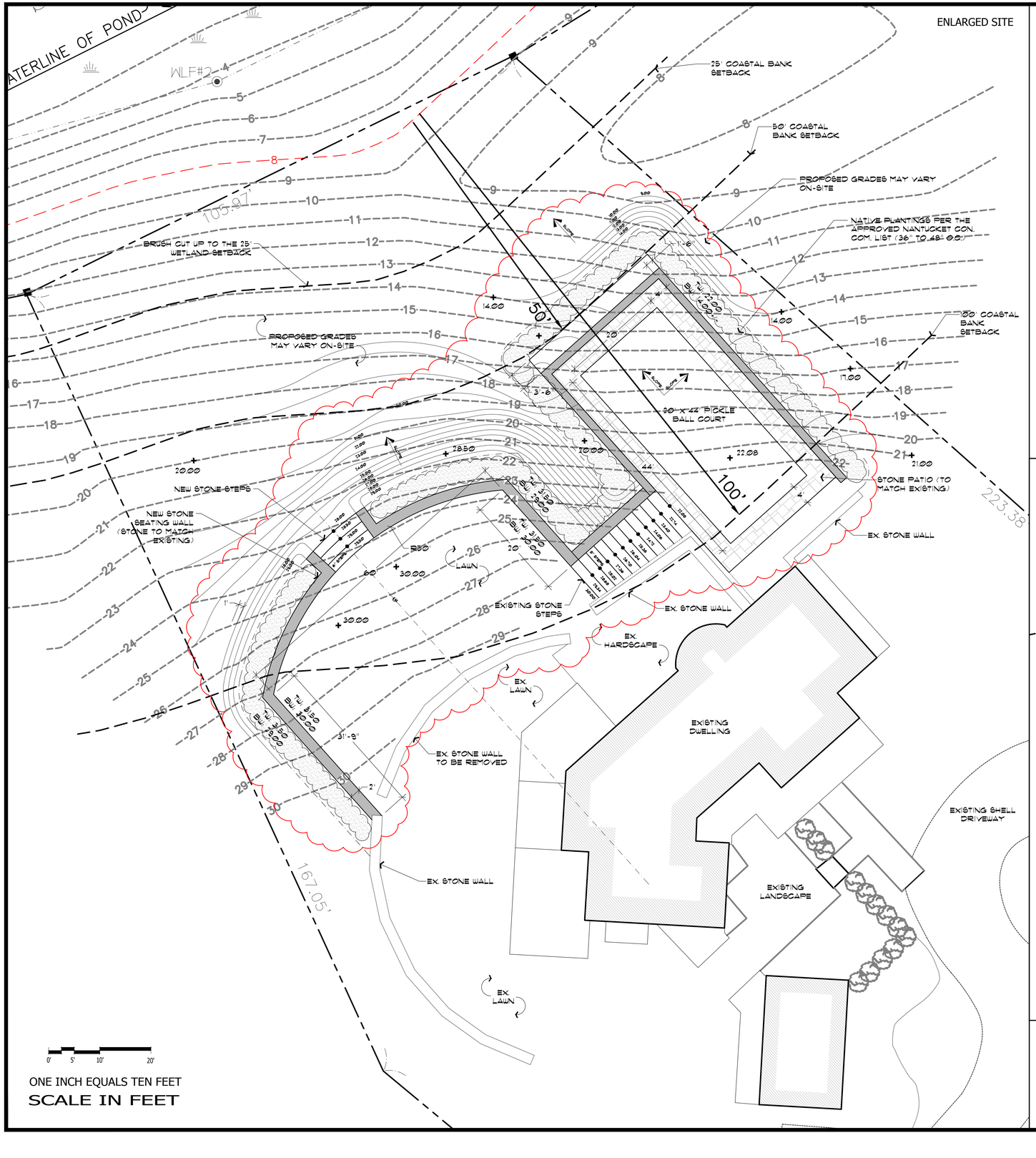
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 1-21-2025 Signature of owner of record _____ Signed under penalties of perjury

ENLARGED SITE



ONE INCH EQUALS TEN FEET

SCALE IN FEET

HDC ITEMS:

1. 20' X 44' PICKLE BALL COURT COLOR: GREEN
2. REMOVE EXISTING STONE WALL
3. BUILD NEW STONE WALL & STONE STEPS (TO MATCH EXISTING)
4. STONE PATIO (TO MATCH EXISTING STEP MATERIAL)
5. FENCE: 48" HT. BLACK WIRE MESH IN VEGETATION (150')



EXISTING STONE WALL & STONE STEPS



AERIAL OF FRONT OF PROPERTY



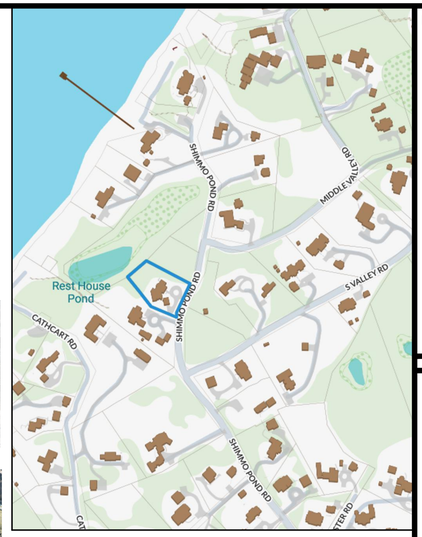
AERIAL OF REAR OF PROPERTY



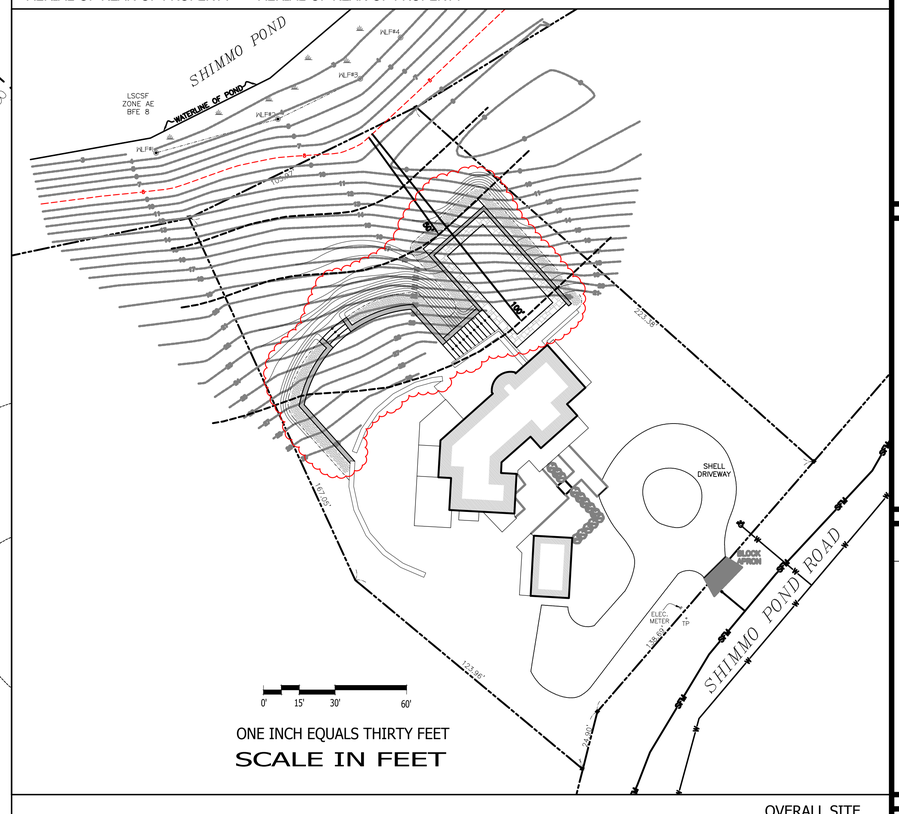
AERIAL OF REAR OF PROPERTY



AERIAL OF REAR OF PROPERTY



LOCUS MAP // NTS



ONE INCH EQUALS THIRTY FEET

SCALE IN FEET

OVERALL SITE

NORTH

CURRENT ZONING CLASSIFICATION: LIMITED USE GENERAL 1 (LUG-1)	EXISTING:
MINIMUM LOT SIZE: 40,000 SF	MINIMUM LOT SIZE: 36,445 SF +/-
MINIMUM FRONTAGE: 100'	MINIMUM FRONTAGE: SEE PLAN
FRONT YARD SETBACK: 35'	FRONT YARD SETBACK: SEE PLAN
REAR/SIDE SETBACK: 10'	REAR/SIDE SETBACK: SEE PLAN
GROUND COVER %: 7%	GROUND COVER %: 6.8% +/-

THIS CONCEPTUAL DRAWING AS DEPICTED IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE DESIGN INTENT BASED ON DATA MADE AVAILABLE. MODIFICATIONS TO THIS CONCEPTUAL DRAWING MAY BE REFLECTED IN THE FINAL DEVELOPMENT PLAN BASED ON ADDITIONAL DATA COLLECTED OR CHANGES TO EXISTING DATA.

ALL GRADING, DRAINAGE DETAILS, ETC. TO BE PROVIDED BY CIVIL ENGINEER

PREPARED BY:

RIDGEVALE DEVELOPMENT

32 Deep Wood Drive
Forestdale, Massachusetts 02644
P: 508.472.8940

PREPARED FOR:

Dream North
28 Shimmo Pond Road
Nantucket, Massachusetts 02554

TITLE:

PICKLE BALL COURT PLAN

(HDC SUBMISSION)

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	AW & BG
MAP:	43
PARCEL:	167
DATE:	21 JANUARY 2025
PROJECT NO.:	1049

L-1.0


VIEW OF LEFT SIDE OF DRIVEWAY & FRONT OF HOUSE FROM SHIMMO POND ROAD


VIEW OF DRIVEWAY & FRONT OF HOUSE FROM SHIMMO POND ROAD


VIEW OF RIGHT SIDE OF DRIVEWAY & FRONT OF HOUSE FROM SHIMMO POND 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°: 82 PARCEL N°. 91

Street & Number of Proposed Work: 6 ISHMAEL ROAD

Owner of record: BLIDGES FAMILY LLC

Mailing Address: 41 WALDEN AVE.
SUMMIT, NJ. 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLNEY DESIGNS

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508)325-4379 E-mail: ackval@cegrail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 583.80

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: 62'0" Sq. Footage 1st floor: 1997 SF
Width: 39'0" Sq. footage 2nd floor: 922 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 25'0" South 25'0" East 25'0" West 25'0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 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 8" Soffit (Overhang) TME Corner boards 1X4 Frieze —
Window Casing 4" Door Frame 1X4 Columns/Posts: Round _____ Square 6"-8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 'A' SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front PANEL W/ WINDOW Rear SLIDERS Side GLASS
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Clapboard (if applicable) _____
Roof WOOD - NTW
Trim WHITE
Sash WHITE
Doors BLUE (TO MATCH EXISTING)
Deck NTW
Foundation GREY
Fence —
Shutters _____

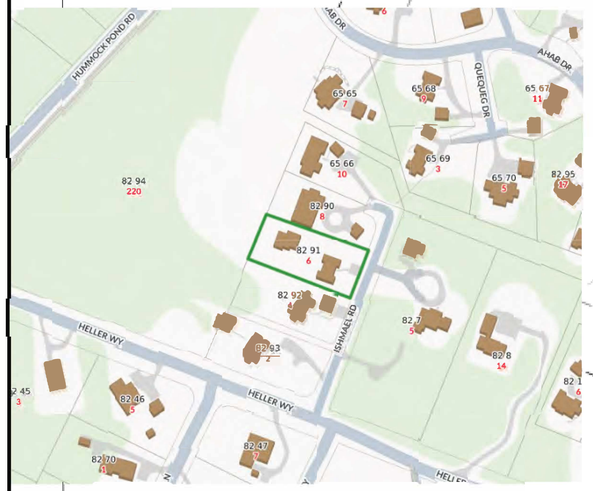
* Attach manufacturer's color samples if color is not from HDC approval list.

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 1-15-25 Signature of owner of record _____ Signed under penalties of perjury



MAP 82 PARCEL 91



4 ISHMAEL



10 ISHMAEL



5 ISHMAEL



EXISTING STUDIO TO REMAIN





EXISTING HOUSE TO BE MOVED OFF OR DEMOLISHED 1983

1 PROPOSED PLAN: BASEMENT
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

BRIDGES- NEW DWELLING
6 ISHMAEL RD
1-15-25

SEAL

REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

T

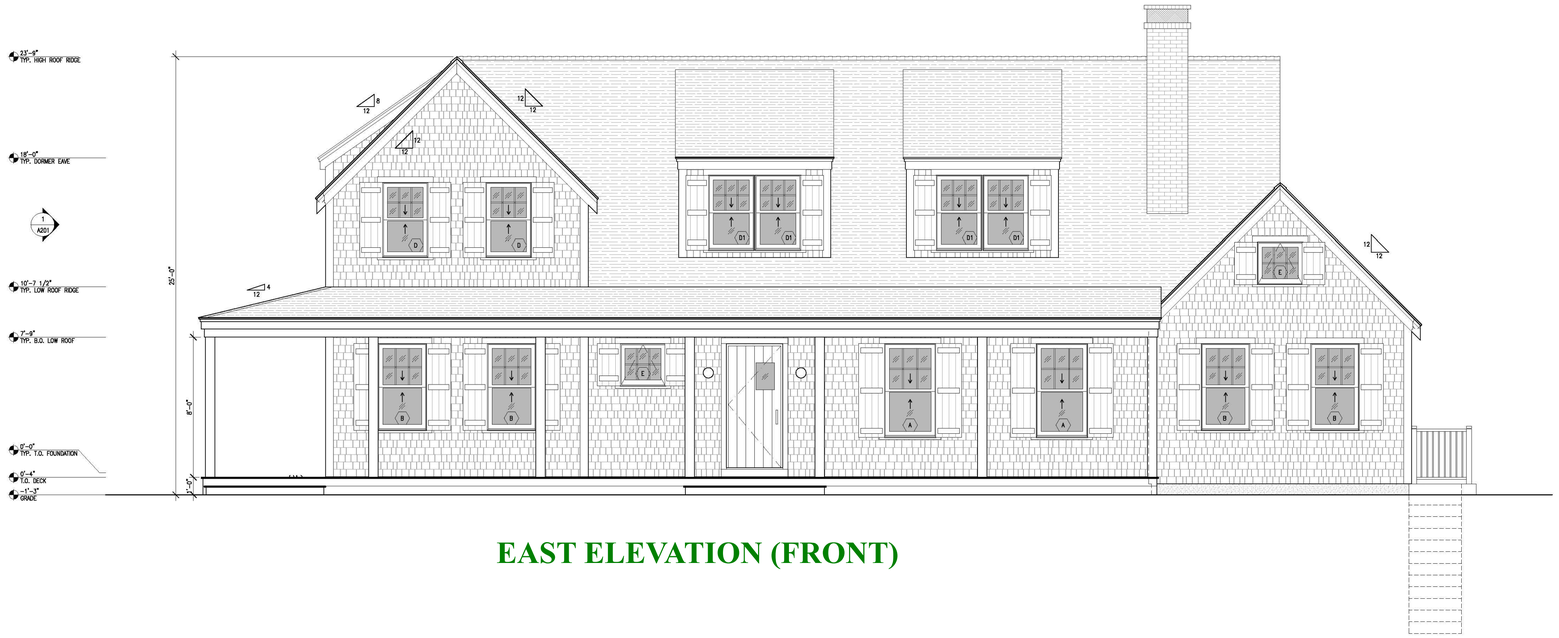
SHEET NUMBER

A-100.00



WEST ELEVATION (REAR)

2 ELEVATION: EXTERIOR: REAR
1/4"=1'-0"



EAST ELEVATION (FRONT)

1 ELEVATION: EXTERIOR: FRONT
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

BRIDGES- NEW DWELLING
6 ISHMAEL RD
1-15-25

SEAL

REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

Molly Allfather, RA

Studio Allfather

Nantucket, MA 02554A

617.840.7123

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

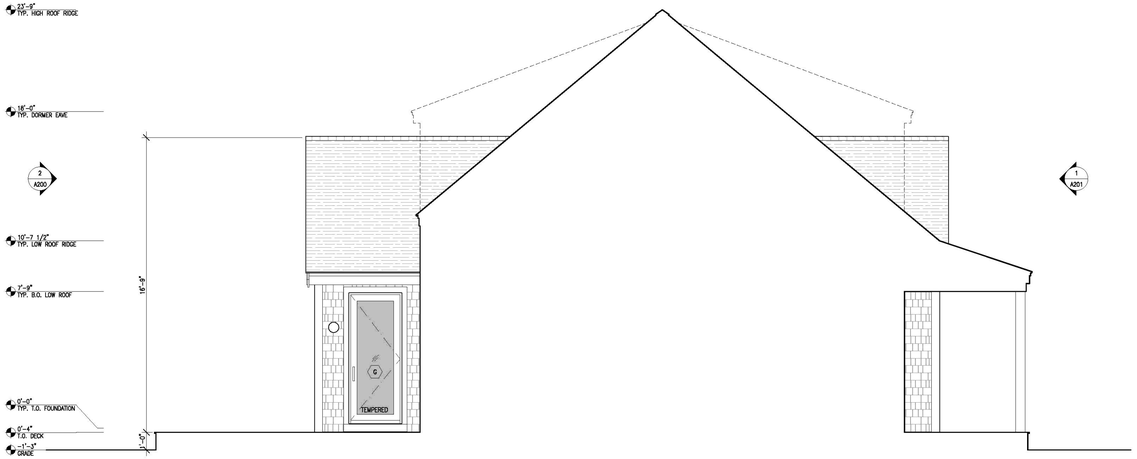
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

EXTERIOR ELEVATIONS

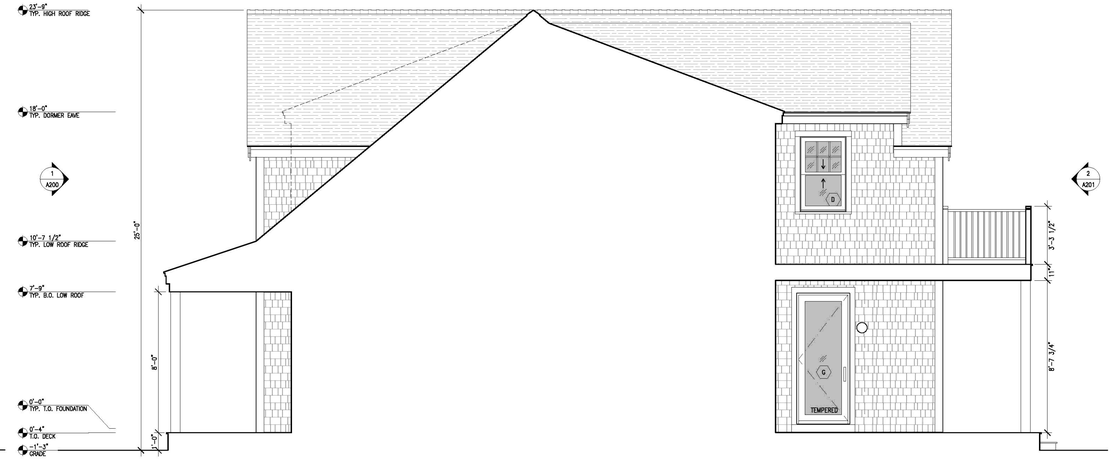
SHEET NUMBER

A-200.00



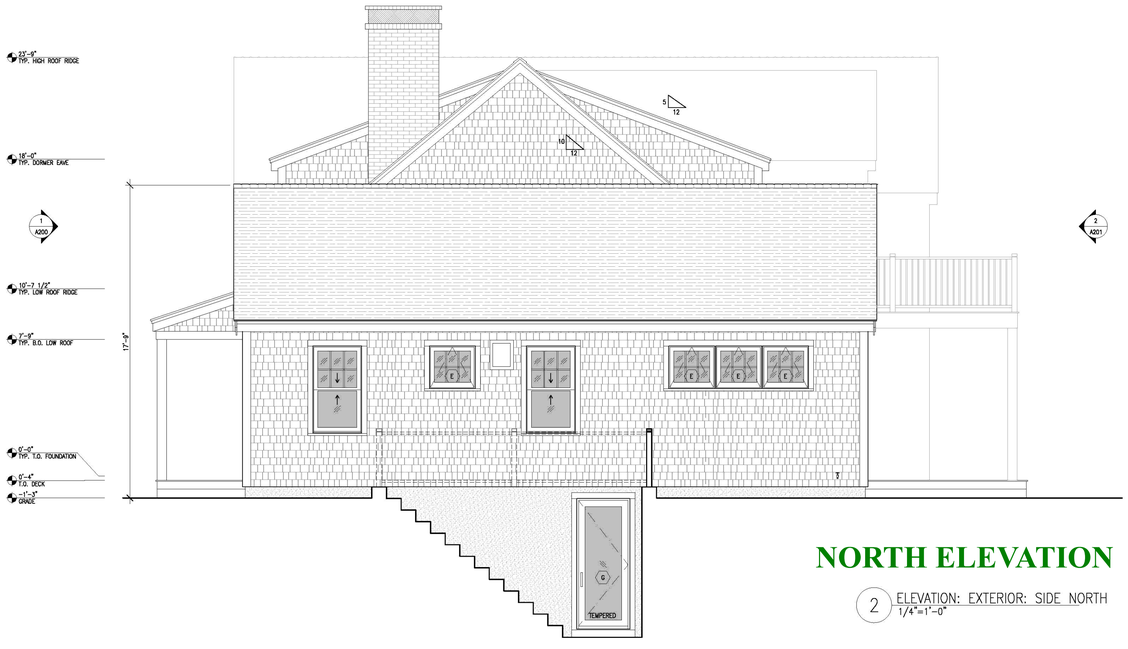
SOUTH ELEVATION

4 ELEVATION: EXTERIOR: INSIDE SOUTH
1/4"=1'-0"



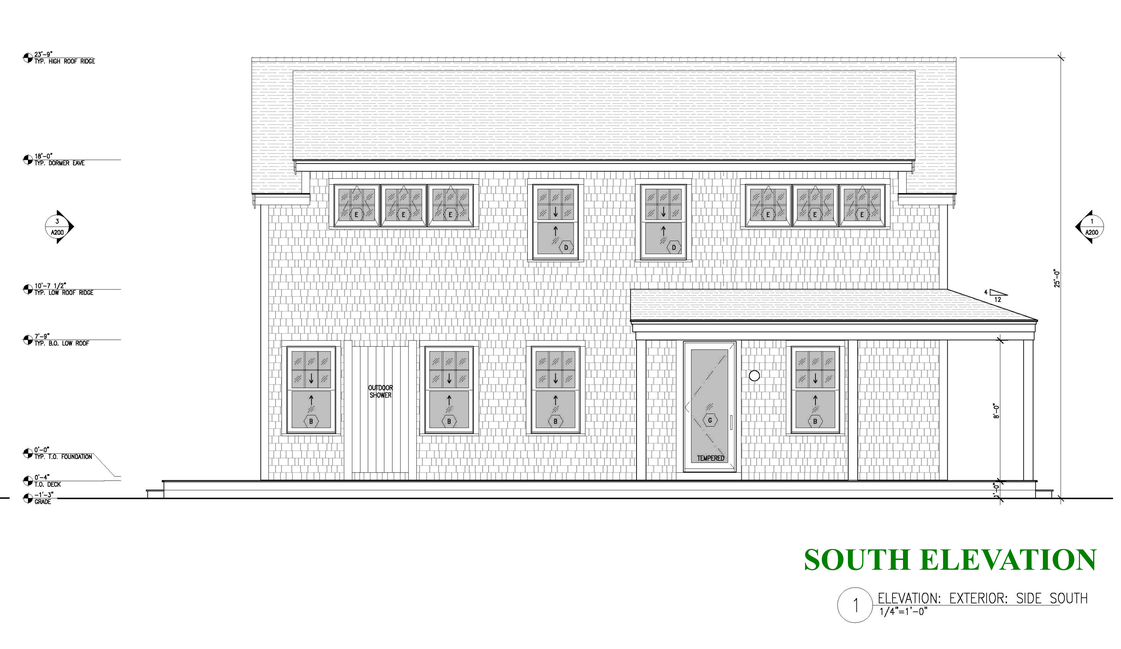
NORTH ELEVATION

3 ELEVATION: EXTERIOR: INSIDE NORTH
1/4"=1'-0"



NORTH ELEVATION

2 ELEVATION: EXTERIOR: SIDE NORTH
1/4"=1'-0"



SOUTH ELEVATION

1 ELEVATION: EXTERIOR: SIDE SOUTH
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

BRIDGES- NEW DWELLING
6 ISHMAEL RD
1-15-25

SEAL

REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

Molly Allfather, RA
Studio Allfather
Nantucket, MA 02554A
617.840.7123

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

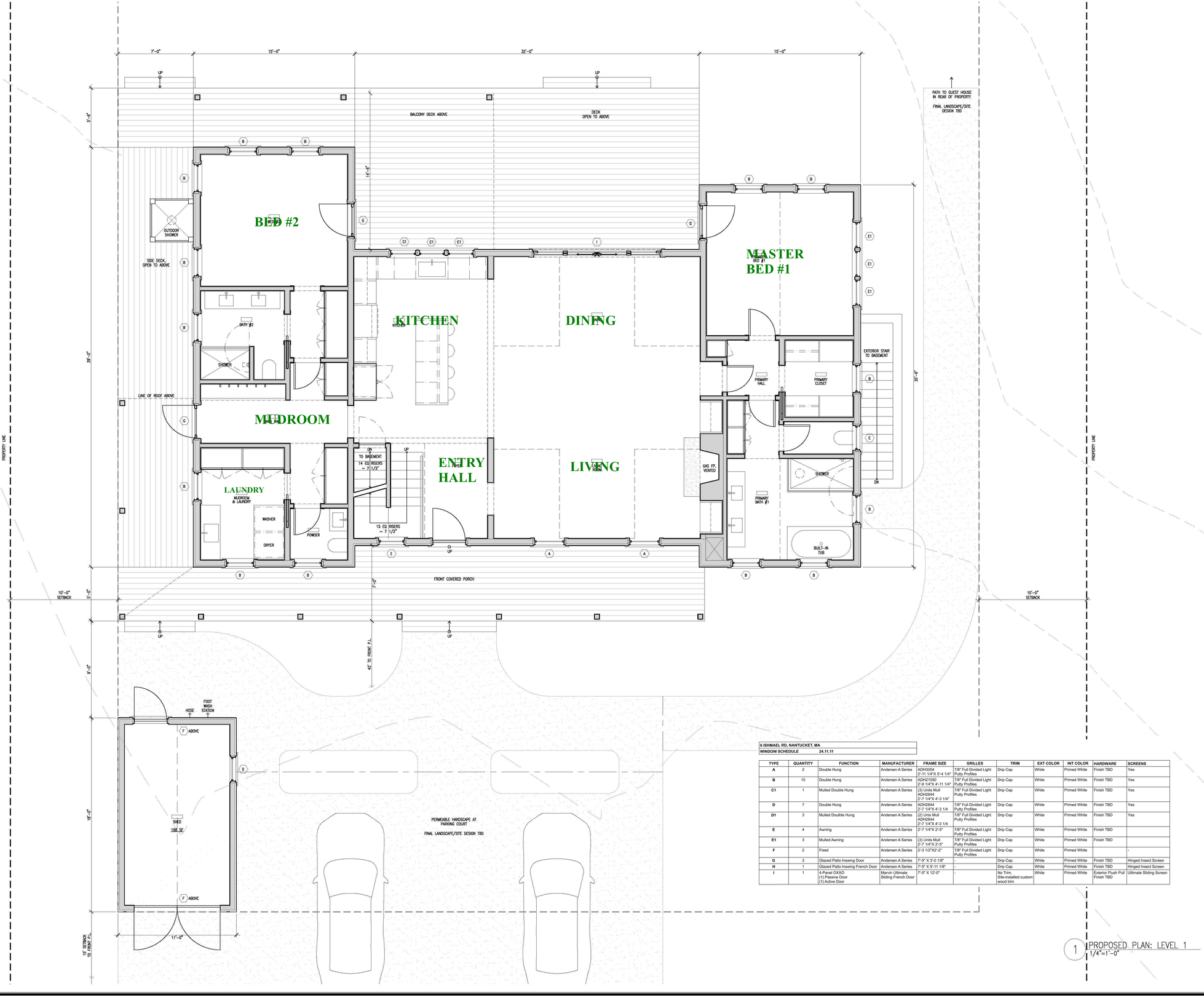
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201.00



1 PROPOSED PLAN: LEVEL 1
1/4"=1'-0"

6 ISHMAEL RD, NANTUCKET, MA
WINDOW SCHEDULE 24.11.11

TYPE	QUANTITY	FUNCTION	MANUFACTURER	FRAME SIZE	GRILLES	TRIM	EXT COLOR	INT COLOR	HARDWARE	SCREENS
A	2	Double Hung	Andersen A Series	ADH2054 2'-11 1/4"X 5'-4 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
B	10	Double Hung	Andersen A Series	ADH21050 2'-9 1/4"X 4'-11 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
C1	1	Mulled Double Hung	Andersen A Series	(3) Units Mull ADH2644 2'-7 1/4"X 4'-3 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D	7	Double Hung	Andersen A Series	ADH2644 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D1	3	Mulled Double Hung	Andersen A Series	(2) Units Mull ADH2644 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
E	4	Awning	Andersen A Series	2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
E1	3	Mulled Awning	Andersen A Series	(3) Units Mull 2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
F	2	Fixed	Andersen A Series	2'-3 1/2"X2'-2"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White		-
G	3	Glazed Patio Inswing Door	Andersen A Series	7'-5" X 3'-0 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
H	1	Glazed Patio Inswing French Door	Andersen A Series	7'-5" X 5'-11 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
I	1	4-Panel OXXO (1) Passive Door (1) Active Door	Marvin Ultimate Sliding French Door	7'-5" X 12'-0"	-	No Trim, Site-installed custom wood trim	White	Primed White	Exterior Flush Pull Finish TBD	Ultimate Sliding Screen

CLIENT

BRIDGES- NEW DWELLING
6 ISHMAEL RD
1-15-25

SEAL

REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

Molly Allfather, RA
Studio Allfather
Nantucket, MA 02554A
617.840.7123

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

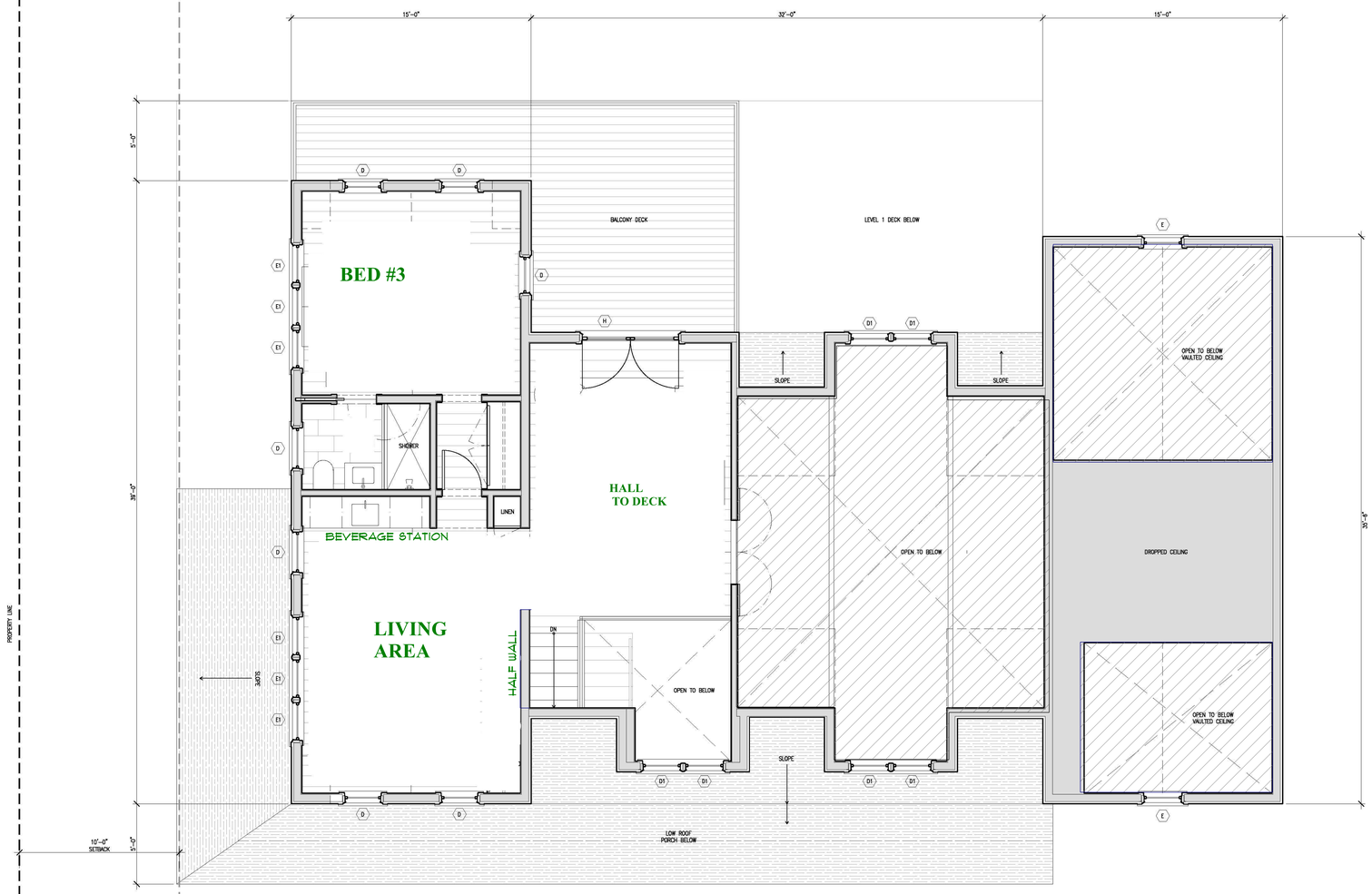
PROPOSED PLAN: LEVEL 1

SHEET NUMBER

A-101.00

6 ISHMAEL RD, NANTUCKET, MA
WINDOW SCHEDULE 24.11.11

TYPE	QUANTITY	FUNCTION	MANUFACTURER	FRAME SIZE	GRILLES	TRIM	EXT COLOR	INT COLOR	HARDWARE	SCREENS
A	2	Double Hung	Andersen A Series	ADH3054 2'-11 1/4"X 5'-4 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
B	10	Double Hung	Andersen A Series	ADH21050 2'-9 1/4"X 4'-11 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
C1	1	Mulled Double Hung	Andersen A Series	(3) Units Mull ADH2844 2'-7 1/4"X 4'-3 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D	7	Double Hung	Andersen A Series	ADH2844 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D1	3	Mulled Double Hung	Andersen A Series	(2) Units Mull ADH2844 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
E	4	Awning	Andersen A Series	2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
E1	3	Mulled Awning	Andersen A Series	(3) Units Mull 2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
F	2	Fixed	Andersen A Series	2'-3 1/2"X2'-2"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White		-
G	3	Glazed Patio Inswing Door	Andersen A Series	7'-5" X 3'-0 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
H	1	Glazed Patio Inswing French Door	Andersen A Series	7'-5" X 5'-11 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
I	1	4-Panel OXXO (1) Passive Door (1) Active Door	Marvin Ultimate Sliding French Door	7'-5" X 12'-0"	-	No Trim, Site-installed custom wood trim	White	Primed White	Exterior Flush Pull Finish TBD	Ultimate Sliding Screen



1 PROPOSED PLAN: LEVEL 2
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

BRIDGES- NEW DWELLING
6 ISHMAEL RD
1-15-25

SEAL

REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

Molly Allfather, RA
Studio Allfather
Nantucket, MA 02554A
617.840.7123

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

PROPOSED PLAN: LEVEL 2

SHEET NUMBER

A-102.00

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 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.

(initial to indicate read and understand)

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Georgi Dimov

AS AGENT FOR ACK Beach LLC

STREET ADDRESS 3 Miles court

MAP/PARCEL 68 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/23/25

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

1/23/25
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°. 187.1

Street & Number of Proposed Work: 3 Miles court

Owner of record: HCK Beach LLC

Mailing Address: 3 Miles court

Contact Phone #: 5083326188 E-mail: gorro@islandbuilding.net

AGENT INFORMATION (if applicable)

Name: George DiNoV

Mailing Address: 3 Miles court, Nantucket MA

Contact Phone #: 508 332 6188 E-mail: gorro@islandbuilding.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 BIPV building integrated photovoltaics install (roof)

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: 2019

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 Solar panels roof

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other 24 PV panels to be installed (Black on dual black asphalt shingle)

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 12/23/20 Signature of owner of record _____ Signed under penalties of perjury

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

ASSESSOR'S #: 68_187_2

GENERAL NOTES

1.1.1 PROJECT NOTES:

1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.1.5 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.6 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.7 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.2.1 SCOPE OF WORK:

1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 WORK INCLUDES:

1.3.2 PV ROOF ATTACHMENTS - RESCOM RAPIDRAIL

1.3.3 PV RACKING SYSTEM INSTALLATION - RESCOM RAPIDRAIL

1.3.4 PV MODULE AND INVERTER INSTALLATION - TRINA SOLAR TSM-430NE09RC.05 / GROWATT MIN 8200TL-XH-US

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

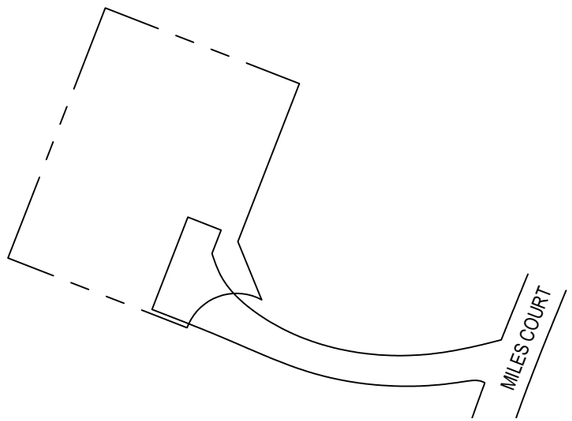
SCOPE OF WORK

SYSTEM SIZE:	STC: 29 X 430W = 12.470KW PTC: 29 X 409.36W = 11.871KW (29) TRINA SOLAR TSM-430NE09RC.05 (1) GROWATT MIN 8200TL-XH-US
ATTACHMENT TYPE:	RESCOM RAPIDRAIL
MSP UPGRADE:	NO



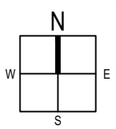
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001.00	COVER PAGE
G-001.00	NOTES
A-101.00	SITE PLAN
A-102.00	ELECTRICAL PLAN
A-103.00	SOLAR ATTACHMENT PLAN
E-601.00	LINE DIAGRAM
E-602.00	DESIGN TABLES
E-603.00	PLACARDS
S-501.00	ASSEMBLY DETAILS
R-001.00	RESOURCE DOCUMENT
R-002.00	RESOURCE DOCUMENT
R-003.00	RESOURCE DOCUMENT
R-004.00	RESOURCE DOCUMENT
R-005.00	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER

NAME:	GEORGI DIMOV
PHONE:	
E-MAIL:	

PROJECT MANAGER

NAME:	GEORGI DIMOV
PHONE:	5083326188

CONTRACTOR

NAME:	OWNER BUILDER
PHONE:	

AUTHORITIES HAVING JURISDICTION

BUILDING:	NANTUCKET HDC AND BUILDING DEPARTMENT
ZONING:	NANTUCKET HDC AND BUILDING DEPARTMENT
UTILITY:	NATIONAL GRID

DESIGN SPECIFICATIONS

OCCUPANCY:	II
CONSTRUCTION:	SINGLE-FAMILY
ZONING:	RESIDENTIAL
GROUND SNOW LOAD:	25 PSF
WIND EXPOSURE:	B
WIND SPEED:	137 MPH

APPLICABLE CODES & STANDARDS

BUILDING:	MA BUILDING CODE, 9TH EDITION, AS AMENDED (780 CMR), MA RESIDENTIAL CODE, 9TH EDITION, AS AMENDED (780 CMR)
ELECTRICAL:	NEC 2023
FIRE:	MA COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00)

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 SITE NOTES:

2.1.2 A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

2.1.3 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

2.1.4 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

2.1.5 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

2.1.6 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

2.2.1 EQUIPMENT LOCATIONS

2.2.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.

2.2.3 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLE 310.15 (B)(1).

2.2.4 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

2.2.5 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

2.2.6 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.2.7 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

2.3.1 STRUCTURAL NOTES:

2.3.2 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.

2.3.3 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.

2.3.4 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

2.3.5 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

2.3.6 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

2.4.1 GROUNDING NOTES:

2.4.2 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.

2.4.3 PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND, IN ACCORDANCE WITH 250.134 OR 250.136(A). ONLY THE DC CONDUCTORS ARE UNGROUNDED.

2.4.4 PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

2.4.5 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

2.4.6 EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.4.7 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.

2.4.8 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

2.4.9 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.

2.4.10 DC PV ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.41(B)(1) THROUGH (3) TO REDUCE FIRE HAZARDS

2.5.1 INTERCONNECTION NOTES:

2.5.2 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12]

2.5.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(3)(2)].

2.5.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(3)(3).

2.5.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(1) AND (2)

2.5.6 SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.11 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

2.5.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (E)].

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

2.6.2 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

2.6.3 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.

2.6.4 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.

2.6.5 ISOLATING DEVICES OR EQUIPMENT DISCONNECTING MEANS SHALL BE INSTALLED IN CIRCUITS CONNECTED TO EQUIPMENT AT A LOCATION WITHIN THE EQUIPMENT, OR WITHIN SIGHT AND WITHIN 10 FT. OF THE EQUIPMENT. AN EQUIPMENT DISCONNECTING MEANS SHALL BE PERMITTED TO BE REMOTE FROM THE EQUIPMENT WHERE THE EQUIPMENT DISCONNECTING MEANS CAN BE REMOTELY OPERATED FROM WITHIN 10 FT. OF THE EQUIPMENT, ACCORDING TO NEC 690.15 (A).

2.6.6 PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D)

2.6.7 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

2.6.8 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21. (SEE EXCEPTION IN NEC 690.9)

2.6.9 IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

2.7.1 WIRING & CONDUIT NOTES:

2.7.2 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

2.7.3 ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

2.7.4 EXPOSED PV SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.31 (C)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE ON PV ARRAYS, ACCORDING TO NEC 690.31 (A).

2.7.5 PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(5)].

2.7.6 MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY.

2.7.7 ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE

PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION

NEUTRAL- WHITE OR GRAY

* IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

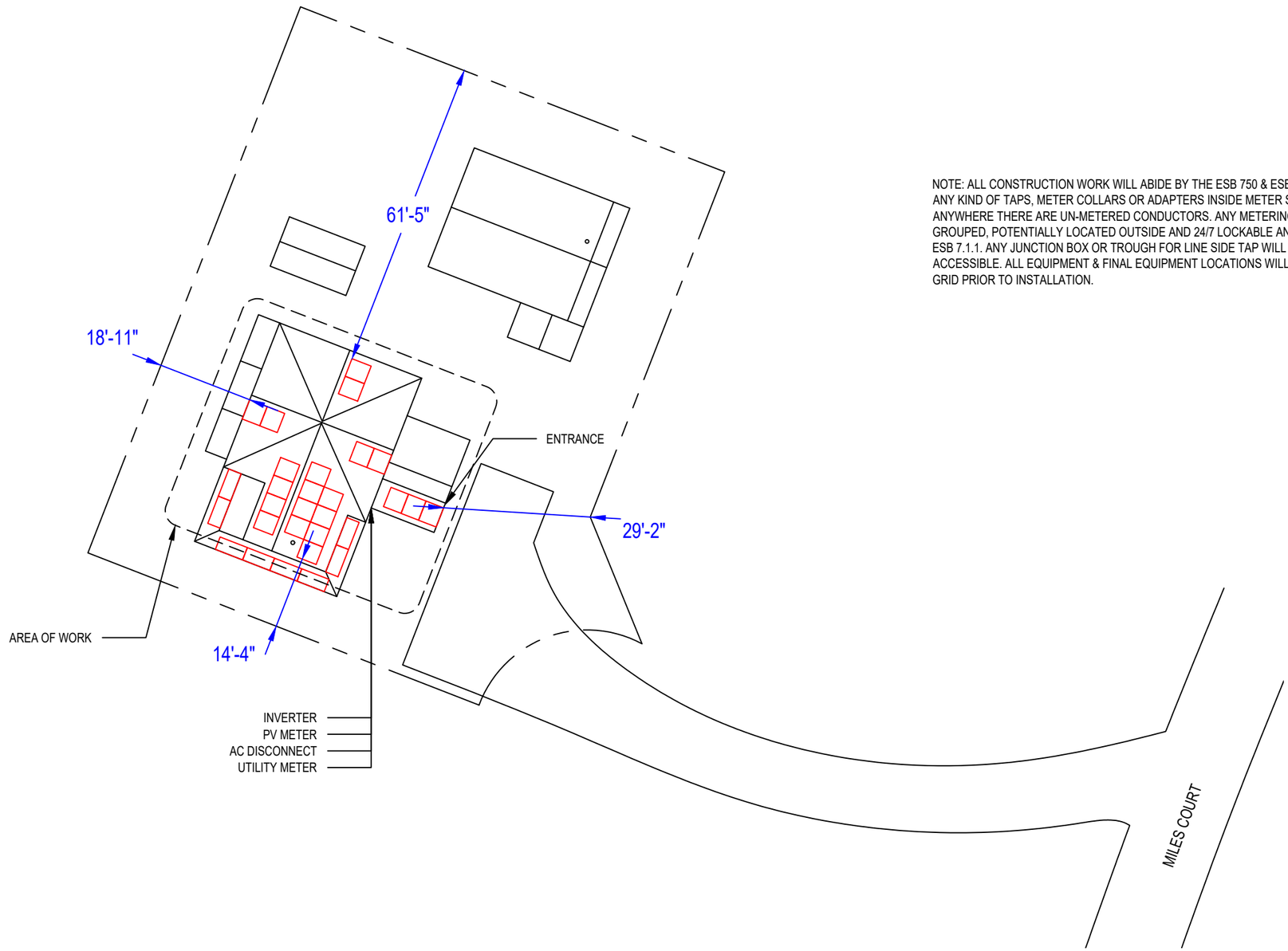
REVISIONS

G-001.00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

—— – – – —— PROPERTY LINE



NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
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NEW PV SYSTEM: 12.470 kWp

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NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

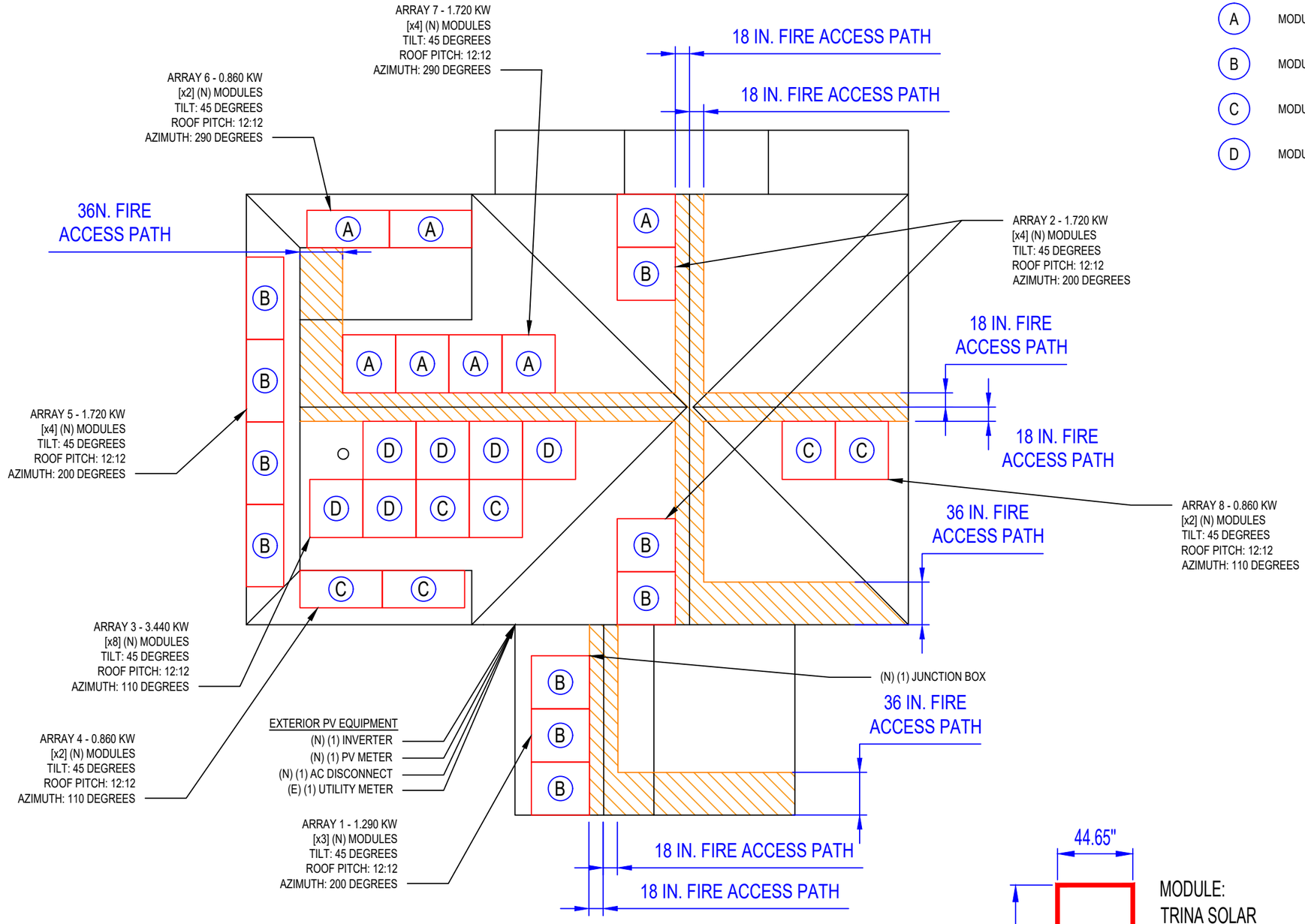
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

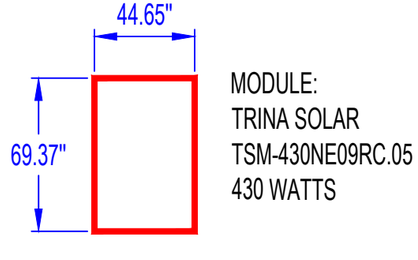
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL PLAN

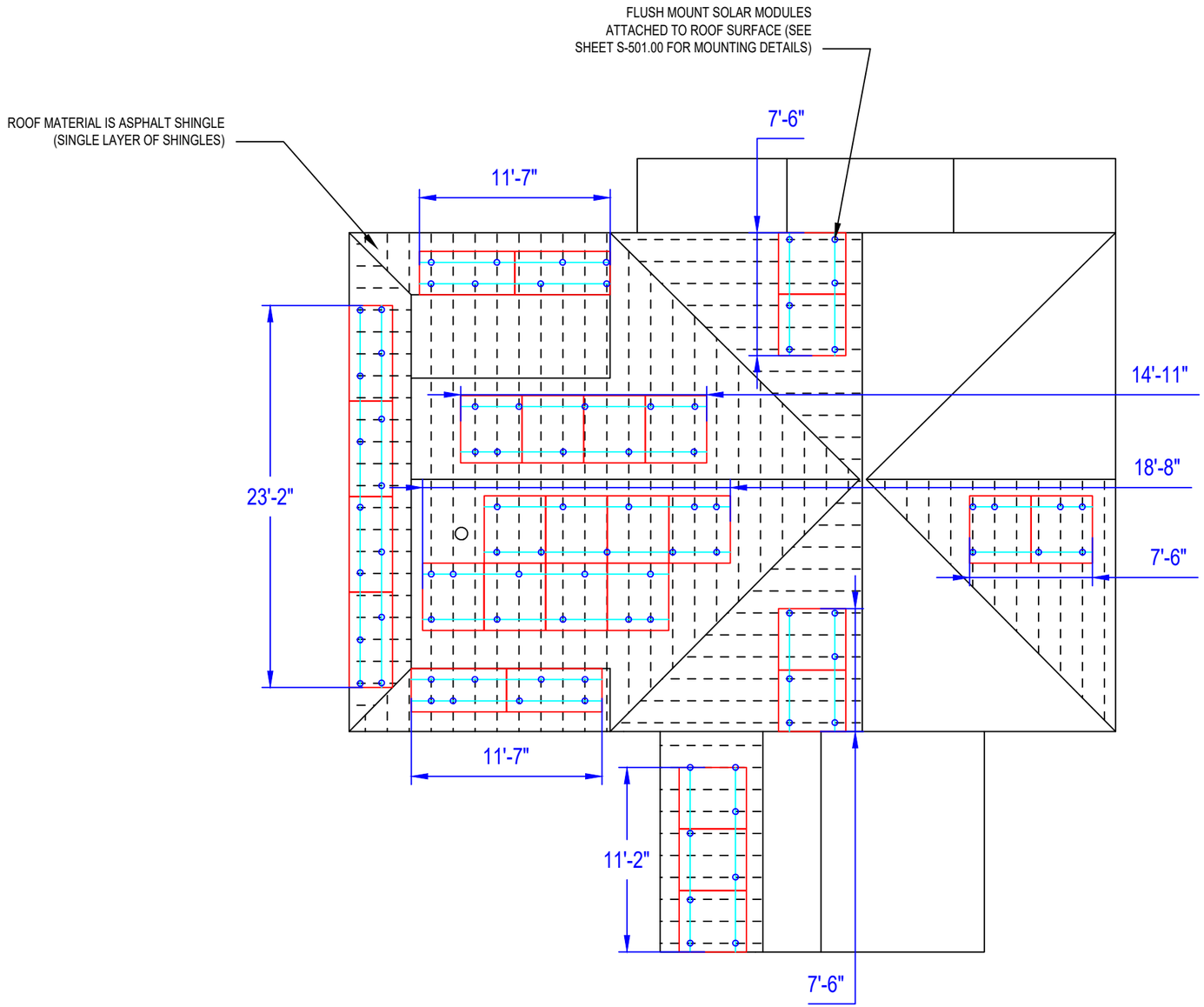
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

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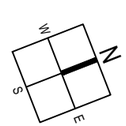
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

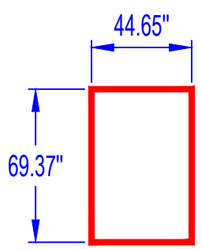
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

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SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-103.00

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL
1	4	10 AWG PV WIRE, COPPER	FREE AIR	2	N/A	6 AWG BARE, COPPER	1 (27 °C)	1	13.13A	16.41A	55A	55A	75°C	50A
2	1	10 AWG THWN-2, COPPER	0.75" DIA PVC-40	8	N/A	10 AWG THWN-2, COPPER	1 (27 °C)	0.7	13.13A	16.41A	40A	28A	75°C	35A
3	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	N/A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A
4	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	N/A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A
5	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	45A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A

A MODULE STRINGING

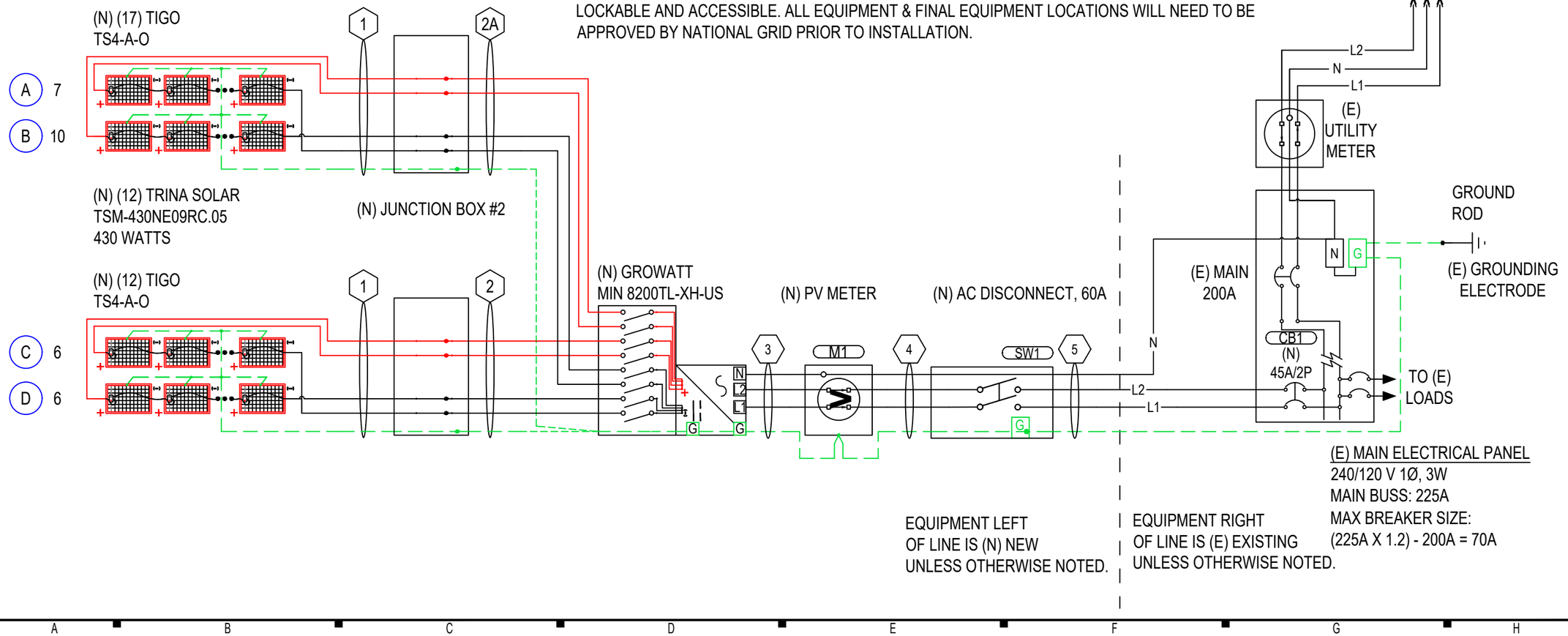
B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN DISCONNECT PER NEC 690.12
SYSTEM COMPLIANT WITH NEC 690.13

NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.



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DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

SYSTEM SUMMARY				
	INVERTER #1			
	MPPT #1	MPPT #2	MPPT #3	MPPT #4
MODULES IN SERIES	7	10	6	6
ARRAY VMP	305.2V	436V	261.6V	261.6V
ARRAY IMP	9.87A	9.87A	9.87A	9.87A
ARRAY VOC	362.6V	518V	310.8V	310.8V
ARRAY MAX VOC	398.3V	569V	341.4V	341.4V
ARRAY ISC	10.5A	10.5A	10.5A	10.5A
ARRAY STC POWER	12,470W			
ARRAY PTC POWER	11,871W			
MAX AC CURRENT	35A			
MAX AC POWER	8,200W			
DERATED (CEC) AC POWER	8,200W			

MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-29	29	TRINA SOLAR TSM-430NE09RC.05	430W	409.36W	10.5A	9.87A	51.8V	43.6V	-0.124V/°C (-0.24%/°C)	25A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1	1	GROWATT MIN 8200TL-XH-US	240V	FLOATING	45A	8200W	35A	4x13.5A	600V	97.5%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	SQUARE D DU222RB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	45A	240VAC

ASHRAE EXTREME LOW	-16.1°C (3.0°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)
ASHRAE 2% HIGH	27°C (80.6°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)

BILL OF MATERIALS

CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	TRINA SOLAR	TSM-430NE09RC.05	PM1-29	29	PIECES	1	TRINA SOLAR TSM-430NE09RC.05 430W 120 HALF-CUT CELLS, MONOCRYSTALLINE SILICON
INVERTER	GROWATT	MIN 8200TL-XH-US	I1	1	PIECE	1	GROWATT MIN 8200TL-XH-US 8200W INVERTER
DISCONNECT	SQUARE D	DU222RB	SW1	1	PIECE	1	SQUARE D DU222RB, NON FUSED, 2-POLE, 60A, 240VAC OR EQUIVALENT
PRODUCTION METER	GENERIC MANUFACTURER	GEN-METER-80A	M1	1	PIECE	1	ELECTRICAL METER, OWNER APPROVED
WIRING		GEN-10-AWG-PV-WIRE-CU	WR1	360	FEET	1	10 AWG PV WIRE, COPPER (POSITIVE AND NEGATIVE)
WIRING		GEN-6-AWG-BARE-CU	WR1	180	FEET	1	6 AWG BARE, COPPER (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-RD	WR2	320	FEET	1	10 AWG THWN-2, COPPER, RED (POSITIVE)
WIRING		GEN-10-AWG-THWN-2-CU-BLK	WR2	320	FEET	1	10 AWG THWN-2, COPPER, BLACK (NEGATIVE)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR2	80	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-8-AWG-THWN-2-CU-RD	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, RED (LINE 1)
WIRING		GEN-8-AWG-THWN-2-CU-BLK	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, BLACK (LINE 2)
WIRING		GEN-8-AWG-THWN-2-CU-WH	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIRING		GEN-8-AWG-THWN-2-CU-GR	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, GREEN (GROUND)
WIREWAY		GEN-PVC-40-0.75" DIA	WW2-5	110	FEET	1	PVC-40 CONDUIT, 0.75" DIA
OCPD	GENERIC MANUFACTURER	GEN-CB-45A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 45A, 240VAC
TRANSITION BOX	GENERIC MANUFACTURER	GEN-AWB-TB-4-4X	JB1-2	2	PIECES	1	TRANSITION/PASS-THROUGH BOX, WITH 4 TERMINAL BLOCKS

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

DESIGN TABLES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-602.00

LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2023 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 608.12, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]
1.6 ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER RESISTANT/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN PER NEC 110.21(B)

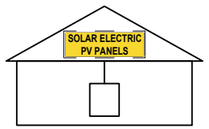
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 1
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (2" X 4").
[NEC 690.13].

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 2
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE (2" X 4").
[NEC 705.12(B)(3)(2)].

