1. SIGNS 2/18/2025

   Documents:

   28 CENTER ST SIGN.PDF

2. NEW BUSINESS 1/21/2025 VIEW

   Documents:

   137 OLD SOUTH RD SOLAR.PDF

3. NEW BUSINESS 1/07/2025

   Documents:

   23 OCEAN AVE ADDITION.PDF
   23 OCEAN AVE VIA SARAH ALGER.PDF
   23 OCEAN AVENUE ARCHITECTURAL HISTORICAL REPORT.PDF
   6 W DOVER FENESTRATION.PDF
   6 WEST DOVER REV 1 OF 2.PDF
   6 WEST DOVER REV 2 OF 2.PDF

4. NEW BUSINESS 1/21/25

   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
   2 DUKES ROAD DEMO MAIN HOUSE.PDF

5. NEW BUSINESS 2/04/2025 VIEW

   Documents:

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

6. NEW BUSINESS 2/4/2025

Documents:

8 N MILL ST REVISIONS TO COA GARAGE.PDF
8 N MILL ST MH CHANGES.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

7. NEW BUSINESS 2/18/2025

Documents:

28 NONANTUM AVE NEW DRIVEWAY.PDF
30 EEL POINT RD NEW DWELLING.PDF
4 MACLEAN LANE NEW DRIVEWAY.PDF
22 COFFIN ST SIAS-ROOFWINDOW CHANGE.PDF
22 COFFIN ST SIAS- HARDSCAPING.PDF
37 W CHESTER ST NEW DRIVEWAY.PDF
6 FORREST AVE NEW SHED.PDF
5 MOBY WAY COTTAGE FENESTRATION.PDF
4R JEFFERSON MH REV 10045.PDF
2 MADAKET RD ROOF.PDF
1 CHERRY ST MOVE OFF.PDF
1 CHERRY ST NEW BUILDING.PDF
16 KING STREET ADDITION.PDF
25 INDIA SHED DORMER WINDOW.PDF
30 POCOMO ROOF.PDF
6 SOUTH PASTURE ADDITION.PDF
117 MADAKET RD POOL.PDF
47 BREWSTER MH ADDITION.PDF
47 BREWSTER SHED.PDF
21 WOODBURY ADDITION SHED.PDF
44 WARRENS LANDING SECOND DWELLING.PDF
6 PLAINFIELD ROAD POOL REVISIONS.PDF
26A DAFFODIL LANE PARKING CANOPY SOLAR.PDF
6 WRIGHTS LANDING SHED.PDF
14 KILLDEER BASEMENT WINDOWS.PDF
22 AHAB DR SHED.PDF
3 BAILY RD STUDIO.PDF

12R LARRABEE LANE SHED.PDF
2D ANNA DRIVE SHED.PDF
35 LONG POND SHED.PDF
16 WILLIAMS ST SOLAR PACKAGE.PDF
16.5 WILLIAMS ST SOLAR PACKAGE.PDF
26 ARLINGTON ADDITION.PDF
76A OLD SOUTH RD ADD DOOR TO BARN.PDF
4 HICKORY MEADOW LANE SHED RELOCATION.PDF
100 SANKATY REV 11356 WINDOWS.PDF
15 PLEASANT COLOR CHANGE.PDF
3 EVERGREEN WAY SOLAR PACKAGE.PDF
8 SCONSET AVE GARAGE REVS.PDF
51 W MIACOMET RD WALL MATERIAL CHANGE.PDF
5 BLUET CT- SHED.PDF
33 CLIFF ROAD - NEW GUEST HOUSE.PDF
33 CLIFF ROAD - NEW GARAGE.PDF
9 RIDGE LN ADDITION.PDF
9 COW POND REV DECK.PDF
7A CLIFFORD ST SPORT COURT.PDF
2A FORREST AVE NEW DWELLING.PDF
12 BALTIMORE ST NEW GH.PDF
25A CLIFTON FENESTRATON CHANGES DWELLING.PDF
63 HULBERT MH FENESTRATION CHANGES.PDF
63 HULBERT GH FENESTRATION AND TRIM CHANGE.PDF
63A HULBERT FENESTRATION TRIM CHANGES.PDF
36 BASSETT RD RAISE STRUCTURE.PDF
36 BASSETT RD HARDSCAPE.PDF
4 DOOLEY COURT SHED.PDF
13 N PASTURE GARAGE.PDF
14 TAUTEMO WAY SHED.PDF
14 TAUTEMO WAY OUTBUILDING.PDF
14 TAUTEMO POOL.PDF
41 EASTON ROOF TRIM.PDF
17 AMES ADDITION MOVE ADD WINDOWS.PDF
20 N PASTURE LN DEMO.MOVE OFF GARAGE.PDF
20 N PASTURE LN NEW 2ND DWELLING W ATTACHED GARAGE.PDF
8 NETOWA LN FENESTRATION DORMERS.PDF
37 WASHAMAN AVE COVERED PORCH.PDF
10 CHARTER ROOF.PDF
5 SHEEP COMMONS GARAGE.PDF
54 ORANGE ST RAILING CHANGE.PDF
2 COTTAGE CT SKYLIGHT MAIN HOUSE.PDF
2 COTTAGE CT GARAGE SKYLIGHTS.PDF
19 NOBADEER FACILITY PERGOLA PAVILION.PDF
19 NOBADEER SHED.PDF
2 SUMMER ST HARDSCAPE.PDF
73 FAIRGROUNDS RD POOL.PDF
110 WAUWINET RD FENCE.PDF
11 CHATHAM RD ROTATE GARAGE REVS.PDF

Re: New Signage for 28 Center St - Nantucket Event Co

From: J Pepper Frazier II (pepper@jpfco.com)
To: signherenantucket@yahoo.com
Cc: blakely@nantuckettents.com
Date: Friday, February 7, 2025 at 10:25 AM EST

Hi Blakely,
Hope all is well. You have my permission to proceed with sign application. Thank you.

All the best,
Pepper
J Pepper Frazier Company
19 Centre Street Nantucket, MA 02554
(508) 680 6676
pepper@jpfco.com
jpfco.com

> On Feb 7, 2025, at 9:59 AM, Sign Here Nantucket <signherenantucket@yahoo.com> wrote:
>
> Good morning -
>
> As you may already be aware, we are applying for new signage for 28 Center St on behalf of Nantucket Event Co. I have attached the application that we will be presenting to the SAC that includes the new sign details.
>
> Reaching out as this application requires approval and a signature from the building owner. This is a hard copy application with carbon copies associated, so there are two ways we can handle obtaining your signature if you approve.
>
> You may respond to this email with written consent for approval of this application and allowing Sign Here Nantucket to sign this application on your behalf. We can also mail this application to you for a signature, and you may mail it back.
>
> Let me know what works for you.
>
> Thanks
> Caitlin
>
> Thank you for shopping local!
> We appreciate your business.
>
> Sign Here Nantucket
> 45 Old South Road
> Nantucket, MA 02554
> 508-325-7888

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 164
Street & Number of Proposed Sign: 28 center street
Owner of Building: Pepper Frazier
Mailing Address: _____

Telephone: 508-680-6676 Email: pepper@jpfco.com
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 Owner of Record

Agent/Owner of Business
Name: Sign Here Nantucket
Mailing Address: 45 old south Road Nantucket, MA 02554

Telephone: _____ Email: _____

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

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

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

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

D. LETTER TYPE
1. Applied
2. Painted
3. Ineised
4. Carved

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

F. COLOR(S)
1. Lettering red
2. Ground BM misty blue
3. Edgebanding red
4. Moulding _____

G. WORDING ON SIGN
Nantucket Event Co.

H. SIZE OF SIGN 18" x 26"

I. SHAPE OF SIGN
oval

J. LOCATION OF SIGN ON BUILDING
existing bracket

K. TYPE OF SUPPORT BRACKETS
existing

L. TYPE OF LIGHTING AND LOCATION (if any)
N/A

Date: _____ Signature of Applicant _____ Signed under penalties of perjury

Town and County of Nantucket, MA

February 4, 2025



Property Information

Property ID	9626
Location	28 CENTER ST
Owner	ACK TREETOPS 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.


28
UPSTAIRS
SOIRÉE FLORAL
floral & event design
Placesetters, Inc.
RENTALS for NANTUCKET EVENTS
120%
LINO
NATURAL LUXURY


28
UPSTAIRS
SOIRÉE FLORAL
floral & event design
Placesetters, Inc.
RENTALS for NANTUCKET EVENTS


28
UPSTAIRS
SOIRÉE FLORAL
floral & event design
Placesetters, Inc.
RENTALS for NANTUCKET EVENTS

NANTUCKET
EVENT Co.

BM
MISTY BLUE 820

18" tall X 26" wide
double sided
projecting sign
carved and painted
mahogany


NANTUCKET
EVENTS
28
UPSTAIRS
SCIBEE FLORAL
Placesetters, Inc.
12
NATU
www.120p


NANTUCKET
EVENTS
120
www.120percento.co


DO NOT
ENTER


Centre St


DO NOT
ENTER
CENTRE ST
DO NOT
ENTER

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 50

Street & Number of Proposed Work: 137 Old South RD

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: _____ E-mail: wobrien@redevelopment.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 101 Old South RD #520

Nantucket, MA 02554

Contact Phone #: 508-332-2645 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (194) all black PV modules to rooftop.

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/3/24 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK SMART ENERGY

AS AGENT FOR NIR RETAIL LLC

STREET ADDRESS 137 OLD SOUTH RD

MAP/PARCEL 69 / 50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/3/25

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

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

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

Caroline F. Wallace 1/3/25

Signature Date

Docusign Envelope ID: F4A951BF-812E-46E1-8529-870FEF8B75FA

hdcsubmissions@nantucket-ma.gov

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

Dear Historic District Commission,

I am the owner of the property located at: 137 Old South Road

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

Sincerely,

DocuSigned by:
William O'Brien
E8597F0DC2134C6...

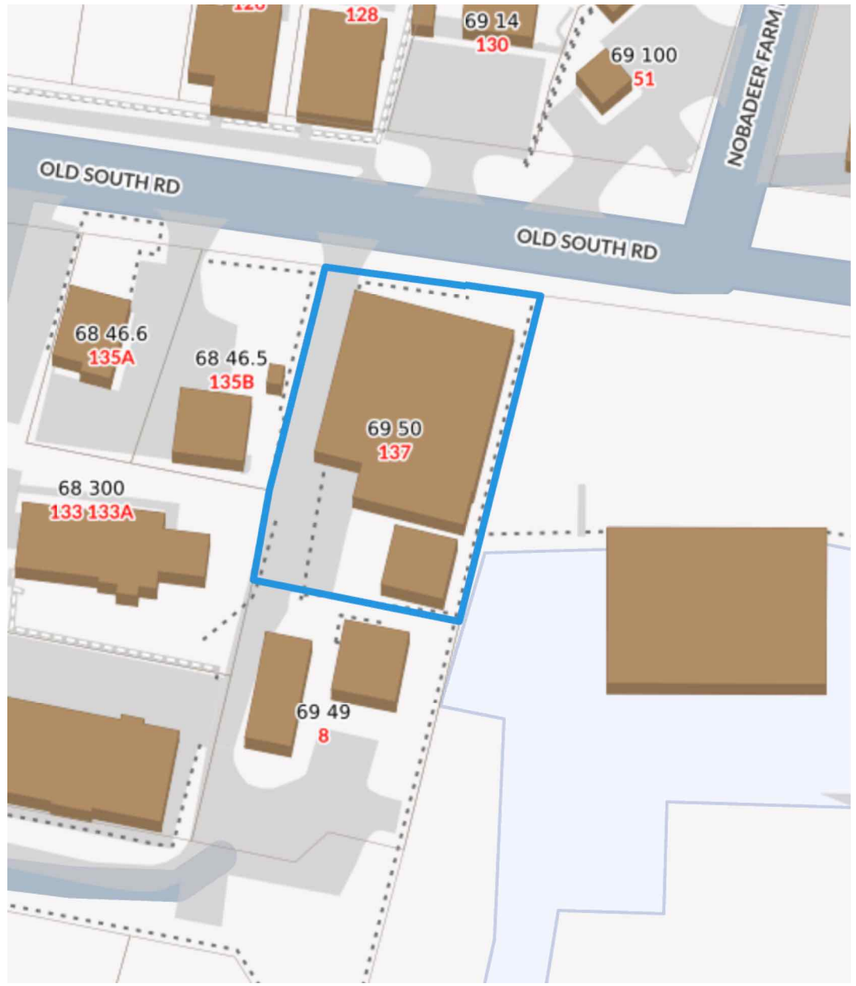
Signature

William O'Brien

Name

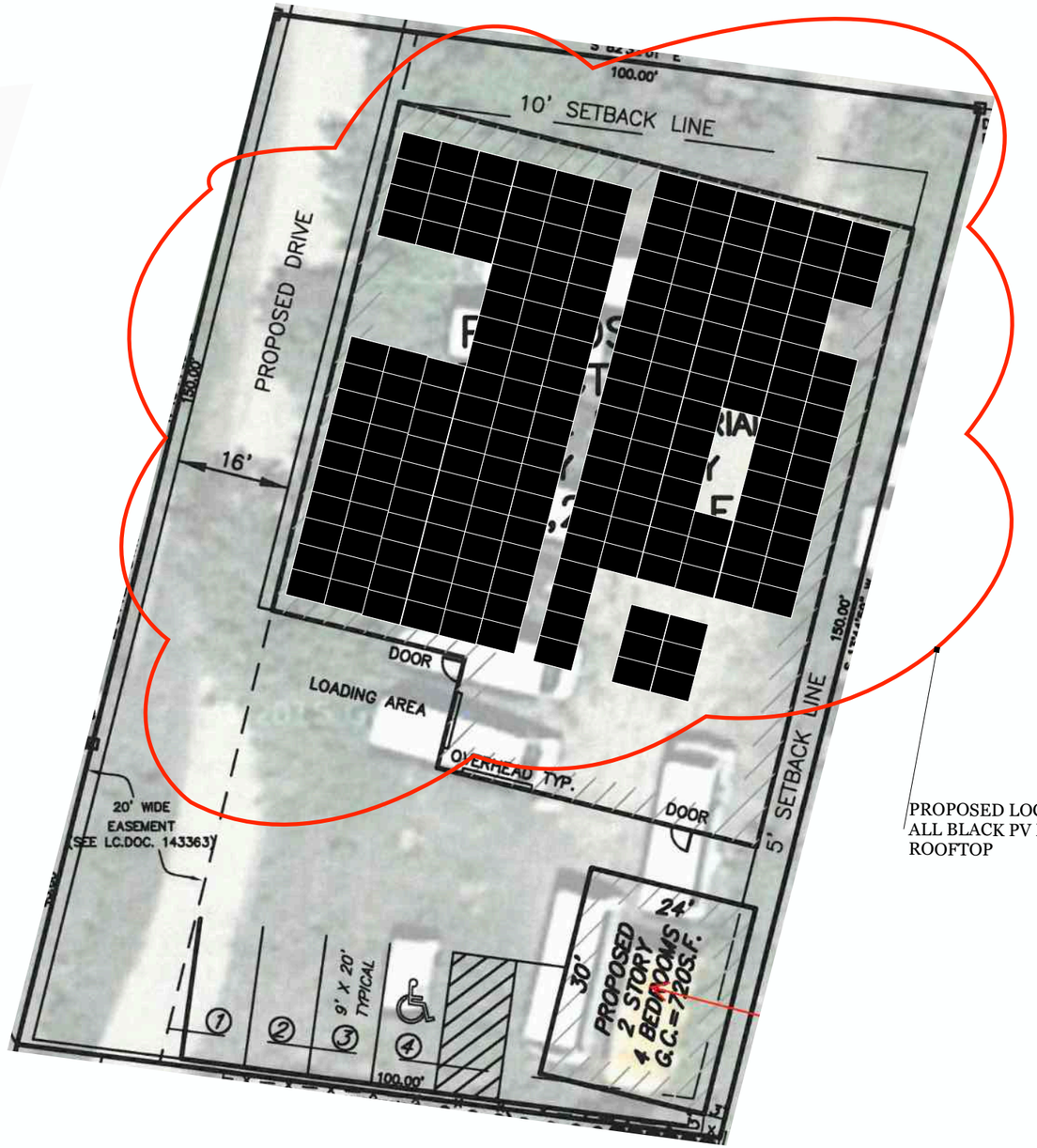
11/6/2024

Date



Locus Map
Scale: Not to scale

Zoning Class: CMI
Front Setback: 0ft
Side/Rear Setback: 0ft/0 ft



PROPOSED LOCATION OF (194) ALL BLACK PV MODULES TO ROOFTOP

Site Plan
Scale: 1" = 20”

N

0 20

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

GIS & SITE PLAN

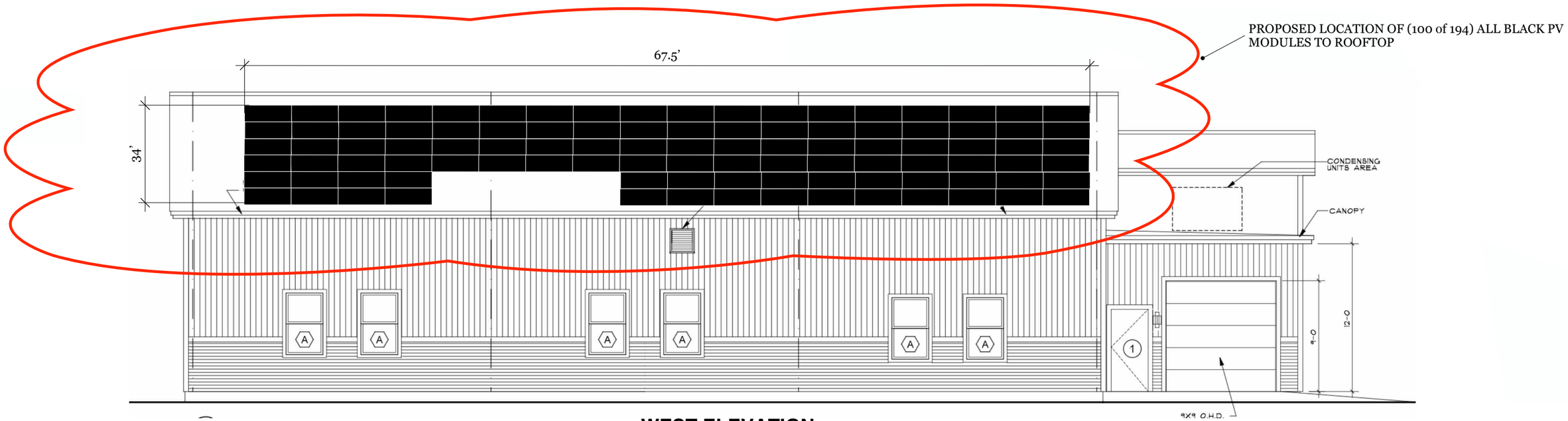
ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
Site Address:	137 Old South Rd
City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 50

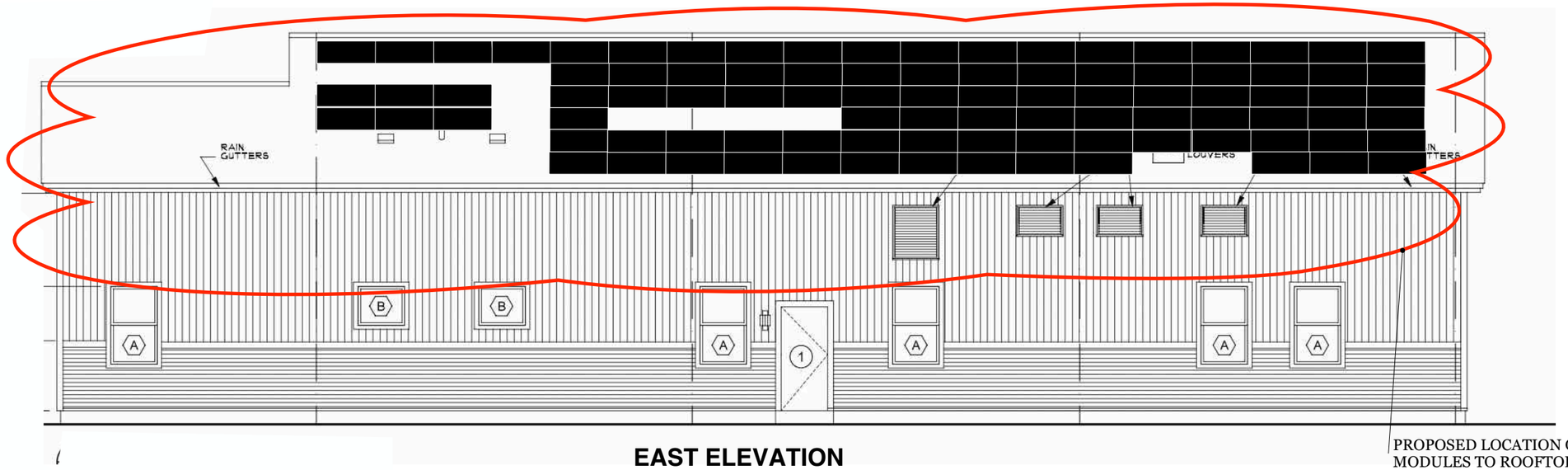
REVISIONS

	MM/DD/YY	REMARKS
1	12/17/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



WEST ELEVATION



EAST ELEVATION

0 4' 8'

Scale: 1/8" = 1' 0"

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

ELEVATIONS

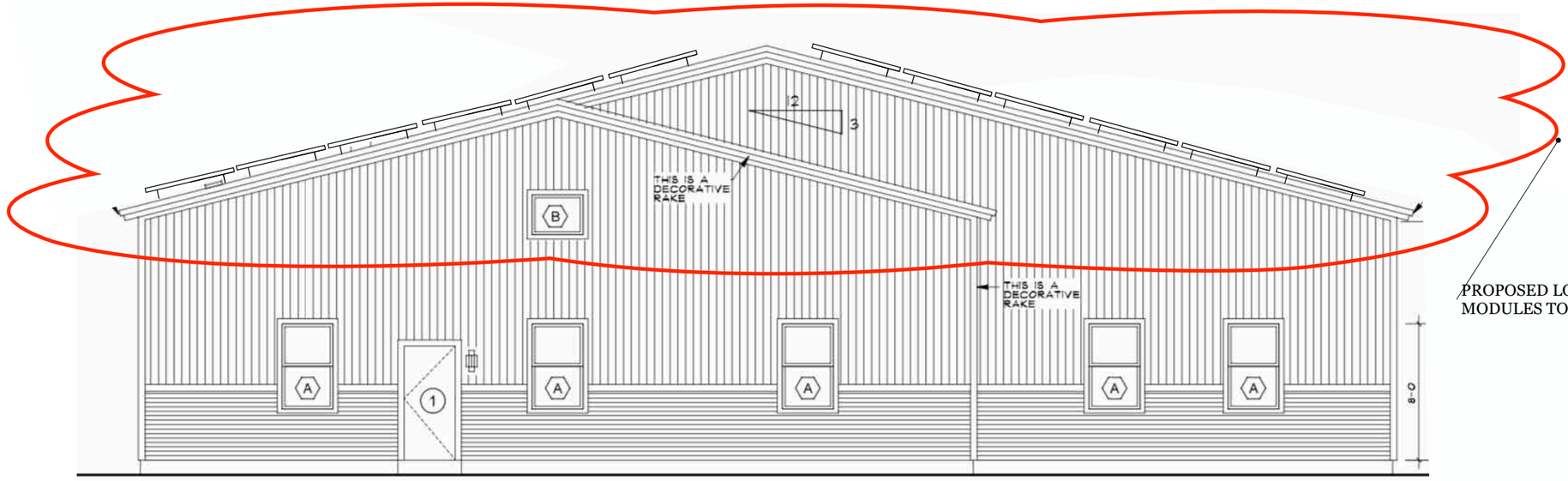
ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
Site Address:	137 Old South Rd
City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 50

REVISIONS

1	12/17/24	Submitted for HDC & permitting review.
2		
3		
4		

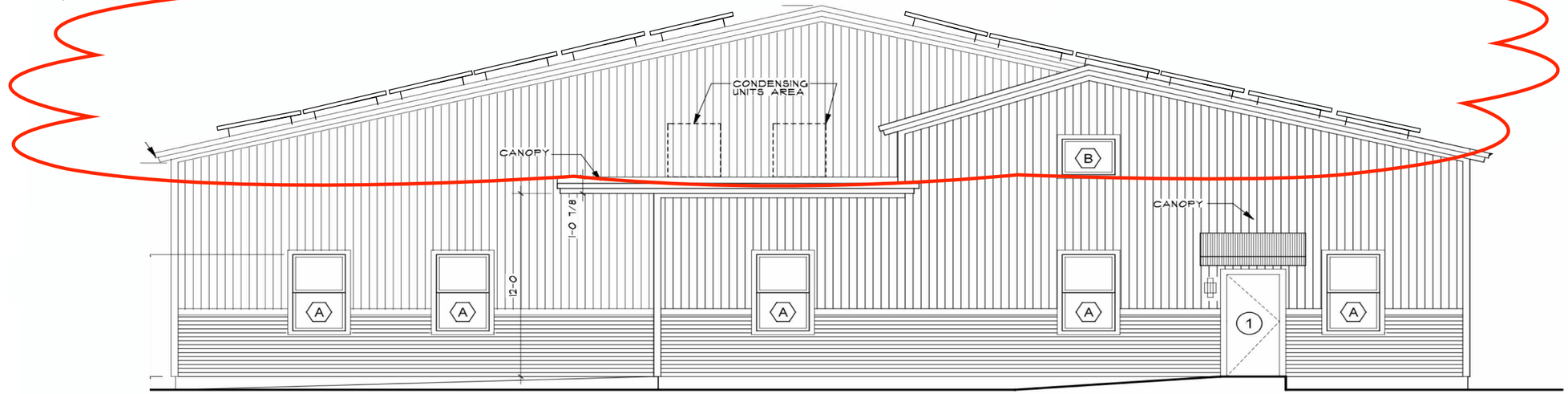
PV 02



PROPOSED LOCATION OF (194) ALL BLACK PV MODULES TO ROOFTOP

NORTH ELEVATION

PROPOSED LOCATION OF (194) ALL BLACK PV MODULES TO ROOFTOP



SOUTH ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

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 03

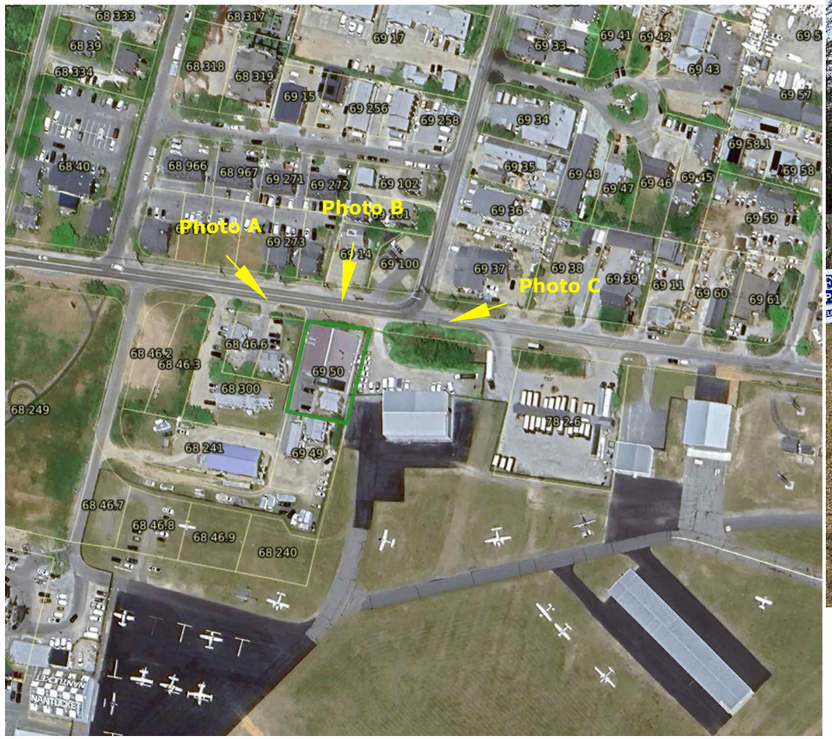




PHOTO A





PHOTO C

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

PHOTOS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
Site Address:	137 Old South Rd
City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 50

REVISIONS

1	12/17/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

qcells

PRELIMINARY

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

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

Enduring high performance

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

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

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

The most thorough testing programme in the industry

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

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

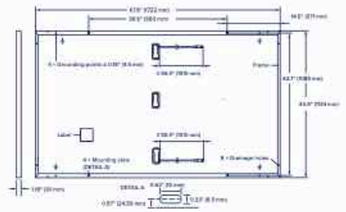
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

▪ Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

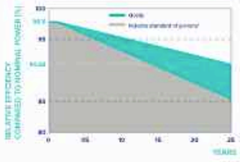


▪ Electrical Characteristics

POWER CLASS			410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)							
Minimum	Power at MPP[1]	P_{MPP} [W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC} [V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP} [A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP} [V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η [%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]							
Minimum	Power at MPP	P_{MPP} [W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC} [A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC} [V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP} [A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP} [V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

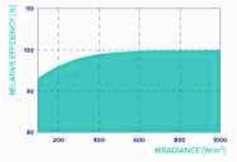


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa)/75 (3600 Pa)		

[3] See Installation Manual

▪ Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

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

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-05_Rev01_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
82.45kW DC, 100kW AC

Owner:	NIR Retail LLC
Site Address:	137 Old South Rd
City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 50

REVISIONS

1	12/17/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE & JEFFREY CLARK

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: 617-939-4139 E-mail: MBROWNE@MGH.HARVARD.EDU

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

SCONSET, MA 02564

Contact Phone #: 508-257-6789 E-mail: ANGUSONDACK@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____
Width: 14' Sq. footage 2nd floor: 140 SF
Sq. footage 3rd floor: _____

~~Decks/Patio~~ PERGOLA: Size: 8'x12' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø
Height of ridge above final finish grade: North 20' (NO CHANGE) South 20'-0" East 20'-8" West 20'-0"

Additional Remarks

Historic Name: FORT SUMPTER / TE DOUBLE DECKER

Original Date: 1870

Original Builder:

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

REVISIONS* (describe)

1. East Elevation 10'x14' 2ND FLOOR ADDITION ABOVE EXIST. SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1 STORY ROOF
3. West Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1 STORY SOUTH ROOF
4. North Elevation NO VISIBLE CHANGES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 2" COPPER

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 12" Corner boards 1X6 Frieze 1X8
Window Casing 1X4 Door Frame N/A Columns/Posts: Round 6" NJW Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

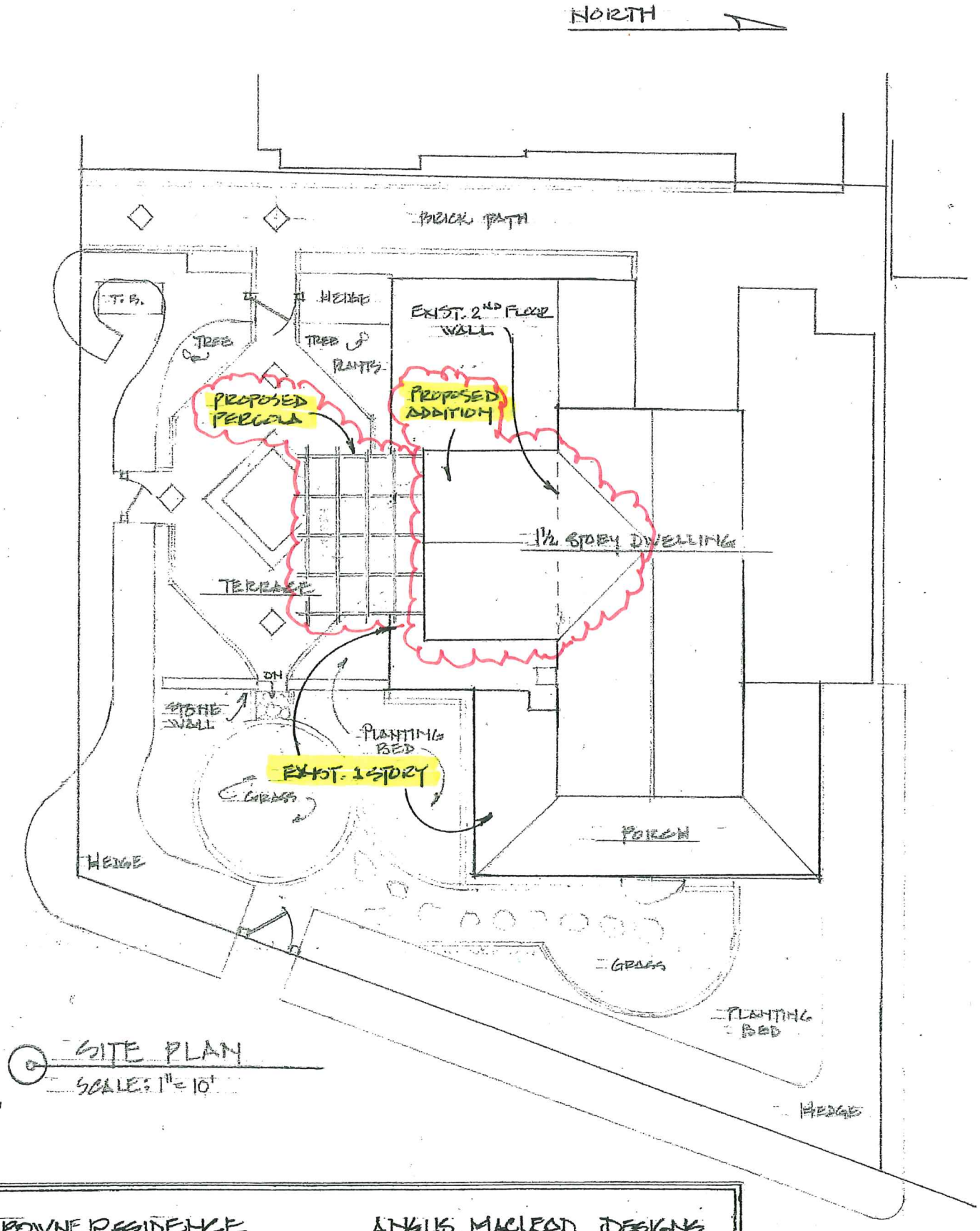
COLORS

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

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

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

Date 11/14/14 Signature of owner of record [signature]

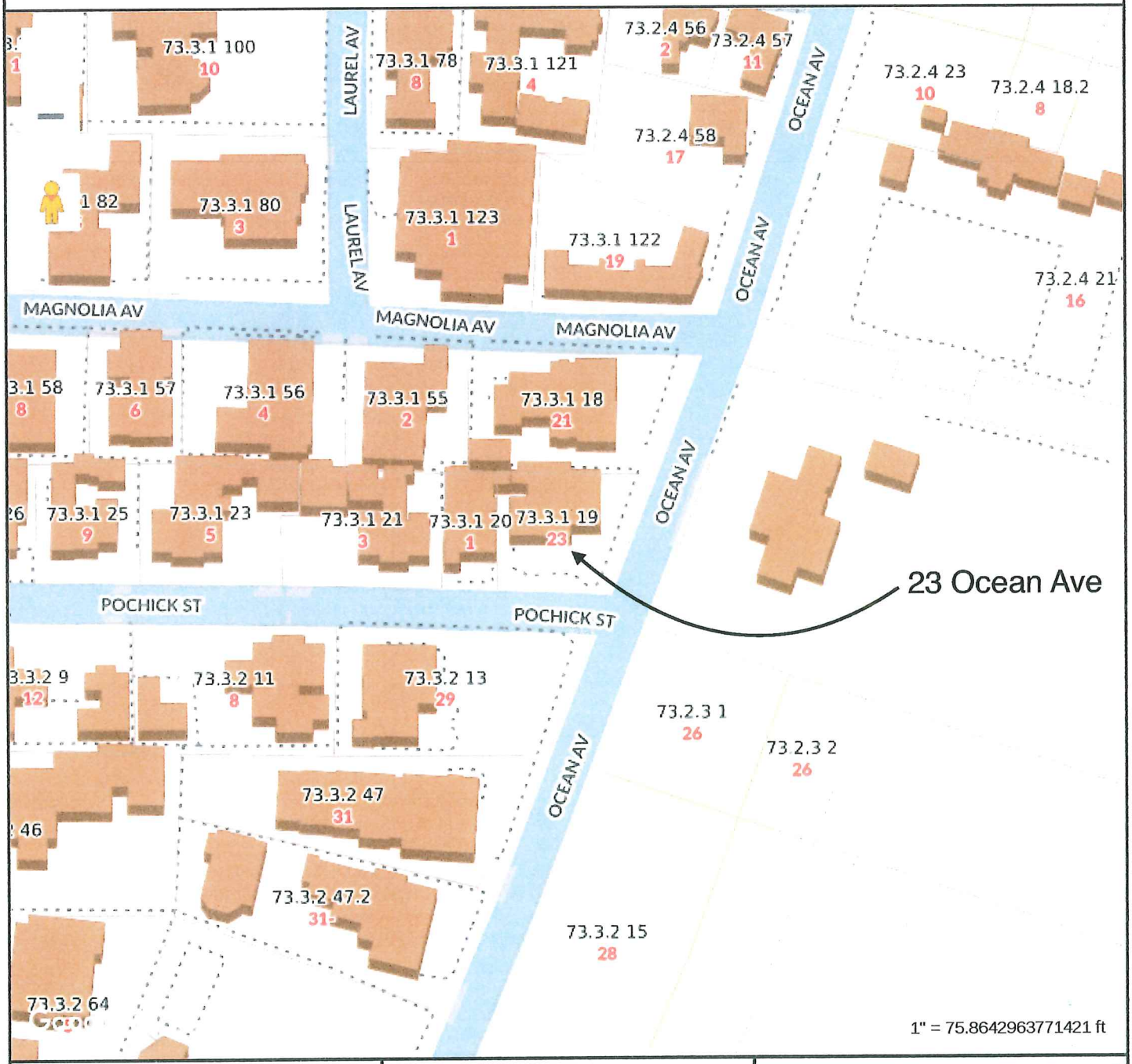


SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
HOCONGET, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HOCONGET, MA
(508) 257-6789

Locus Map

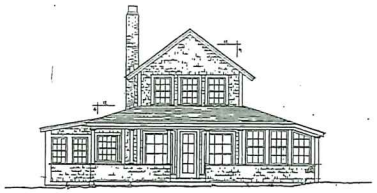


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



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

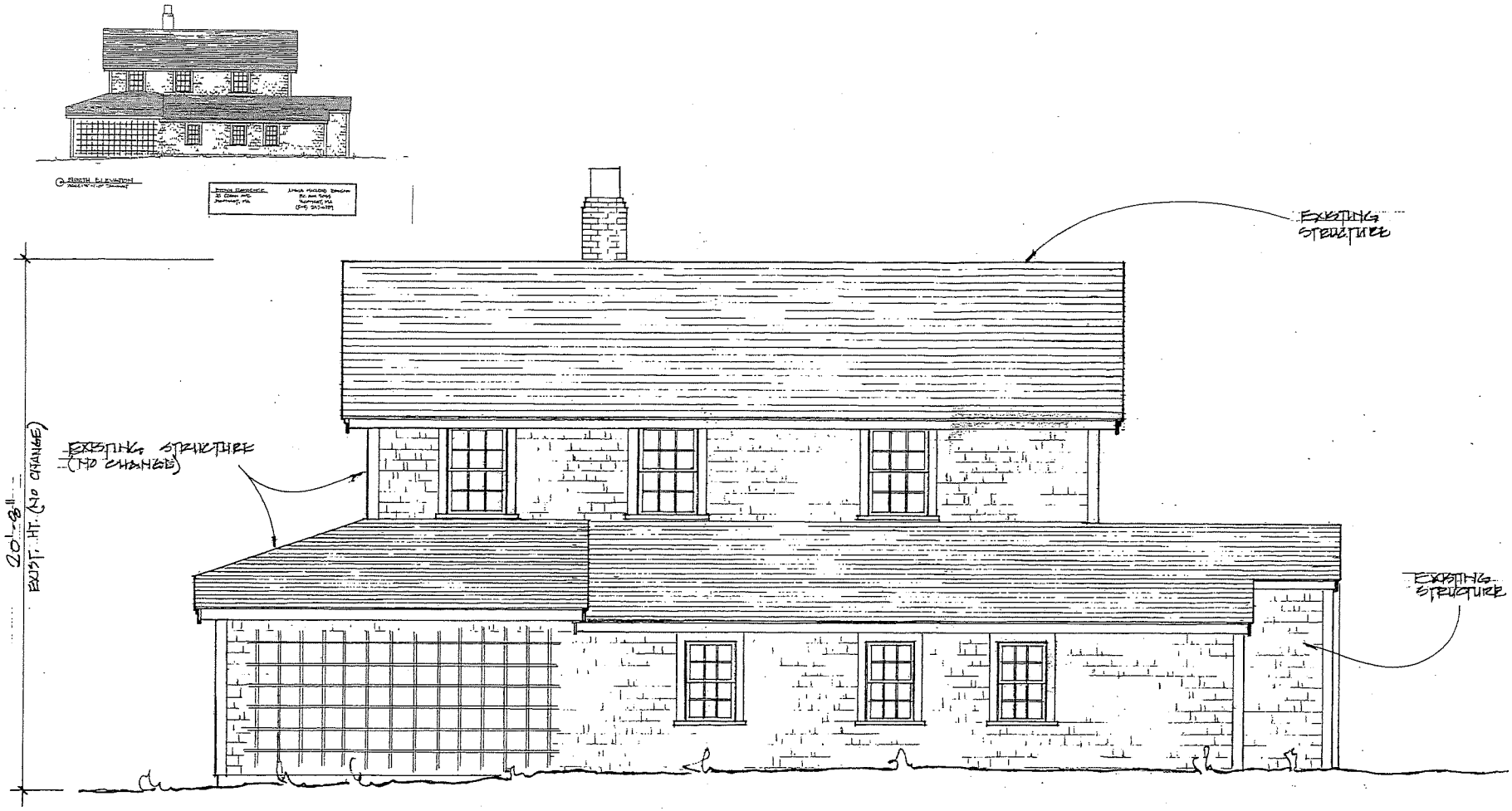
BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