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY

LABEL 3
AT RAPID SHUTDOWN SYSTEM (3 3/4" X 5 1/4"). [NEC 690.56(C)(1)(A)].

PHOTOVOLTAIC POWER SOURCE

LABEL 4
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS (5 3/4" X 1 1/8").
[NEC 690.31(G)]

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 5
AT RAPID SHUTDOWN DISCONNECT SWITCH (5 1/4" X 2").
[NEC 690.56(C)(3)].

⚠ CAUTION
MULTIPLE SOURCES OF POWER

LABEL 6
AT UTILITY METER (5 3/4" X 1 1/8")
[NEC 690.56(B)]

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 7
AT POINT OF INTERCONNECTION (2 3/4" X 1 5/8").
[NEC 705.12(B)(3)]

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

LABEL 8
AT POINT OF INTERCONNECTION (2" X 1").
[NEC 705.12(B)(3)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED SOUTH SIDE OF THE HOUSE

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]

WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.
PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]

PHOTOVOLTAIC SOLAR AC DISCONNECT

LABEL 9
AT EACH AC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

PHOTOVOLTAIC SOLAR DC DISCONNECT

LABEL 10
AT EACH DC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE
MAXIMUM VOLTAGE 569 VDC
MAX CIRCUIT CURRENT 10.5 AMPS

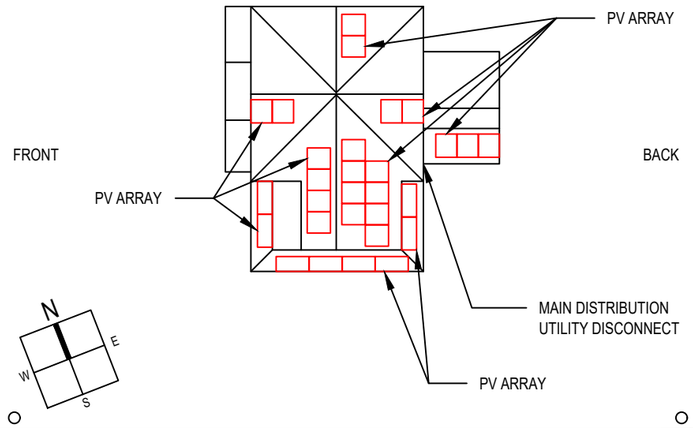
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

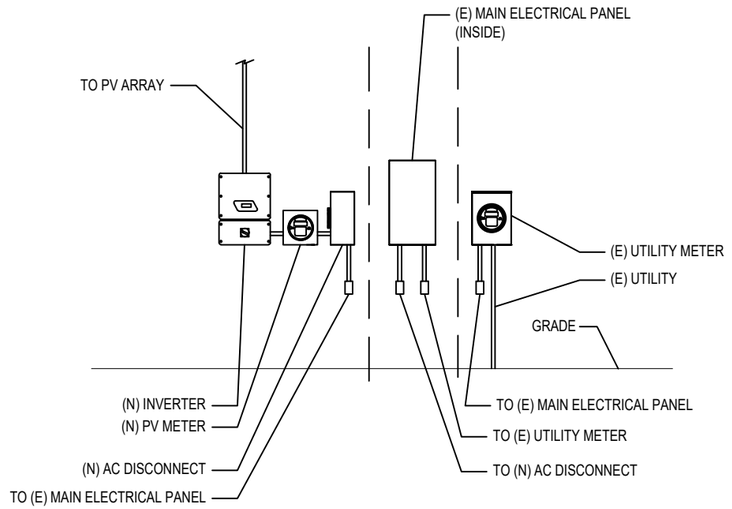
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL 11
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS (4" X 2").
[NEC 690.54]

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

PHONE:
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APN: 68_187_2

ENGINEER OF RECORD

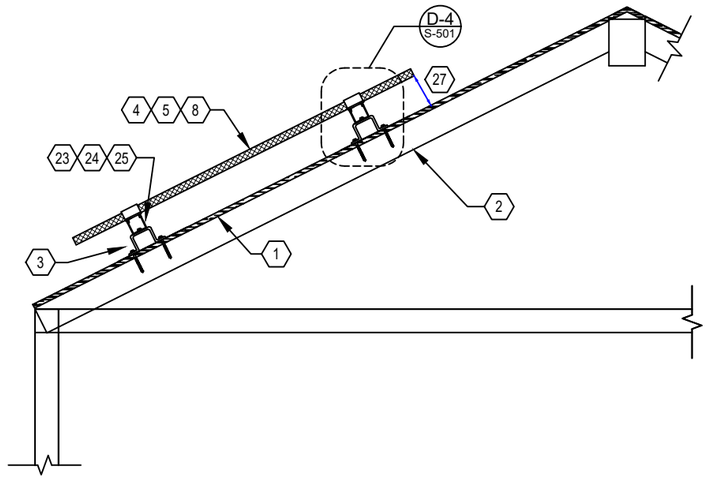
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 01.18.2025
DESIGN BY: E.K.
CHECKED BY: M.M.

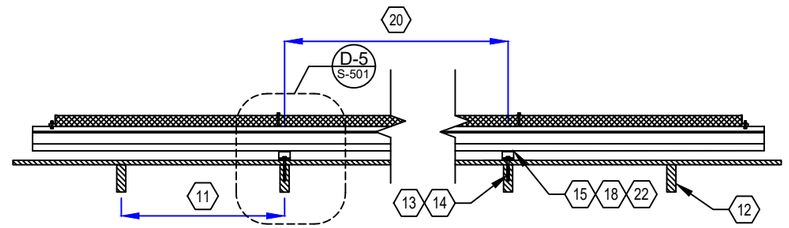
REVISIONS

E-603.00



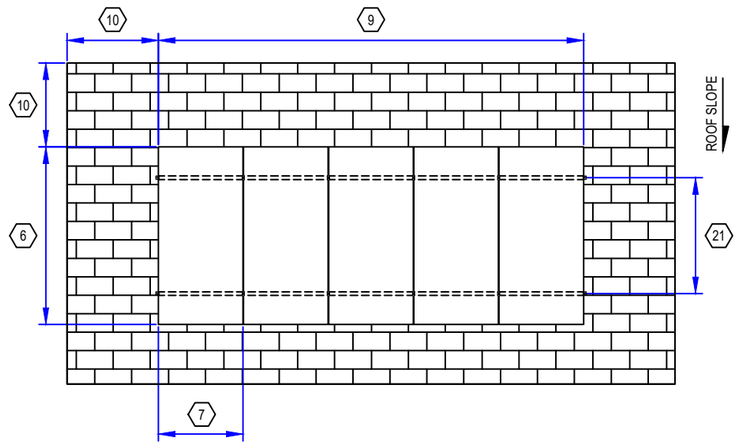
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



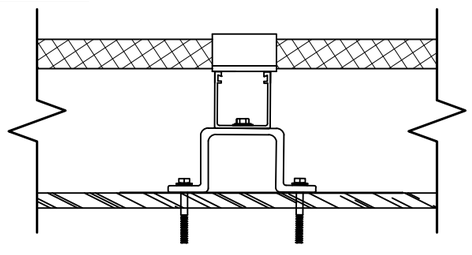
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



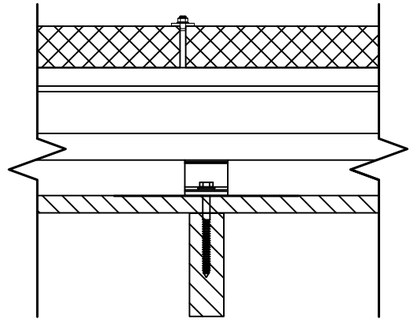
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

GENERAL NOTES

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SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: SINGLE SPAN RAFTER
3. ATTACHMENT TYPE: RESCOM RAPIDRAIL
4. MODULE MANUFACTURER: TRINA SOLAR
5. MODULE MODEL: TSM-430NE09RC.05
6. MODULE LENGTH: 69.37"
7. MODULE WIDTH: 44.65"
8. MODULE WEIGHT: 47 LBS.
9. SEE SHEET A-103 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 18" FROM RIDGE, 36" FROM EDGE
11. RAFTER SPACING: 16 IN. O.C.
12. RAFTER SIZE: 2X10 IN. NOMINAL
13. LAG BOLT DIAMETER: 5/16 IN.
14. LAG BOLT EMBEDMENT: 2-1/2 IN.
15. TOTAL # OF ATTACHMENTS: 87.
16. TOTAL AREA: 623.78 SQ. FT.
17. TOTAL WEIGHT: 1463.39 LBS.
18. WEIGHT PER ATTACHMENT: 16.82 LBS.
19. DISTRIBUTED LOAD: 2.35 PSF
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: IN ACCORDANCE WITH MODULE MANUFACTURER'S INSTRUCTIONS.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): RESCOM
24. RAIL MODEL (OR EQUIVALENT): RAPIDRAIL
25. RAIL WEIGHT: 0.44 PLF
26. MAX. RAFTER SPAN: 10 FT..
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

CONTRACTOR

OWNER BUILDER

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ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

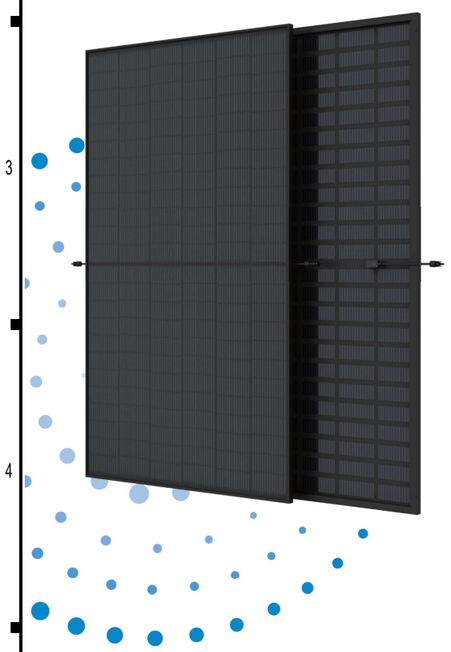
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

- Up to 430W, 21.5% module efficiency with high density interconnect technology
- Reduce installation cost with higher power bin and efficiency
- Boost performance in warm weather with low temperature coefficient and operating temperature

High Reliability

- Innovative non-destructive cutting for improved mechanical resistance and strength
- Excellent fire rating, weather resistance, salt spray, sand dust, ammonia performance which is fully applicable in coastal, high temperature, humidity area and harsh environment

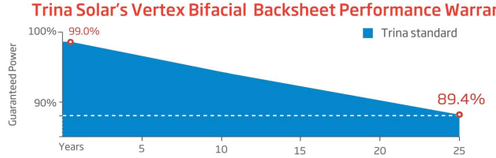
Ultra-low Degradation, longer warranty, higher output

- First-year degradation 1% and annual degradation at 0.4%
- Up to 25 years product warranty and 25 years power warranty

Universal solution for residential and C&I rooftops

- Easy for integration, designed for compatibility with existing mainstream inverters and diverse mounting systems
- Perfect size and low weight for handling and installation
- Most valuable solution on low load capacity rooftops (weight similar to backsheet version)
- Mechanical performance up to 6000 Pa positive load and 4000 Pa negative load

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



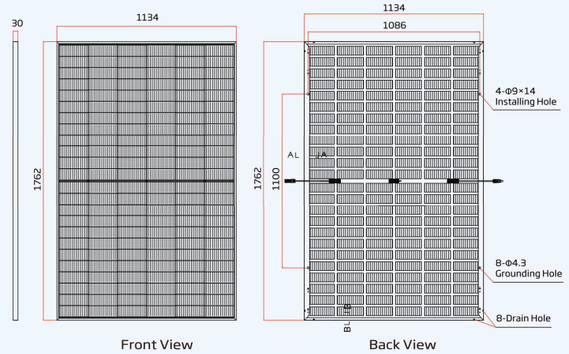
Comprehensive Products and System Certificates

IEC61215/IEC61730/IEC61701/IEC62716/UL61730
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse Gases Emissions Verification
ISO45001: Occupational Health and Safety Management System

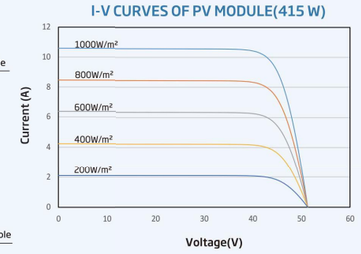
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

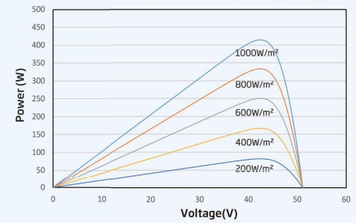
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp)*	400	405	410	415	420	425	430
Power Tolerance-PMAX (W)	0 ~ +5						
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	9.68	9.71	9.73	9.77	9.80	9.84	9.87
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.30	10.33	10.37	10.40	10.43	10.47	10.50
Module Efficiency η m (%)	20.0	20.3	20.5	20.8	21.0	21.3	21.5

STC: Irradiance 1000W/m2, Cell Temperature 25°C, Air Mass AM1.5. *Measuring tolerance: ±3%.

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power -PMAX (Wp)	426	431	437	442	447	453	458
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	10.31	10.34	10.36	10.41	10.44	10.48	10.51
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.97	11.00	11.04	11.08	11.11	11.15	11.18
Irradiance ratio (rear/front)	10%						

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

Maximum Power-PMAX (Wp)	312	308	312	316	319	324	328
Maximum Power Voltage-VMPP (V)	38.6	39.0	39.3	39.7	40.0	40.4	40.7
Maximum Power Current-IMPP (A)	7.88	7.91	7.93	7.96	7.98	8.01	8.04
Open Circuit Voltage-VOC (V)	46.6	47.0	47.5	47.8	48.2	48.7	49.1
Short Circuit Current-ISC (A)	8.30	8.32	8.36	8.38	8.41	8.44	8.46

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Topcon Bifacial
No. of cells	144cells
Module Dimensions	1762×1134×30 mm (69.37×44.65×1.18 inches)
Weight	21.3kg (47.0 lb)
Front Glass	3.2 mm (0.12inches), High Transmission, Tempered Glass
Encapsulant material	POE/EVA
BackSheet	Black Grid Transparent Backsheet
Frame	30mm (1.18 inches) Anodized Aluminium Alloy, Black
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²) Landscape:N 1100 mm/ P1100 mm(43.31/43.31 inches)
Connector	MC4 EVO2
Fire Type	Type 1 or Type2

TEMPERATURE RATINGS

NOCT(Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of PMAX	- 0.30%/°C
Temperature Coefficient of VOC	- 0.24%/°C
Temperature Coefficient of ISC	0.04%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
Max Series Fuse Rating	25 A

WARRANTY

25 year Product Workmanship Warranty
25 year Power Warranty
1% first year degradation
0.4% Annual Power Attenuation

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box: 36 pieces
Modules per 40' container: 792 pieces
Pallet dimensions (L x W x H): 1800 x 1135 x 1259 mm
Pallet weight: 829 kg (1827 lb)

Trinasolar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

CONTRACTOR

OWNER BUILDER

PHONE:
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NANTUCKET, MA 02554

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ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-001.00

MIN 8200~11400TL-XH-US

- Battery Ready for DC Coupled and AC Coupled systems
- With backup power and dark start operations
- Support RSD and AFCI
- Support multiple energy management modes: Self-consumption, Zero Export,TOU and Off-grid
- Comply with UL1741SA/SB, CA Rule 21 & HECO



POWER-ING TOMO-RROW

GROWATT

https://us.growatt.com

Datasheet	MIN 8200TL-XH-US	MIN 9000TL-XH-US	MIN 10000TL-XH-US	MIN 11400TL-XH-US
Input Data (PV)				
Max. Recommended PV Power(STC)	16400W	18000W	20000W	22800W
DC/AC Ratio	2			
Max. DC System Voltage	600V			
Startup Voltage	80V			
Full load Voltage Range	160~500V	180~500V	200~500V	220~500V
Nominal Voltage	360V			
Operating Voltage Range	Growatt Battery:50~550V/LG Battery:50~450V			
No. of MPP Trackers	4			
No. of PV Strings per MPP Trackers	2			
Max. Input Current per MPP Trackers	13.5A			
Max. Short-circuit current per MPP trackers	16.9A			
Input/Output Data (DC)				
Battery Voltage Range	Growatt APX Battery: 380V~550V/ Growatt ARO Battery :360V~550V/LG Battery:360V~450V			
Nominal DC Voltage	400V			
I/O DC Current	23.6A	25.8A	28.6A	32.5A*
I/O DC Power	8500W	9300W	10300W	11700W*
Battery Technology	LFP			
Battery Capacity per Module	APX 5kWh / ARO 3.3kWh / LG 10kWh, 16kWh / LG enblock S10: 10.6kWh / LG enblock S14: 14.1kWh / LG enblock S17 17.7kWh			
Scalability	APX 5.0~30.0kWh / ARO 6.6~39.6kWh / LG Prime 10H 10~20kWh 16H 16~32kWh / LG enblock S10: 10.6~21.2kWh S14: 14.1~28.2kWh S17: 17.7~35.4kWh			
Compatible Batterys	Growatt APX HV Battery / Growatt ARO HV Battery / LG 10H Prime / LG 16H Prime / LG enblock S10 / LG enblock S14 / LG enblock S17			
Output Data (AC)				
AC Nominal Power@240V AC	8200W	9000W	10000W	11400W
AC Nominal Power@208V AC	7100VA	7800VA	8660VA	9880W
Max. AC Apparent Power	8200VA	9000VA	10000VA	11400VA
Nominal AC Voltage	208V/240V			
AC Voltage Range @208V AC @240V AC	183V~229V/211V~264V			
AC Grid Frequency	50/60Hz			
AC Grid Frequency Range	45~65Hz			
Max. Output Current	35A	38A	42A	48A
Max. Output Overcurrent Protection	63A			
Power Factor(@Nominal Power)	>0.99			
Adjustable Power Factor	0.8 leading~0.8 lagging			
THDi	<3%			
AC Grid Connection Type	L1/L2/N/PE			
Output Data (Backup)				
AC Nominal Power	8200W	9000W	10000W	11400W*
Max. AC Power Output	12900VA	14200VA	15800VA	18000VA
Nominal AC Voltage	240V			
Max. Output Current	54A	59A	66A	75A
THD	2% linear load, 5% non-linear load			
AC Port-V2 inverter	2AC Ports, 1 for ON Grid, 1 for Backup(EPS) compatible with ATS-US for Partial Home Backup			
AC Port-V3 Inverter	1AC Port for 1 ON Grid compatible with SYN200-US for Whole Home Backup			
Efficiency				
Max. Efficiency	98.3%	98.3%	98.3%	98.5%
CEC Efficiency@208V AC	97.5%	97.5%	97.5%	97.5%
CEC Efficiency@240V AC	97.5%	97.5%	97.5%	98.0%
Protection Devices				
DC Reverse-polarity Protection	Yes			
DC Switch	Yes			
DC Surge Protection	Type II			
Insulation Resistance Monitoring	Yes			
AC Surge Protection	Type III			
AC short-circuit Protection	Yes			
Ground Fault Monitoring	Yes			
Grid Monitoring	Yes			
Anti-islanding Protection	Yes			
Residual-current Monitoring Unit	Yes			
AFCI Protection	Yes			
General Data				
Dimensions (W / H / D)	15.8/25.2/7.4inch(400/638/187mm)			
Weight	45.2 lbs/20.5kg			
Operating Temperature Range	-13°F~+140°F (-25 °C ~ +60 °C)de-rating above 113°F			
Altitude	9843ft (3000m)			
Internal Consumption at Night	<1W (for PV inverter)/ <5W (for storage inverter)			
Cooling	Natural Convection			
Electronics Protection Degree	NEMA4X (IP65)			
Relative Humidity	0~95%			
Interfaces				
RS485	Yes			
WIFI/4G Communication	Optional			
Warranty: 10 Years	Yes(optional for extended 15 and 20 years werranty)			
Revenue Grade Meter	ANSI C12.20 (meet 0.5% accuracy)			
Conforms to UL STD1741,1741SA,1741SB,1699B,IEEE STD.1547,1547.1,HECO SRD-IEEE-1547.1, Certified to CSA STD C22.2 NO.107.1, UL9540, FCC Part15 Class B				

* 32.5A can only be achieved with APX / LG battery.
* 11700W can only be achieved with APX / LG battery.
* 11400W when using APX / ARO battery, 11400W off-grid output requires both PV and battery supply, and ARO it self has a rated off-grid power of 10kW.
* Support up to 5.5HP motor load
* The above parameters are established in accordance with APX, LG battery
* Due to the characteristics of the LG enblock S10 / LG enblock S14 / LG enblock S17, when the PV is disconnected the inverter of BESS system will disconnect the grid and restart
* Optional built-in AP transmitter-PLC is Sunspec RSD certified

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CHECKED BY: M.M.

REVISIONS

R-002.00

Tigo® Flex MLPE



TS4-A-O

Module-level PV Optimizer

The TS4-A-O (Optimization) is the advanced add-on optimization solution that brings smart module functionality to standard PV modules for higher reliability. Improve energy efficiency by upgrading underperforming PV systems or adding smart features to new installations.

The TS4-A-O complies with NEC 2017 and 2020 690.12 Rapid Shutdown specifications when installed on each module and accompanied by the Tigo Access Point (TAP) and the Cloud Connect Advanced (CCA). *Module-level DC production data, as well as data from other* Modbus connected devices, can be analyzed via Tigo's Energy Intelligence Software when connected to the cloud.

The TS4-A-O with UHD-Core technology and expanded specifications supports PV modules up to 700W, and 15A.

Included Features

Module-level **optimization** for increased energy yield and greater design flexibility

Manual or automatic module-level **shutdown.** Complies with NEC 2017 and 2020.

Module-level **monitoring** for energy production tracking and system management

Easy Installation

Snap to standard module frame or remove clips for rack mounting

Smart Commissioning

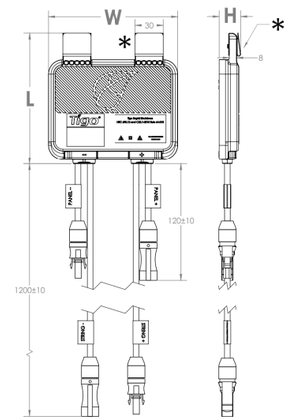
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

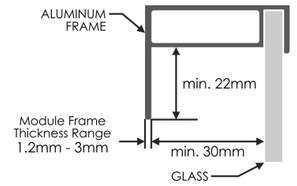
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. Current (Imax)	15A
Maximum Short Circuit Current (Isc)	20A
Maximum Power	700W
Cable Length (in/out)	0.12/1.2m (standard), 0.62/1.2m (optional)
Connectors	MC4 (standard), EVO2 (optional)
Communication Type	Wireless
Recommended Fuse Rating	30A
Rapid Shutdown Time Limit	30 secs or less**
Conductor AWG Range	10-12 AWG
PVRSE Controlled Conductors	≤30 Vdc, ≤240VA, ≤8A**

TAP required for module-level shutdown and CCA required for monitoring with TS4-A-O.
*$V_{MOD\ MAX}$ of the connected panel = TS4-A-O $V_{DCU\ MAX}$
**Limits are based on NEC 690.12 rapid shutdown requirements.



*Clips can be removed for rack mounting

Module frame specifications for mounting TS4-A



ORDERING INFORMATION

461-00252-32	TS4-A-O, 15A, 700W, 1500VUL/1000V IEC, 1.2M Cable, MC4
461-00252-62	TS4-A-O, 15A, 700W, 1500VUL/1000V IEC, 0.62/1.2M Cable, MC4
461-00261-62	TS4-A-O, 15A, 700W, 1500VUL/IEC, 0.62/1.2M Cable, EVO2
461-00261-32	TS4-A-O, 15A, 700W, 1500VUL/IEC, 1.2M Cable, EVO2
462-00252-32	TS4-A-O, 15A, 700W, 1000VIEC, 0.12/1.2M Cable, MC4
462-00252-62	TS4-A-O, 15A, 700W, 1000VIEC, 0.62/1.2M Cable, MC4
462-00261-32	TS4-A-O, 15A, 700W, 1500VIEC, 0.12/1.2M Cable, EVO2
462-00261-62	TS4-A-O, 15A, 700W, 1500VIEC, 0.62/1.2m Cable, EVO2

For sales info:
sales@tigoenergy.com

For product info:
Visit tigoenergy.com/products

For technical info:
Visit support.tigoenergy.com

For additional info and product selection assistance, use Tigo's online design tool at tigoenergy.com/design

Tigo®

Downloads

PV 2.0

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9/2/22

PSD-00015-00 REV 1.1

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PAPER SIZE: 11" x 17" (ANSI B)

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DESIGN BY: E.K.
CHECKED BY: M.M.

REVISIONS

R-003.00



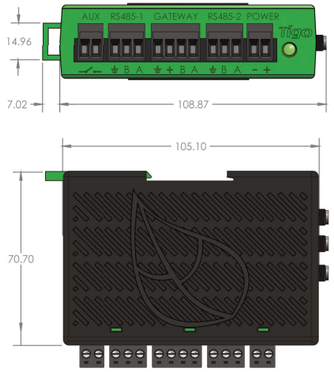
Cloud Connect Advanced (CCA) and Accessories Kit

Data logger/gateway, Tigo Access Point (TAP), power supply, and outdoor enclosure options

The Cloud Connect Advanced (CCA) is a compact, powerful data logging and communications gateway that powers the monitoring and safety capabilities of Tigo TS4 module level power electronics (MLPE). CCA Kit options provide all the components needed for communicating between inverters, TAPs, TS4s, and the Tigo Energy Intelligence platform.

CCA

- Enables module-level monitoring through the Tigo cloud platform
- Connects to wired and wireless networks
- Includes a multifunction LED status indicator
- Configured and commissioned with the Tigo Energy Intelligence (EI) app
- Monitors 3rd-party devices via Modbus



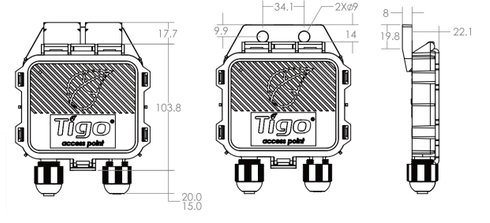
TAP

- Collects data from up to 300 TS4s
- Wireless mesh communication
- Scalable architecture
- Mounts easily on module frames without tools



Power Supplies/Outdoor Enclosure

- Outlet and DIN rail power-supply options
- Compact, DIN rail design
- IP67, NMA 4 rated enclosure



tigoenergy.com

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Specifications

CCA

Input voltage	2 TAPs or fewer: 12-24V_{DC} ±2% 3 TAPs or more: 24V_{DC} ±2%
Input current	1 A
Power consumption (up to 7 TAPs)	3 – 10 W
Dimensions (W/D/H)	31 x 115.5 x 71.5 mm (1.2 x 4.5 x 2.8 in)
Weight	126 g (0.28 lbs)
Operating temperature range	-20 – 85°C (-4 – 185°F)
Maximum altitude	3000 m (9840 ft)
Cooling	Natural convection

TAP

Operating temperature range	-20 – 85°C (-4 – 185°F)
Environmental rating	IP68/NEMA 4X

Power Supplies/Outdoor Enclosure

Operating temperature range	-20 – 70°C (-4 – 185°F)
Input voltage	50/60Hz, 100 – 240 V_{AC}
Power consumption (up to 7 TAPs)	3 – 15 W
Dimensions (W/D/H)	203 x 115 x 278.4 mm (8 x 4.5 x 11 in)
Weight (w/CCA and power supply)	1.1 kg (2.4 lbs)
Environmental rating	IP67/NEMA 4X
Cooling	Natural convection

Includes DIN rail mountable bracket*

Ordering Information

344-00000-52	CCA Kit with TAP, DIN rail power supply*
348-00000-52	CCA Kit with TAP, DIN rail power supply, outdoor enclosure*
346-00000-00	CCA standalone

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

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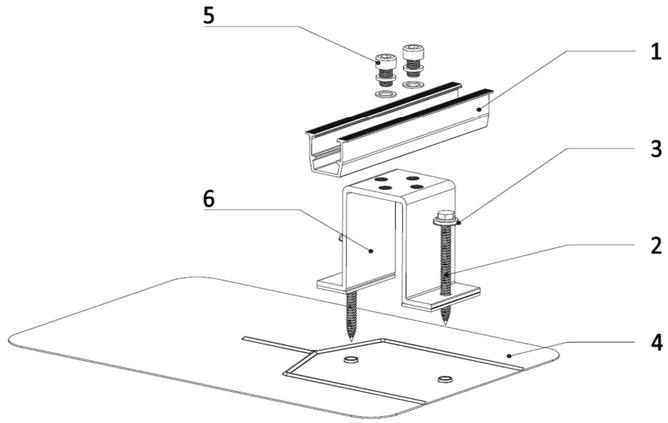
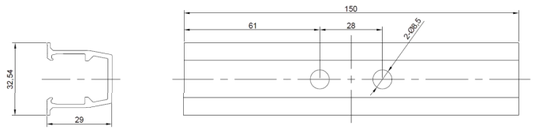


ITEM NO.	DESCRIPTION
1	RAPID RAIL
2	SELF TAPPING SCREW
3	WASHER, EPDM BACKED
4	FLASHING
5	ASSY, BOLT
6	BASE, EPDM ATTACHED

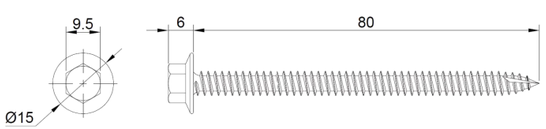
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

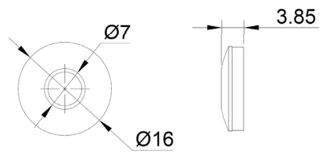
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



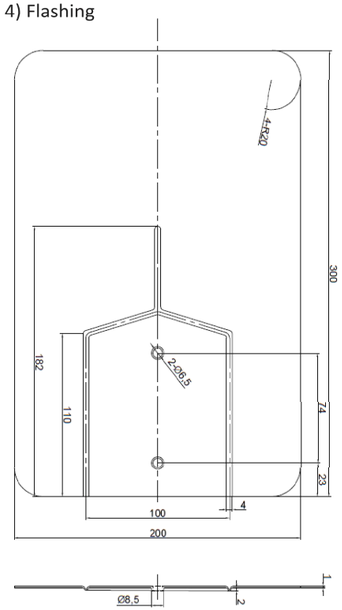
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



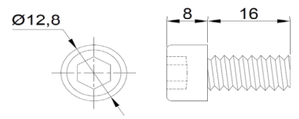
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



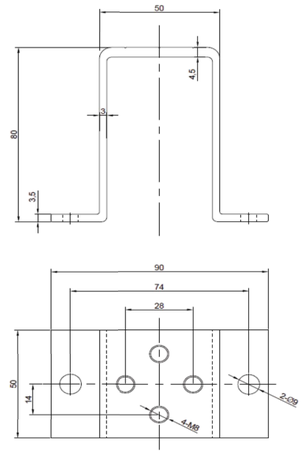
Property	Value
Material	Aluminum
Finish	Mill

5) Assy. bolt



Property	Value
Material	SUS304
Finish	Mill

6) Base



Property	Value
Material	Aluminum
Finish	Anodization, AA10

Pullout force	1360N
Compression load	1370N
Shear force	1360N

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
Sorry, we have no imagery here.
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68 147
24
68 187
13B
68 187.2
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68 181
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68 181.1
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68 146
26
68 186.3
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68 182
14A
68 182.1
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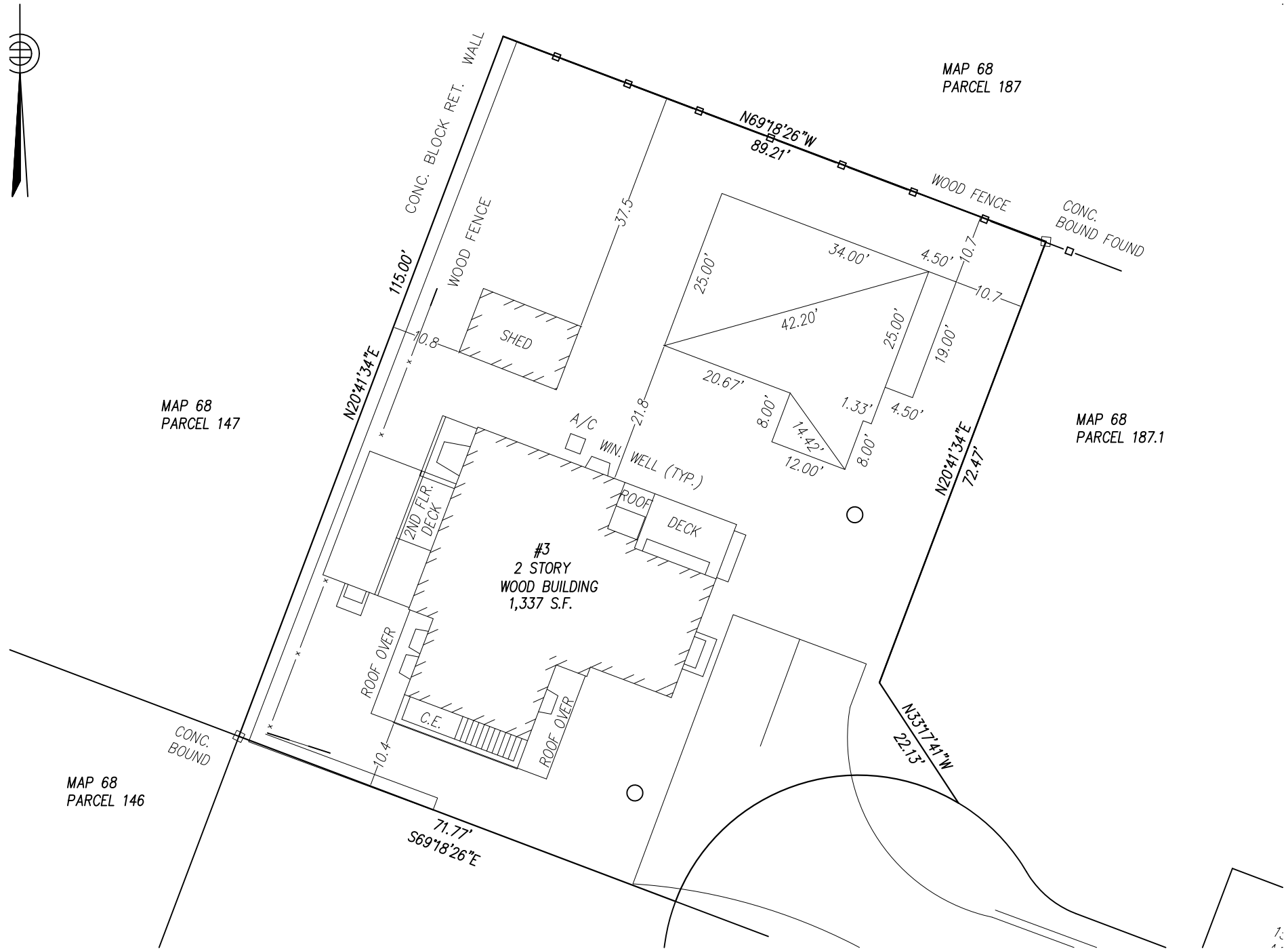
MAP 68
PARCEL 187
N69°18'26"W
89.21'
WOOD FENCE
CONC.
BOUND FOUND
CONC. BLOCK RET. WALL
WOOD FENCE
115.00'
N20°41'34"E
37.5
10.8
SHED
34.00'
4.50'
10.7
10.7
25.00'
42.20'
25.00'
19.00'
20.67'
21.8
8.00'
14.42'
1.33'
4.50'
12.00'
8.00'
A/C
WIN.
WELL (TYP.)
MAP 68
PARCEL 147
MAP 68
PARCEL 187.1
N20°41'34"E
72.47'
2ND FLR.
DECK
ROOF
DECK
#3
2 STORY
WOOD BUILDING
1,337 S.F.
ROOF OVER
C.E.
ROOF OVER
10.4
CONC.
BOUND
MAP 68
PARCEL 146
71.77'
S69°18'26"E
N33°17'41"W
22.13












15
15



Weston & Sampson

100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

January 16, 2025

Mr. Stephen Welch, Chair
Nantucket Historic
Company
Address
Address

Re: **Request for Certificate of Appropriateness**
Town of Nantucket, Department of Public Works Facility- Primary DPW Building

Dear Chairman Welch and members of the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, Weston & Sampson, Inc. is pleased to submit the required documentation seeking approval for a "Certificate of Appropriateness" for the design of a new Department of Public Works Facility for the Town of Nantucket to be located at 1 Shadbush Road, Nantucket, MA.

We look forward to working with the Commission on this important town project. Please don't hesitate to contact me with any questions.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

John Comeau

John Comeau, AIA
Architect, Team Leader

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

PRIMARY DPW BUILDING

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 (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

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.

JRC (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°: 78 PARCEL N°. 5

Street & Number of Proposed Work: 1 SHADBUSH ROAD

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-7200 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN COMEAU C/O WESTON & SAMPSON

Mailing Address: 100 FOXBOROUGH BLVD, SUITE 250
FOXBOROUGH, MA 02034

Contact Phone #: 508-203-8334 E-mail: COMEAUJ@WSEINC

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ 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: 290' Sq. Footage 1st floor: 64,808 G.S.F Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 184' Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 6" South 6" East 6" West 6"

Height of ridge above final finish grade: North 34'-0" South 21'-8" East 30'-8" West 34'-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 1'-0" ☐ Block ☐ Block Parged ☒ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged N/A ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 3 /12 Secondary Mass 1 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural STANDING SEAM METAL
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'-0"
Type: CHAIN LINK - BLACK
Length: SITE PERIMETER

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) ALUMINUM

Leaders (material and size): ALUMINUM 6"x4"

Sidewall: ☒ White cedar shingles © ADMINISTRATION BUILDING AREA ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ N/A
☒ Other INSULATED METAL WALL PANELS © INDUSTRIAL BUILDING AREAS

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
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 N/A

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN (BASIS OF DESIGN)

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type METAL - OVERHEAD Material STEEL / POLYCARBONATE

Hardscape materials: Driveways BIT. CONCRETE Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLE/GRAY MTL PANEL Clapboard (if applicable) N/A Roof GUNMETAL GRAY
Trim NATURAL RED CEDAR Sash WHITE Doors COLONIAL RED
Deck N/A Foundation BRICK RED/GRAY CMU Fence BLK-CHAIN LINK 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 1/22/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 COMEAU

AS AGENT FOR THE TOWN OF NANTUCKET

STREET ADDRESS 1 SHADBUSH ROAD, NANTUCKET, MA 02554

MAP/PARCEL 78/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JANUARY 20, 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 Comeau 1/16/25

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... NANTUCKET TOWN OF

MAILING ADDRESS..... 16 BROAD ST., NANTUCKET, MA 02554

PROPERTY LOCATION..... 1 SHADBUSH RD

ASSESSORS MAP/PARCEL..... 78/5

SUBMITTED BY:..... ANDREW B. PATNODE

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 16, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.16 08:11:30 -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
69	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	161 MILESTONE RD
69	6		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA	02554	22 BUNKER RD
69	290		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	OFF OLD SOUTH RD
69	291		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	16R SHADBUSH RD
69	291	1	10 INDUSTRY LLC		PO BOX 113	NANTUCKET	MA	02554	16 SHADBUSH RD
69	294		10 INDUSTRY LLC		PO BOX 125	NANTUCKET	MA	02554	10 INDUSTRY RD
78	4	4	NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	12 INDUSTRY RD
78	26		NANTUCKET CONSERVATION FOUND I	C/O CORP REAL ESTATE (RPT)	55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	SURFSIDE
78	27		NANTUCKET ISLANDS LAND BANK		HINSDALE RD	NANTUCKET	MA	02554	HINSDALE RD
78	28		NANTUCKET ISLANDS LANDBANK		MADEQUECHAM VALLEY	NANTUCKET	MA	02554	MADEQUECHAM VALLEY

Count: 10

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- Adult Signature Restricted Delivery $

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City, State, ZIP+4®: Atlanta GA 30328

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- Adult Signature Required $ $0.00
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Postage $0.73
Total Postage and Fees $9.68

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☐ Certified Mail Restricted Delivery	$~~0.00~~
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☐ Adult Signature Restricted Delivery	$
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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 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 Shadbush Road

Tax Map Number: 78 Parcel Number: 5

Owner of Record: Town of Nantucket

Description of Proposal: The Town proposes to develop 7.9 acres of the 27 acre site for use as its new Department of Public Works Facility. The facility will be comprised of a +/- 63,000 sf building housing administrative offices, employee facilities, workshop & vehicle maint bays & vehicle storage, other site amenities include a fueling island, vehicle canopy, salt storage, and material storage bins.

Anticipated HDC Submission Date: January 20, 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:

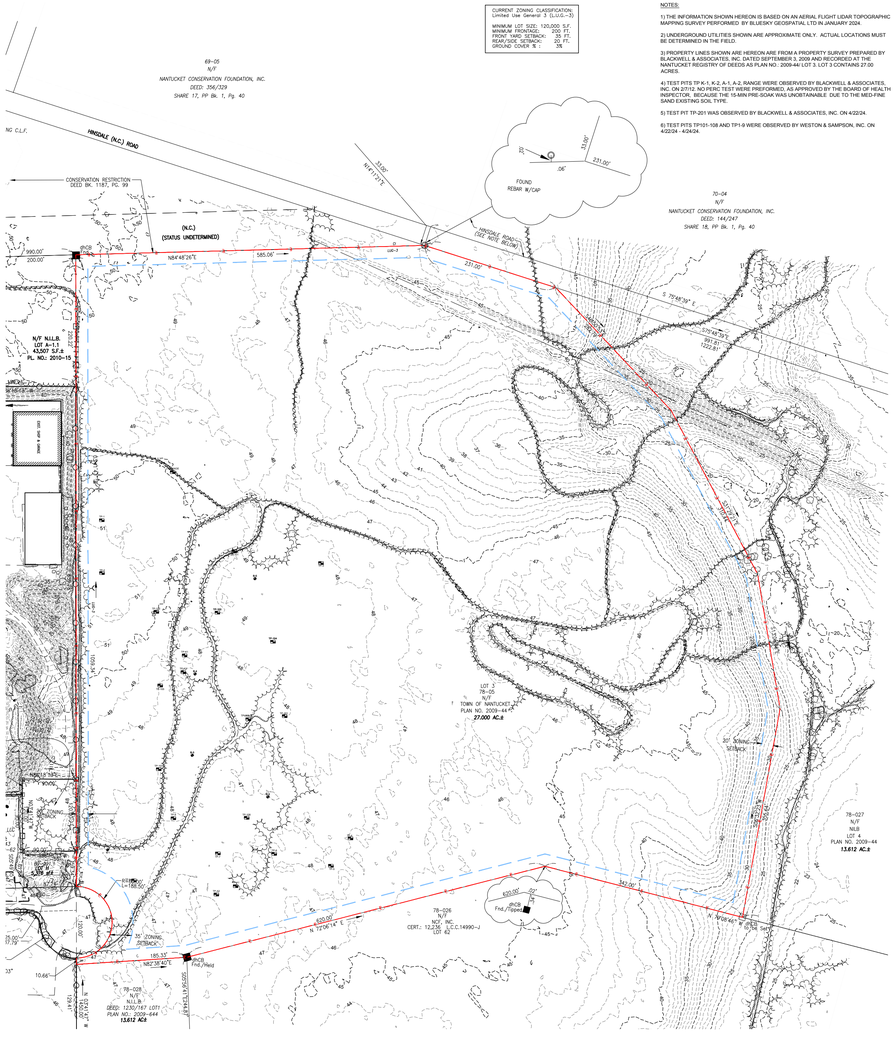
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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.

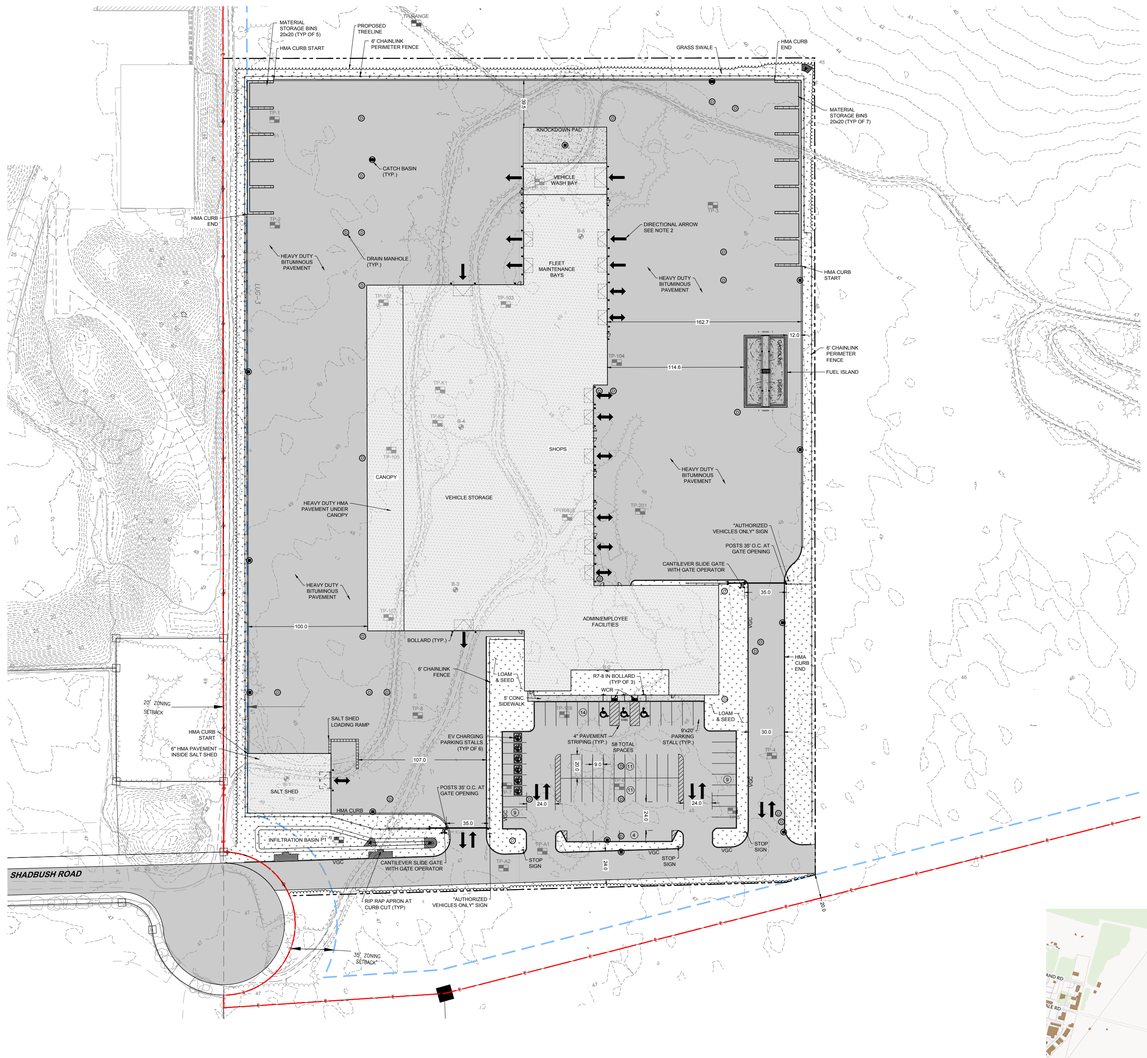
The above meeting policies may be waived at the discretion of the Chair.

1 SHADBUSH ROAD



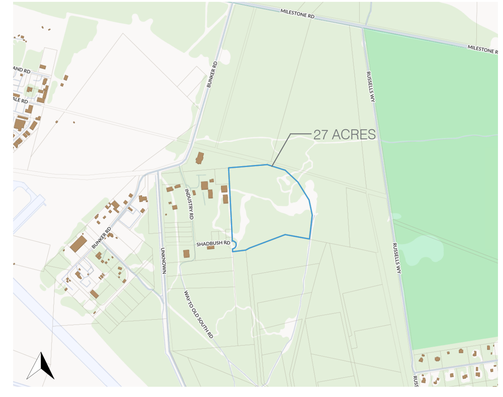
OVERALL EXISTING SITE PLAN ≈27 ACRES

1" = 120'



PARTIAL SITE PLAN ≈7.9 ACRES

1" = 60'



LOCUS MAP - 1 SHADBUSH RD

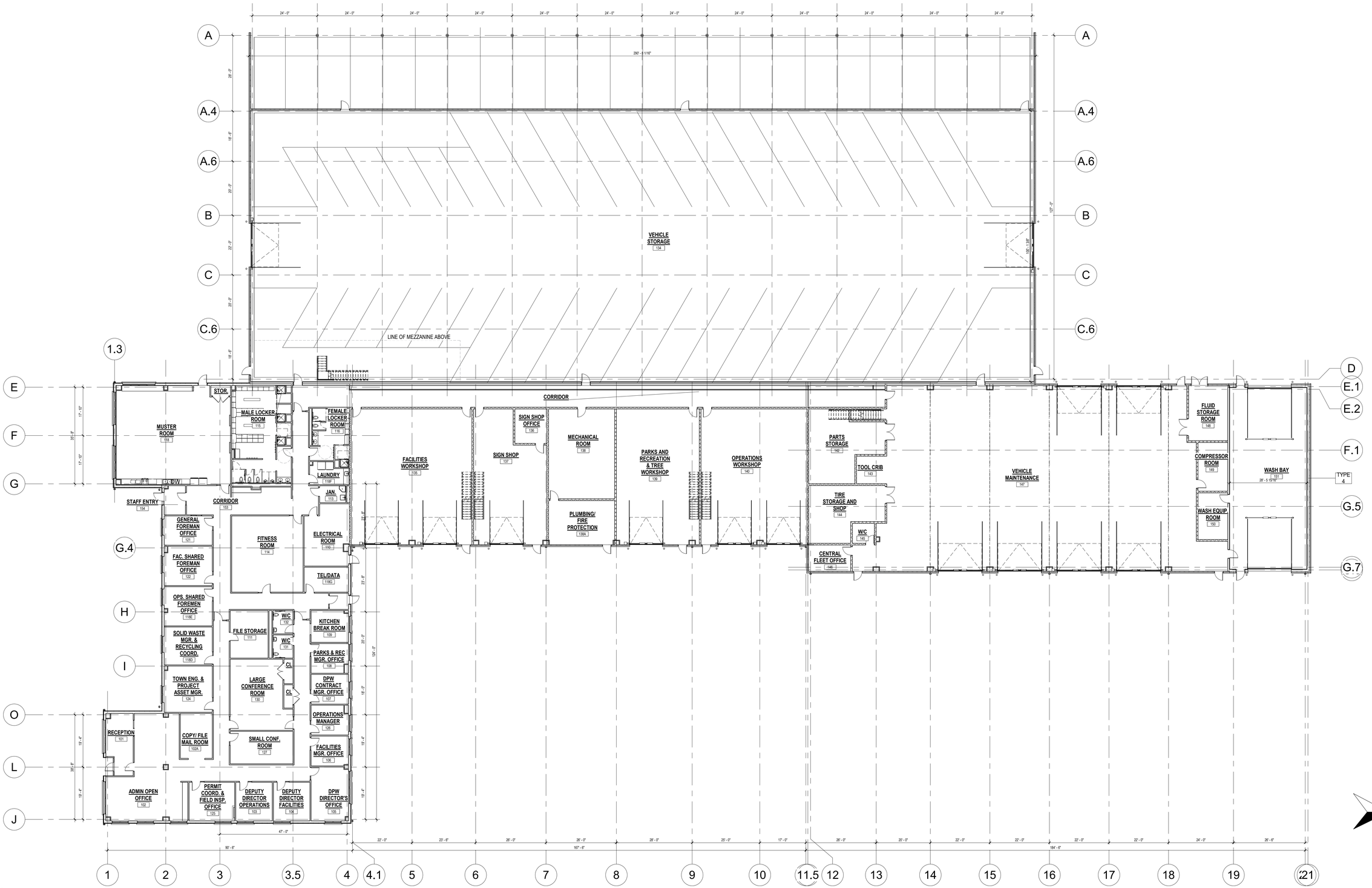
N.T.S.

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson SM



PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

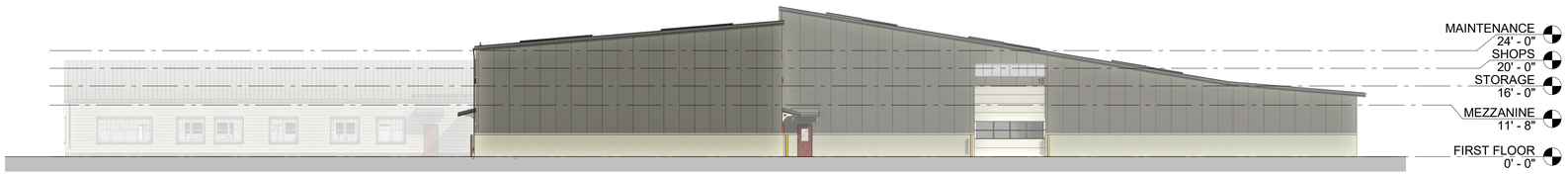
HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

OVERALL FLOOR PLAN ≈ 63,000 SF

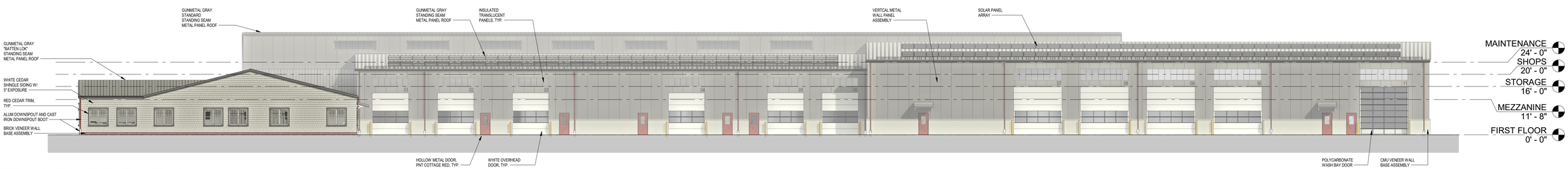
1/16" = 1'-0"

Weston & Sampson℠



OVERALL NORTH ELEVATION

1/16" = 1'-0"



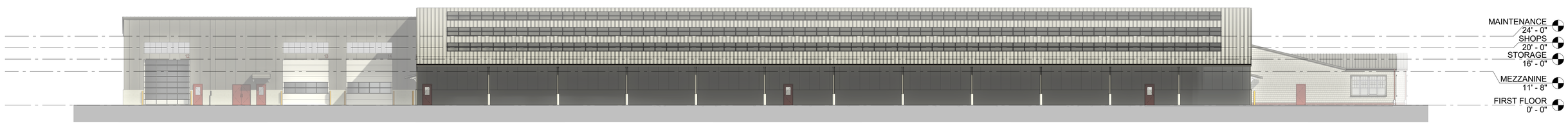
OVERALL EAST ELEVATION

1/16" = 1'-0"



OVERALL SOUTH ELEVATION

1/16" = 1'-0"



OVERALL WEST ELEVATION

1/16" = 1'-0"

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

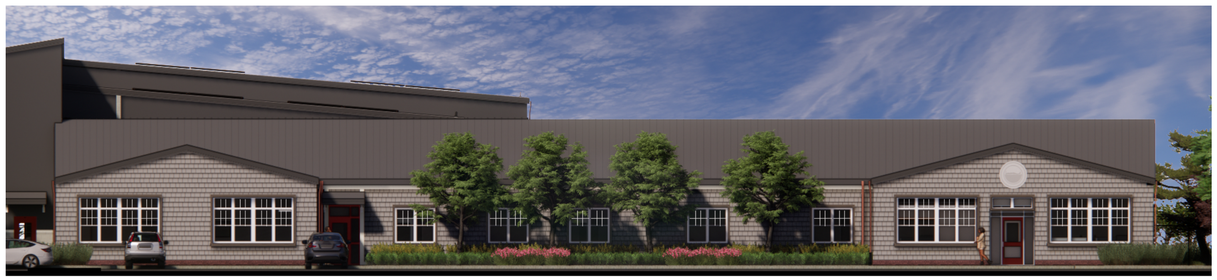
Weston & Sampson SM



NORTH ELEVATION - ADMIN
3/32" = 1'-0"



EAST ELEVATION - ADMIN
3/32" = 1'-0"



SOUTH ELEVATION - ADMIN
3/32" = 1'-0"



WEST ELEVATION - ADMIN
3/32" = 1'-0"



SOUTHEAST PERSPECTIVE
N.T.S.



SOUTHWEST PERSPECTIVE
N.T.S.

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

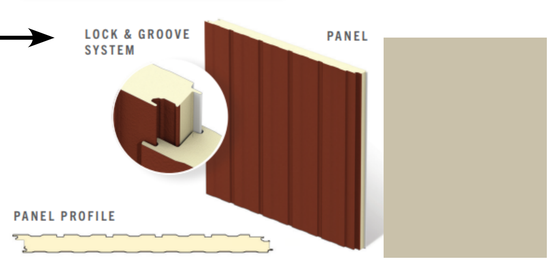
HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson℠



AERIAL VIEW OF PRIMARY BUILDING
N.T.S



EXTERIOR PANEL
SHOPS, MAINTENANCE BAYS, WASH BAY, VEHICLE STORAGE

INSULATED METAL WALL PANEL
VERTICAL FLUTE PATTERN
LIGHT STONE COLOR



PRECEDENT EXAMPLE OF VERTICAL METAL PANEL, INSULATED OVERHEAD DOORS, INSULATED TRANSLUCENT PANELS, POLYCARBONATE WASH BAY DOOR, CMU VENEER BASE



STANDING SEAM METAL ROOF - GUNMETAL GRAY



WINDOW EXAMPLE - DOUBLE HUNG WINDOWS AND TRANSOM WITH INSULATING GLASS WHITE MUNTINS AND FRAMES



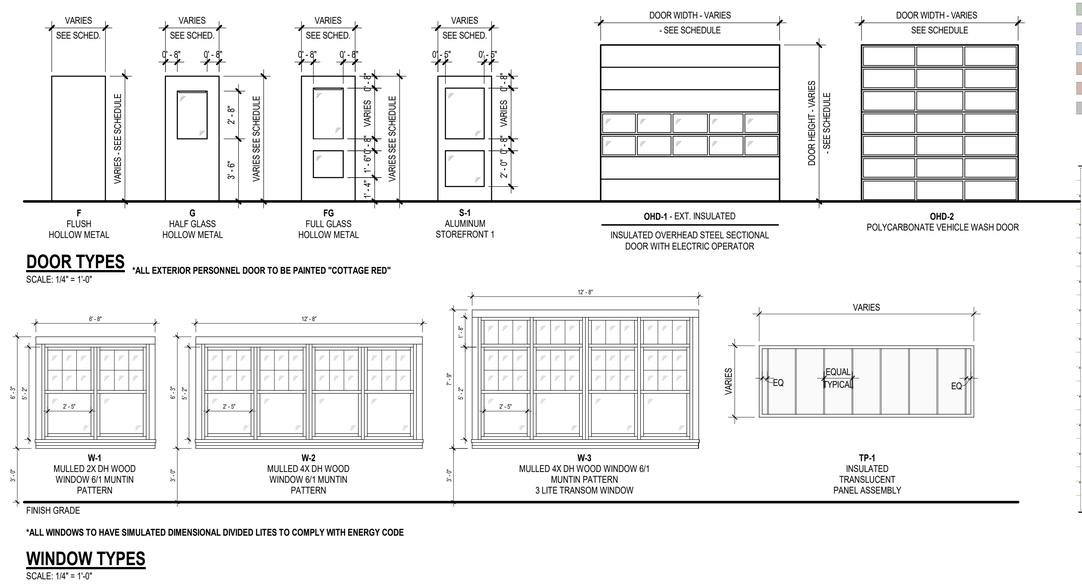
EXAMPLE BRICK VENEER BASE AT ADMIN AREA



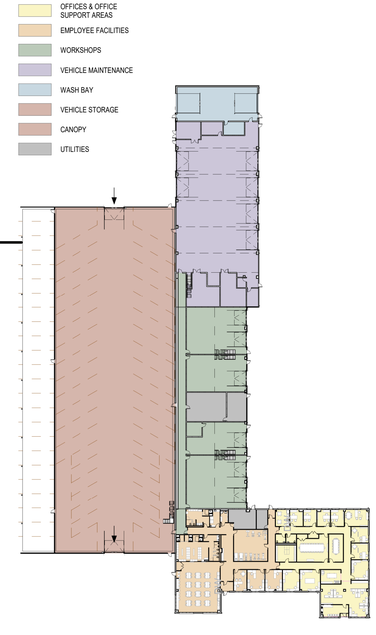
FEDERAL STREET STOREFRONT
NATURAL WHITE CEDAR SHINGLE SIDING



SURFSIDE RD AREA PUMP STATION
NATURAL WHITE CEDAR SHINGLE SIDING
WITH RED CEDAR TRIM



DOOR & WINDOW SCHEDULE
1/4" = 1'-0"



PROGRAM PLAN
1" = 60'

TOWN OF NANTUCKET, MASS · INCORPORATED 1671 ·

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson SM



NANTUCKET TOWN HALL



OLD POLICE STATION / SHERIFF STATION



OLD POLICE STATION / SHERIFF STATION



WATER DEPARTMENT



ANIMAL HOSPITAL



PRECEDENT ARCHITECTURE



ICE HOCKEY RINK



ICE HOCKEY RINK - SOLAR PANELS

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

SITE CONTEXT AROUND 1 SHADBUSH ROAD



VFW BUILDING
22 BUNKER RD
FIRST BUILDING DRIVEN BY ON THE WAY TO THE DPW.



ISLAND GAS
11 INDUSTRY RD
METAL BUILDING WITH METAL ROOF AND SOLAR VISIBLE FROM PUBLIC WAY, SHINGLED OFFICE BUILDING, AND GAS STORAGE TANKS ON SITE.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HIGH WINDOWS TO WHAT IS PROPOSED AT DPW. MIGHT BE ABOVE ZONING HEIGHT RESTRICTION.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HEIGHT AT OVERHEAD DOORS TO WHAT IS PROPOSED AT DPW BUILDING.



NANTUCKET ENERGY
33 BUNKER RD
LARGE METAL PANEL BUILDING, METAL ROOF, WITH SOLAR VISIBLE FROM PUBLIC WAY. NO VISIBLE CEDAR SHINGLES.



NANTUCKET AIRPORT
39 BUNKER RD
FLEET STORAGE AND MAINTENANCE GARAGE FOR NANTUCKET MEMORIAL AIRPORT. SIMILAR ROOF LINES, METAL BUILDING, METAL ROOF.

Weston & Sampson

100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

January 16, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 0554

Re: **Request for Certificate of Appropriateness**
Town of Nantucket, Department of Public Works Facility- DPW Salt Shed Building

Dear Chairman Welch and members of the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, Weston & Sampson, Inc. is pleased to submit the required documentation seeking approval for a "Certificate of Appropriateness" for the design of a new Department of Public Works Facility for the Town of Nantucket to be located at 1 Shadbush Road, Nantucket, MA.

We look forward to working with the Commission on this important town project. Please don't hesitate to contact me with any questions.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

John Comeau

John Comeau, AIA
Architect, Team Leader

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

DPW SALT SHED BUILDING

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 (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.

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.

JRC (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°: 79 PARCEL N°. 5

Street & Number of Proposed Work: 1 SHADBUSH ROAD

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD ST
NANTUCKET, MA 02554

Contact Phone #: 508 228-7200 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN COMEAU C/O WESTON & SAMPSON

Mailing Address: 100 FOXBOROUGH, SUITE 250
FOXBOROUGH, MA 02035

Contact Phone #: 508-203-8334 E-mail: COMEAUJ@WSEINC

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ 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: 73'-6" Sq. Footage 1st floor: 3,932 SF Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 53'-6" Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 6" South 6" East 6" West 6"

Height of ridge above final finish grade: North 34'-0" South 34'-0" East 34'-0" West 34'-0"

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe) N/A

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4' ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged N/A ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 3 /12 Secondary Mass _____ /12 N/A Dormer _____ /12 N/A Other N/A

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural STANDING SEAM
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) METAL

Fence: Height: 8'-0"
Type: CHAIN LINK - BLACK
Length: SITE PERIMETER

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) _____

Leaders (material and size): ALUMINUM 4"x6"

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ N/A
☒ Other BOARD & BATTEN - CEDAR

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) N/A Corner boards 1x8 Frieze 1x20
Window Casing 1x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other POLYCARBONATE TRANSLUCENT WALL PANELS
☐ 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 BITUMINOUS CONCRETE Walkways _____ Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) N/A Roof GUN METAL GRAY
Trim WHITE Sash N/A Doors N/A
Deck N/A Foundation CONC. - GRAY Fence BLK-CHAIN LINK 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 1/22/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 COMEAU

AS AGENT FOR THE TOWN OF NANTUCKET

STREET ADDRESS 1 SHADBUSH ROAD, NANTUCKET, MA 02254

MAP/PARCEL 78/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JANUARY 20, 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 Comeau 1/16/25

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... NANTUCKET TOWN OF

MAILING ADDRESS..... 16 BROAD ST., NANTUCKET, MA 02554

PROPERTY LOCATION..... 1 SHADBUSH RD

ASSESSORS MAP/PARCEL..... 78/5

SUBMITTED BY:..... ANDREW B. PATNODE

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 16, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.16 08:11:30 -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
69	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	161 MILESTONE RD
69	6		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA	02554	22 BUNKER RD
69	290		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	OFF OLD SOUTH RD
69	291		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	16R SHADBUSH RD
69	291	1	10 INDUSTRY LLC		PO BOX 113	NANTUCKET	MA	02554	16 SHADBUSH RD
69	294		10 INDUSTRY LLC		PO BOX 125	NANTUCKET	MA	02554	10 INDUSTRY RD
78	4	4	NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	12 INDUSTRY RD
78	26		NANTUCKET CONSERVATION FOUND I	C/O CORP REAL ESTATE (RPT)	55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	SURFSIDE
78	27		NANTUCKET ISLANDS LAND BANK		HINSDALE RD	NANTUCKET	MA	02554	HINSDALE RD
78	28		NANTUCKET ISLANDS LANDBANK		MADEQUECHAM VALLEY	NANTUCKET	MA	02554	MADEQUECHAM VALLEY
Count:	**10**								

7567 U7LU 5270 2018 2959 56

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Nantucket County of
Street and Apt. No., or PO Box No.: 16 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2018 2959 25

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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	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Industry LLC
Street and Apt. No., or PO Box No.: PO Box 125
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2018 2959 01

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Street and Apt. No., or PO Box No.: 53 Glenlake Parkway NE
City, State, ZIP+4®: Atlanta GA 30328

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

7567 U7LU 5270 2018 2959 49

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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Street and Apt. No., or PO Box No.: 22 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2018 2959 18

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
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Postmark Here
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Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: Hinsdale Rd
City, State, ZIP+4®: Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Town of Nantucket
Street and Apt. No., or PO Box No.: 16 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	$3.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.75
Total Postage and Fees	$8.20

0402 05

Postmark Here

01/16/2025

Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: Wade Wesham Valley
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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Nantucket, MA 02554

Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	$3.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.75
Total Postage and Fees	$8.20

0402 05

Postmark Here

01/16/2025

Sent To: 10 Industry LLC
Street and Apt. No., or PO Box No.: PO Box 118
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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Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	$3.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.75
Total Postage and Fees	$8.20

0402 05

Postmark Here

01/16/2025

Sent To: Nantucket Conservation Commission
Street and Apt. No., or PO Box No.: PO Box 3
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2018 2959 69

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 Shadbush Road

Tax Map Number: 78 Parcel Number: 5

Owner of Record: Town of Nantucket

Description of Proposal: The Town proposes to develop 7.9 acres of the 27 acre site for use as its new Department of Public Works Facility. The facility will be comprised of a +/- 63,000 sf building housing administrative offices, employee facilities, workshop & vehicle maint bays & vehicle storage, other site amenities include a fueling island, vehicle canopy, salt storage, and material storage bins.

Anticipated HDC Submission Date: January 20, 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:

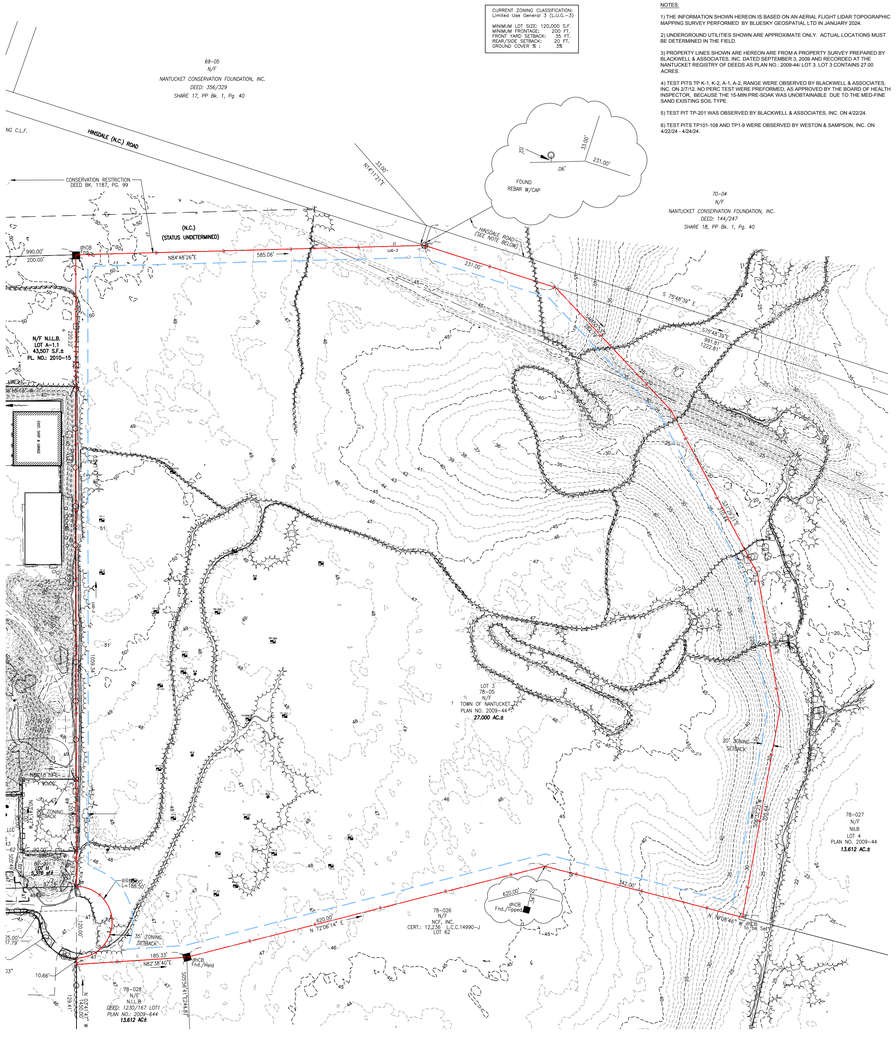
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

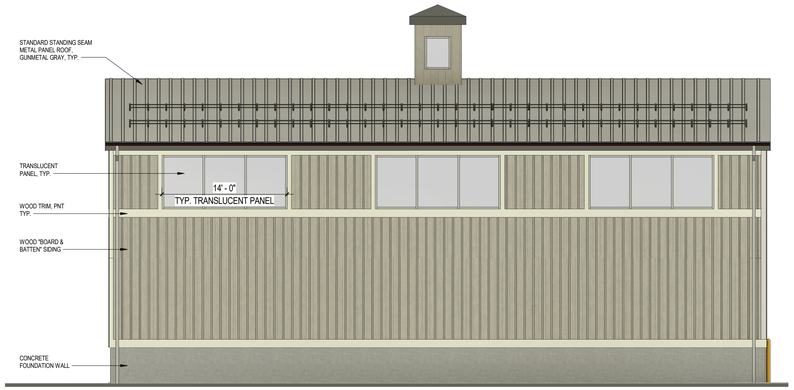
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

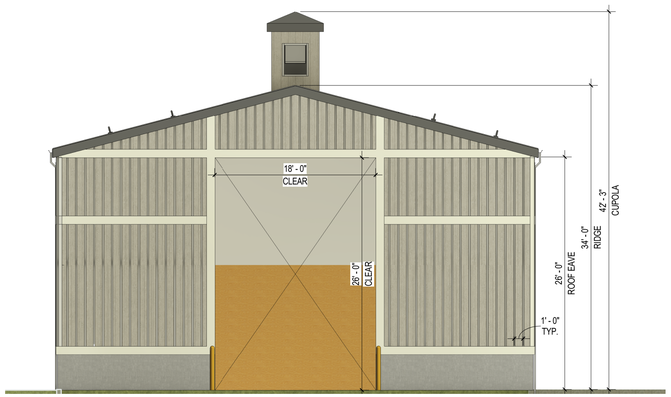
The above meeting policies may be waived at the discretion of the Chair.

1 SHADBUSH ROAD


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG-3)
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
MINIMUM LOT WIDTH: 200 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 5%
NOTES:
1) THE INFORMATION SHOWN HEREON IS BASED ON AN AERIAL FLIGHT LIDAR TOPOGRAPHIC MAPPING SURVEY PERFORMED BY BLUESKY GEOSPATIAL LTD IN JANUARY 2024.
2) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
3) PROPERTY LINES SHOWN ARE HEREON ARE FROM A PROPERTY SURVEY PREPARED BY BLACKWELL & ASSOCIATES, INC. DATED SEPTEMBER 3, 2009 AND RECORDED AT THE NANTUCKET REGISTRY OF DEEDS AS PLAN NO. 2009-44 LOT 3 LOT 3 CONTAINS 27.00 ACRES.
4) TEST PITS TP K-1, K-2, A-1, A-2, RANGE WERE OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 2/7/12. NO PERC TEST WERE PREFORMED, AS APPROVED BY THE BOARD OF HEALTH INSPECTOR. BECAUSE THE 15-MIN PRE-SOAK WAS UNOBTAINABLE DUE TO THE MED-FINE SAND EXISTING SOIL TYPE.
5) TEST PIT TP-201 WAS OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 4/22/24.
6) TEST PITS TP101-108 AND TP1-9 WERE OBSERVED BY WESTON & SAMPSON, INC. ON 4/22/24 - 4/24/24.
69–05
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 356/329
SHARE 17, PP Bk. 1, Pg. 40
70–04
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 144/247
SHARE 18, PP Bk. 1, Pg. 40
HINSDALE (N.C.) ROAD
CONSERVATION RESTRICTION DEED BK. 1187, PG. 99
(N.C.)
(STATUS UNDETERMINED)
N/F N.L.L.B.
LOT A–1-3
43,507 S.F.±
PL. NO.: 2010–15
HINSDALE ROAD (SEE NOTE BELOW)
FOUND REBAR W/CAP
N84°48'24"E
585.06'
231.00'
S 70°48'36" E
330.00'
N 70°48'36" W
330.00'
S19°11'24" W
1331.81'
N 19°11'24" E
1331.81'
N 12°06'14" E
650.00'
N 70°48'36" W
1,000.00'
S 19°11'24" W
1,000.00'
S 12°06'14" W
650.00'
N 70°48'36" W
185.33'
LOT 3
78–05
N/F
TOWN OF NANTUCKET
PLAN NO. 2009–44 ©
27.000 AC.±
78–027
N/F
N.L.B.
LOT A
PLAN NO. 2009–44
13.612 AC.±
78–026
N/F
N.L.B.
DEED: 1230/187 LOT
PLAN NO. 2009–644
13.612 AC±
78–026
N/F INC.
CERT.: 12,736 C.C.1490–J
LOT A2
35' ZONING SETBACK
30' ZONING SETBACK
20' ZONING SETBACK
SHADBUSH ROAD
SHED
WELL
SEPTIC
LEACH PIT
FOUND PIPE
FOUND MONUMENT
FOUND PIPE
FOUND PIPE
FOUND PIPE



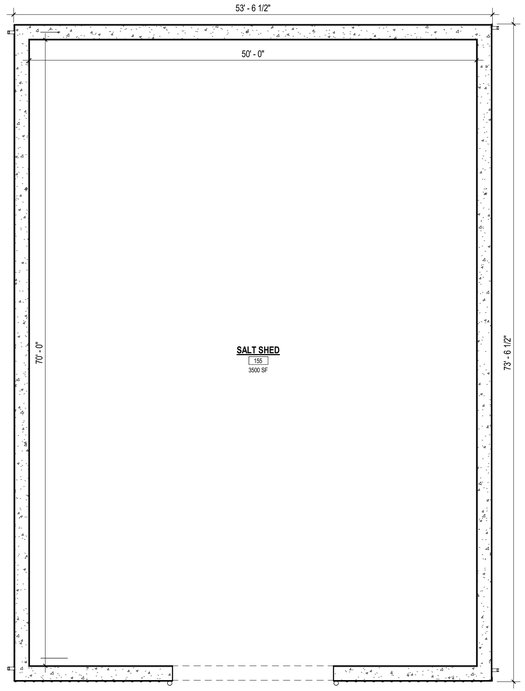
NORTH ELEVATION
1/8" = 1'-0"



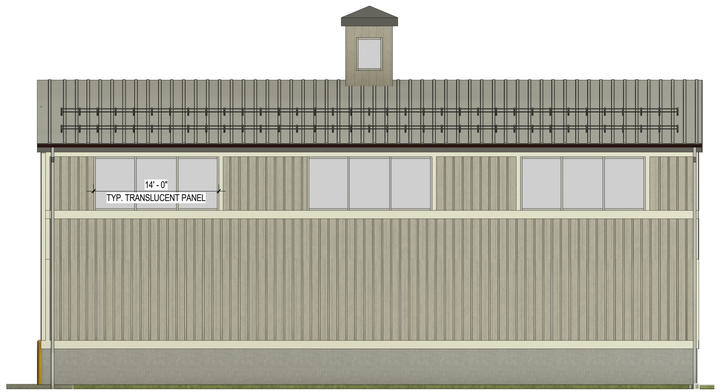
EAST ELEVATION
1/8" = 1'-0"



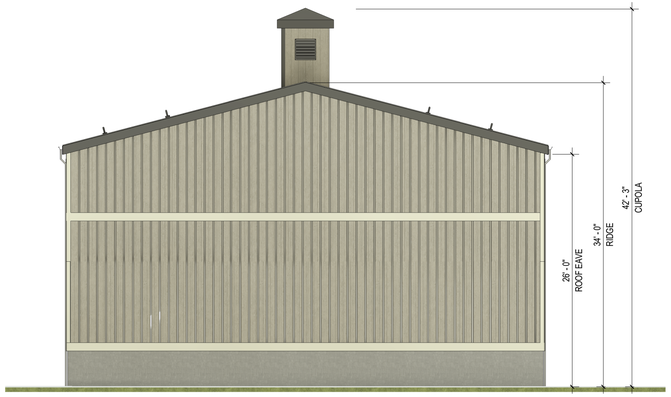
BOARD AND BATTEN EXAMPLE



OVERALL SALT SHED FLOOR PLAN ≈ 3,930 SF
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



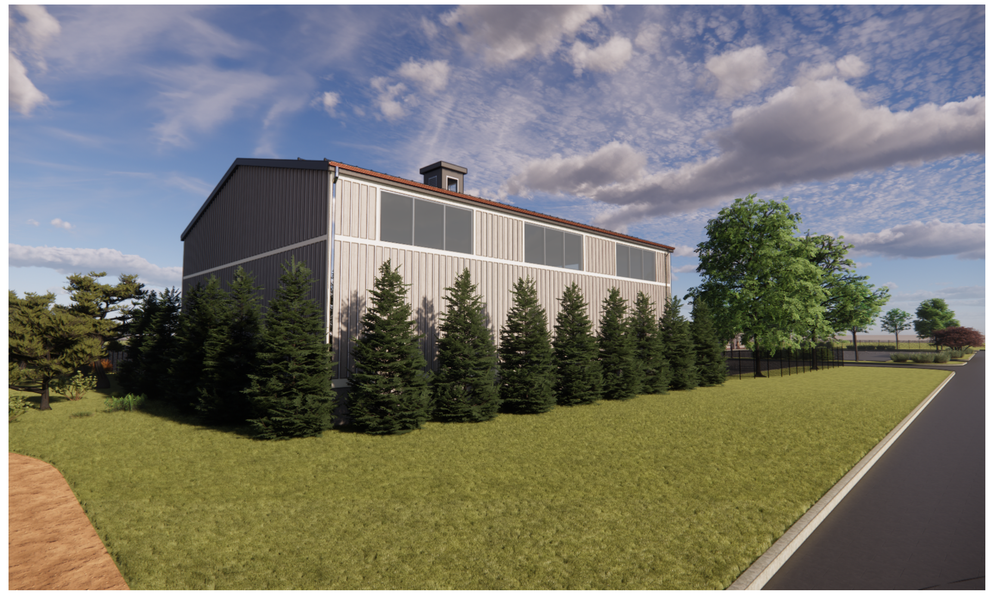
WEST ELEVATION
1/8" = 1'-0"



PRECEDENT: NORWOOD SALT SHED



PRECEDENT: NORWOOD SALT SHED ENLARGED



BOARD & BATTEN SALT SHED PERSPECTIVE
NTS

*THE PREFERRED EXTERIOR MATERIAL SELECTED FOR THE SALT SHED SHALL ALSO BE APPLIED TO THE SOUTH-FACING WALL OF THE VEHICLE STORAGE AREA TO MAINTAIN DESIGN CONSISTENCY AND MATERIAL UNIFORMITY.

PROPOSED NANTUCKET DPW FACILITY - SALT SHED

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson℠



EAST ELEVATION SALT SHED - OPTION 1: BOARD & BATTEN
N.T.S.



SOUTH ELEVATION SALT SHED - OPTION 1: BOARD & BATTEN
N.T.S.



EAST ELEVATION SALT SHED - OPTION 2: METAL PANEL
N.T.S.



SOUTH ELEVATION SALT SHED - OPTION 2: METAL PANEL
N.T.S.

PROPOSED NANTUCKET DPW FACILITY - SALT SHED

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

*THE PREFERRED EXTERIOR MATERIAL SELECTED FOR THE SALT SHED SHALL ALSO BE APPLIED TO THE SOUTH-FACING WALL OF THE VEHICLE STORAGE AREA TO MAINTAIN DESIGN CONSISTENCY AND MATERIAL UNIFORMITY.

Weston & Sampson℠

SITE CONTEXT AROUND 1 SHADBUSH ROAD



VFW BUILDING
22 BUNKER RD
FIRST BUILDING DRIVEN BY ON THE WAY TO THE DPW.



ISLAND GAS
11 INDUSTRY RD
METAL BUILDING WITH METAL ROOF AND SOLAR VISIBLE FROM PUBLIC WAY, SHINGLED OFFICE BUILDING, AND GAS STORAGE TANKS ON SITE.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HIGH WINDOWS TO WHAT IS PROPOSED AT DPW. MIGHT BE ABOVE ZONING HEIGHT RESTRICTION.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HEIGHT AT OVERHEAD DOORS TO WHAT IS PROPOSED AT DPW BUILDING.



NANTUCKET ENERGY
33 BUNKER RD
LARGE METAL PANEL BUILDING, METAL ROOF, WITH SOLAR VISIBLE FROM PUBLIC WAY. NO VISIBLE CEDAR SHINGLES.



NANTUCKET AIRPORT
39 BUNKER RD
FLEET STORAGE AND MAINTENANCE GARAGE FOR NANTUCKET MEMORIAL AIRPORT. SIMILAR ROOF LINES, METAL BUILDING, METAL ROOF.

Weston & Sampson

100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

January 16, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 0554

Re: **Request for Certificate of Appropriateness**
Town of Nantucket, Department of Public Works Facility- DPW Hardscaping

Dear Chairman Welch and members of the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, Weston & Sampson, Inc. is pleased to submit the required documentation seeking approval for a "Certificate of Appropriateness" for the design of a new Department of Public Works Facility for the Town of Nantucket to be located at 1 Shadbush Road, Nantucket, MA.

We look forward to working with the Commission on this important town project. Please don't hesitate to contact me with any questions.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

John Comeau

John Comeau, AIA
Architect, Team Leader

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

DPW HARDSCAPING PLAN

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 (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

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).

N/A 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JRC (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°: 78 PARCEL N°. 5

Street & Number of Proposed Work: 1 SHADBUSH ROAD

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-7200 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN COMEAU C/O WESTON & SAMPSON

Mailing Address: 100 FOXBOROUGH BLVD, SUITE 250
FOXBOROUGH, MA 02035

Contact Phone #: 508-203-8334 E-mail: COMEAUJ@WSEINC

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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: N/A ☐ 1st floor ☐ 2nd floor
Size: N/A ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South 6" East 6" West 6"

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation N/A

Original Date: N/A 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 N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass N/A /12 Secondary Mass N/A /12 Dormer N/A /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: 8'-0"
Type: CHAIN LINK - BLACK
Length: PERIMETER OF SITE

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) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ N/A
☐ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear N/A Side N/A
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways BITUMINOUS CONC. Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A
Trim N/A Sash N/A Doors N/A
Deck N/A Foundation N/A Fence BLACK - CHAIN LINK 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 1/22/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 COMEAU

AS AGENT FOR THE TOWN OF NANTUCKET

STREET ADDRESS 1 SHADBUSH ROAD, NANTUCKET, MA 02554

MAP/PARCEL 78/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JANUARY 20, 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 Comeau 1/16/25

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... NANTUCKET TOWN OF

MAILING ADDRESS..... 16 BROAD ST., NANTUCKET, MA 02554

PROPERTY LOCATION..... 1 SHADBUSH RD

ASSESSORS MAP/PARCEL..... 78/5

SUBMITTED BY:..... ANDREW B. PATNODE

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 16, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.16 08:11:30 -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
69	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	161 MILESTONE RD
69	6		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA	02554	22 BUNKER RD
69	290		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	OFF OLD SOUTH RD
69	291		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	16R SHADBUSH RD
69	291	1	10 INDUSTRY LLC		PO BOX 113	NANTUCKET	MA	02554	16 SHADBUSH RD
69	294		10 INDUSTRY LLC		PO BOX 125	NANTUCKET	MA	02554	10 INDUSTRY RD
78	4	4	NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	12 INDUSTRY RD
78	26		NANTUCKET CONSERVATION FOUND I	C/O CORP REAL ESTATE (RPT)	55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	SURFSIDE
78	27		NANTUCKET ISLANDS LAND BANK		HINSDALE RD	NANTUCKET	MA	02554	HINSDALE RD
78	28		NANTUCKET ISLANDS LANDBANK		MADEQUECHAM VALLEY	NANTUCKET	MA	02554	MADEQUECHAM VALLEY

Count: 10

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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: 1 Shadbush Road

Tax Map Number: 78 Parcel Number: 5

Owner of Record: Town of Nantucket

Description of Proposal: The Town proposes to develop 7.9 acres of the 27 acre site for use as its new Department of Public Works Facility. The facility will be comprised of a +/- 63,000 sf building housing administrative offices, employee facilities, workshop & vehicle maint bays & vehicle storage, other site amenities include a fueling island, vehicle canopy, salt storage, and material storage bins.

Anticipated HDC Submission Date: January 20, 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:

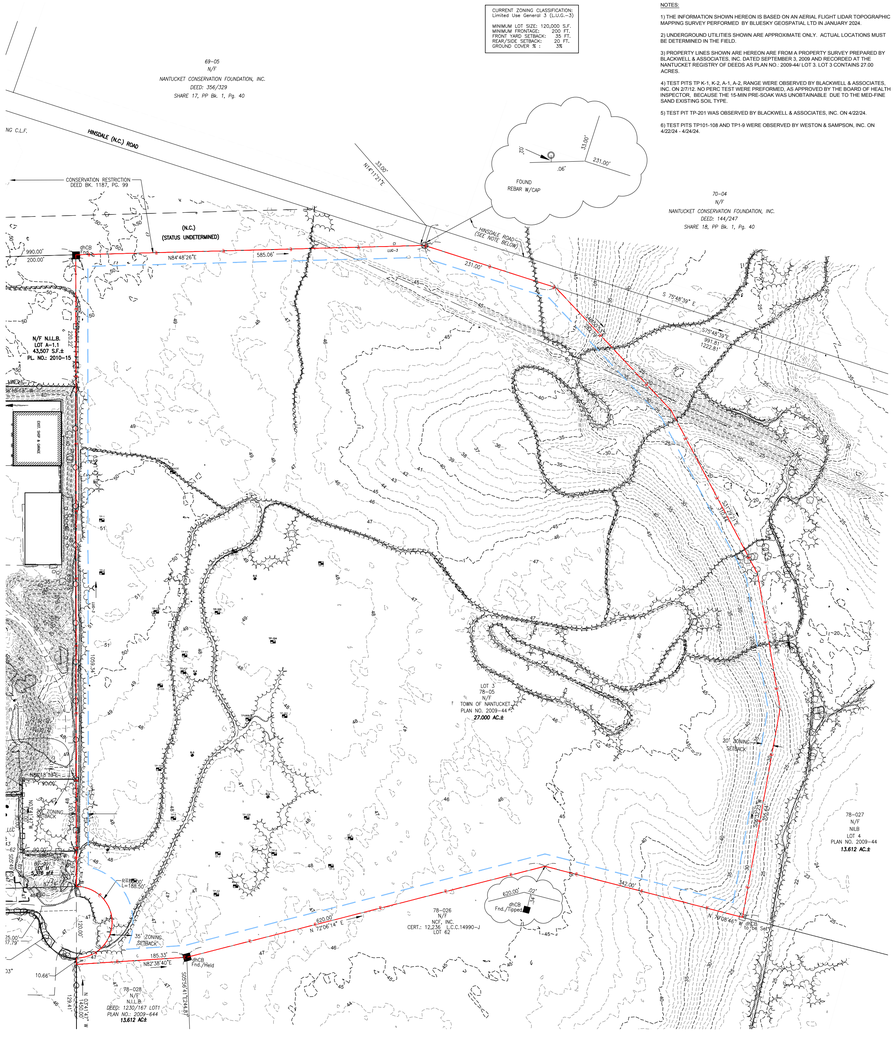
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

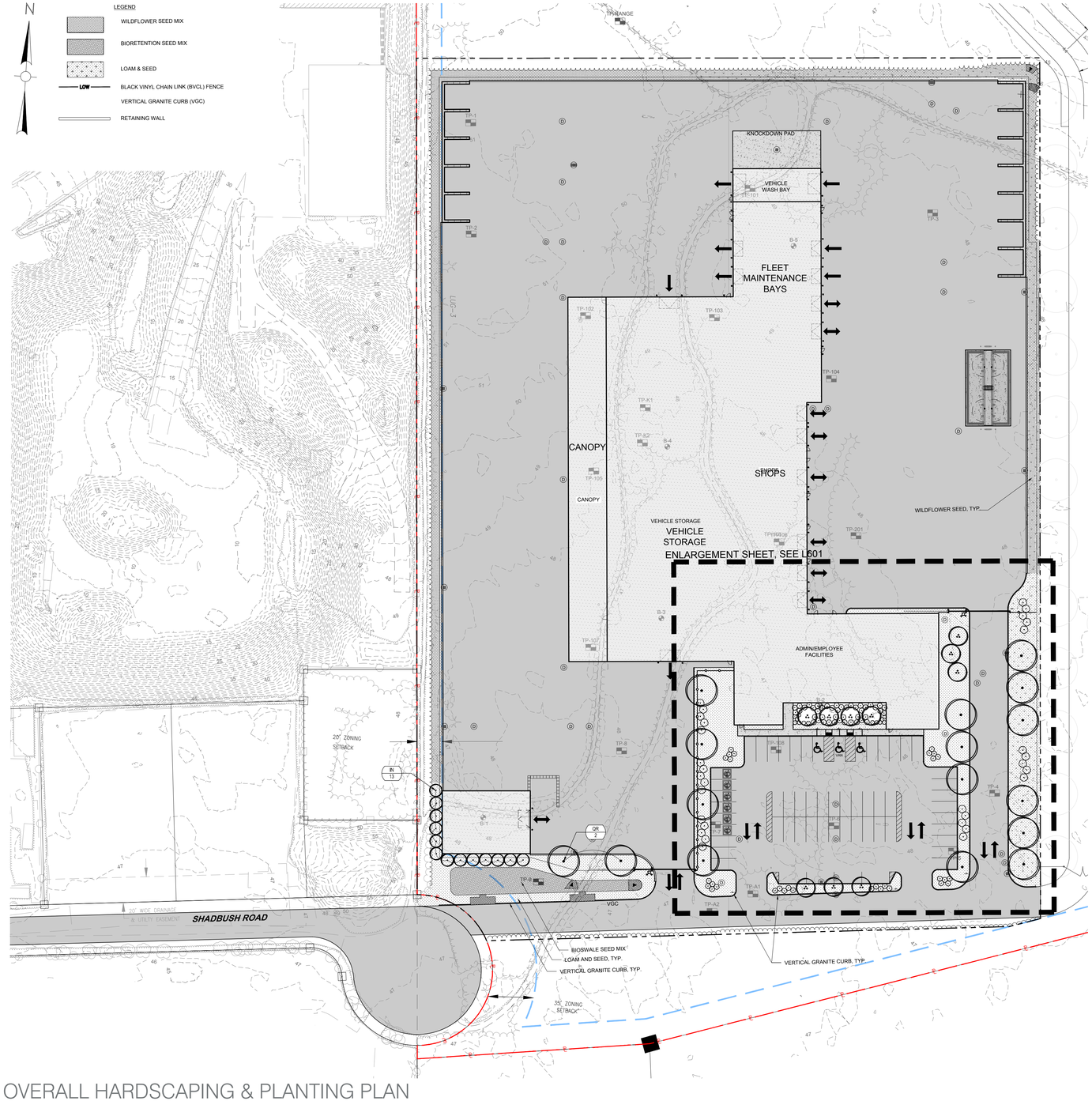
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

1 SHADBUSH ROAD


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG-3)
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
MINIMUM LOT WIDTH: 200 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 5%
NOTES:
1) THE INFORMATION SHOWN HEREON IS BASED ON AN AERIAL FLIGHT LIDAR TOPOGRAPHIC MAPPING SURVEY PERFORMED BY BLUESKY GEOSPATIAL LTD IN JANUARY 2024.
2) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
3) PROPERTY LINES SHOWN ARE HEREON ARE FROM A PROPERTY SURVEY PREPARED BY BLACKWELL & ASSOCIATES, INC. DATED SEPTEMBER 3, 2009 AND RECORDED AT THE NANTUCKET REGISTRY OF DEEDS AS PLAN NO. 2009-44 LOT 3 LOT 3 CONTAINS 27.00 ACRES.
4) TEST PITS TP K-1, K-2, A-1, A-2, RANGE WERE OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 2/7/12. NO PERC TEST WERE PREFORMED, AS APPROVED BY THE BOARD OF HEALTH INSPECTOR. BECAUSE THE 15-MIN PRE-SOAK WAS UNOBTAINABLE DUE TO THE MED-FINE SAND EXISTING SOIL TYPE.
5) TEST PIT TP-201 WAS OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 4/22/24.
6) TEST PITS TP101-108 AND TP1-9 WERE OBSERVED BY WESTON & SAMPSON, INC. ON 4/22/24 - 4/24/24.
69–05
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 356/329
SHARE 17, PP Bk. 1, Pg. 40
70–04
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 144/247
SHARE 18, PP Bk. 1, Pg. 40
HINSDALE (N.C.) ROAD
CONSERVATION RESTRICTION DEED BK. 1187, PG. 99
(N.C.)
(STATUS UNDETERMINED)
N84°48'24"E
585.06'
990.00'
200.00'
231.00'
N/F N.L.L.B.
LOT A-1-1
43,507 S.F.±
PL. NO.: 2010-15
HINSDALE ROAD (SEE NOTE BELOW)
S 70°48'36" E
330.00'
S71°48'36"E
1331.81'
FOUND REBAR W/CAP
N/F
N.L.L.B.
LOT A
PLAN NO. 2009-44
13.612 AC.±
LOT 3
78–05
N/F
TOWN OF NANTUCKET
PLAN NO. 2009-44 P
27.000 AC.±
78–027
N/F
N.L.L.B.
LOT A
PLAN NO. 2009-44
13.612 AC.±
78–026
N/F
NCI, INC.
CERT.: 12,736 C.C.1490-J
LOT 4-2
78–028
N/F
N.L.L.B.
DEED: 1230/187 LOT
PLAN NO. 2009-644
13.612 AC±
N 12°06'14" E
650.00'
N 12°06'14" E
650.00'
185.33'
N62°38'32"E
35' ZONING SETBACK
30' ZONING SETBACK
20' ZONING SETBACK
FOUND REBAR
FOUND PIPE
SHED
WOOD
WOOD LINE
UTILITY POLE
GUY WIRE
10.66'
10.79'
14.82'
20.00'
20.00'
20.00



OVERALL HARDSCAPING & PLANTING PLAN

1" = 20'



AERIAL VIEW OF PRIMARY BUILDING & LANDSCAPING

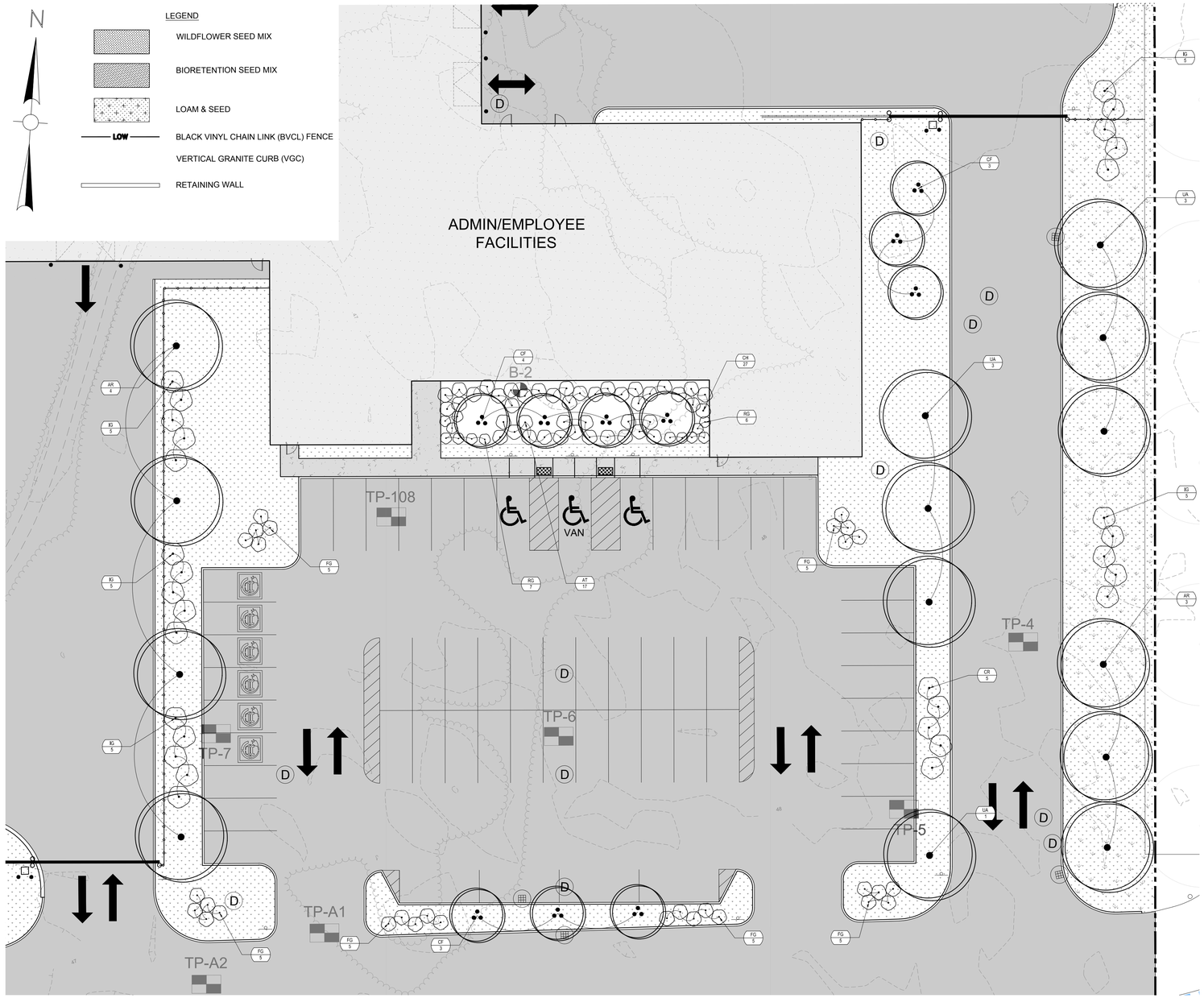
NTS

PROPOSED NANTUCKET DPW FACILITY - HARDSCAPING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson SM



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CANOPY	QTY
TREES						
AR	ACER RUBRUM	RED MAPLE	8`-10` HT.	B&B	25'	7
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	5`- 6` HT.	B&B	15'	10
IN	ILEX X 'NELLY STEVENS'	NELLY STEVENS HOLLY	8`-10` HT.	B&B	10'	13
QR	QUERCUS RUBRA	NORTHERN RED OAK	8`-10` HT.	B&B	25'	2
UA	ULMUS AMERICANA'PRINCETON'	AMERICAN ELM PRINCETON	8`-10` HT.	B&B	25'	7
	SUBTOTAL:					39

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS						
AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#3	CONT.	N/A	17
CH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#3	CONT.	N/A	27
CR	CORNUS SERICEA "FARROW"	ARCTIC FIRE® RED TWIG DOGWOOD	#3	CONT.	N/A	5
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3	CONT.	N/A	35
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	CONT.	N/A	25
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	CONT.	N/A	13
	SUBTOTAL:					122

TREES



CF — *CORNUS FLORIDA*
WHITE FLOWERING DOGWOOD

Native Range: Eastern North America
Zone: 5 to 9
Height: 15.00 to 30.00 feet
Spread: 15.00 to 30.00 feet
Bloom Time: April to May
Bloom Description: White (bracts)
Sun: Full sun to part shade
Water: Medium
Maintenance: Medium



AR — *ACER RUBRUM*
RED MAPLE

Native Range: Eastern North America
Zone: 3 to 9
Height: 40.00 to 70.00 feet
Spread: 30.00 to 50.00 feet
Bloom Time: March to April
Bloom Description: Red, sometimes yellow
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



UA — *ULMUS AMERICANA 'PRINCETON'*
AMERICAN ELM

Native Range: Eastern North America
Zone: 3 to 9
Height: 40.00 to 70.00 feet
Spread: 30.00 to 50.00 feet
Bloom Time: March to April
Bloom Description: Red, sometimes yellow
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



IN — *ILEX X 'NELLY STEVENS'*
NELLY STEVENS HOLLY

Zone: 6 to 9
Height: 15.00 to 25.00 feet
Spread: 8.00 to 12.00 feet
Bloom Time: April
Bloom Description: Greenish-white
Sun: Full sun to part shade
Water: Medium
Maintenance: Low



QR — *QUERCUS RUBRA*
RED OAK

Native Range: Eastern North America
Zone: 4 to 8
Height: 50.00 to 75.00 feet
Spread: 50.00 to 75.00 feet
Bloom Time: May
Bloom Description: Yellowish-green
Sun: Full sun
Water: Dry to medium
Maintenance: Low

SHRUBS



AT — *ASCLEPIAS TUBEROSA*
BUTTERFLY MILKWEED

Native Range: Eastern United States
Zone: 3 to 9
Height: 1.00 to 2.50 feet
Spread: 1.00 to 1.50 feet
Bloom Time: June to August
Bloom Description: Orange to yellow-orange
Sun: Full sun
Water: Dry to medium
Maintenance: Low



IG — *ILEX GALABRA 'SHAMROCK'*
SHAMROCK INKBERRY

Zone: 4 to 9
Height: 3.00 to 4.00 feet
Spread: 3.00 to 4.00 feet
Bloom Time: May to June
Bloom Description: Greenish-white
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



RG — *RHUS AROMATICA 'GRO-LOW'*
GRO-LOW FRAGANT SUMAC

Zone: 3 to 9
Height: 1.50 to 2.00 feet
Spread: 6.00 to 8.00 feet
Bloom Time: April to May
Bloom Description: Yellowish
Sun: Full sun to part shade
Water: Dry to medium
Maintenance: Low



CH — *CLETHRA ALNIFOLIA 'HUMMINGBIRD'*
HUMMINGBIRD SUMMERSWEET

Zone: 3 to 9
Height: 2.00 to 4.00 feet
Spread: 3.00 to 5.00 feet
Bloom Time: July to August
Bloom Description: Creamy white
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



FG — *FOTHERGILLA GARDENII*
DWARF FOTHERGILLA

Zone: 5 to 8
Height: 1.50 to 3.00 feet
Spread: 2.00 to 4.00 feet
Bloom Time: April to May
Bloom Description: White
Sun: Full sun to part shade
Water: Medium
Maintenance: Low



CR — *CORNUS SERICEA 'FARROW'*
ARTIC FIRE RED TWIG DOGWOOD

Zone: 3 to 7
Height: 3.00 to 4.00 feet
Spread: 3.00 to 4.00 feet
Bloom Time: May to June
Bloom Description: White
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Medium

PLANTING INFORMATION

PARTIAL HARDSCAPING & PLANTING PLAN

PROPOSED NANTUCKET DPW FACILITY - HARDSCAPING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

TOWN OF NANTUCKET, MASS · INCORPORATED 1671

Weston & Sampson℠

SITE CONTEXT AROUND 1 SHADBUSH ROAD



VFW BUILDING
22 BUNKER RD
FIRST BUILDING DRIVEN BY ON THE WAY TO THE DPW.



ISLAND GAS
11 INDUSTRY RD
METAL BUILDING WITH METAL ROOF AND SOLAR VISIBLE FROM PUBLIC WAY, SHINGLED OFFICE BUILDING, AND GAS STORAGE TANKS ON SITE.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HIGH WINDOWS TO WHAT IS PROPOSED AT DPW. MIGHT BE ABOVE ZONING HEIGHT RESTRICTION.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HEIGHT AT OVERHEAD DOORS TO WHAT IS PROPOSED AT DPW BUILDING.



NANTUCKET ENERGY
33 BUNKER RD
LARGE METAL PANEL BUILDING, METAL ROOF, WITH SOLAR VISIBLE FROM PUBLIC WAY. NO VISIBLE CEDAR SHINGLES.



NANTUCKET AIRPORT
39 BUNKER RD
FLEET STORAGE AND MAINTENANCE GARAGE FOR NANTUCKET MEMORIAL AIRPORT. SIMILAR ROOF LINES, METAL BUILDING, METAL ROOF.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 14.6

Street & Number of Proposed Work: 26 Monomoy Rd

Owner of record: Madron Lane LLC

Mailing Address: 2241 Sunset Blvd Houston, TX

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Rd Nantucket Ma.

Contact Phone #: 508 332 0702 E-mail: office@thornewilldesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Hardscaping & P.T. Retaining wall

Size of Structure or Addition: Length: 65'± Sq. Footage 1st floor: _____ Decks/Patio: Size: 6'x 50'± ☐ 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 0-5'±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

P.T Retaining wall starts even w/patio and then grows taller as grade drops, 0-5'±
Stone Patio T.M.E square edge Blue stone random sizes.

Is there an HDC survey form for 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 P.T 6x6 Mat.

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

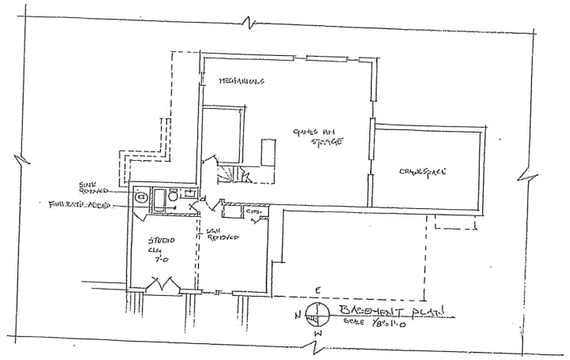
* Attach manufacturer's color samples if color is not from HDC approval list.

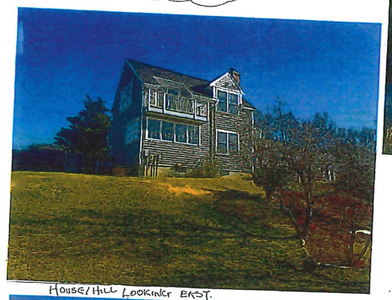
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 01/25/24 Signature of owner of record Luke Thornewill for Kettle Pate Signed under penalties of perjury



REAR ELEVATION
SCALE 1/4"=1'-0"

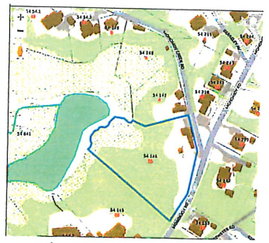




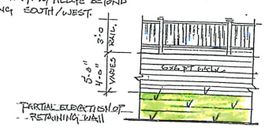
HOUSE/HILL LOOKING EAST.



HOUSE DRIVEWAY W/ HEDGE BEYOND LOOKING SOUTH/WEST.



LOCUS







POOL HILL LOOKING EAST



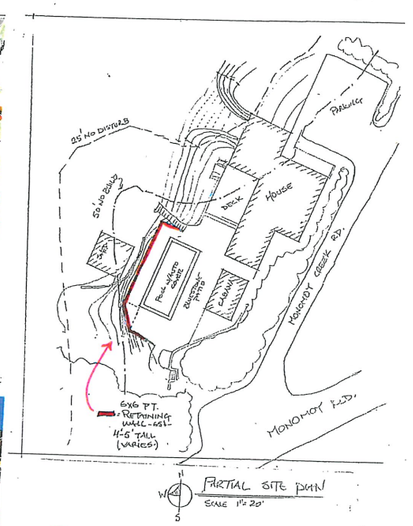
POOL HILL LOOKING SOUTH-EAST.



POOL & PATIO LOOKING SOUTH



POOL & PATIO LOOKING NORTH



RETAINING WALL & Bluestone PATIO

26 MONOMOY.

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. N/A **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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. N/A **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. N/A **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. (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. N/A 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 Madron lake LLC

STREET ADDRESS 26 Menemsha Rd

MAP/PARCEL 54/146

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 01/24/25

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 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°: 286

Street & Number of Proposed Work: 7 BREWSTER ROAD

Owner of record: SEVEN BREWSTER NANTUCKET LLC

Mailing Address: 3 DOC RYDER DRIVE NANTUCKET, MA 02554

Contact Phone #: 508-901-1044 E-mail: CHPSTAHL@GMAIL.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 _____

Size of Structure or Addition: Length: 30.5 Sq. Footage 1st floor: 675 SF

Width: 24 Sq. footage 2nd floor: 675 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'X6' ☒ 1st floor ☐ 2nd floor

Size: 17'X6' ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 6'-12"-8" South 6'-12" East 0'-12" West 0'-12"

Height of ridge above final finish grade: North 22'11" South 22'11" East 22'11" West 22'11"

Additional Remarks

Historic Name: NEW

Original Date:

Original Builder:

REVISIONS* 1. East Elevation 2. South Elevation 3. West Elevation 4. North Elevation

(describe)

NEW GARAGE/~~STUDIO~~ UNDER SECONDARY DWELLING 8' DEEP PRESSURE TREATED WALLS AT SUBTERRANIAN GARAGE ENTRANCE

Is there an HDC survey form for 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" +8'-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.) _____

Fence: Height: RAILING ON Type: DECK-36" N&W-6'X17" Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 1X6 Soffit (Overhang) _____ Corner boards CC Frieze 12"

Window Casing 1X4 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 MARVIN 2/2

Doors* (type and material): ☐ TDL ☒ SDL Front 4-LT/2panel Rear 4 LT BOTTOM PANEL Side 4 LT BOTTOM PANEL

Garage Door(s): Type VERT BB Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls PRESSURE TREATED NEW

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WOOD

Trim NEW Sash FOREST GREEN TIMM Doors FOREST GREEN

Deck NEW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

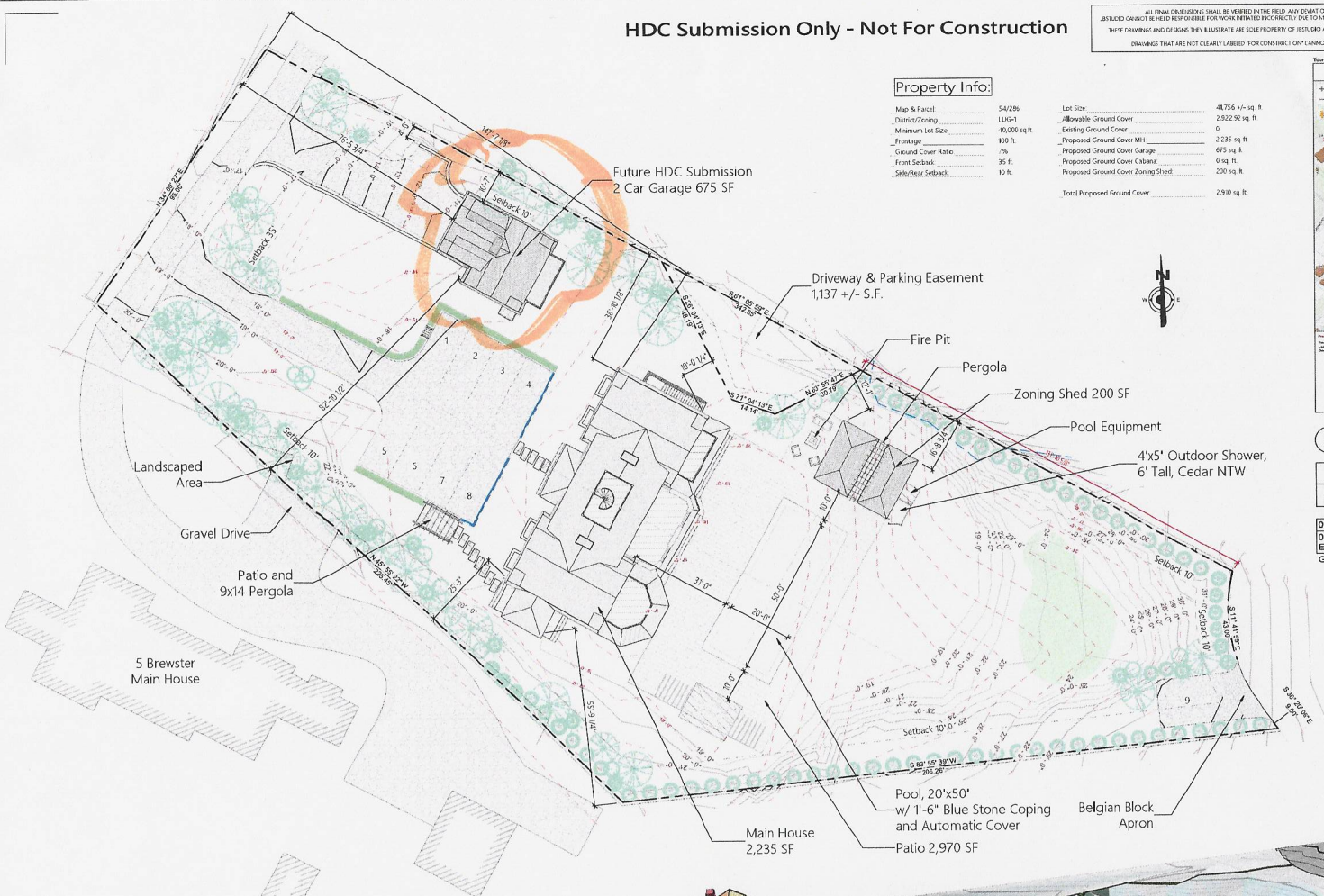
Date 11/5/2025 Signature of owner of record _____ Signed under penalties of perjury

HDC Submission Only - Not For Construction

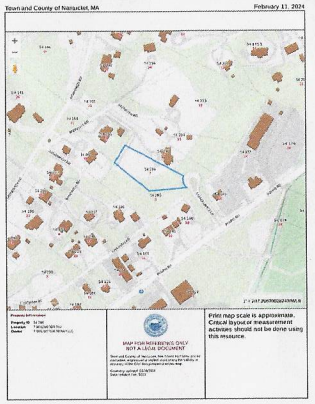
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO A MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
THESE 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	54/286	Lot Size	41,756 +/- sq. ft.
District/Zoning	LUG-1	Allowable Ground Cover	2,922.92 sq. ft.
Minimum Lot Size	40,000 sq.ft.	Existing Ground Cover	0
Frontage	100 ft.	Proposed Ground Cover MH	2,235 sq. ft.
Ground Cover Ratio	7%	Proposed Ground Cover Garage	675 sq. ft.
Front Setback	35 ft.	Proposed Ground Cover Cabana	0 sq. ft.
Side/Rear Setback	10 ft.	Proposed Ground Cover Zoning Shed	200 sq. ft.
		Total Proposed Ground Cover	2,910 sq. ft.