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

BROWNE RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789

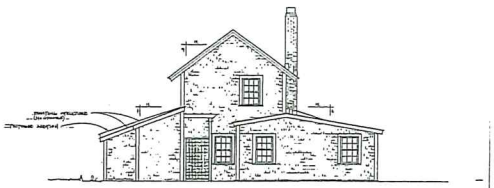


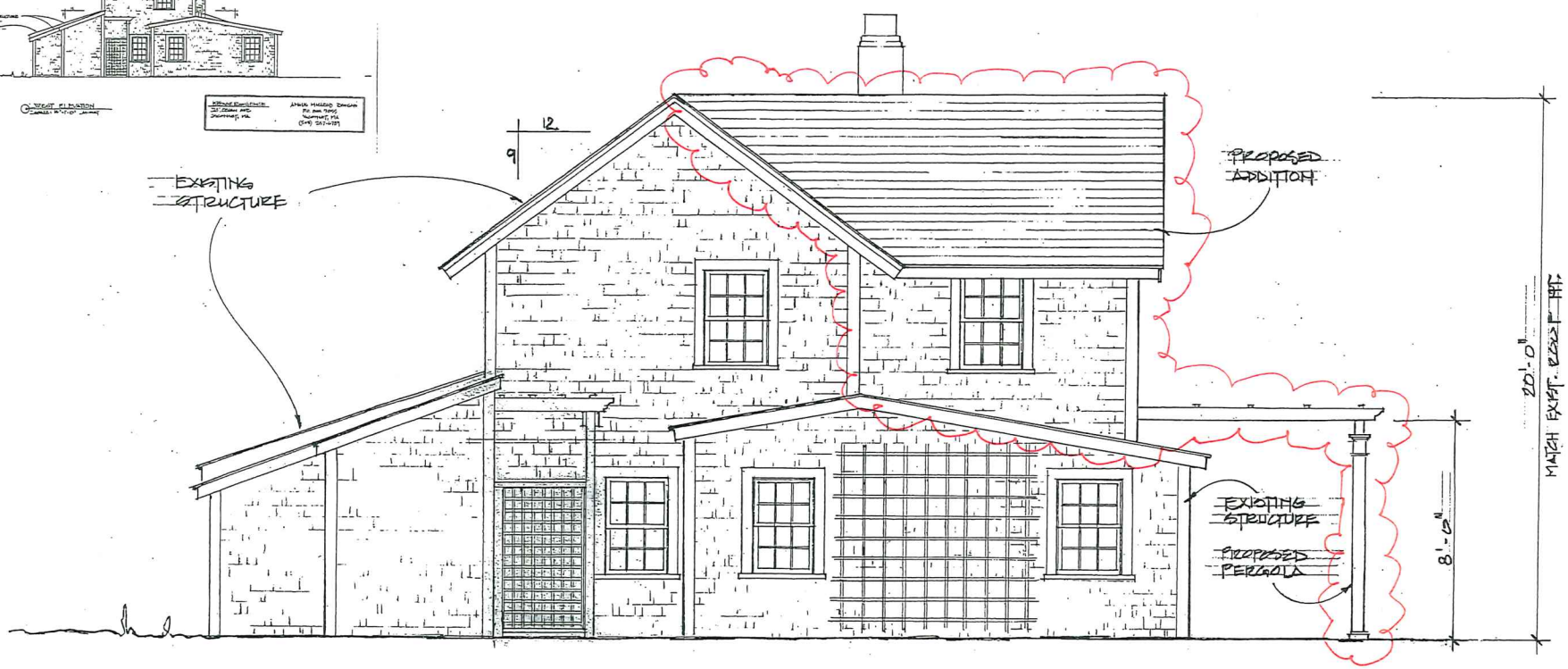
NORTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789



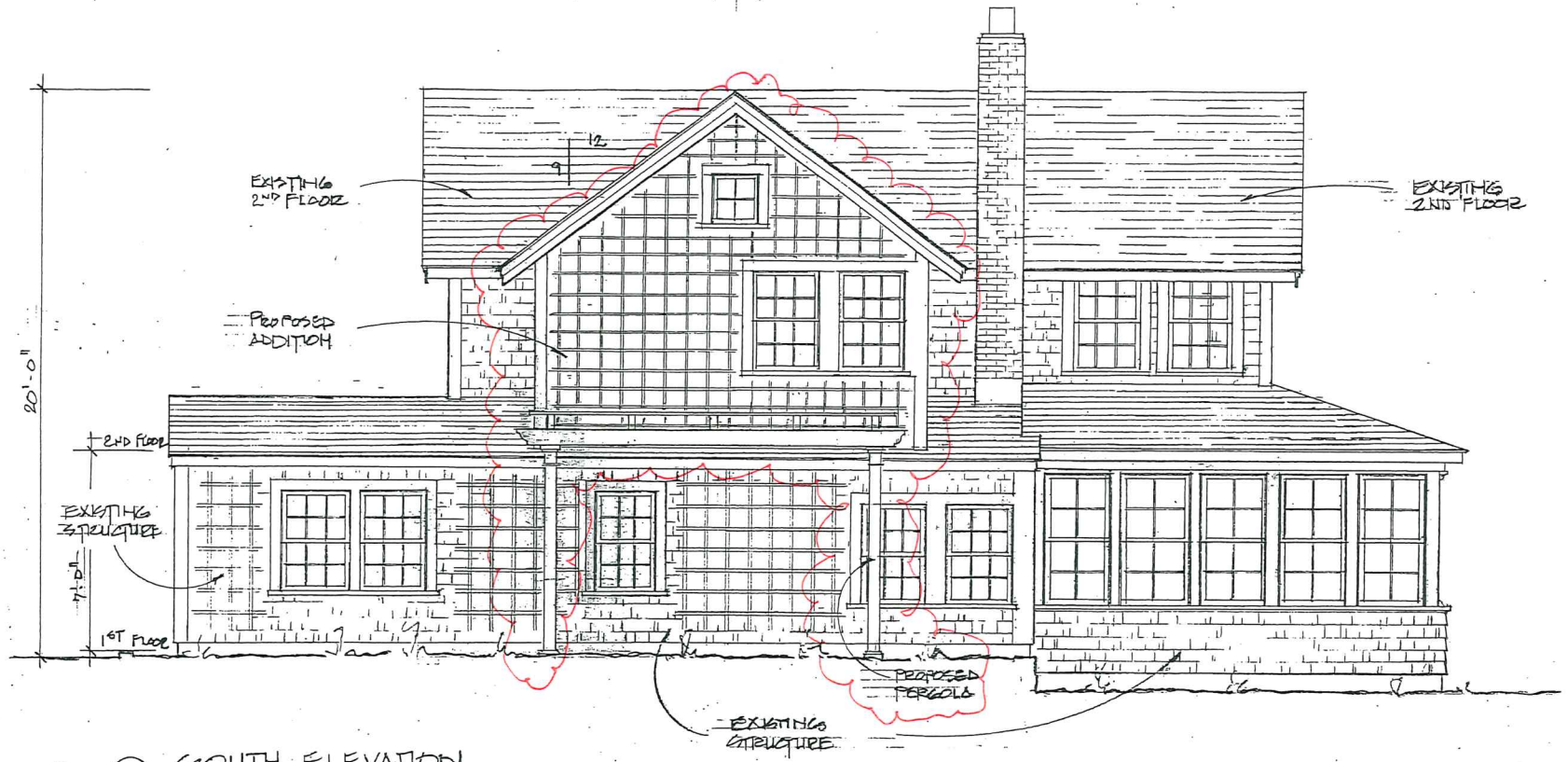


WEST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

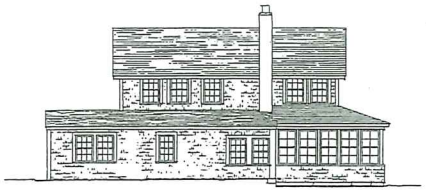


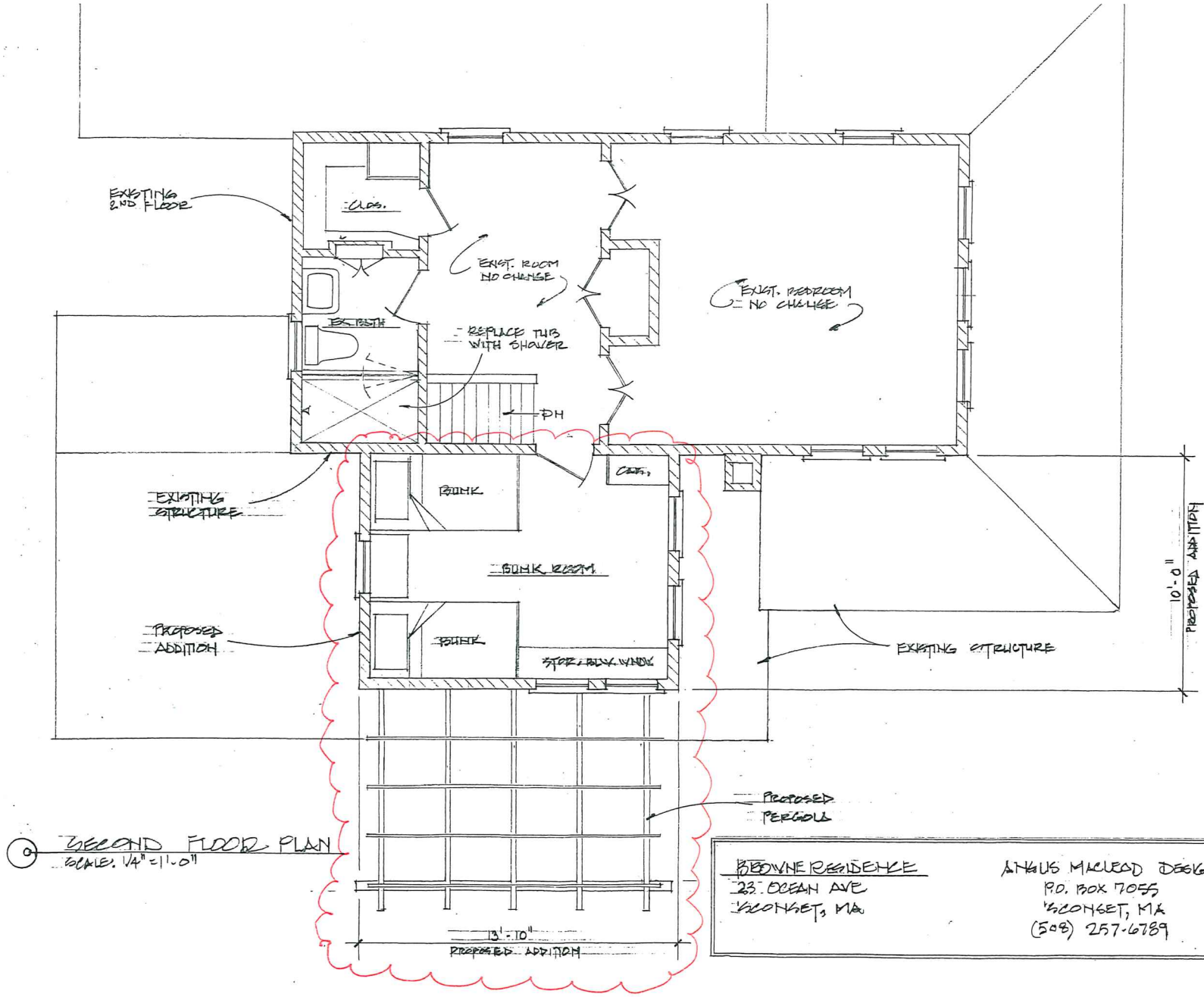
SOUTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789





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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Double	1
R	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	3
2	1' - 8" x 1' -10"	Boston Sash	7 x 8	4 (2H2W) Light Hopper Window	Single	1

Window Notes:

* Casings to be 5/4 x 4 clear Cedar, primed and painted white
* Windows to have "Western Style" Casing for inset storm/screens
* Double-Hung windows to have concealed balances
* Mulled windows to have double width mull-casing (7")

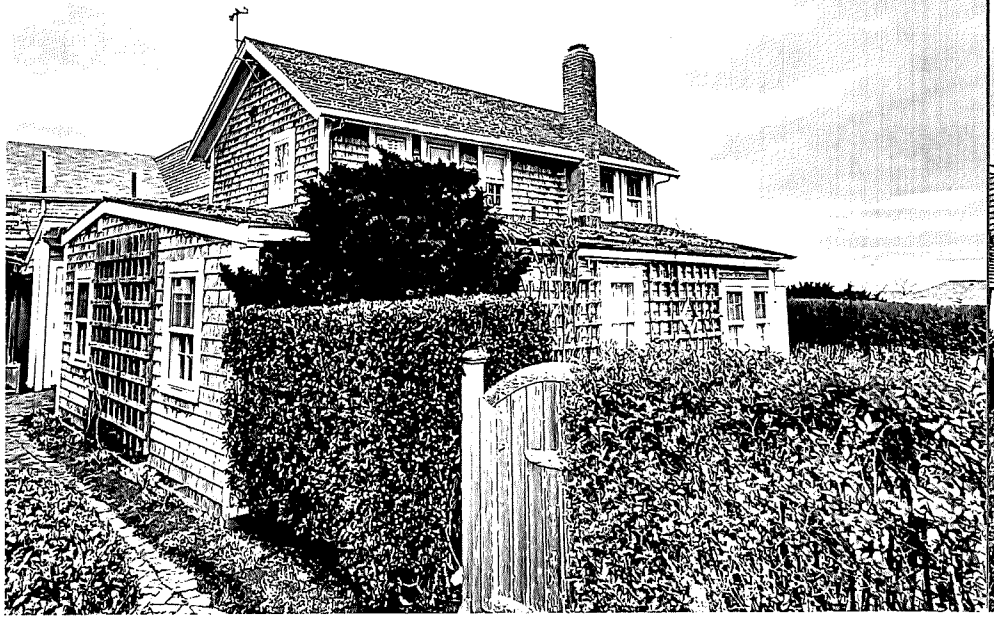
23 Ocean Ave (East)



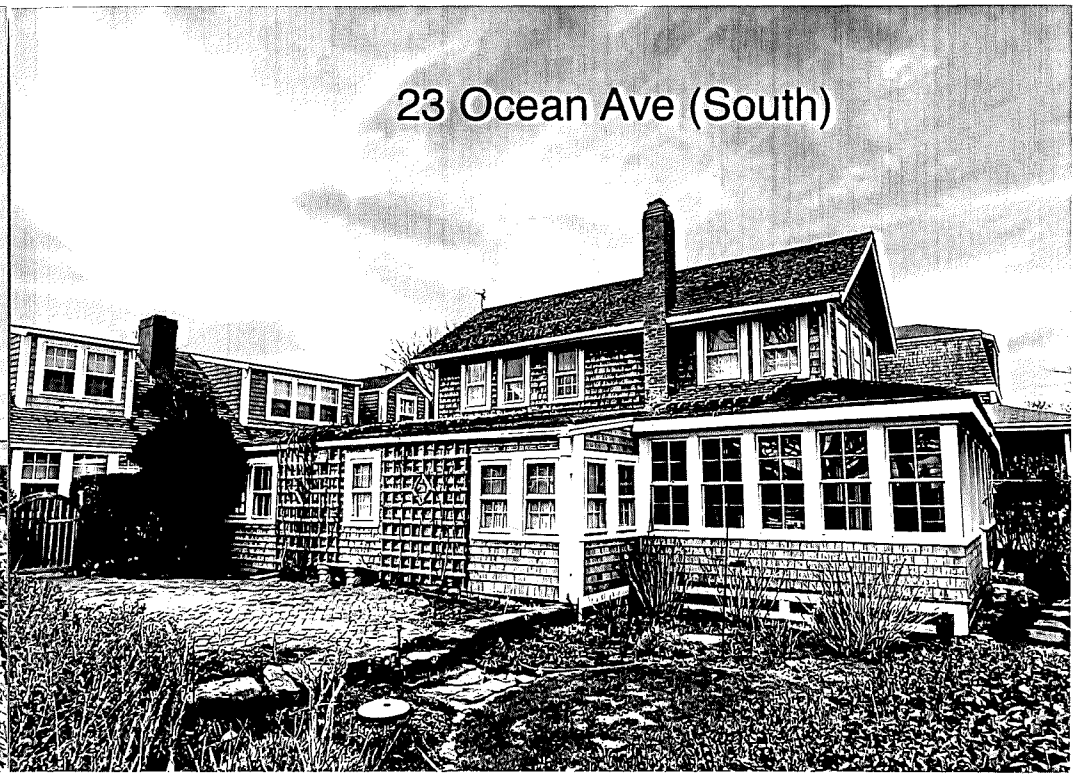
23 Ocean Ave (North & West)



23 Ocean Ave (West & South)



23 Ocean Ave (South)



HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 **Fax: (508) 228-7298**

Historic Structures Supplemental Application

Owner of Record: Marcia Browne and Jeffrey Clark

Address: 23 Ocean Avenue **Map/Parcel:** 73.3.1 / 19

Historic Name of Building: "Fort Sumpter" aka "Ye Double Decker"

Original Date of Construction: 1870 **HDC Survey?** ✓ **Yes** ____ **No**

How is the structure rated? ____ **Individually Significant** ✓ **Contributing** ____ **Non-Contributing**

Describe Proposed Work:

Add a 10'x14' (140 sf) addition to the 2nd floor and 6'x12' Pergola to south courtyard.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

10'x14' (140 sf) of 1st floor roof below proposed addition, 14' of 2nd floor wall and a 14' triangle of roof.

All Historic Structure Applications must contain:

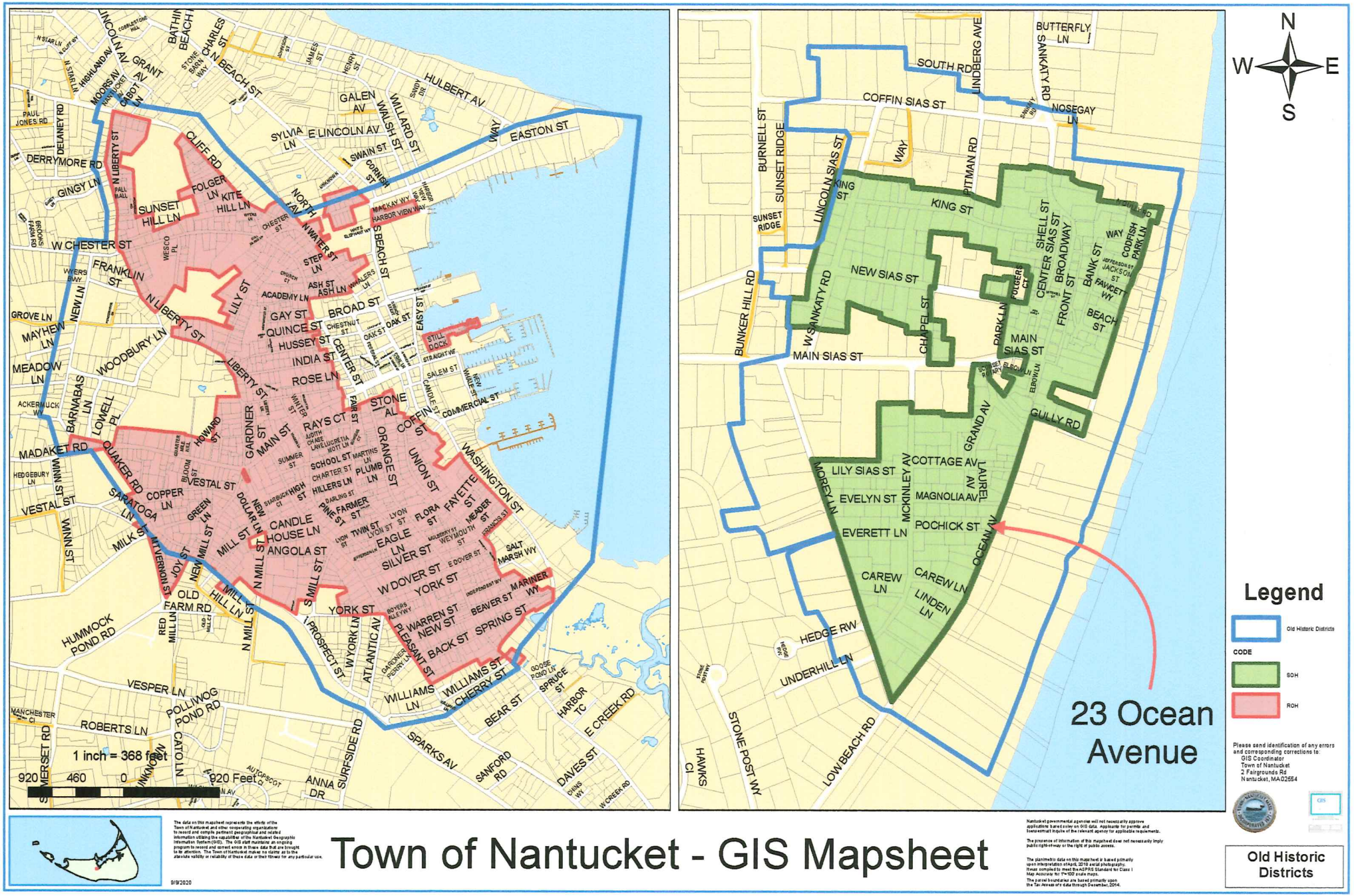
✓ **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

✓ **2. As Built Drawings** (include all elevations, floor plans, and any significant detailing)

✓ **3. Black and White Photographs** (include current elevations and significant details)

✓ **4. Demolition Plan** (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.



Town of Nantucket - GIS Mapsheet

9/9/2020

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

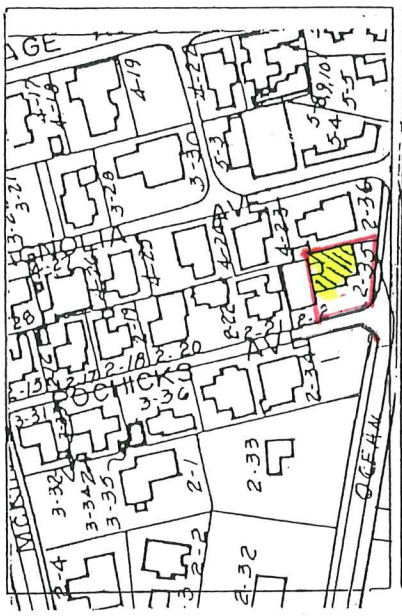
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

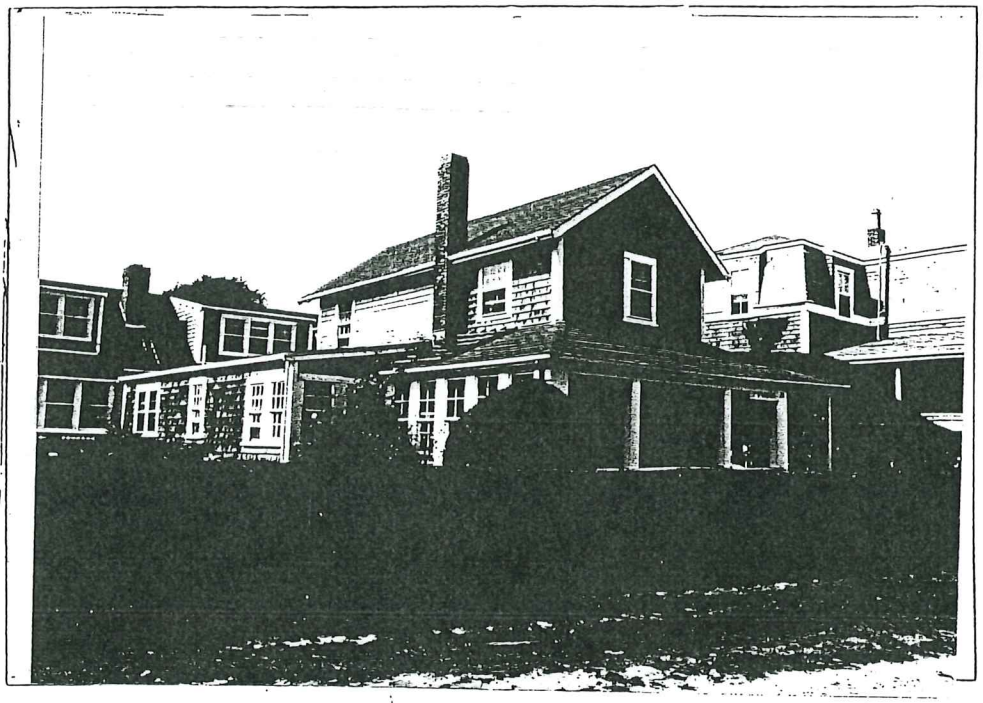
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

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

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

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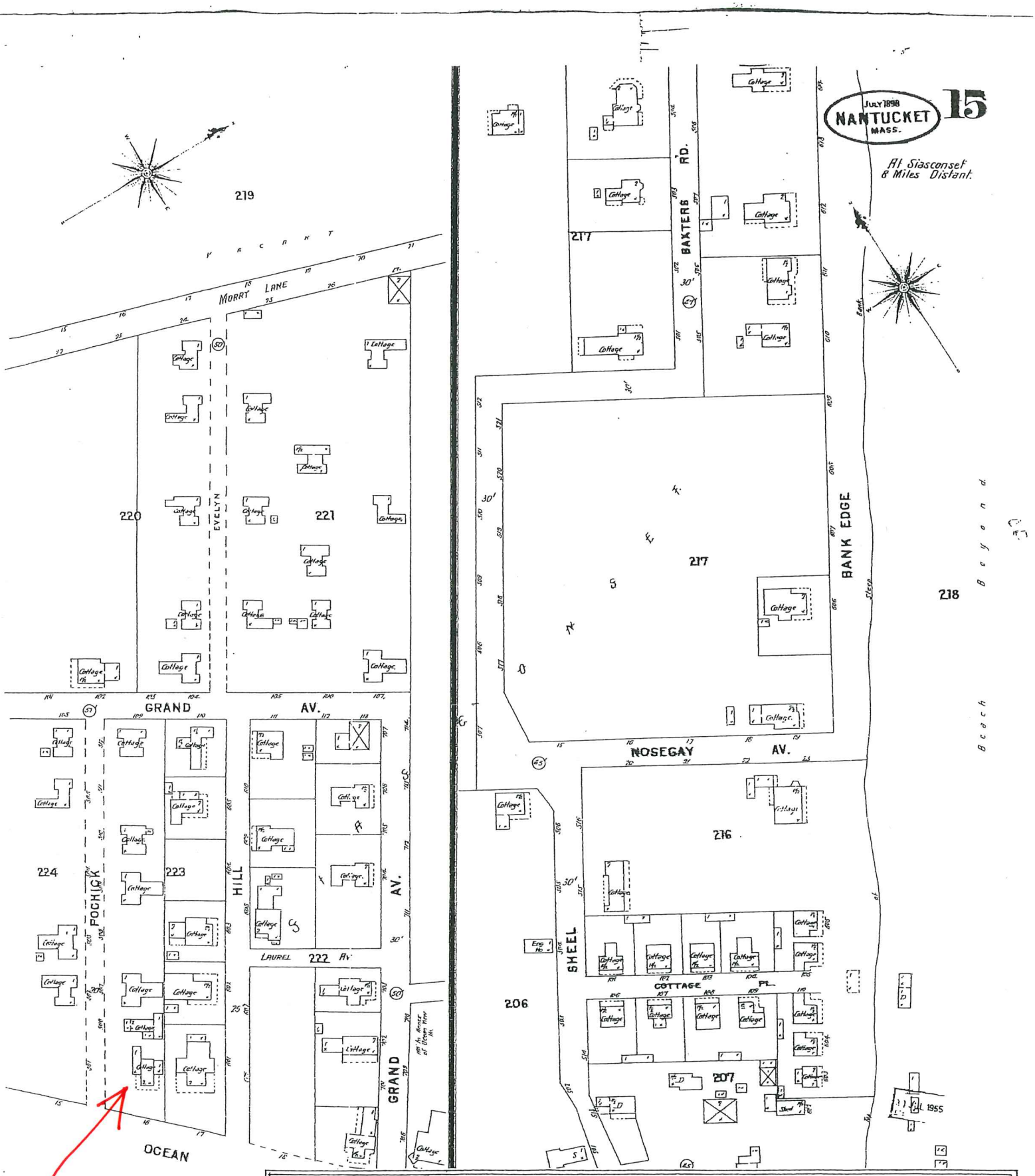
47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



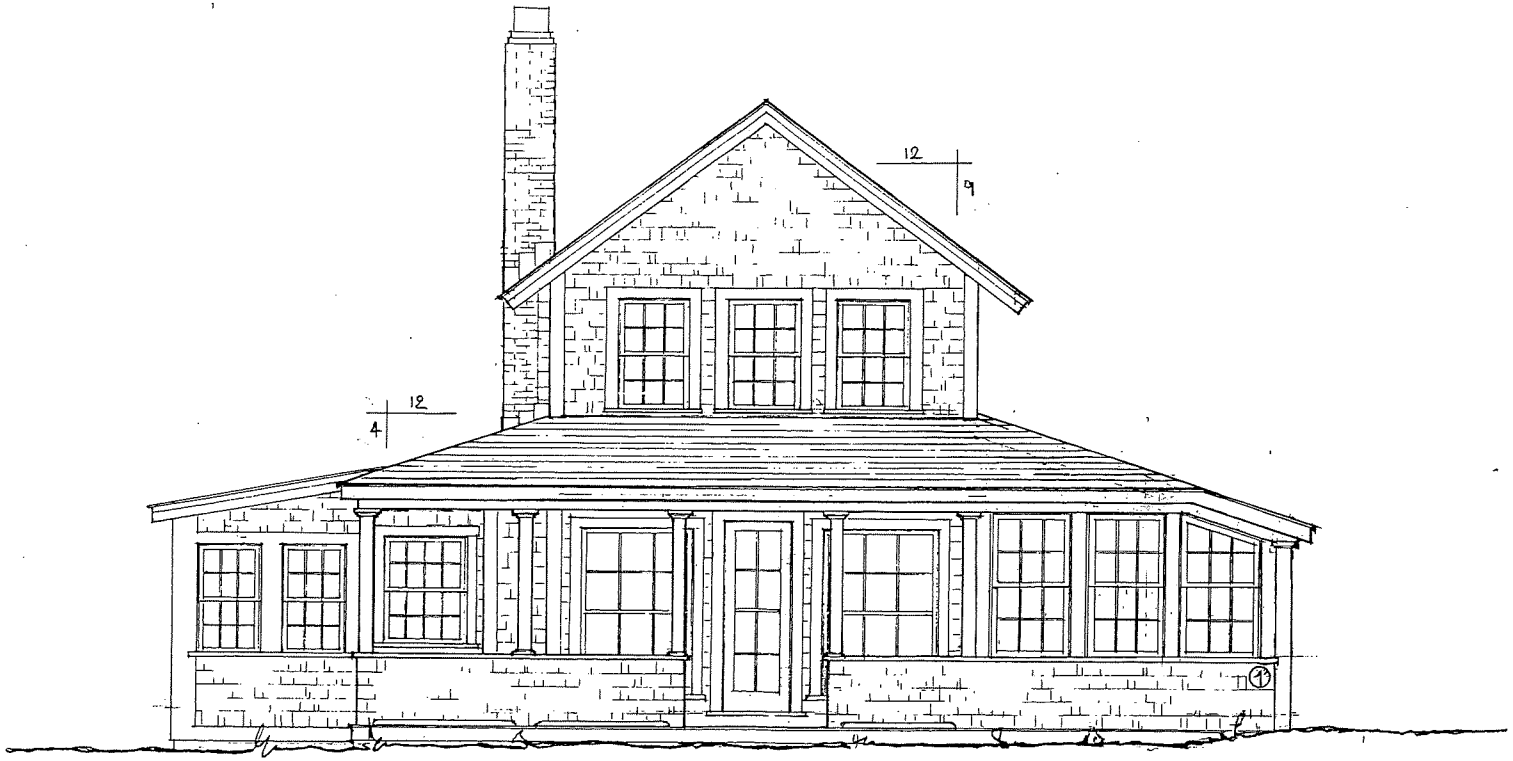
Secretary of the Commonwealth of Massachusetts
William Francis Galvin
Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2109

Ye Doubbel Decker



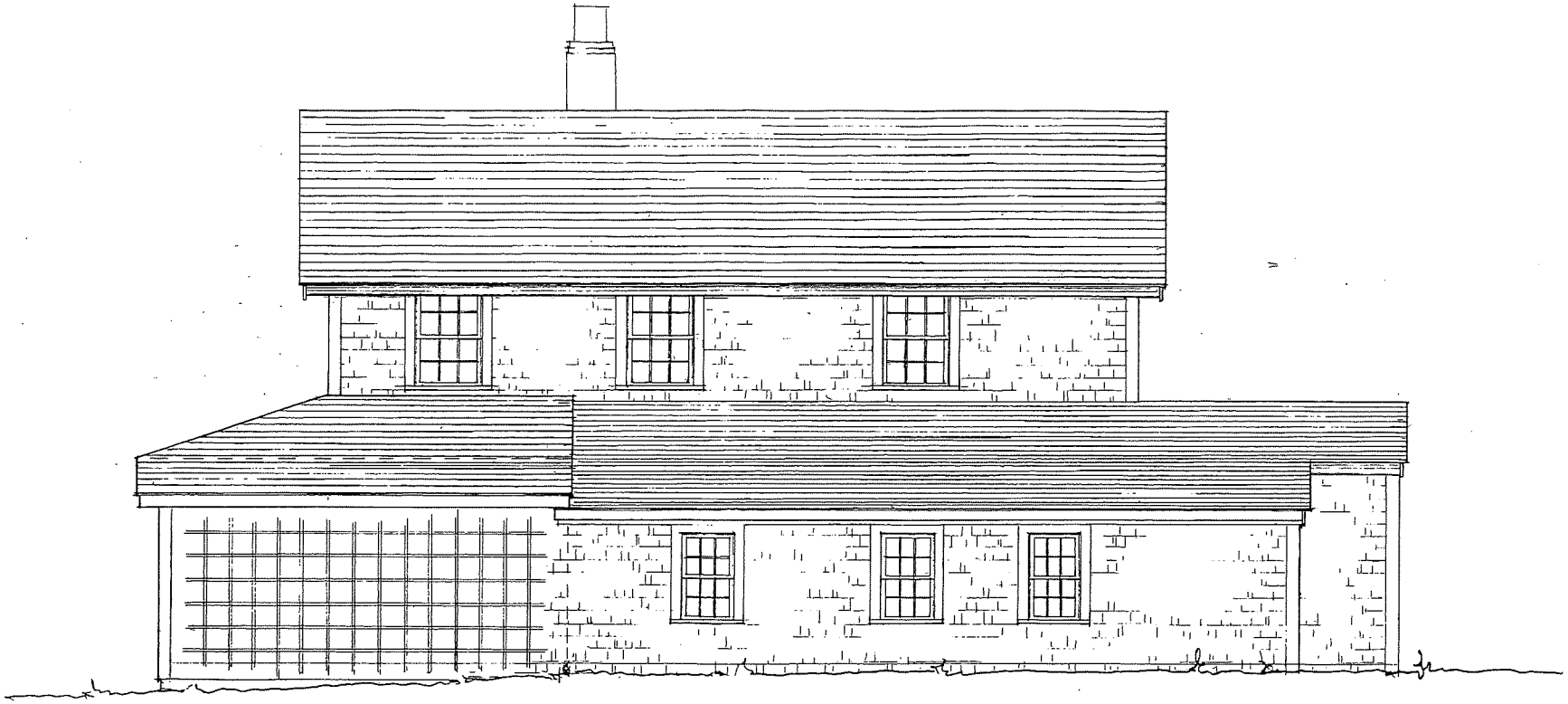
MHC ID	NAN.2109 MACRIS Maps for NAN.2109 | Inventory:
Historic Name	Ye Doubbel Decker
Common Name	Underhill Cottage
Street Address	23 Ocean Ave -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	7331-19; SC2-35;
Year Constructed	C 1885
Architects	-
Architectural Styles	Victorian Eclectic;
Uses	Single Family Dwelling House;
Significance	Architecture;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);



EAST ELEVATION

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

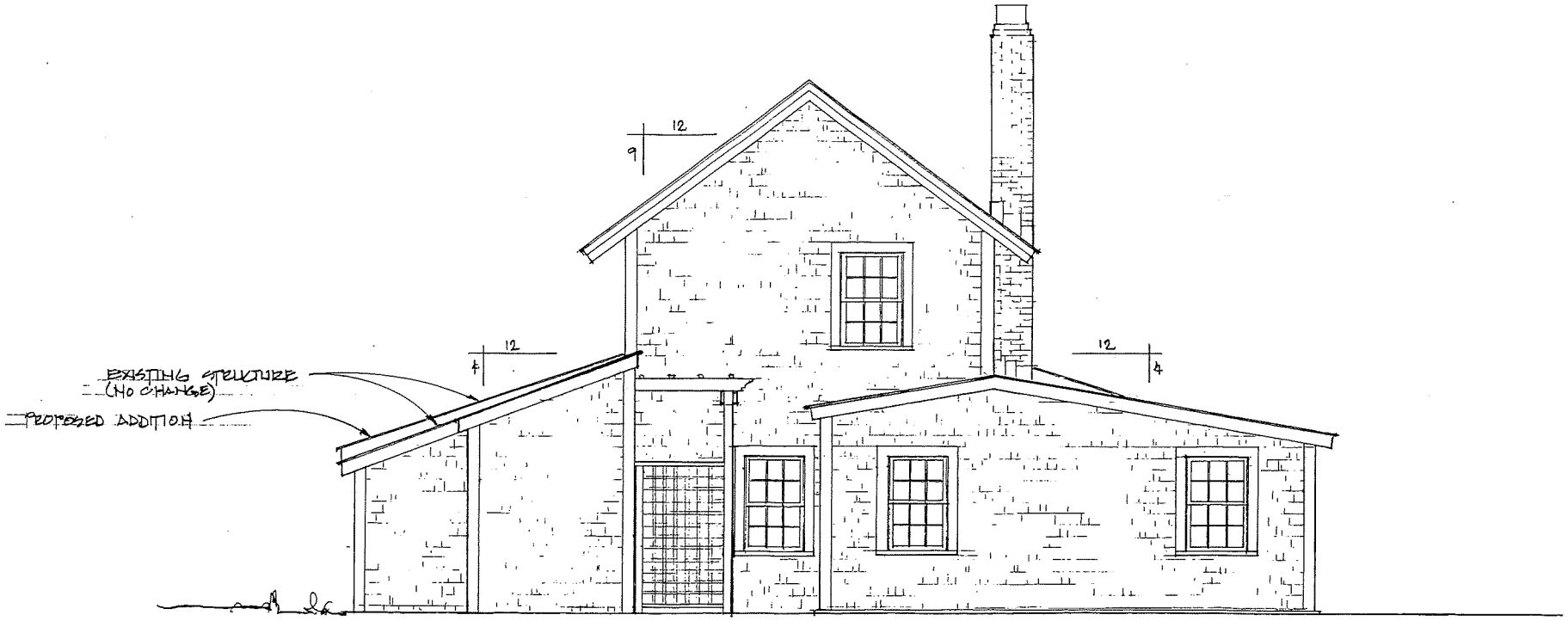
BROWNE RESIDENCE 23 OCEAN AVE SCONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 SCONSET, MA (508) 257-6789