1 Site Plan
1/16" = 1'-0"



2 Locus Map
NTS

Topography Schedule			
Phase Created	Cut	Fill	Net cut/fill
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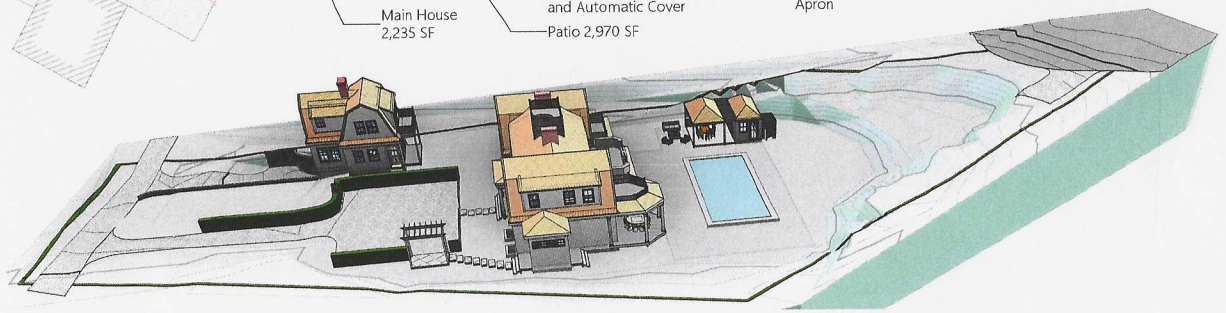
01 - Existing	1924.91 CF	48.32 CF	-1876.59 CF

Grand total: 2



4 3D View Topo

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-5054
email: juraj@theJBStudio.com

Project
Garage / Secondary Dwelling
7 Brewster Rd., Nantucket MA
02554

Sheet
Site Plan
Existing and New

Date
12.11.2024

Revisions

C.101

Scale As indicated

12/13/2024 5:12:28 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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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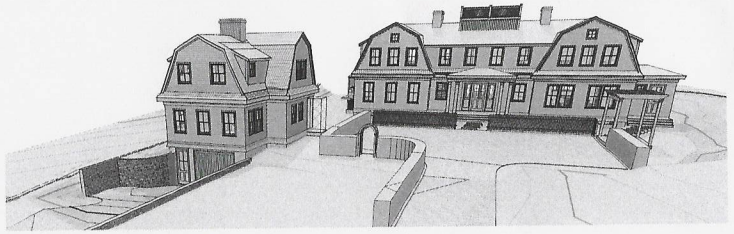
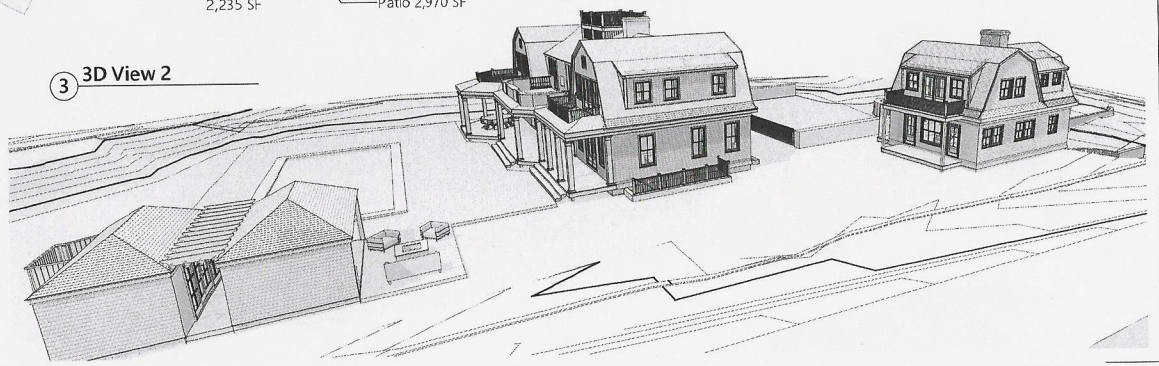


2 3D View 1

1 Site Plan New
1/16" = 1'-0"

3 3D View 2



JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508)332-9654
email: jraj@theJBStudio.com

Project
Garage/Second Dwelling
7 Brewster Rd., Nantucket MA
02554

Sheet
Site Plan New

Date
12.11.2024

Revisions

C.102

Scale 1/16" = 1'-0"

12/13/2024 5:12:56 AM

HDC Submission Only - Not For Construction

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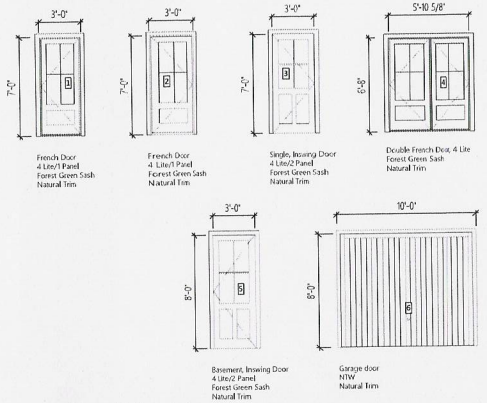
Door Schedule

Mark	Width	Height	Rough Width	Rough Height	Manufacturer	DP Rating	Comments
1	3' - 0"	7' - 0"	3' - 3" - 1"	- 0 1/2"	Marvin Windows and Doors	>=30	
2	3' - 0"	7' - 0"	3' - 3" - 1"	- 0 1/2"	Marvin Windows and Doors	>=30	
3	3' - 0"	7' - 0"	0' - 13" - 1"	- 0"	Marvin Windows and Doors	>=30	
4	6' - 0"	6' - 8 V32"	6' - 1"	6' - 8 17/32"	Marvin Windows and Doors	>=30	
5	3' - 0"	8' - 0"	3' - 1"	8' - 0 1/2"	Marvin Windows and Doors	>=30	
6	10' - 0"	8' - 0" - 8"		6' - 8 1/2"			Garage Door



Door Schedule
1/4" = 1'-0"



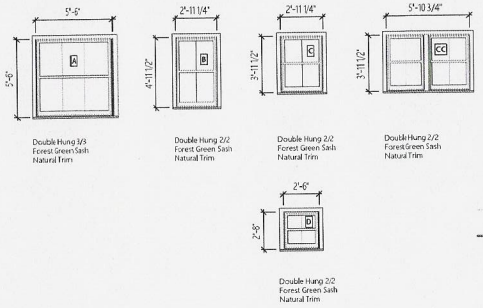
1 Proposed South/West Elevation
1/4" = 1'-0"



2 Proposed South/East Elevation
1/4" = 1'-0"

Window Schedule

Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	U-Value	Design Pressure	Comments
A	1	5' - 6"	5' - 6"	5' - 7"	5' - 6 1/2"	Marvin Windows and Doors	<=0.29	>=30	
B	4	2' - 11 1/4"	4' - 11 1/2"	3' - 0 1/4"	5' - 0"	Marvin Windows and Doors	<=0.29	>=30	
BB	2	6' - 2"	3' - 11 1/2"	6' - 3"	4' - 0"	Marvin Windows and Doors	<=0.29	>=30	
C	11	2' - 11 1/4"	3' - 11 1/2"	3' - 0 1/4"	4' - 0"	Marvin Windows and Doors	<=0.29	>=30	
D	3	2' - 6"	2' - 8"	2' - 7"	2' - 8 1/2"	Marvin Windows and Doors	<=0.29	>=30	



Window Schedule
1/4" = 1'-0"



3 Proposed North/East Elevation
1/4" = 1'-0"



4 Proposed North/West Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584
tel (508) 362-9654
email jura@theJBStudio.com

Project
Garage/Dwelling
7 Brewster Rd., Nantucket MA
02554

Sheet
Exterior Elevations, 3D Views

Date
12.11.2024

Revisions

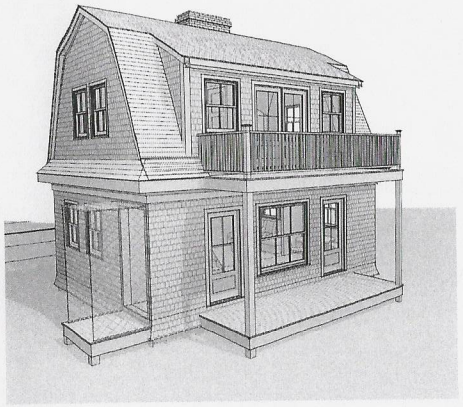
A.101

Scale 1/4" = 1'-0"

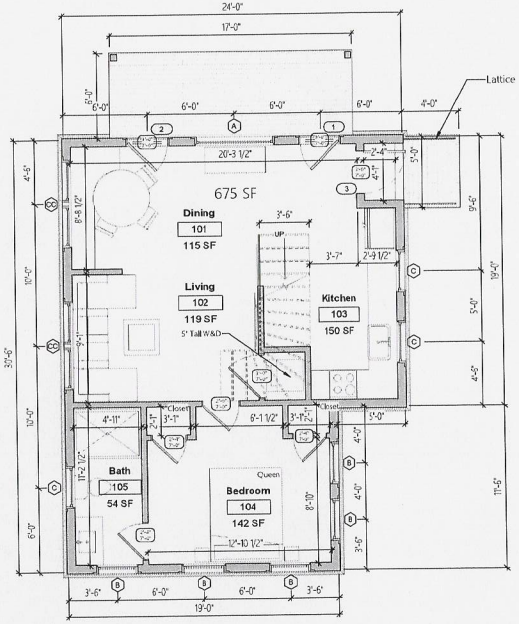
12/12/2024 11:26:13 AM

HDC Submission Only - Not For Construction

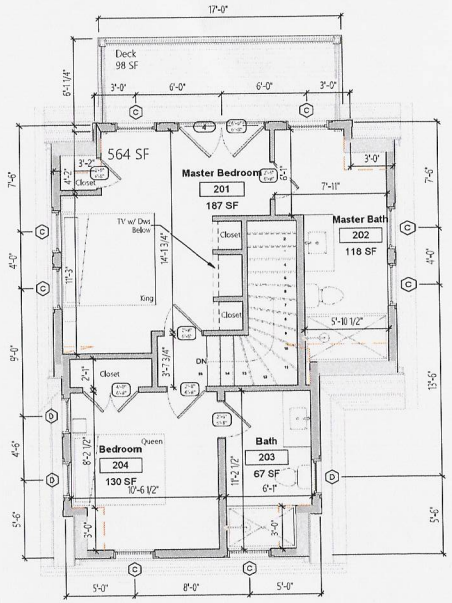
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDINGS OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE 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



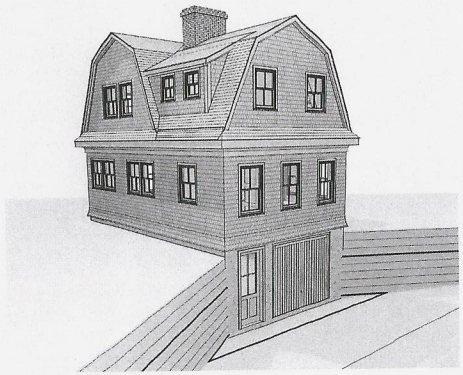
5 3D View 1



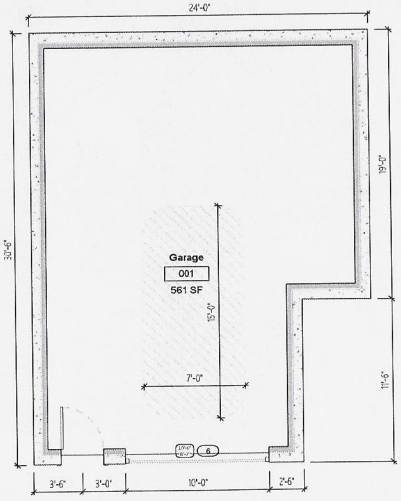
1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



6 3D View 2



3 Basement
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel (508) 332-9654
email: jurai@theJBStudio.com

Project
Garage / Dwelling
7 Brewster Rd., Nantucket MA
02554

Sheet
Floor Plans

Date
12.11.2024

Revisions

A.102

Scale 1/4" = 1'-0"

12/12/2024 11:26:27 AM

7 BREWSTER ROAD – NEW GARAGE/STUDIO

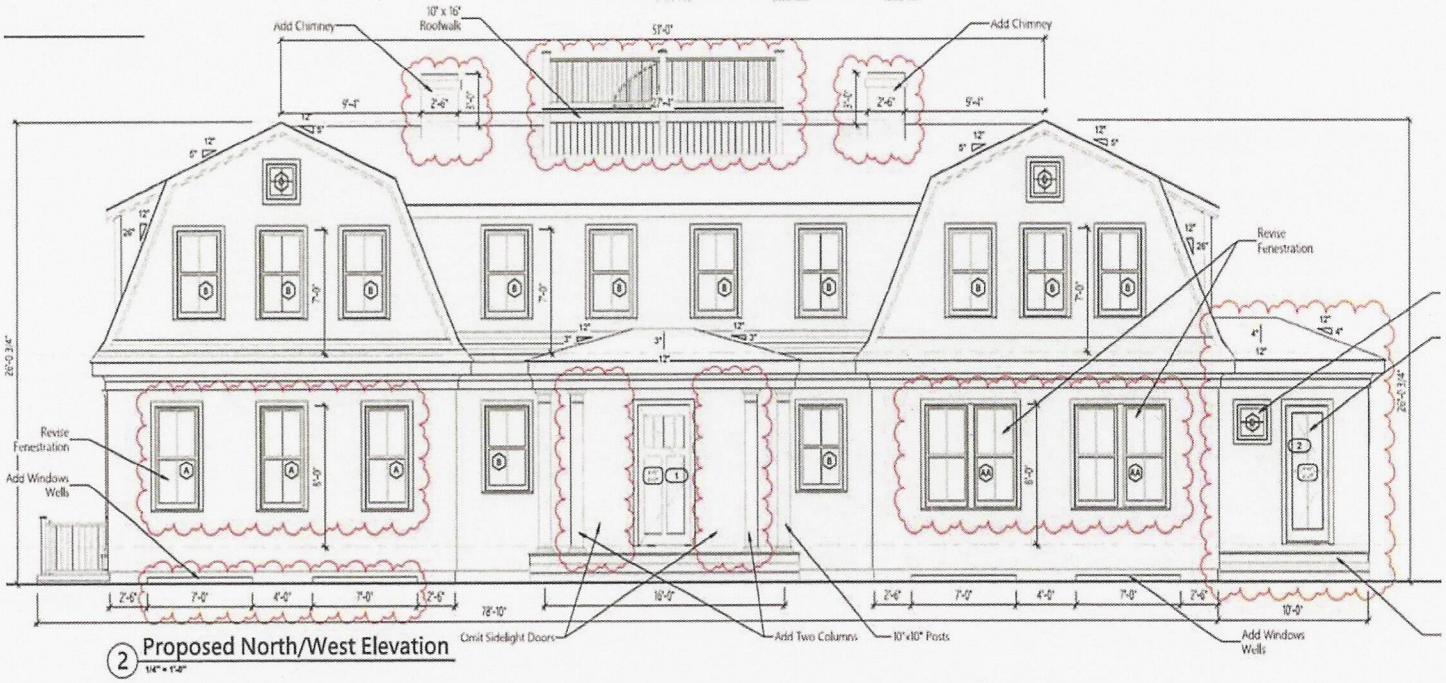




ACCESS TO 7 BREWSTER ROAD IS EAST OF 3 BREWSTER ROAD BY PRIVATE EASEMENT



HDC DWELLING APPROVAL

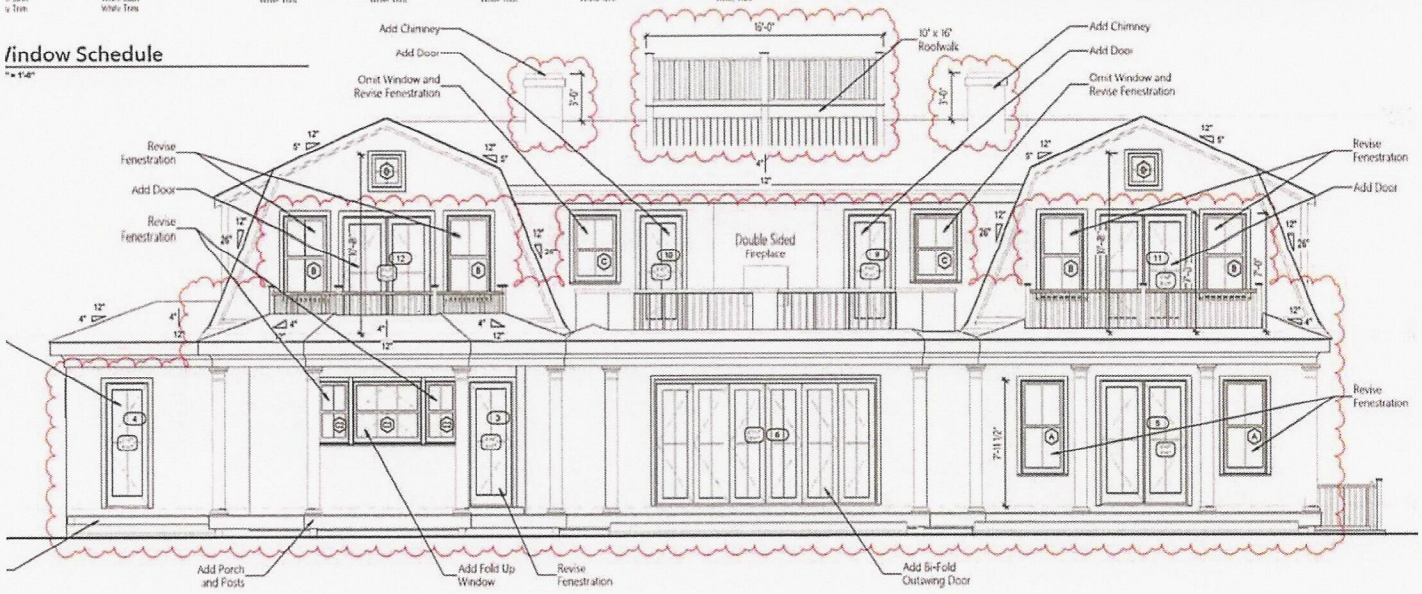


② Proposed North/West Elevation
1/4" = 1'-0"

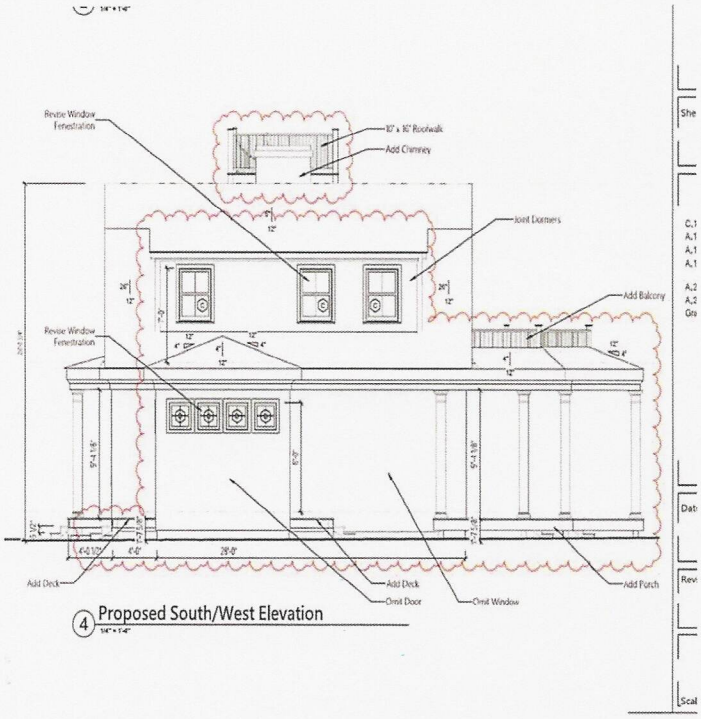


A	A	8	2" = 11 1/4"	1" = 11 1/2"	1" = 0 1/4"	6" = 0"	Marvin Windows and Doors	<=0.29	<=30
AA	AA	2	6" = 2"	1" = 11 1/2"	6" = 3"	6" = 0"	Anderson Corporation	<=0.29	<=30
B	B	18	2" = 11 1/4"	4" = 11 1/2"	1" = 0 1/4"	5" = 0"	Marvin Windows and Doors	<=0.29	<=30
C	C	13	2" = 11 1/4"	1" = 11 1/2"	1" = 0 1/4"	4" = 0"	Marvin Windows and Doors	<=0.29	<=30
C2	C2	2	2" = 1 1/4"	1" = 11 1/2"	1" = 2 1/4"	4" = 0"	Marvin Windows and Doors	<=0.29	<=30
C3	C3	1	4" = 7 1/4"	1" = 11 1/2"	4" = 8 1/4"	4" = 0"	Marvin Windows and Doors	<=0.29	<=30
D	D	9	2" = 0"	2" = 0"	2" = 1"	2" = 0 1/2"	Marvin Windows and Doors	<=0.29	<=30

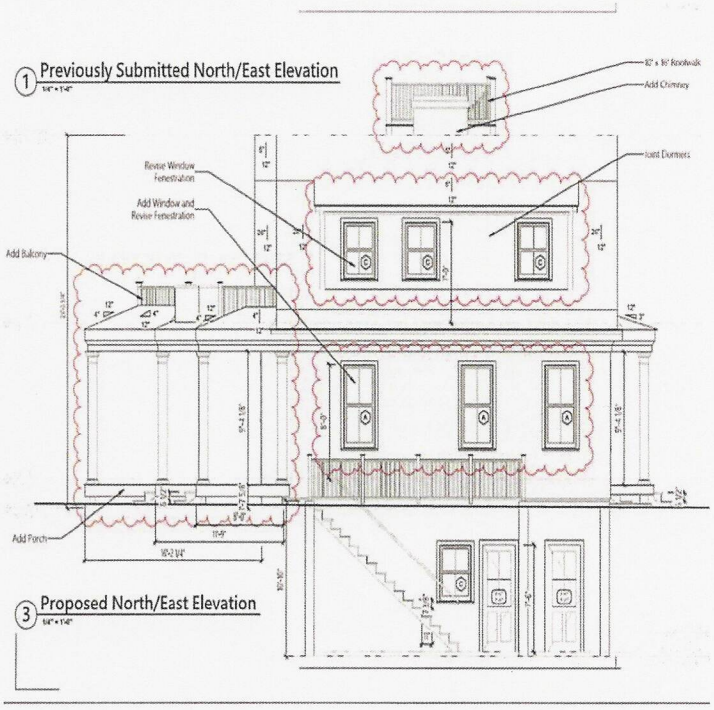
Window Schedule



2 Proposed South/East Elevation
1/4" = 1'-0"



4 Proposed South/West Elevation
1/4" = 1'-0"



1 Previously Submitted North/East Elevation
1/4" = 1'-0"

3 Proposed North/East Elevation
1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 100

Street & Number of Proposed Work: 8 DERRY LANE

Owner of record: 8 DERRY MORE ROAD LLC

Mailing Address: 239 WASHINGTON ST. UNIT 13
NORWELL, MA 02061

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 JAN 27 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: 1969

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH OR MOVE SINGLE FAMILY DWELLING - (OR JUST DEMO GARAGE + MOVE HOUSE IF POSSIBLE)

Is there an HDC survey form for 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

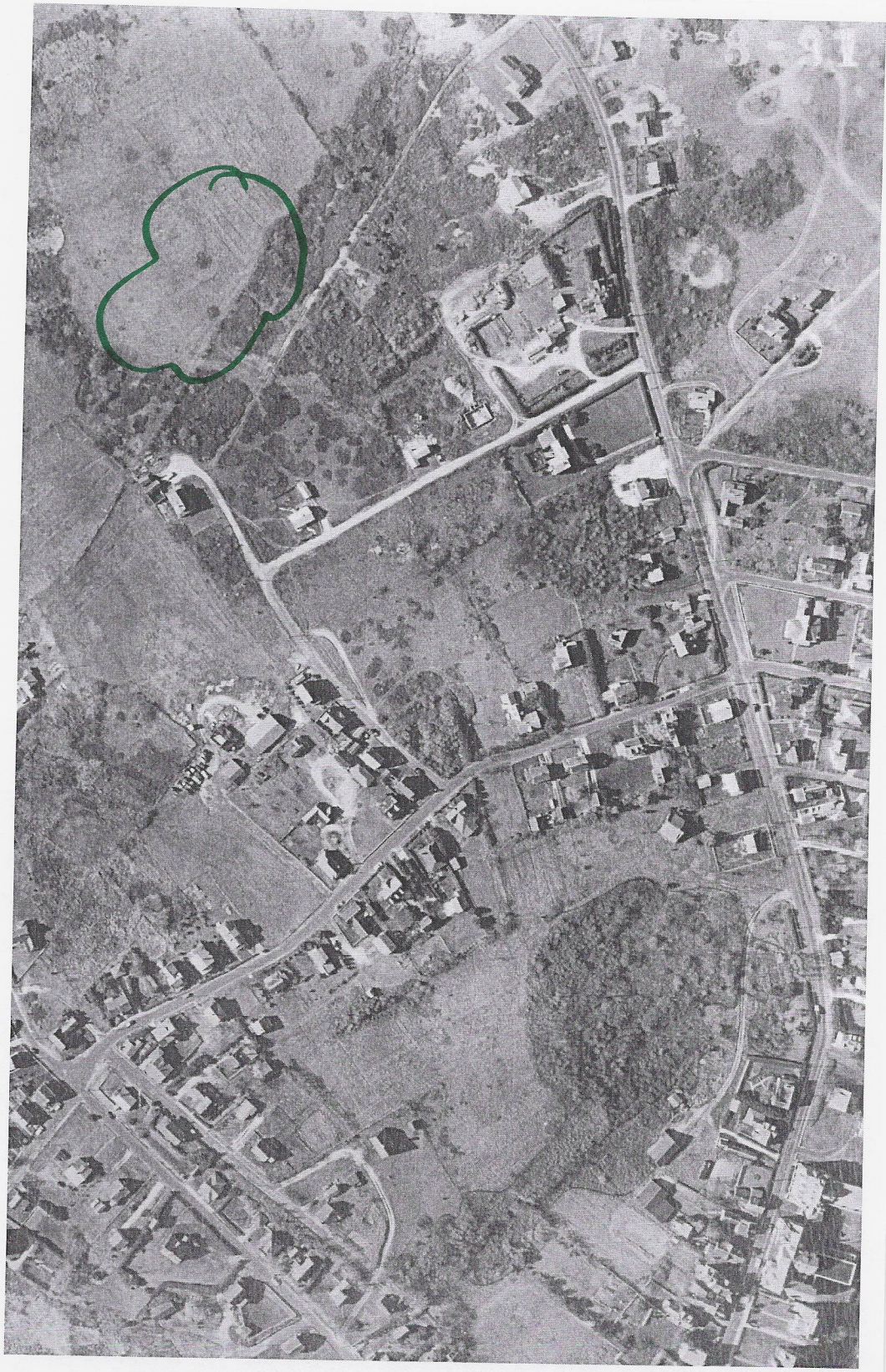
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 1/23/2025 Signature of owner of record _____ Signed under penalties of perjury

1957



BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC14-30
MAP/PARCEL#: 41-100

Recorded by: CR Date: 07/12/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 8 DERRY LN

2. Building Name: N/A

3. Ownership: Private

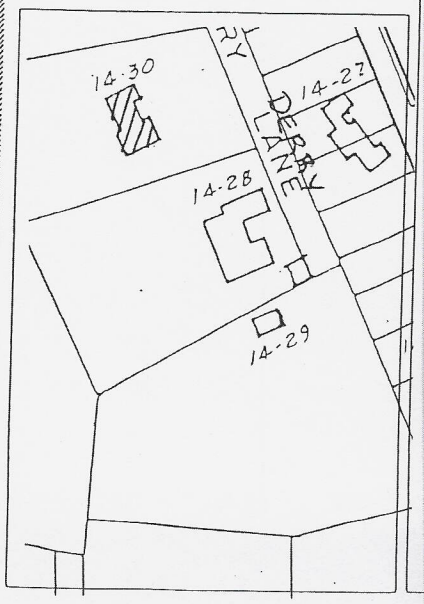
4. Present Owner: GARDNER, CHARLES J.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

Survey/Film Roll #: NC14-30

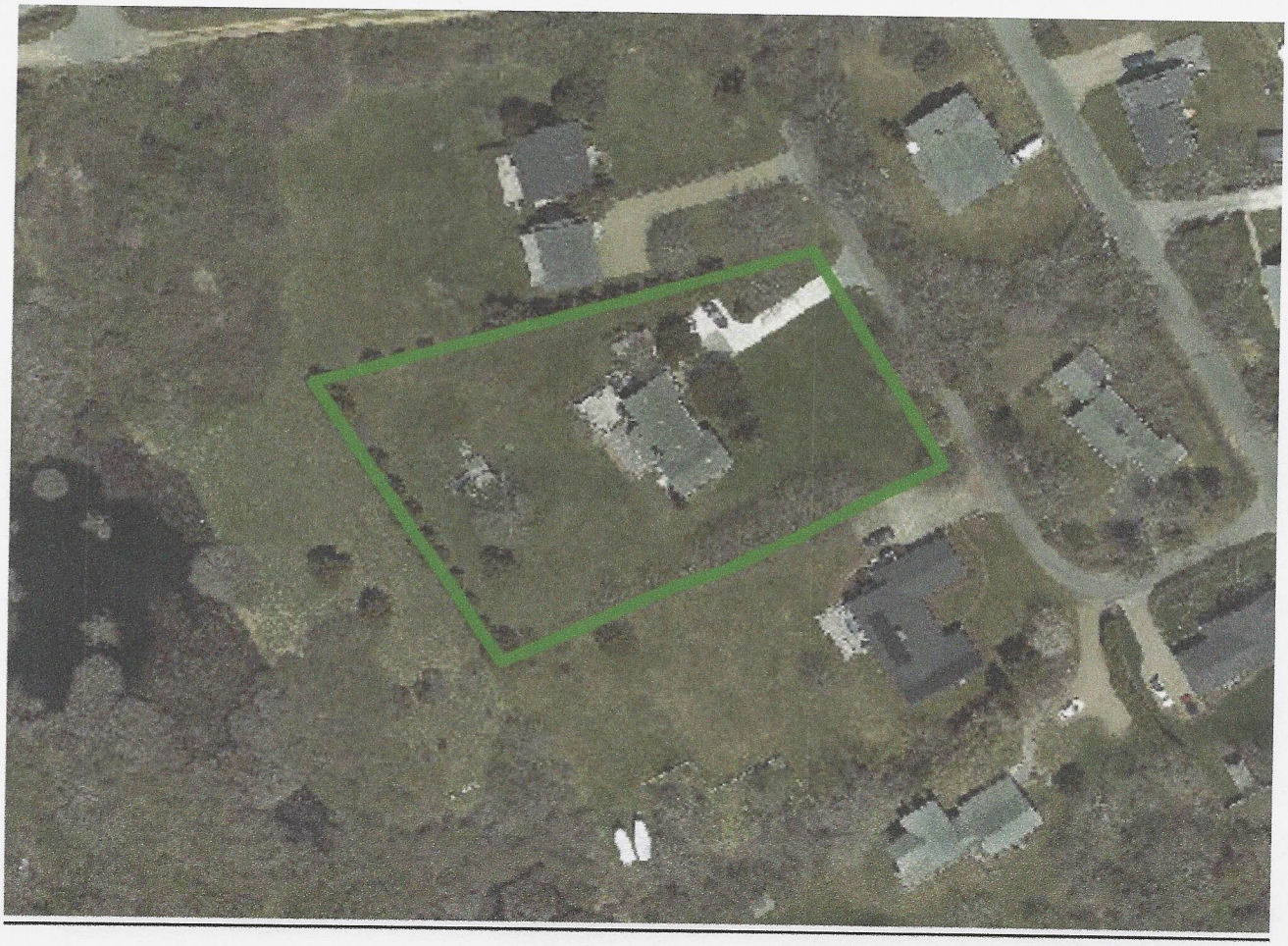
SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Role the Building Plays: Nantucket HD:
44. Date of Initial Construction: 1969
    Source: Assessors Records
    Architect: Unknown Builder: Unknown
45. Building Type: Additive
46. Architectural Style: N/A
47. Historical and Architectural Importance:
    Unknown

48. Sources: Unknown

8 DERRY LANE – DEMOLISH/MOVE OFF SITE





Year Built:	1969
Living Area:	1,751
Replacement Cost:	$990,926
Building Percent Good:	84
Replacement Cost Less Depreciation:	$832,400

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

Building Photo



Building Layout

EAST ELEVATION







GARAGE ADDITION



SOUTH ELEVATION



WEST ELEVATION







NORTH ELEVATION





J+M
8|HR

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: 10 DAY WAIVER ✓

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 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
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 Steve Roethke

STREET ADDRESS 81 Hinsdale Road

MAP/PARCEL 69/21

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/ 24/25

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.



1/ 24/25

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.

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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°. 21

Street & Number of Proposed Work: 81 HINSDALE RD.

Owner of record: 81 HINSDALE, LLC

Mailing Address: P.O. BOX 2610
NANTUCKET, MA 02584

Contact Phone #: 508-221-3855 E-mail: jwkoevoy@vodkamanagement.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 1,248 SF SINGLE STORY SHOP ADD 1,560 SF 1.5 STY SHOP W/APARTMENT ABOVE.

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 1560 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 39' Sq. footage 2nd floor: 1560 Size: 4'x14' ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North ± 12" South ± 12" East ± 12" West ± 12"

Height of ridge above final finish grade: North STREET 21'-6" South REAR 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REMOVE 1 STORY, 2-BAY SHOP FROM REAR OF BUILDING. REPLACE WITH 1.5 STORY, 2 BAY SHOP W/ APT. ABOVE. SEE PLANS.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ± 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A. ☐ Other _____

Roof Pitch: Main Mass 7 /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 N/A. Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2½" ϕ 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 1x6 Soffit (Overhang) — Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" 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 400 SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front — Rear 9-LITE/2 PNL. Side 9 LITE/2 PNL
Garage Door(s): Type OVERHEAD, FLUSH. Material FIBERGLASS, FLUSH/SMOOTH, 1 ROW WINDOWS.

Hardscape materials: Driveways GRAVEL Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT Clapboard (if applicable) — Roof DUAL GREY (TME)
Trim NTW Sash TERRATONE Doors COBBLESTONE (TME)
Deck NTW Foundation NAT. Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/24/25 Signature of owner of record _____ - AGENT Signed under penalties of perjury

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 81 Hinsdale Road, Map 69 / Parcel 21

To Whom It May Concern,

I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

Jivko Kalpazanov

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.com



Northeast elevation
from Hinsdale Rd.



North elevation
from Hinsdale Rd.



North elevation
from Hinsdale Rd.



Northwest elevation
from Hinsdale Rd.








FLAMMABLE
MATERIALS


CHEVROLET

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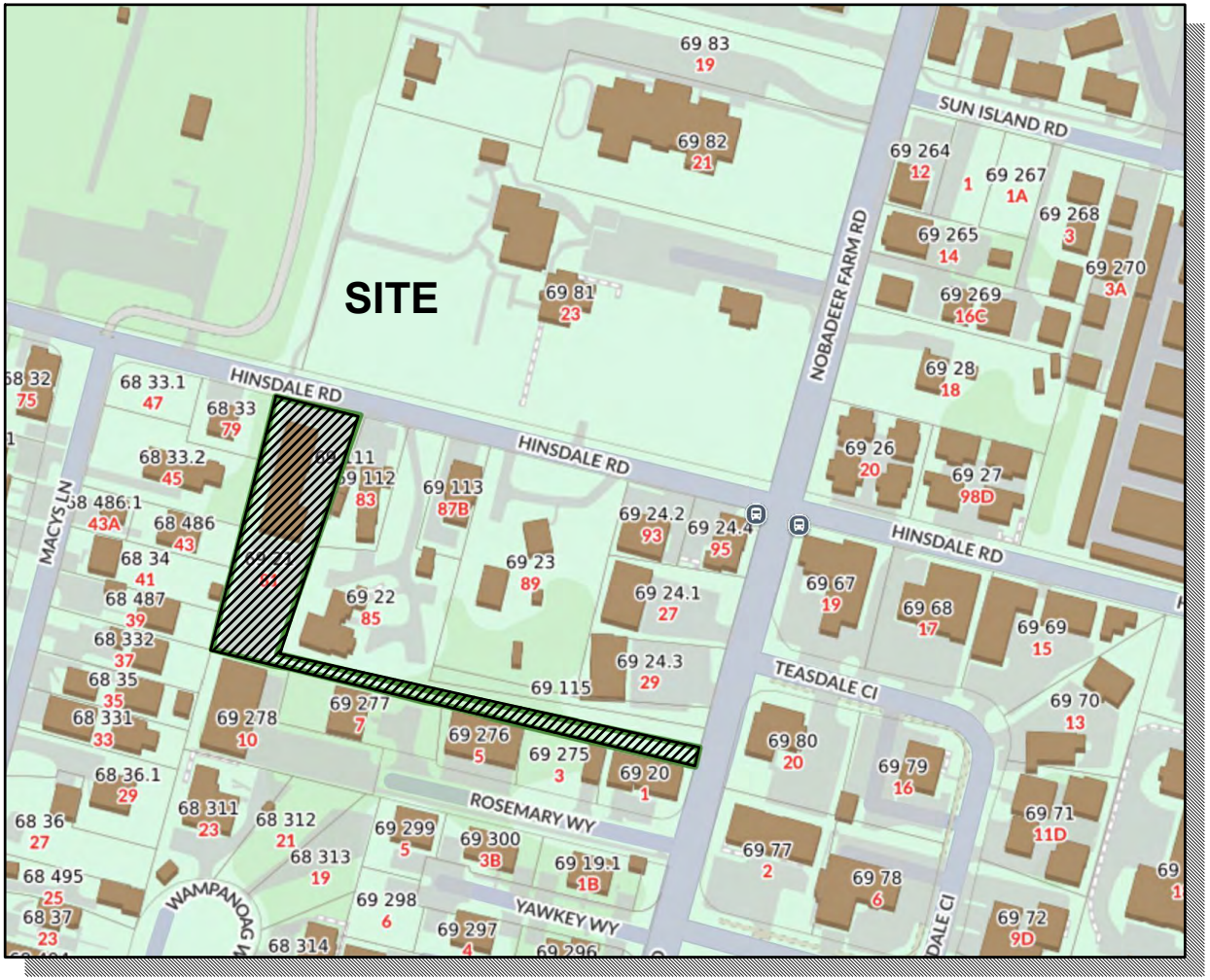
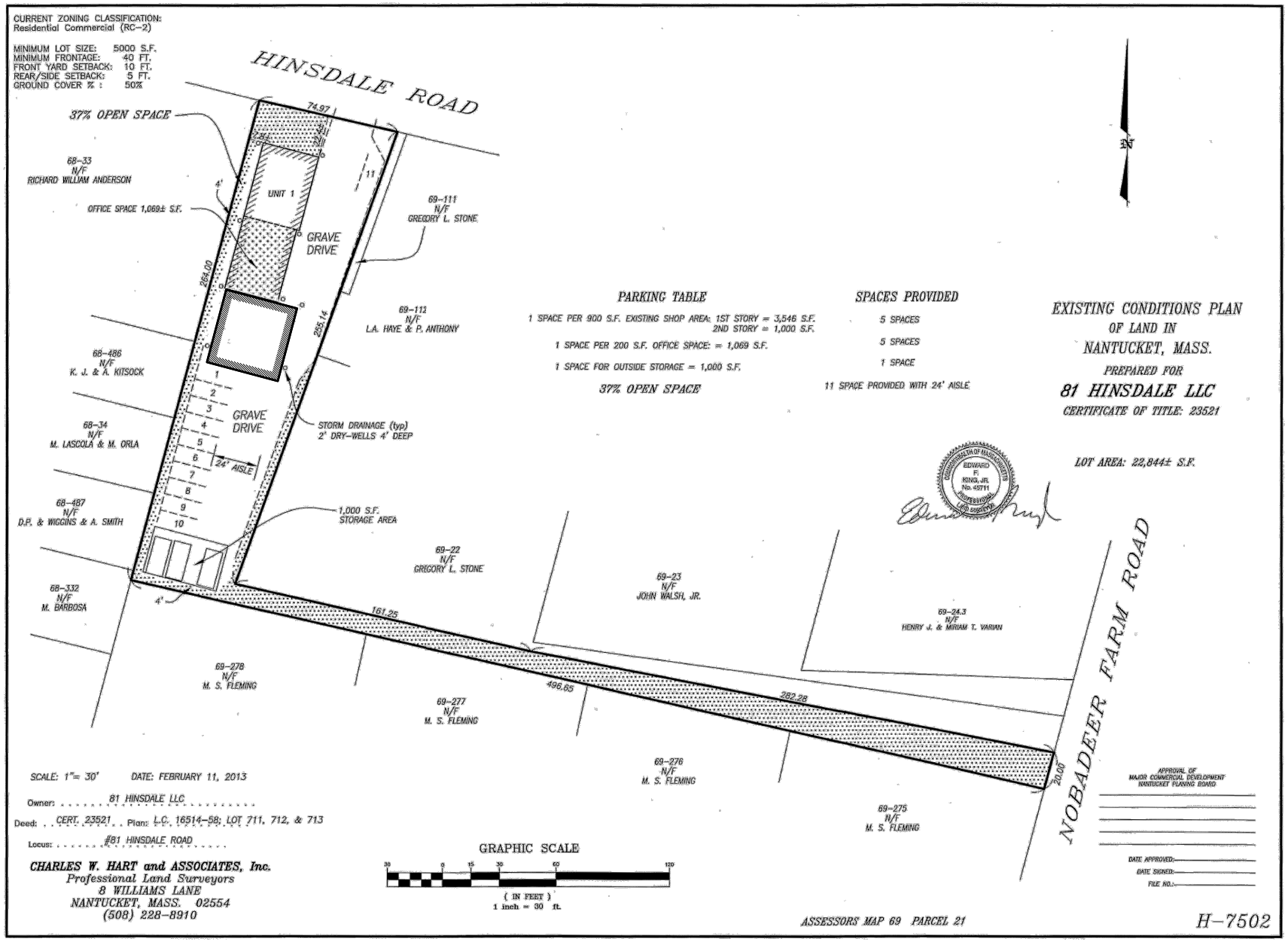


81 Hinsdale Road
(.52 ACRES)

MAP: 69
PARCEL: 21

81 Hinsdale Road
Locus Plan
Not to Scale



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81 Hinsdale Road

Site Plan

Not to Scale

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81 Hinsdale Road

EXTERIOR **WINDOW** SCHEDULE

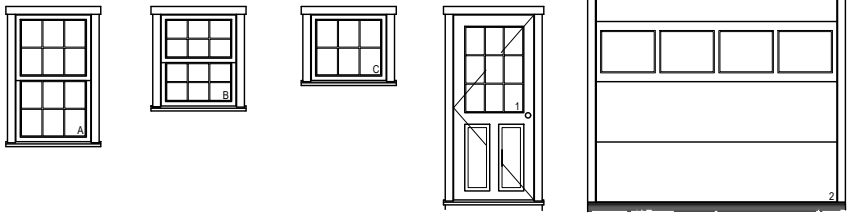
Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
Ⓐ	Andersen	TW2846	84"	400 Series Tilt-Wash Double-Hung	6/6	50
Ⓑ	Andersen	TW2832	84"	400 Series Tilt-Wash Double-Hung	6/6	50
Ⓒ	Andersen	A281	108"	400 Series Awning	6 Lite	50

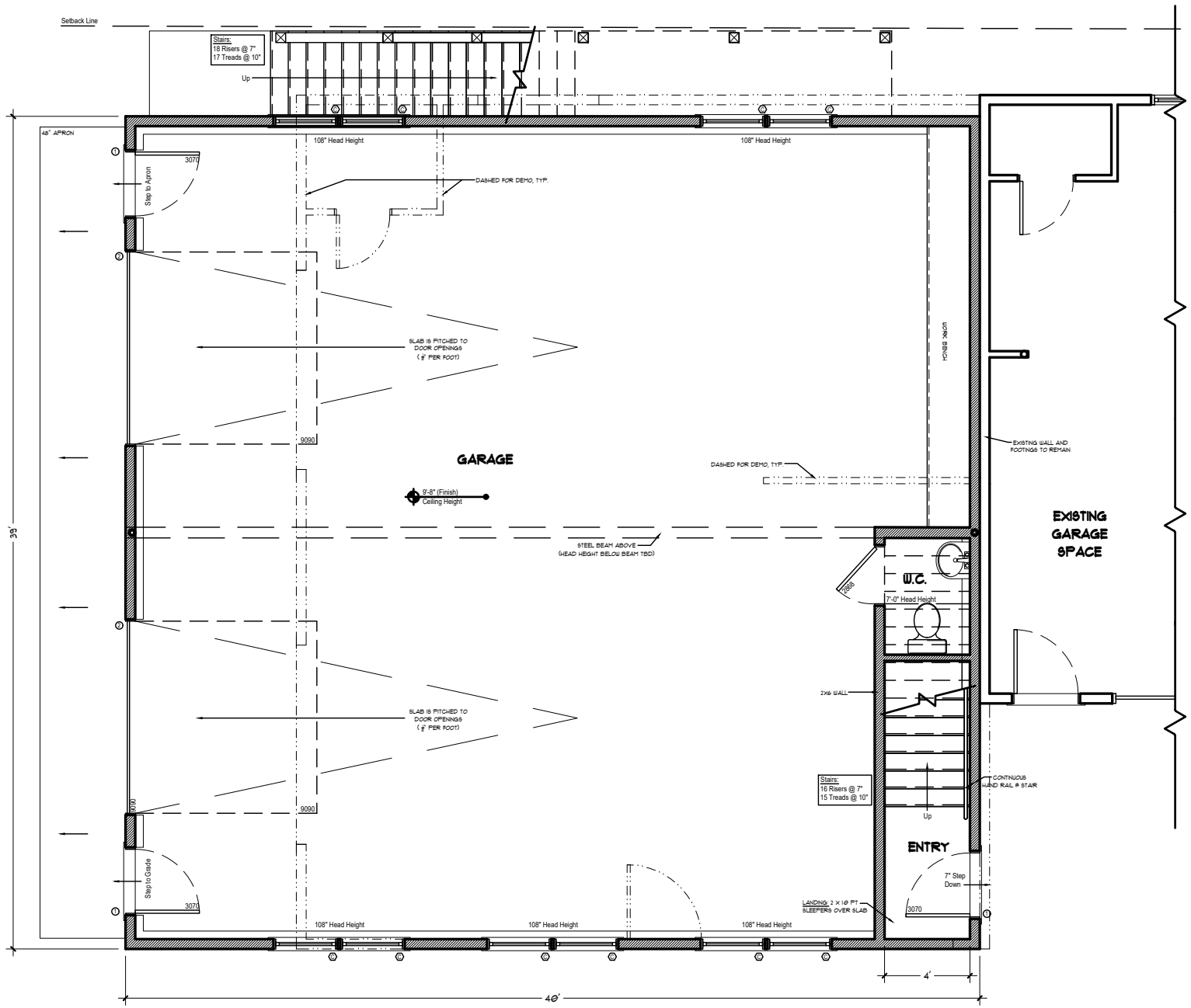
EXTERIOR **DOOR** SCHEDULE

Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
①	Simpson OE	7944	84"	9-Lite, 2-Panel Thermal Entry	9-Lite	40
②	Overhead	9090 Overhead	108"	4-Panel Overhead	n/a	40

General Notes

1. All specifications, colors, quantities, and sizes as shown to be verified in field for size and match prior to order.
2. Confirm all tempered requirements prior to order.





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81 Hinsdale Road

First Floor Plan

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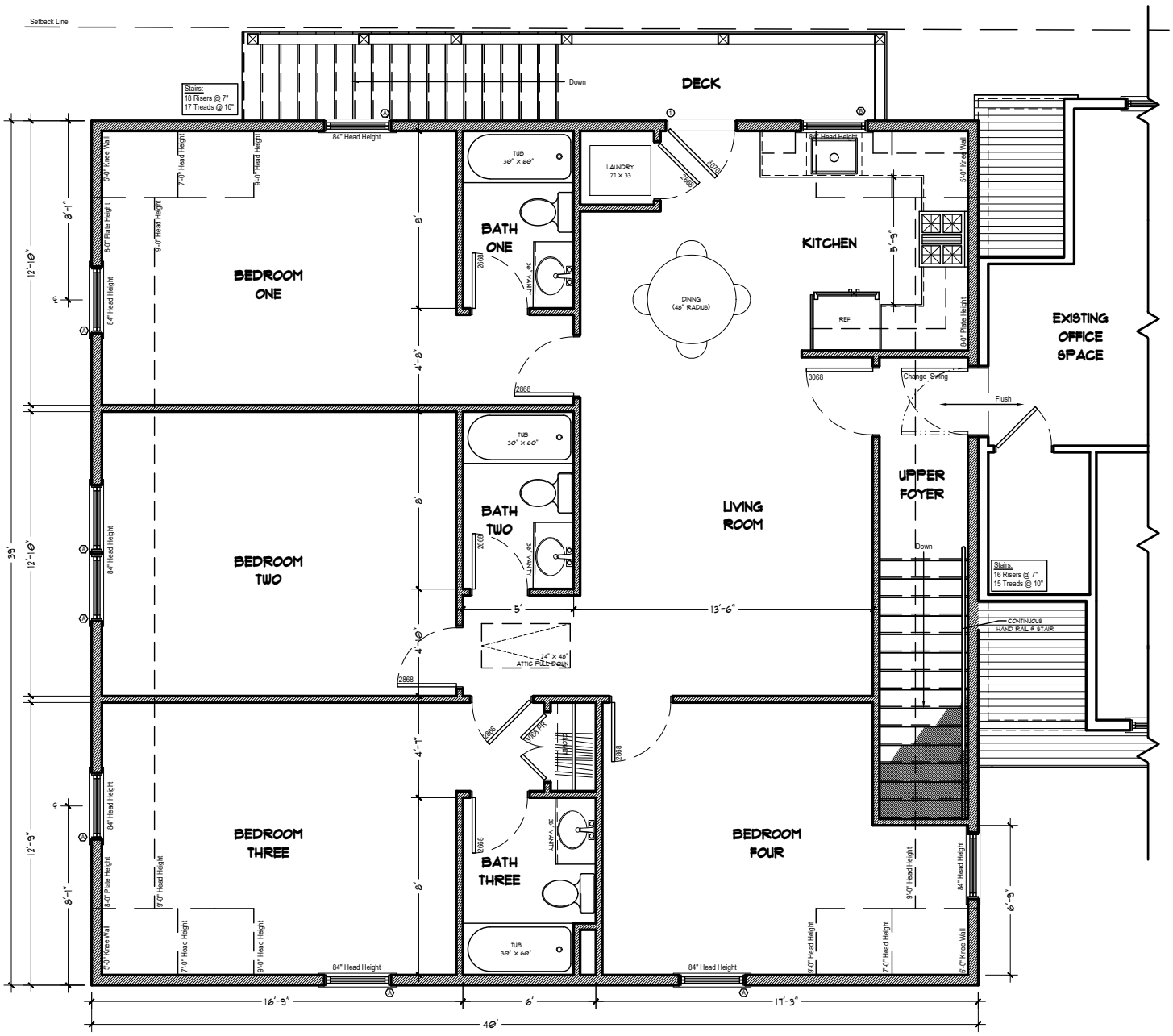

81 Hinsdale Road

Second Floor Plan

Not to Scale

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81 Hinsdale Road

South Elevation

Not to Scale

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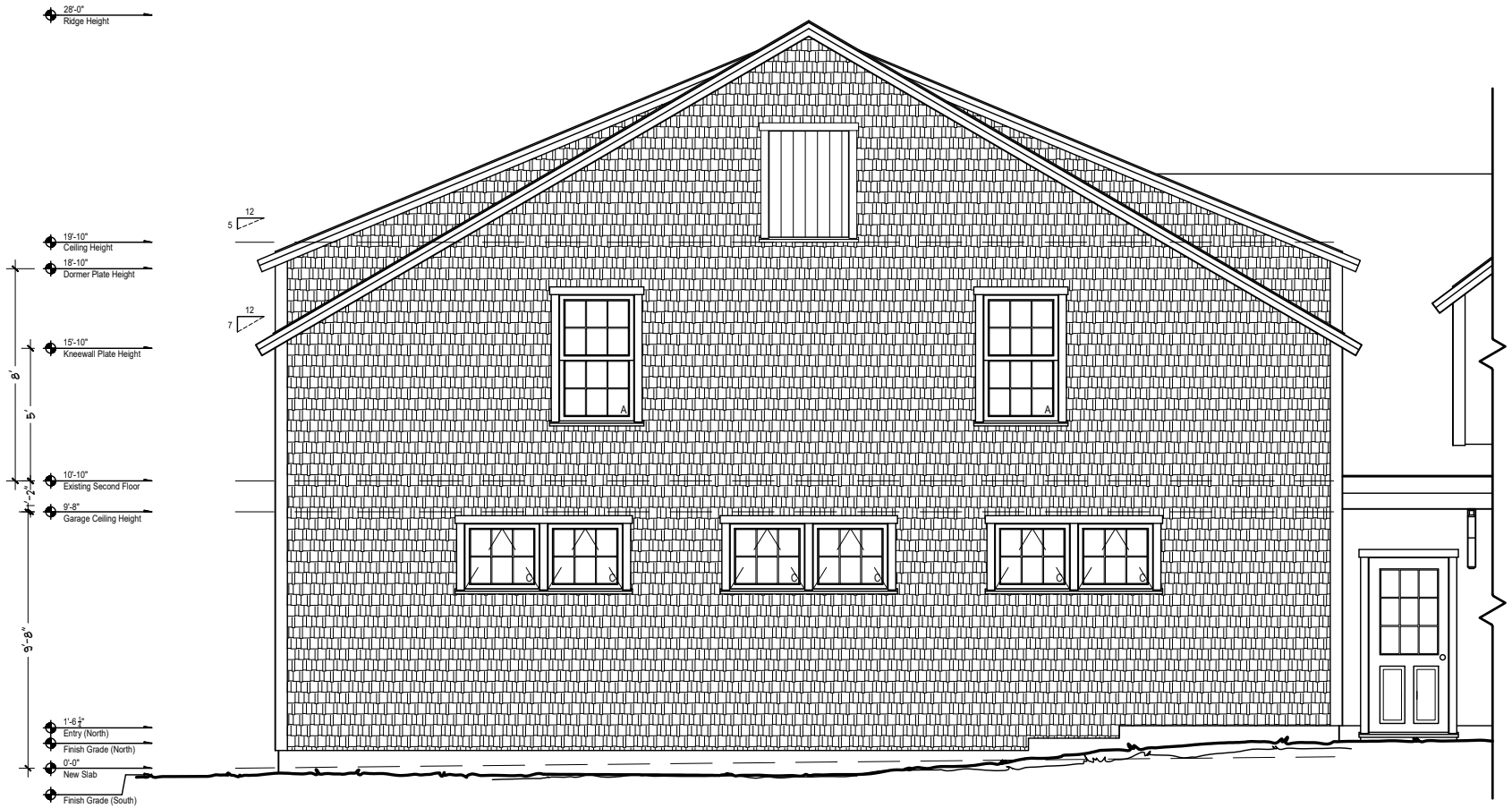

81 Hinsdale Road

East Elevation

Not to Scale

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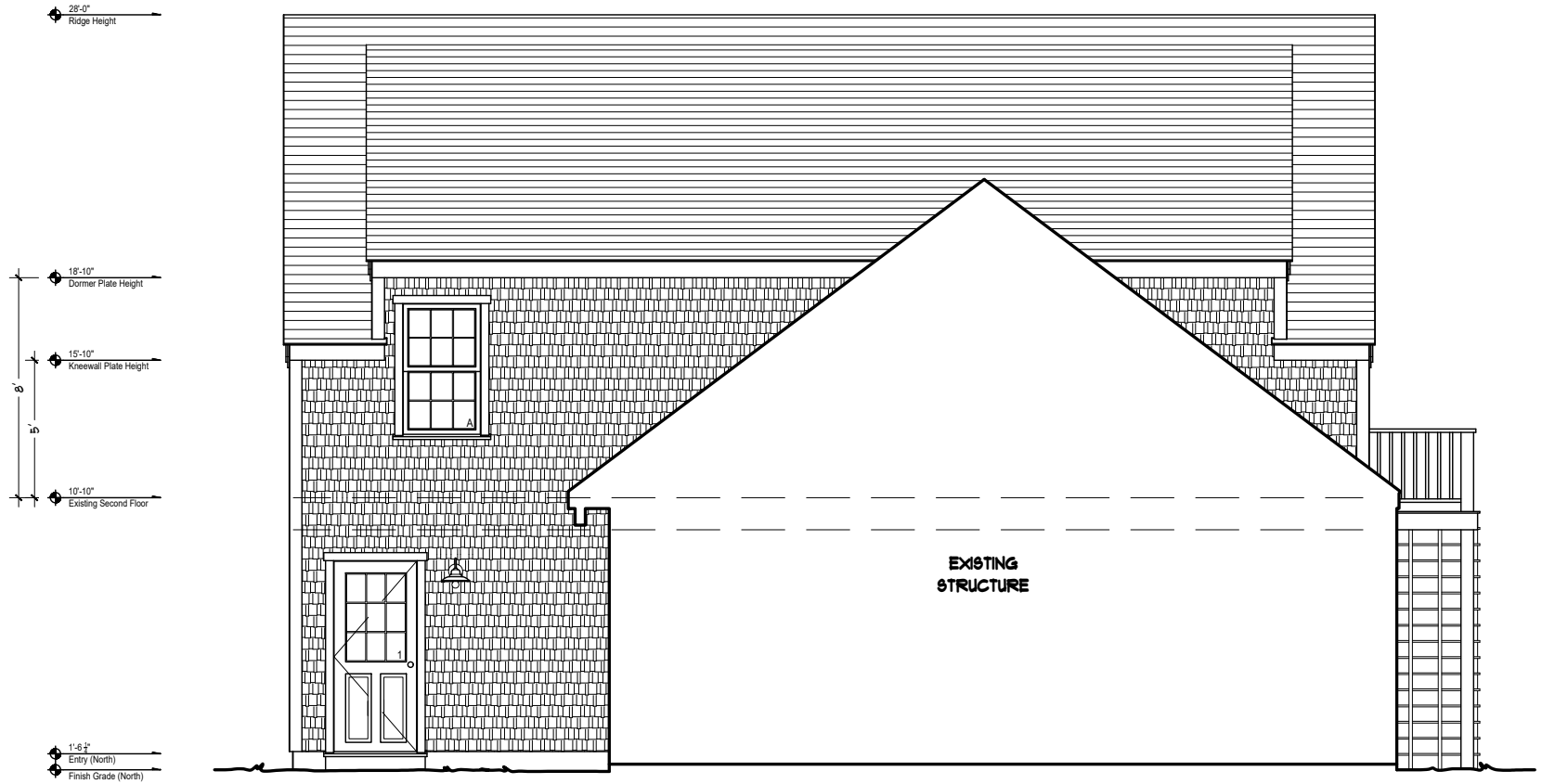

81 Hinsdale Road

North Elevation

Not to Scale

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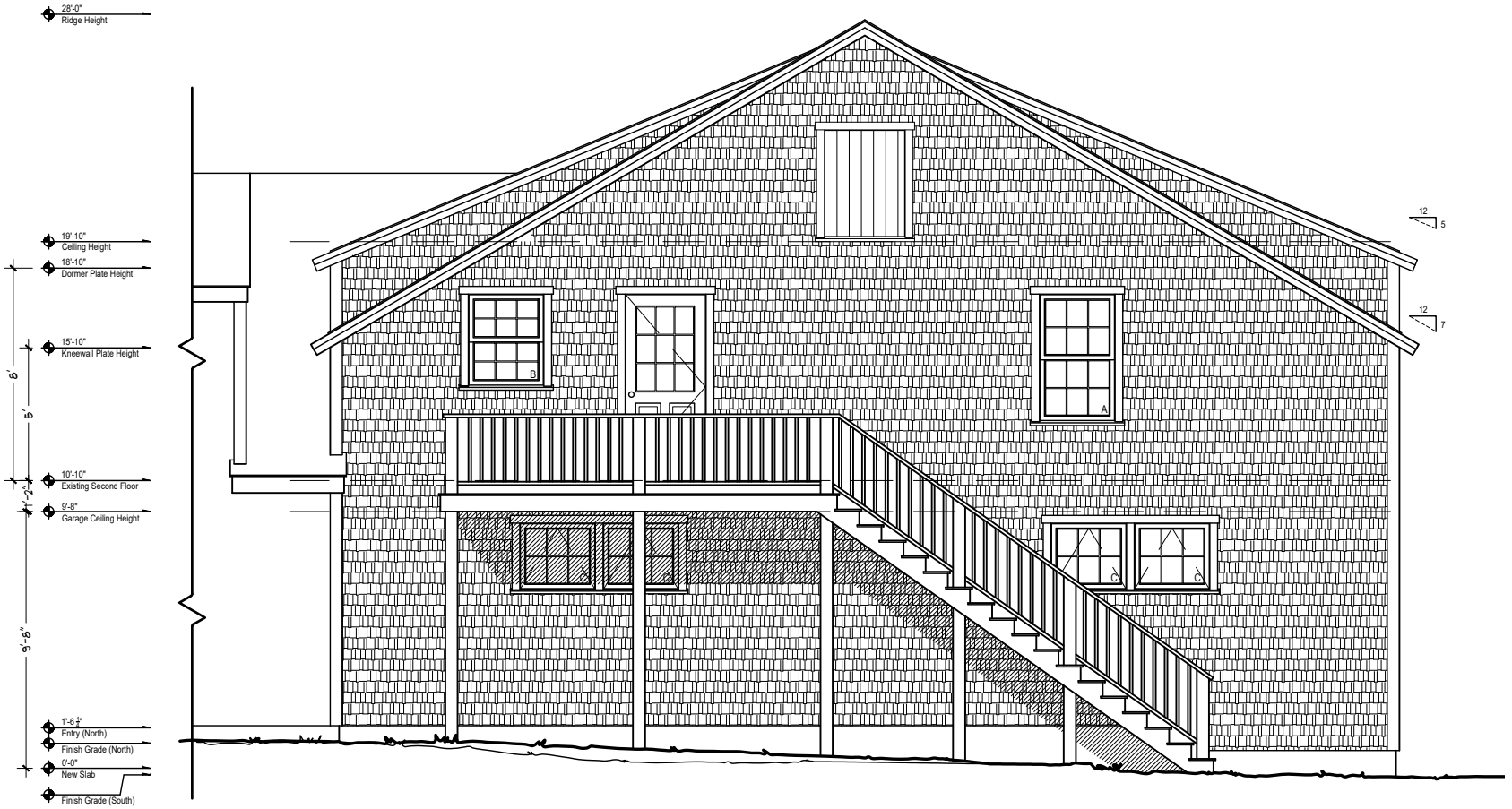
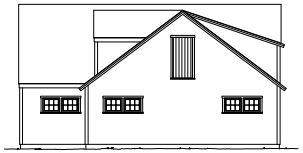


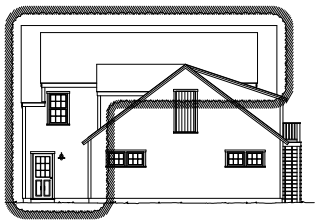
81 Hinsdale Road

West Elevation

Not to Scale



North Elevation - Existing
1/8" = 1'-0"



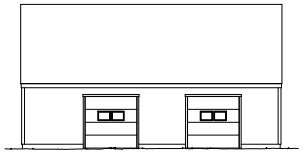
North Elevation - Proposed



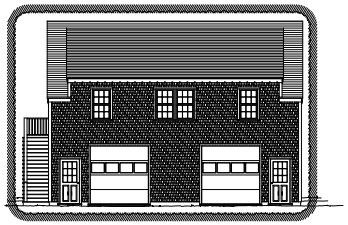
East Elevation - Existing
1/8" = 1'-0"



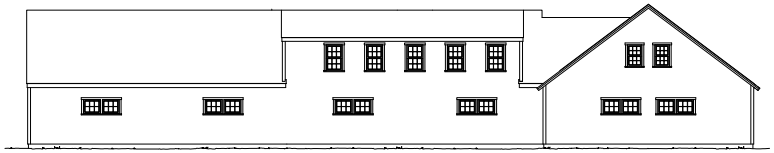
East Elevation - Proposed



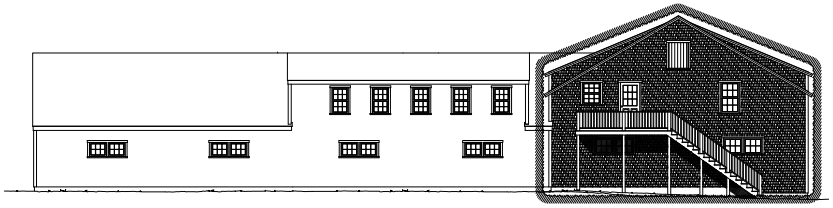
South Elevation - Existing
1/8" = 1'-0"



South Elevation - Proposed



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Proposed

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Building Elevations - Whole

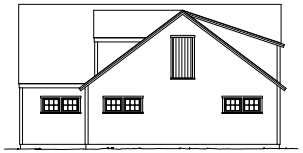
81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:
2411-0318

HDC Review
23 January 2025

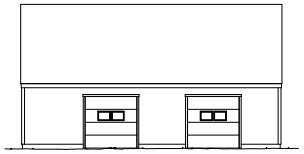
A3



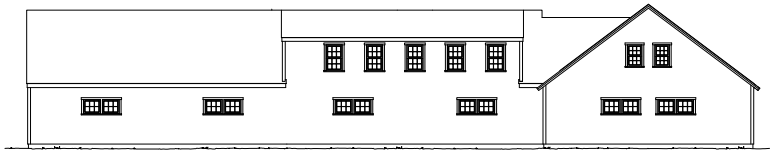
North Elevation - Existing
1/8" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



South Elevation - Existing
1/8" = 1'-0"



West Elevation - Existing
1/8" = 1'-0"

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Building Elevations - Existing

81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:

2411-0318

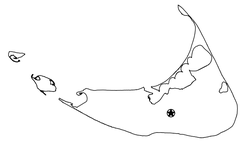
HDC Review
23 January 2025

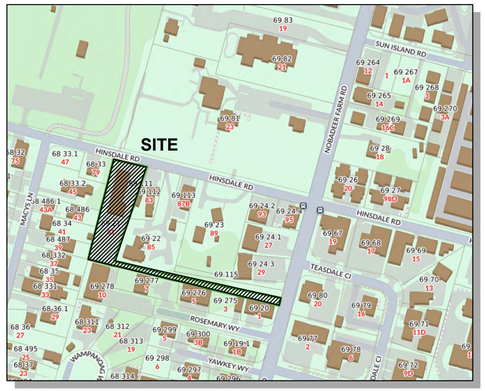
EX

Schematic Design for a New Addition for

81 Hinsdale, LLC

81 Hinsdale Road, Nantucket, Massachusetts





1 Locus Plan

Not to Scale

81 Hinsdale Road
(.52 ACRES)

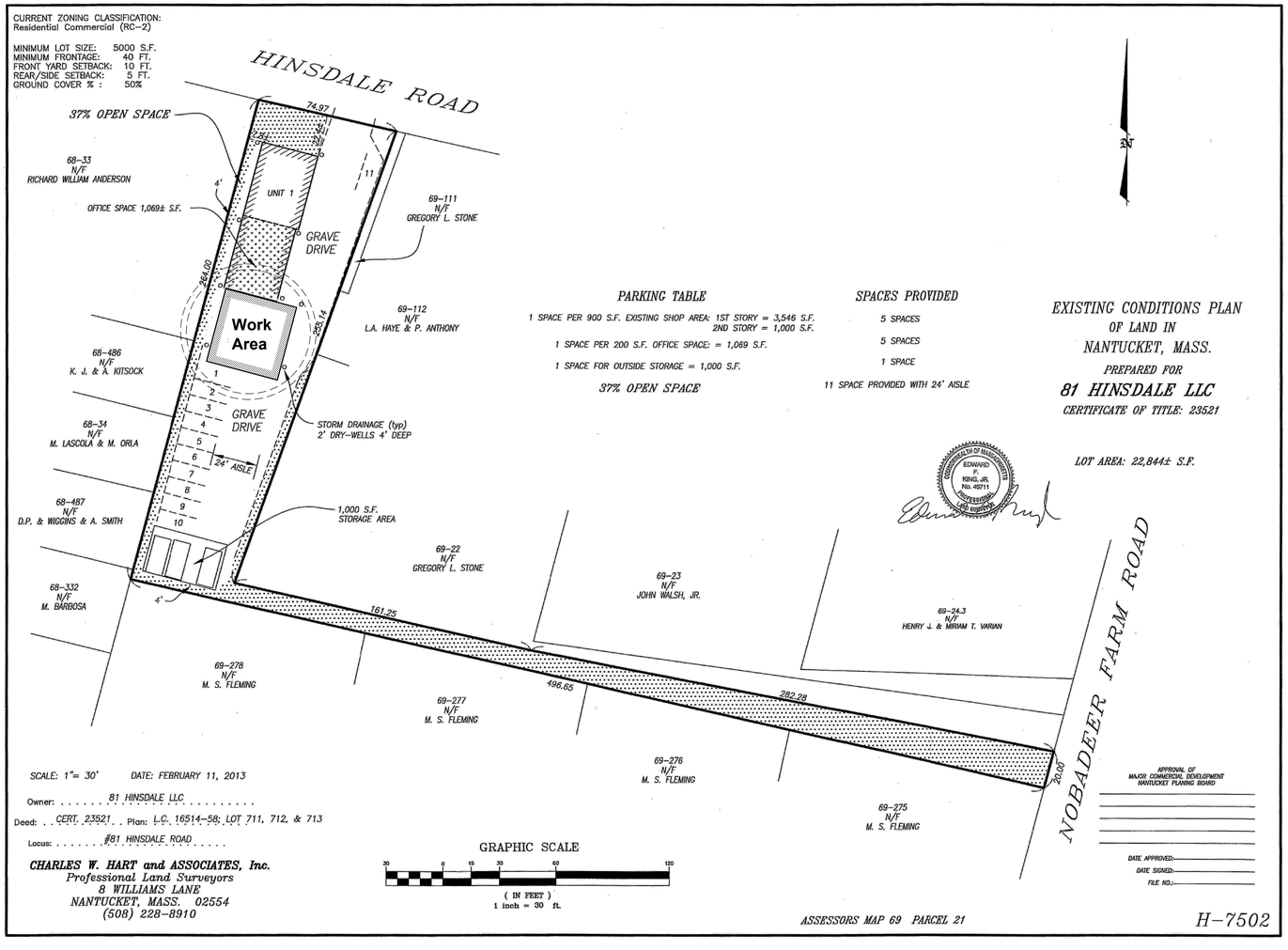
MAP: 69
PARCEL: 21

81 Hinsdale Road

EXTERIOR **WINDOW** SCHEDULE						
Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
Ⓐ	Andersen	TW2846	84"	400 Series Tilt-Wash Double-Hung	6/6	50
Ⓑ	Andersen	TW2832	84"	400 Series Tilt-Wash Double-Hung	6/6	50
Ⓒ	Andersen	A281	108"	400 Series Awning	6 Lite	50
EXTERIOR DOOR SCHEDULE						
Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
Ⓘ	Simpson OE	7944	84"	9-Lite, 2-Panel Thermal Entry	9-Lite	40
Ⓘ	Overhead	9090 Overhead	108"	4-Panel Overhead	n/a	40

General Notes
1. All specifications, colors, quantities, and sizes as shown to be verified in field for size and match prior to order.
2. Confirm all tempered requirements prior to order.





2 Site Plan

Not to Scale

DRAWING INDEX

Cover Sheet & Site Plan	**CO**
Floor Plans	**A1**
Building Elevations	**A2**

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First & Second Floor Plans

81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:

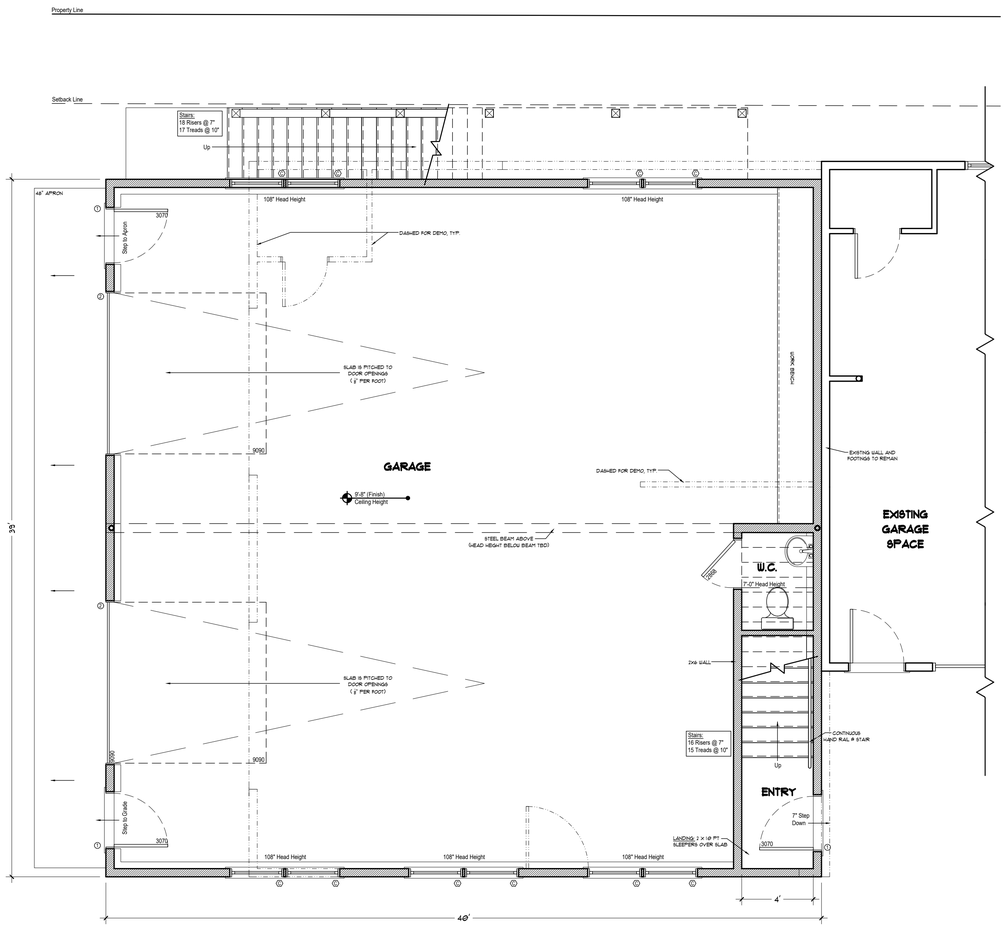
2411-0318

HDC Review
23 January 2025

CO

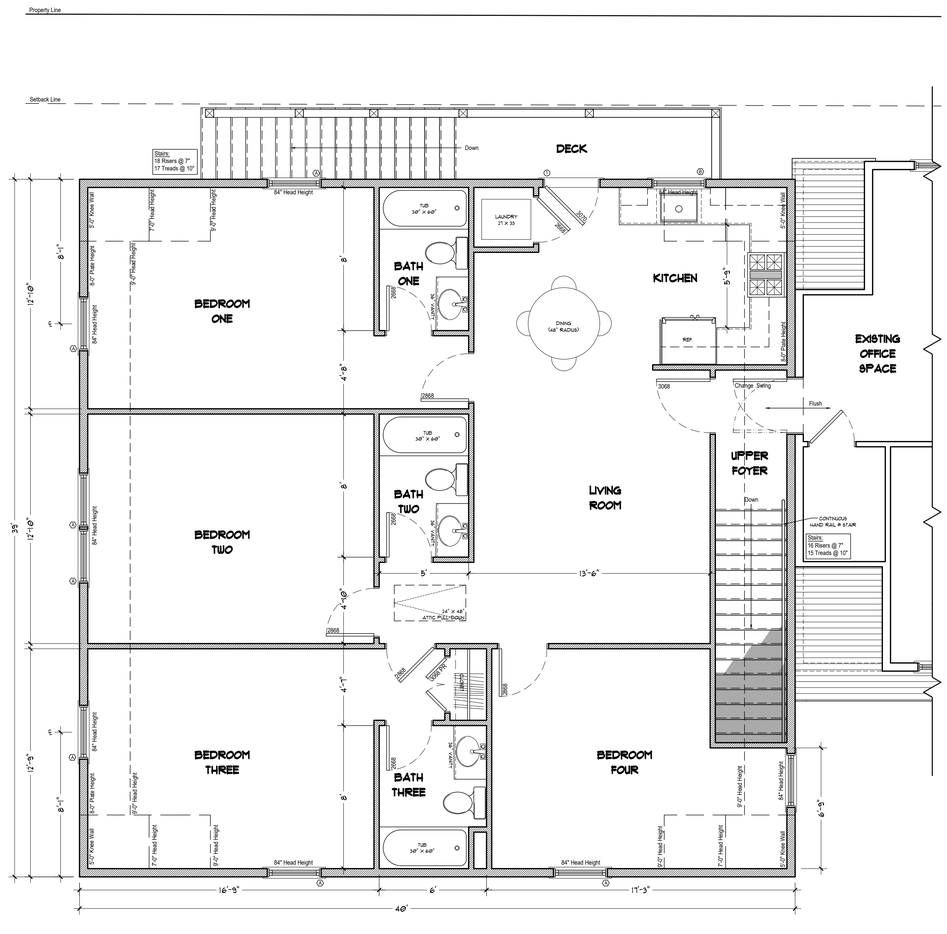
WALL LEGEND:

New Walls
Existing Walls
Demo'd Walls



1 First Floor Plan

1/4" = 1'-0"



2 Second Floor Plan

1/4" = 1'-0"

81 Hinsdale Road

EXTERIOR **WINDOW** SCHEDULE

Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
A	Andersen	TW2846	84"	400 Series Tilt-Wash Double-Hung	6/6	50
B	Andersen	TW2832	84"	400 Series Tilt-Wash Double-Hung	6/6	50
C	Andersen	A281	108"	400 Series Awning	6 Lite	50

EXTERIOR **DOOR** SCHEDULE

Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
1	Simpson QE	7044	84"	9-Lite, 2-Panel Thermal Entry	9-Lite	40
2	Overhead	9090 Overhead	108"	4-Panel Overhead	n/a	40

General Notes
1. All specifications, colors, quantities, and sizes as shown to be verified in field for size and match prior to order.
2. Confirm all tempered requirements prior to order.



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First & Second Floor Plans

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81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

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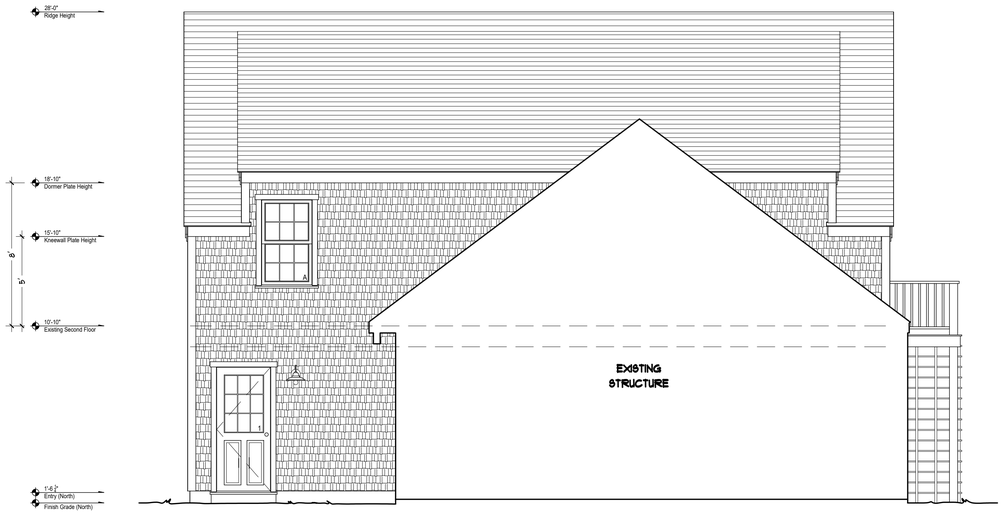
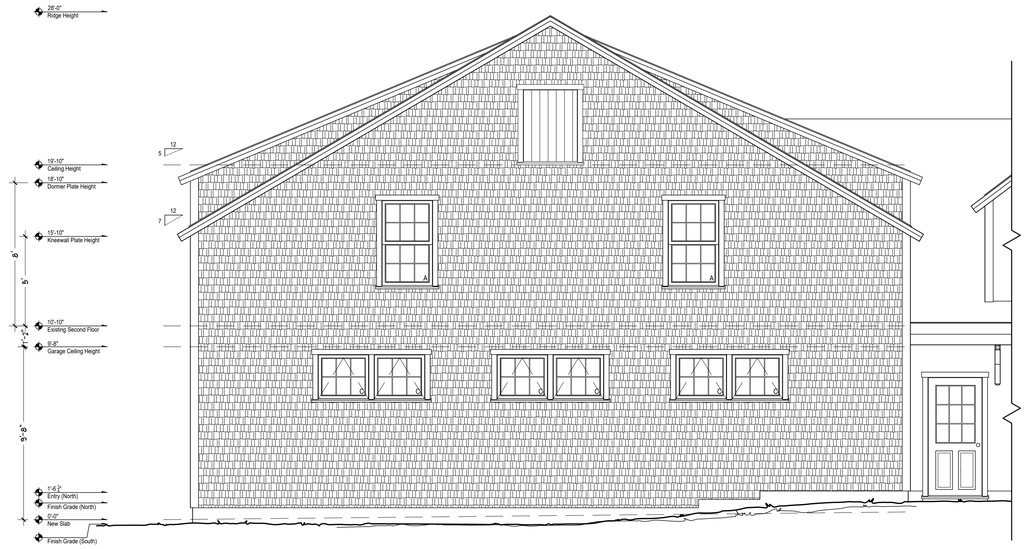
23 January 2025

A1



1 North Elevation

¼" = 1'-0"



2 East Elevation

¼" = 1'-0"



3 South Elevation

¼" = 1'-0"



4 West Elevation

¼" = 1'-0"

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Building Elevations

81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:

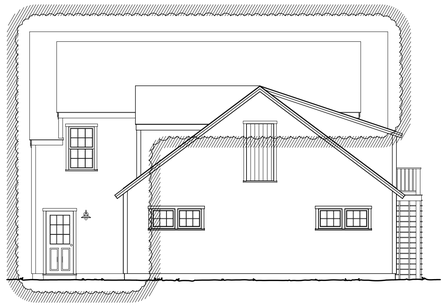
2411-0318

HDC Review
23 January 2025

A2



1 North Elevation - Existing
1/8" = 1'-0"



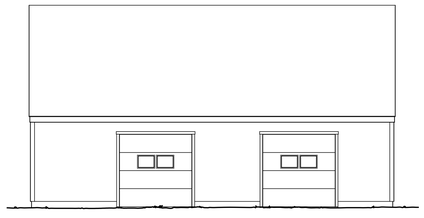
North Elevation - Proposed



2 East Elevation - Existing
1/8" = 1'-0"



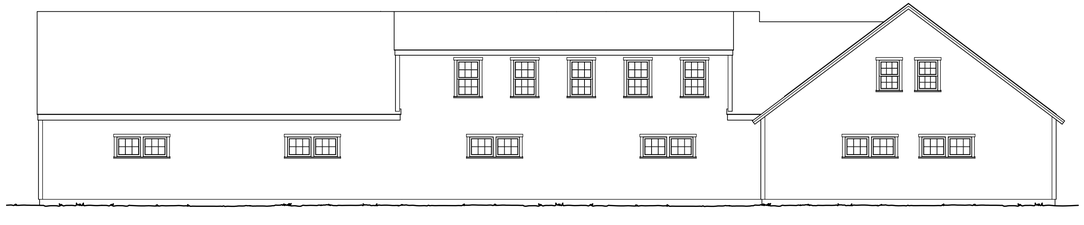
East Elevation - Proposed



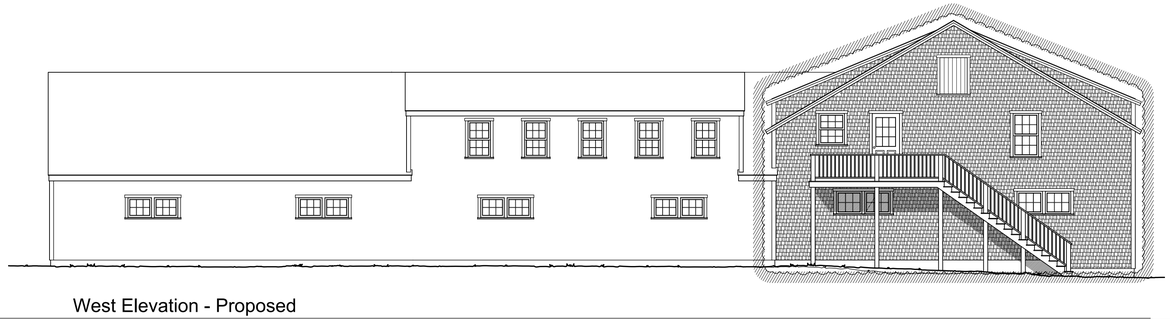
3 South Elevation - Existing
1/8" = 1'-0"



South Elevation - Proposed



4 West Elevation - Existing
1/8" = 1'-0"



West Elevation - Proposed

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Building Elevations - Whole

81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:
2411-0318

HDC Review
23 January 2025

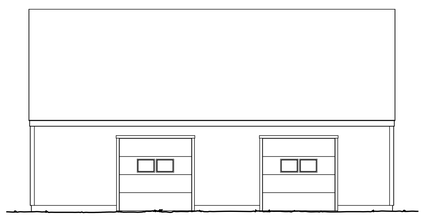
A3



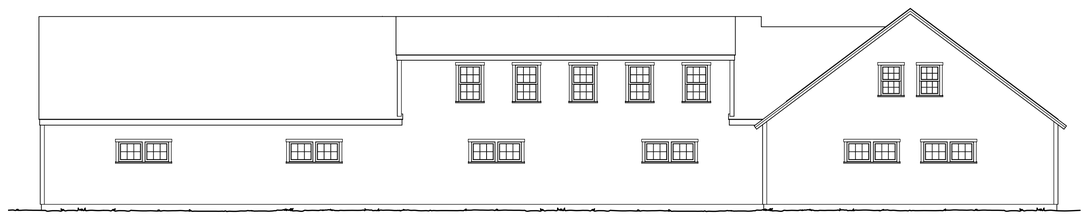
1 North Elevation - Existing
1/8" = 1'-0"



2 East Elevation - Existing
1/8" = 1'-0"



3 South Elevation - Existing
1/8" = 1'-0"



4 West Elevation - Existing
1/8" = 1'-0"

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Building Elevations - Existing

81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:
2411-0318

HDC Review
23 January 2025

EX

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... J&M Landscape Services .....

MAILING ADDRESS.. 81 Hinsdale Road Nantucket, MA 02554 .....

PROPERTY LOCATION..... 81 Hinsdale Road .....

ASSESSORS MAP/PARCEL.. Map 69 / Parcel 21 .....

SUBMITTED BY:... S. M. Roethke Design, 508-825-7588 .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 25, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.11.25 09:40:48 -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	33		VOHS JACOB S & JANETTE D ETAL		79 HINSDALE RD	NANTUCKET	MA	02554	79 HINSDALE RD
68	33	2	ANDERSON RICHARD WILLIAM	SLATE HILL FARM	14 SOUTH DR	MIDDLETON	RI	02840	45 MACYS LN
68	34		JORGENSON REGINA A		4 VESTAL ST	NANTUCKET	MA	02554	41 MACYS LN
68	486		12 BLUEBIRD LANE LLC		19 QUINCY AVE	QUINCY	MA	02169	43 MACYS LN
68	487		FRANCIS MARVIN & DIXON DEBRA ANN		39 MACYS LANE	NANTUCKET	MA	02554	39 MACYS LN
69	1		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	7 NOBADEER FARM RD
69	20		MOREIRA JOAO CARLOS		PO BOX 3102	NANTUCKET	MA	O2584	1 ROSEMARY WY
69	22		STONE GREGORY L		PO BOX 45	SIASCONSET	MA	02564	85 HINSDALE RD
69	81		GREAT HARBOR YACHT CLUB INC		96 WASHINGTON STREET	NANTUCKET	MA	02554	23 NOBADEER FARM RD
69	111		STONE GREGORY L		PO BOX 45	SIASCONSET	MA	02564	HINSDALE RD
69	112		RAMOS ROBERTO O		PO BOX 1784	NANTUCKET	MA	02554	83 HINSDALE RD
69	275		SHARKEY KATHLEEN M		264 VALLEY RIDGE RD	HAVERFORD	PA	19041	3 ROSEMARY WY
69	276		JONES DUANE P		41 NOBADEER FARM RD	NANTUCKET	MA	02554	5 ROSEMARY WY
69	277		FLEMING MARK S		61 OLD SOUTH RD #477	NANTUCKET	MA	02554	7 ROSEMARY WY
69	278		10 ROSEMARY WAY LLC	C/O GLIDDEN & GLIDDEN PC	37 CENTER STREET	NANTUCKET	MA	02554	10 ROSEMARY WY
Count:	**15**								


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Adult Signature Restricted Delivery $
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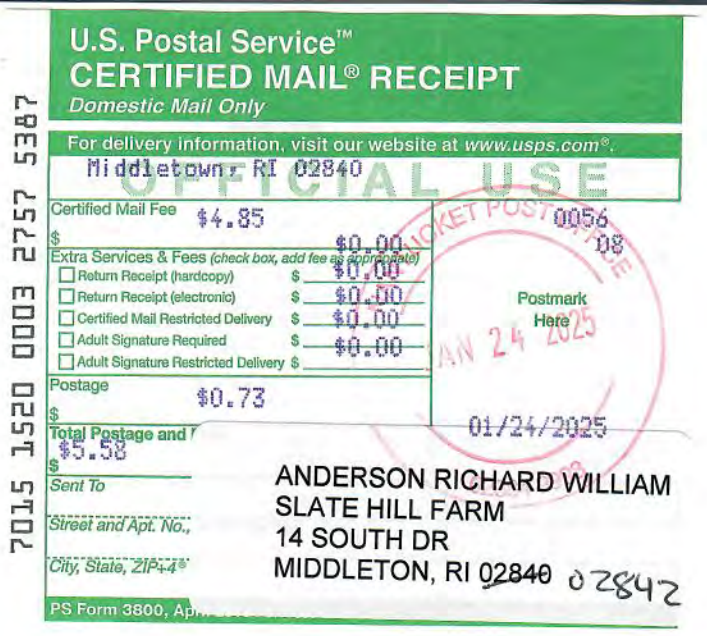
VOHS JACOB S & JANETTE D
ETAL
79 HINSDALE RD
NANTUCKET, MA 02554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ANDERSON RICHARD WILLIAM
SLATE HILL FARM
14 SOUTH DR
MIDDLETON, RI 02840 02842


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JORGENSON REGINA A
4 VESTAL ST
NANTUCKET, MA 02554


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Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
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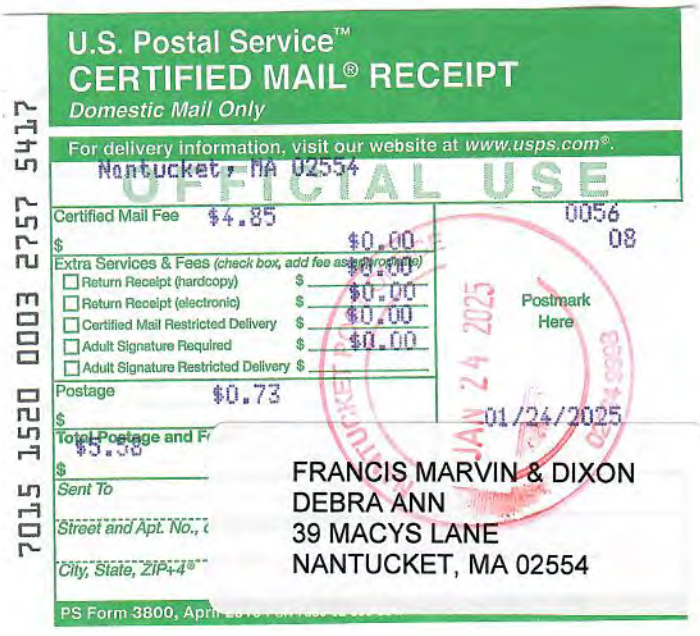
12 BLUEBIRD LANE LLC
19 QUINCY AVE
QUINCY, MA 02169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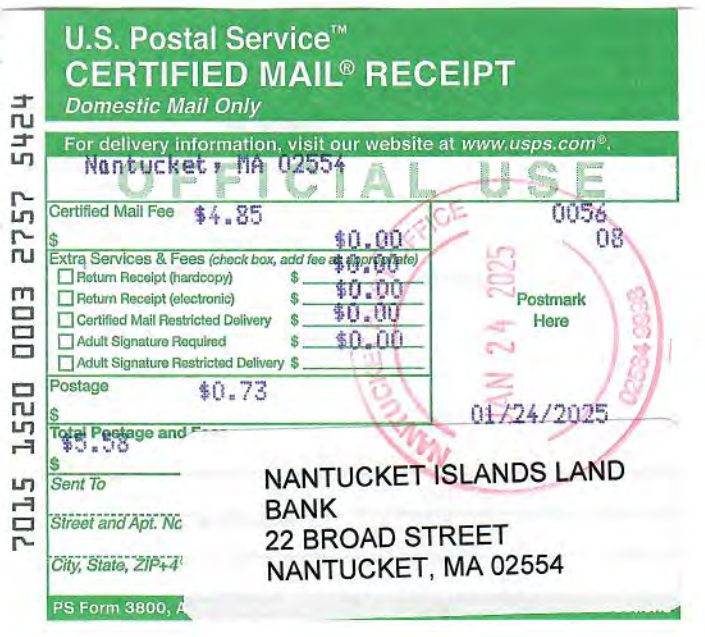
FRANCIS MARVIN & DIXON
DEBRA ANN
39 MACYS LANE
NANTUCKET, MA 02554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NANTUCKET ISLANDS LAND
BANK
22 BROAD STREET
NANTUCKET, MA 02554

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96 WASHINGTON STREET
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NANTUCKET, MA 02554

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- Adult Signature Required $0.00
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STONE GREGORY L
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RAMOS ROBERTO O
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SHARKEY KATHLEEN M
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264 VALLEY RIDGE RD
City, State, ZIP+4®
HAVERFORD, PA 19041

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Postage $0.73

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FLEMING MARK S
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61 OLD SOUTH RD #477
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- Adult Signature Required $0.00
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10 ROSEMARY WAY LLC
Street and Apt. N
C/O GLIDDEN & GLIDDEN PC
City, State, ZIP+
37 CENTER STREET
NANTUCKET, MA 02554

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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:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party 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 completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. 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.

If you have any questions, please contact the HDC office at (508) 228-7231.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

REVISED April 2001

332 Madaket Rd 60/100 12.12.2022

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:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 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.

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.

WI 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd. (Main House)

Owner of record: The Whole Spread. LLC

Mailing Address: 332 Madaket Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: admin@emeritus.com E-mail: 508 325 4995

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2024-09-111121
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Add deck guardrails

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 Add deck guardrails
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) n/a Roof Natural
Trim White Sash White Doors n/a
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 1/27/25 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

December 7, 2022

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 on the following statement:

I Michael J. Farello, 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)



December 12, 2022

Signature Date

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 Emeritus Development

AS AGENT FOR The Whole Spread, LLC

STREET ADDRESS 332 Madaket Rd

MAP/PARCEL 60/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

01.27.25

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.

Alex Bagmets — 01.27.25

Signature — Date

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

01.27.25

HDC SUBMISSION



Locus Map

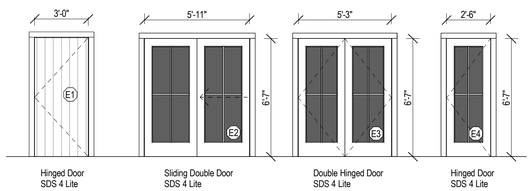


Satellite View

Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | (3) Awning or Casement SDL 4 Lite | (2) Awning SDL 4 Lite | Awning SDL 4 Lite

Window Legend

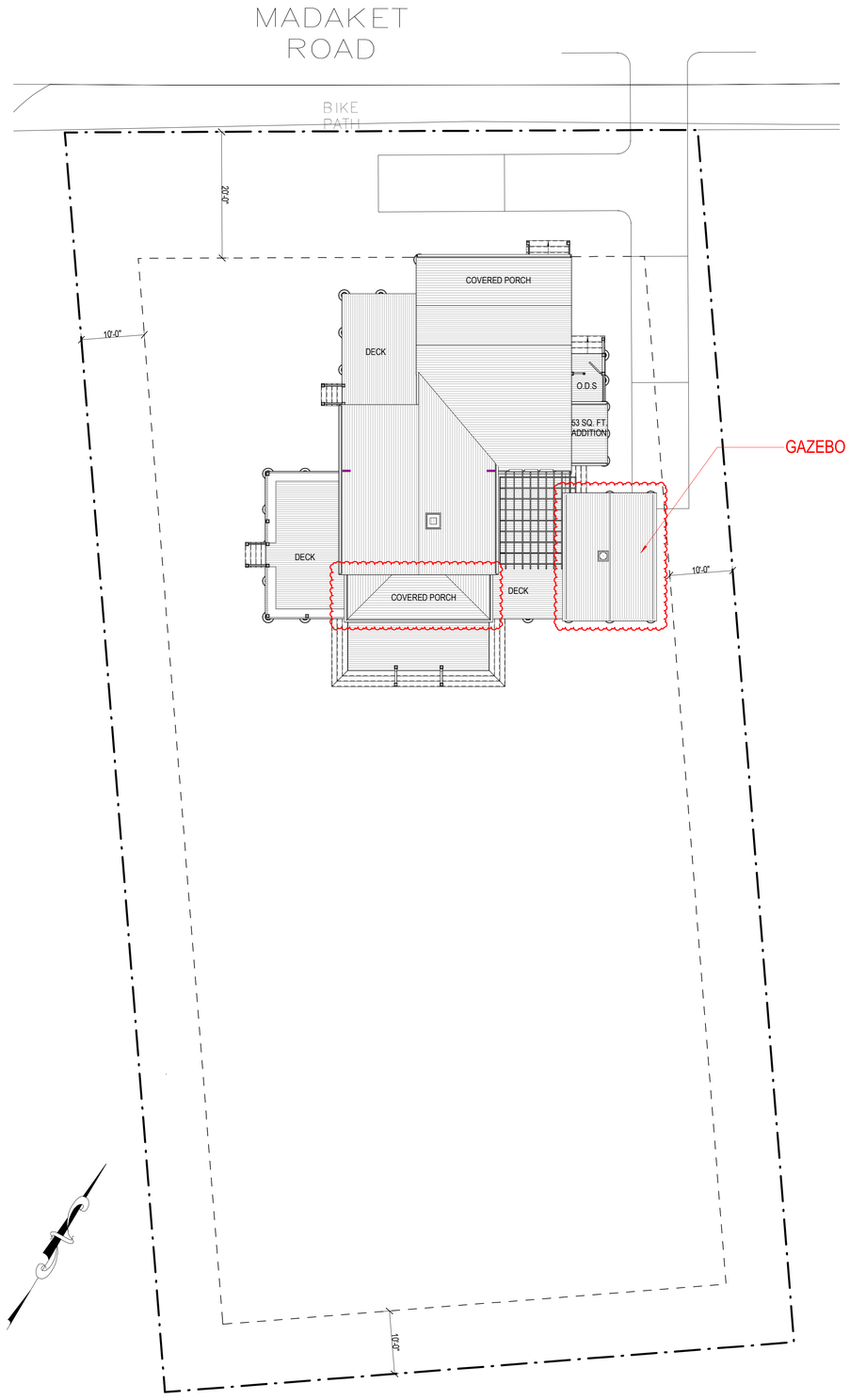
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Hinged Door SDS 4 Lite | Sliding Double Door SDS 4 Lite | Double Hinged Door SDS 4 Lite | Hinged Door SDS 4 Lite

Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	2	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



Site Plan
3/32" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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Revisions

Revision 1 — Date 1

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G.1.1

2227

INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
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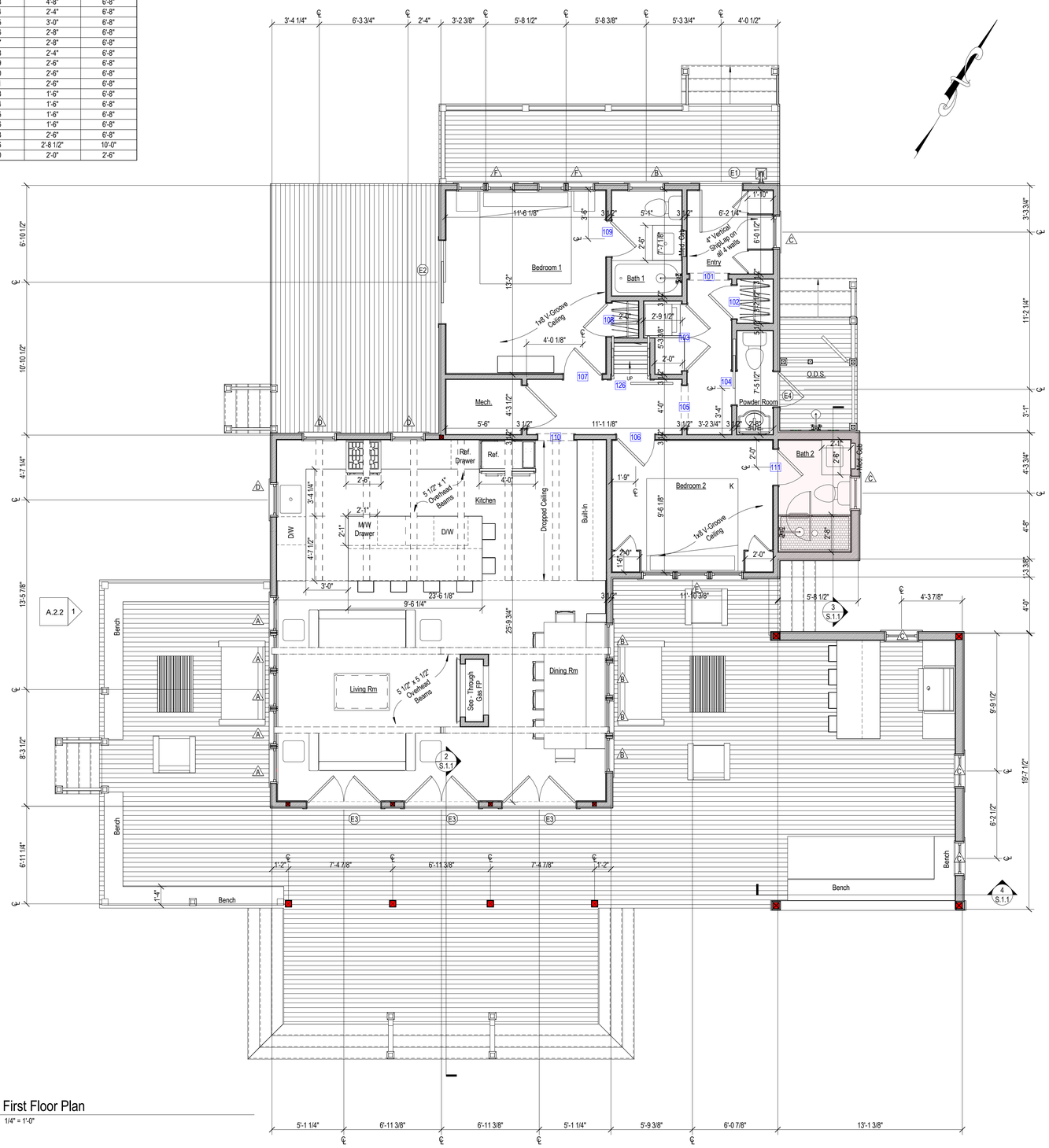
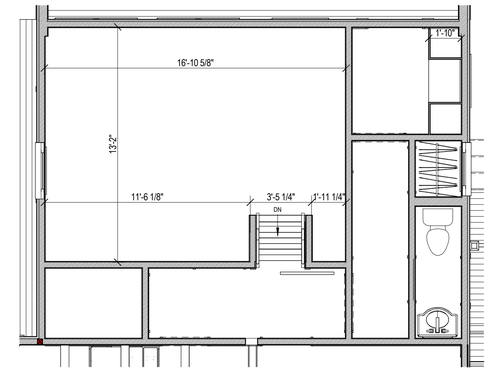
123	2'-6"	6'-8"
126	2'-8 1/2"	10'-0"
130	2'-0"	2'-6"

01.27.25

HDC SUBMISSION



1 First Floor Plan
1/4" = 1'-0"



2 Loft Plan
1/4" = 1'-0"

11 A.2.1

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2227

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First Floor Plan

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A.1.1

2227

01.27.25

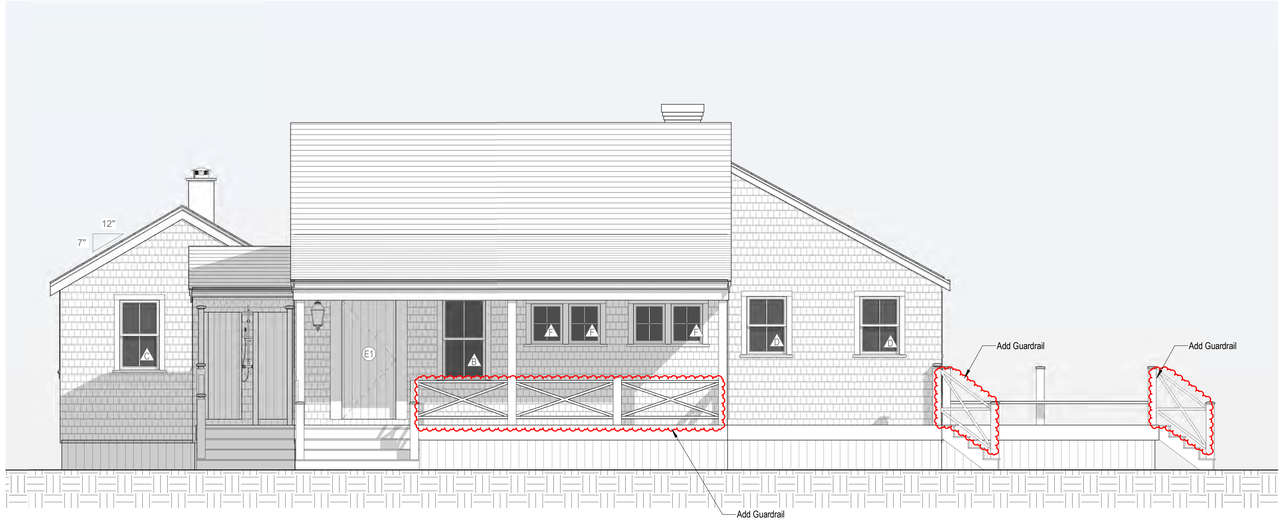
HDC SUBMISSION



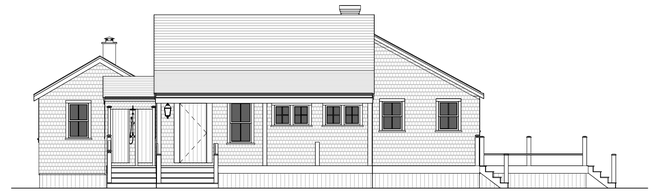
1 Proposed East Elevation
1/4" = 1'-0"



HDC Approved East Elevation
1/8" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



HDC Approved North Elevation
1/8" = 1'-0"

2227

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Exterior Elevations

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A.2.1

2227

01.27.25



4 Proposed West Elevation
1/4" = 1'-0"



HDC Approved West Elevation
1/8" = 1'-0"

HDC SUBMISSION



3 Proposed South Elevation
1/4" = 1'-0"



HDC Approved South Elevation
1/8" = 1'-0"

2227

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Exterior Elevations

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A.2.2

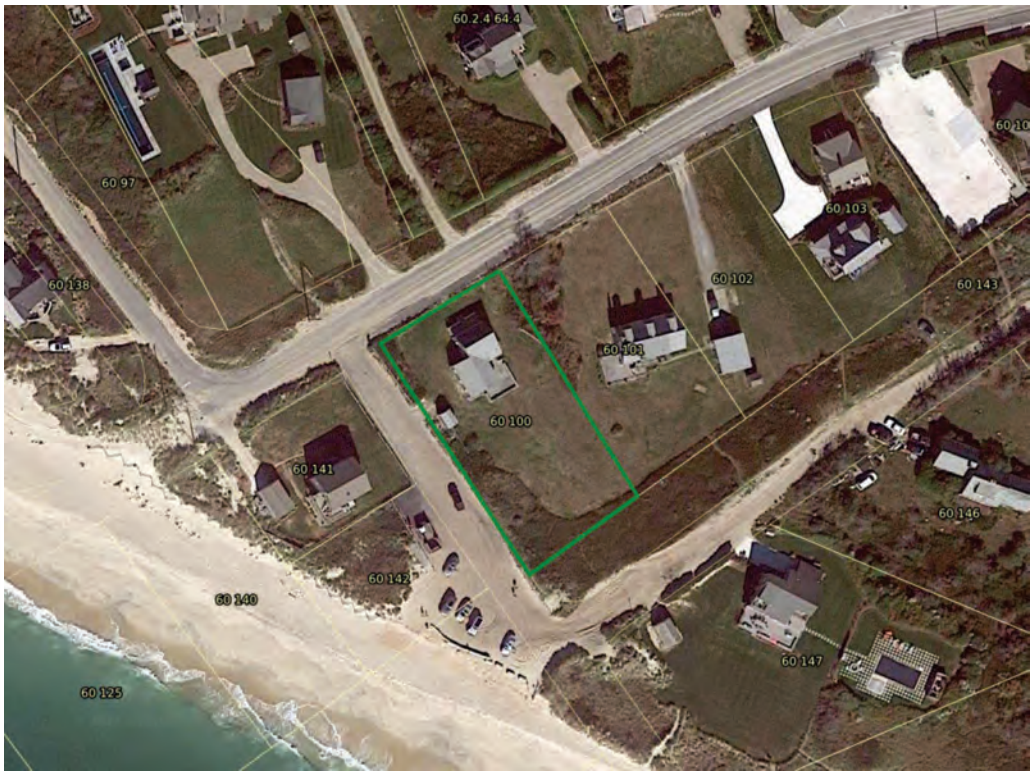
2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554



Locus Map



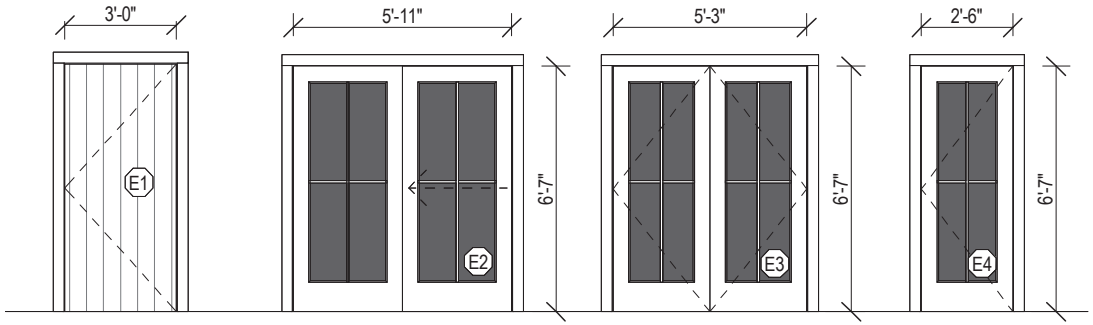
Satellite View



Double Hung	Double Hung	Double Hung	Double Hung	(3) Awning or Casement	(2) Awning	Awning
SDL	SDL	SDL	SDL	SDL	SDL	SDL
4 Lite	4 Lite	4 Lite	4 Lite	4 Lite	4 Lite	4 Lite

Window Legend

WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Hinged Door	Sliding Double Door	Double Hinged Door	Hinged Door
SDS 4 Lite	SDS 4 Lite	SDS 4 Lite	SDS 4 Lite

Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	2	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
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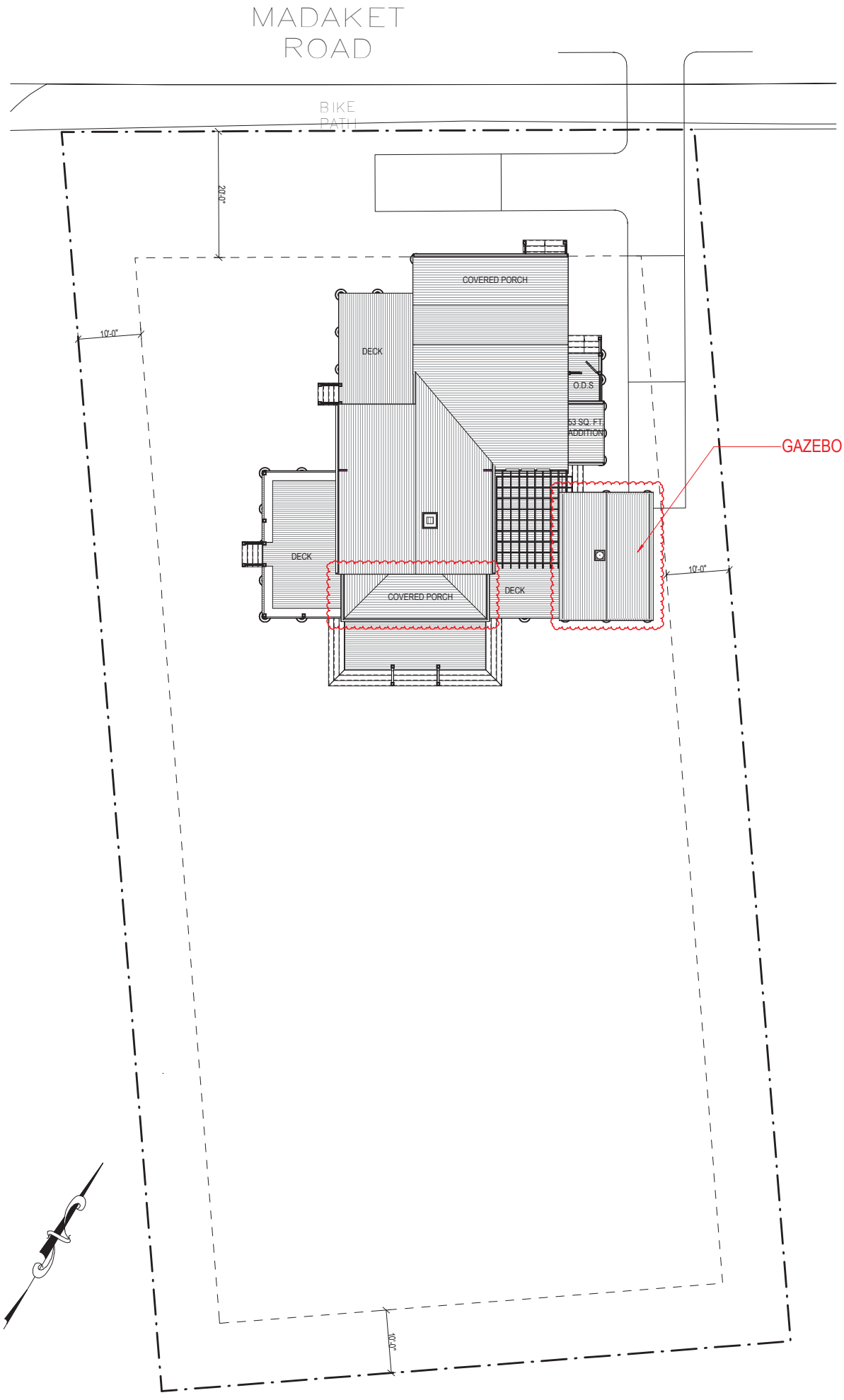
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



Site Plan

3/32" = 1'-0"

INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
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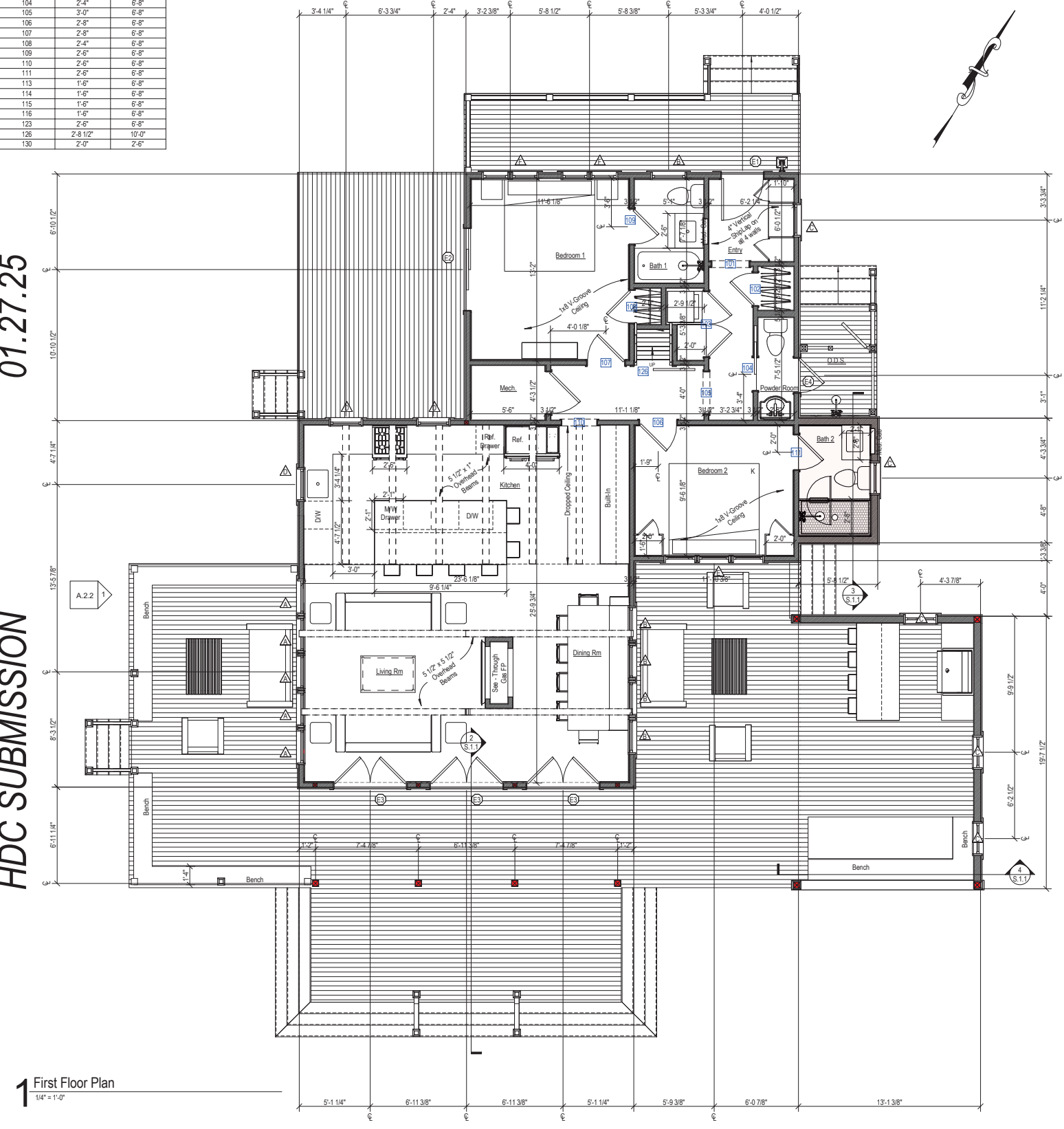
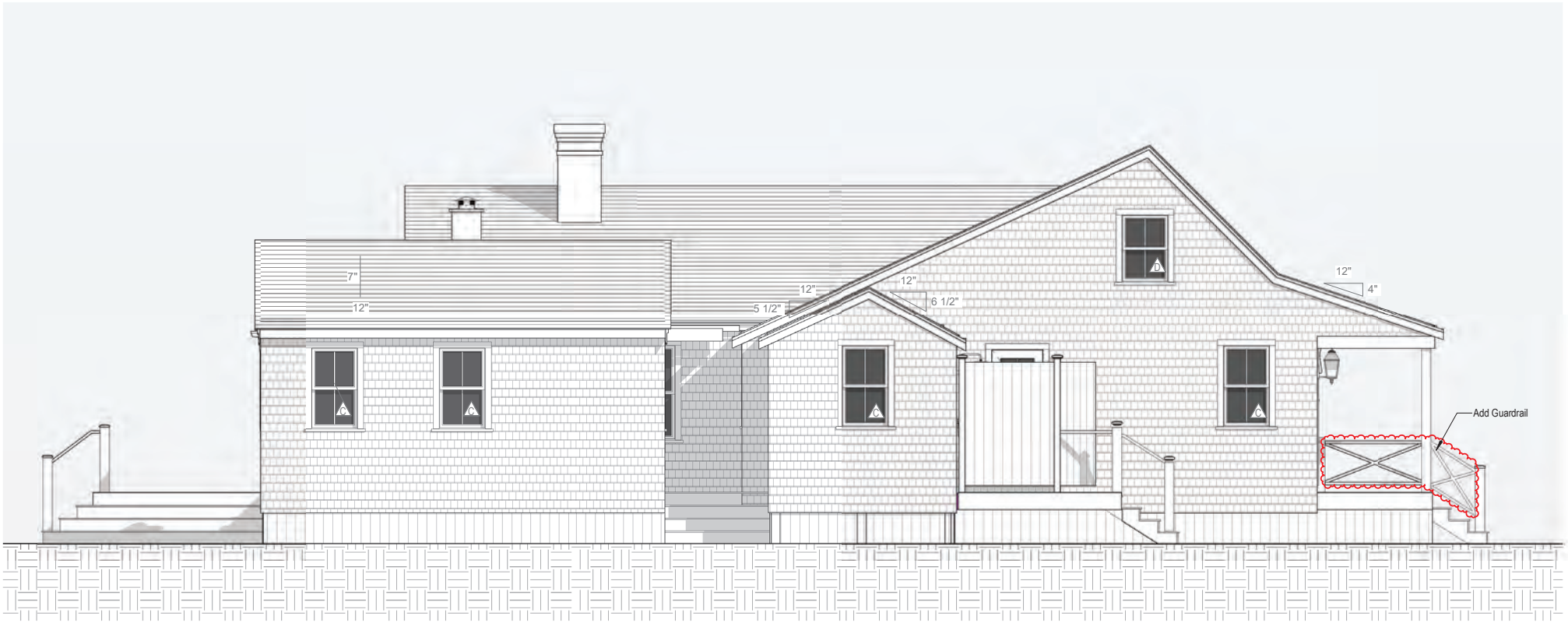


1 First Floor Plan
1/4" = 1'-0"

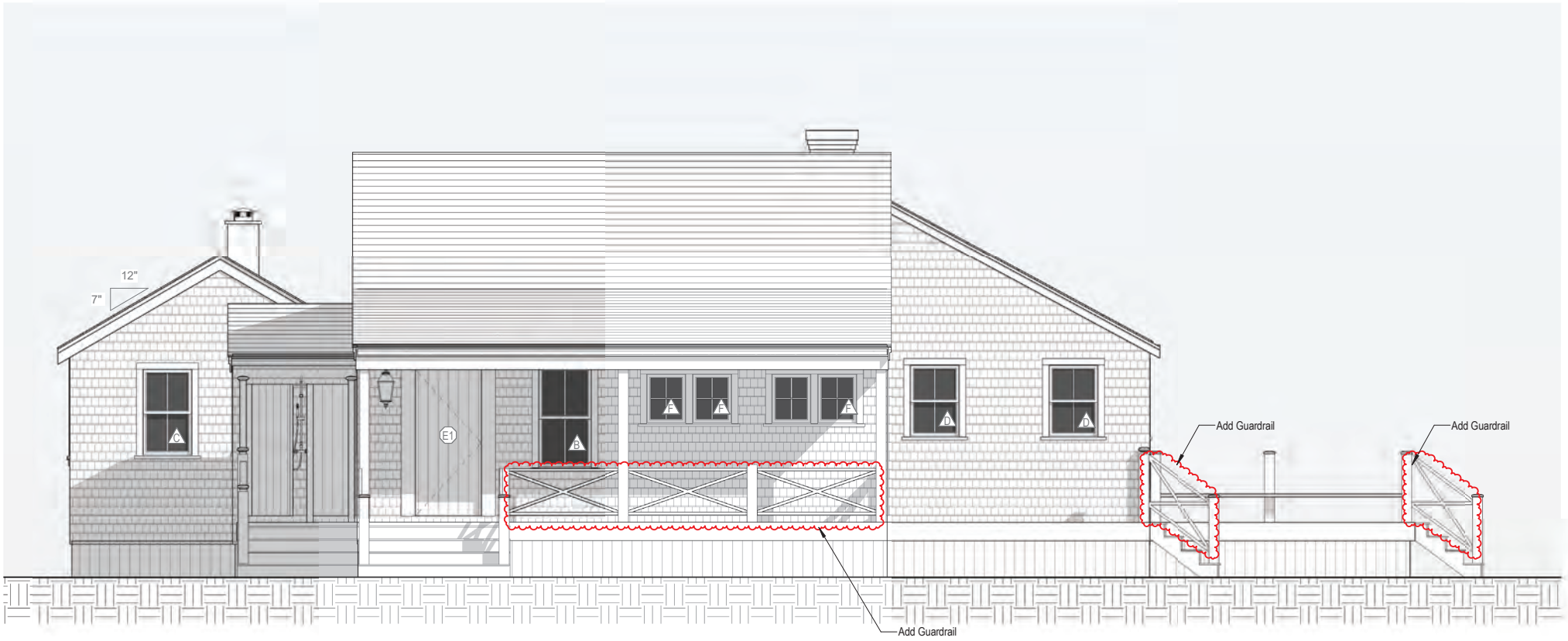
01.27.25

HDC SUBMISSION



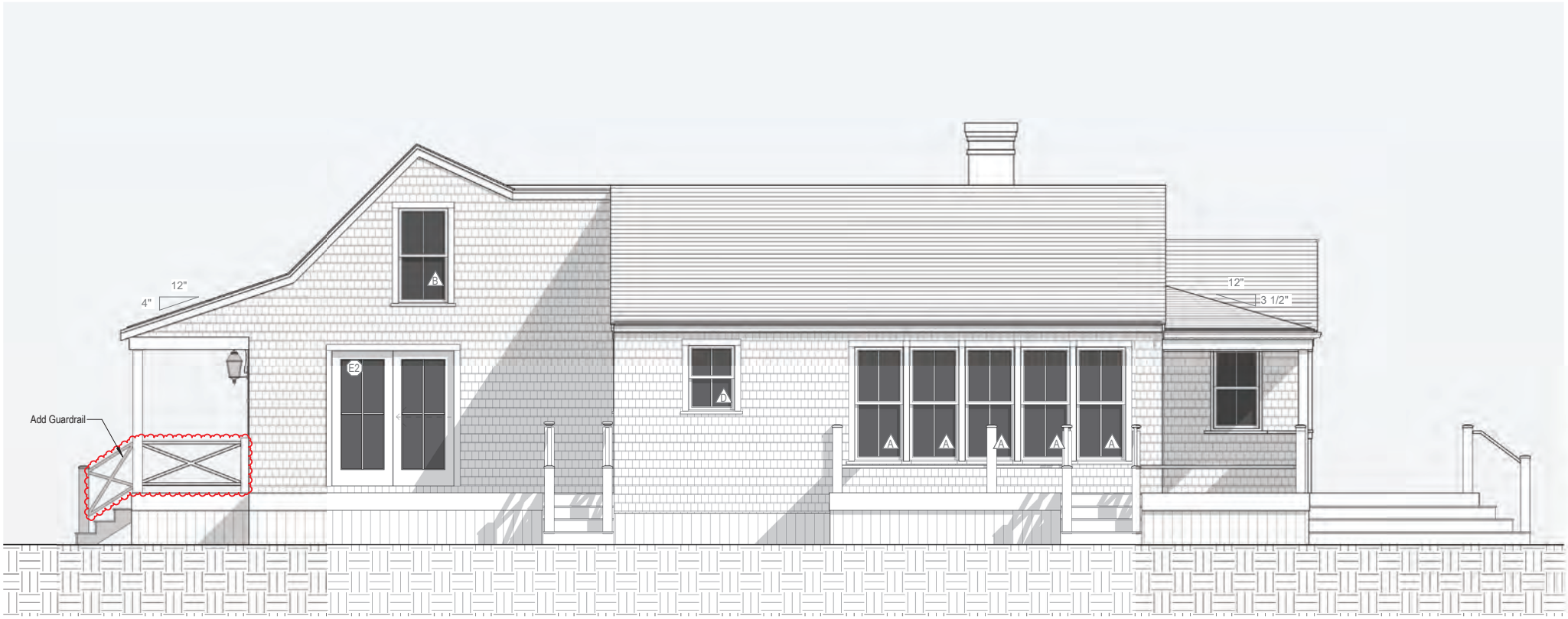
1 Proposed East Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"



4 Proposed West Elevation
1/4" = 1'-0"



3 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 10/22/24

HDC2024-09-11121

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY 001354

Date application received: 9/9/24 Fee Paid: $50

Must be acted on by: 11/8/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-01-7660
☐ Pool (Zoning District ____) ☐ Roof ☑ Other attached gazebo

REVERT TO ORIGINAL PROPOSAL TO INCLUDE ENCLOSED AREA WITH LINEN UNDERNEATH

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 0
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 338 sf ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South " East " West "

Height of ridge above final finish grade: North 15' South " East " West "

Additional Remarks CONTRIBUTING

Historic Name: "THE SEAGULL"

Original Date: 1967

Original Builder: HDC SURVEY NAN. 1053

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation add attached gazebo
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 7 /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 5½" Rake 3½" Soffit (Overhang) 11" Corner boards _____ Frieze 3½"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors N/A
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