NORTH ELEVATION

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

BROWN RESIDENCE 23 OCEAN AVE ESSONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 ESSONSET, MA (508) 257-6789

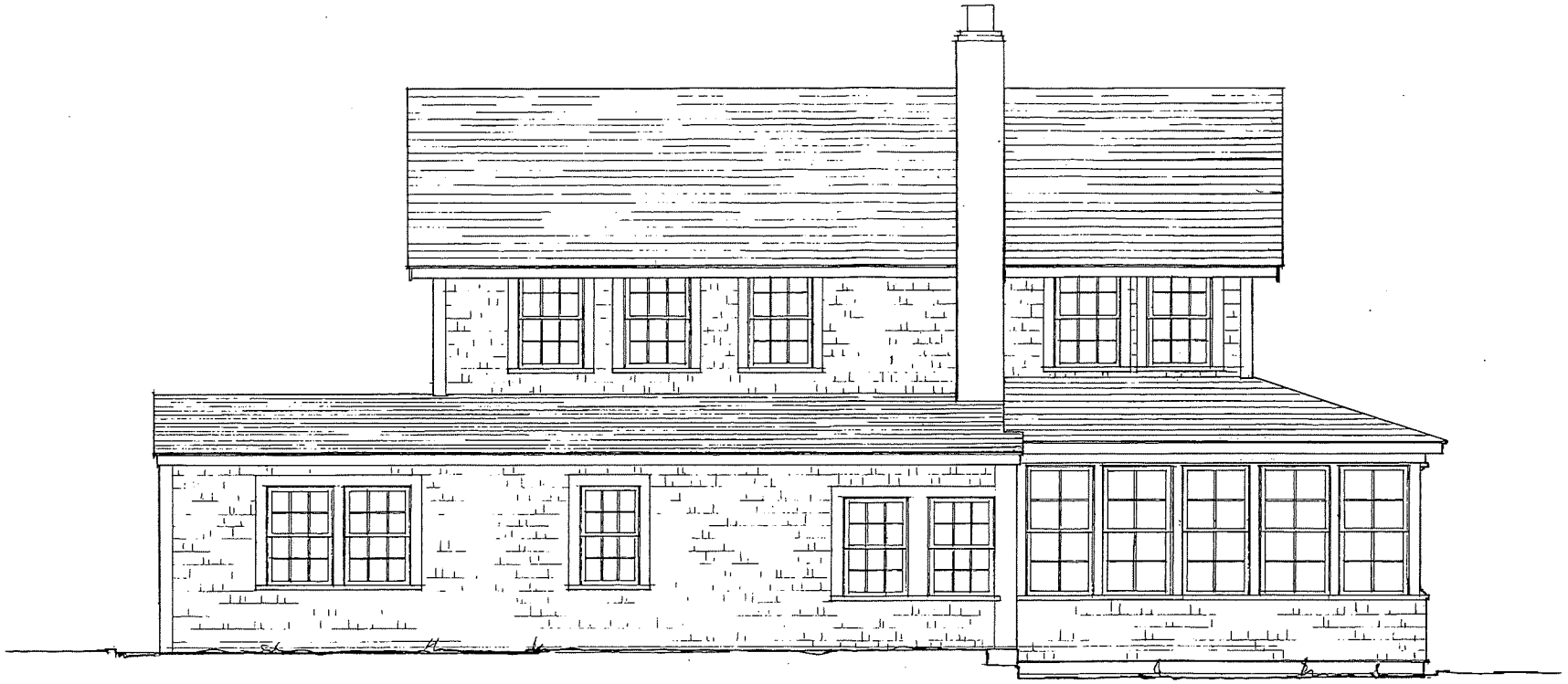


WEST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789

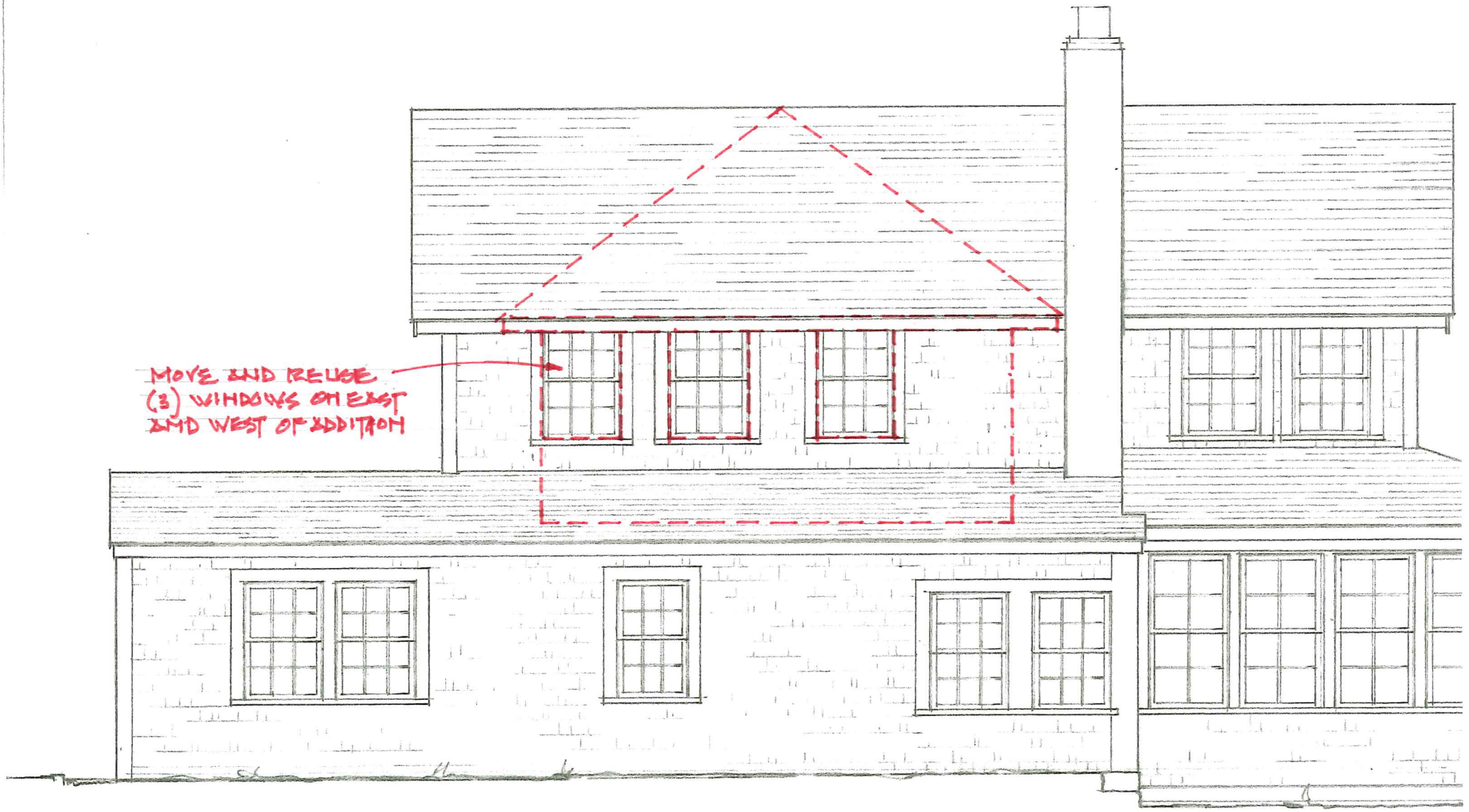


SOUTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

23 Ocean Ave
Year built: c. 1870
Original Owner: Crosby Family
House Name: Fort Sumter

"Fort Sumpter"
Crosby Family
c. 1870

The house at 23 Ocean Ave was likely constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot in May of 1894, one month after it was advertised for sale in The Inquirer and Mirror.

The lot was formerly known as the "Elkins" lot and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William. G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)— "Fort Sumpter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

Deed Chain

Nantucket County Registry of Deeds
Book 1457, Page 30
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and

Nantucket Country Registry of Deeds
Book 103, Page 46
Evelyn J. Underhill and Lily Doubleday to Albert Brock &
Frank E. Lewis 1926

Nantucket Country Registry of Deeds
Book 84, Page 432
Brock to Underhill & Doubleday
1902

"That whereas Edward F. Underhill, late of the city and state of New York, is deceased, did by a Trust Deed dated February 1, 1895, and recorded in the Registry of Deeds... in book 78, at page 443, convey to Albert G. Brock, Trustee of said Nantucket, all the real and personal estate... and whereas said Underhill died in 1898, leaving aw ill, which ahs been duly allowed and admitted to probate in Nantucket County... it appears that the parties appointed to received the remained of said estate are Evelyn J. Underhill and Lily Doubleday, the mother and daughter of said deceased."

Nantucket Country Registry of Deeds
Book 78, Page 443
Underhill to
Brock 1895

"I, Edward F. Underhill... do herby give, grant, bargain, sell, and transfer to the said Albert G. Brock all of my real estate situated In said town of Nantucket..."

Nantucket County Registry of Deeds
Book 66, Page 62
Crosby et. al to Edward Finch
Underhill 1879

"a certain tract of land with the dwelling house and all other buildings thereon..."

Nantucket Country Registry of Deeds
Book 65, Page 195
Crosby to Crosby
1878

Said lot contains about three acres. It was well manured and put down to grass last year. For information call at the office of Alfred Macy."

The Inquirer and Mirror, Saturday, August 2, 1879

"Real Estate Sale: Mr. George U. [sic] Underhill, a guest at the Ocean View Hose, Siasconset, has purchased the house south of Sunset Heights, known as "Fort Sumter," of the estate of Matthew Crosby, for $200. It is said he will make extensive repairs to it."

Nantucket Journal, Wednesday, August 6, 1879
"Real Estate Sales—Mr. George U. [sic] Underhill, a guest at the Ocean View House, Siasconset, has purchased the house south of Sunset Heights, of the state of Matthew Crosby, for $200. It is said he will make extensive repairs."

The Inquirer and Mirror, Saturday, September 13, 1879
"Messers. G.F. [sic] Underhill and Stephen Gorham are repairing the houses at 'Sconset recently purchased by them."

The Inquirer and Mirror, Saturday, September 20, 1879
"Mr. E.F. Underhill proposes to erect two more cottages on his land at Sunset Heights."

Matthew Crosby account and logbooks, NHA

"1864 6 mo 20, Assessor's Calculation

Real Estate
House Main Street....$1500
& Barn....$75
Gay Street House & Barn...$470
BJ Coffin House and Barn....$1550
Sconset House & Barn...$475
Store Commercial Wharf...$150
Oil Factory...$250
Copper's Shops on Wharf...$50"

"1867: I own the following Real Estate at this date: My Mansion House and Barn Sheds and territory on Main Street and Trader's Lane. Also the Daniel Macy House on Trader's Lane territory,

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 23 Ocean Avenue

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne and Jeffrey Clark

Description of Proposal:

10'x14' (140 sf) 2nd floor addition and 6'x12' Pergola

Anticipated HDC Submission Date: 12/16/24

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Marcia Browne and Jeffrey Clark.....

MAILING ADDRESS....16 Circuit Road, Chestnut Hill, MA 04267.....

PROPERTY LOCATION.....23 Ocean Avenue, Sconset.....

ASSESSORS MAP/PARCEL.....73.3.1/19.....

SUBMITTED BY:.....Angus MacLeod.....

SEE ATTACHED PAGES

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

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7323	1		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	26 OCEAN AV
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN AV
7331	18		HAMILTON PAMELA DYER		106 LYME STREET	OLD LYME	CT	06371	21 OCEAN AV
7331	21		STETSON DAVID P ETAL		PO BOX 225	SIASCONSET	MA	02564	3 POCHICK ST
7331	55		GRIGGS SYLVIA R TRUSTEE	C/O BENBOW	757 TOFFLEMIRE DR	LAFAYETTE	CA	94549	2 MAGNOLIA AV
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN AV

Count: 6

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Marcia Browne and Jeffrey Clark

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 17th, 2024

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

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

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

Signature

12/17/24
Date


23 Ocean Ave (context)


South Elevation
23 Ocean Avenue

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

NANTUCKET, MA 02584

Contact Phone #: (508)257-6789 E-mail: ANGUSONNOCK@GMAIL.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: Ø Decks/Patio: Size: 5'x11' ☐ 1st floor ☑ 2nd floor

Width: 26' Sq. footage 2nd floor: 382 ☐ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

Historic Name: "FORT GUMTREE"

Original Date: 1875

Original Builder:

REVISIONS* (describe)

1. East Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH.
3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

NO CHANGE TO EXISTING

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

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

Roof Pitch: Main Mass 9 /12 EXIST. Secondary Mass 7 /12 ADDITION Dormer ____/12____ Other _____

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

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

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX #C01 Rough Opening 21" x 27" Size 21½" x 27⅜" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 5/4x6 Rake 5/4x6 Soffit (Overhang) 12" Corner boards 5/4x6 Frieze 5/4x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

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

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KOOSTON SASH

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 6 LT./1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

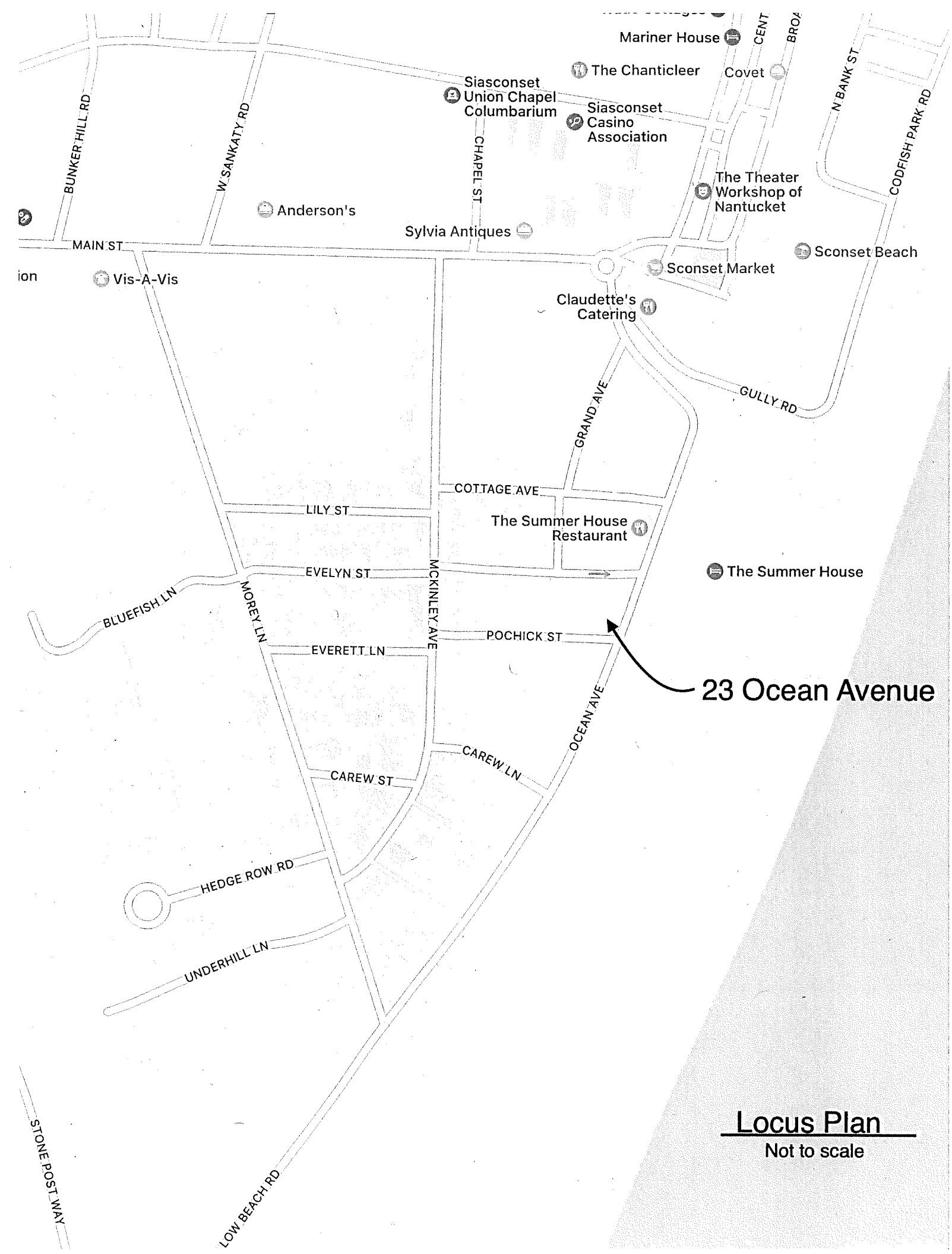
Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

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

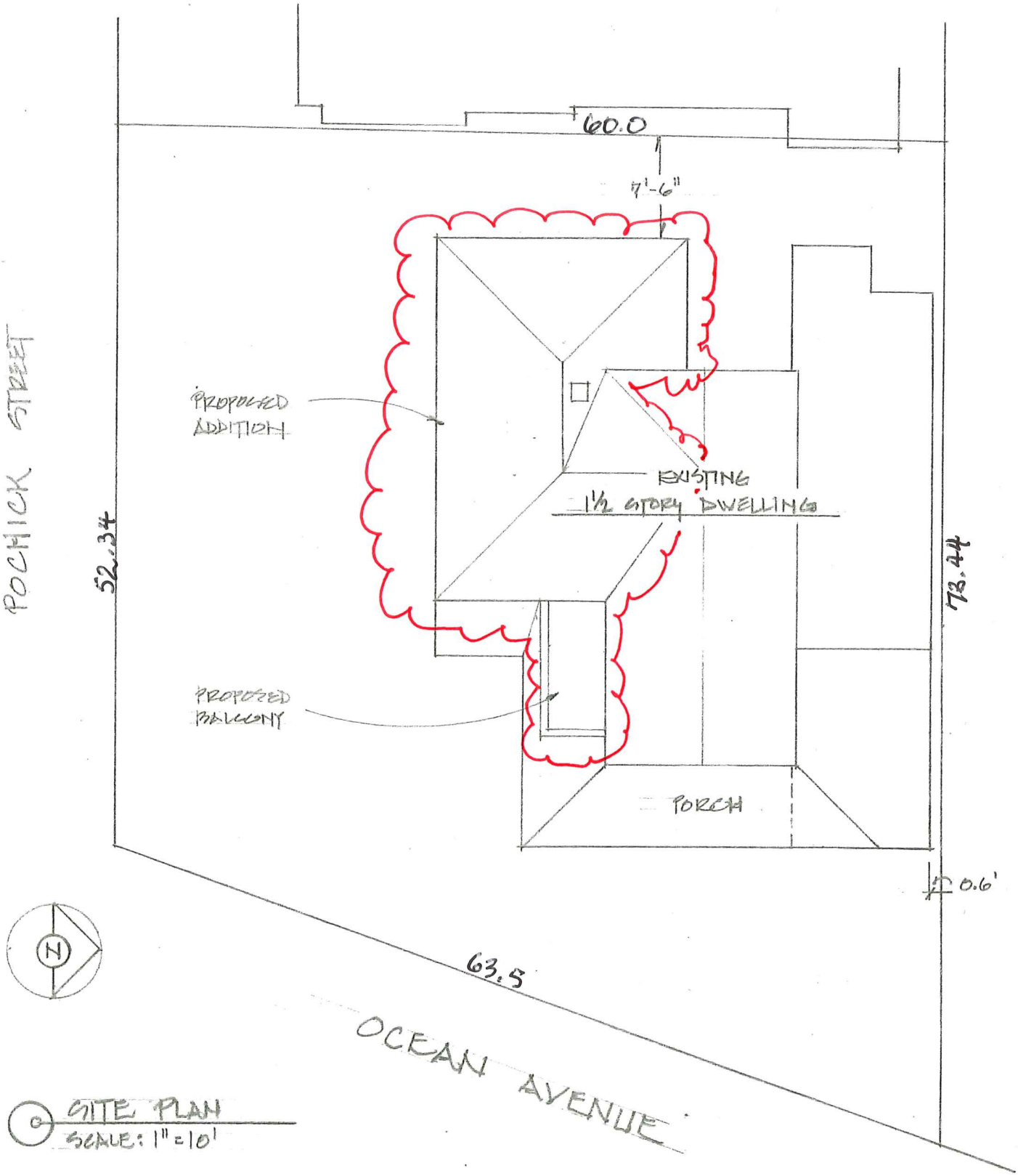
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/19/23 Signature of owner of record _____ Signed under penalties of perjury



Locus Plan

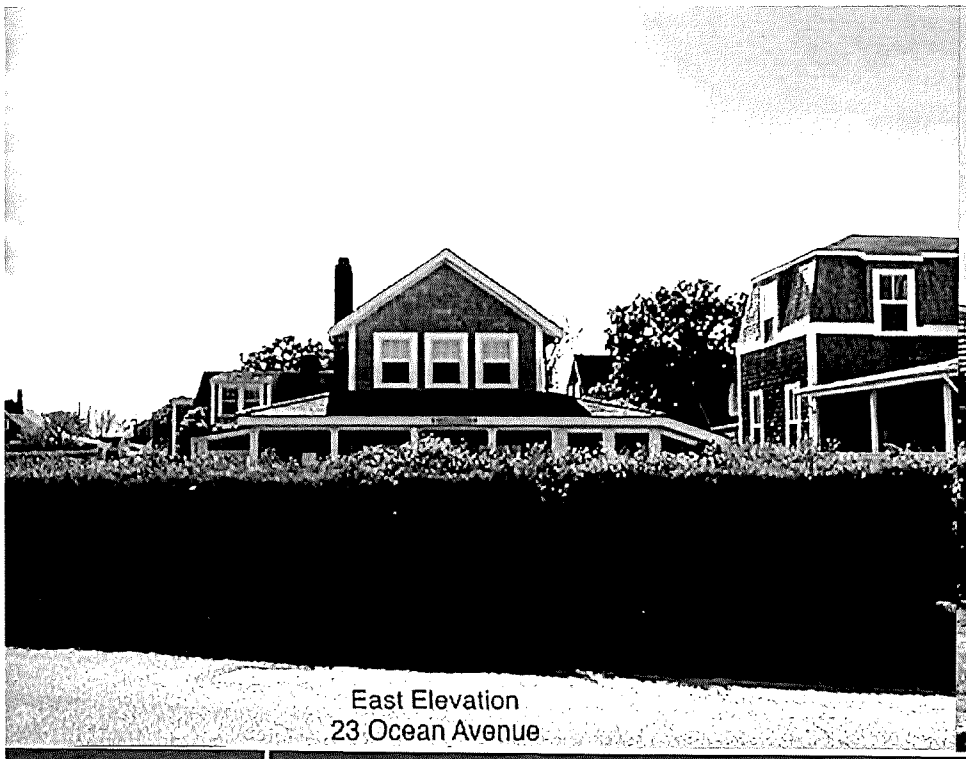
Not to scale



SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

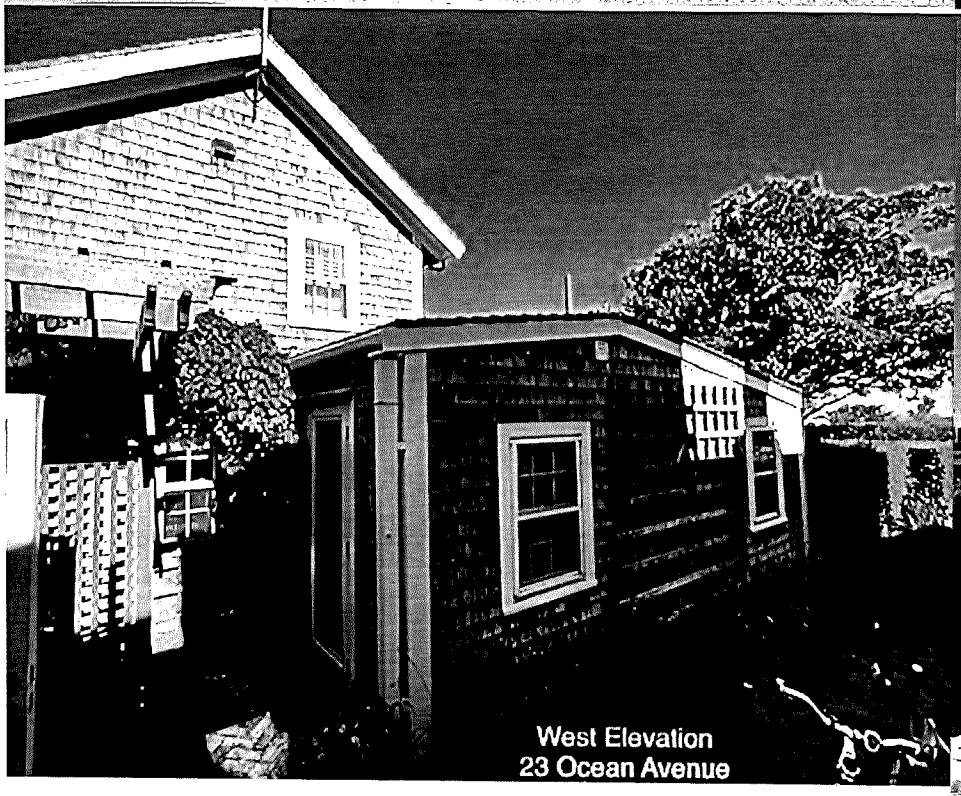
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



East Elevation
23 Ocean Avenue



South Elevation
23 Ocean Avenue



West Elevation
23 Ocean Avenue



East and North Elevations
23 Ocean Avenue

21 Ocean Avenue

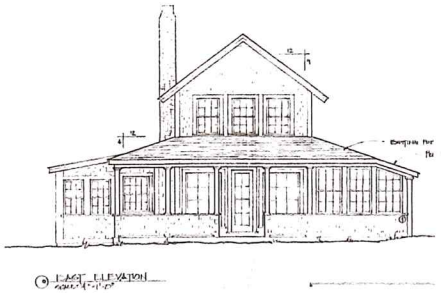
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

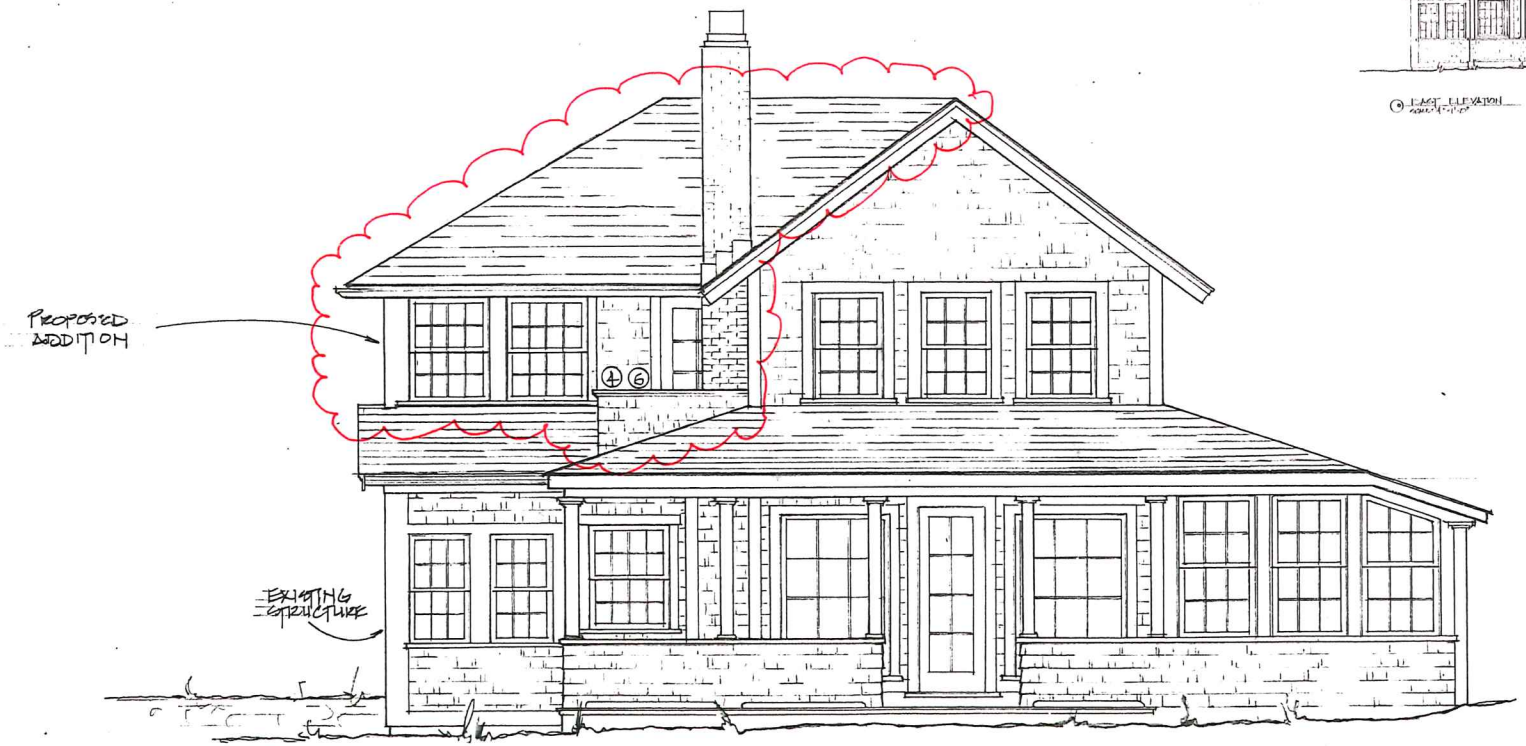
No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x10	4 (2H2W) Light Hopper Window	Single	1
2	2' - 8" x 1' - 1"	Boston Sash	7 x10	4 (1H4W) Light Hopper Window	Single	2
3	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	1
4	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Double	1
5	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Triple	1
6	2'- 4" x 6' - 0"	Custom	8 x10	6 Light/1 Panel Door	Single	1
7	2' - 4" x 3 - 5"	Mull Existing	7 x 8	6/6 Double-Hung Window	Double	1
8	1' - 9" x 2'-3"	Velux	C01	Venting Skylight	Single	1
9	2' - 8" x 3 - 5"	Boston Sash	6 x 8	8/8 Double-Hung Window	Double	1

Window Notes:

* Casings to be 5/4 x 4 clear Cedar, primed and painted white
* Windows to have "Western Style" Casing for inset storm/screens
* Double-Hung windows to have concealed balances
* All Mulled windows to have double width mull-casing (7")



EAST ELEVATION

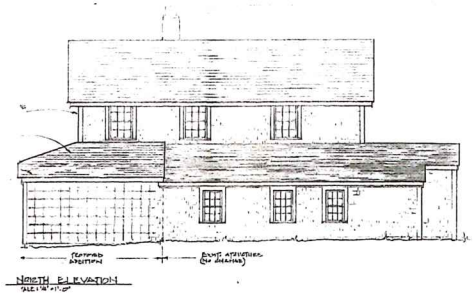


EAST ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



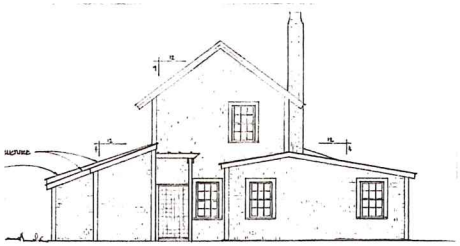


NORTH ELEVATION

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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

EXISTING STRUCTURE

PROPOSED ADDITION

EXISTING STRUCTURE

20'-0"

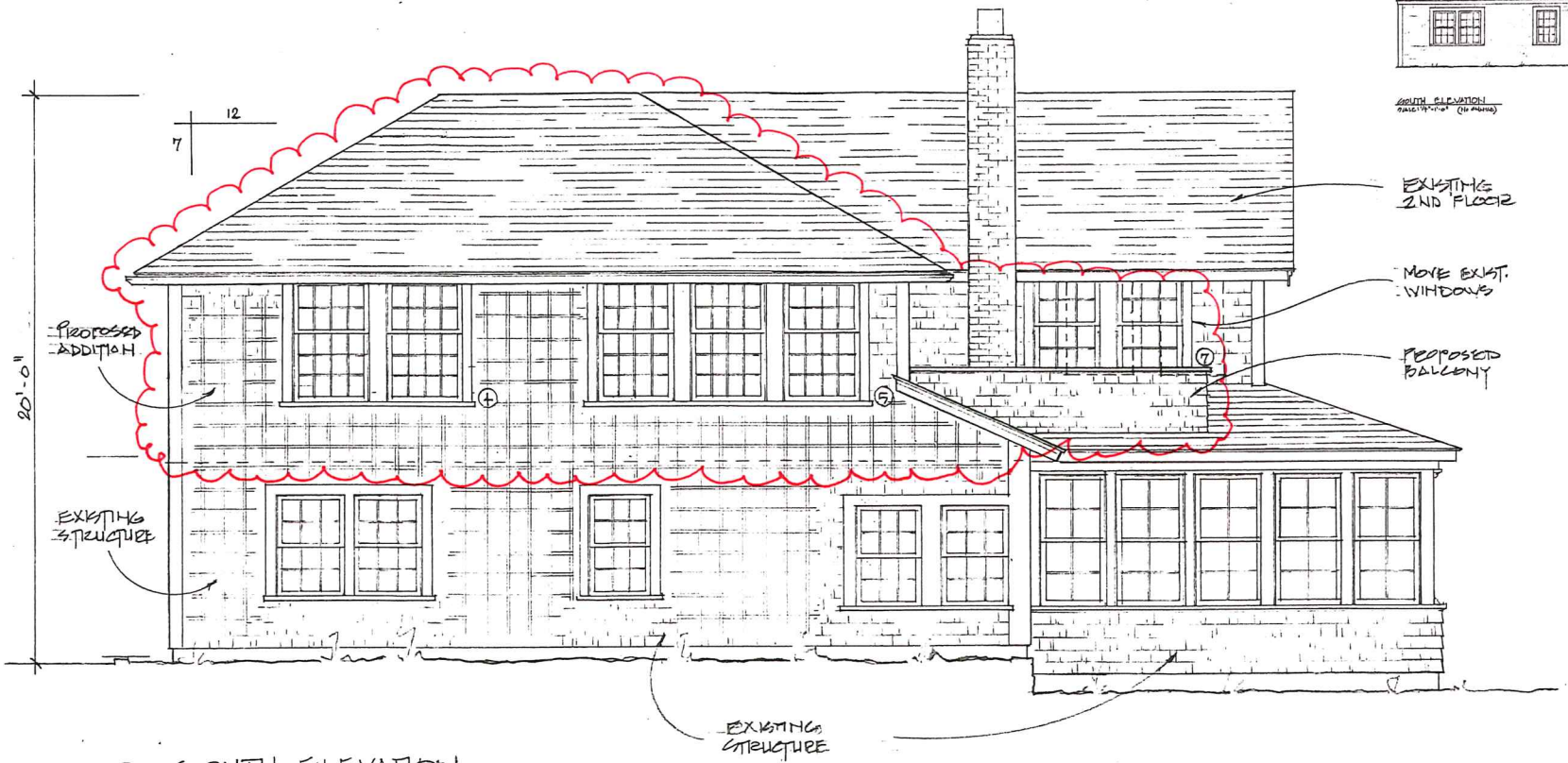
MATCH EXIST. ROOF PITCH

WEST ELEVATION

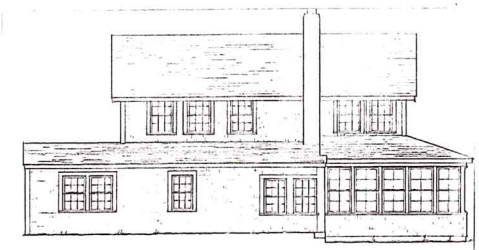
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



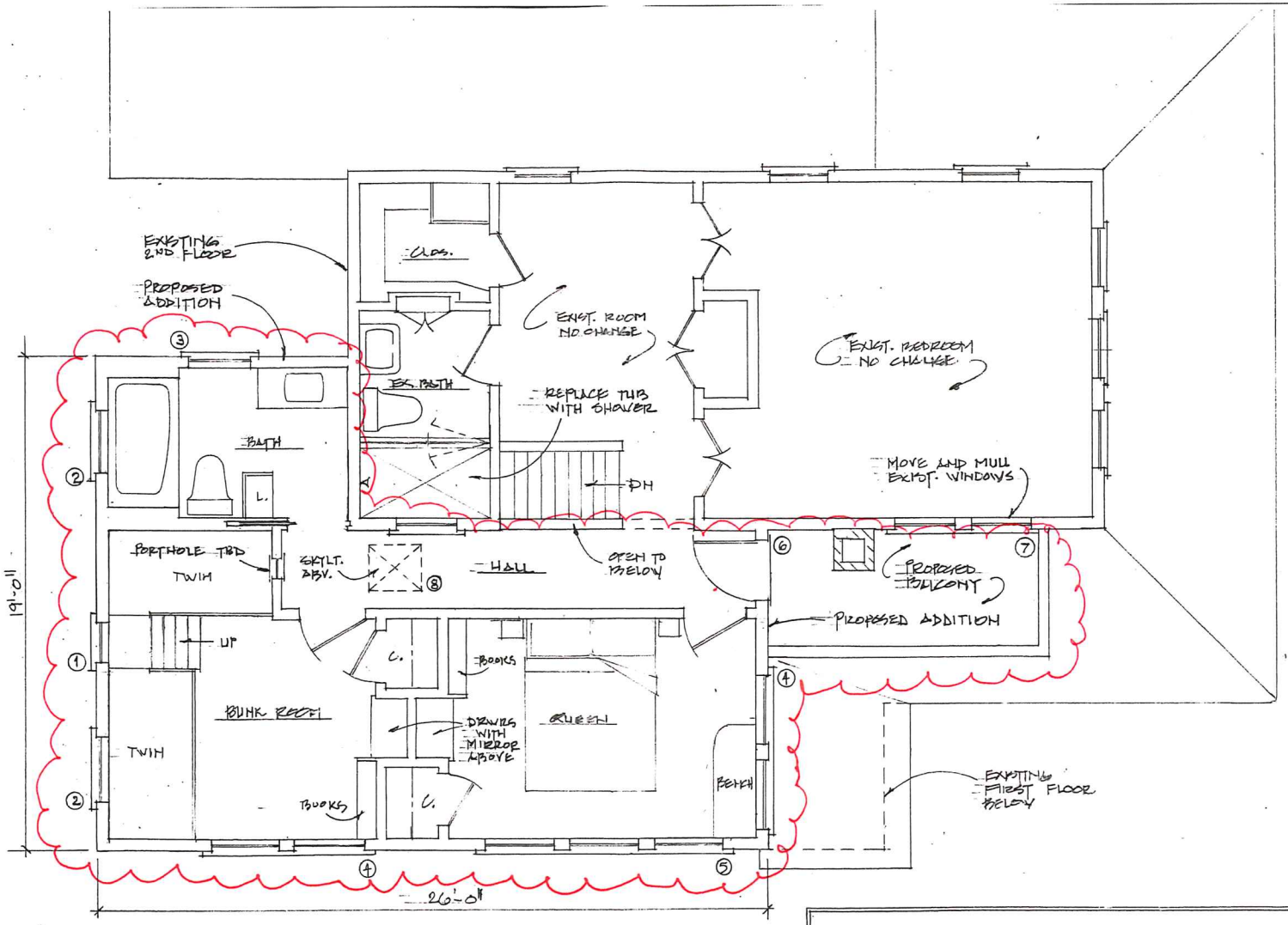
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (No Scale)

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEAD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEAD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

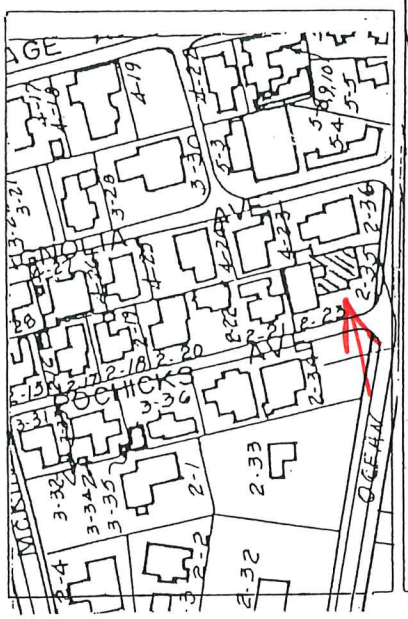
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

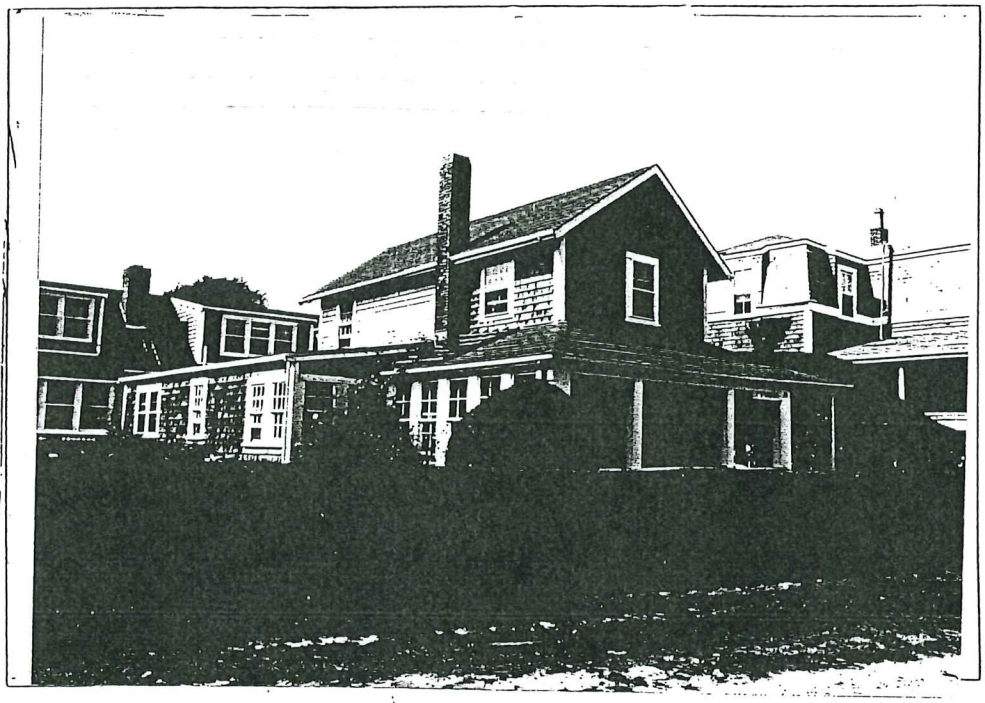
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