10.31.24

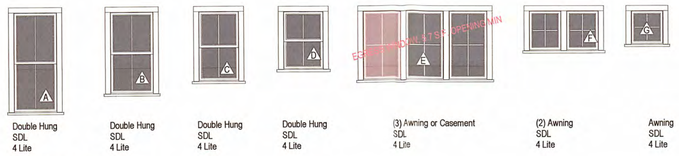
HDC ATS SUBMISSION



Locus Map



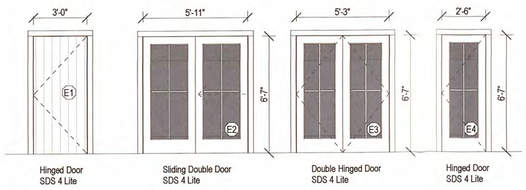
Satellite View



Window Legend

WINDOW SCHEDULE

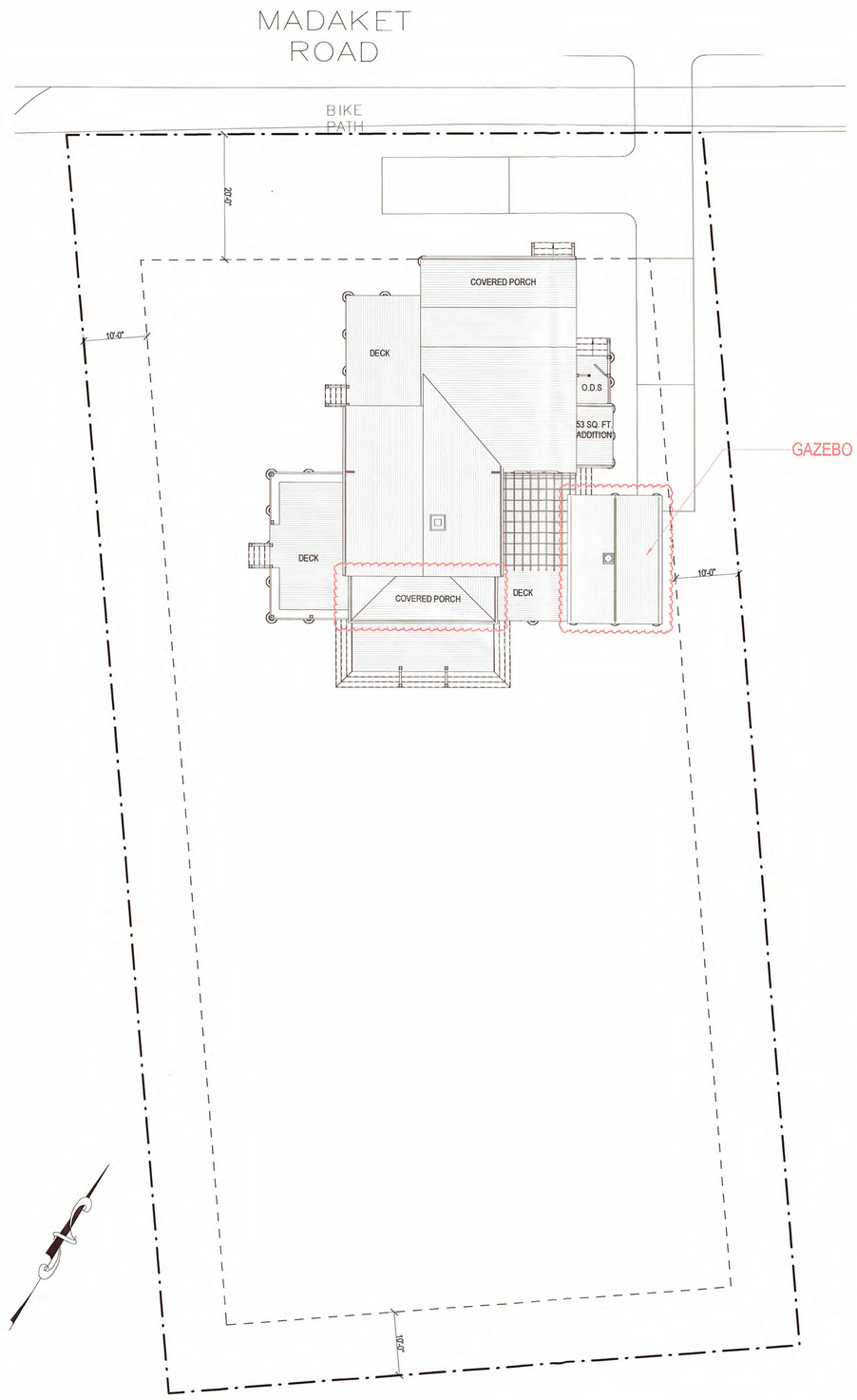
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	2	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



Site Plan
3/32" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.103 ROOF & LOFT FRAMING PLANS
D.101 LIVING & DINING INT. ELEVATIONS

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Revisions

Revision 1	Date 1

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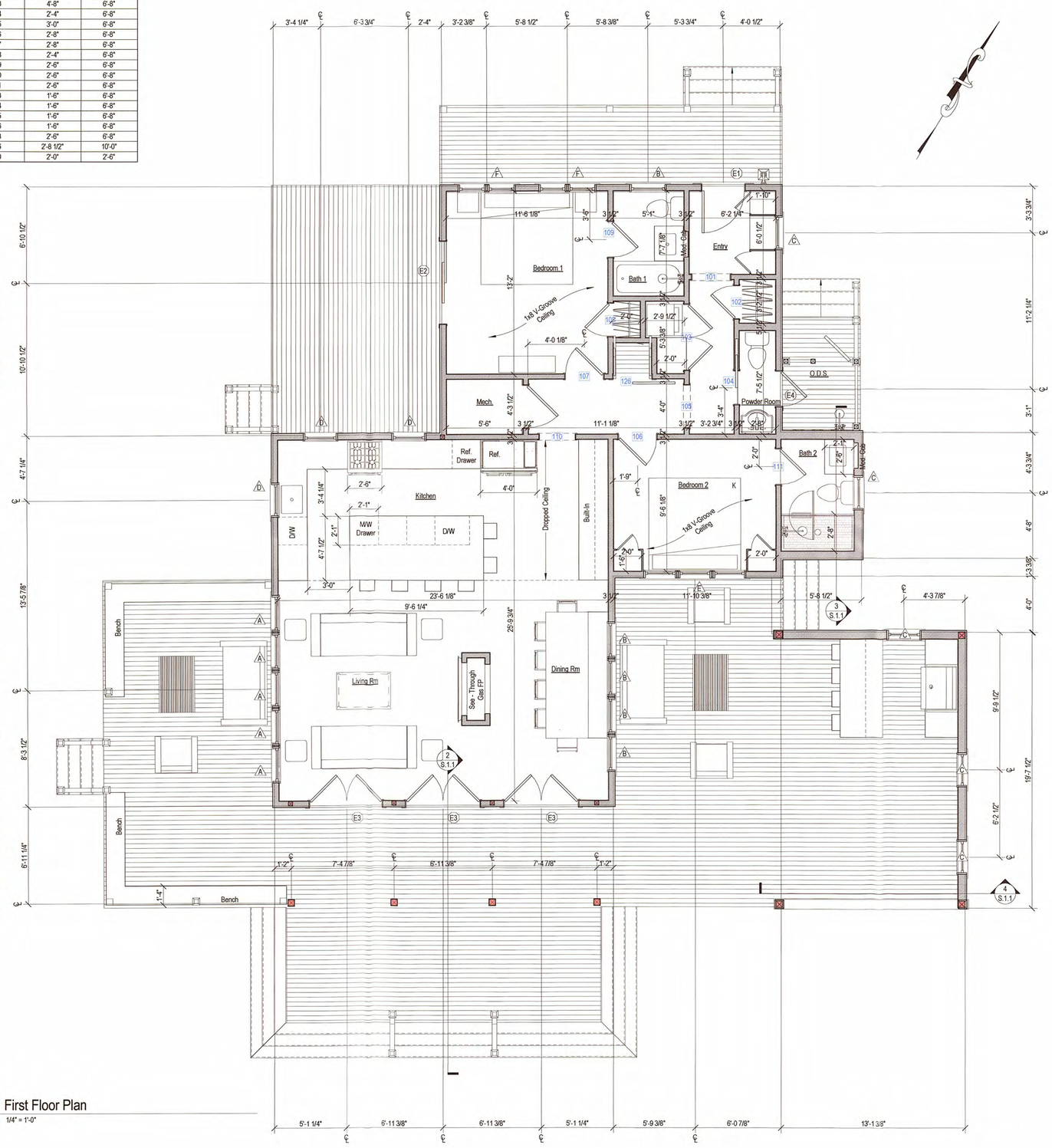
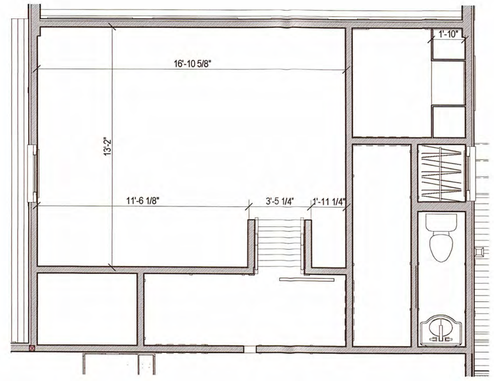
G.1.1

2227

INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
108	2'-4"	6'-8"
109	2'-6"	6'-8"
110	2'-6"	6'-8"
111	2'-6"	6'-8"
113	1'-6"	6'-8"
114	1'-6"	6'-8"
115	1'-6"	6'-8"
116	1'-6"	6'-8"
123	2'-6"	6'-8"
126	2'-8 1/2"	10'-0"
130	2'-0"	2'-6"



1 First Floor Plan
1/4" = 1'-0"



2 Loft Plan
1/4" = 1'-0"

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

10.31.24

HDC ATS SUBMISSION

2227

The Whole Spread, LLC

332 Macaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
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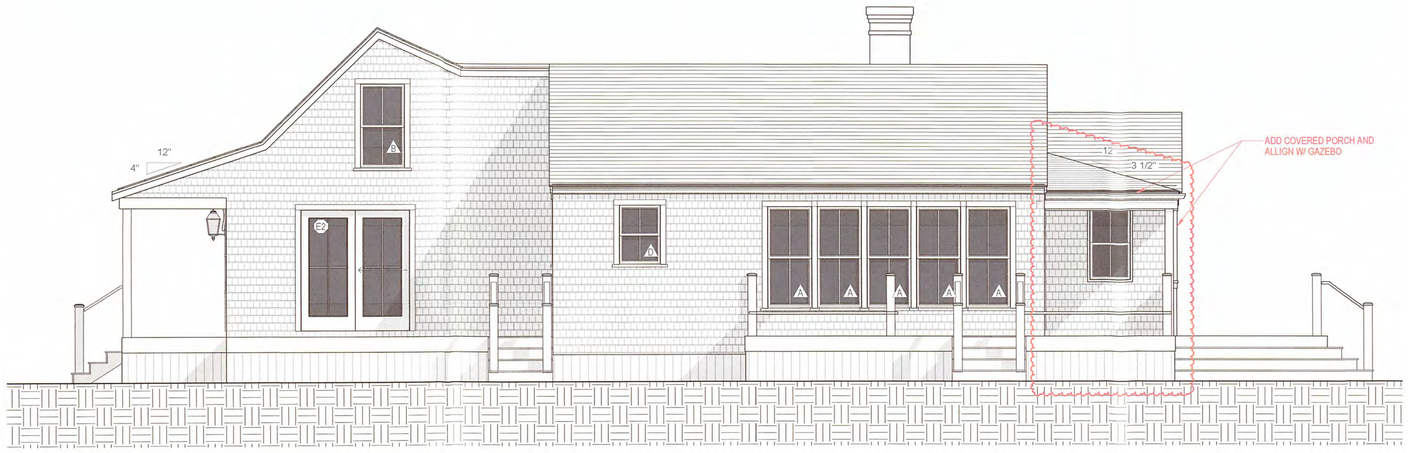
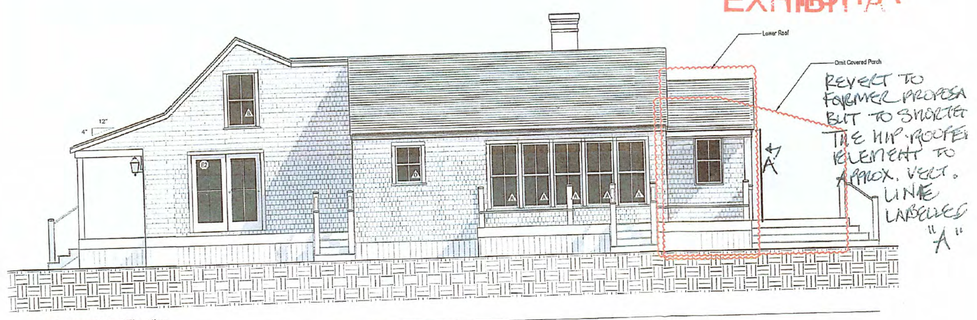


4 Proposed West Elevation
1/4" = 1'-0"

EXHIBIT A



4 Proposed West Elevation
1/4" = 1'-0"

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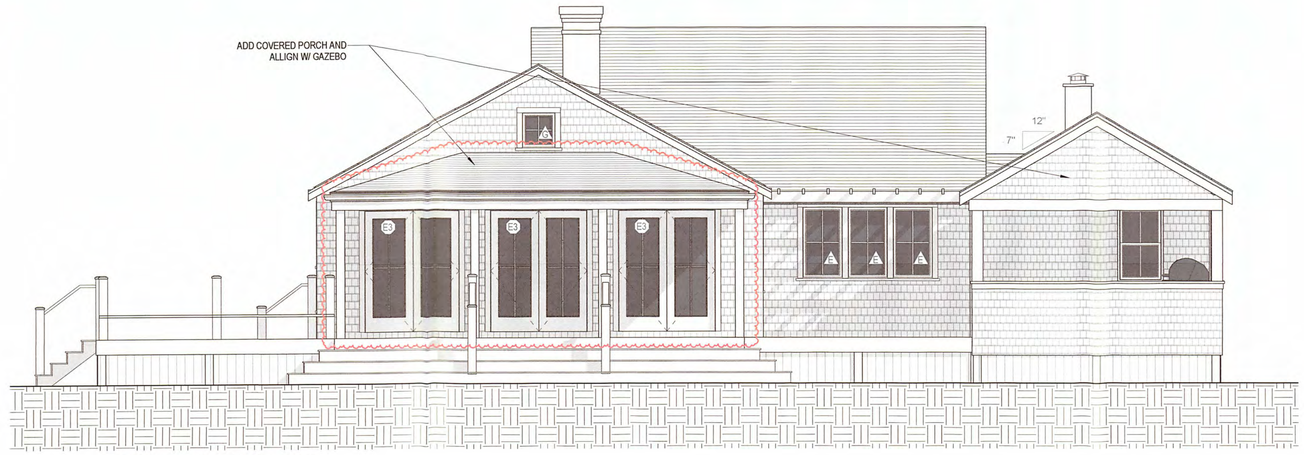

3 Proposed South Elevation
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
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Proposed G.C.:	671 s.f. & 53 sq. ft.
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Revisions

Revision 1 Date 1

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A.2.2
2227

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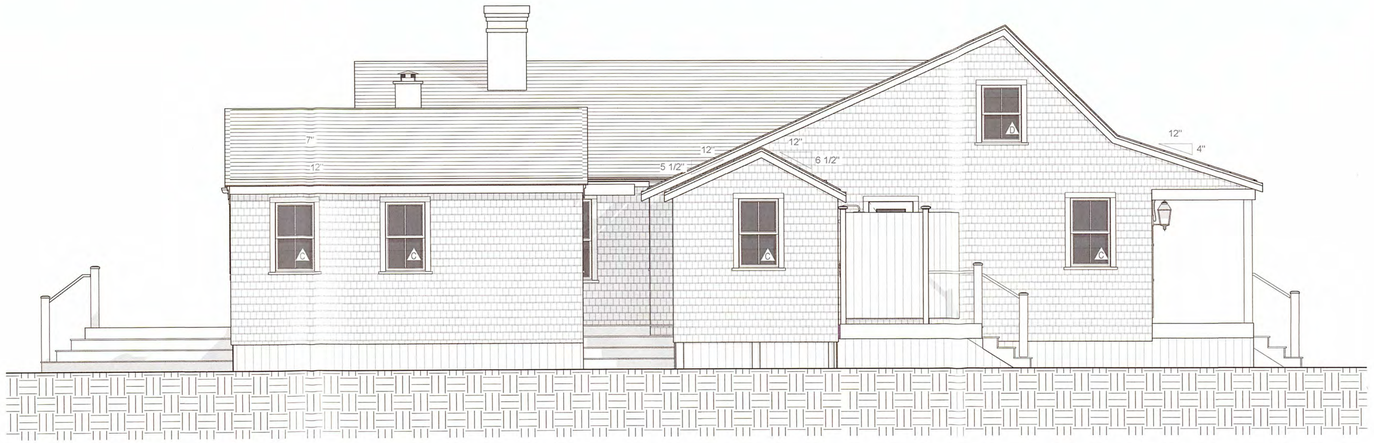
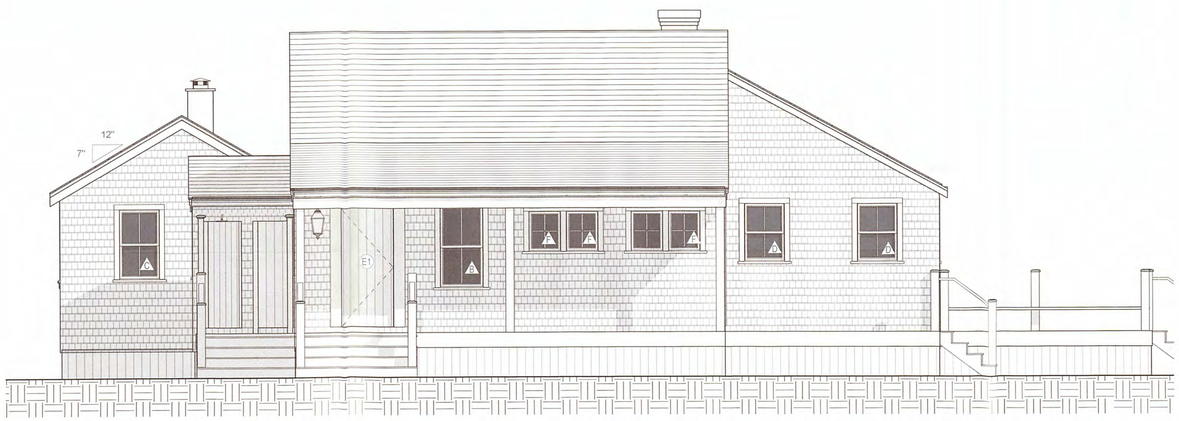


3 Proposed East Elevation
1/4" = 1'-0"



4 Proposed North Elevation
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
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A.2.1
2227

One Osprey Way
cottage addtion

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.

$ 179.60 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)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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1360 Summit Drive

City, State, ZIP+4®
Watkinsville, GA 30677

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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5330 Chambrey Court

City, State, ZIP+4®
Colorado Springs CO 80919

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Street and Apt. No., or PO Box No.
5330 Chambrey Court

City, State, ZIP+4®
Colorado Springs CO 80919

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: One Osprey Way

Tax Map Number: 65 Parcel Number: 19

Owner of Record: Osprey Way Real Estate Trust

Description of Proposal: Cottage Addition

Anticipated HDC Submission Date: January 27, 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.... Osprey Way Real Estate Trust

MAILING ADDRESS 4 North Water Street Nantucket, MA 02554

PROPERTY LOCATION... One Osprey Way

ASSESSORS MAP/PARCEL 65/19

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.

January 21, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.21 11:11:00 -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
65	20		BARTLETT HENRY D TR	BARTLETT FAMILY TRUST	5330 CHAMBREY COURT	COLORADO SPRINGS	CO	80919	211 HUMMOCK POND RD
65	20	1	BARTLETT HENRY D TR	BARTLETT FAMILY TRUST	5330 CHAMBREY CT	COLORAD0 SPRINGS	CO	80919	219 HUMMOCK POND RD
82	5		MABBS EDWARD C & MARGARET E	C/O MEGHAN NAGEN BOENIG	1360 SUMMIT DR	WATKINSVILLE	GA	30677	3 OSPREY WY
Count:	**3**								

BARTLETT HENRY D TR
BARTLETT FAMILY TRUST
5330 CHAMBREY COURT
COLORADO SPRINGS, CO 80919

BARTLETT HENRY D TR
BARTLETT FAMILY TRUST
5330 CHAMBREY CT
COLORAD0 SPRINGS, CO 80919

MABBS EDWARD C & MARGARET E
C/O MEGHAN NAGEN BOENIG
1360 SUMMIT DR
WATKINSVILLE, GA 30677

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 19

Street & Number of Proposed Work: One Osprey Way

Owner of record: Osprey Way Real Estate Trust

Mailing Address: 4 North Water Street
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: 36'-0½" Sq. Footage 1st floor: 562.5 Decks/Patio: Size: 283.75 sf. ☑ 1st floor ☐ 2nd floor
Width: 35'-0" Sq. footage 2nd floor: 335.5 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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: 2002

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New Addition + Renovation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 3¾" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other 4/12 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) TME

Leaders (material and size): TME

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) · Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 5/4 x 4 Corner boards 5/4 x 6 Frieze 1x9
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 5x5

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 6 Lite / Vertical Board Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Natural (TME) Sash Green (TME) Doors Green (TME)
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/24/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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Locus Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



L-1.2

ID #

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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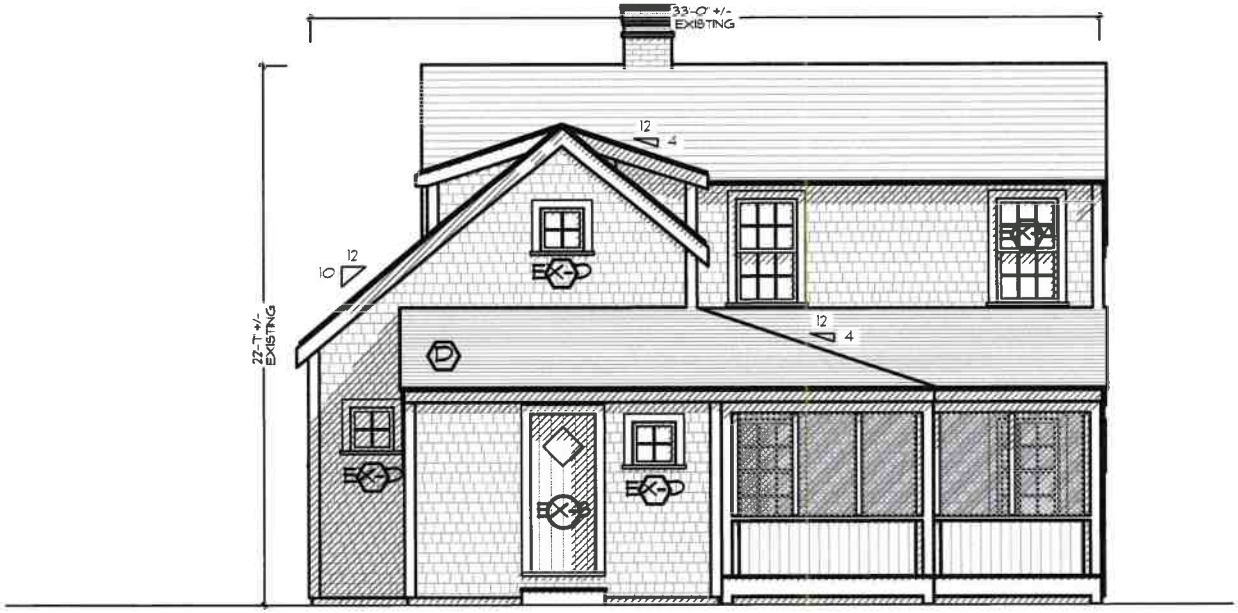
Site Plan

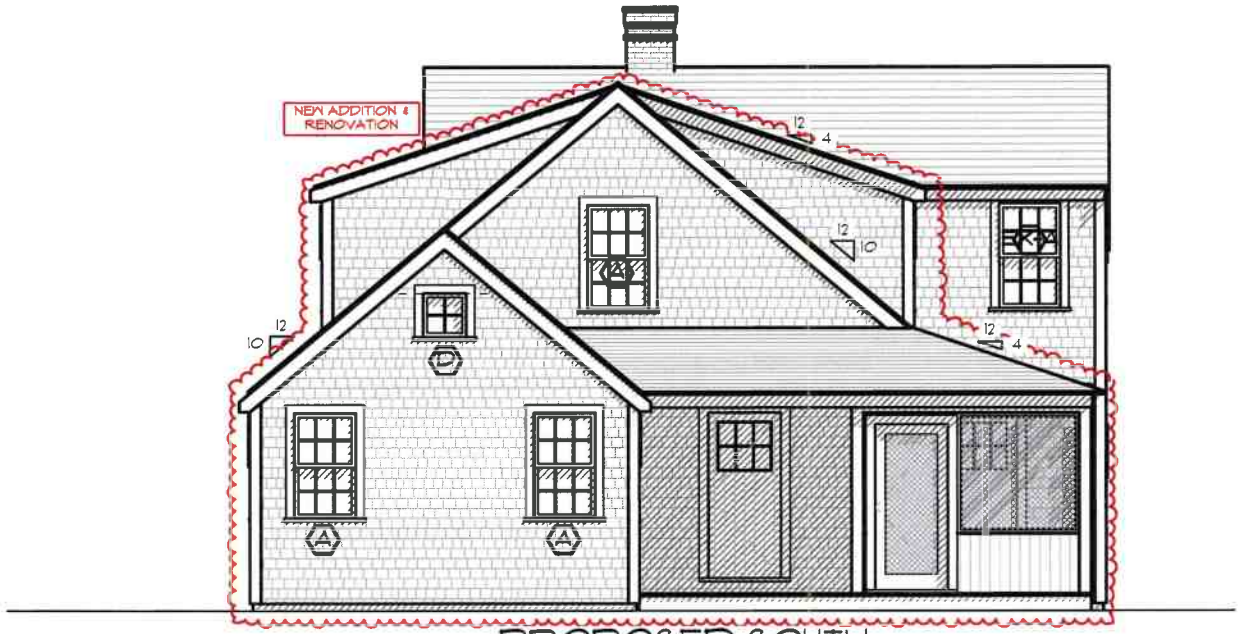
DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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

DATE REVISIONS

South Elevation

Cottage at
One Osprey Way
Nantucket, MA 02554
MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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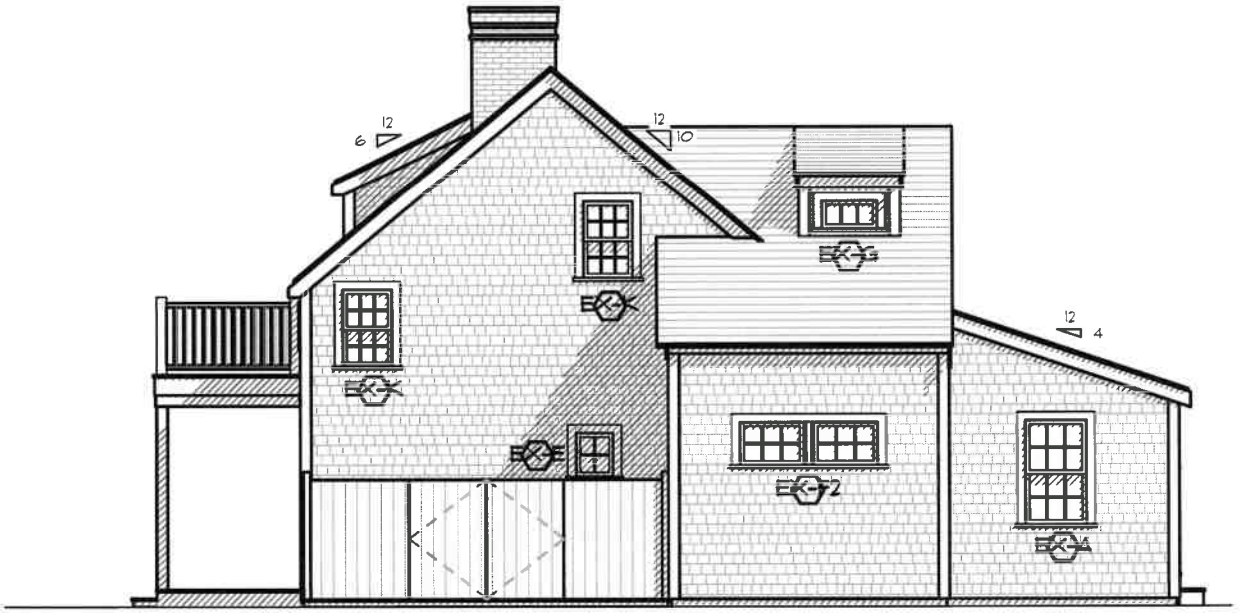
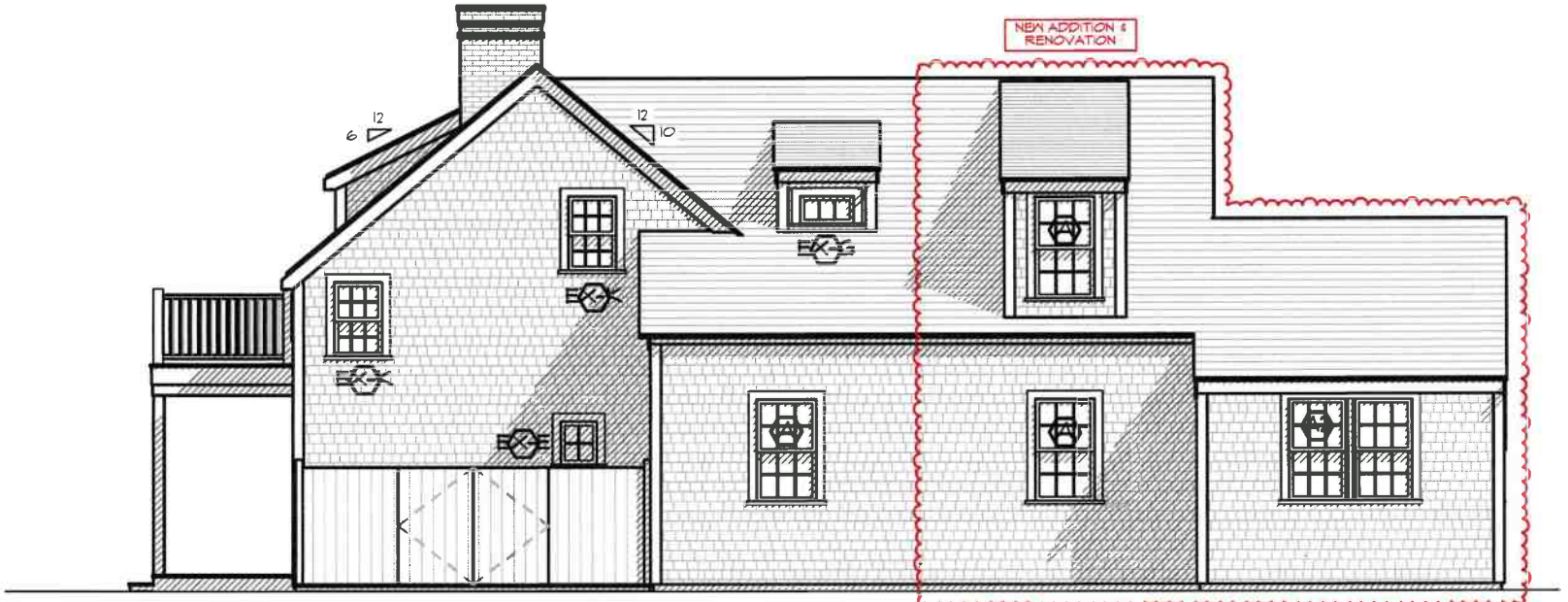
A-2.1



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 85 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 1543

DATE REVISIONS

West Elevation

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

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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

North Elevation

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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DATE | REVISIONS

East Elevation

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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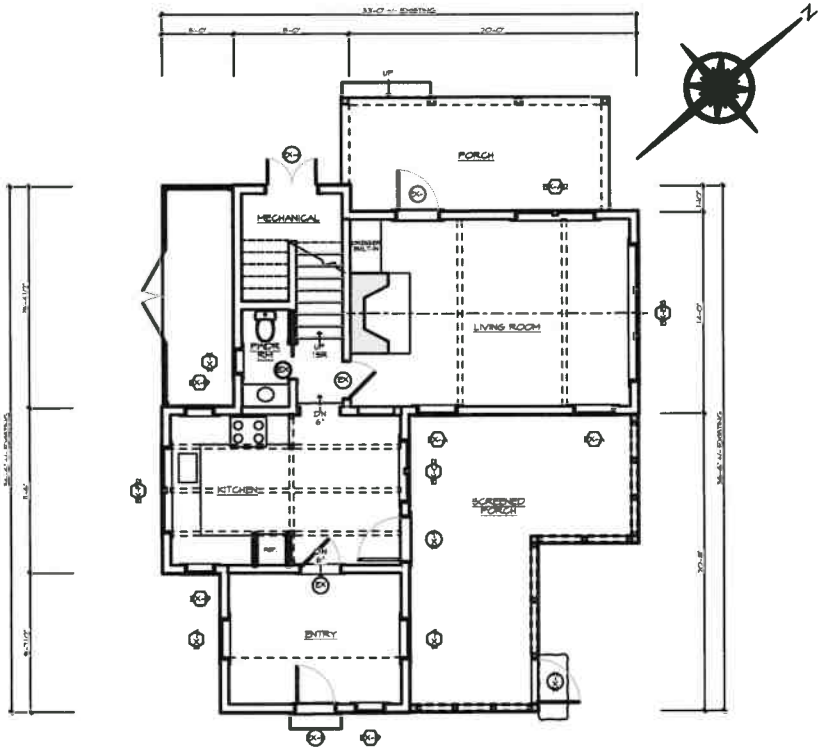
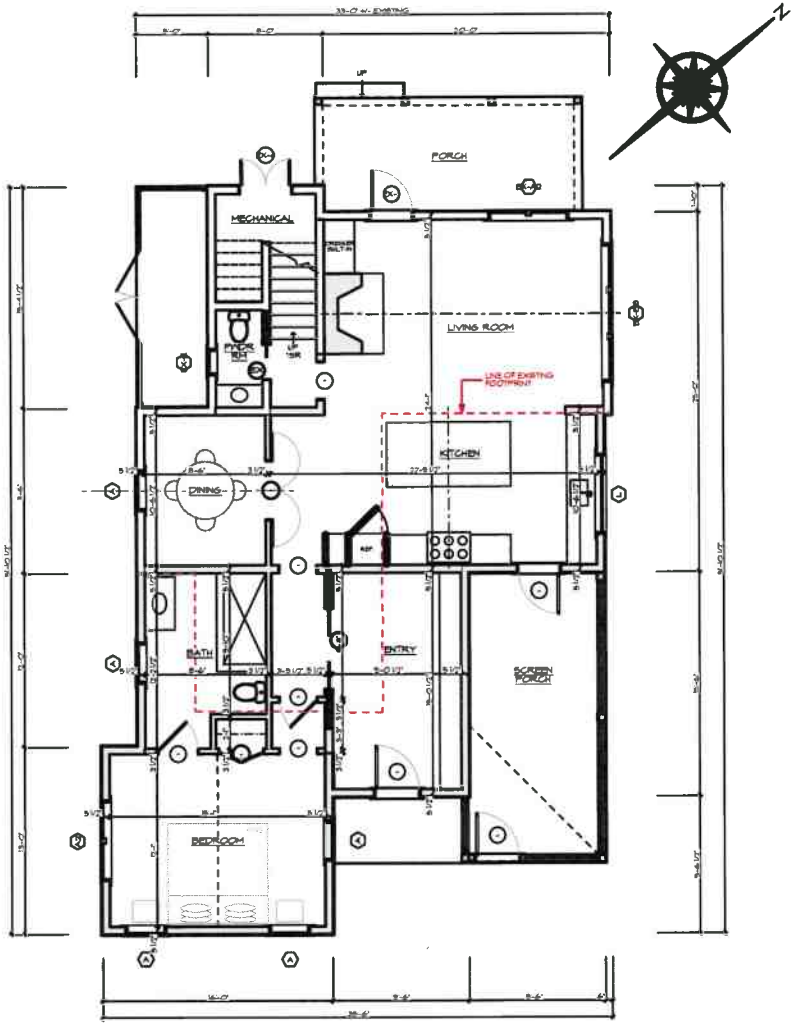


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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P. 508 228 5455 | P. 617 482 4543

DATE REVISIONS

First Floor Plan

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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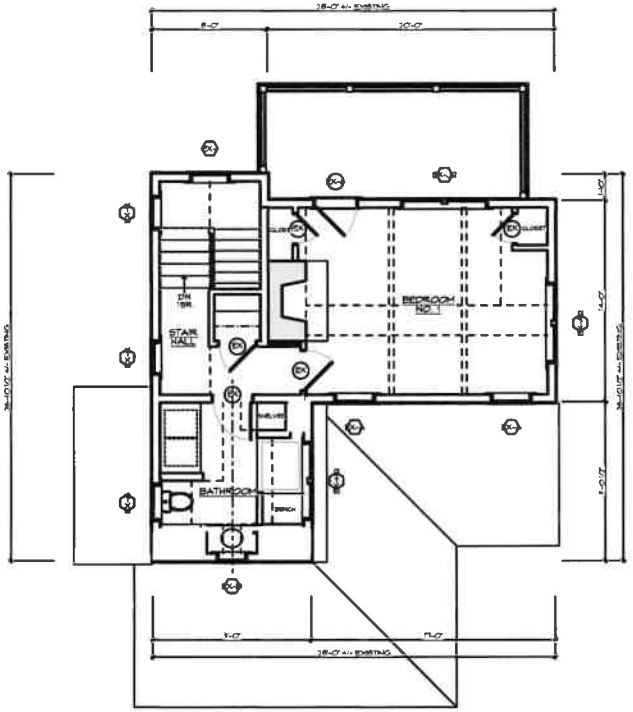
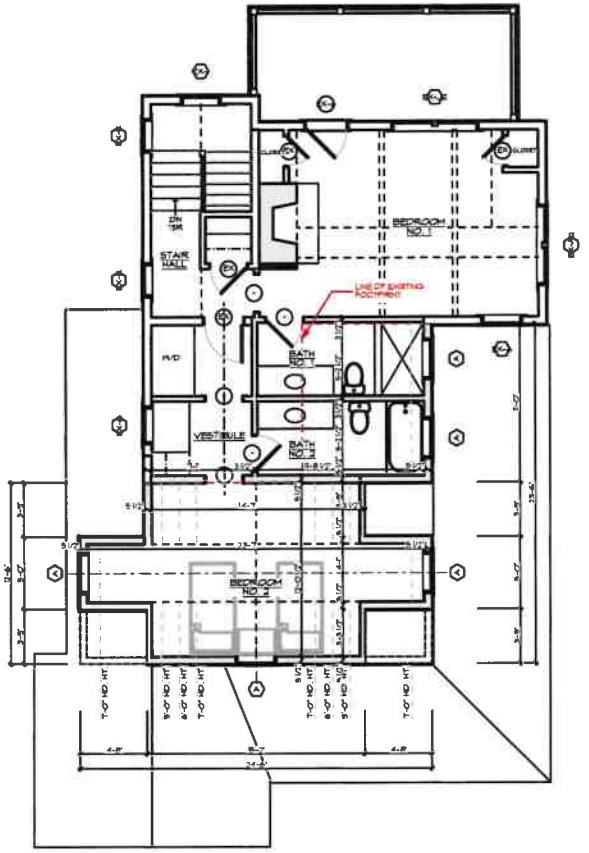


EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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DATE REVISIONS

Second Floor Plan

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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ID#
A-1.2

Cottage at
One Osprey Way
Nantucket, MA
Existing Window & Exterior Door Schedule

H.D.C. Submission: 1/27/2025
Build. Dept. Sub:
Revs:

Notes:

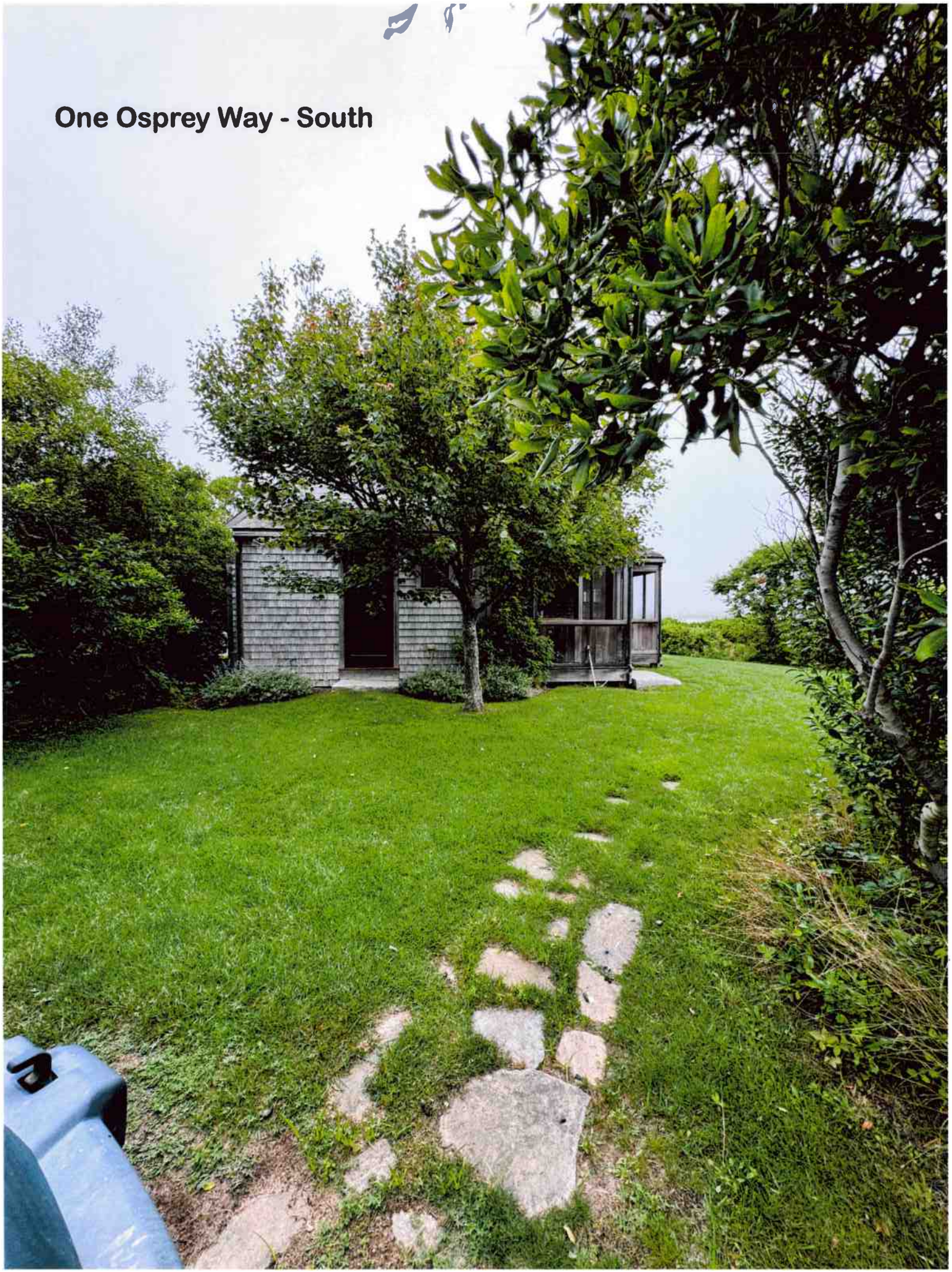
1. All windows noted in this schedule are exisitng with muntin configurations as shown on drawings.
2. Verify all dimensions, exisitng conditions & sizes for windows + doors

Window Schedule

No.	Qn.	Type	Manuf.	Boston Sash Equiv. (Sash)	Boston Sash Equiv. (R.O.)	Lights	Comments
A	10	Double Hung	Boston Sash	2'-6 5/8" X 4'-1"	2'-9" X 4'-5"	6 over 6	
A2	1	Double Hung	Boston Sash	(2) 2'-6 5/8" X 4'-1"	5'-6" X 4'-5"	6 over 6	
D	1	Awning	Boston Sash	1'-9 5/8" X TBD	2'-0" X TBD	4	Match existing "D" window
L	1	Casement	Boston Sash	5'-6 5/8" X 3'-9"	5'-7" X 4'-1"	9	

Door Schedule

No.	Qn.	Type	Manuf.	Measured Unit Size	Rough Opening	Lights	Comments
1		Single Hinged Door	Custom	3'-0" x 6'-8"		6	1 x 3 Vertical boards on inside / 1 x 6 on Exterior
2		Single Hinged Door	Custom	3'-0" x 6'-8"		6	1 x 3 Vertical boards on inside / 1 x 6 on Exterior


One Osprey Way - South

One Osprey Way - Southeast



One Osprey Way - ~~West~~ East



One Osprey Way - North



35 Eel Point Road
New Guest House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$ 358.20 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.

✓ 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.

BAP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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JAN 27 2025

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Jerome B. + Karen J. Johnston
Street and Apt. No., or PO Box No.
5 Dionis Beach Road
City, State, ZIP+4®
Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®
Westlake, TX 76262

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New York, NY 10024

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400 Kelby Street Suite 1903
City, State, ZIP+4®
Fort Lee, NJ 07024

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Bart A. + Leslie K. Grenier
Street and Apt. No., or PO Box No.
22 Liberty Drive Unit 4A
City, State, ZIP+4®
Boston, MA 02110

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- ☐ Adult Signature Required $
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Street and Apt. No., or PO Box No.: 5 Country Club Drive
City, State, ZIP+4®: Larchmont, NY 10538

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.: 12416 New Dawn Road NE
City, State, ZIP+4®: Albuquerque, NM 87122

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

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$

Postmark Here

Sent To: Steven L. Cohen JR 28 EPR Trust
Street and Apt. No., or PO Box No.: 46 Holly Road
City, State, ZIP+4®: Waban, MA 02468

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: 35 Eel Point Road

Tax Map Number: 32 Parcel Number: 63

Owner of Record: Susan B. McCollom Trst Etal

Description of Proposal: New Pool House

Anticipated HDC Submission Date: January 27, 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 Susan B. McCollum TRST ETAL

MAILING ADDRESS 48 West Moreland Place St. Louis, MO 63018

PROPERTY LOCATION 35 Eel Point Road

ASSESSORS MAP/PARCEL 32|63

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.

January 23, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 13:56:32 -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
32	55		ZODDA MARIA L		3 DIONIS BEACH ROAD	NANTUCKET	MA	02554	3 DIONIS BEACH RD
32	55	1	JOHNSTON JEROME B & KAREN J		5 DIONIS BEACH RD	NANTUCKET	MA	02554	5 DIONIS BEACH RD
32	55	2	NEFF MICHAEL A		5 WEST 86TH STREET	NEW YORK	NY	10024	1 DIONIS BEACH RD
32	61		SUNSHINE DAYDREAM LLC	C/O FIRST AMERICAN R/E TAX SERVICE	ESCROW MAIL CODE DFW 4-3	WESTLAKE	TX	76262	5 HUCKLEBERRY LN
32	62		GRENIER BART A & LESLIE K		22 LIBERTY DR UNIT 4A	BOSTON	MA	02110	37 EEL POINT RD
39	52		GLICK ZOE TR	31 EEL POINT ROAD NOM TRUST	400 KELBY ST STE 1903	FORT LEE	NJ	07024	31 EEL POINT RD
39	53		BONAFAIR THOMAS H & CYNTHIA J		12416 NEW DAWN RD NE	ALBUQUERQUE	NM	87122	34 EEL POINT RD
39	54		COHEN MARSHALL & BROOKS ELLEN J		5 COUNTRY CLUB DR	LARCHMONT	NY	10538	32 EEL POINT RD
40	44		COHEN STEVEN L TR	28 EPR TRUST	46 HOLLY ROAD	WABAN	MA	02468	28 EEL POINT RD
Count:	**9**								

ZODDA MARIA L
3 DIONIS BEACH ROAD
NANTUCKET, MA 02554

JOHNSTON JEROME B & KAREN J
5 DIONIS BEACH RD
NANTUCKET, MA 02554

NEFF MICHAEL A
5 WEST 86TH STREET
NEW YORK, NY 10024

SUNSHINE DAYDREAM LLC
C/O FIRST AMERICAN R/E TAX SERVICE
ESCROW MAIL CODE DFW 4-3
WESTLAKE, TX 76262

GRENIER BART A & LESLIE K
22 LIBERTY DR UNIT 4A
BOSTON, MA 02110

GLICK ZOE TR
31 EEL POINT ROAD NOM TRUST
400 KELBY ST STE 1903
FORT LEE, NJ 07024

BONAFAIR THOMAS H & CYNTHIA J
12416 NEW DAWN RD NE
ALBUQUERQUE, NM 87122

COHEN MARSHALL & BROOKS ELLEN J
5 COUNTRY CLUB DR
LARCHMONT, NY 10538

COHEN STEVEN L TR
28 EPR TRUST
46 HOLLY ROAD
WABAN, MA 02468

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollum TRST ETAL

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'-6" Sq. Footage 1st floor: 953
Width: 25'-0" Sq. footage 2nd floor: 838
Sq. footage 3rd floor: _____

Decks/Patio: Size: 7'-10" x 85'-0" ☒ 1st floor ☐ 2nd floor
Size: 6'-9" x 15'-3" ☐ 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 23'-2" South 23'-2" East 23'-2" West 23'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) · Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 8 Rake 5/4 x 8 Soffit (Overhang) 1 x 8 Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 5 Door Frame 5/4 x 5 Columns/Posts: Round 8" 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 15 Lite French Rear 9 Lite / solid Panel Side 15 Lite Double French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

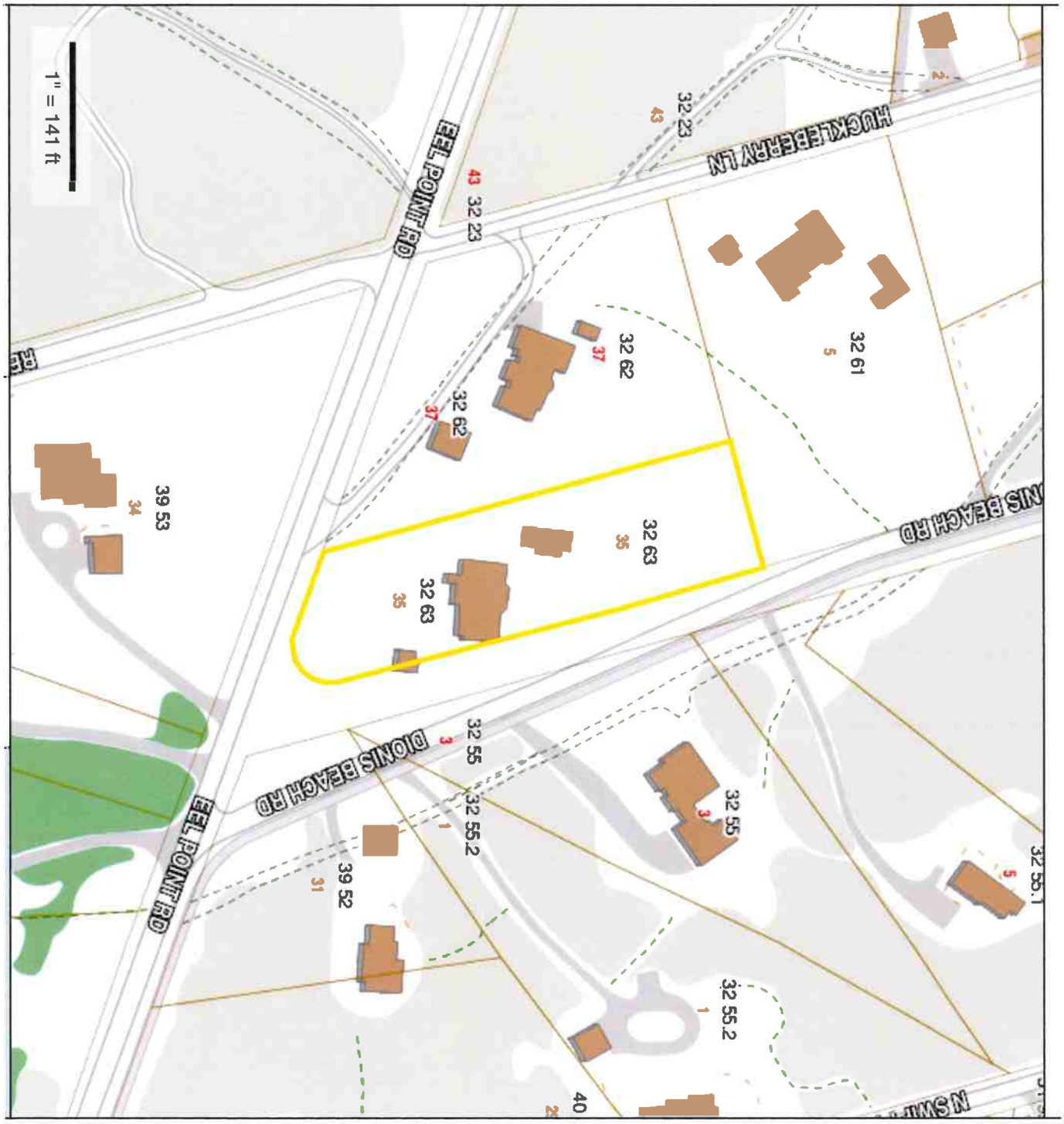
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/27/05 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

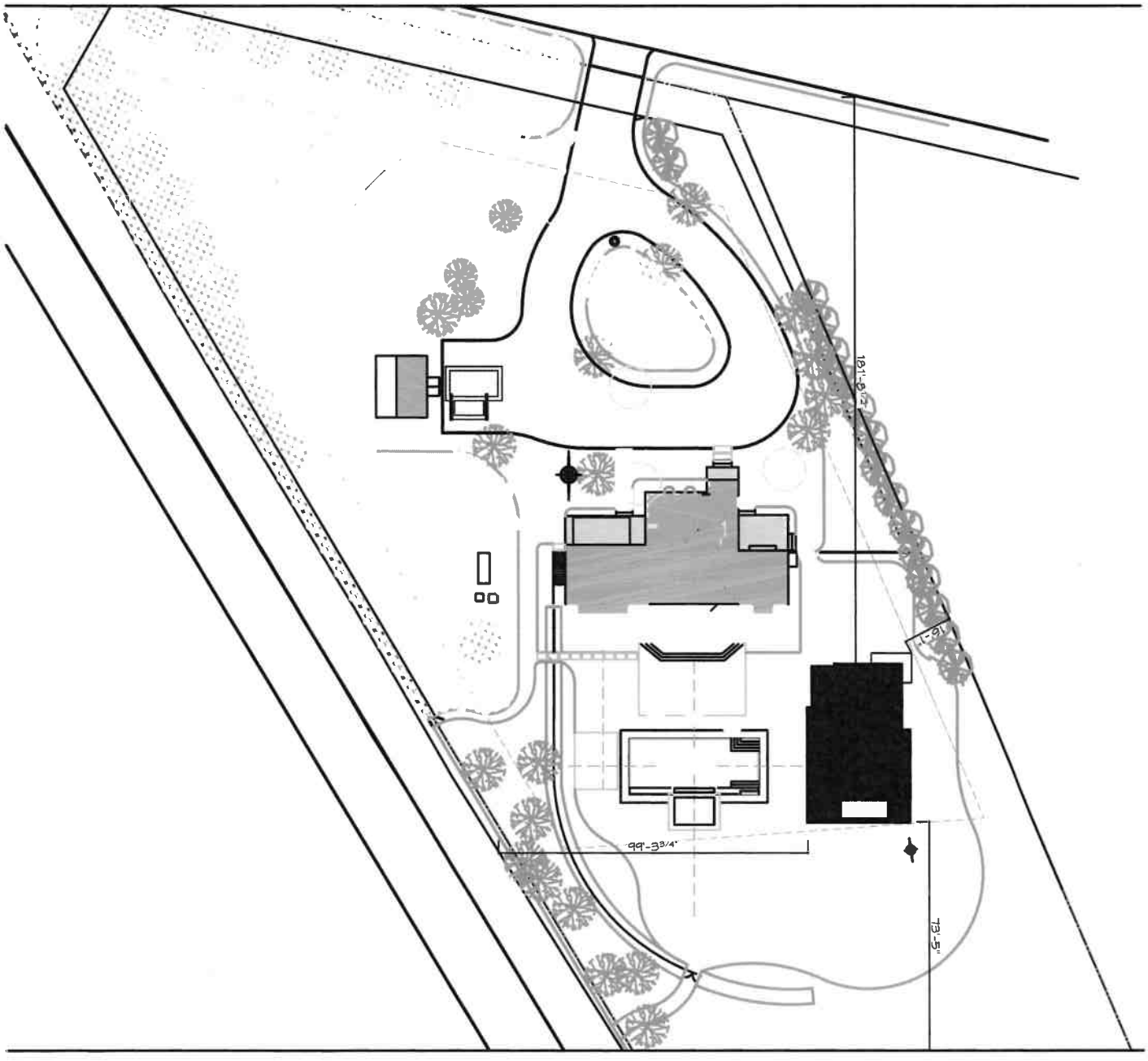
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # L-1.2

Pool House 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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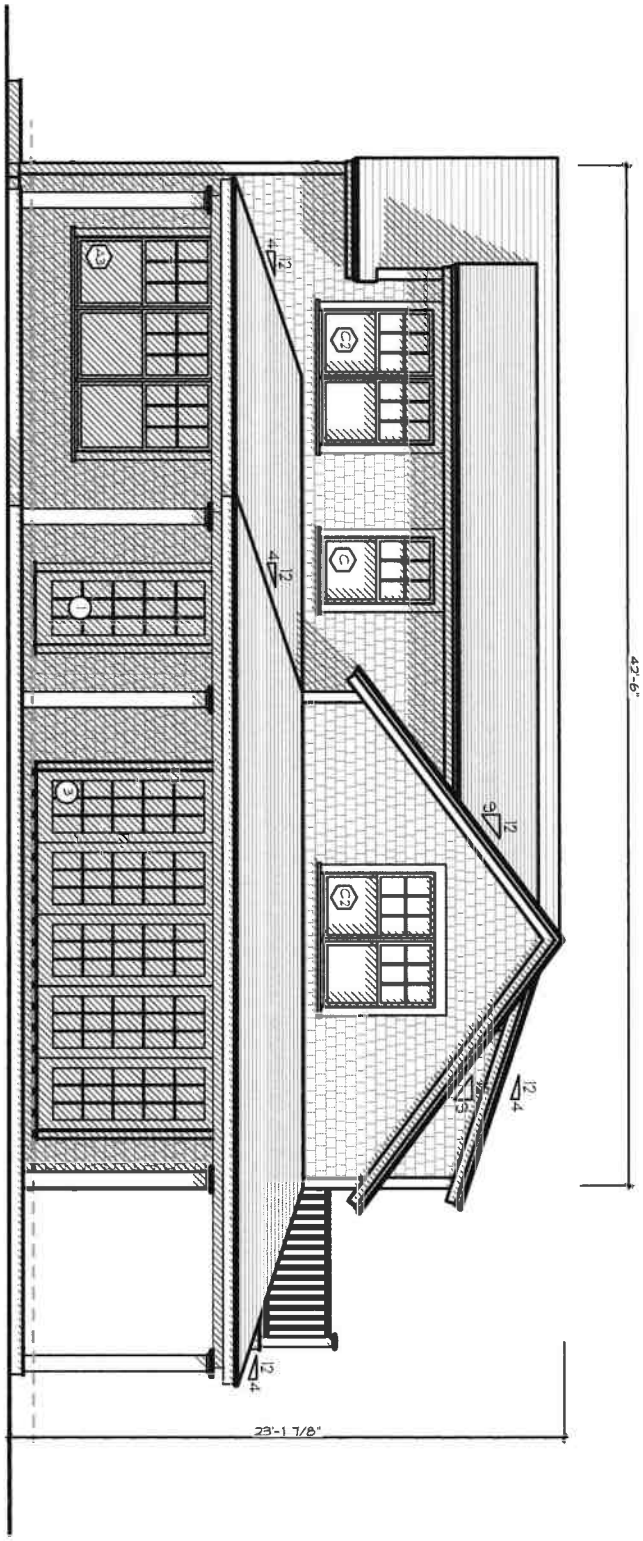
Site Plan

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



A-2.1

ID #

Pool House 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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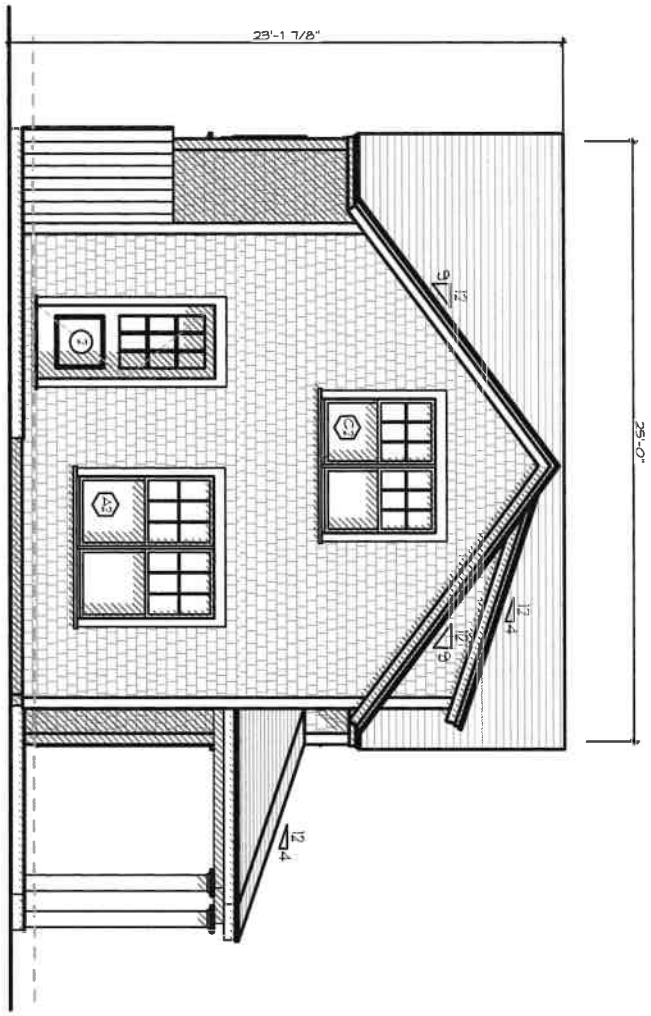
East Elevation