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

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

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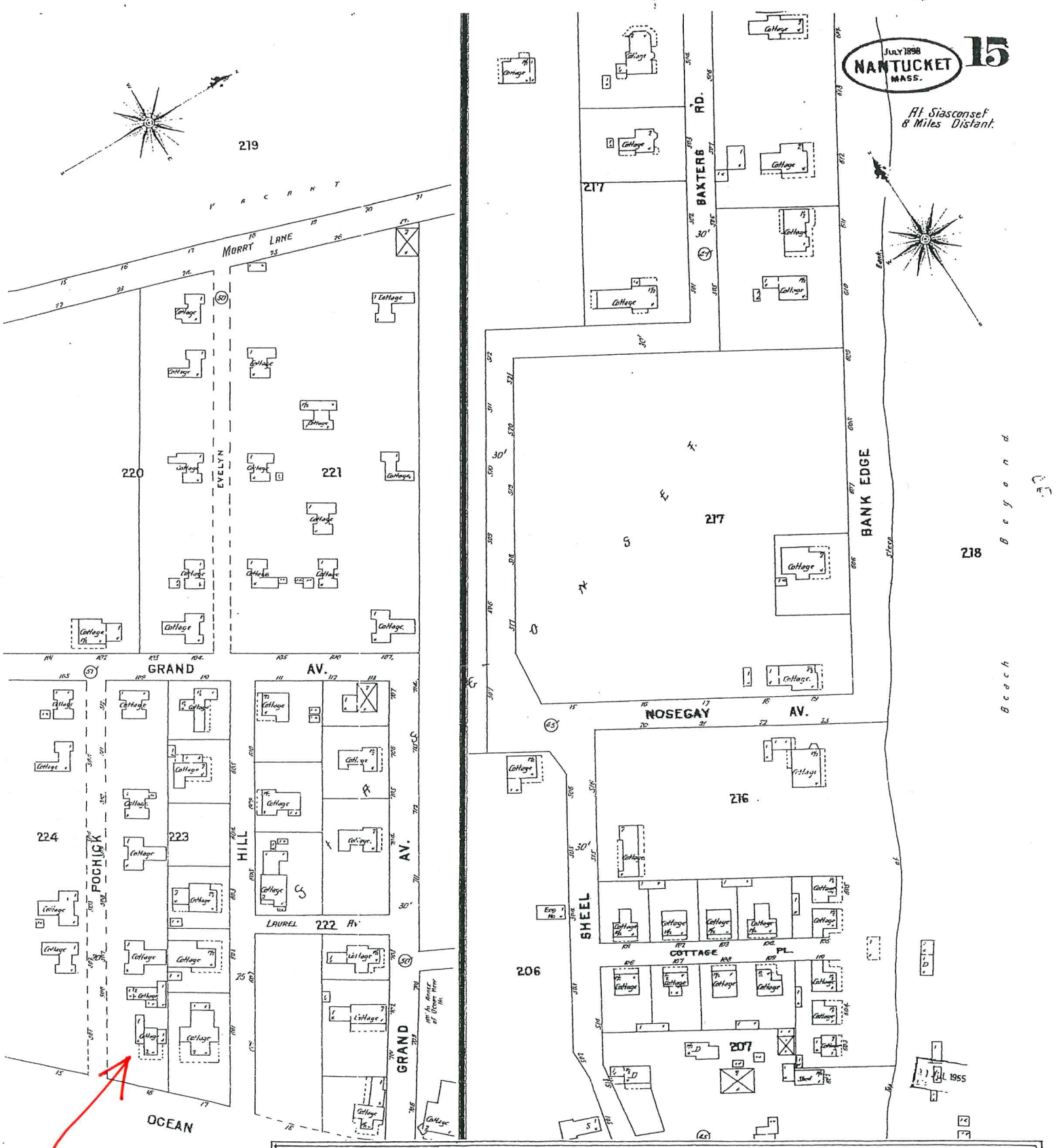
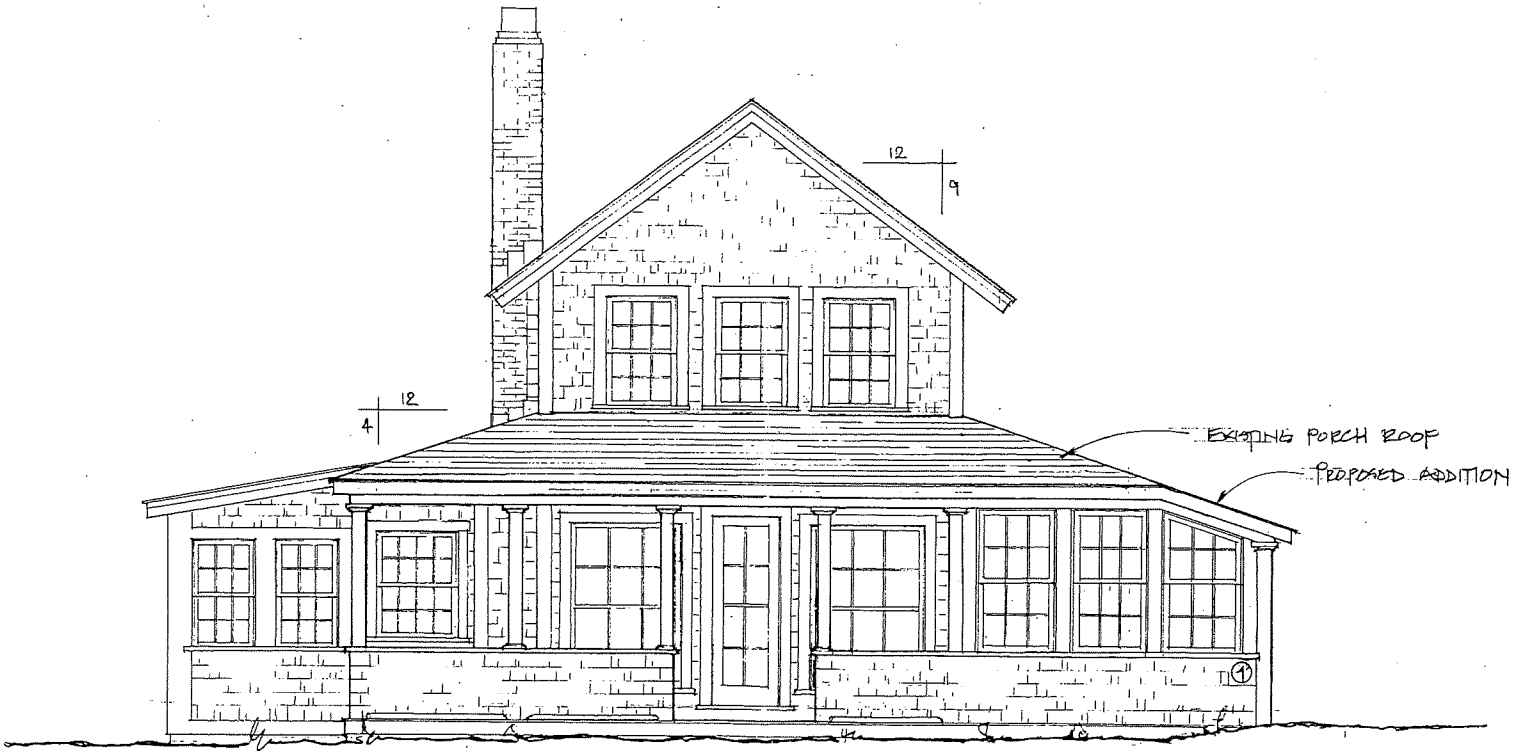
47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

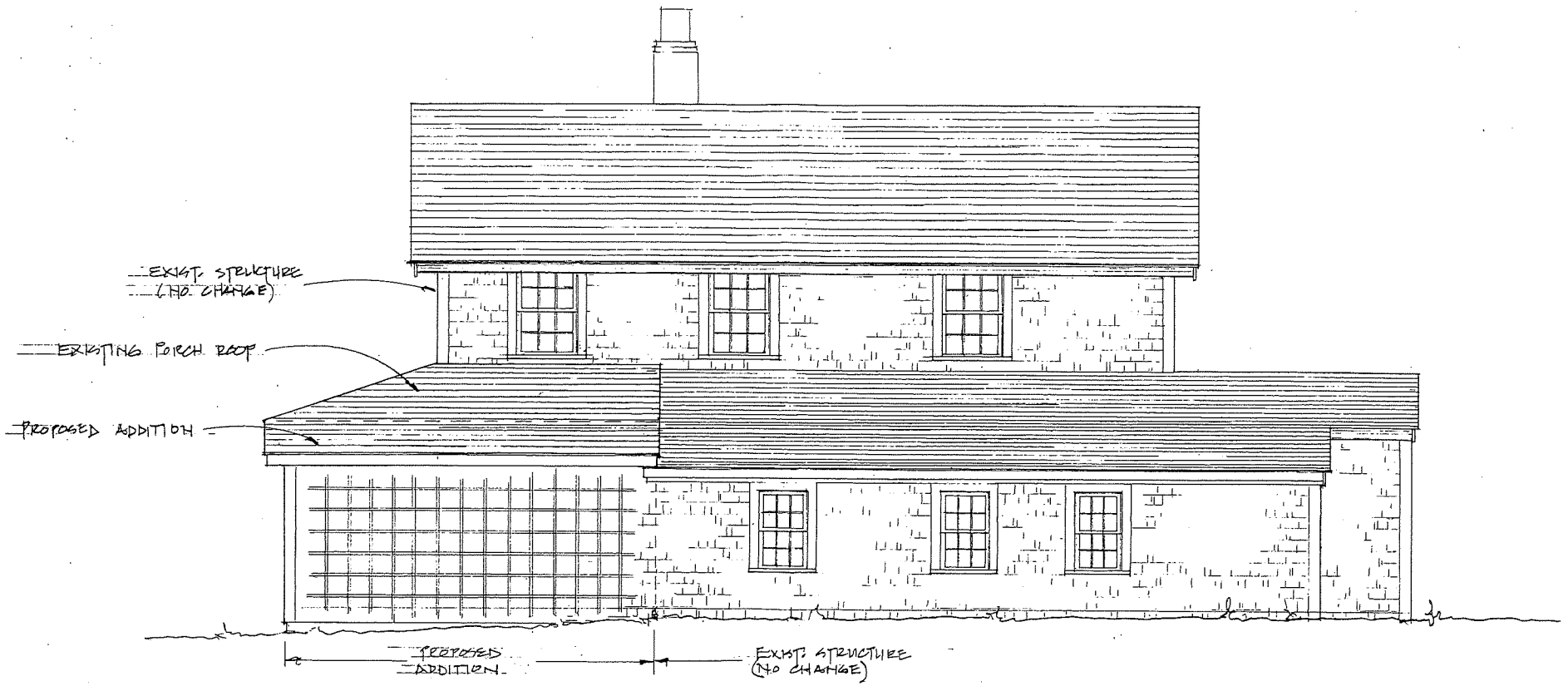
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



① EAST ELEVATION

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

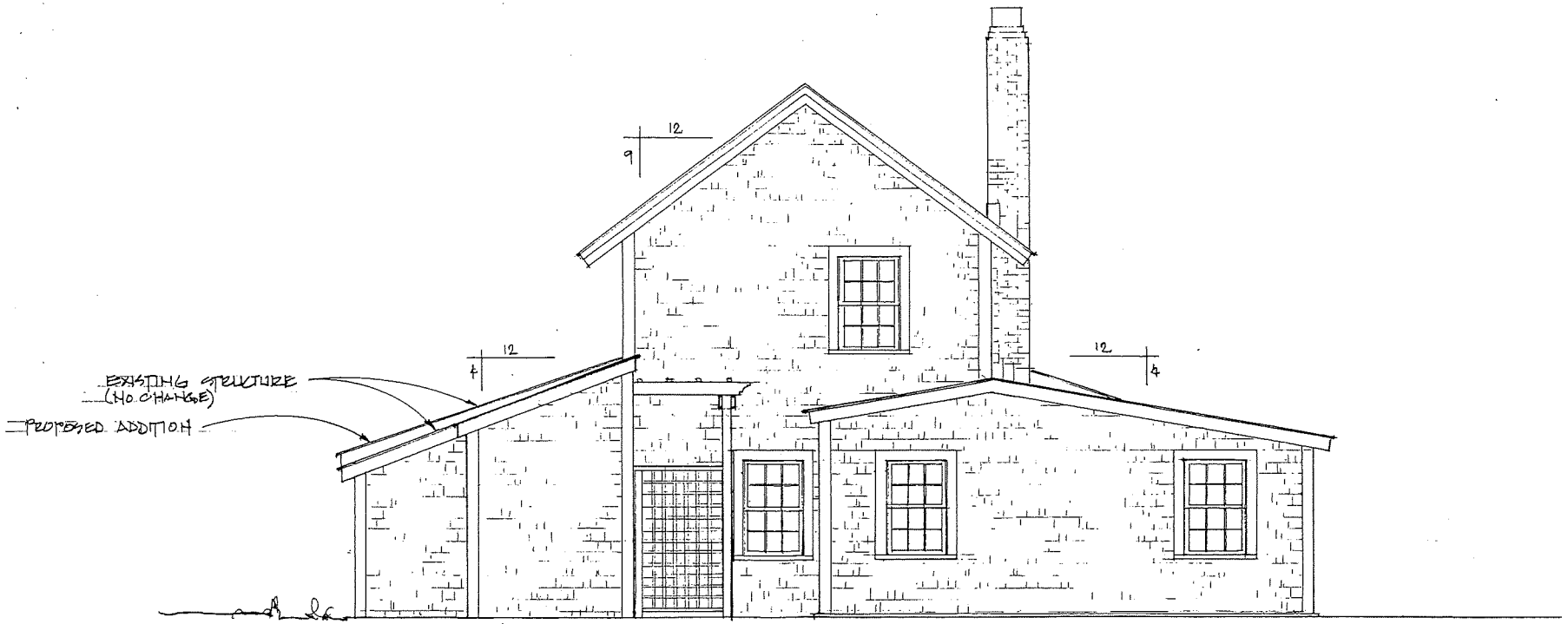
BROWN RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789



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

BROWN RESIDENCE
23 OCEAN AVE
HULL, MA

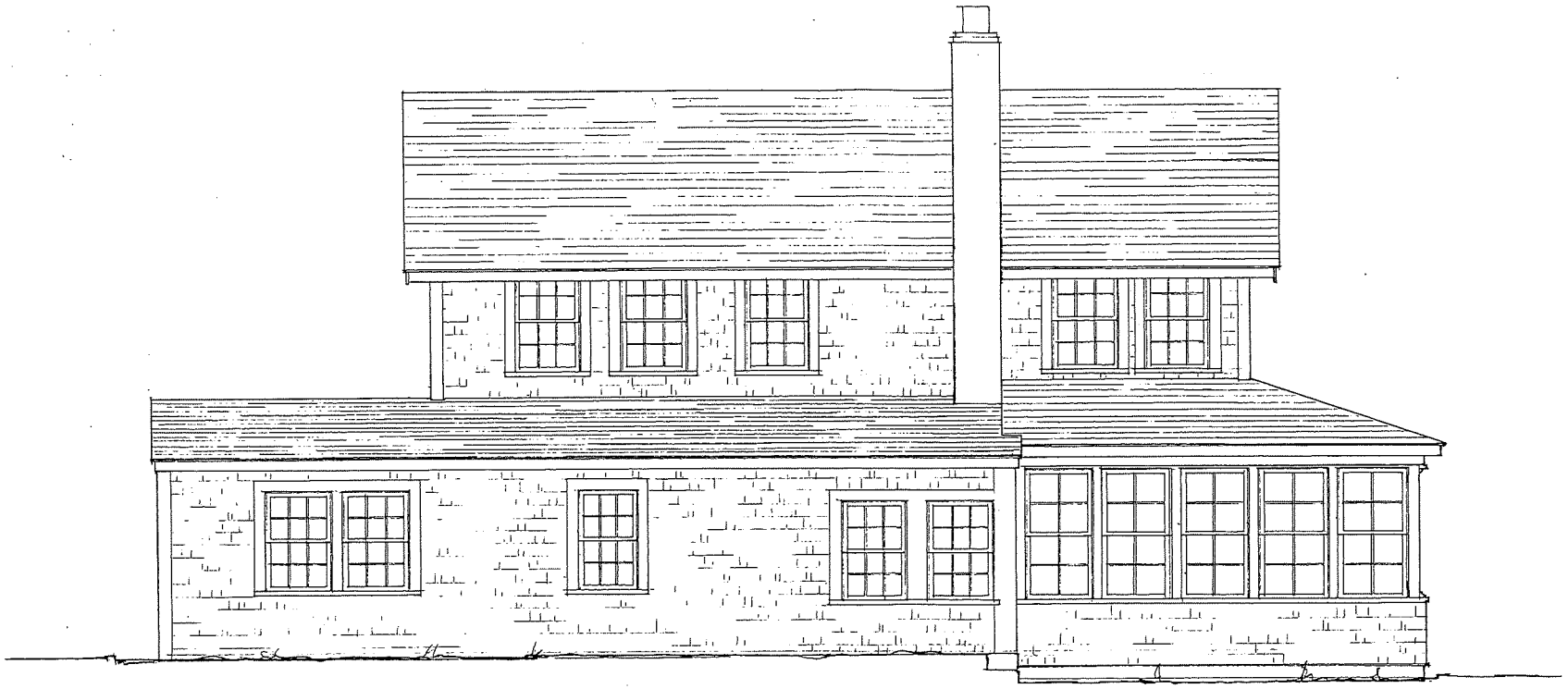
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HULL, MA
(508) 257-6789



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

BROWN RESIDENCE
23 OCEAN AVE
VEECONSET, MA.

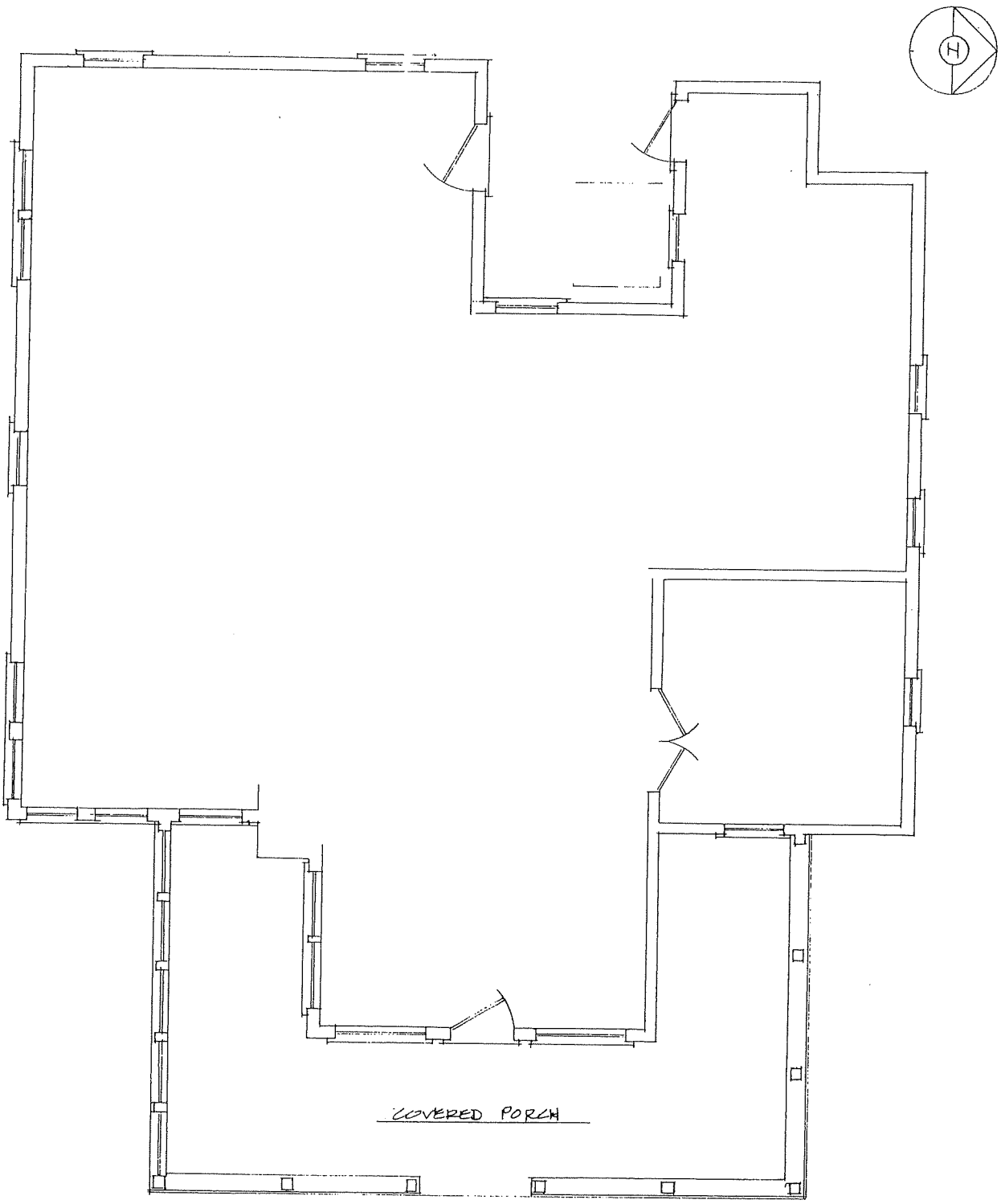
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VEECONSET, MA
(508) 257-6789



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

BROWN RESIDENCE
23 OCEAN AVE
WESTPORT, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WESTPORT, MA
(508) 257-6789



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

BROWN RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Marcia Browne + Jeffrey Clark

MAILING ADDRESS..16..Circuit Rd, Chestnut Hill, MA 02467

PROPERTY LOCATION.....23 Ocean Ave

ASSESSORS MAP/PARCEL.....7331 /19

SUBMITTED BY:.....Angus MacLeod

SEE ATTACHED PAGES

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

Mary Haley, Senior Clerk, Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2022.06.06 15:22:34 -04'00'

June 6, 2022

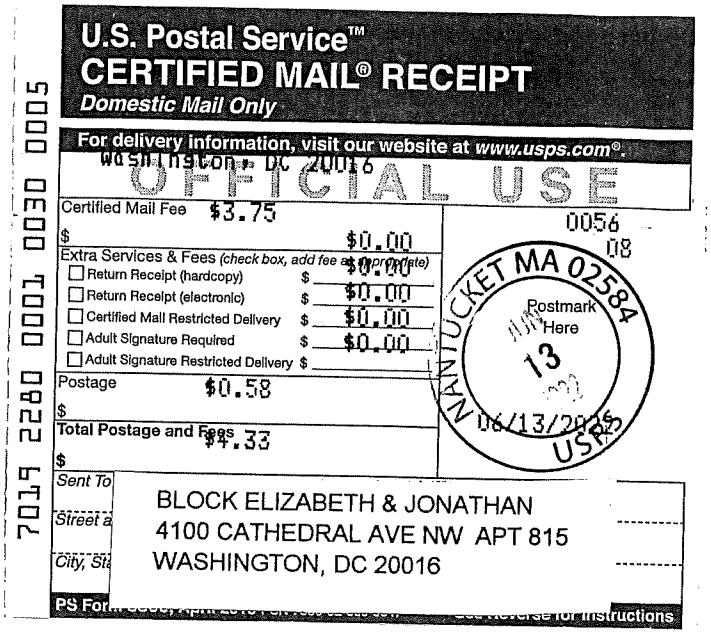
DATE

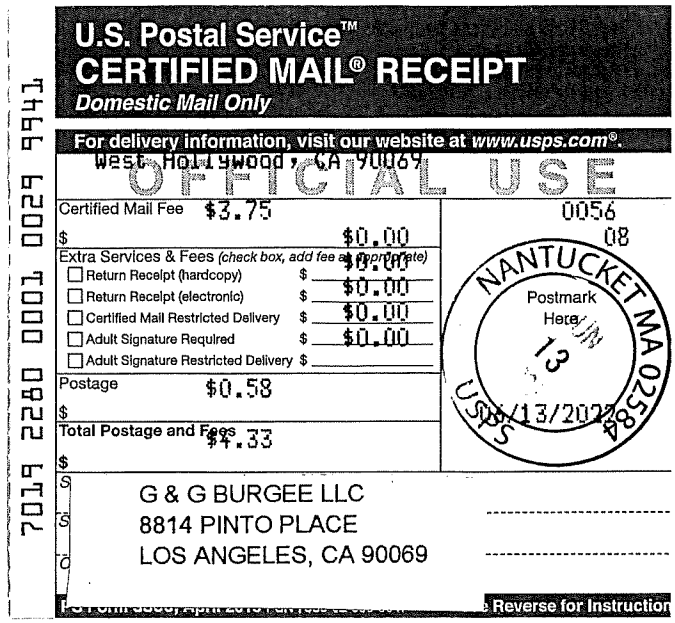
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

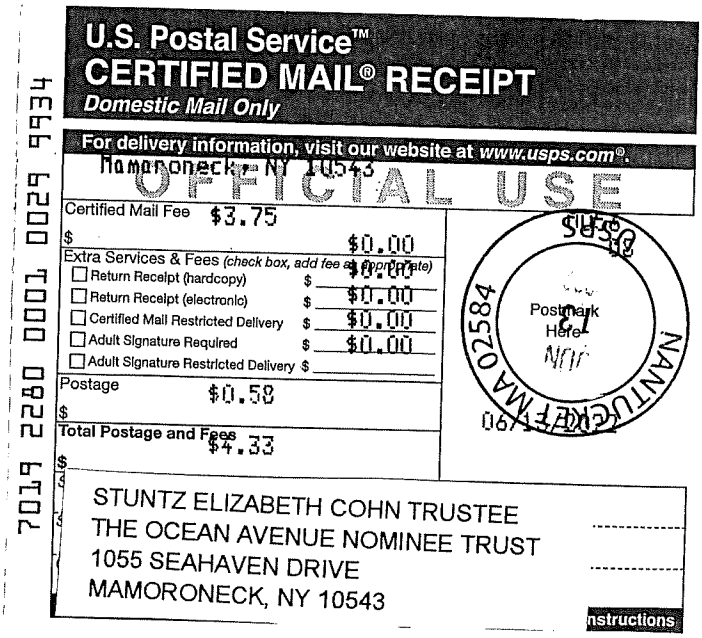
Abutters Listing

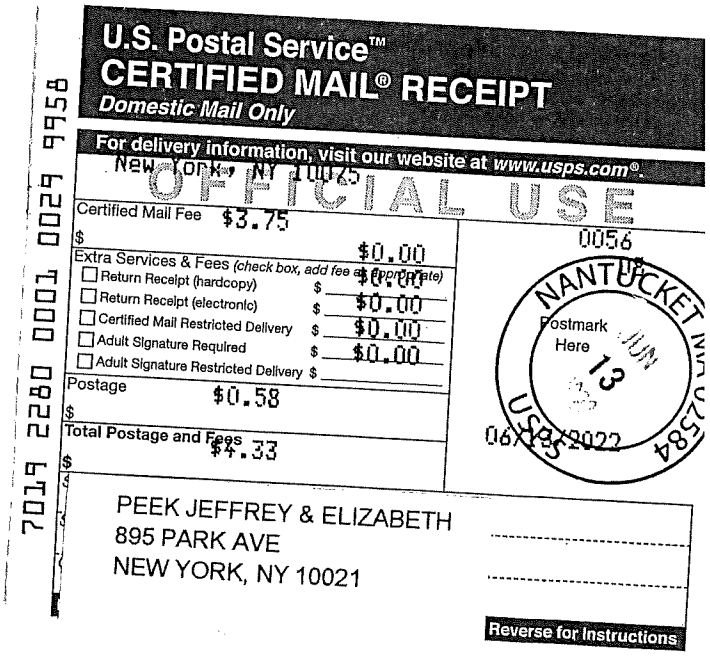
MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN A
7331	18		BLOCK ELIZABETH & JONATHAN		4100 CATHEDRAL AVE NW APT 815	WASHINGTON	DC	20016	21 OCEAN A
7331	20		G & G BURGEE LLC		8814 PINTO PLACE	LOS ANGELES	CA	90069	1 POCHICK S
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN A

Count: 4









HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 23 Ocean Avenue, Siasconset

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne

Description of Proposal: Second Floor addition to existing Southwest First Floor wing and add balcony to existing South porch roof, no change to existing First Floor or other Elevations.

Anticipated HDC Submission Date: June 13th, 2022

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Marcia Browne

STREET ADDRESS 23 Ocean Avenue, Sconset

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 13, 2022

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

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

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

Signature — Date: June 13, 2022

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist **MUST** be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS: 23 Ocean Ave

✓	Date submitted to 2 Fairgrounds Road: 6/30/23
✓	HDC Case Number (ie HDC2020-05-0265): 2022-06-0490
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road 6/30/23
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/22/23

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 Ocean Avenue

Owner of record: Marcia Browne - Beam Reach LLC

Mailing Address: 16 Circuit Road
Chestnut Hill, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 18'-4" Sq. Footage 1st floor: _____
Width: 19'-9" (Reduced size) Sq. footage 2nd floor: 266 (-116)
Sq. footage 3rd floor: _____

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

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

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

Additional Remarks

Historic Name: YE DOUBBEL DECKER

Original Date: 1875

Original Builder:

REVISIONS* (describe)
1. East Elevation } Remove 2nd floor Deck, Revise Addition Massing + Fenestration
2. South Elevation
3. West Elevation } Revise Addition Massing + fenestration
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer TBD Rough Opening 2'-0" x 3'-0" Size _____ Location South
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/30/23 Signature of owner of record _____ Signed under penalties of perjury

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE

Mailing Address: 16 CIRCUIT ROAD

CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

NANTUCKET, MA 02584

Contact Phone #: (508)257-6789 E-mail: ANGUSONNOCK@GMAIL.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: Ø Decks/Patio: Size: 5'x11' ☐ 1st floor ☑ 2nd floor

Width: 26' Sq. footage 2nd floor: 382 ☐ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

Historic Name: "FORT GUMTREE"

Original Date: 1875

Original Builder:

REVISIONS* (describe)

1. East Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2ND FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH.
3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

NO CHANGE TO EXISTING

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

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

Roof Pitch: Main Mass 9 /12 EXIST. Secondary Mass 7 /12 ADDITION Dormer ____/12____ Other _____

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

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

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer VELUX #C01 Rough Opening 21" x 27" Size 21½" x 27⅜" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 5/4x6 Rake 5/4x6 Soffit (Overhang) 12" Corner boards 5/4x6 Frieze 5/4x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

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

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KOOSTON SASH

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 6 LT./1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

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

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

Date 6/19/23 Signature of owner of record _____ Signed under penalties of perjury

6. Susan O'Malley **06-6490**	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:53)	**Nikolov** – Presented project. **Pohl** – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.
Motion	**Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

7. Clarke Browne **06-6539**	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Angus MacLeod Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipski, 'Sconset Civic League Greg Dunbar, 1 Pochick road
Concerns (4:56)	**MacLeod** – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. **Backus** – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclecitic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. **Reade** – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. **Alger** – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. **Williams** – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. **Filipski** – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. **Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. **Camp** – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. **Coombs** – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. **Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. **Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. **Pohl** – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.
Motion	**Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)**
Vote	Carried 5-0 Certificate #

Locus Map
NOT TO SCALE

2 **Proposed Site Plan**
SCALE: 1" = 5'

BOTTICELLI & POHL

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

DATE REVISIONS

Site Plan

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1 ZONING INFO:
PARCEL NO.: 19 PROJECT NO: REVISED: **6/30/23**

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ID#
L-1.1

Main House
23 Ocean Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission 2023-07-06
Rev. 2023-06-26

Notes:
1. All windows to be Boston Sash per the schedule below, single glazed, true divided light with 5/8" muntin configurations as shown on drawings.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All exterior doors are existing to remain.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
4. Storm/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Glass Size	Sash Opening	Rough Opening	Lights	Comments
B	1	Double Hung	Boston Sash	7 x 9	2'-0 5/8" x 3'-5"	2'-3" x 3'-9"	6 over 6	
C	2	Double Hung	Boston Sash	7 x 9	2'-7 5/8" x 3'-5"	2'-10" x 3'-9"	8 over 8	
D	5	Double Hung	Boston Sash	8 x 9	2'-3 5/8" x 3'-5"	2'-6" x 3'-9"	6 over 6	
L	2	Skylight	TBD	N/A	2'-0" x 3'-0"	TBD	1	

Door Schedule

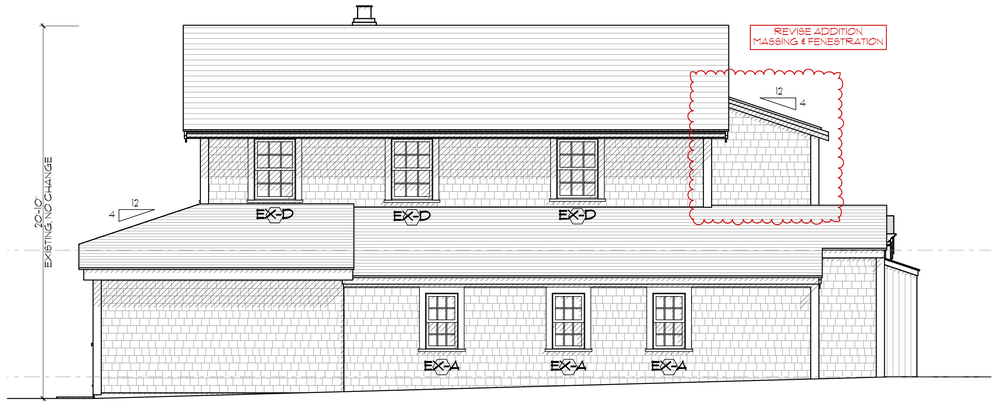
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments



Existing North Elevation
NOT TO SCALE



Previously Submitted North Elevation
NOT TO SCALE



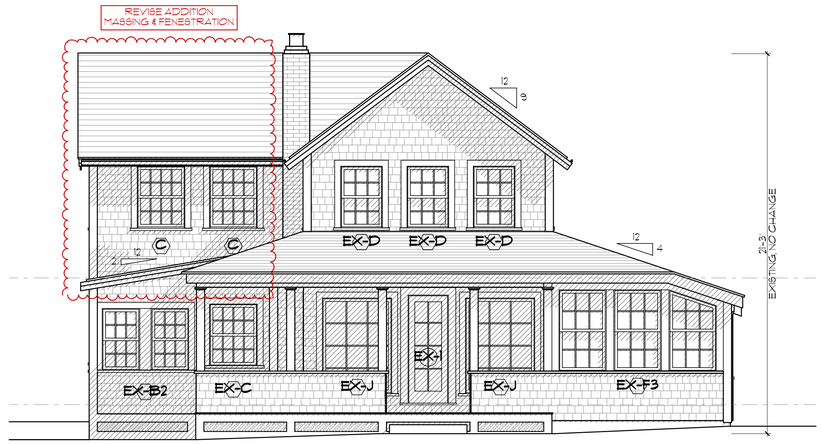
1 North Elevation
SCALE: 1/4" = 1'-0"



Existing East Elevation
NOT TO SCALE



Previously Submitted East Elevation
NOT TO SCALE



2 East Elevation
SCALE: 1/4" = 1'-0"

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DATE
REVISIONS

North & East Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1
PARCEL NO.: 19
ZONING INFO:
PROJECT NO:
REVISED: 6/30/23

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ID #
A-2.1



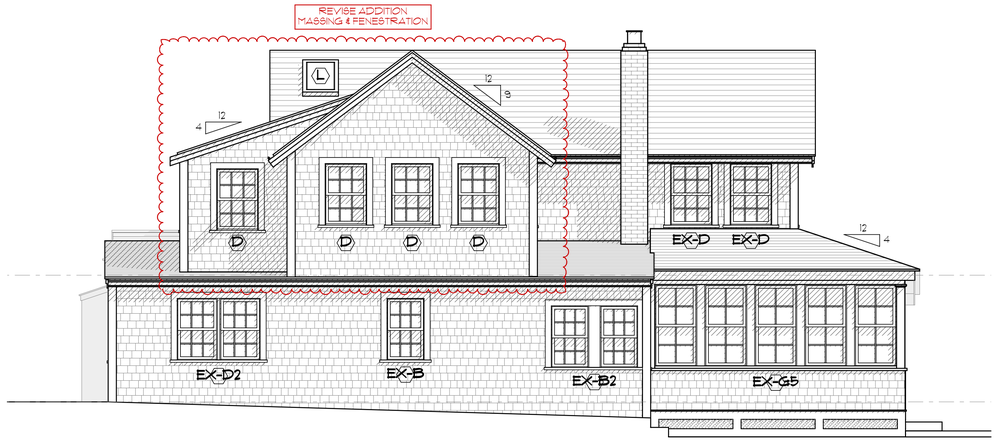
Existing South Elevation

NOT TO SCALE



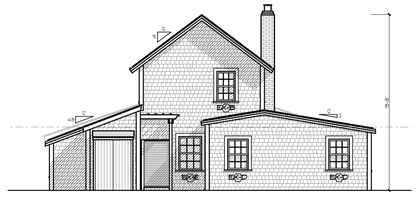
Previously Submitted South Elevation

NOT TO SCALE



1 South Elevation

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



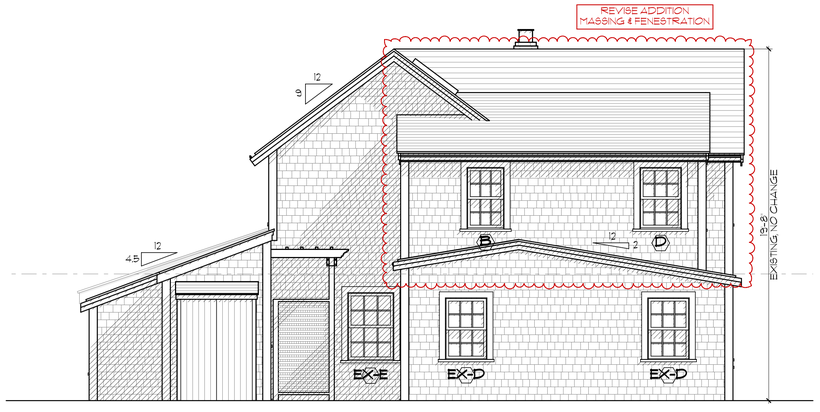
Existing West Elevation

NOT TO SCALE



Previously Submitted West Elevation

NOT TO SCALE



2 West Elevation

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

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DATE REVISIONS

South & West Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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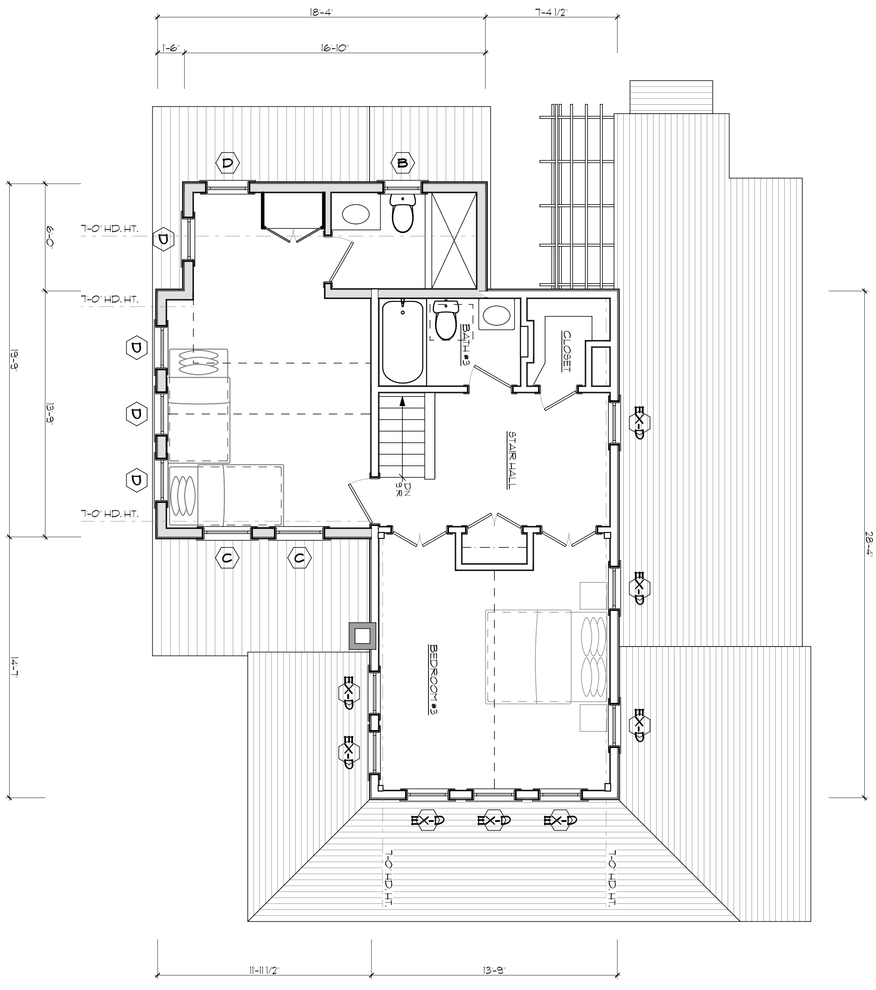
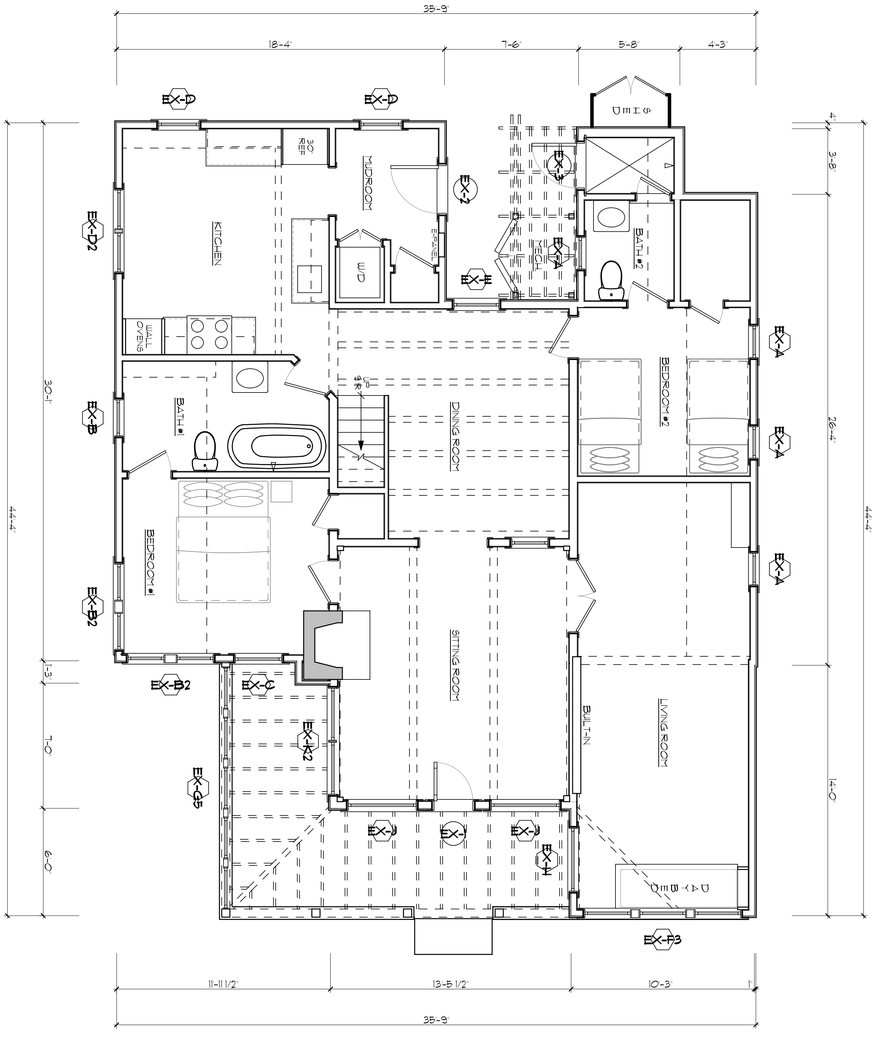
ID#

A-2.2



2 **Second Floor Plan**
SCALE: 1/4" = 1'-0"



1 **First Floor Plan**
SCALE: 1/4" = 1'-0"

ID# **A-1.0**

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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First & Second Floor Plans

DATE	REVISIONS

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Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.2109
Historic Name:	Ye Doubbel Decker
Common Name:	Underhill Cottage
Address:	23 Ocean Ave
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7331-19; SC2-35;
Year Constructed:	C 1885
Architectural Style(s):	Victorian Eclectic;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

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

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

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

This file was accessed on: 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

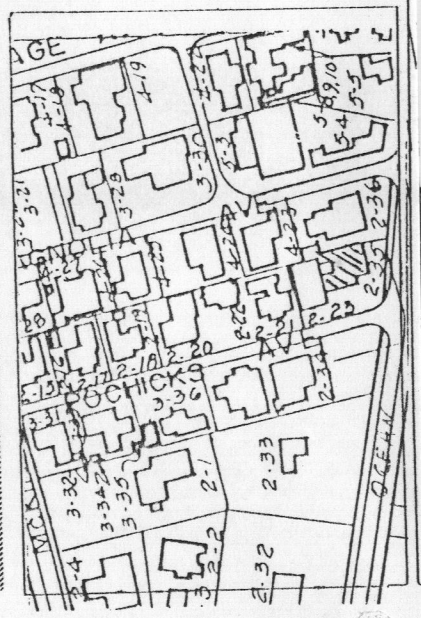
Recorded by: AH Date: 09/13/89 Organization: AGS

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

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Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR BeanReach LLC - Marcia Browne

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON June 30, 2023

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

SECTION 6 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Signature 6/30/23

Date

Subject: Re: HDC
Date: Thursday, June 22, 2023 at 11:20:11 AM Eastern Daylight Time
From: Tammy Conway
To: Tammy Conway

From: Browne, Marcia,MD <MBROWNE@mgh.harvard.edu>
Date: Thursday, June 22, 2023 at 11:15 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC

Dear Tammy,

Yes - Botticelli and Pohl have my permission to sign. Thank you for your help.

Marcia Browne
23 Ocean ave
617-939-4139 cell

Good morning Marcia,
We received your voicemail regarding the HDC extension and abutters. Can you please respond to this email giving Botticelli & Pohl permission to sign HDC applications on your behalf for 23 Ocean Avenue?
Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 Old South Road
Nantucket, MA 02554
508-228-5455

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NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

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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.

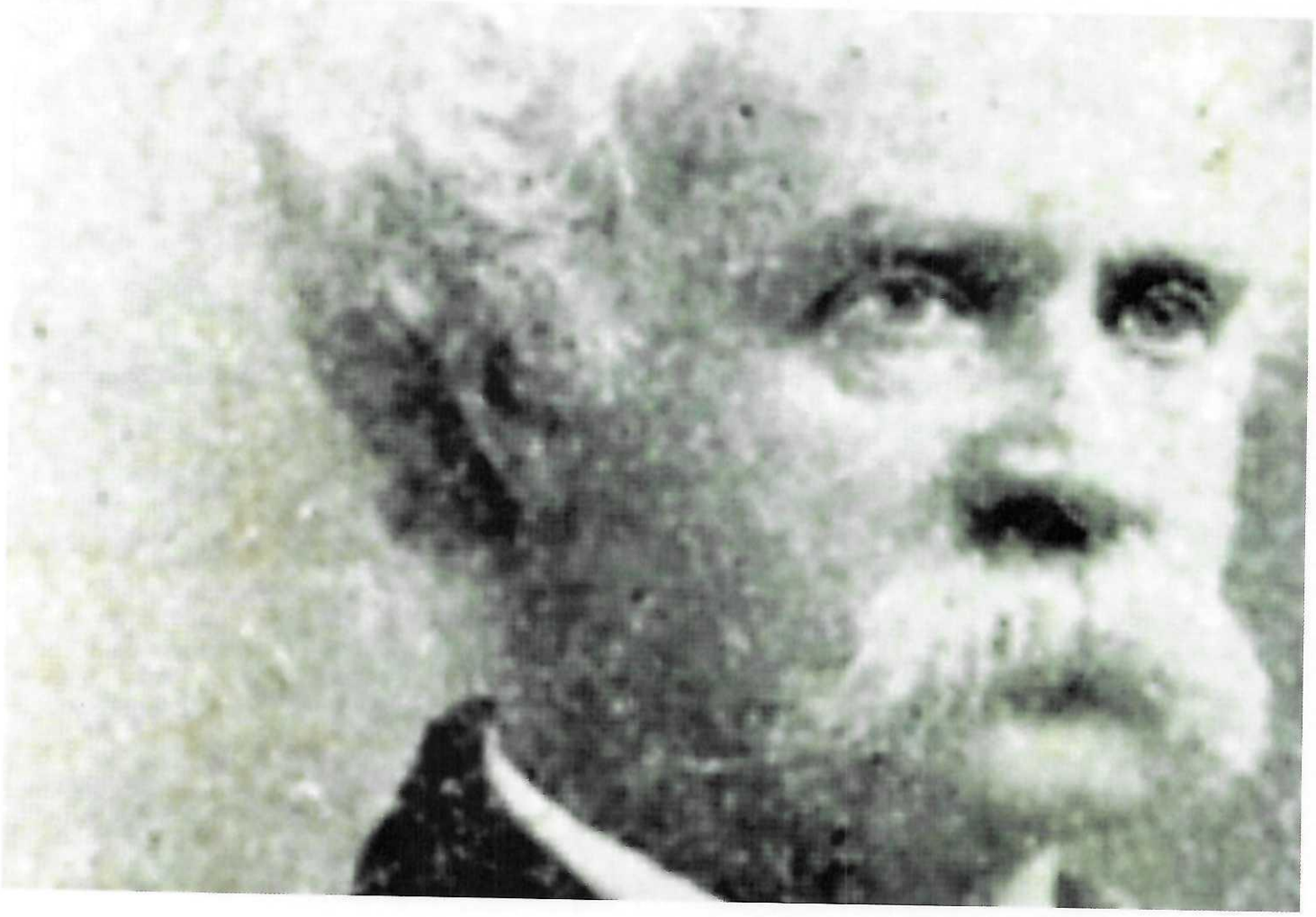
I hope that this information helps to clarify the property's early history.

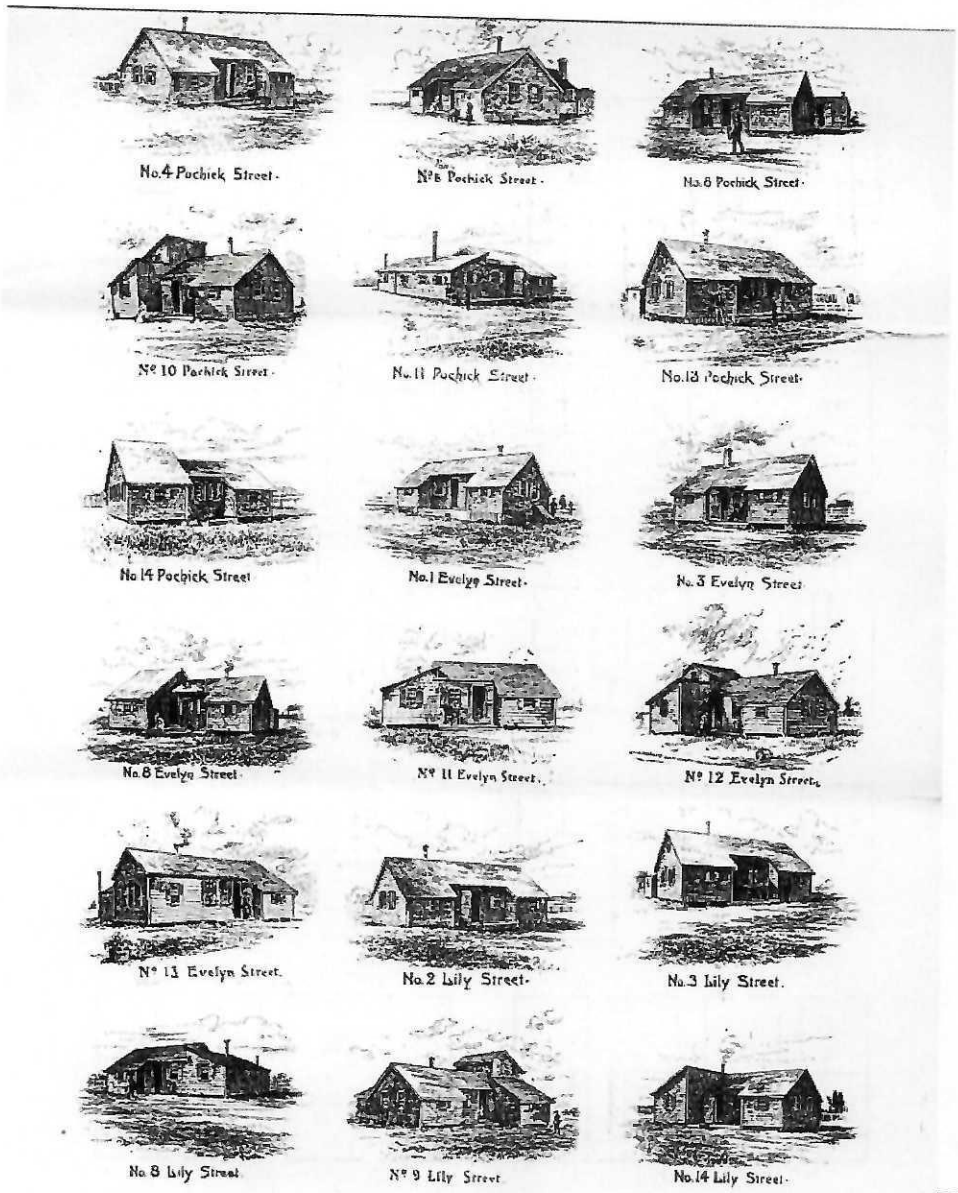
Sincerely,
Michael May

Search

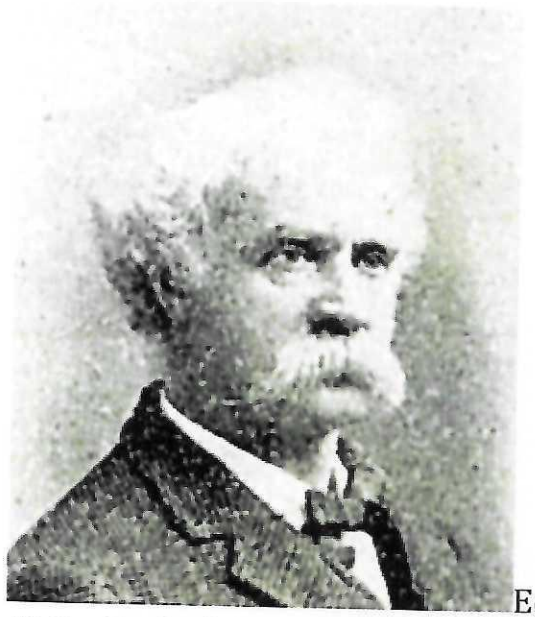
The Underhill Cottages

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.

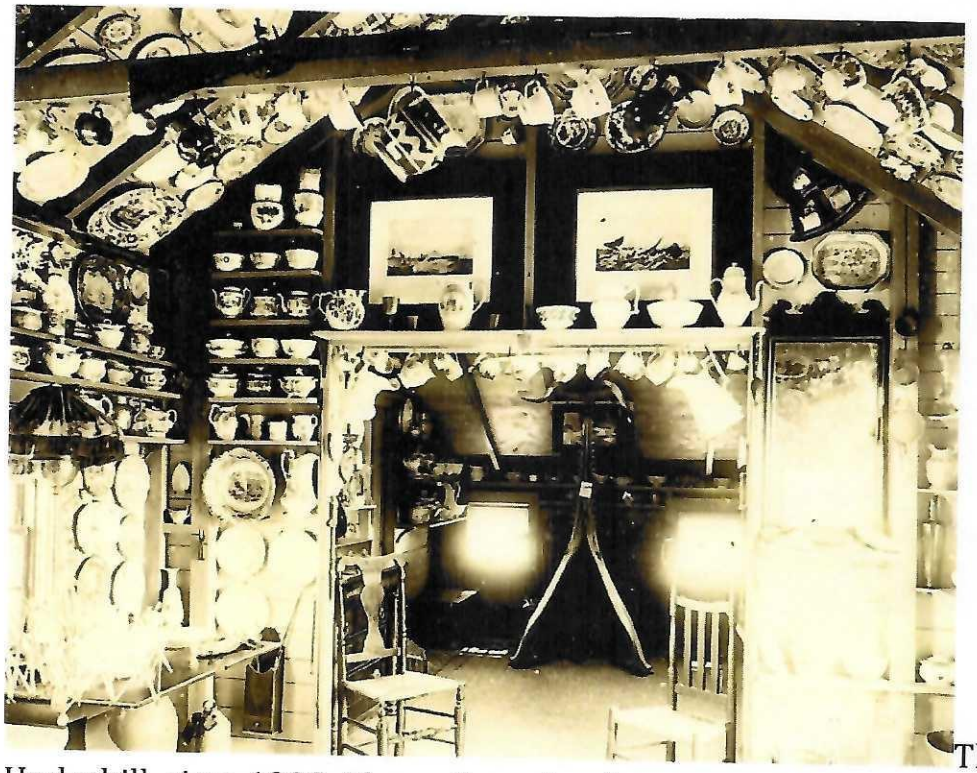
Underhill's advertising circular included a detailed description of the cottages:
They are built . . . following the traditions of the builders of a hundred years ago, who made their houses strong and compact for comfort and convenience and with no thought that the structures they reared would ever be 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.

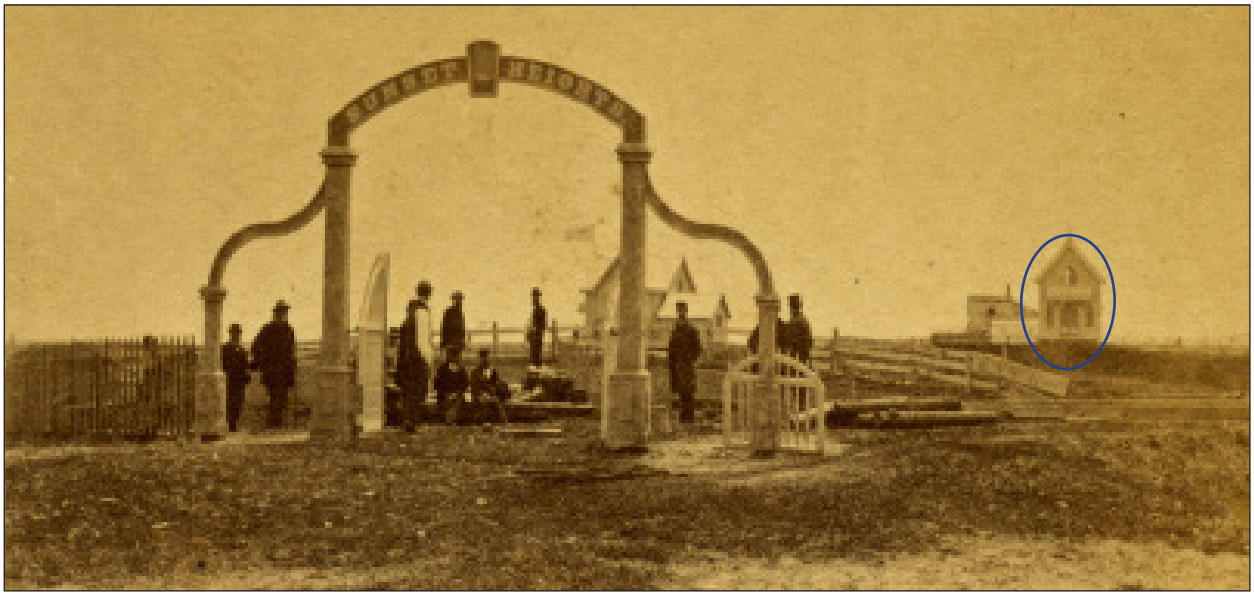
The stair rail is a wood, spiral twisted, painted hand rail on one side of the stair running in an east-west

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.

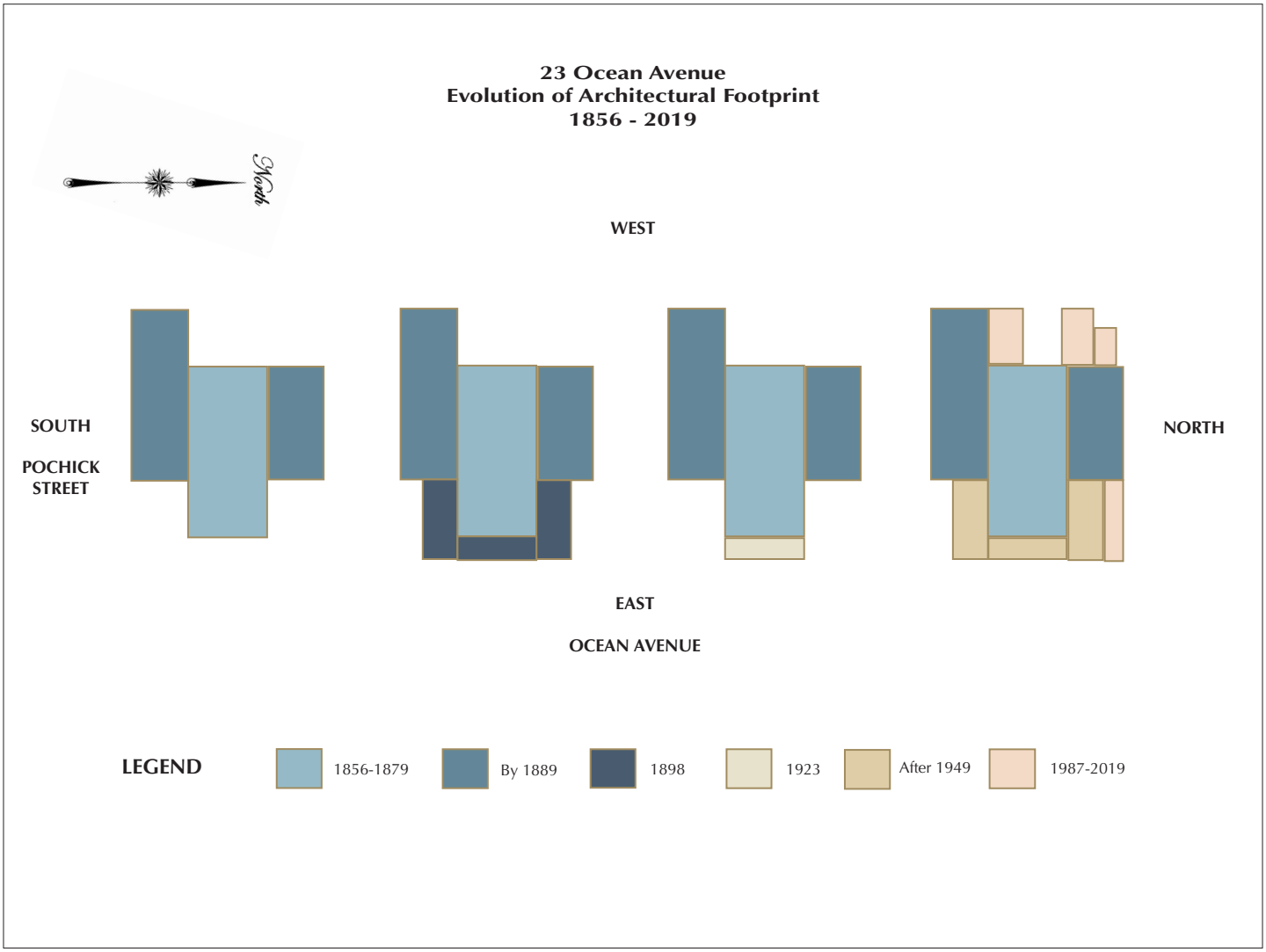
Circled house is at 8 Cottage Avenue, known as Wolf's Head. Its two-story vertical form is similar to how 23 Ocean Avenue would have appeared in its original form. Also see GPN526 on page 21 where this house and one of its arched gothic windows can be seen.

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.

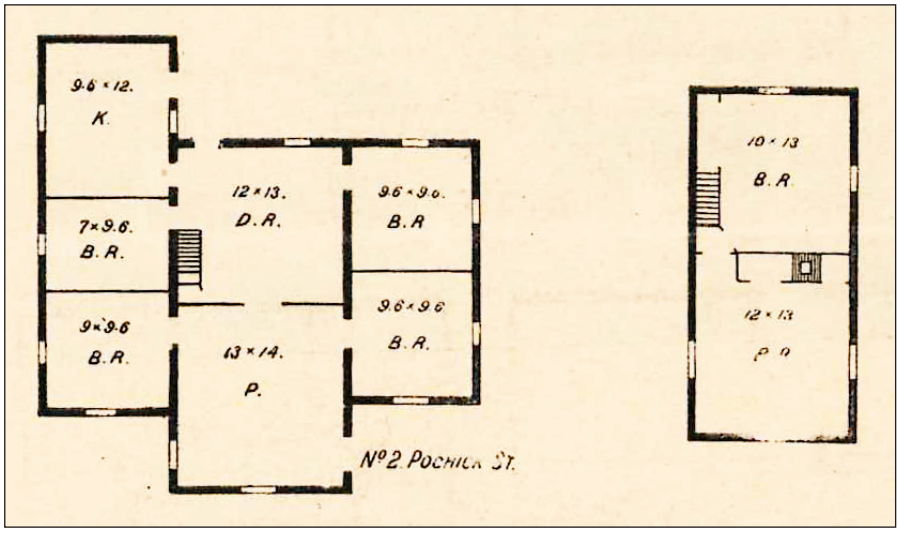
The evolution is largely focused on the one-story wings on a central portion of the two-story house. They are shed-roofed, one-story wings on the north and south sides of the house. Variations at the front porch are also one-story wings. Additions also occur at the west/rear of the house.

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

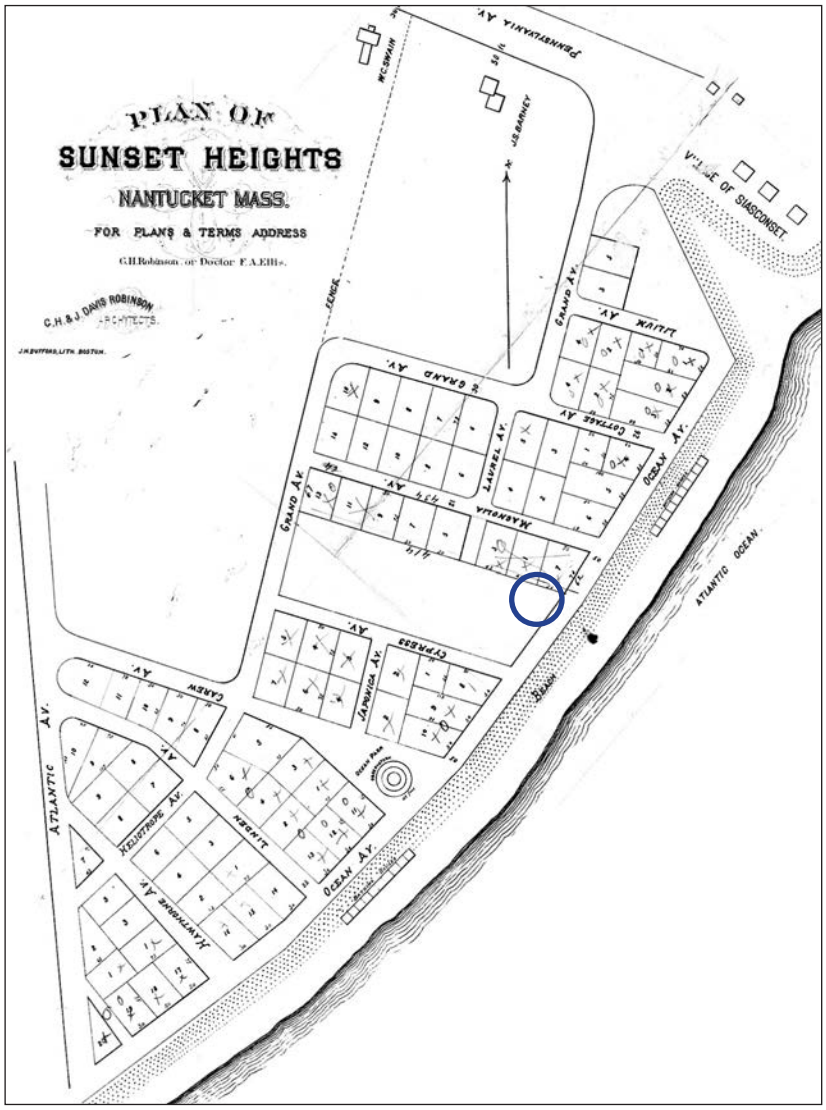
1949 Sanborn Insurance Company, Nantucket October 1949, Sheet 26

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



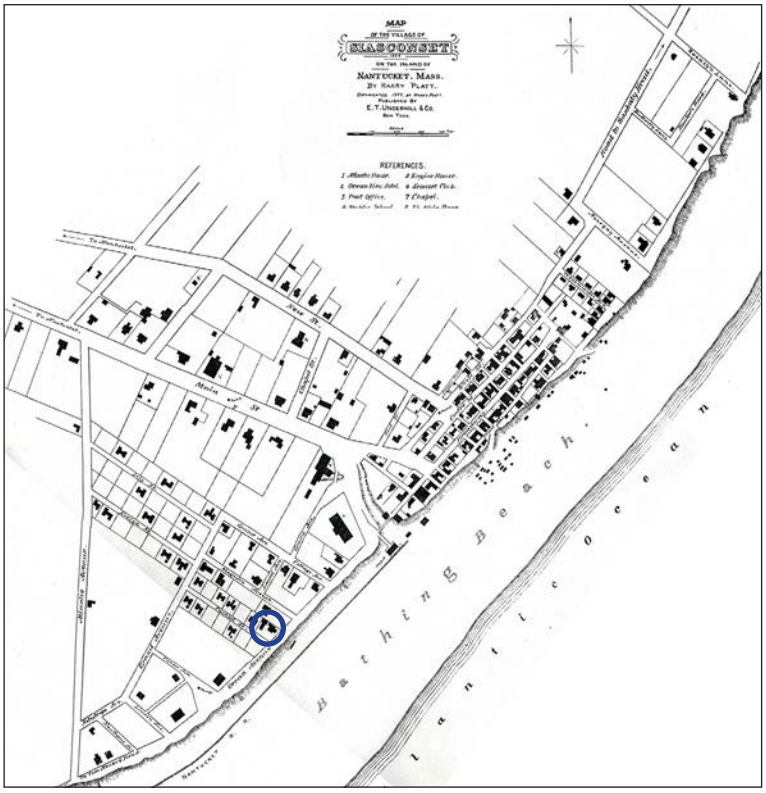
Plan of Sunset Heights, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., n.d., [1872]

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.*

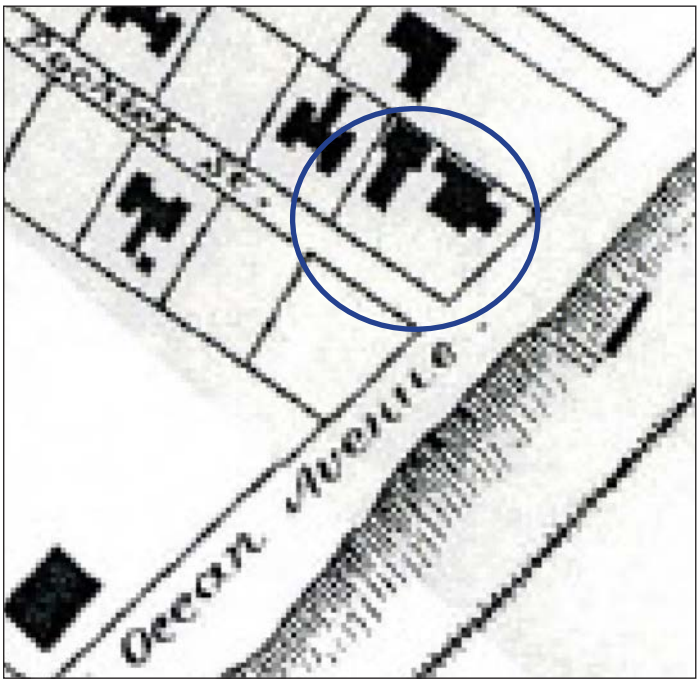
The Plan of Sunset Heights shows the land at 23 Ocean Avenue. Although the land from Ocean Avenue to Grand Avenue was surrounded by land that became subdivided for Sunset Heights, it was not owned by the developers Robinson and Ellis. Although it is believed that the house at 23 Ocean Avenue existed at the 1872 date of this plan, it is not shown since it was not part of the subdivision plan.



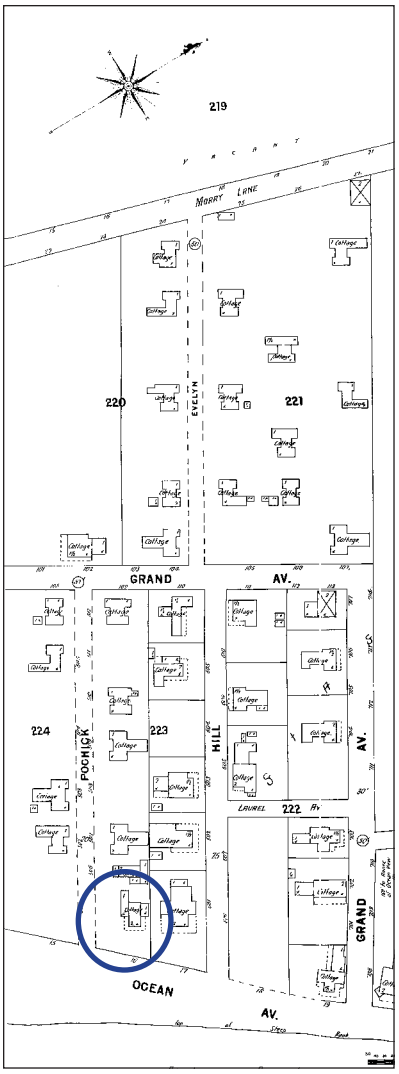
Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

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.



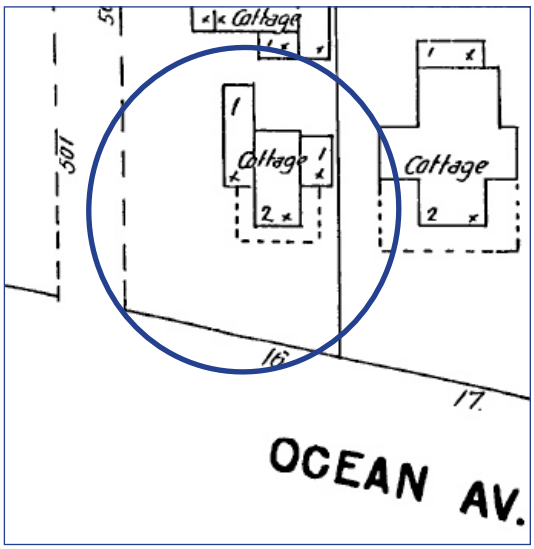
Enlarged view of house footprint



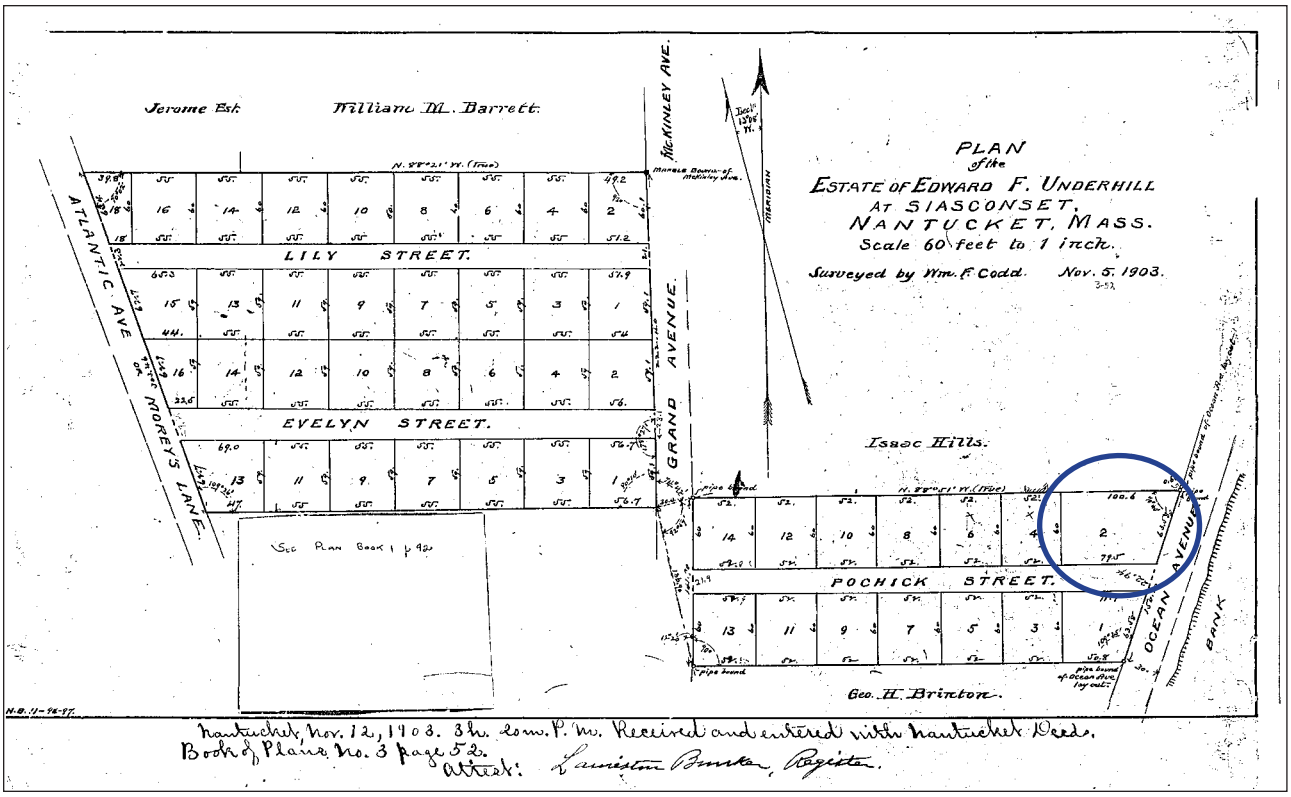
1898 Sanborn Insurance Company, Nantucket, Sheet 15

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.

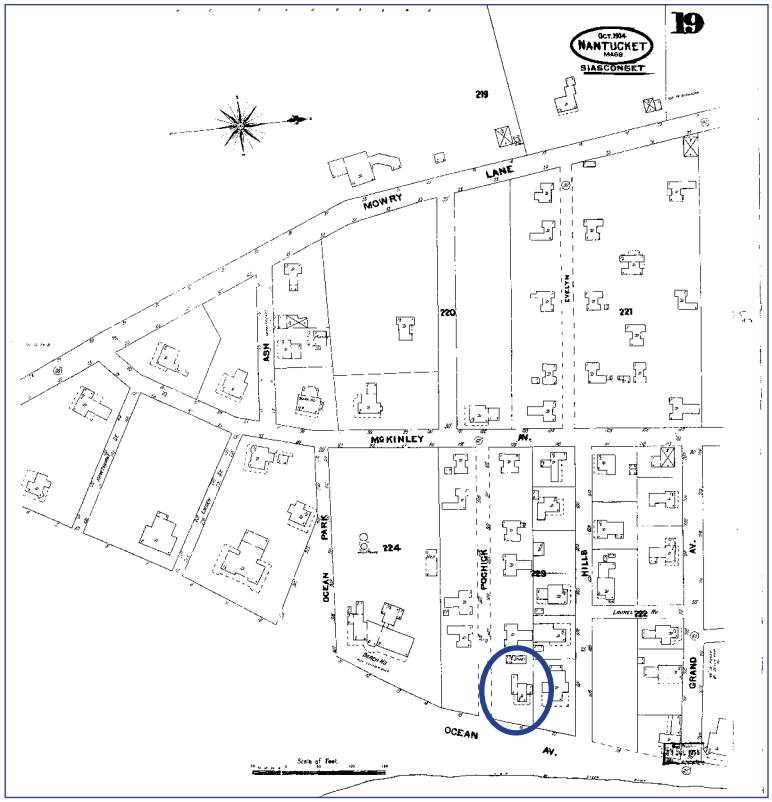
The China Closet at 29 Ocean Avenue had been built by this 1898 map, across from 1 Pochick Street.



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.

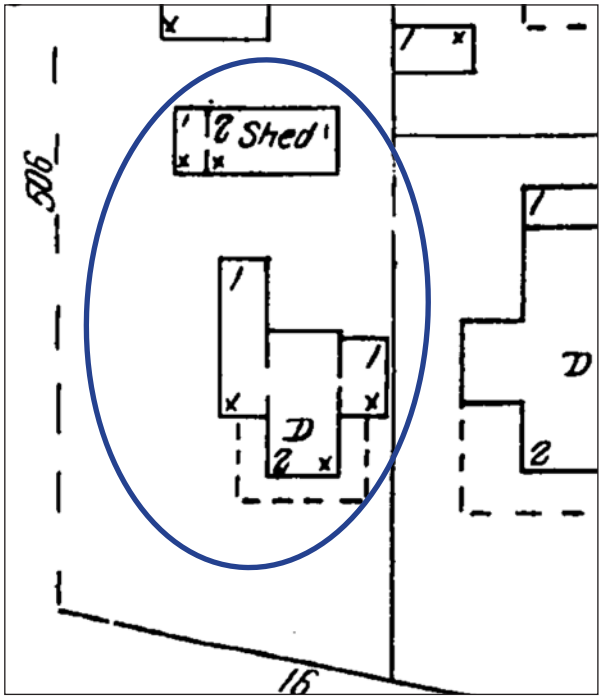


1904 Sanborn Insurance Company,
Nantucket, Sheet 19

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.