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



A-2.2

ID #

Pool House 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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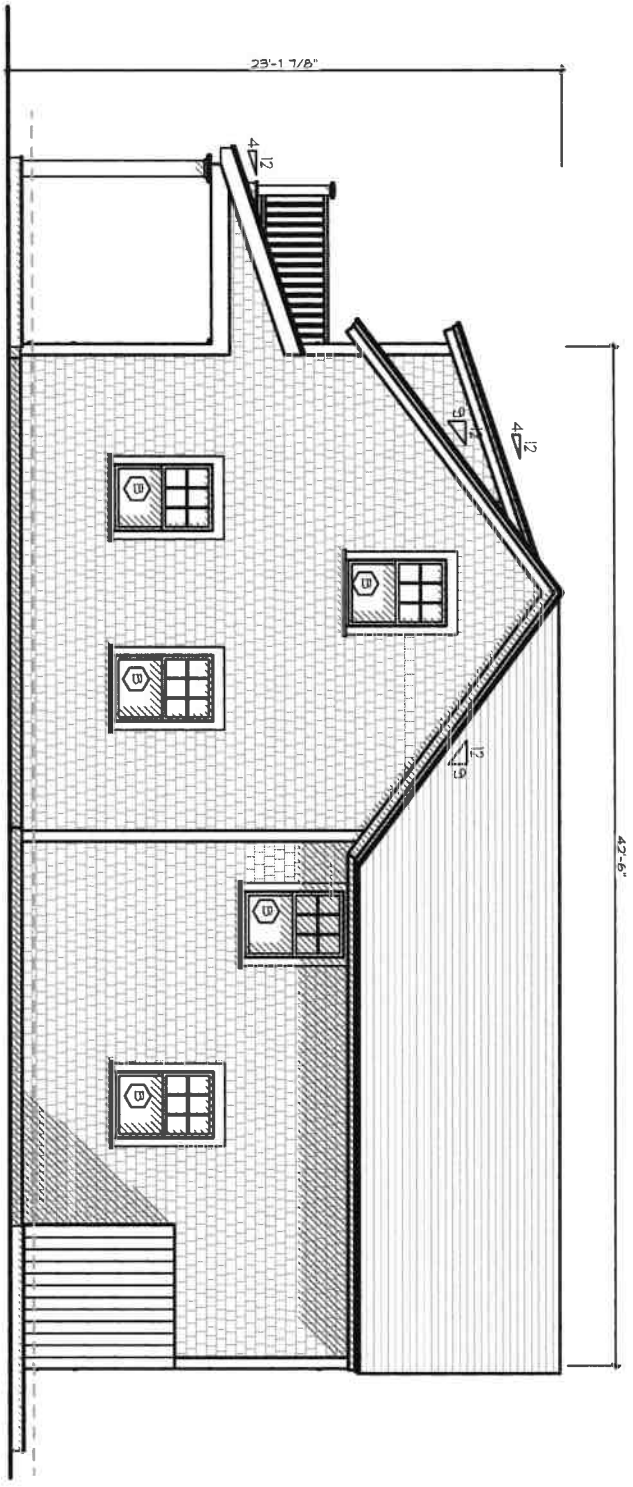
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Pool House 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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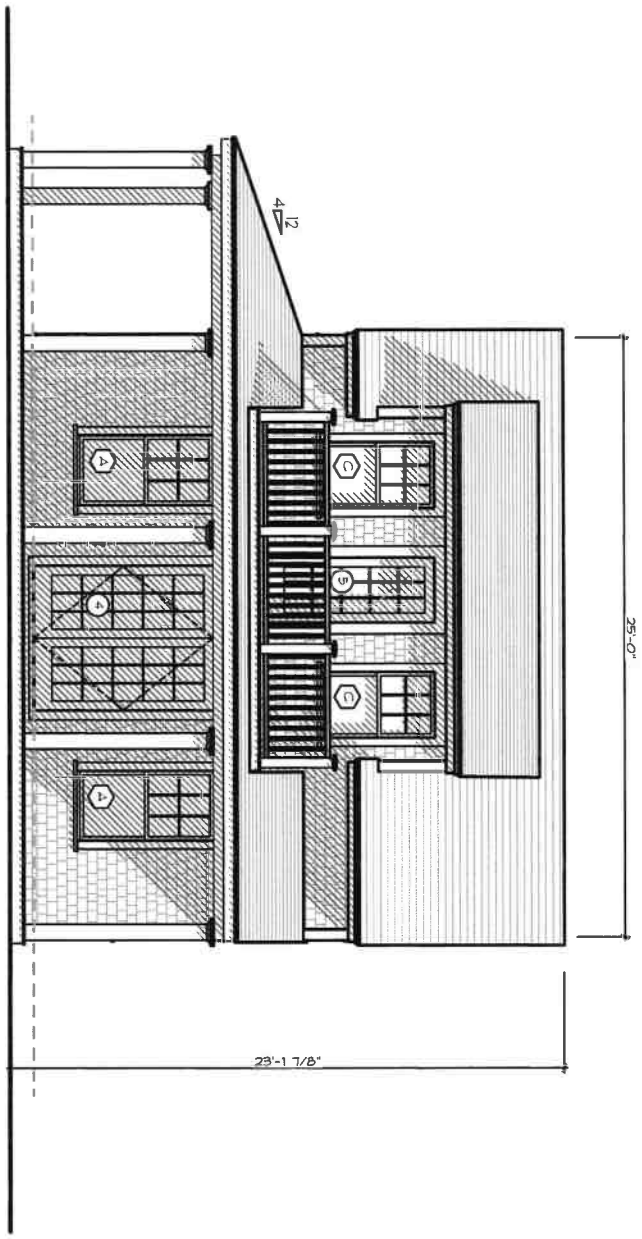
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID# A-2.4

Pool House 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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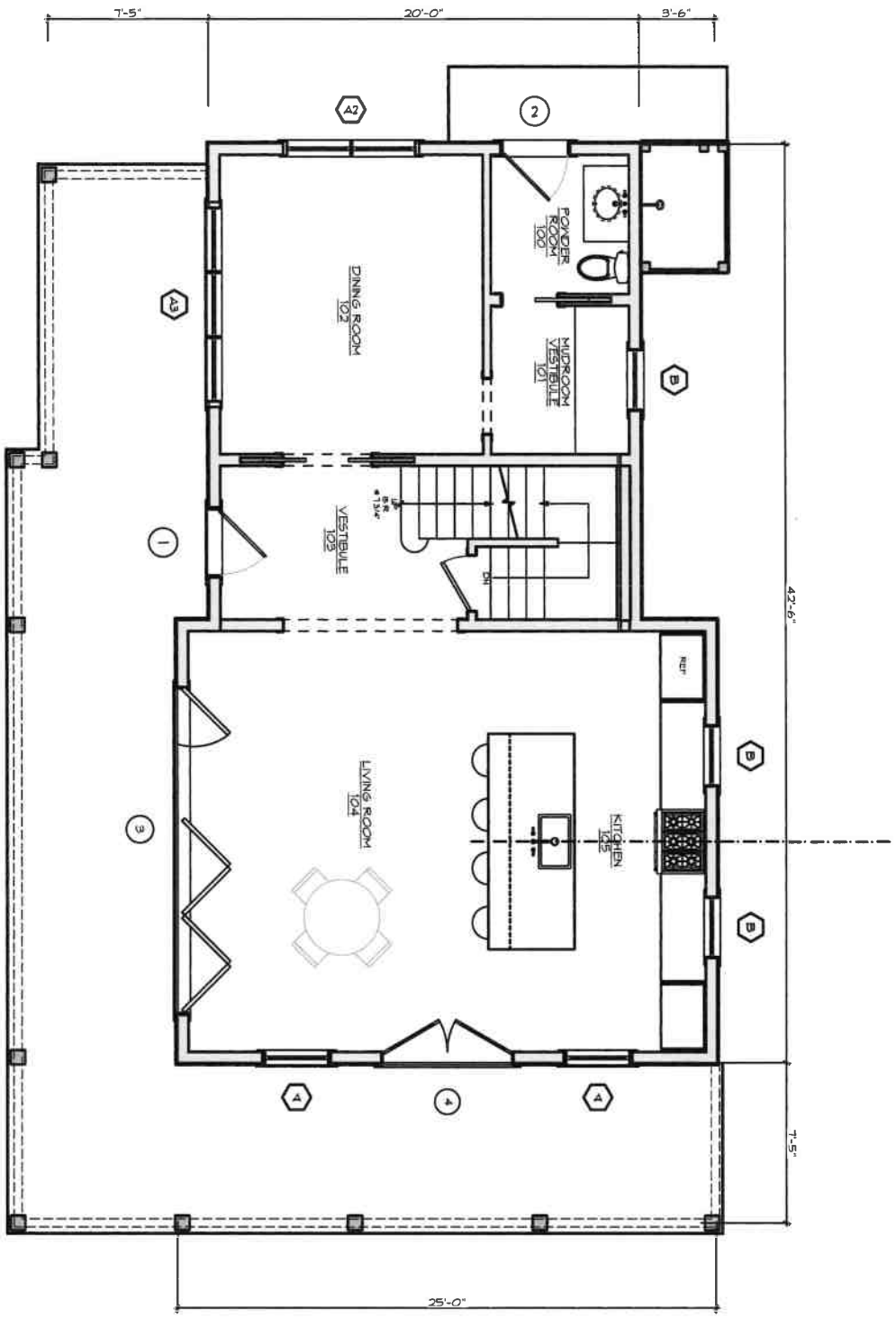
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.1

Pool House 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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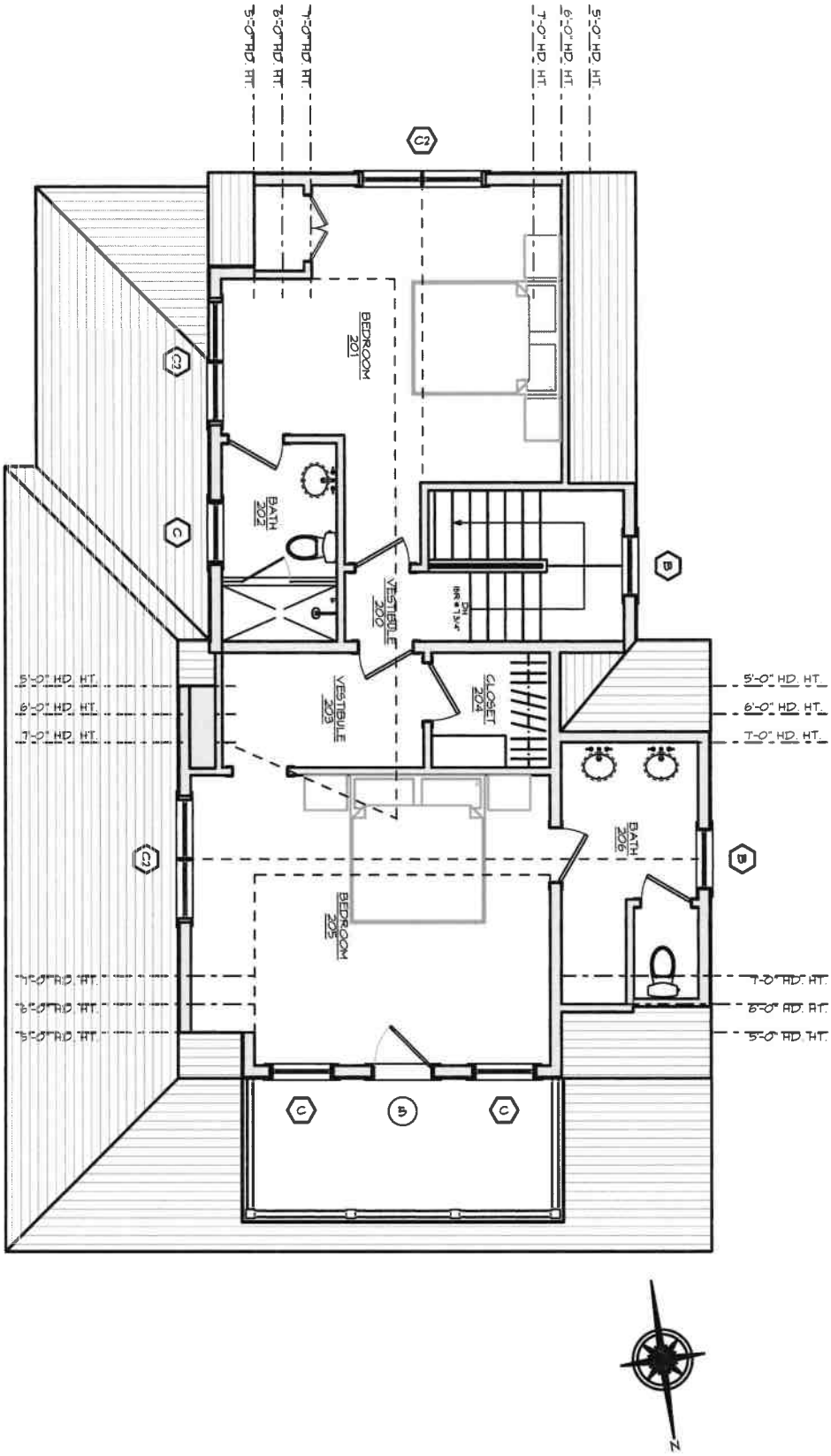
First Floor Plan

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



ID# A-1.2

Pool House 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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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

Pool House at
35 Eel Point
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 1/27/2025
Rev:
Build Dept:

Notes:

1. All windows to be Boston Sash, double glazed, 5/8" SDL, weight & chain operation with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29. Cobblestone Gray exterior sash & trim (split finish int.)
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Boston Sash, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29. Mineral Alloy door slabs.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Windows

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	2	Double Hung	Marvin	UWDH3232	3'-1 3/8" x 6'-1"	3'-2 3/8" x 6'-1 1/2"	6 over 1	
A2	1	(2) Double Hung	Marvin	UWDH3232	(2) 3'-1 3/8" x 6'-1"	6'-3 3/4" x 6'-1 1/2"	6 over 1 ea.	No Stud Pocket
A3	1	(3) Double Hung	Marvin	UWDH3232	(3) 3'-1 3/8" x 6'-1"	9'-5 1/8" x 6'-1 1/2"	6 over 1 ea.	No Stud Pocket
B	5	Double Hung	Marvin	UWDH3022	2'-11 3/8" x 4'-5"	3'-0 3/8" x 4'-5 1/2"	6 over 1	
C	3	Double Hung	Marvin	UWDH3024	2'-11 3/8" x 4'-9"	3'-0 3/8" x 4'-9 1/2"	6 over 1	
C2	3	(2) Double Hung	Marvin	UWDH3024	(2) 2'-11 3/8" x 4'-9"	5'-11 3/4" x 4'-9 1/2"	6 over 1 ea.	No Stud Pocket

Doors

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	French Door	TBD	TBD	3'-0" x 7'-6"	TBD	15	
2	1	Entry Door	TBD	TBD	3'-0" x 7'-6"	TBD	9 Lite w/ Panel	Solid Panel
3	1	Bifold French Door	TBD	TBD	15'-0" x 7'-6"	TBD	15 ea.	
4	1	Double French Door	TBD	TBD	6'-0" x 7'-6"	TBD	15 ea.	
5	1	French Door	TBD	TBD	2'-8" x 7'-0"	TBD	15	


35 Eel Point Road


35 Eel Point Road - North

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°: 69 PARCEL N°. 307

Street & Number of Proposed Work: 2 Spearhead Rd. (Building A)

Owner of record: 2 Spearhead LLC

Mailing Address: 6 Teasdale Circle
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: 192'1/2" Sq. Footage 1st floor: 8,666 SqFt Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 45'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6 South +/- 6 East +/- 6 West +/- 6

Height of ridge above final finish grade: North 26'8" South 26'8" East 26'8" West 26'8"

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 +/-? ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 1/2" Rake 6" Soffit (Overhang) 4" Corner boards 5 1/2" Frieze 8"
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 _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type overhead garage door Material Metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Black
Trim Grey Sash Black Doors Natural
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 01/27/25 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 _____

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

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 Spearhead Rd on the following statement:

I Chris Yates, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Client Signature Date

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 Spearhead Rd

Tax Map Number: 69 Parcel Number: 307

Owner of Record: 2 Spearhead LLC

Description of Proposal: New Storage Facility

Anticipated HDC Submission Date: 1/27/2025

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..... 2 Spearhead LLC

MAILING ADDRESS..... 6 Teasdale Circle, Nantucket Ma 02554

PROPERTY LOCATION..... 2 Spearhead Rd

ASSESSORS MAP/PARCEL..... 69 / 307

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 Haley Digitally signed by Mary Haley Date: 2025.01.24 11:45:06 -05'00'

January 24, 2025

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
69	52		COLLINS CRONIN & CORCORAN LLC		PO BOX 51687	NEW BEDFORD	MA	02745	18 ARROWHEAD DR
69	55		MACDONALD CHARLES TRUSTEE	ARROWHEAD REALTY TRUST	PO BOX 51687	NEW BEDFORD	MA	02745	12 ARROWHEAD DR
69	306		GLIDDEN RICHARD J TRST	7 ARROW REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	1 SPEARHEAD RD
69	308		4 SPEARHEAD LLC		6 TEASDALE CIR	NANTUCKET	MA	02554	9 ARROWHEAD DR
69	331		NANTUCKET HOUSEWORKS INC		37 OLD SOUTH RD UNIT 6	NANTUCKET	MA	02554	4 SPEARHEAD RD
69	348		GLIDDEN RICHARD J TRST	7 ARROW REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	3 SPEARHEAD RD
Count:	**6**								

9589 0710 5270 0324 7576 32

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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 Pr
$

Sent To GLIDDEN RICHARD J TRST
Street a 7 ARROW REALTY TRUST
37 CENTER STREET
City, St NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postag
$

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City, State, Z NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Tota
$

Sen NANTUCKET HOUSEWORKS INC
Stre 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
City

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To COLLINS CRONIN & CORCORAN LLC
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NEW BEDFORD, MA 02745
City, State, ZIP+4®

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$

Sent T MACDONALD CHARLES TRUSTEE
Street ARROWHEAD REALTY TRUST
PO BOX 51687
City, St NEW BEDFORD, MA 02745

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

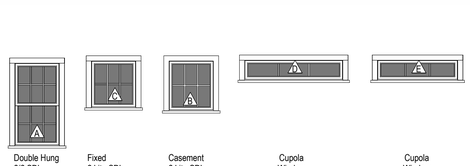
Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

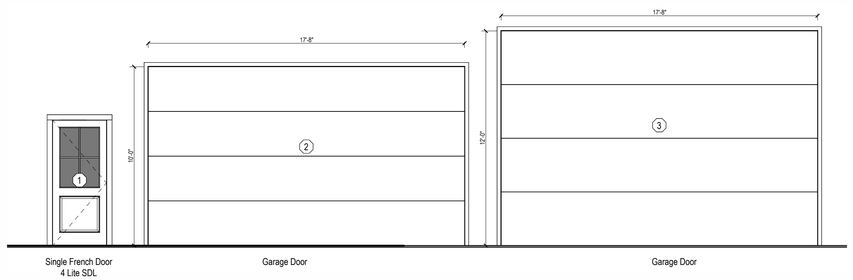
01/27/2025



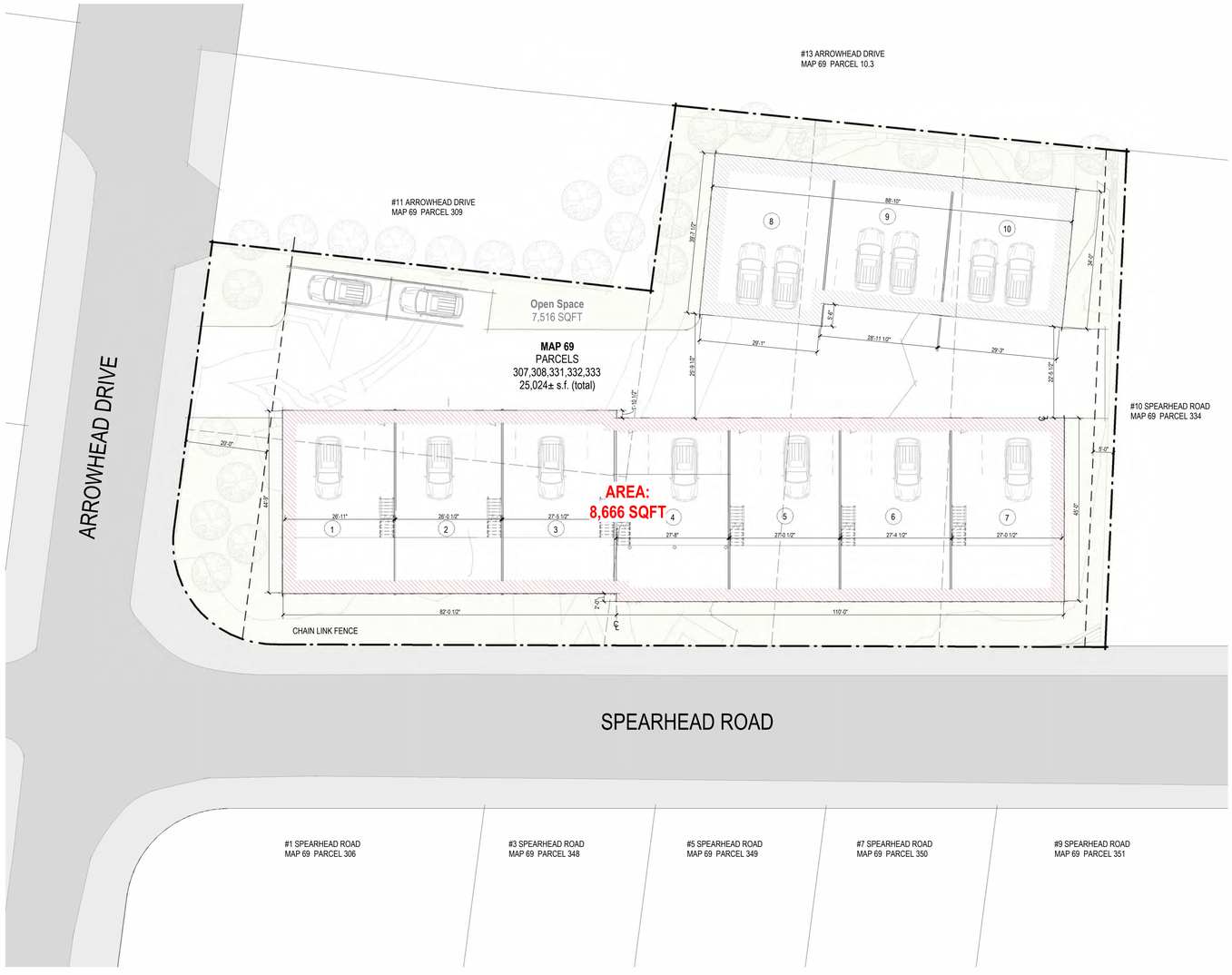
Locus Map
1/2" = 1'-0"



Window Legend
1/4" = 1'-0"



Exterior Door Legend
1/4" = 1'-0"



Site Plan - Proposed
1/16" = 1'-0"

HDC Submission

2504

Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Cover Sheet

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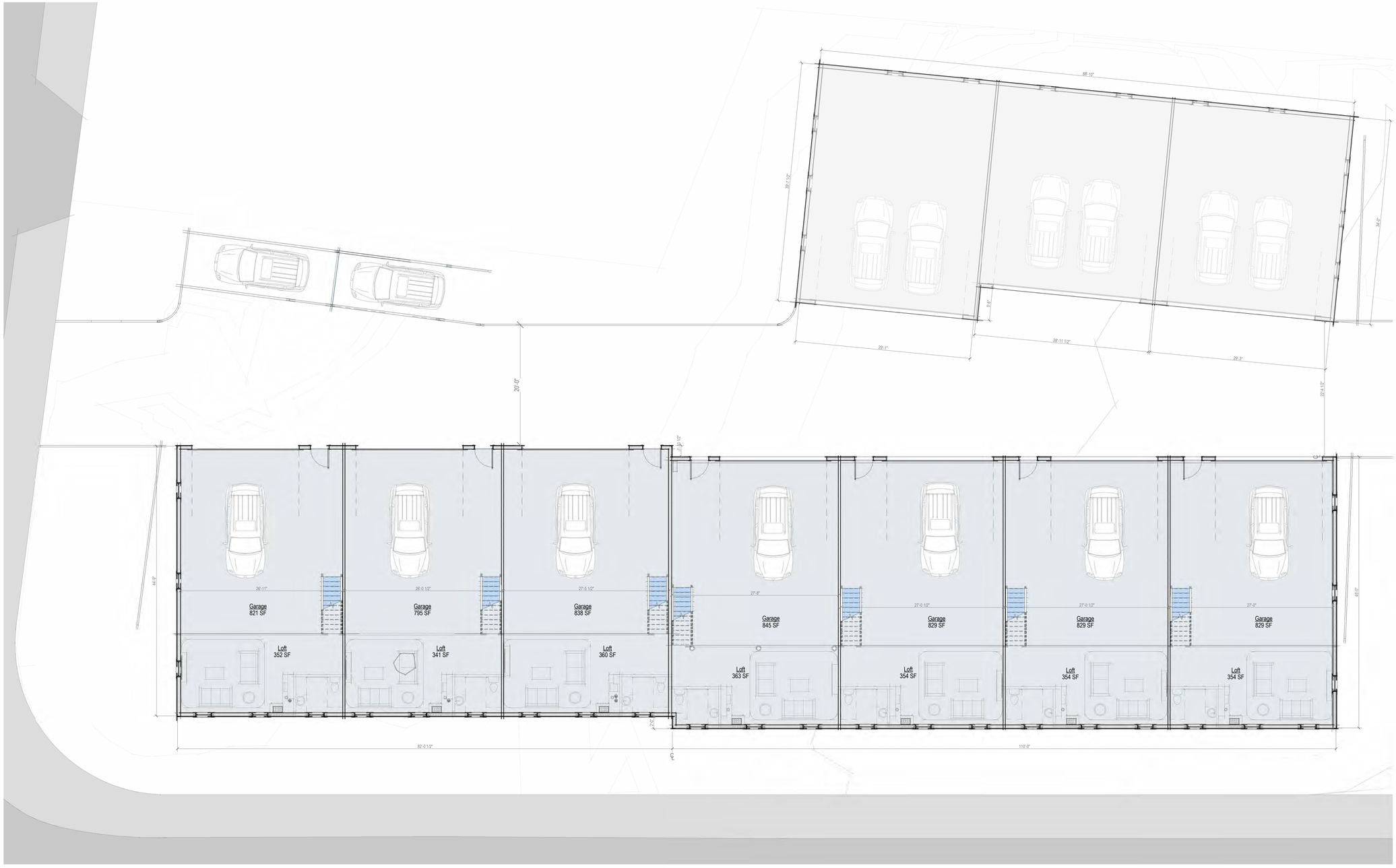
A.0.1
2504

01/27/2025

HDC Submission



First Floor Plan - Proposed

1/8" = 1'-0"

2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Sheet Index - Architectural & Structural

Revisions

First Floor Plan

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A.1.1

2504

01/27/2025

HDC Submission



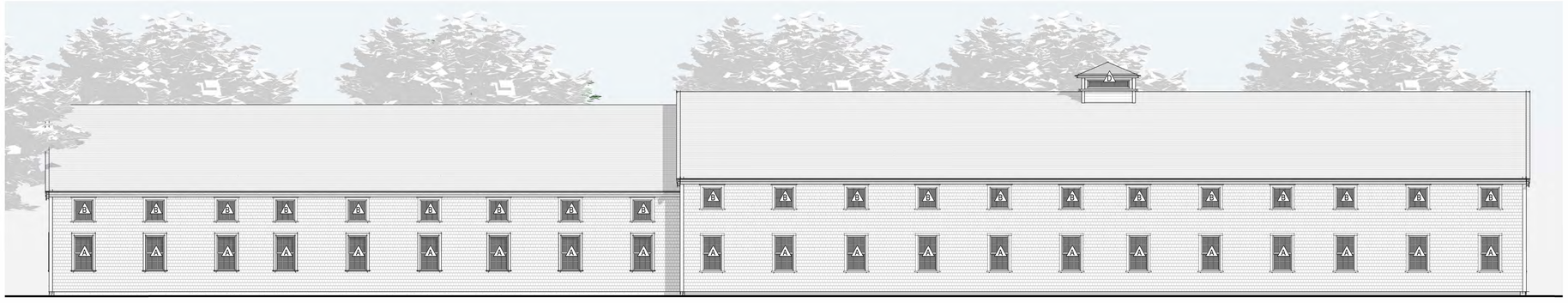
North Elevation - Proposed
1/8" = 1'-0"



East Elevation - Proposed
1/8" = 1'-0"



West Elevation - Proposed
1/8" = 1'-0"



South Elevation - Proposed
1/8" = 1'-0"

2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
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Site Information

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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index -
Architectural & Structural

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Exterior Elevations

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A.2.1
2504

01/27/2025

HDC Submission



Perspective View



Perspective View from Street

2504

Storage Facility A- 2
Spearhead LLC

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Nantucket, MA 02554

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Site Information

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Sheet Index - Architectural & Structural

Revisions

Perspective

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P.01

2504

01/27/2025

HDC Submission













2504

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Nantucket, MA 02554

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Site Information

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Sheet Index - Architectural & Structural

Revisions

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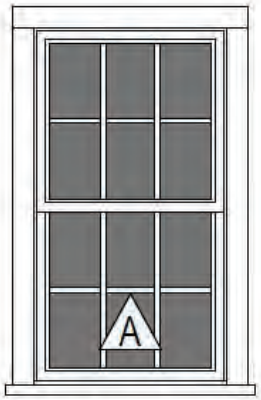
2 Spearhead Rd
Nantucket, MA 02554

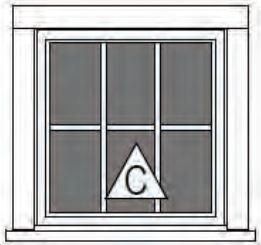


Locus Map

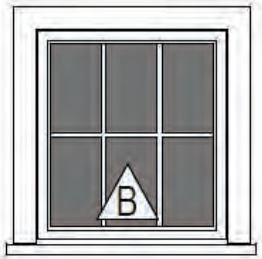
1/2" = 1'-0"



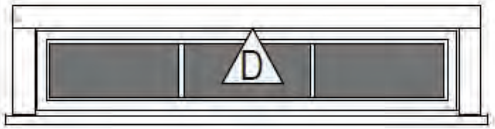
Double Hung
6/6 SDL



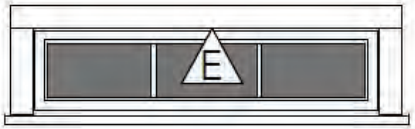
Fixed
6 Lite SDL



Casement
6 Lite SDL



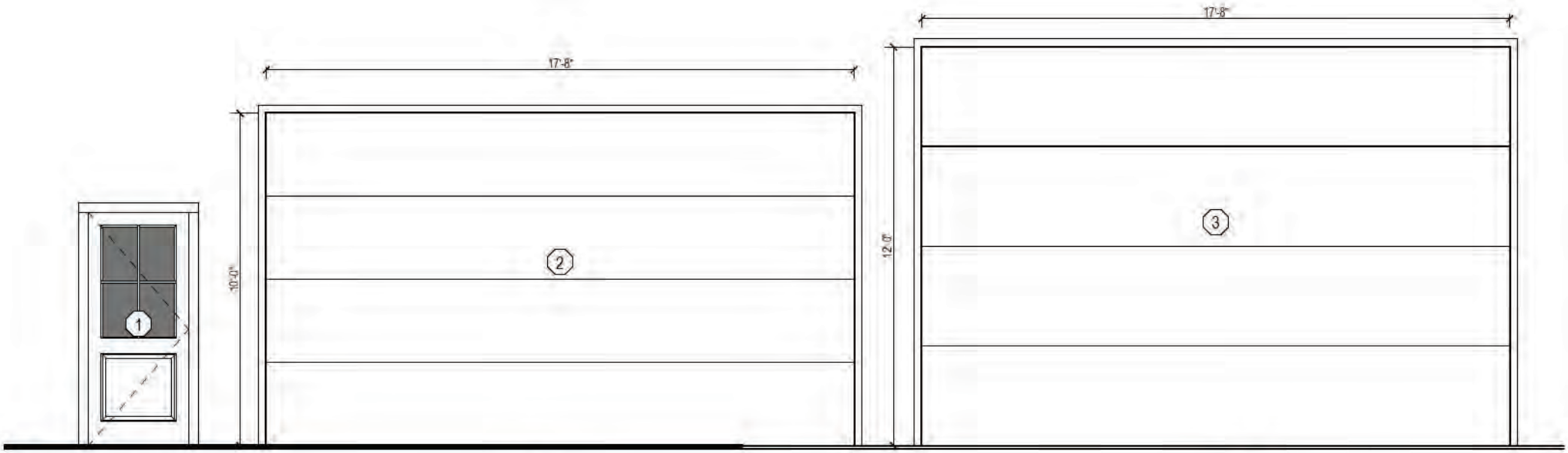
Cupola
Window



Cupola
Window

Window Legend

1/4" = 1'-0"



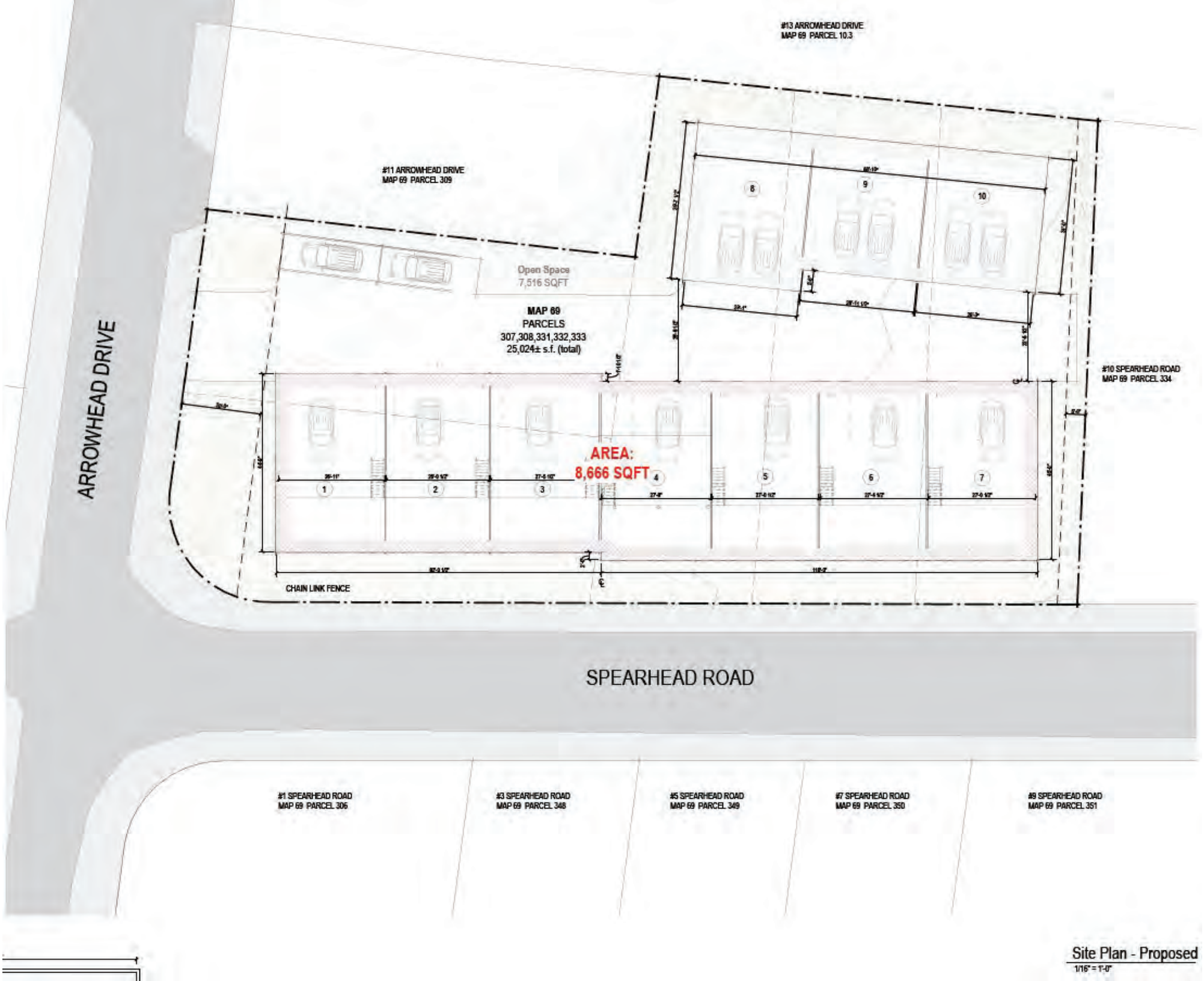
Single French Door
4 Lite SDL

Garage Door

Garage Door

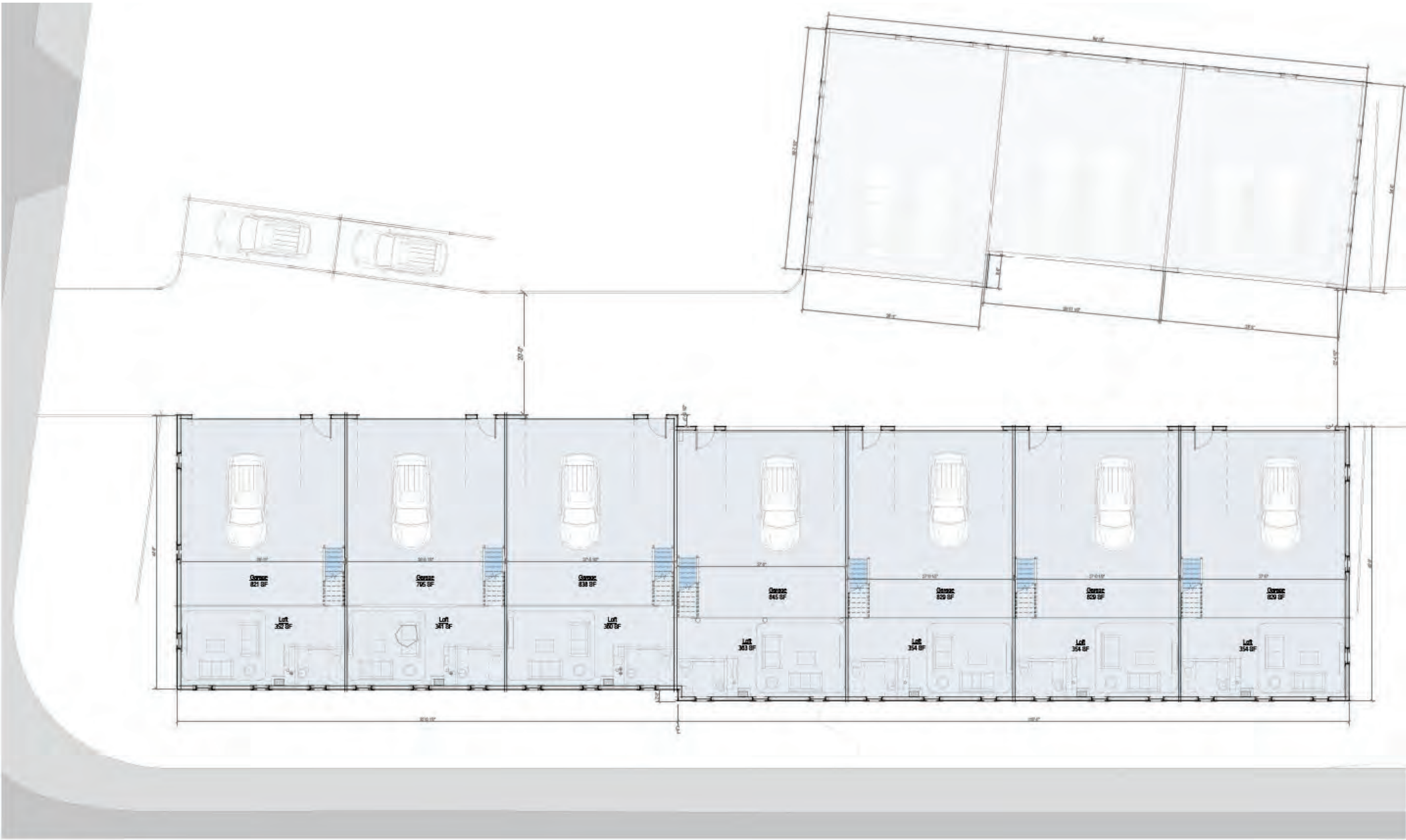
Exterior Door Legend

1/4" = 1'-0"



Site Plan - Proposed

1/16" = 1'-0"



First Floor Plan - Proposed

1/8" = 1'-0"



North Elevation - Proposed

1/8" = 1'-0"



East Elevation - Proposed

1/8" = 1'-0"



West Elevation - Proposed

1/8" = 1'-0"



South Elevation - Proposed

1/8" = 1'-0"



Perspective View



Perspective View from Street

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°: 69 PARCEL N°. 307

Street & Number of Proposed Work: 2 Spearhead Rd. (Building B)

Owner of record: 2 Spearhead LLC

Mailing Address: 6 Teasdale Circle
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: 89'1" Sq. Footage 1st floor: 3,217 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 39'7" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6" South " East " West "

Height of ridge above final finish grade: North 23'8" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 1/2 Rake 6" Soffit (Overhang) 4" Corner boards 5 1/2 Frieze 8"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other fixed
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type overhead Material metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim Grey Sash Black Doors Natural
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/27/25 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 _____

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

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 Spearhead Rd on the following statement:

I Chris Yates, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Client Signature Date

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 Spearhead Rd

Tax Map Number: 69 Parcel Number: 307

Owner of Record: 2 Spearhead LLC

Description of Proposal: New Storage Facility

Anticipated HDC Submission Date: 1/27/2025

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..... 2 Spearhead LLC

MAILING ADDRESS..... 6 Teasdale Circle, Nantucket Ma 02554

PROPERTY LOCATION..... 2 Spearhead Rd

ASSESSORS MAP/PARCEL..... 69 / 307

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 Haley Digitally signed by Mary Haley Date: 2025.01.24 11:45:06 -05'00'

January 24, 2025

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
69	52		COLLINS CRONIN & CORCORAN LLC		PO BOX 51687	NEW BEDFORD	MA	02745	18 ARROWHEAD DR
69	55		MACDONALD CHARLES TRUSTEE	ARROWHEAD REALTY TRUST	PO BOX 51687	NEW BEDFORD	MA	02745	12 ARROWHEAD DR
69	306		GLIDDEN RICHARD J TRST	7 ARROW REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	1 SPEARHEAD RD
69	308		4 SPEARHEAD LLC		6 TEASDALE CIR	NANTUCKET	MA	02554	9 ARROWHEAD DR
69	331		NANTUCKET HOUSEWORKS INC		37 OLD SOUTH RD UNIT 6	NANTUCKET	MA	02554	4 SPEARHEAD RD
69	348		GLIDDEN RICHARD J TRST	7 ARROW REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	3 SPEARHEAD RD
Count:	**6**								

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pr
$

Sent To GLIDDEN RICHARD J TRST
Street a 7 ARROW REALTY TRUST
37 CENTER STREET
City, St NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®

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$

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City, State, Z NANTUCKET, MA 02554

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Sen NANTUCKET HOUSEWORKS INC
Stre 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
City

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Postage
$

Total Po
$

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Street ar PO BOX 51687
NEW BEDFORD, MA 02745
City, State, ZIP+4®

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$

Total I
$

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Street ARROWHEAD REALTY TRUST
PO BOX 51687
City, St NEW BEDFORD, MA 02745

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

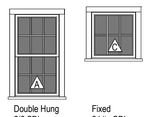
Storage Facility B- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

01/27/2025



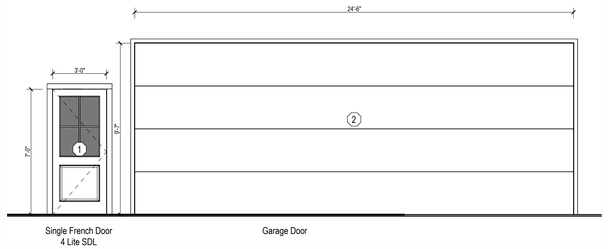
Locus Map
1/2" = 1'-0"



Double Hung
6/6 SDL

Fixed
6 Lite SDL

Window Legend
1/4" = 1'-0"

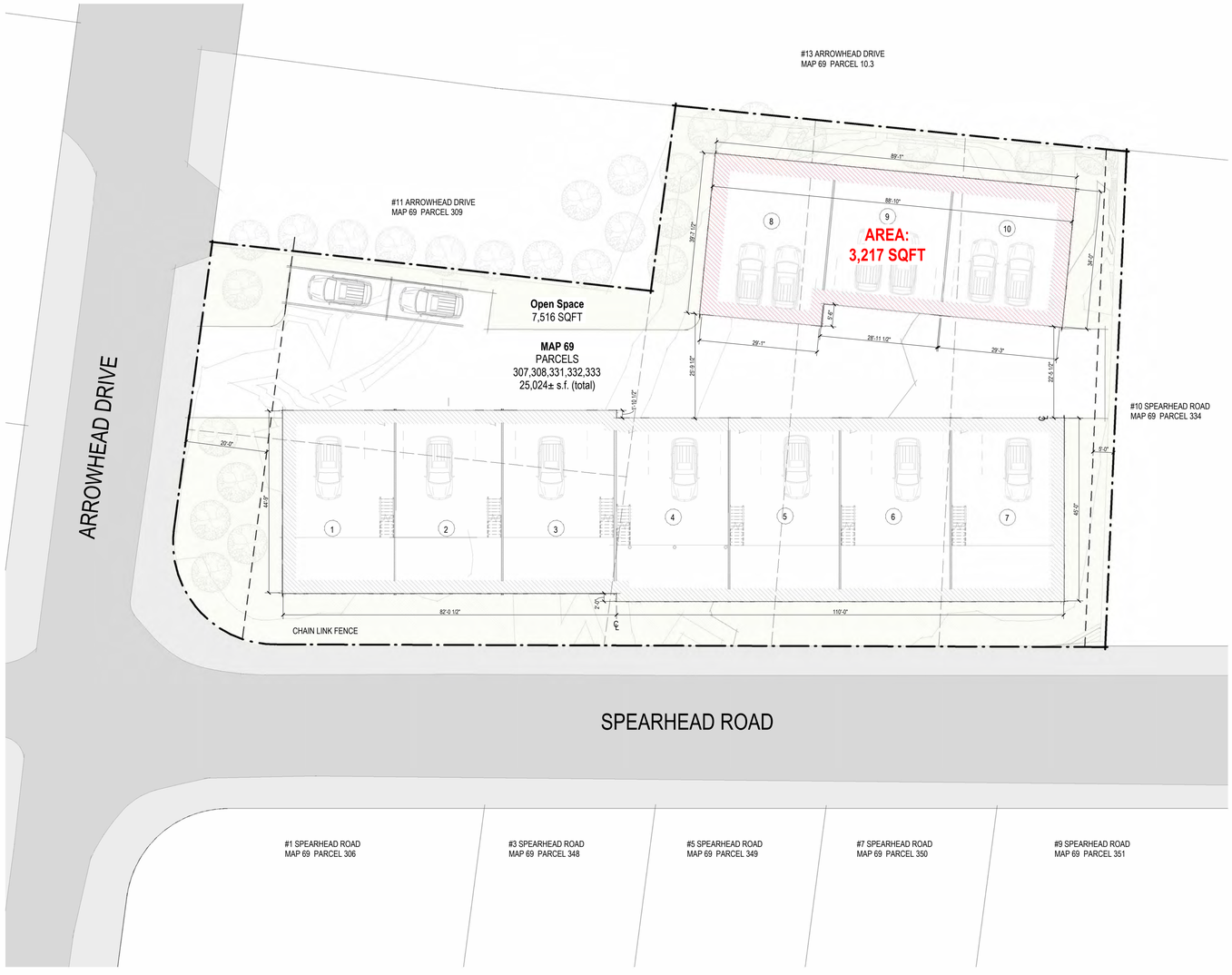


Single French Door
4 Lite SDL

Garage Door

Exterior Door Legend
1/4" = 1'-0"

HDC Submission



Site Plan -Proposed
1/16" = 1'-0"

2504

Storage Facility B · 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Cover Sheet

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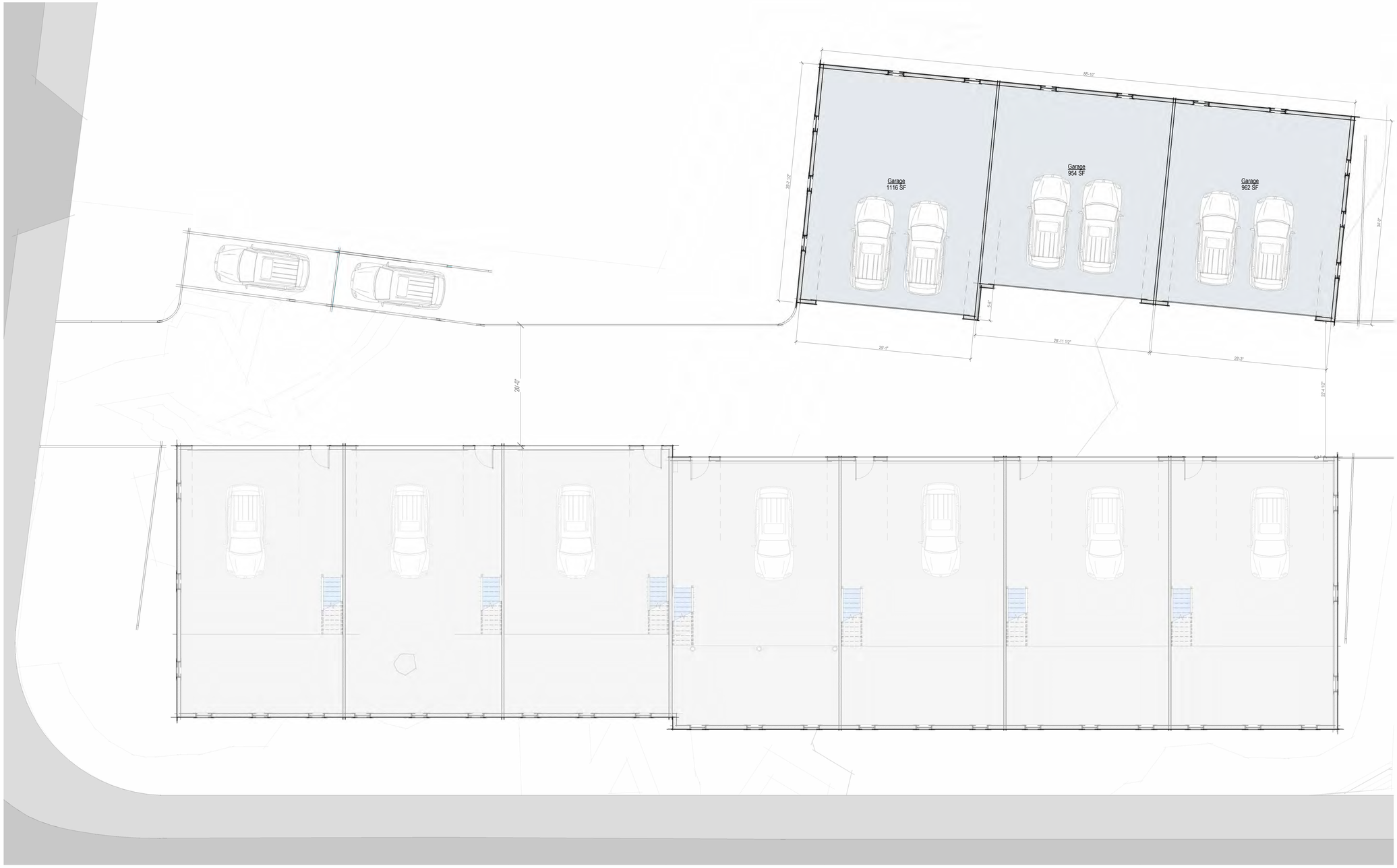
A.01
2504

01/27/2025

HDC Submission



First Floor Plan -Proposed

1/8" = 1'-0"

2504

Storage Facility B · 2 Spearhead LLC

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Nantucket, MA 02554

emeritus

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Sheet Index - Architectural & Structural

Revisions

First Floor Plan

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A.1

2504

01/27/2025

HDC Submission



North Elevation _ Proposed
1/8" = 1'-0"



South Elevation _ Proposed
1/8" = 1'-0"



East Elevation _ Proposed
1/8" = 1'-0"

West Elevation _ Proposed
1/8" = 1'-0"

2504

Storage Facility B · 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
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Site Information

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Current Zoning:	CI
Minimum Frontage:	75 FT
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Side/Rear Setback:	0 / 10 FT
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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Exterior Elevations

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A.2

2504

01/27/2025

HDC Submission



Perspective View



Perspective_View

2504

Storage Facility B- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

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Site Information

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Sheet Index - Architectural & Structural

Revisions

Perspective

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01/27/2025

HDC Submission













2504

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Sheet Index - Architectural & Structural

Revisions

Existing Photos

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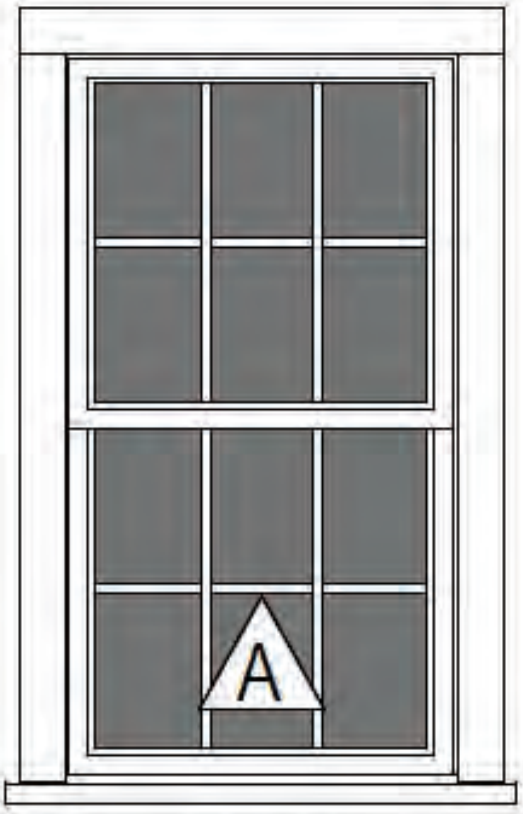
2 Spearhead Rd
Nantucket, MA 02554

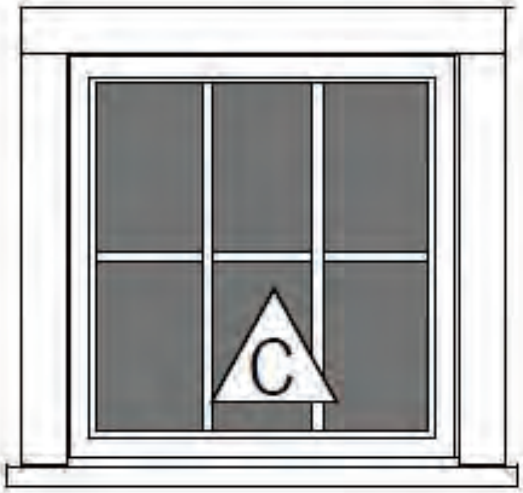


Locus Map

1/2" = 1'-0"



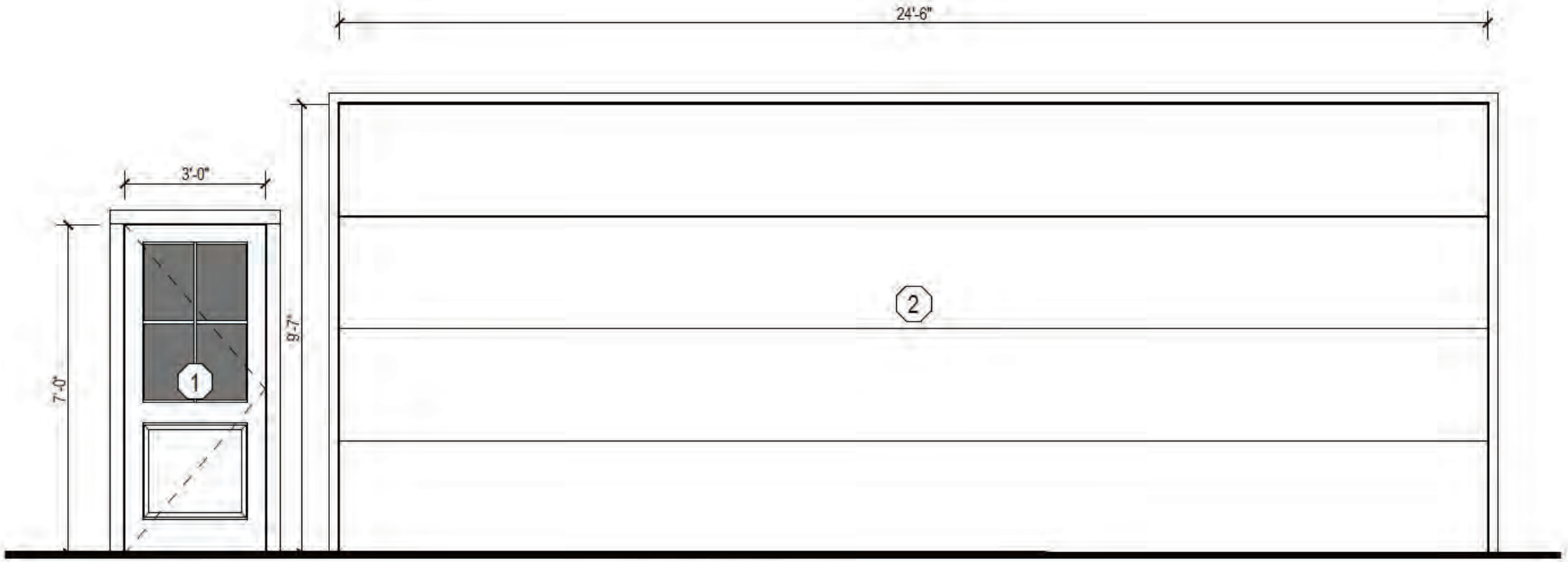
Double Hung
6/6 SDL



Fixed
6 Lite SDL

Window Legend

1/4" = 1'-0"

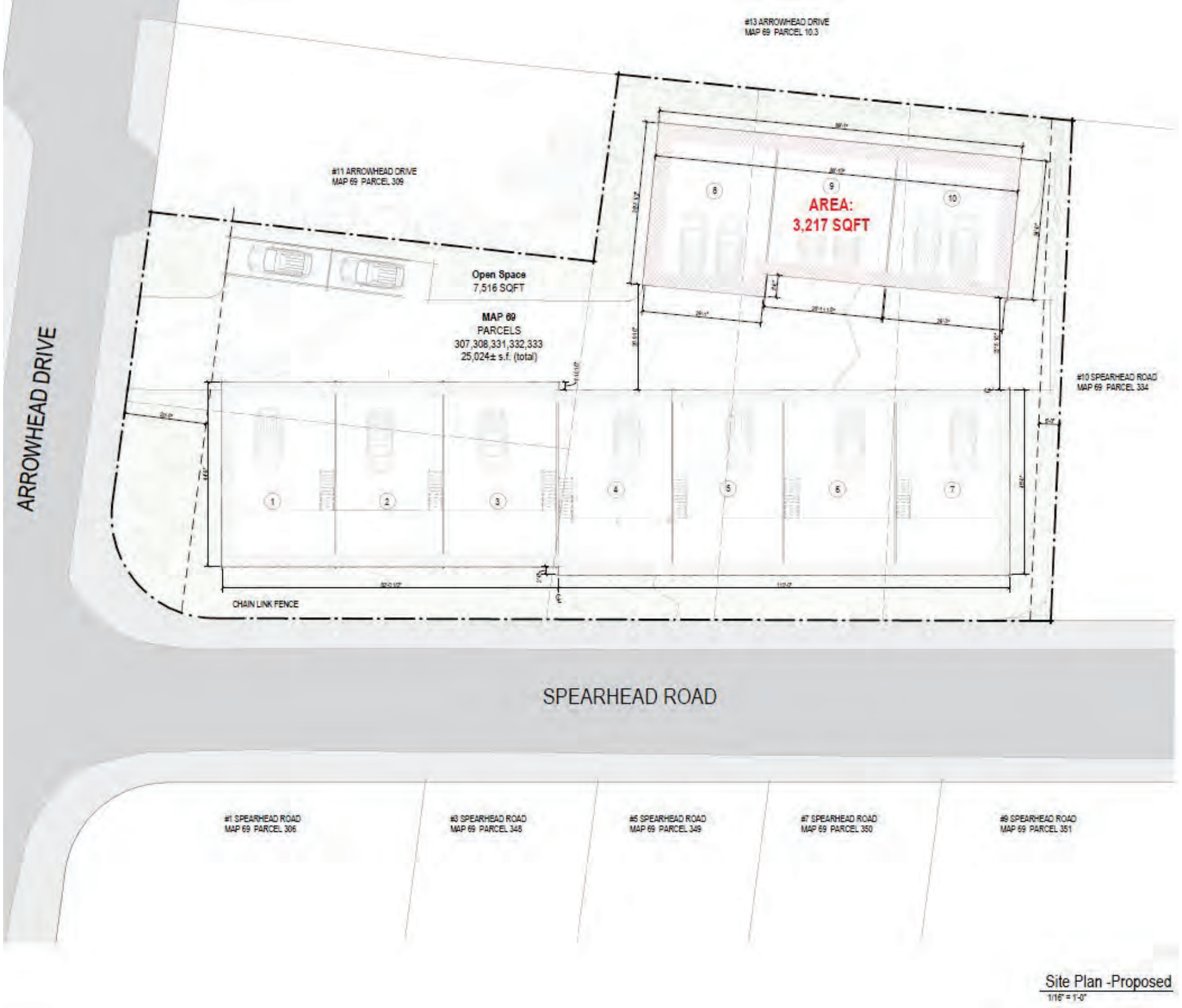


Single French Door
4 Lite SDL

Garage Door

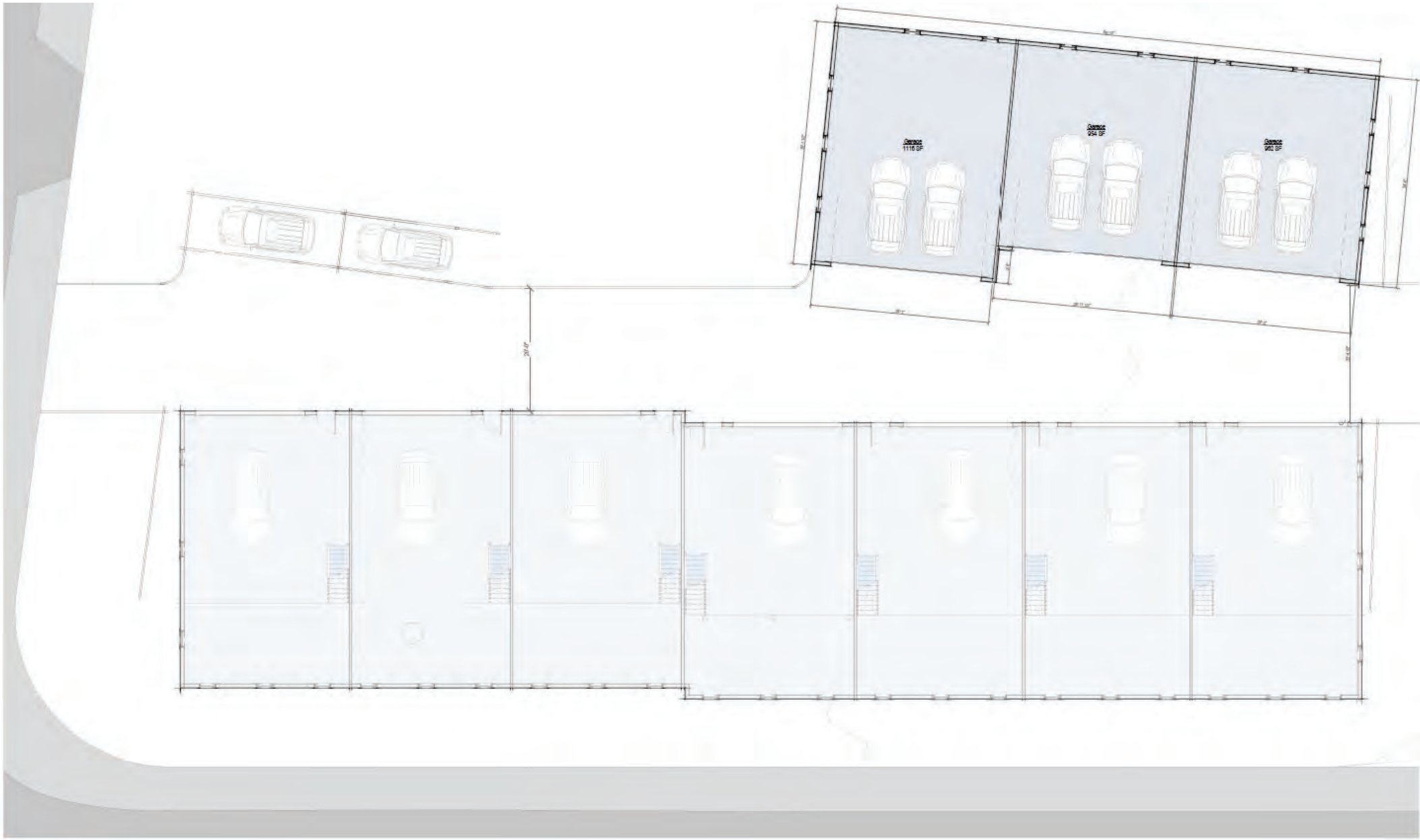
Exterior Door Legend

1/4" = 1'-0"



Site Plan -Proposed

1/16" = 1'-0"



First Floor Plan -Proposed

1/8" = 1'-0"



North Elevation _ Proposed

1/8" = 1'-0"



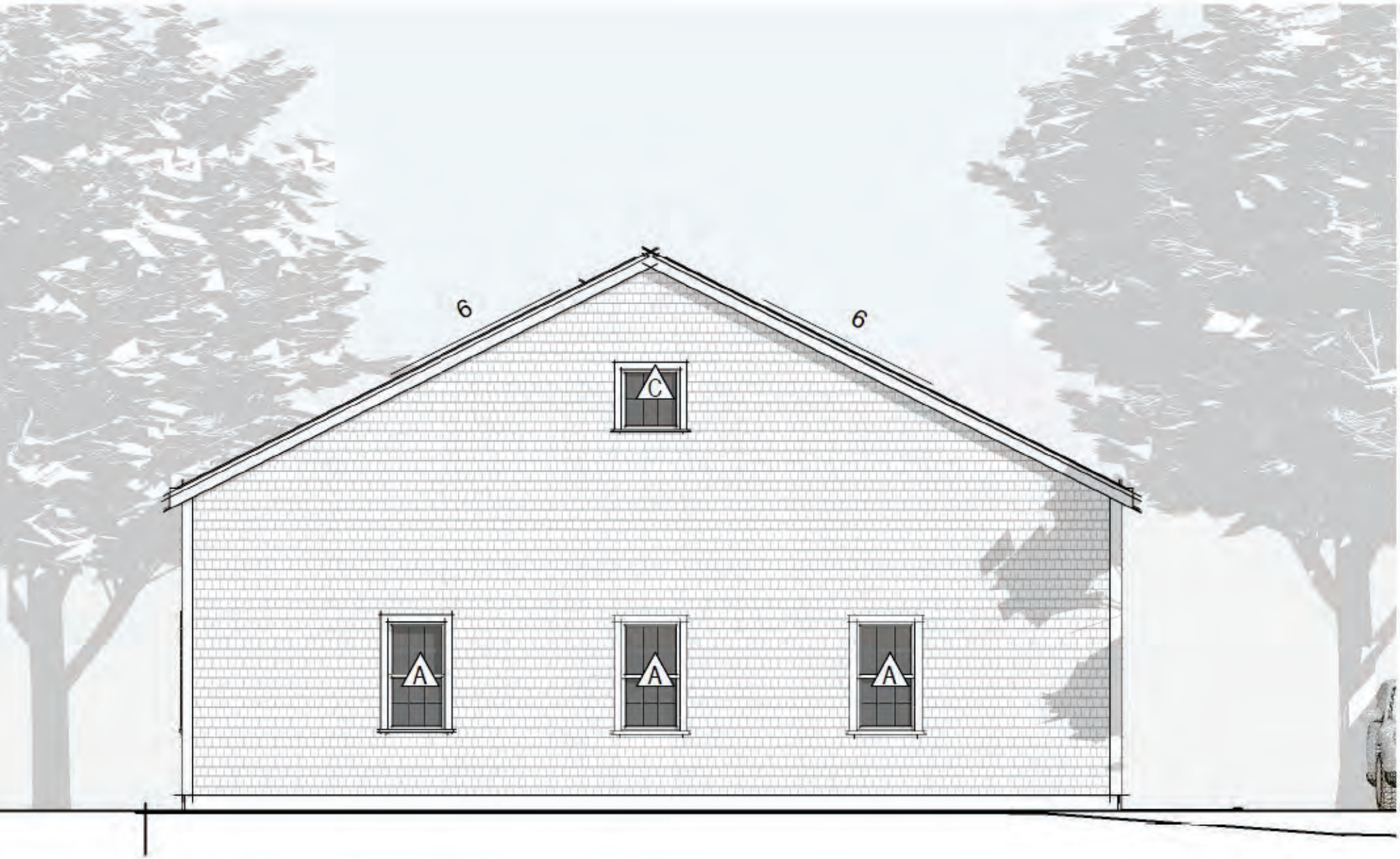
South Elevation _ Proposed

1/8" = 1'-0"



East Elevation _ Proposed

1/8" = 1'-0"



West Elevation _ Proposed

1/8" = 1'-0"



Perspective_View

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 79

Street & Number of Proposed Work: 4 EASY STREET

Owner of record: 4 EASY STREET LLC

Mailing Address: 28 EASY STREET

NANTUCKET MA 02554

Contact Phone #: 508 221 1433 E-mail: Susan.nantucket@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: enclose porch Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 6' X 28' dormer Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North same South same East same West same

Height of ridge above final finish grade: North 27' South 27' East 27' West 27'

Additional Remarks

Historic Name:

Original Date: 1880's

Original Builder: not available

REVISIONS* (describe)

1. East Elevation door from single to double reposition move condenser
2. South Elevation enclose porch
3. West Elevation vent to window
4. North Elevation dormer, new window, window change

replace window first floor

Is there an HDC survey form for 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 5 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) fire retardant red cedar 18" perfections

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BROSCO

Doors* (type and material): ☑ 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

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Susan Shepherd

AS AGENT FOR 4 Easy Street LLC

STREET ADDRESS 4 Easy Street

MAP/PARCEL 42.31.79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/27/2025

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.

Susan Shepherd 1/27/2025

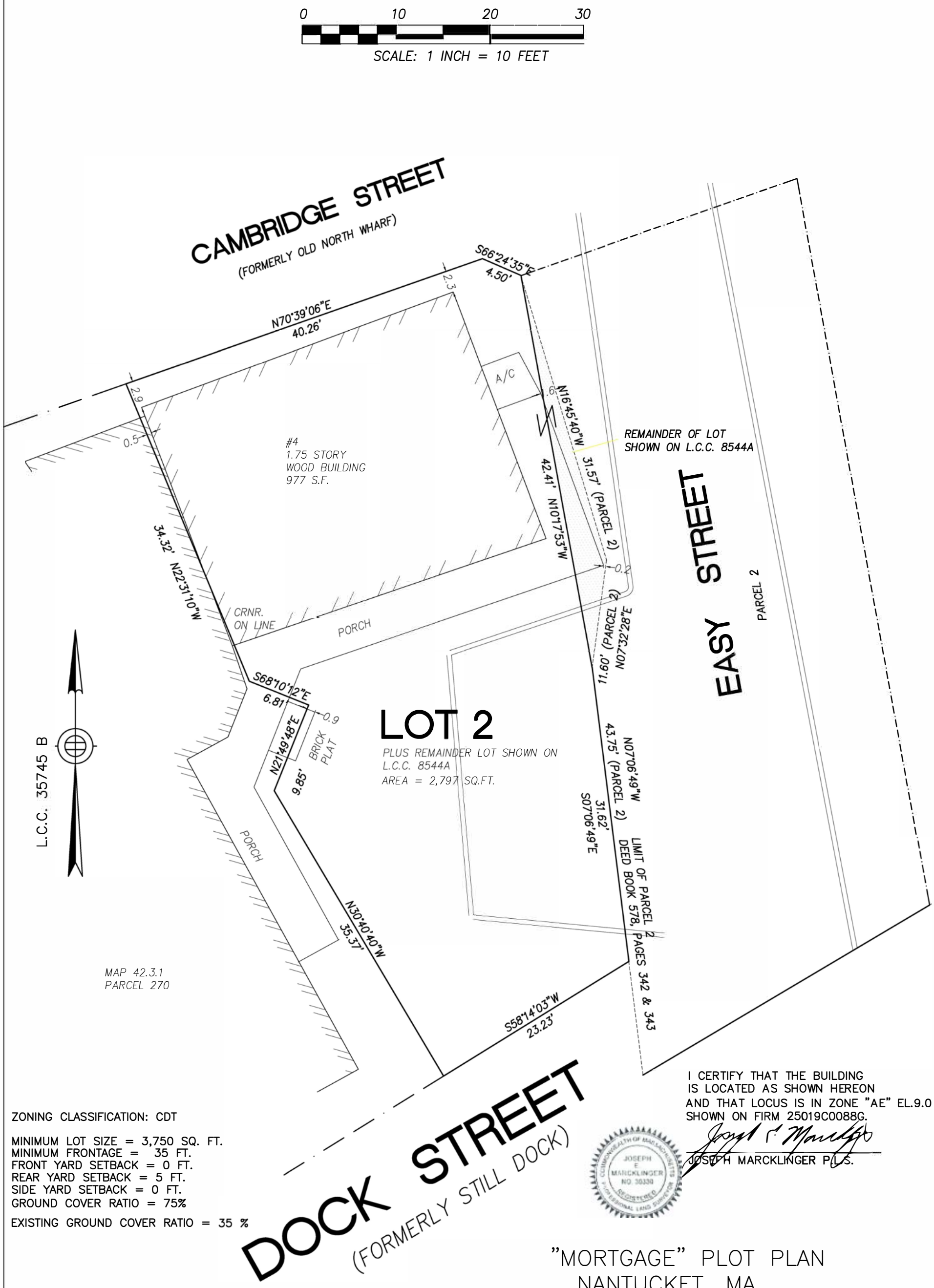
Signature Date



GIS MAP 42.3.1.79
4 EASY STREET



GIS ARIEL 42.3.1.79
4 EASY STREET



ZONING CLASSIFICATION: CDT

MINIMUM LOT SIZE = 3,750 SQ. FT.
MINIMUM FRONTAGE = 35 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 0 FT.
GROUND COVER RATIO = 75%

EXISTING GROUND COVER RATIO = 35 %

I CERTIFY THAT THE BUILDING
IS LOCATED AS SHOWN HEREON
AND THAT LOCUS IS IN ZONE "AE" EL.9.0
SHOWN ON FIRM 25019C0088G.

JOSEPH MARCKLINGER P.L.S.

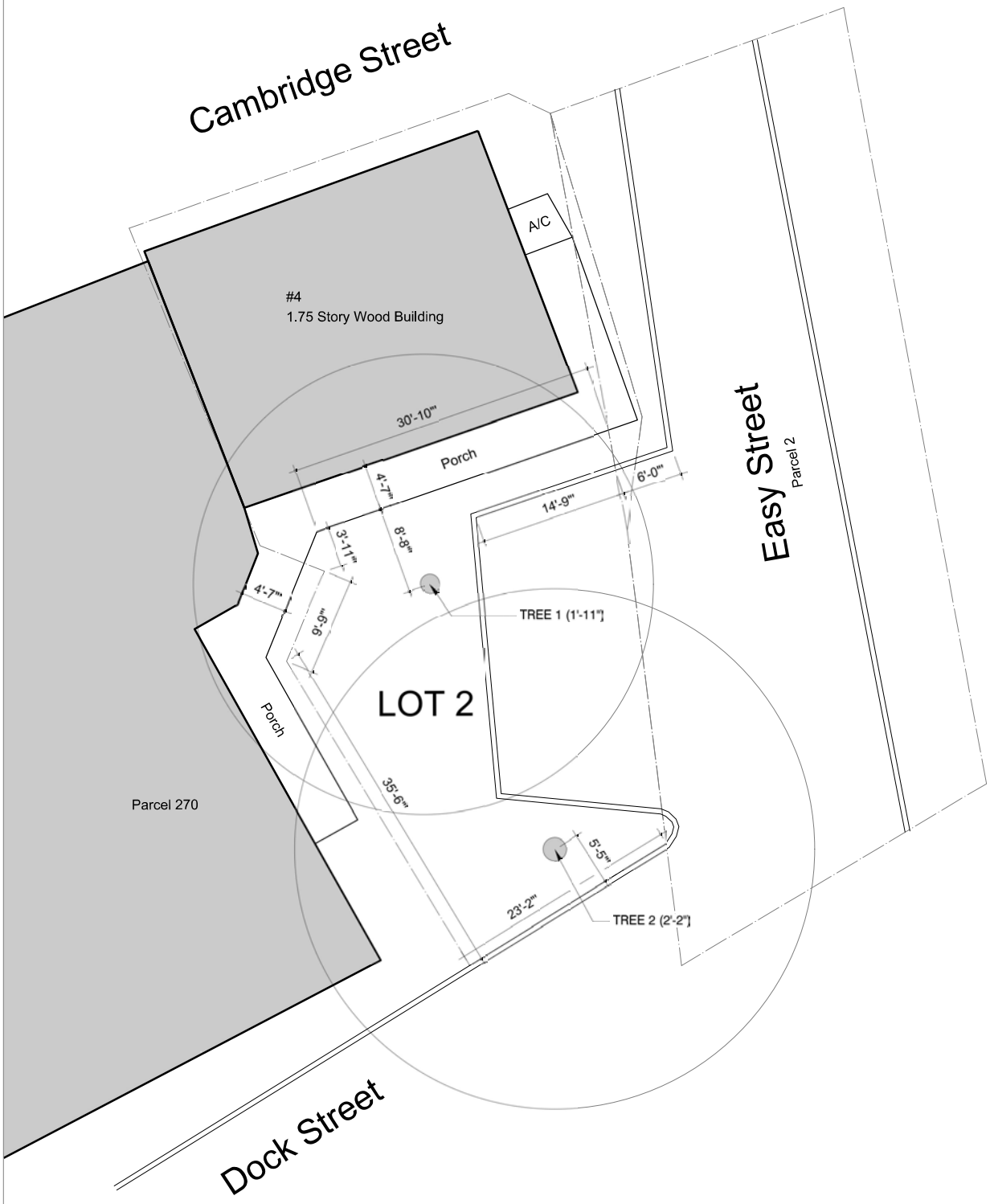
"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
4 EASY STREET
JANUARY 24, 2024

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

CERT.: 12828 L.C.C. 355748 & L.C.C. 8544A
ASSESSORS MAP 42.3.1 , PARCEL 79
PREPARED FOR: 4 EASY LLC
OWNER: FAWN GROVE REALTY TRUST



0' 10' 20'

SCALE 1"=10'-0"

1 4 EASY STREET, NANTUCKET MA

SCALE: 1' = 10'-0"

VIEW FROM EASY STREET



VIEW FROM CAMBRIDGE STREET



VIEW FROM DOCK STREET



VIEW FROM CAMBRIDGE STREET



VIEW FROM EASY STREET



VIEW FROM CAMBRIDGE STREET



VIEW FROM DOCK STREET



VIEW FROM NORTH WATER STREET



HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 **Fax: (508) 228-7298**

Historic Structures Supplemental Application

Owner of Record: 4 Easy Street LLC

Address: 4 Easy Street **Map/Parcel:** 42.3.1 / 79

Historic Name of Building: UNKNOWN

Original Date of Construction: 1880 **HDC Survey?** ____ **Yes** ✓ **No**

How is the structure rated? ____ **Individually Significant** ____ **Contributing** ✓ **Non-Contributing**

Describe Proposed Work: Close in the porch which was an element added must later in the buildings life, change front door to double door, replace windows which are in very bad shape, add dormer to North side for nantural light to second floor. The building has been moved and changed a number of times since originally starting as a "train barn" (as per Roberty Young"

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

There are no changes proposed to the original structure, however it has seen changes and evolved over time

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.

Revised 03/20/13

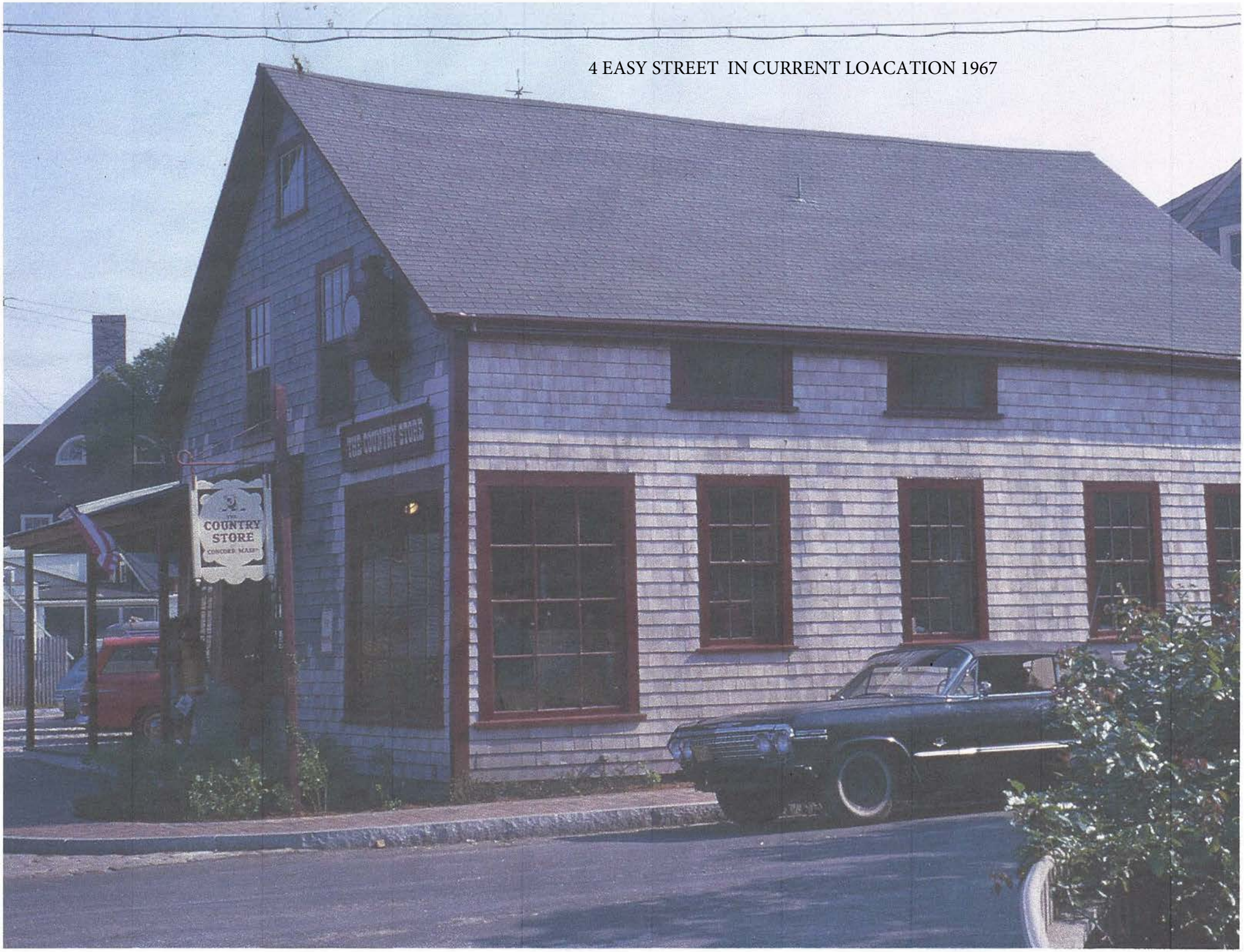
Research Resources for Historic Structures

- Nantucket Historical Association collections include:
  - **Manuscript Collections** relate to Nantucket individuals and families, vessels, businesses and trades, churches, schools, local organizations, and voluntary societies. The documents, letters, journals, diaries, and personal papers span the years from roughly 1659, when Europeans settled the island, to the present day, with the bulk of the collections dating from the nineteenth century. The manuscript collections provide a fascinating first-hand account of island life and activities over three centuries.
  - **Books, Printed Materials, and Audio-Visual Collections.** In addition to books about Nantucket and by Nantucketers, the library contains books on a variety of related subjects, including whales and the whaling industry, ships and navigation, Native Americans, Quakers, slavery and abolitionism, art and decoration, architecture, archaeology, poetry and song, lighthouses and lightships, and sea disasters. Maps, which include plats and charts, span the years from 1624 to the present day. Maps and plats, in their detail of Nantucket land, streets, neighborhoods, and structures plot the growth and development of the island community. Several inventories of island structures are housed in the Edouard A. Stackpole Reading Room. The HABS (Historic American Buildings Survey), HDC (Historic District Commission), and PI:N (Preservation Institute Nantucket) documents are surveys of island properties, noting historical background and structural conditions and changes.
  - **Photograph Collections.** The photograph collection of the Nantucket Historical Association comprises over 50,000 images, ranging in date from the 1840s to the present day. All of the major historic photographic processes are represented in the collection, including daguerreotypes, ambrotypes, tintypes, cyanotypes, and albumen prints. The images also come in a variety of mounts and formats such as photographic albums, stereographs, fancy velvet-lined cases, and cartes-de-visite.
  - Information from the map, image, and manuscript collections can be accessed online at www.nha.org.
  - You can contact the NHA at the Research Library at 508-228-1655, 7 Fair Street.
- Atheneum Reference Collection
  - The Atheneum has a collection of materials about Nantucket Island, including books, pamphlets, newspapers, logbooks, and letters. In particular, items relevant to historic structures include historic photographs from newspaper collections and vertical files from authors writing books about Nantucket.
  - You can contact the Atheneum at 508-228-1110, Lower India Street
- Nantucket Preservation Trust
  - The Nantucket Preservation Trust is the local non-profit organization for historic preservation on the island. They have some material for research, but also provide information on the restoration and renovation of your historic structure.
  - You can contact the NPT at 508-882-1387, 12 Orange Street
- Preservation Institute: Nantucket
  - This is a University of Florida program where students are stationed on the island during the months of June, July, and August. They work to produce projects on the architecture and history of the island. Past projects have included the HABS documentation of local buildings, on file with the Nantucket Historical Association.
  - You can contact PIN at 508-228-2429, 11 Center Street
- Files at the Historic District Commission
  - At the HDC we also have files on most of the buildings in the core district, as well as the core Sconset area, the Quidnet area, the Madaket area, the Surfside area, and Wauwinet area. These files can be researched by asking the staff.

Building when it was in the center or the road prior to Easy Street



4 EASY STREET IN CURRENT LOACATION 1967



The Country Store, at this time located on Salem Street. 1959



The Country Store, at this time located on Salem Street. July 1959



Old North Wharf



10 Still Dock



Old North Wharf



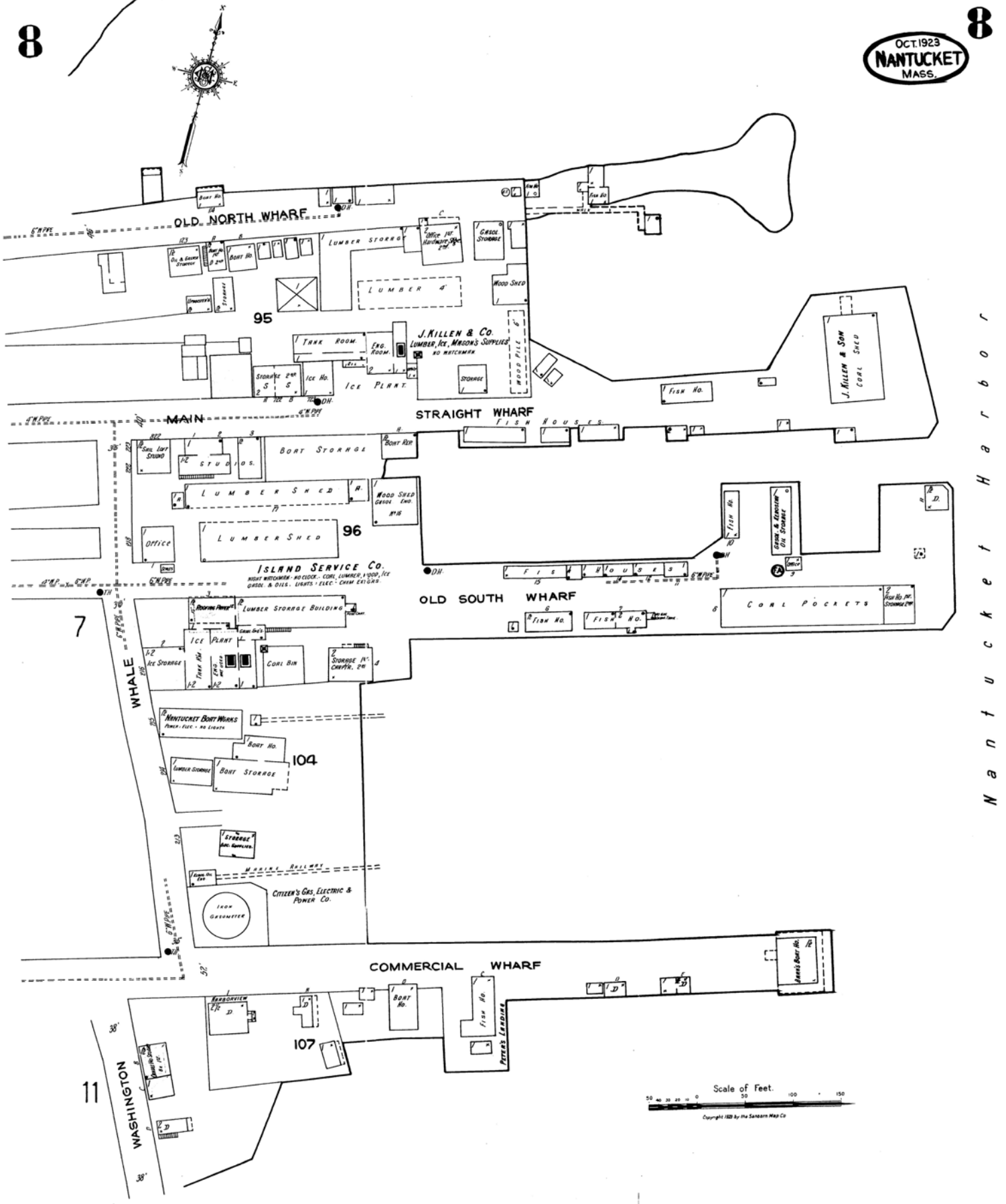
8 Federal Street



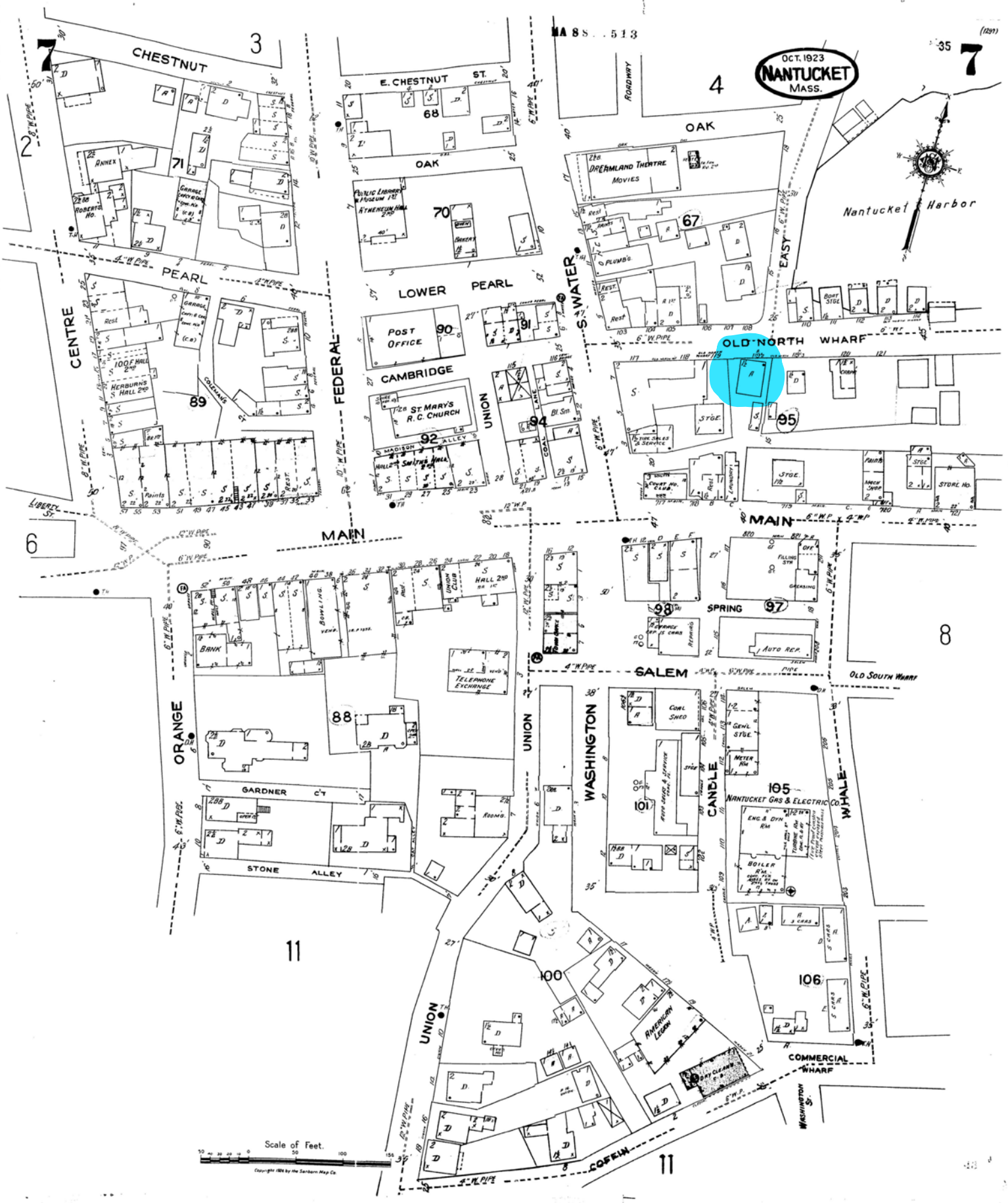
(1257)

8

OCT. 1923
NANTUCKET
MASS.



Copyright 1923 by the Sanborn Map Co


MA 88 . 513
OCT. 1923
NANTUCKET
MASS.
CHESTNUT
E. CHESTNUT ST.
OAK
PEARL
LOWER PEARL
CENTRE
FEDERAL
S. WATER
EASY
OLD NORTH WHARF
Nantucket Harbor
POST OFFICE
CAMBRIDGE
UNION
MAIN
LIBERTY ST.
ORANGE
GARDNER CT
STONE ALLEY
SALEM
SPRING
WASHINGTON
CANDLE
WHALE
OLD SOUTH WHARF
COMMERCIAL WHARF
COFFIN
Nantucket Gas & Electric Co.
American Legion
Scale of Feet.

East Elevation Window Schedule



North Window Schedule



South Window Schedule



15-16

17-19

20

21

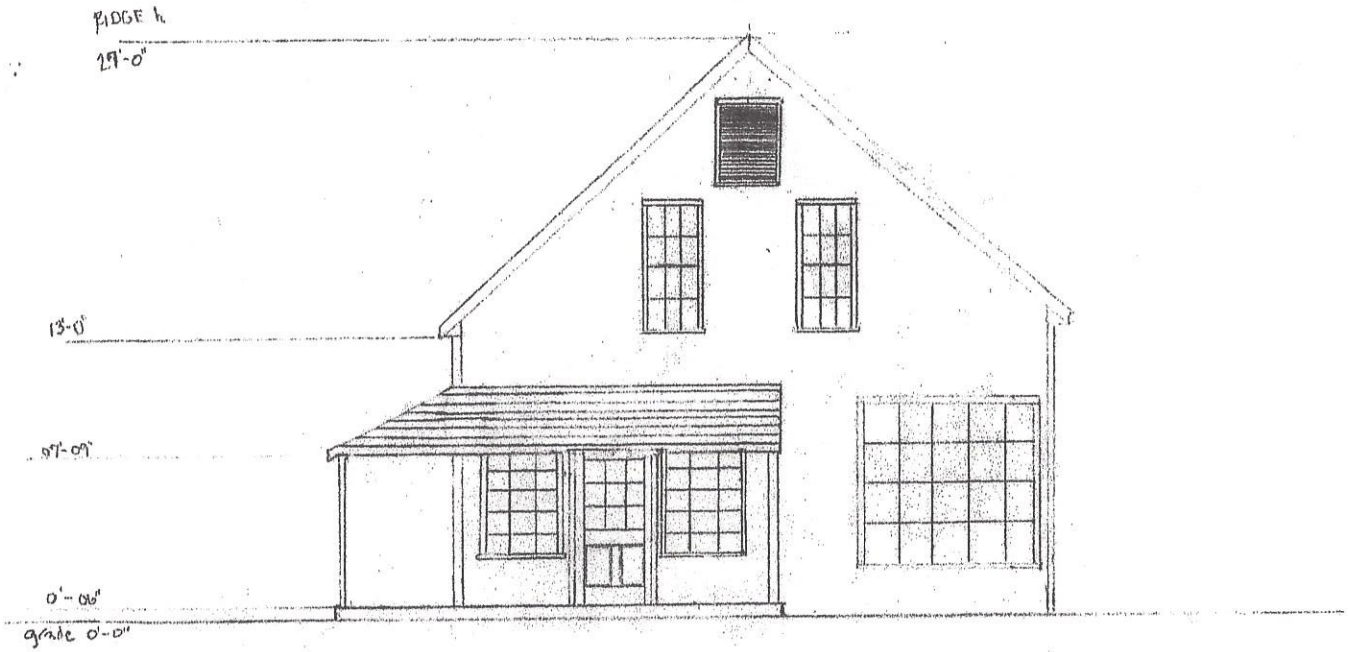
22

West Window Schedule



23

24



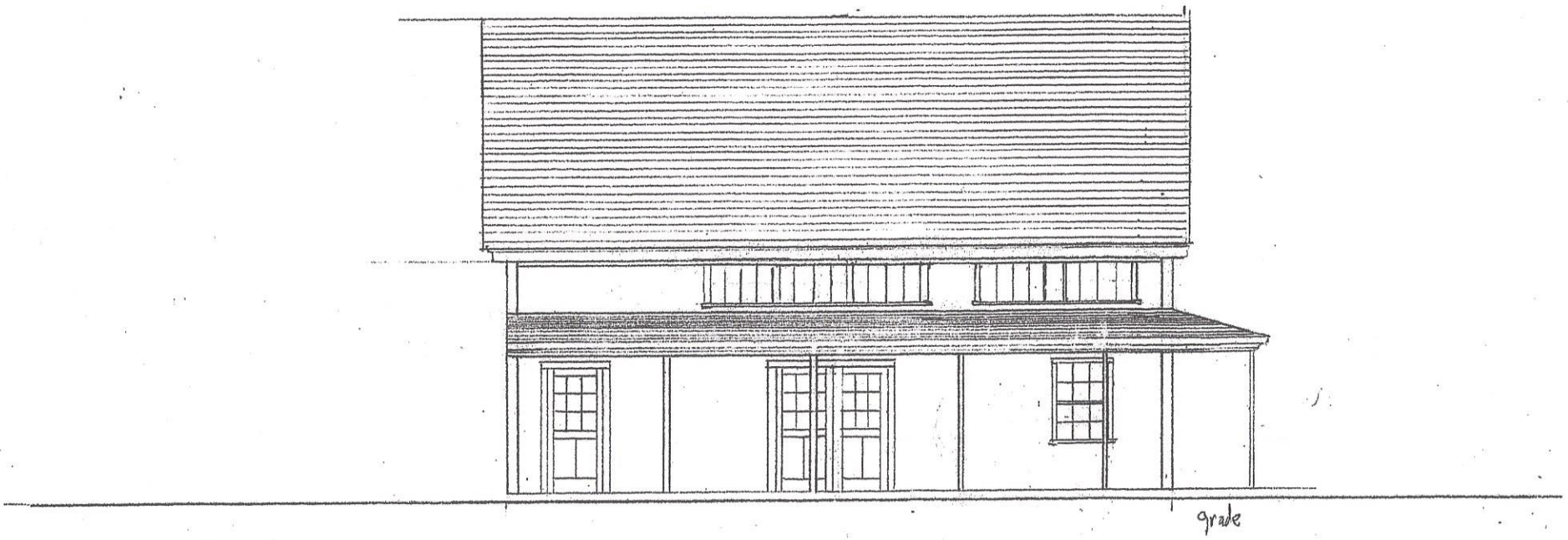
4 EASY STREET LLC.

4 EASY STREET, NANTUCKET

ELEVATION: NORTHEAST

MHCO.

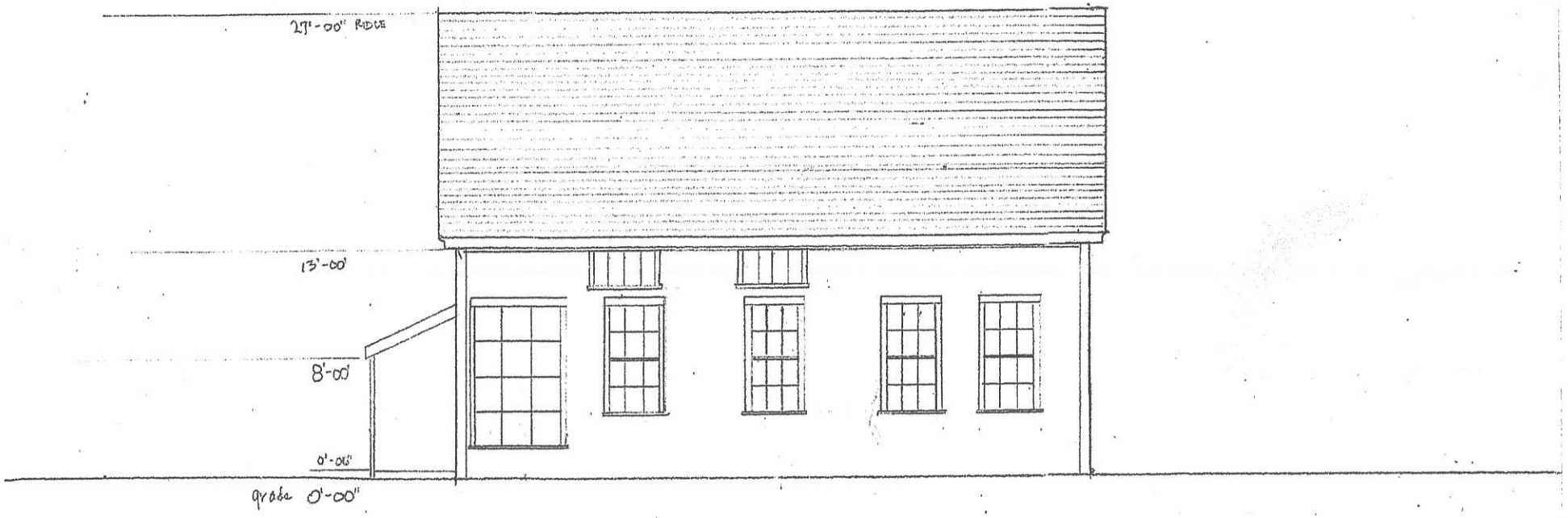
MARK HART ■ HART CONSTRUCTION



4 EASY STREET L.L.C.
4 EASY STREET · NANTUCKET

ELEVATION SOUTHEAST

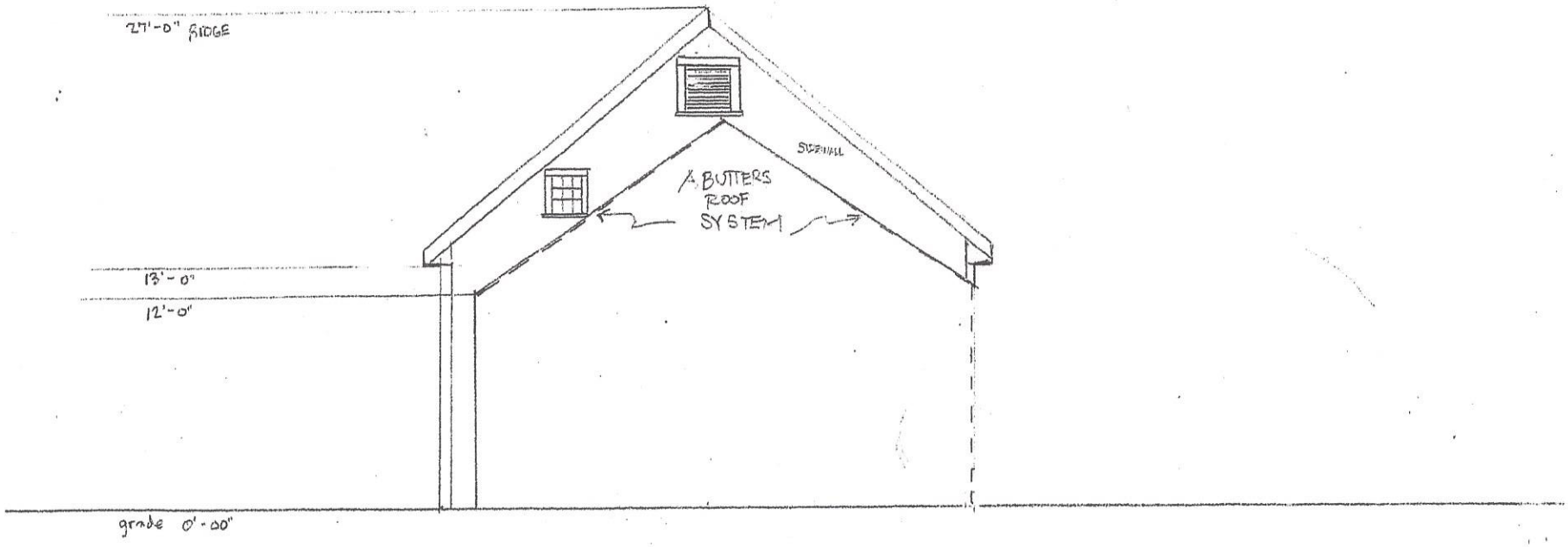
MHCO
MARK HART HART CONSTRUCTION



4 EASY STREET L.L.C.
4 EASY STREET NANTUCKET

ELEVATION NORTHWEST

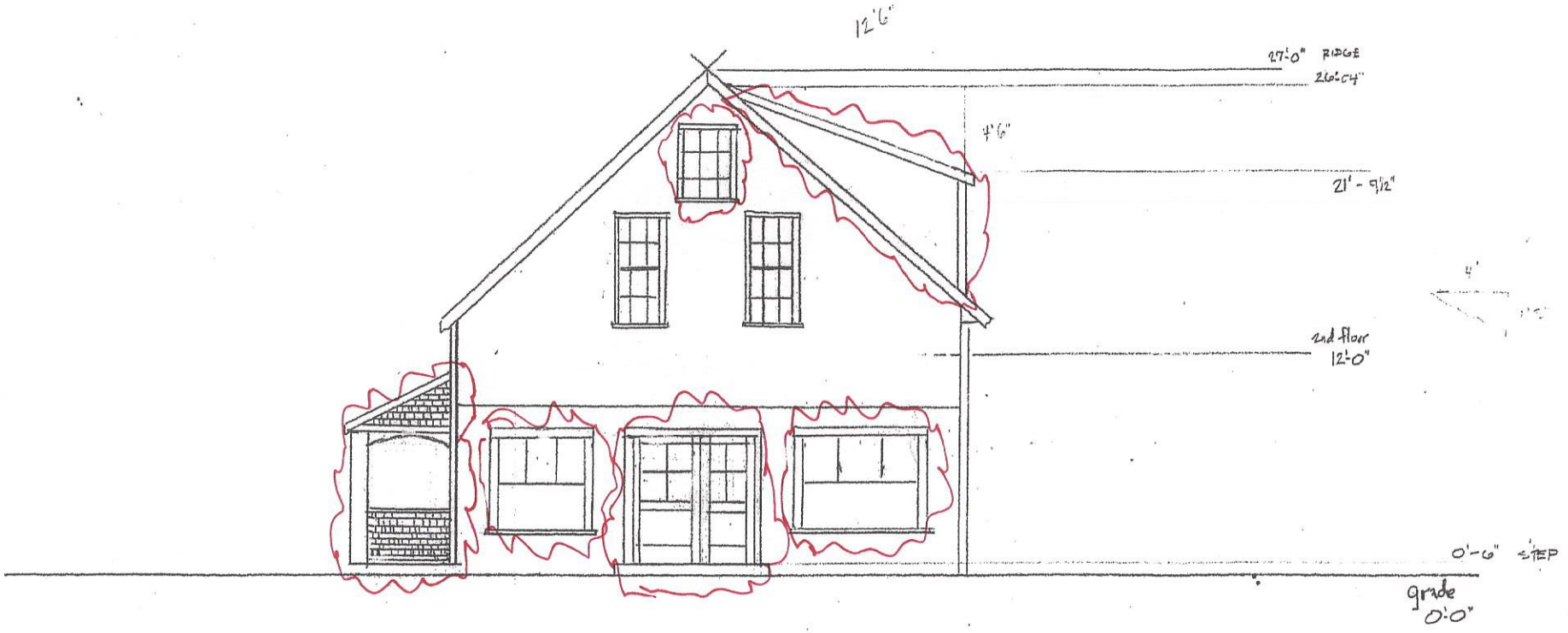
MHCO
MARK HART @ HART CONSTRUCTION



4 EASY STREET L.L.C.
4 EASY STREET NANTUCKET
ELEVATION SOUTHWEST

MHCO
MARK HART ☒ HART CONSTRUCTION

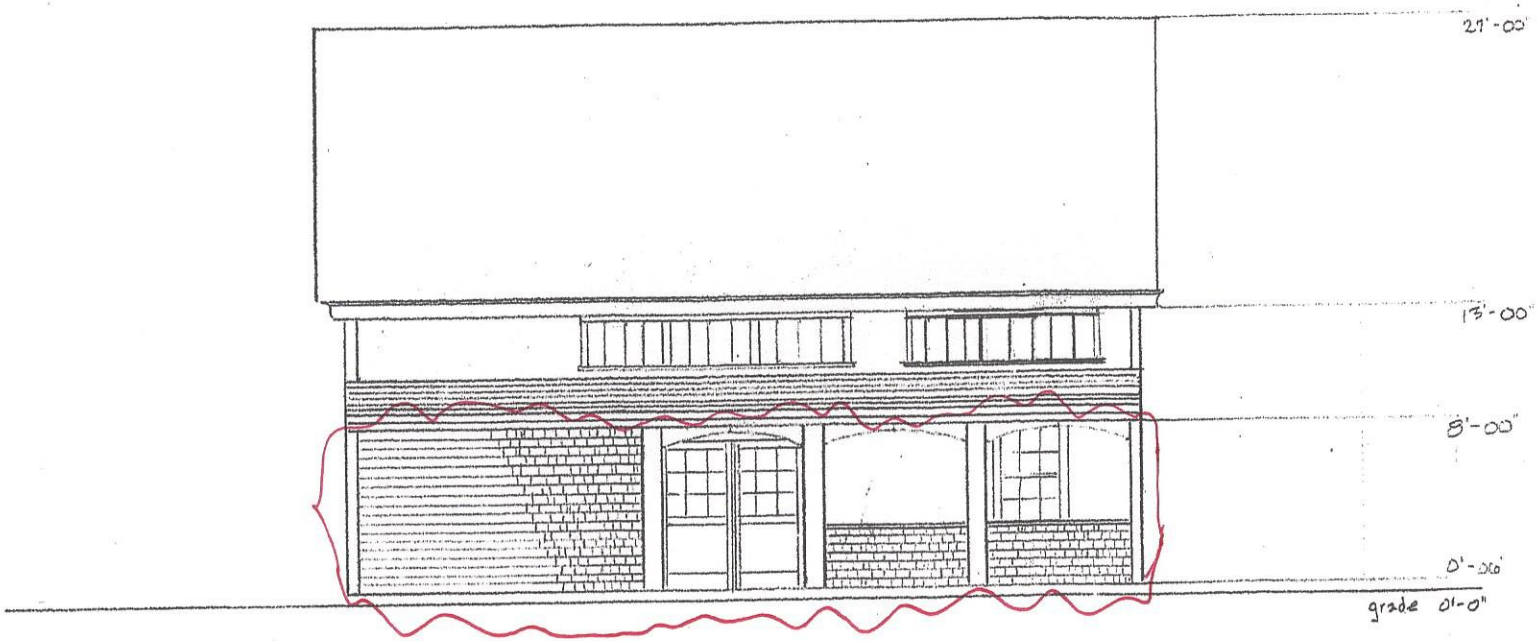
63



4 EASY STREET L.L.C.
4 EASY STREET NANTUCKET

ELEVATION NORTHEAST

MHCO
MARK HART HART CONSTRUCTION



ELEVATION SOUTHEAST

MHCO

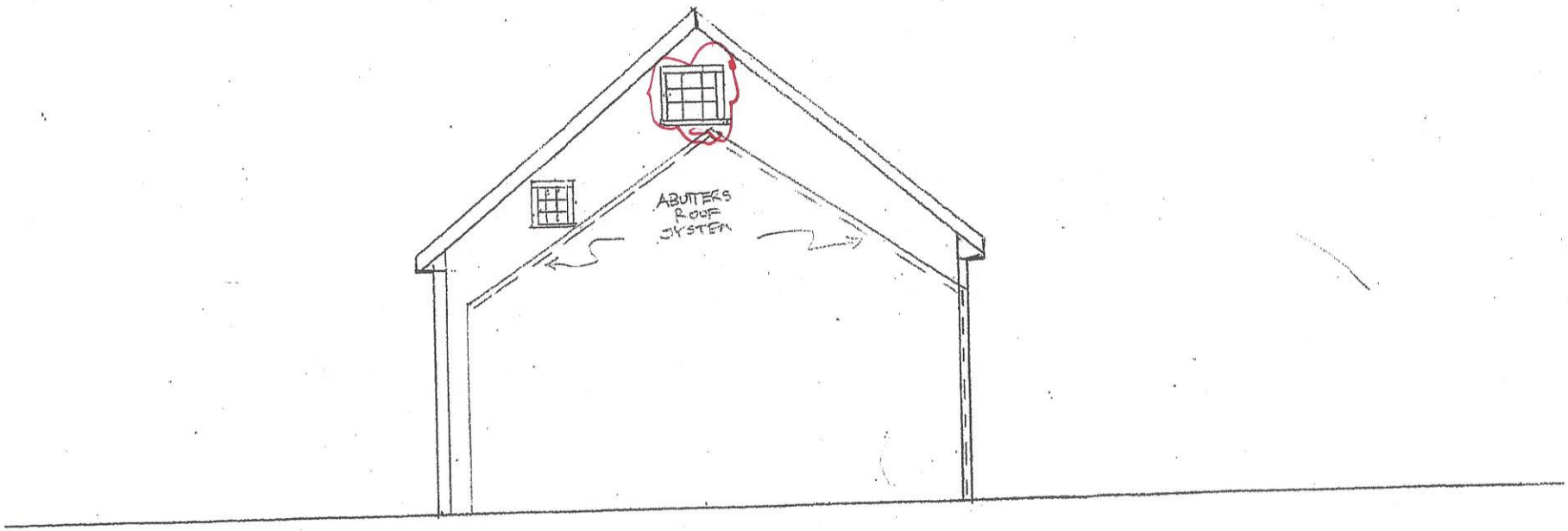
MACK HART CONSTRUCTION



4 EASY STREET L.L.C.
4 EASY STREET NANTUCKET

ELEVATION NORTHWEST

MHCO
MARK HAGY @ HART CONSTRUCTION



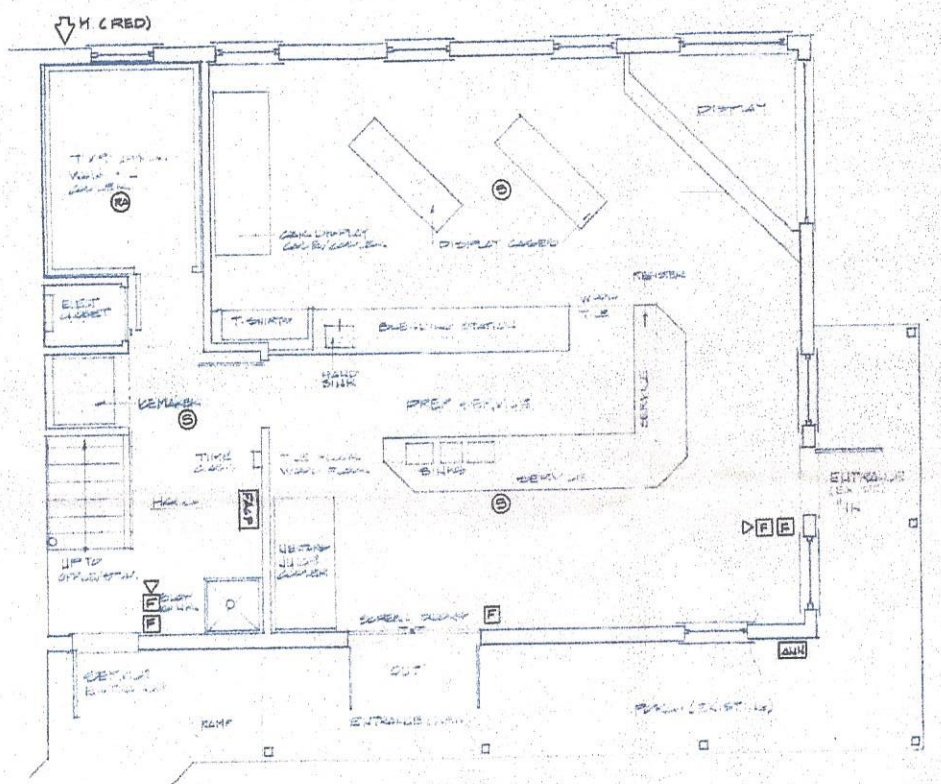
4 EASY STREET L.L.C.

4 EASY STREET NANTUCKET

ELEVATION SOUTHWEST

MHCO

MARK HART CONSTRUCTION



FIRE ALARM ZONE-1

35' + 28'

File Copy

COPY

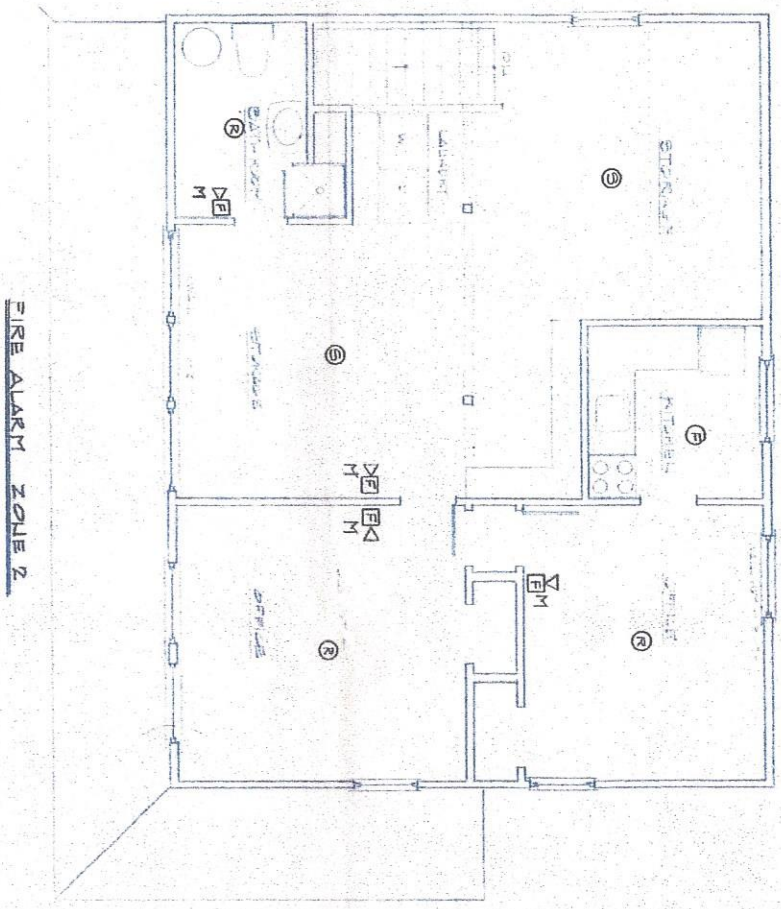
APPROVED

3/25/98

FIRE ALARM SYSTEM ACCEPTED
FOR DETECTOR PLACEMENT
DATE Mar 8, 98 BY R M Sovereino
NANTUCKET FIRE DEPARTMENT

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O. BOX 3363 NANTUCKET, MA 02584

JUICE GUYS
4 EASY STREET, NANTUCKET
PLAN: ENTRY LEVEL ALARM SYSTEM



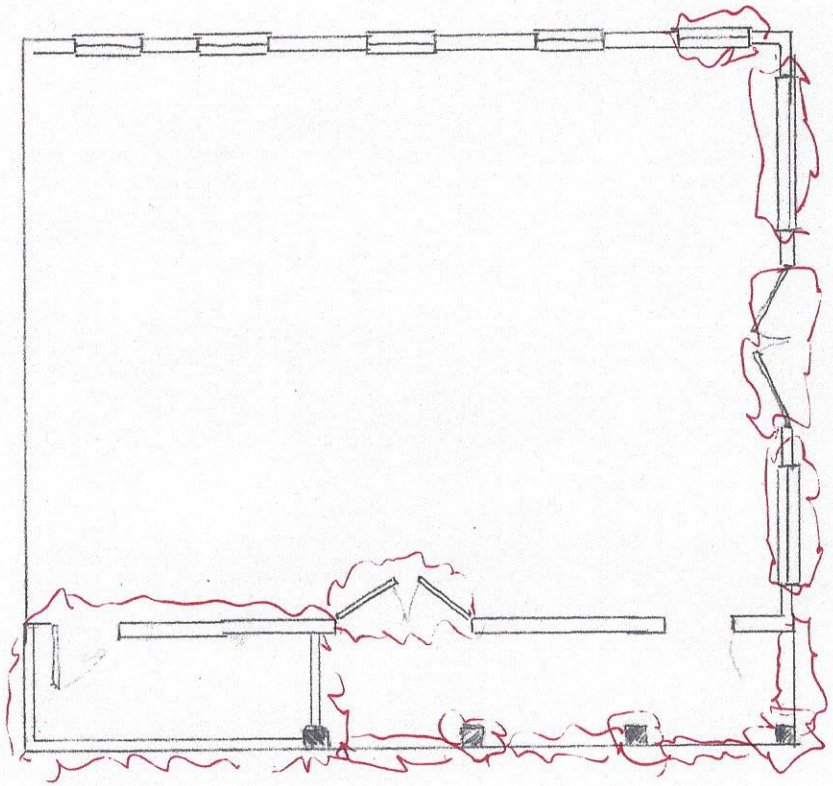
FIRE ALARM SYSTEM ACCEPTED
FOR DETECTOR PLACEMENT
DATE Nov 8 '18 BY
NANTUCKET FIRE DEPARTMENT

JUICE GUYS

4 EASY STREET, NANTUCKET,

PLAN: UPPER LEVEL ALARM SYSTEM

MWP RESIDENTIAL DESIGN
MARK W. POOR 508. 228. 8013
P.O. BOX 3903 NANTUCKET, MA 02584



PLAN FIRST FLOOR

4 EASY STREET L.L.C.
4 EASY STREET NANTUCKET
PLAN FIRST FLOOR

MHCO
MICHAEL HANLEY CONSTRUCTION