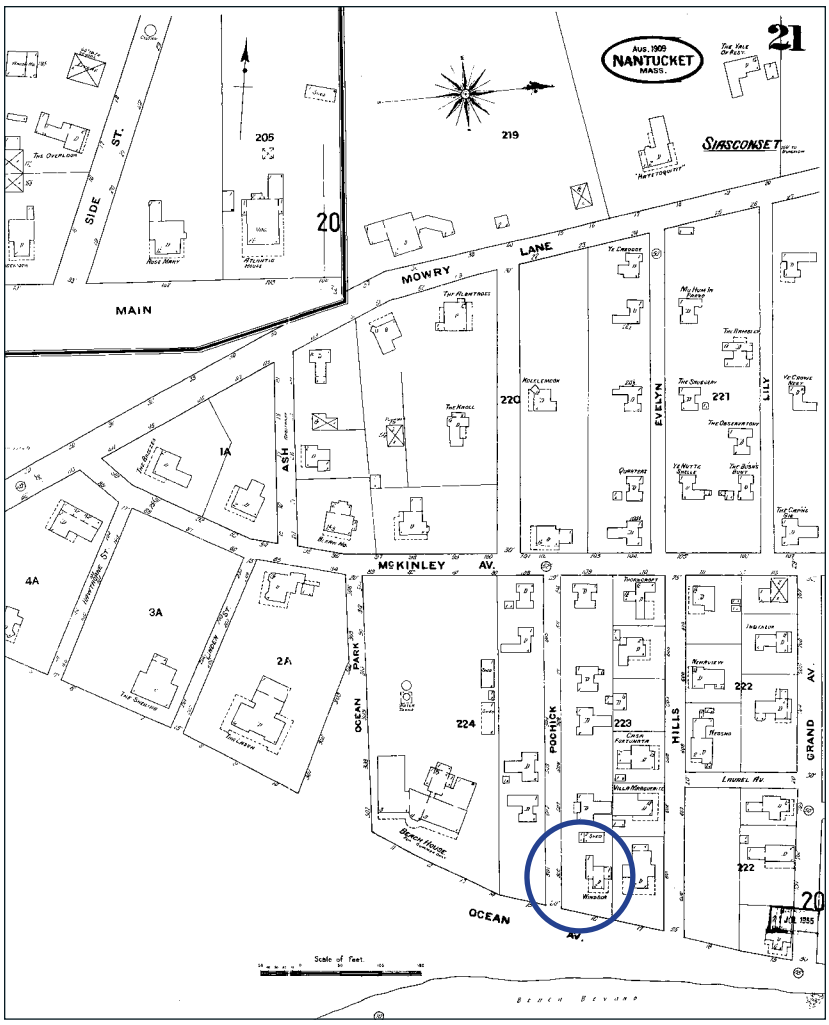
With promotional images, this hotel serves as a informative neighbor in subsequent images and maps with 23 Ocean Avenue visible at one side.

The Cottage to the west is labeled a 'Shed' with a front/south one-story addition.

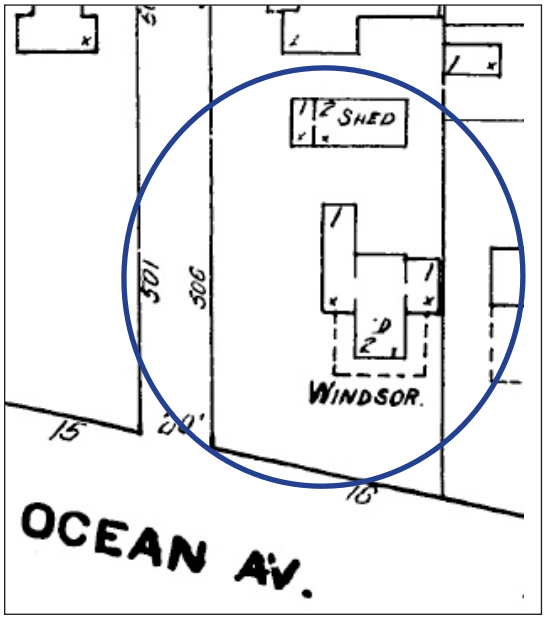


Enlarged view of house footprint

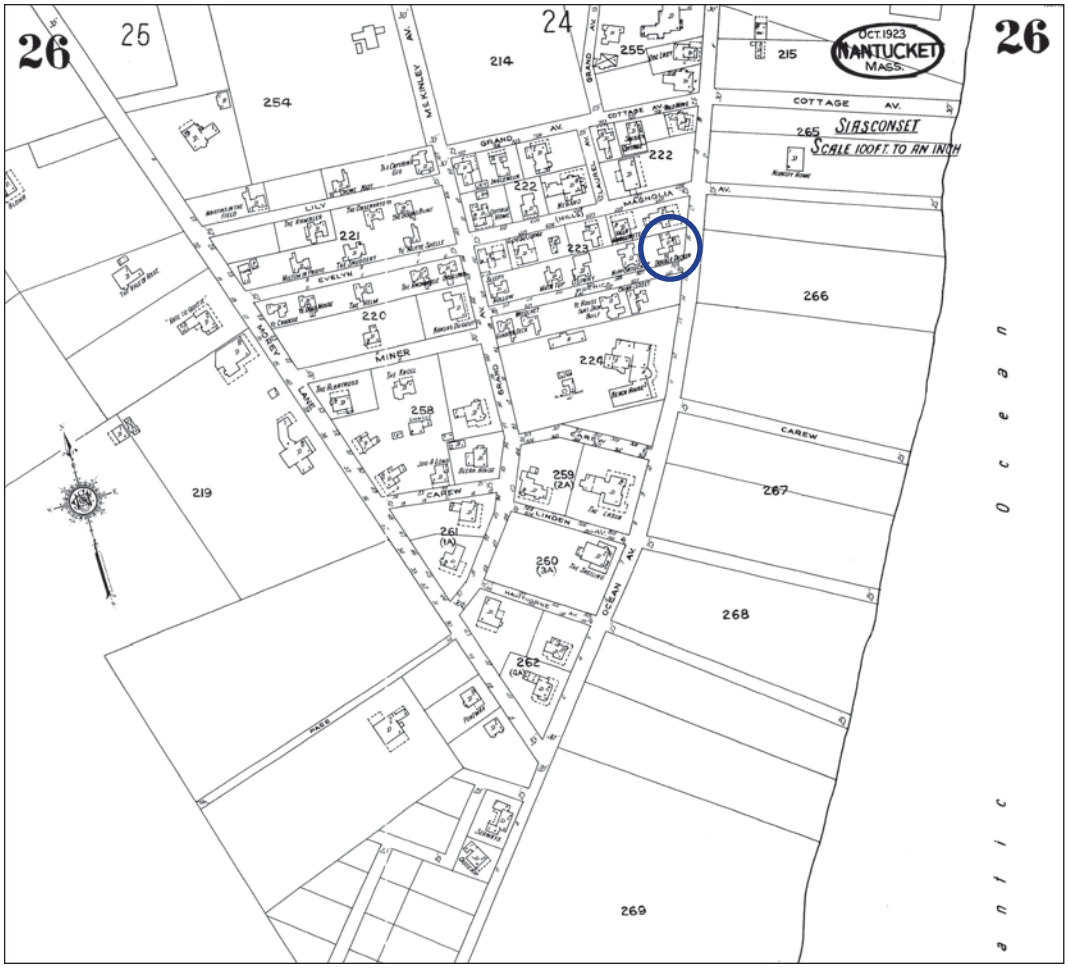
The house is labeled 'Windsor'. On the 1909 Sanborn map there are additions to the south and west at the Beach House Hotel but no changes to the footprint at 23 Ocean Avenue. The one photo NHA p20562 (p 22) that shows the Windsor sign on the house also has a striped fabric awning as a front porch roof.



1909 Sanborn Insurance Company, Nantucket, Sheet 21

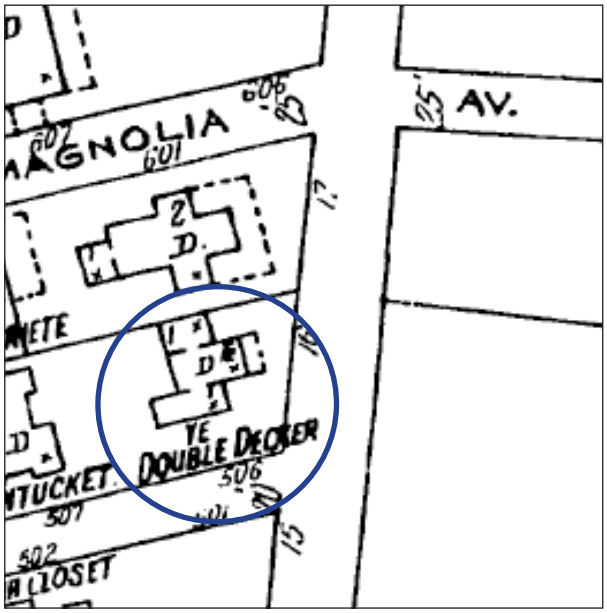


Enlarged view of house footprint

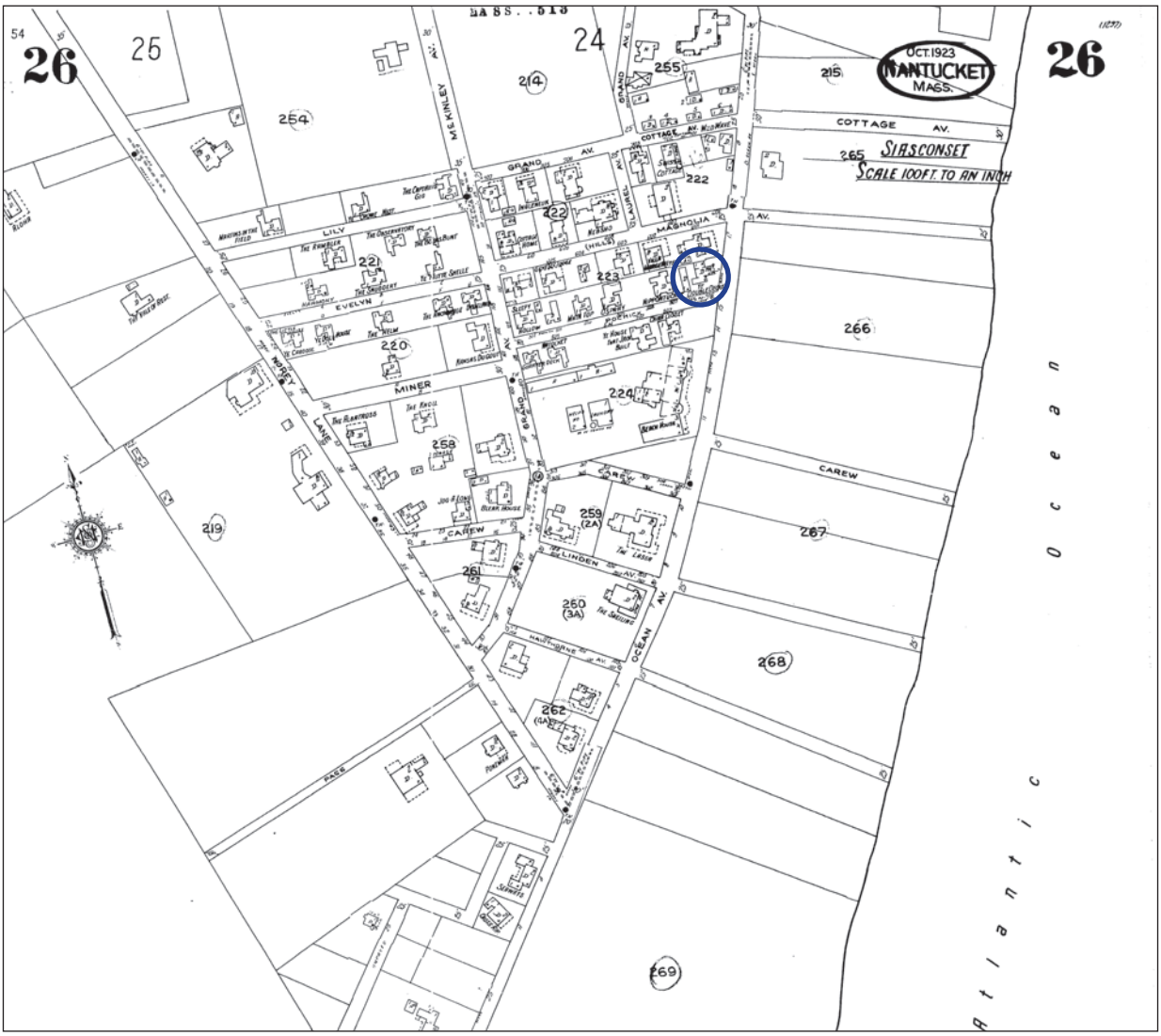


1923 Sanborn Insurance Company, Nantucket, Sheet 26

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.



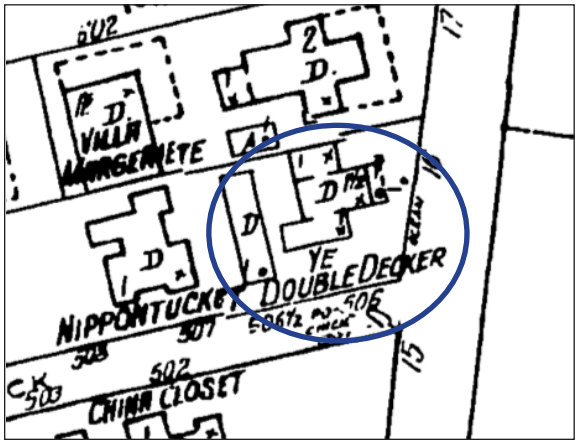
Enlarged view of house footprint



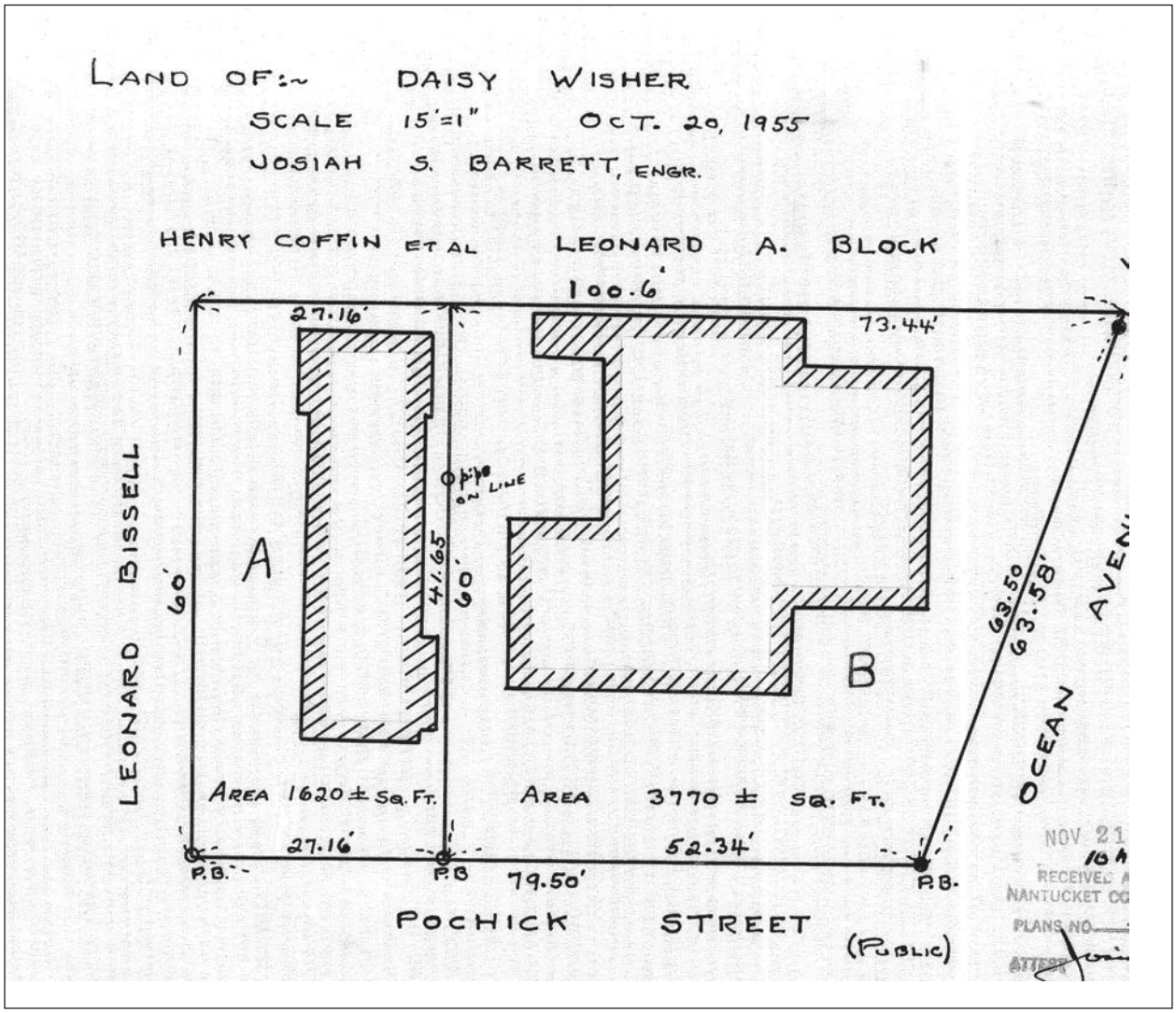
1949 Sanborn Insurance Company, Nantucket, Sheet 26

The 1949 Sanborn map shows the same footprint as the 1923 map.

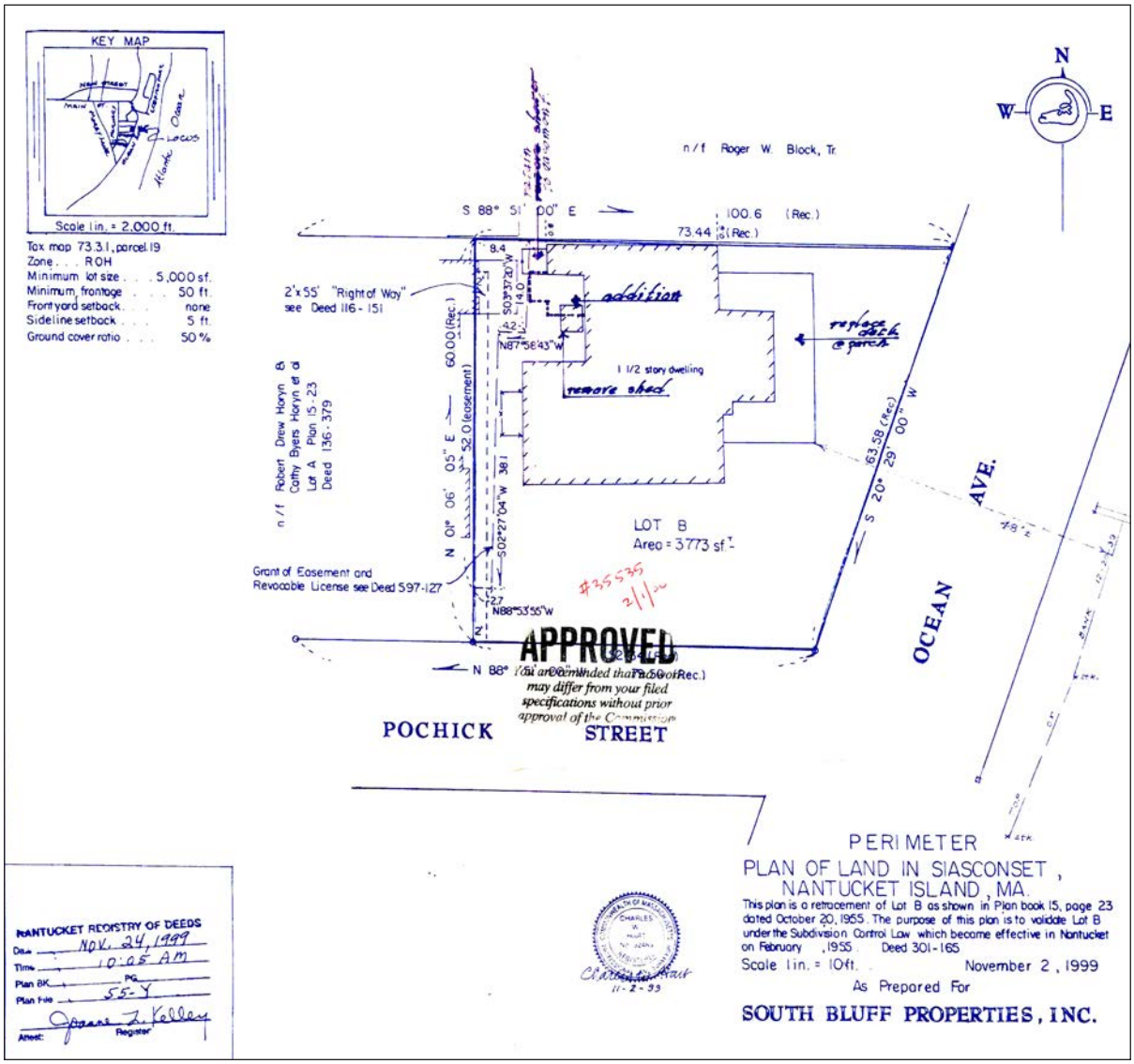
A one-story rectangular dwelling was added to the west of the house. The land was subdivided as a separate lot in 1955.



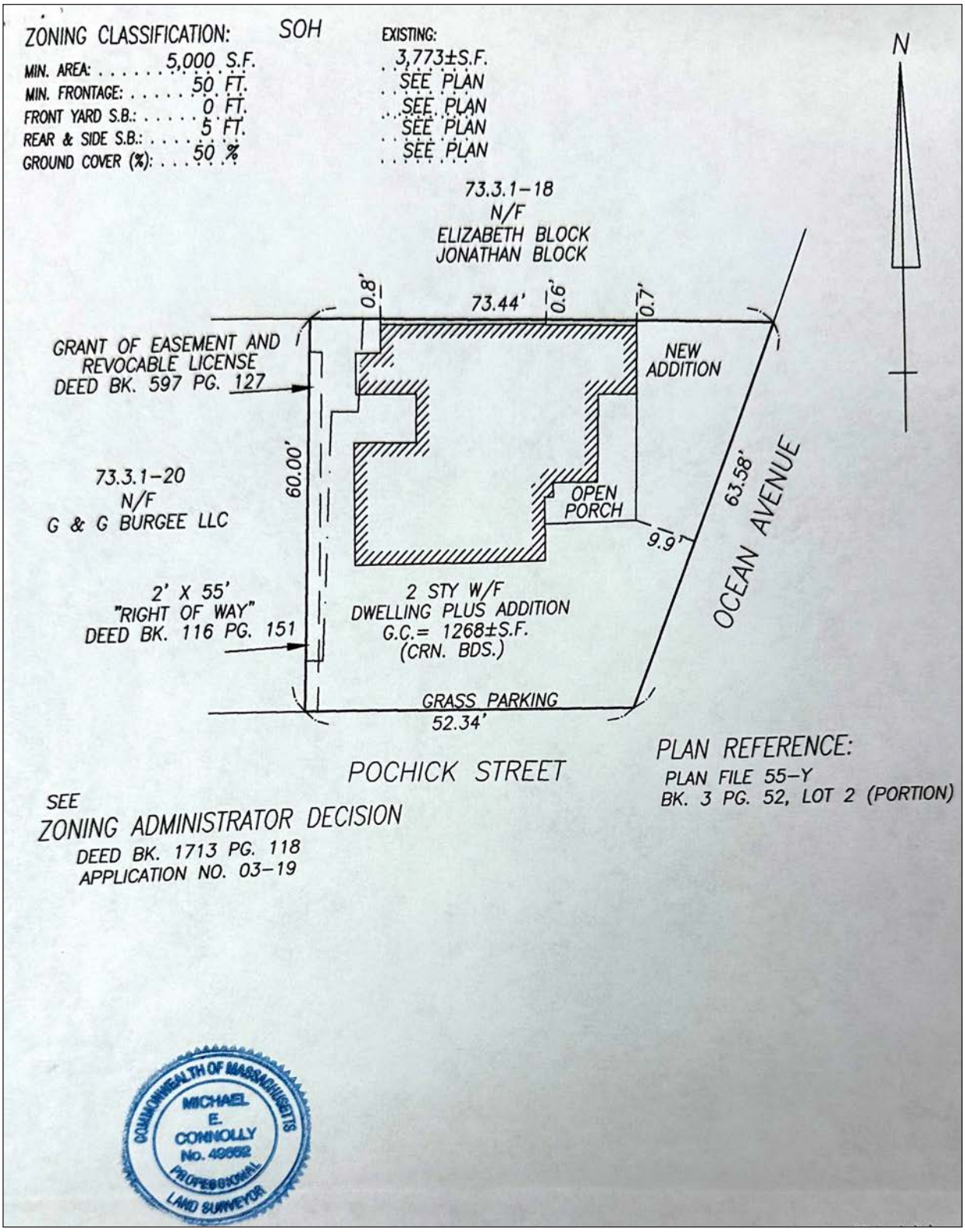
Enlarged view of house footprint



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

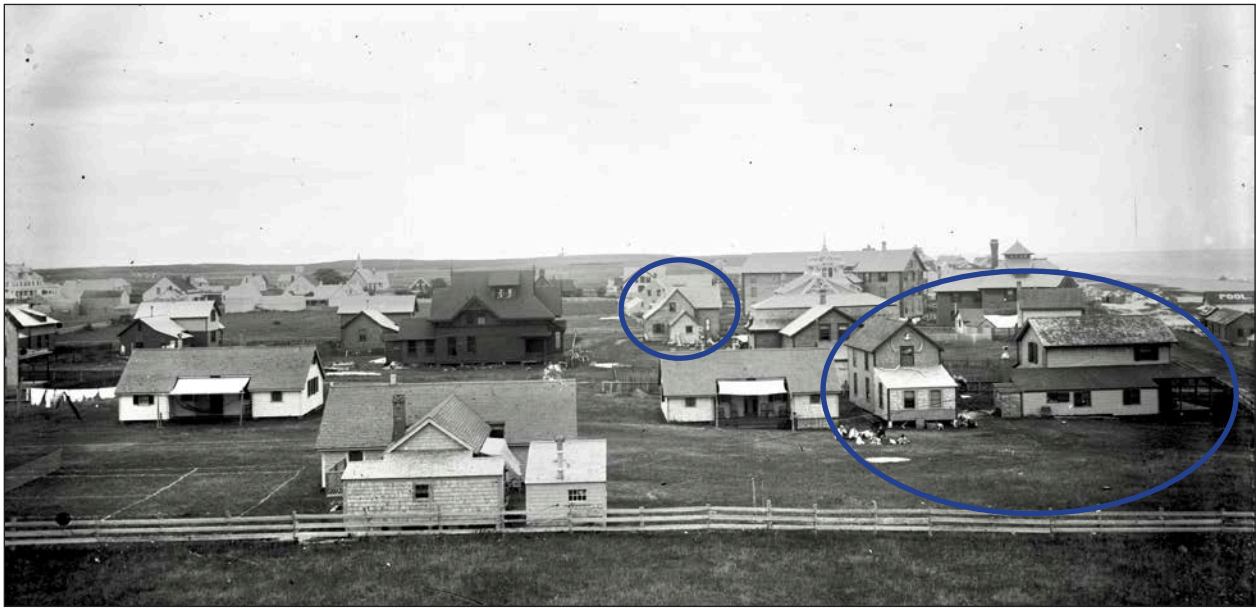
The Nantucket Railroad, aka the Nantucket Central Railroad Company
was in operation from 1881 to 1917.
It was extended to 'Sconset in 1884.



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.

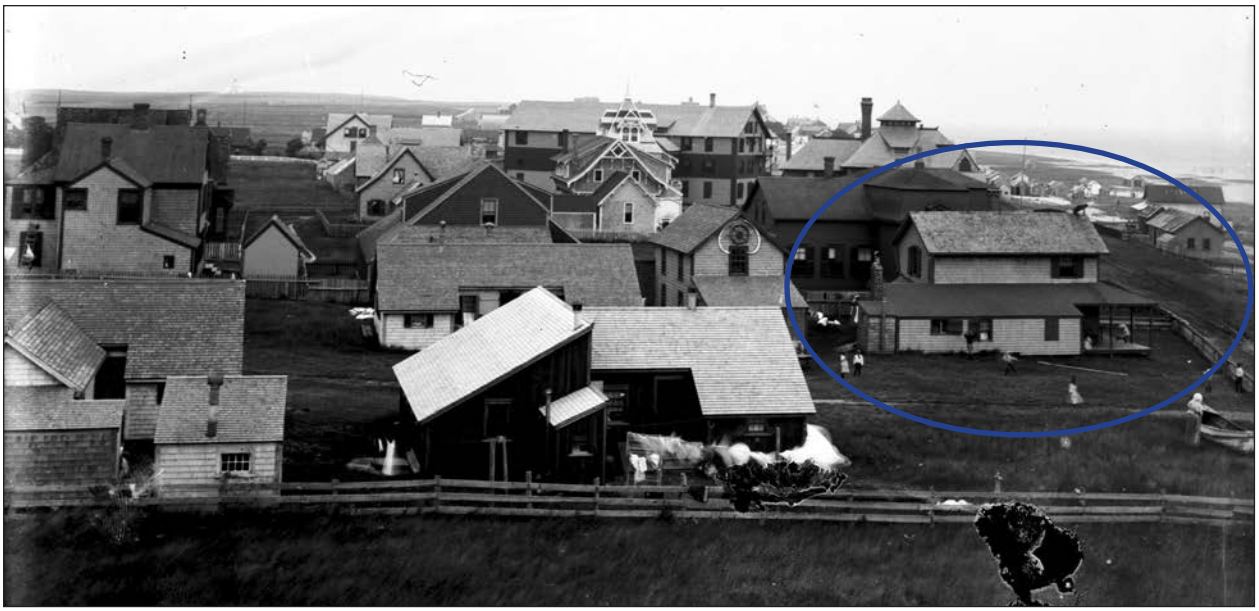
This photo would have been taken later than f358423 shown above.



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.

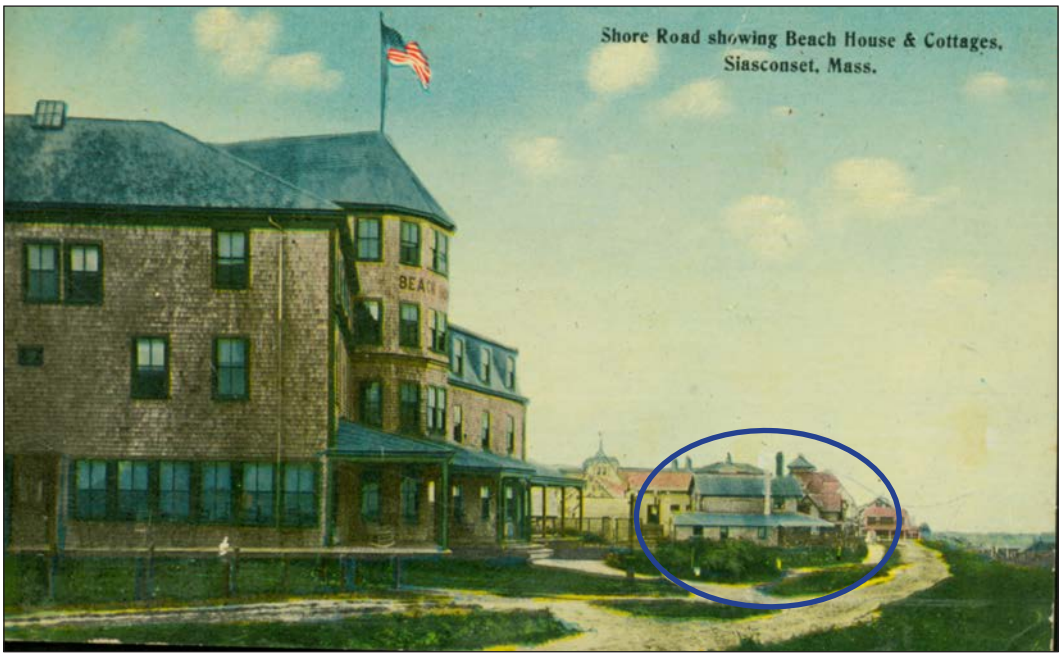
Note the windows with dark wood shutters, the privy structure attached at the back, the chimney on the north slope of the roof, as well as the two-story cottage at the rear/west of the house. The fenestration includes a second-floor, south-facing 12/12 window at the southeast corner and one at the west wall; first floor windows are unevenly-spaced along the southern wing.



NHA GPN518 View of Sunset Heights looking north

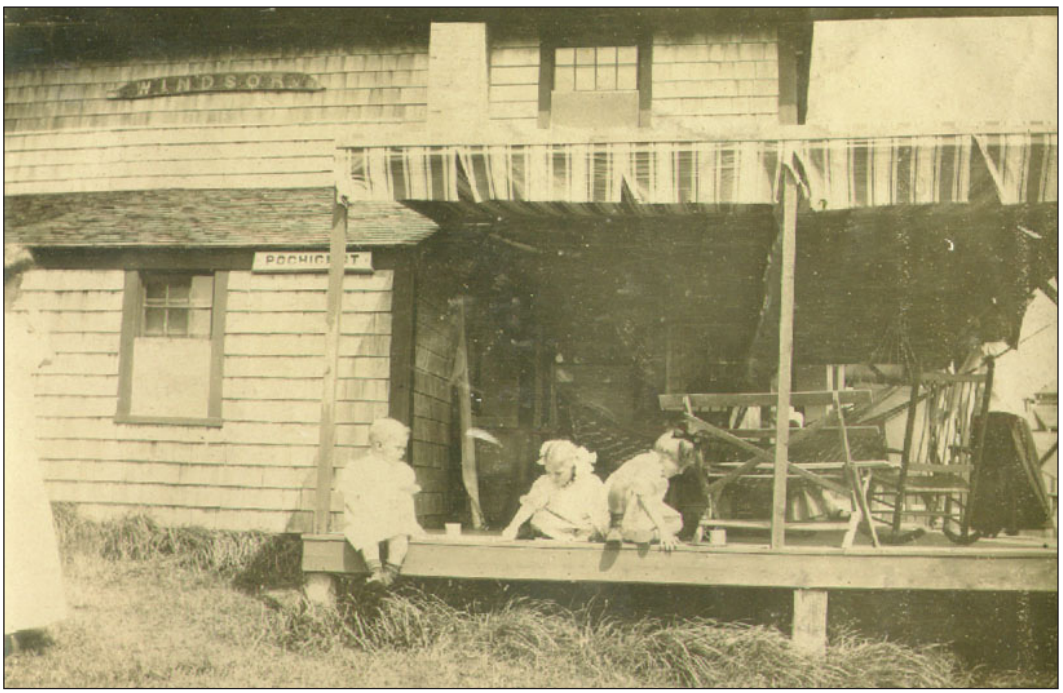
The view of this photograph is similar to NHA GPN526 but with six-eight children, clotheslines, a vertical metal pipe exhaust stack at the privy, and the China Closet having been built at 29 Ocean Avenue on the south side of Pochick Street. The house at 21 Ocean Avenue known as Rudder Grange had been 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



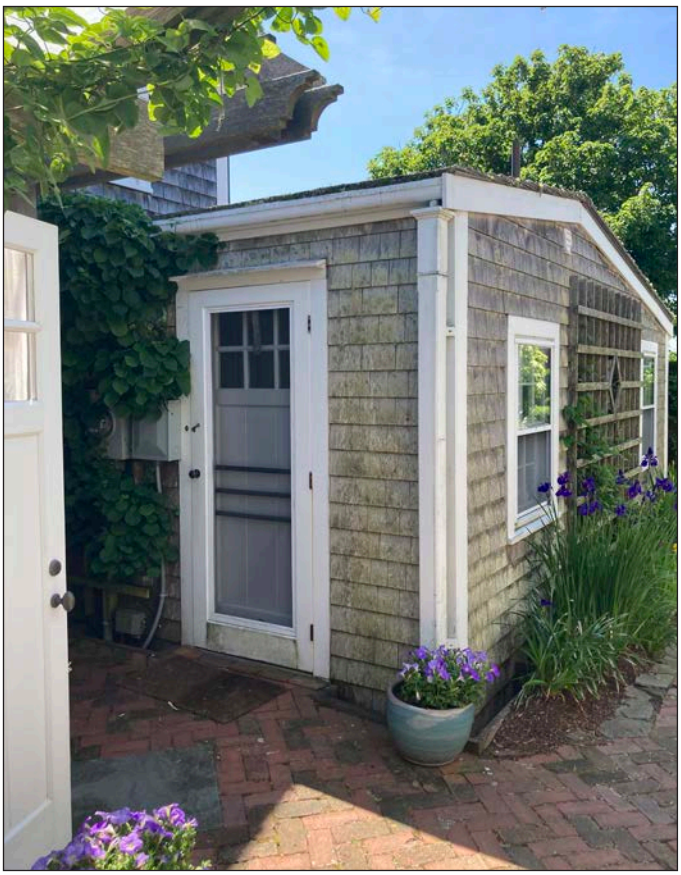
Pochick Street/South Elevation



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



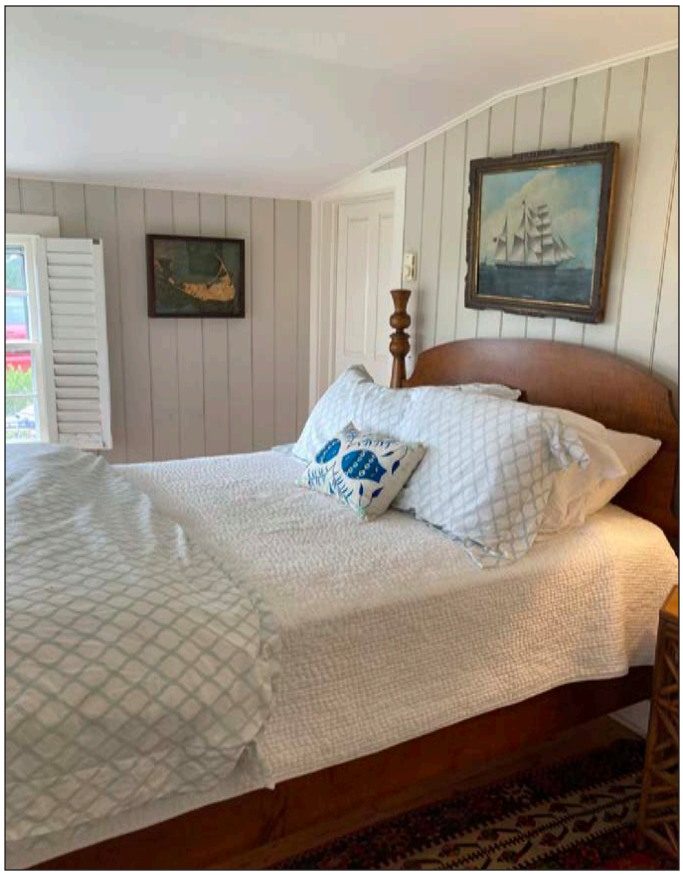
Den/TV Room



Kitchen



Kitchen



South Bedroom First Floor



Brick Chimney, South Bedroom First Floor



South Bedroom, First Floor, 2-Panel Door



South Bedroom, First Floor



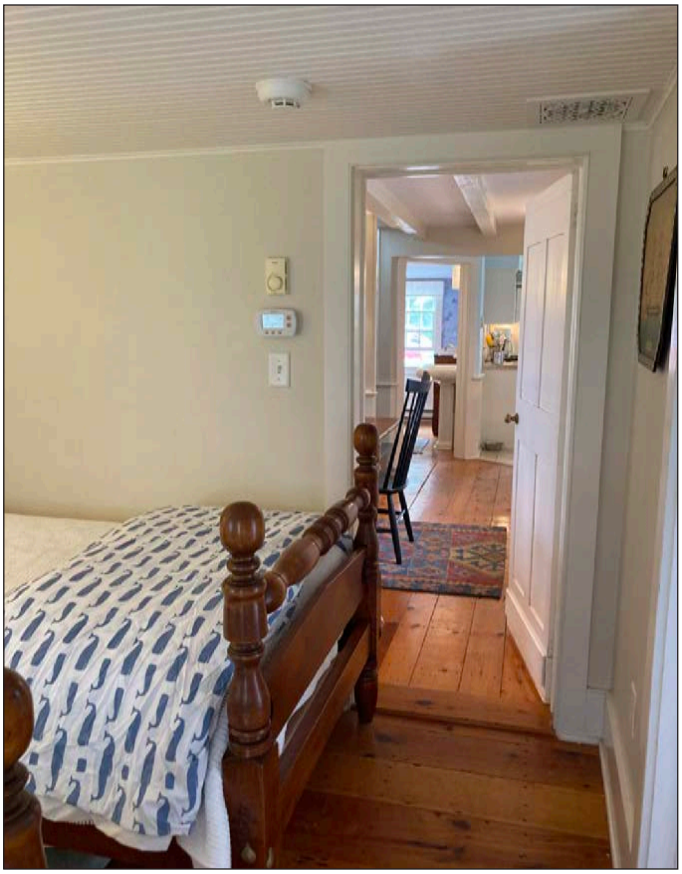
South Bathroom, First Floor



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.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 191

Street & Number of Proposed Work: 6 WEST DOVER STREET

Owner of record: CBR ACK HOLDINGS LLC

Mailing Address: 6 WEST DOVER STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED
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 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



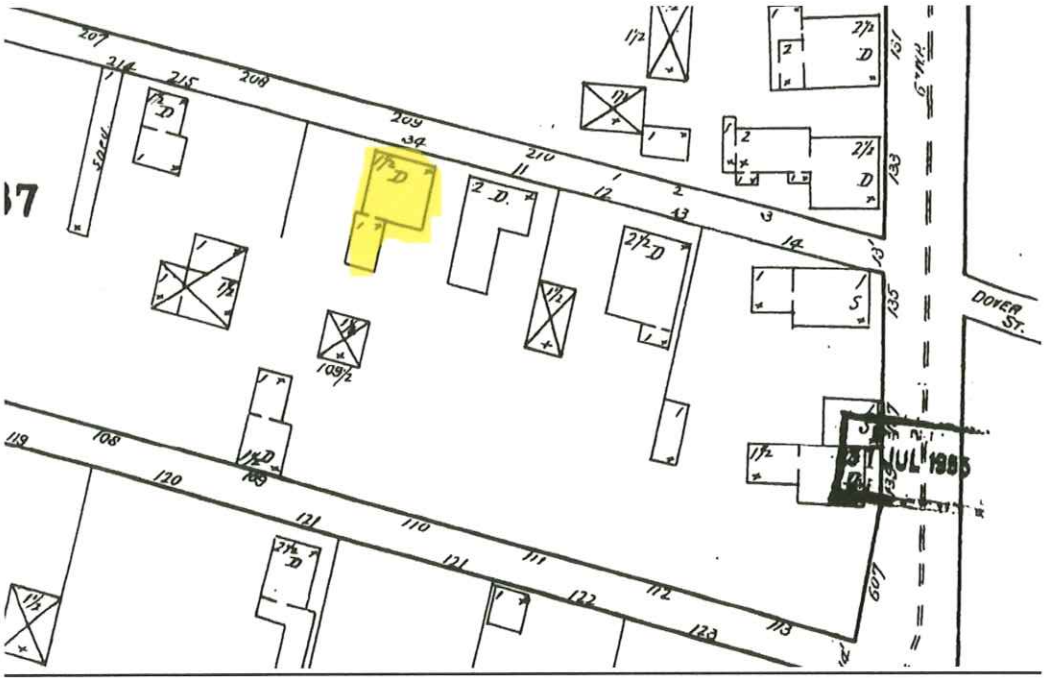
NHA 1880s PHOTOGRAPH SHOWING 6/6 WINDOWS AND NO REAR ADDITION



NHA 1880s PHOTOGRAPH



NHA 1892 SANBORN MAP



NHA 1898 SANBORN MAP



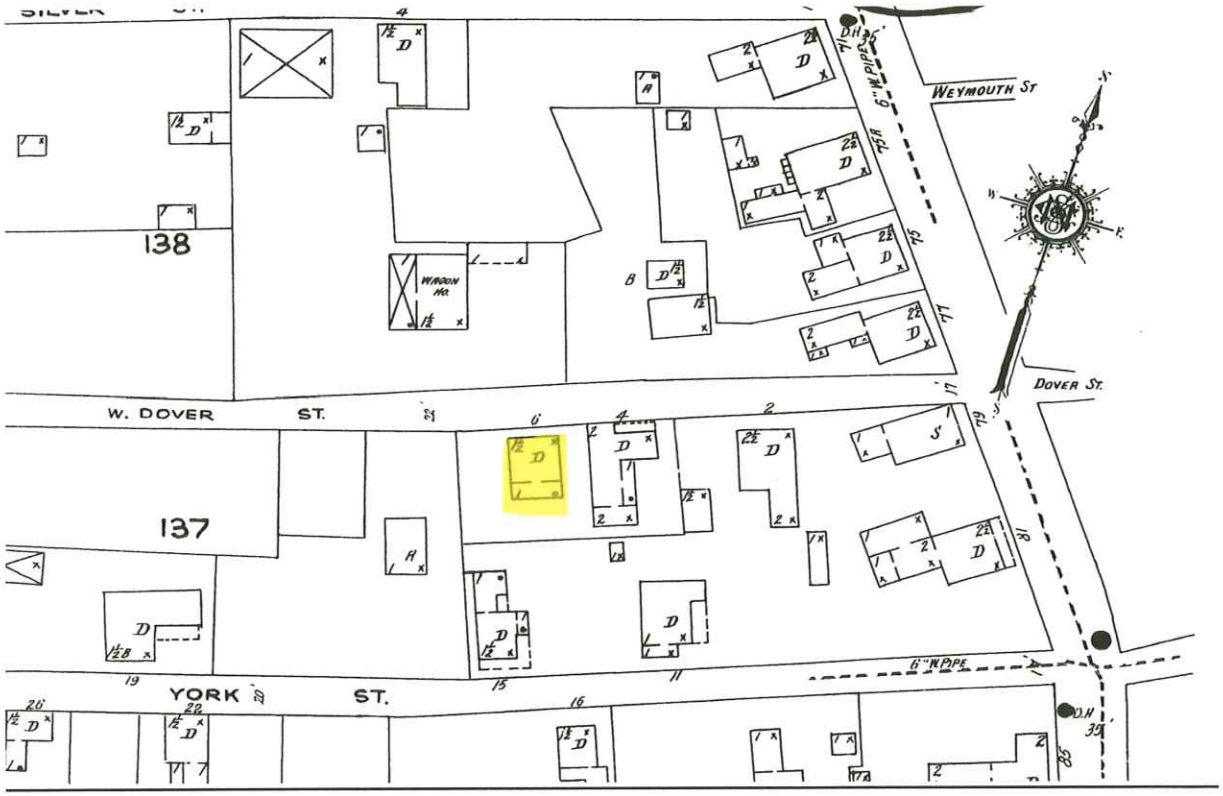
NHA 1904 SANBORN MAP



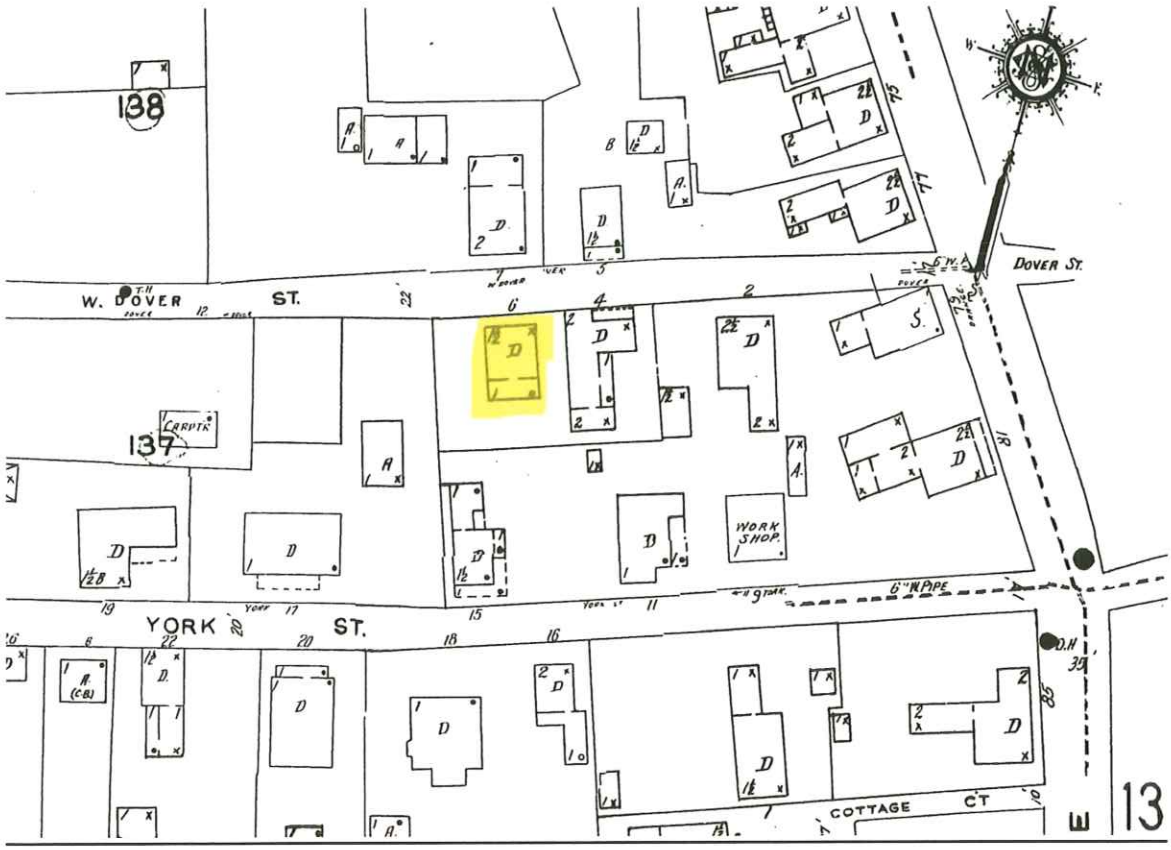
NHA 1909 SANBORN MAP



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

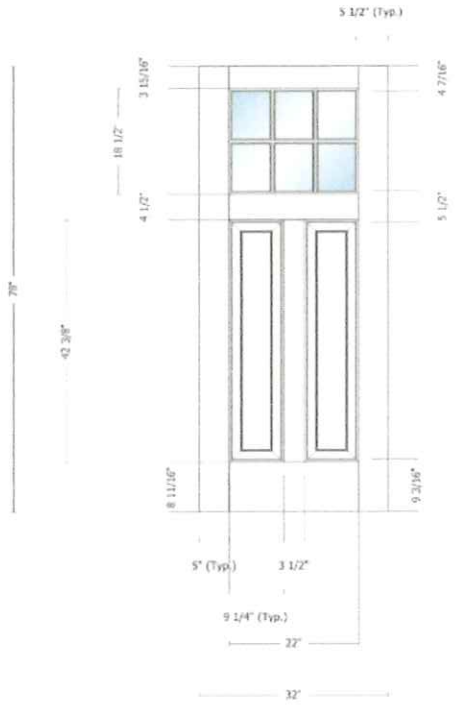
37662 Thermal Sash (SDL)

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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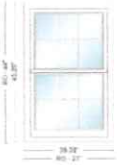
Replace 11 Windows with new 6 over 6 windows (continued)

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

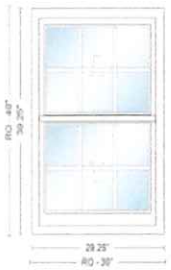


Proposed Layout – Window size with match the size of the existing 2nd floor windows. Window spacing will mirror the first floor windows.



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

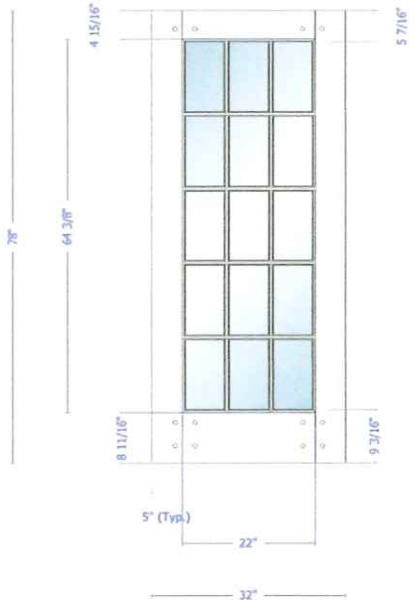


Add a single 32 inch exterior door that opens into the side yard + 2 brick steps (continued)

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



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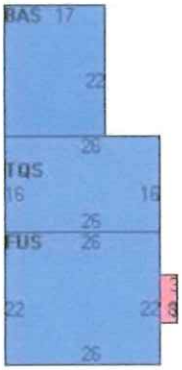
Building Layout



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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

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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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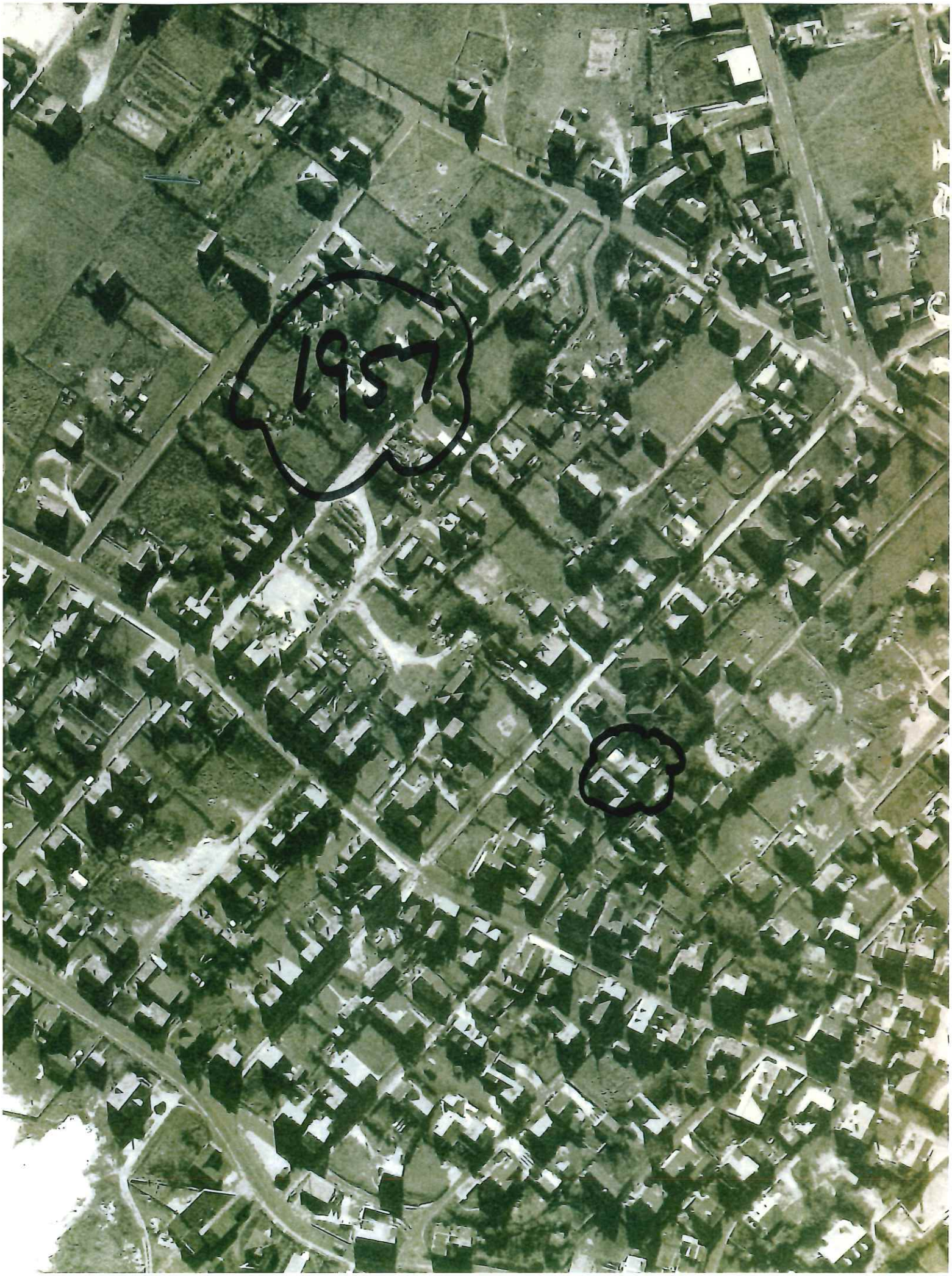

1957

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.

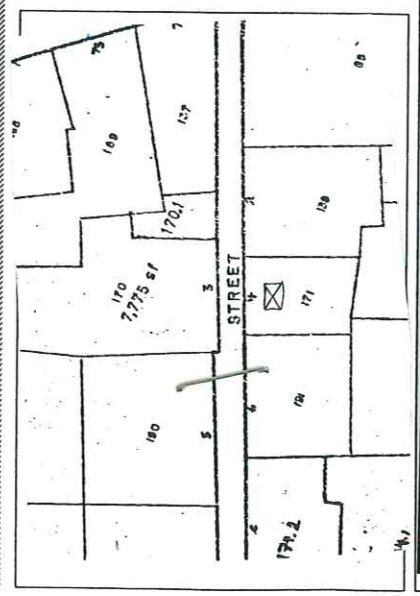
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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) _____

Marine Home Center
134 Orange St
Nantucket, Massachusetts 02554

Quotation

Quote No **151264**
Quote Date **01/21/2025**
Expiration Date 02/04/2025
Customer **15662**
Contact Name CAILEN CASEY
Contact Number 203.627.6376
Job
Your Ref :R - BOSTON SASH WINDOWS
Delivery On 01/21/2025
Taken By Brian King
Sales Rep Dan Lussier
Time Created 7:30 am

Invoice Address
CAILEN CASEY
77 SPARKS AVENUE
NANTUCKET, MA, 02554

Delivery Address
CAILEN CASEY
6 WEST DOVER - BOSTON SASH WINDOWS
CAILEN 203-627-6376

Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1		BOSTON SASH ** INSULATED GLASS ** 5/8 SDL OGEE ** 4-5/8" JAMB ** WHITE TILT BALANCE ** 5/4 X 4 CASING ** 1-3/4" SILL ** PRIMED 2 SIDES				
2	zz_so_WBOS_5391	1ST FLOOR - STREET) GLASS: 24X24 6/6	4 ea	3,350.00	ea	13,400.00
3	zz_so_WBOS_5392	1ST FLOOR EAST & WEST) GLASS: 27X24 6/6	2 ea	3,450.00	ea	6,900.00
4	zz_so_WBOS_5393	1ST FLOOR BAY) GLASS: 21X18 6/6 (NO CASING, NO SILL)	2 ea	3,150.00	ea	6,300.00
5	zz_so_WBOS_5394	2ND FLOOR EAST) GLASS: 27X24 6/6	1 ea	3,450.00	ea	3,450.00
6	zz_so_WBOS_5395	2ND FLOOR STREET) GLASS: 24X16 6/6	4 ea	3,150.00	ea	12,600.00
7	zz_so_WBOS_5396	BACK OFFICE) GLASS: 27X24 6/6	2 ea	3,450.00	ea	6,900.00
8		. 8-10 WEEK LEAD TIME THIS QUOTE EXPIRES IN 2 WEEKS FROM DATE OF ENTRY				
9		. I HAVE READ AND UNDERSTAND ALL THE INFORMATION ON THIS QUOTATION. I UNDERSTAND THIS IS NON RETURNABLE, NON EXCHANGEABLE MATERIAL. I ASSUME OWNERSHIP OF SAID MATERIAL UPON SIGNING AND/OR ELECTRONICALLY CONFIRMING THIS DOCUMENT. X_____				

Quote

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Total Amount	$49,550.00
Sales Tax 6.25%	$3,096.88
Quotation Total	$52,646.88

Buyer _____ Date _____

Subject to our terms and conditions of sale. Further copies available on request.

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 in the house 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 four 6 over 6 windows. We would like to change the spacing of these 4 windows to 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

Item #1: Replace the front door

Replace Front Door



Current Front Door



Replace Front Door (continued)

QUOTE #: 5812954-100-1
QUOTE VALID THROUGH: 12/19/2024

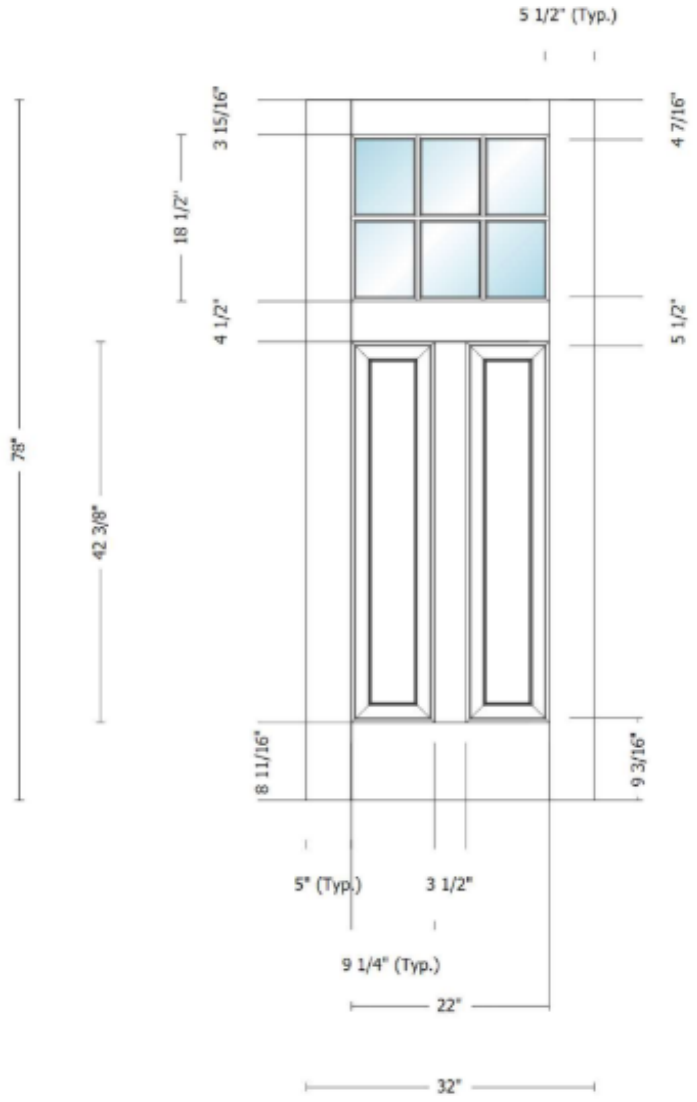
37662 Thermal Sash (SDL)

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 37662
QUANTITY: 1

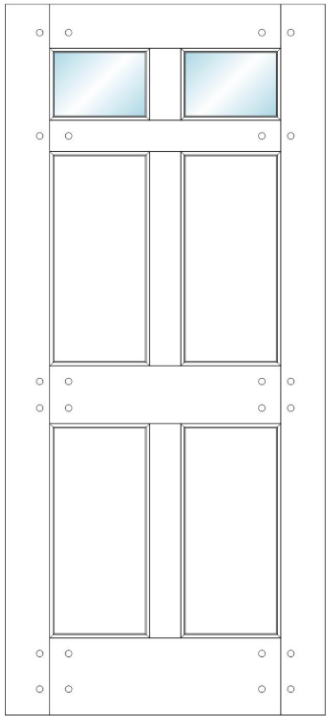
DOOR SPECIFICATIONS

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 (Option A)



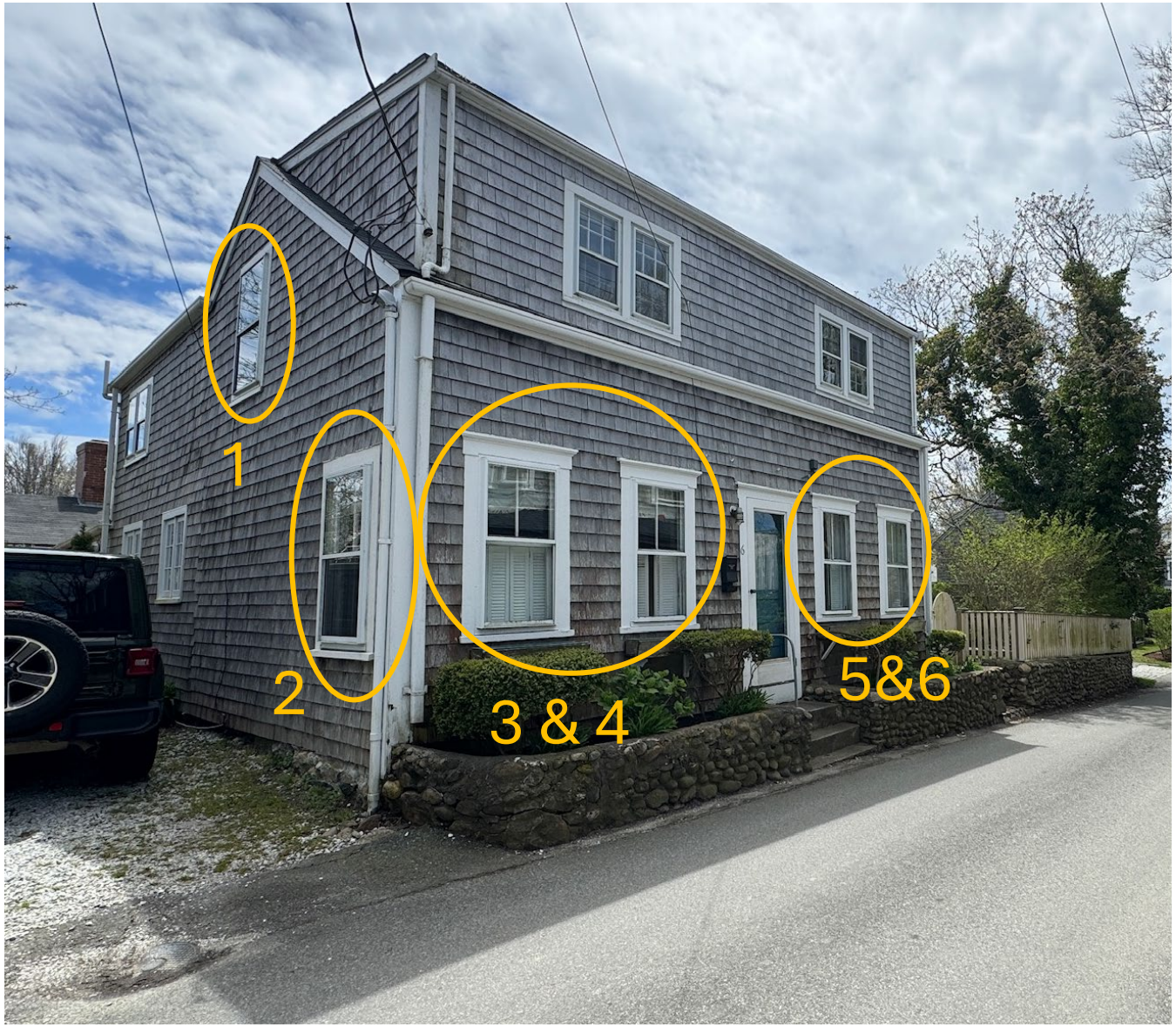
Simpson Door Spec (Option B)
Door Design: 77132



Item #2: Replace 11 windows. The location of these windows will not change.

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.



Replace 11 Windows with new 6 over 6 windows (continued)

The location of these windows will not move.

Photo at Marine Home of Boston Sash Window (shown with a screen which 6 W Dover will not have)



Boston Sash Window Schedule:

Window #	Description	Qty/Footage	Price	Per	Total
	BOSTON SASH ** INSULATED GLASS ** 5/8 SDL OGEE ** 4-5/8" JAMB ** WHITE TILT BALANCE ** 5/4 X 4 CASING ** 1-3/4" SILL ** PRIMED 2 SIDES				
3, 4, 5 & 6:	1ST FLOOR - STREET) GLASS: 24X24 6/6	4 ea	3,350.00	ea	13,400.00
2 & 7:	1ST FLOOR EAST & WEST) GLASS: 27X24 6/6	2 ea	3,450.00	ea	6,900.00
8 & 9:	1ST FLOOR BAY) GLASS: 21X18 6/6 (NO CASING, NO SILL)	2 ea	3,150.00	ea	6,300.00
1:	2ND FLOOR EAST) GLASS: 27X24 6/6	1 ea	3,450.00	ea	3,450.00
10 & 11:	BACK OFFICE) GLASS: 27X24 6/6	2 ea	3,450.00	ea	6,900.00

Quote

Item #3: Replace 4 windows & change the location.

Adjust spacing of 4 dormer windows to mirror the first floor window spacing to detract from oversized dormer. Replace with Boston Sash spec.

Current Windows



Proposed Layout – Window size will match the size of the existing 2nd floor windows. Window spacing will mirror the first floor windows.



Replace 4 windows & change the location (continued)

Boston Sash Window Spec – 24 x 16 6/6

Description
BOSTON SASH ** INSULATED GLASS ** 5/8 SDL OGEE ** 4-5/8" JAMB ** WHITE TILT BALANCE ** 5/4 X 4 CASING ** 1-3/4" SILL ** PRIMED 2 SIDES

Photo at Marine Home of Boston Sash Window (shown with a screen which 6 W Dover will not have)



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



View from the street





Current House

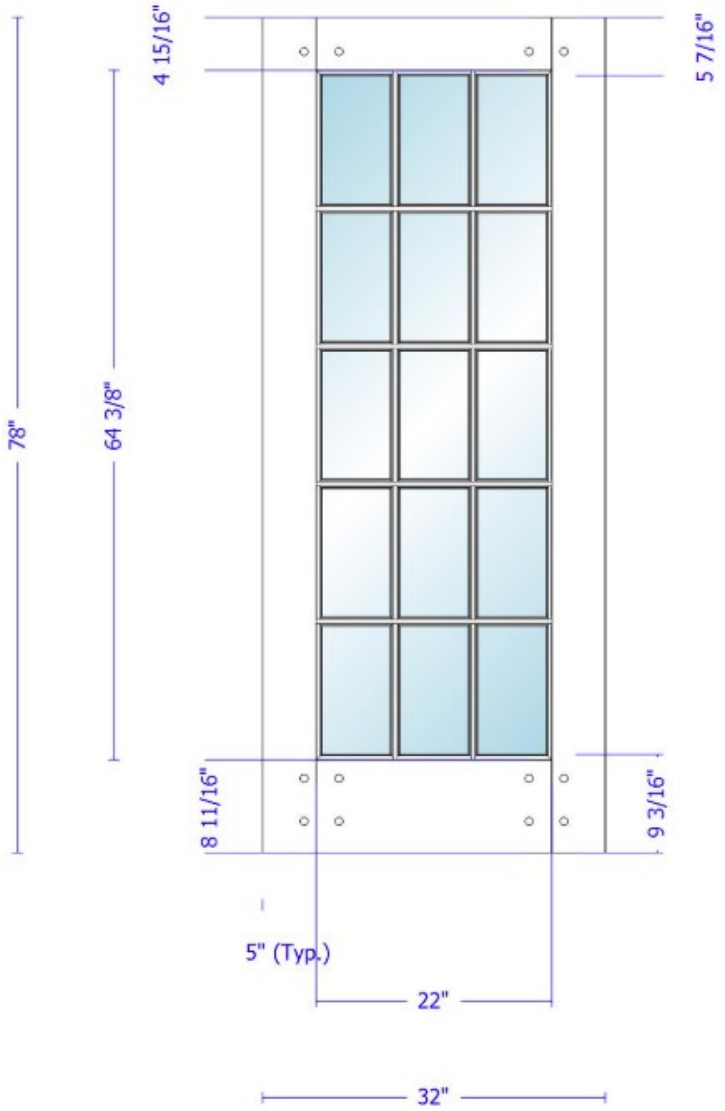


Add a single 32 inch exterior door that opens into the side yard + 2 brick steps (continued)

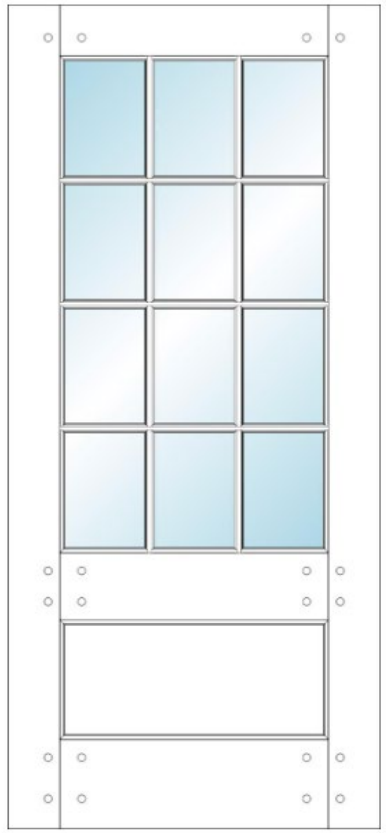
Proposed



Simpson “Nantucket Collection” wood spec **(Option A)**



Simpson “Nantucket Collection” wood spec **(Option B)** – Door Design 77512 – wood spec



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

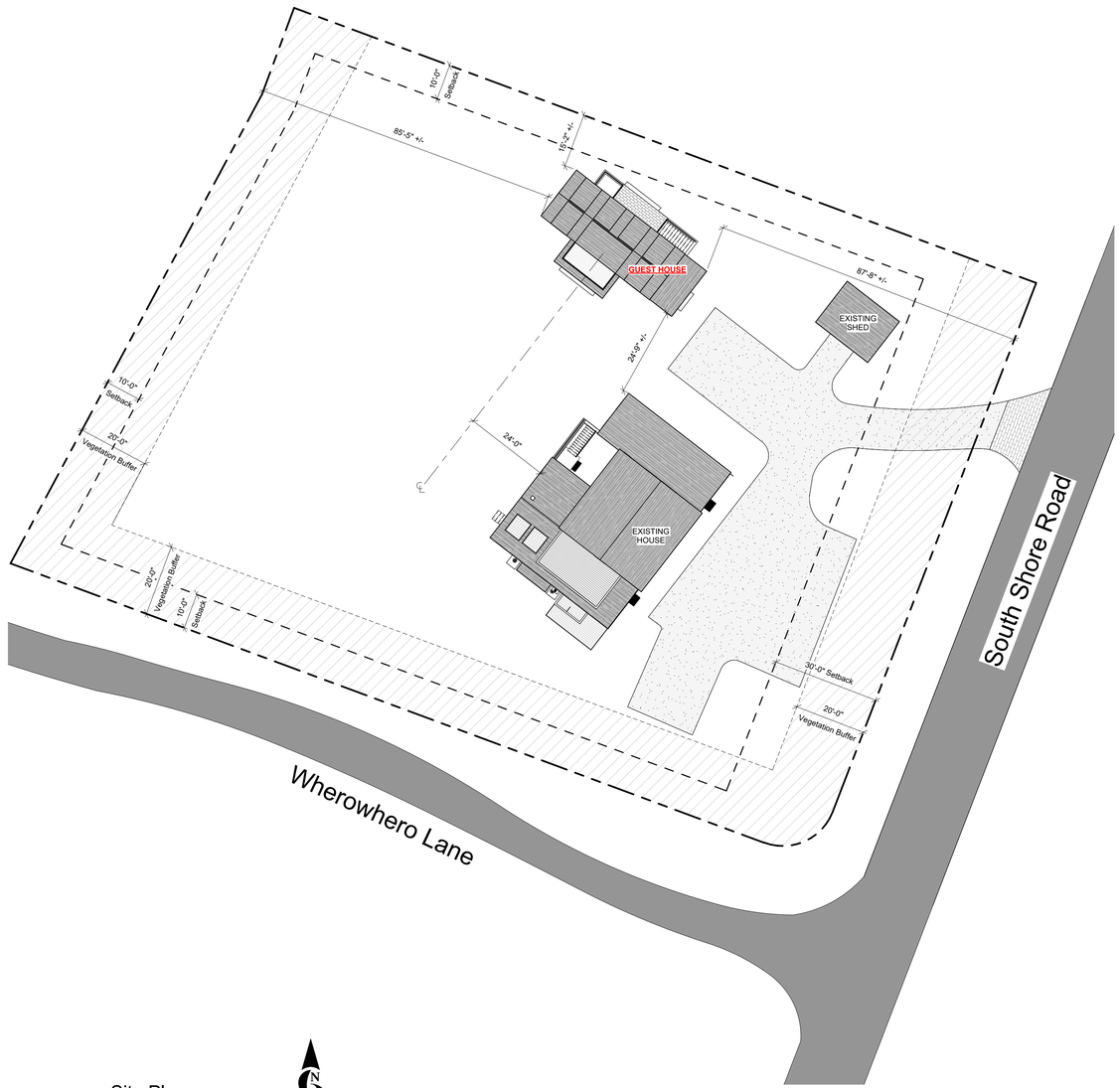
Webster

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

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



VIEW FROM STREET



VIEW FROM DRIVEWAY



EXISTING HOUSE

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

DD - Not For Construction

Webster
11 S Shore Road
Site
HDC2 Photos

#	Date	Note
3	2024.12.20	HDC Submission

HDC2

12/23/2024 12:20:51 PM

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



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



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



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

2 0 2 4 6 8 10
1/4" = 1'-0" SCALE FEET

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

SD - Not For Construction

Webster
11 South Shore Road
Guest House
HDC3 Elevations

#	Date	Note
3	2024.12.20	HDC Submission

HDC3

12/23/2024 2:14:30 PM

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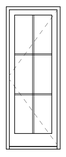
A



B

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

WINDOW SCHEDULE - HDC						
MARK	MANUFACTURER	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Andersen Corporation	400-Series Tilt-Wash Double Hung	3'-2 1/8"	4'-9 3/8"	Black	
B	Andersen Corporation	400-Series Casement	3'-0 7/16"	3'-5 5/16"	Black	



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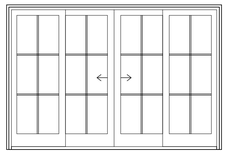
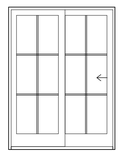


11980



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

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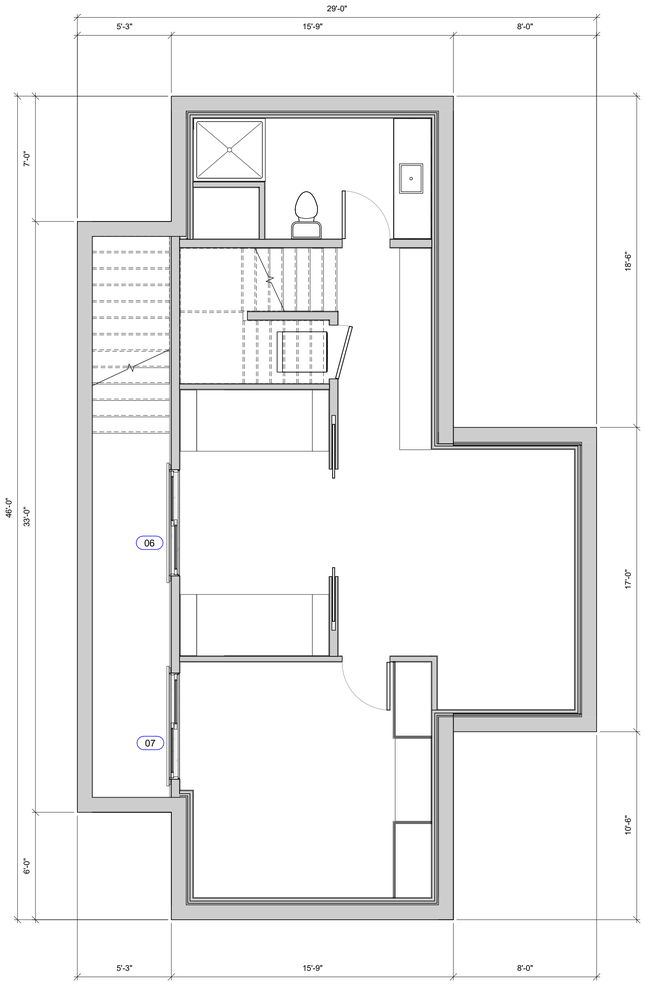
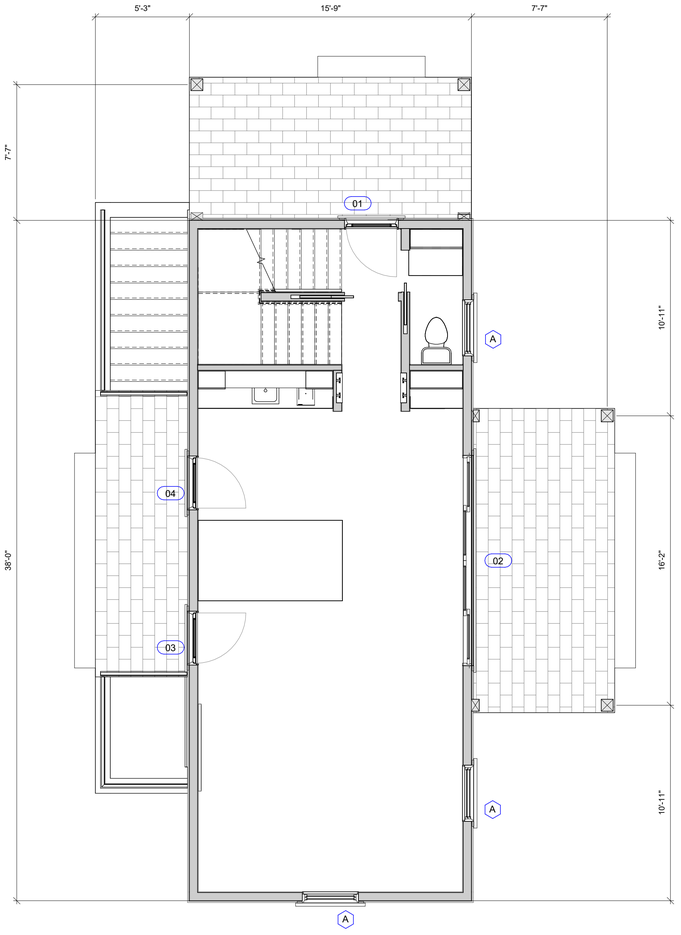
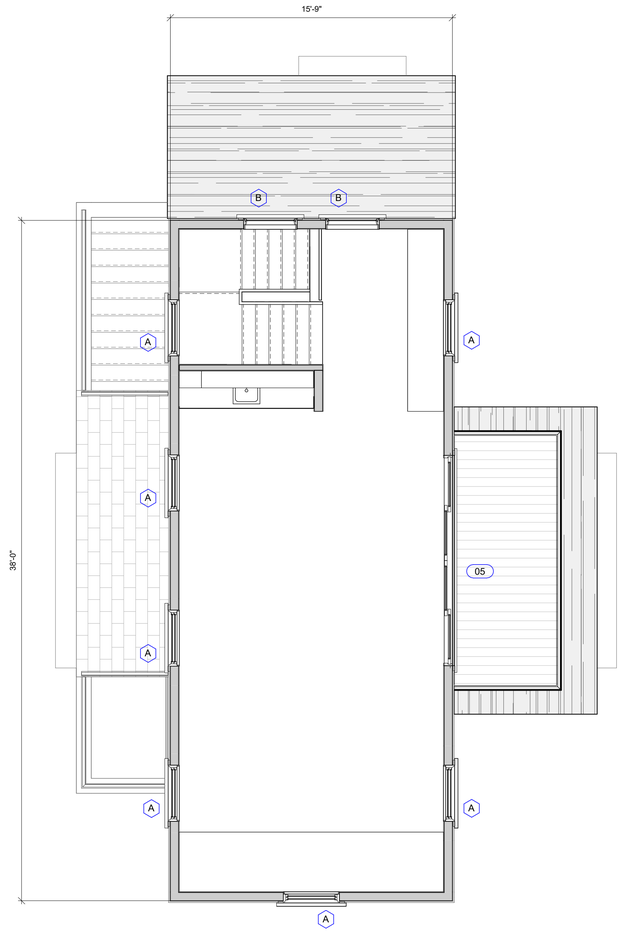


1 Basement Floor Plan
1/4" = 1'-0"



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:

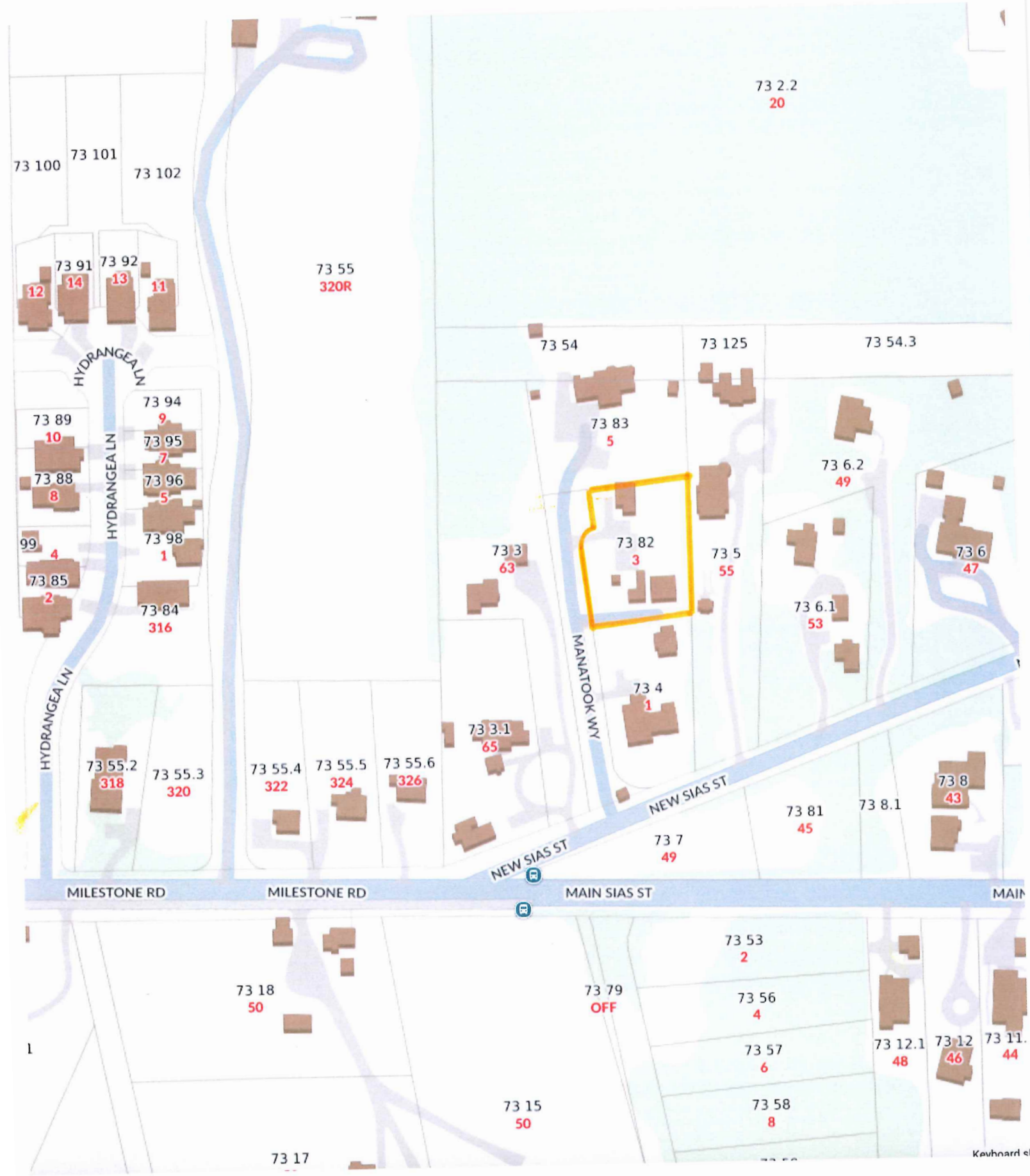
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

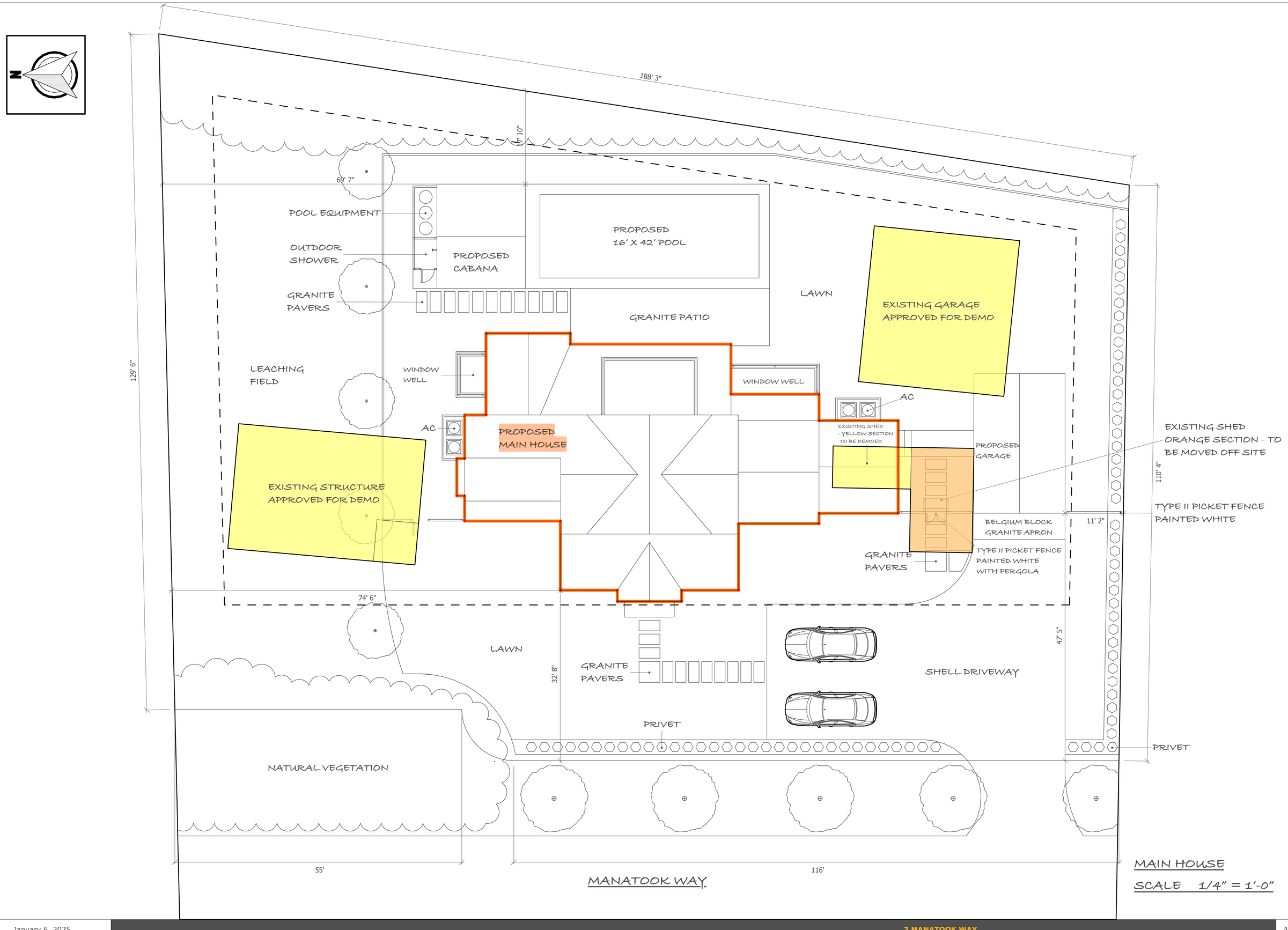
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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



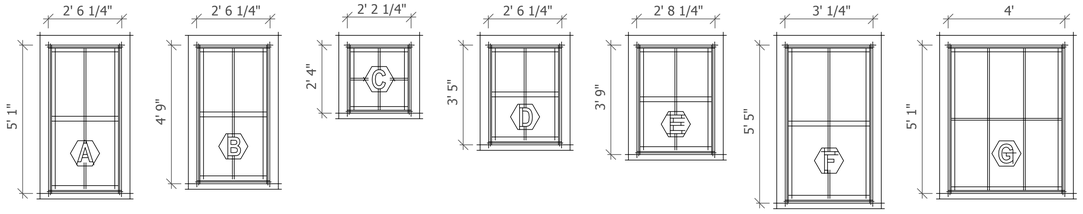
NORTH ELEVATION

MAIN HOUSE - ELEVATIONS

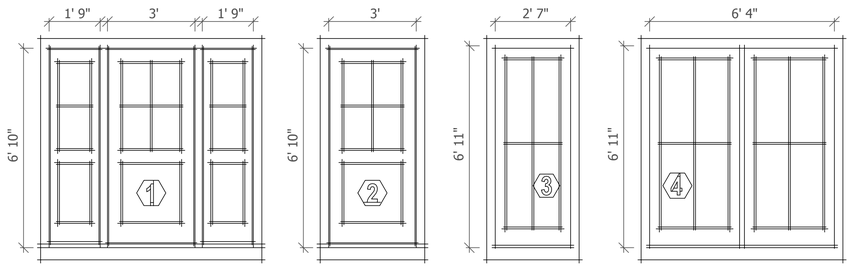
SCALE 1/4" = 1'-0"

DEAN LAMPE

WINDOW / DOOR SCHEDULE



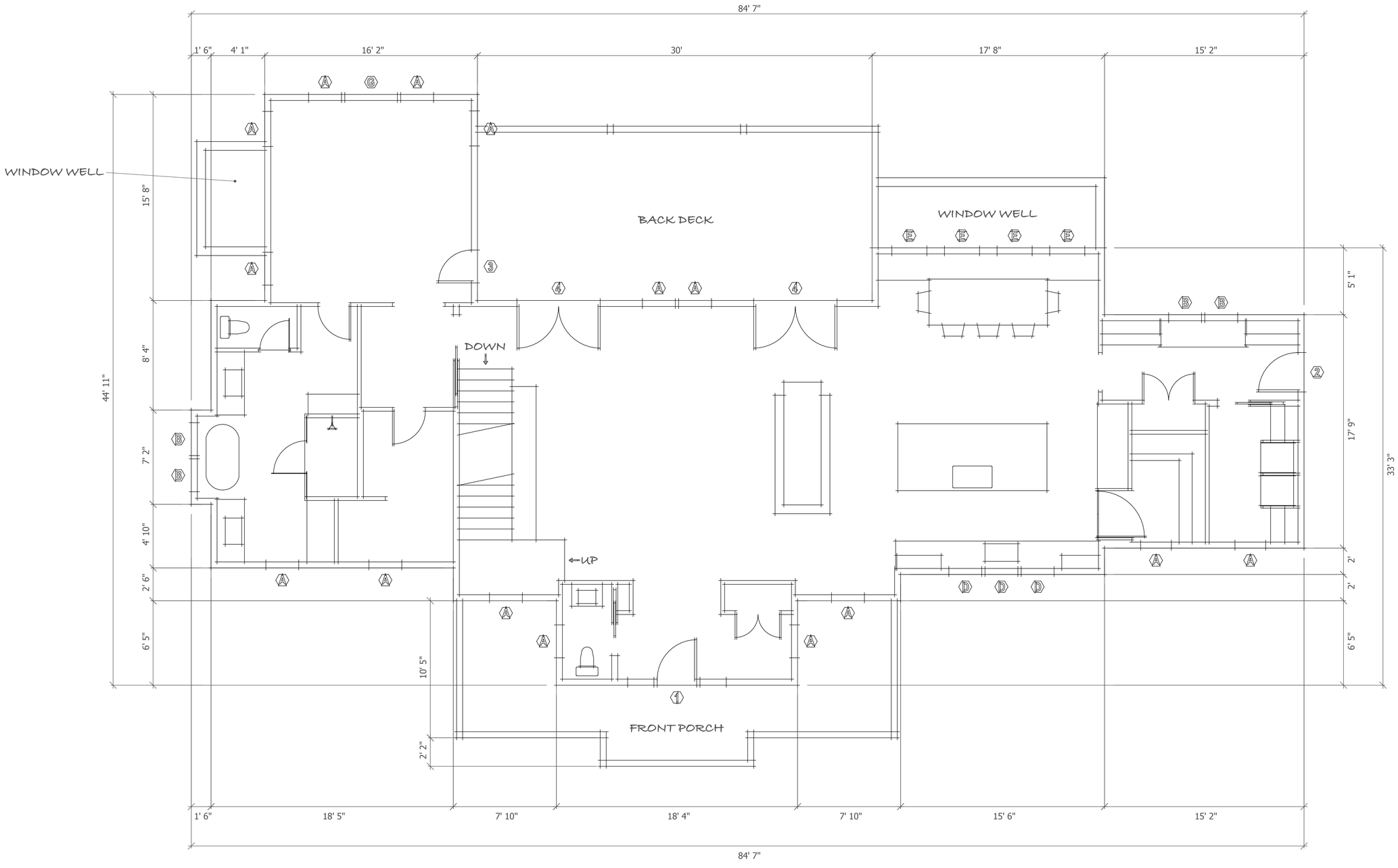
WINDOW	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	U-VALUE
A	17	2' - 6 1/4"	5' - 1"	ANDERSEN	TW24410	.28
B	16	2' - 6 1/4"	4' - 9"	ANDERSEN	TW2446	.28
C	2	2' - 2 1/4"	2' - 4"	ANDERSEN	WTR2021	.28
D	3	2' - 6 1/4"	3' - 5"	ANDERSEN	TW2432	.28
E	4	2' - 8 1/4"	3' - 9"	ANDERSEN	TW2636	.28
F	4	3' - 1/4"	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"

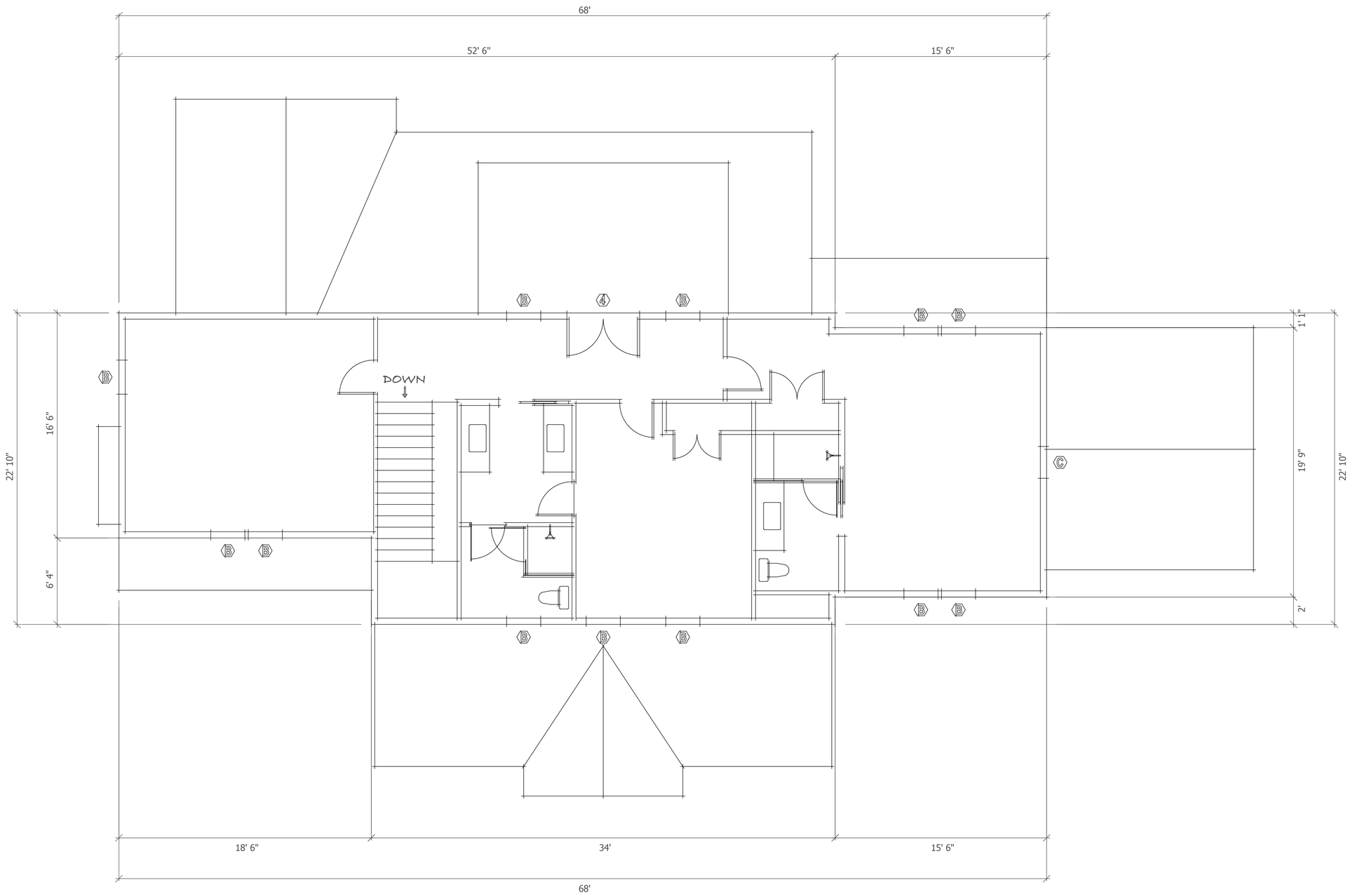


1ST FLOOR PLAN

MAIN HOUSE - FLOOR PLANS

SCALE 1/4" = 1'-0"

DEAN LAMPE

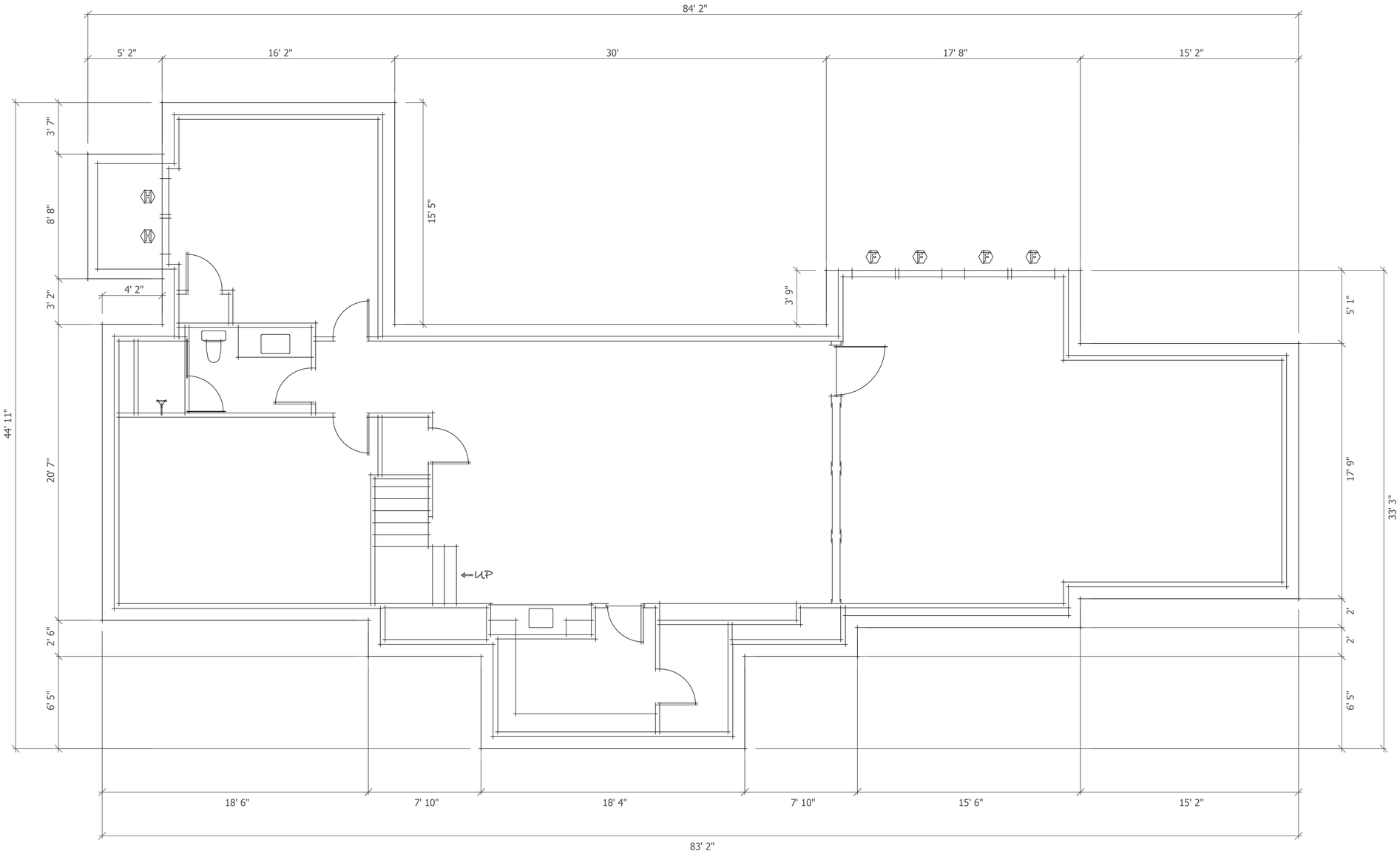


2ND FLOOR PLAN

DEAN LAMPE

MAIN HOUSE - FLOOR PLANS

SCALE 1/4" = 1'-0"



BASEMENT PLAN

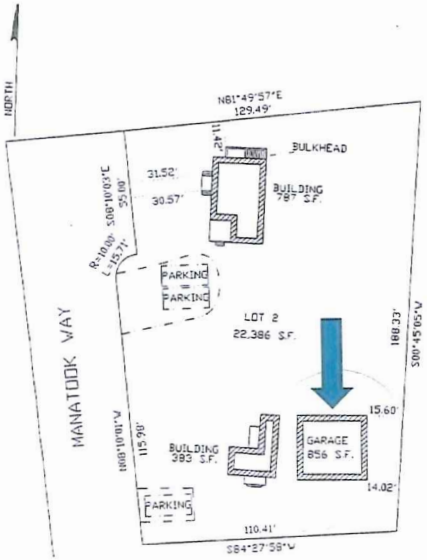
MAIN HOUSE - FLOOR PLANS

SCALE 1/4" = 1'-0"


3 MANATOOK WAY


3 MANATOOK WAY - EXISTING

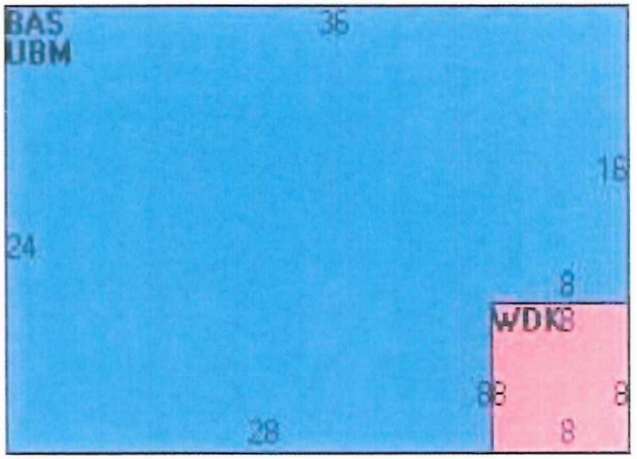
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



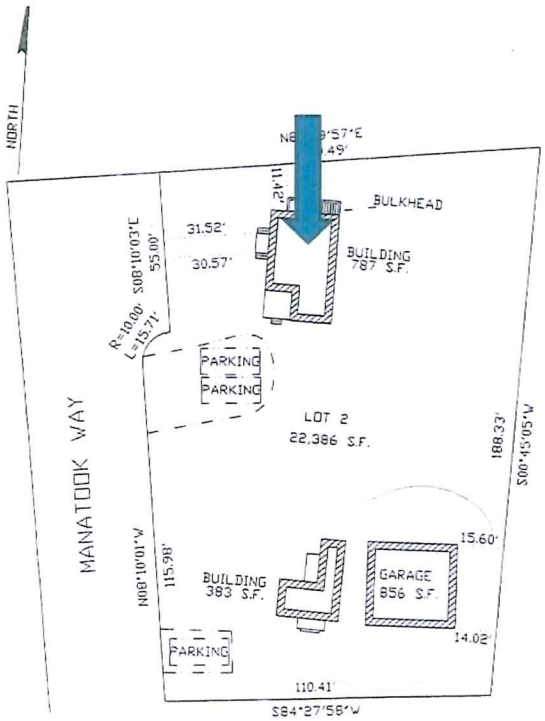


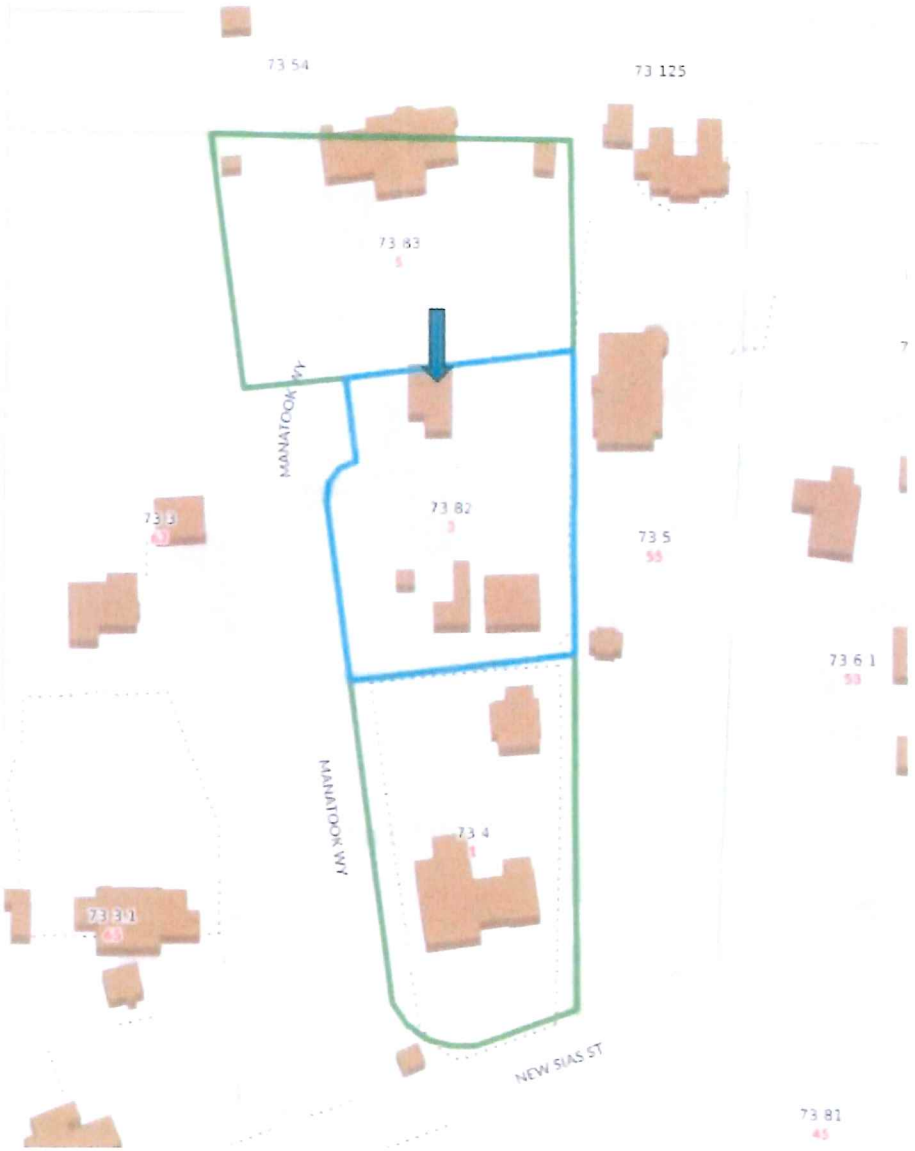
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





3 MANATOOK WAY
EXISTING BUILDING #1 - APPROVED FOR DEMO



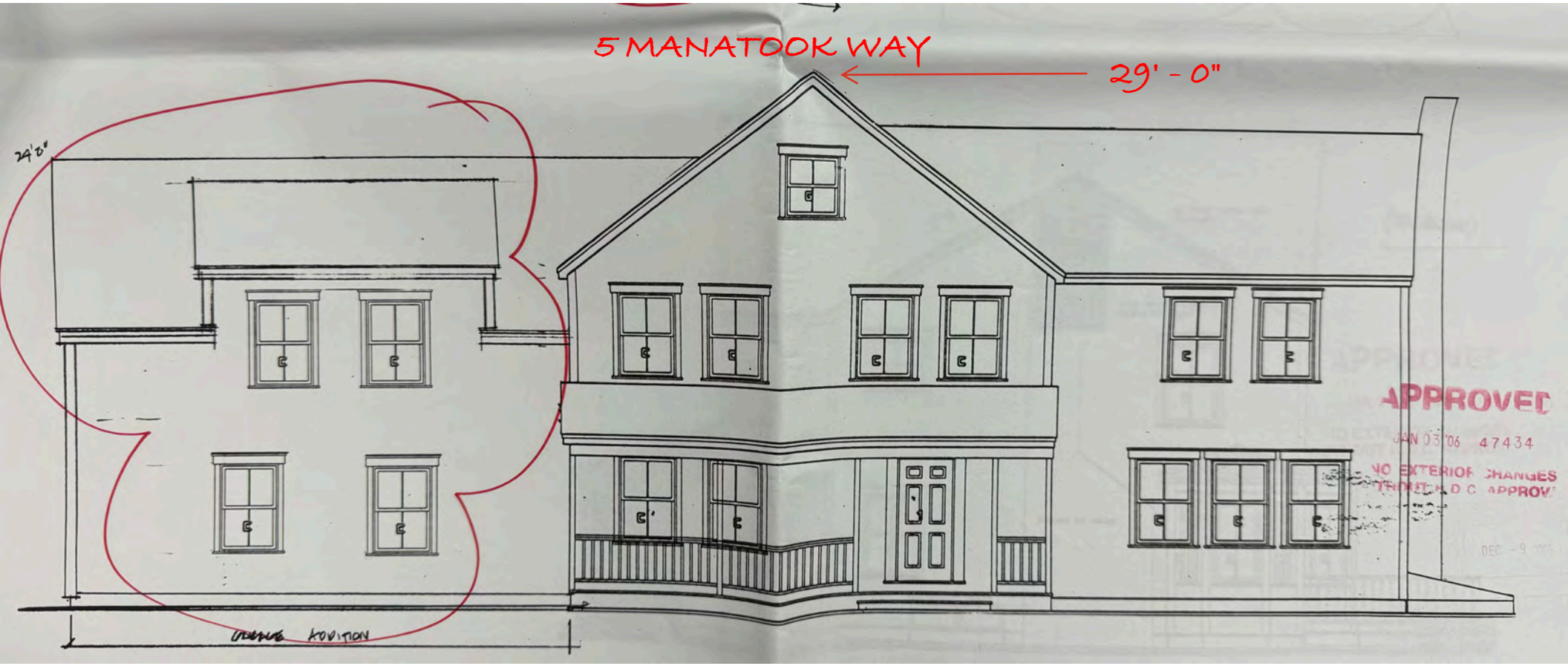


1 MANATOOK WAY



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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☐ 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: Karol Thomas
Street and Apt. No., or PO Box No.: 205 West Monroe Ave.
City, State, ZIP+4®: Alexandria, VA 22301

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☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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

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Nantucket MA 02584

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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	

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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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

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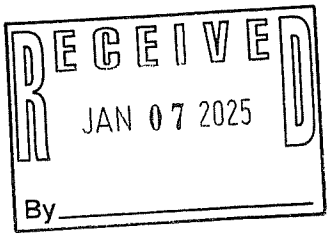
JAN 07 2025
By

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



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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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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:

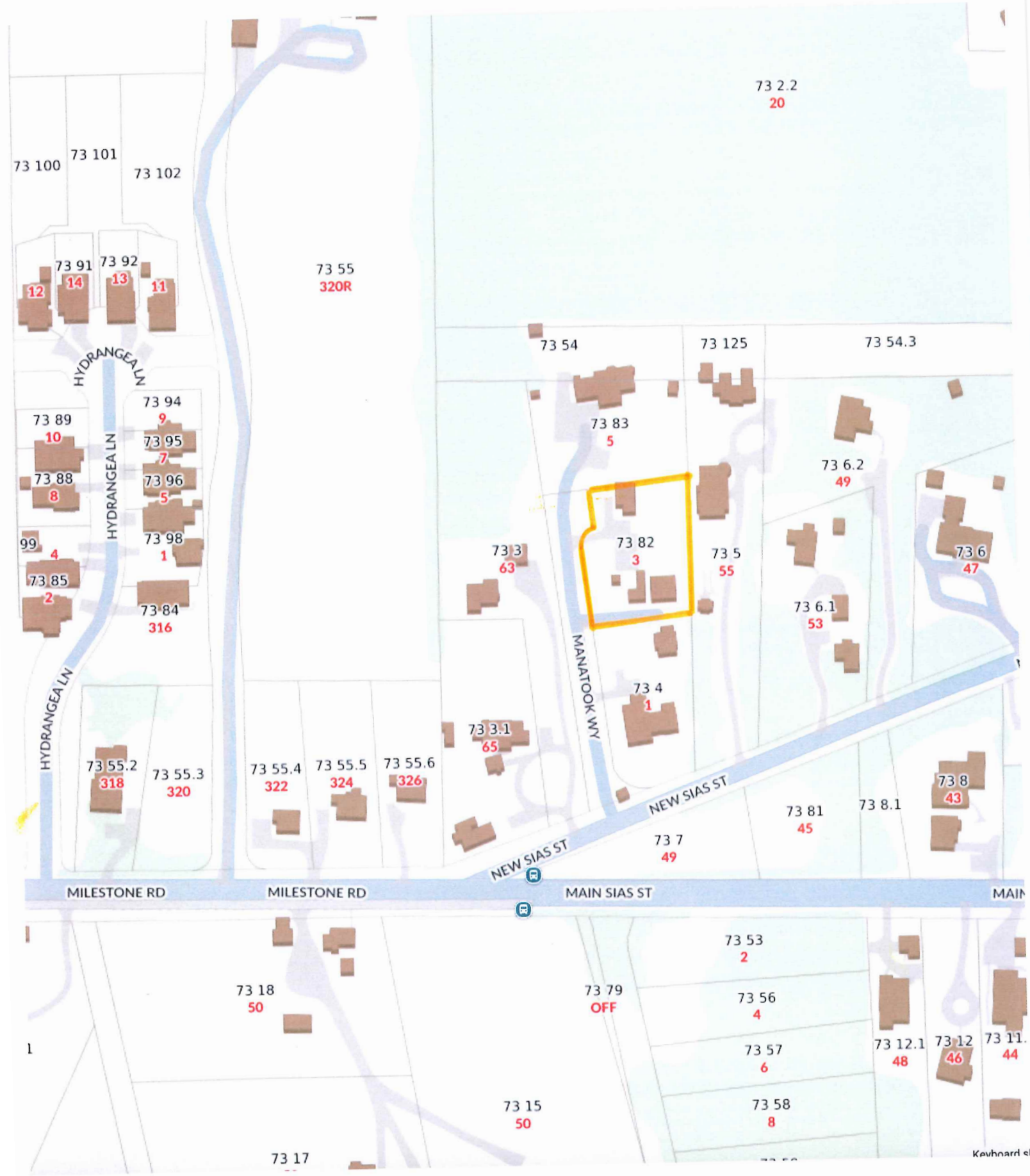
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

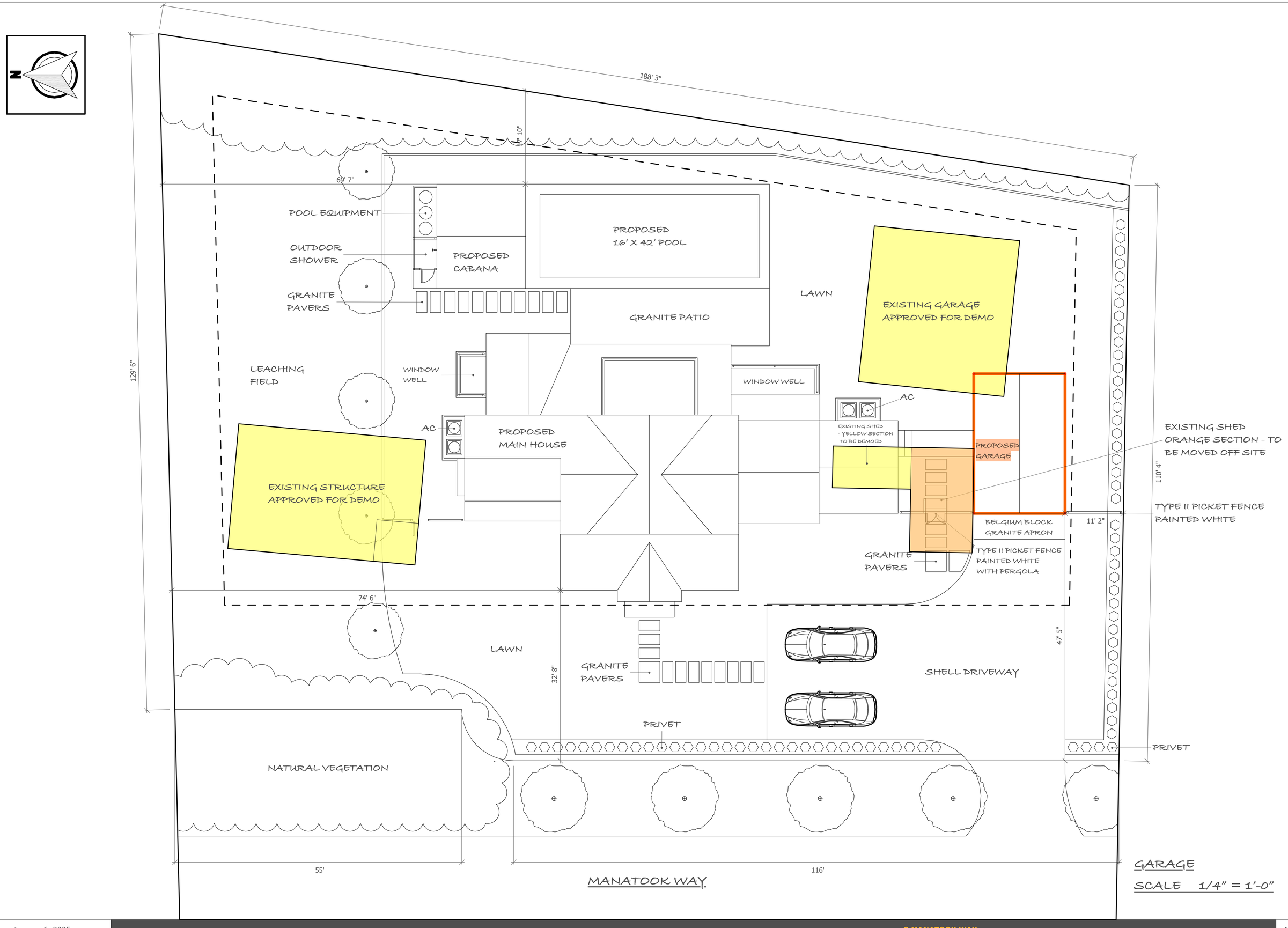
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Dean Lampe 1/7/25

Signature Date

3 MANATOOK WAY

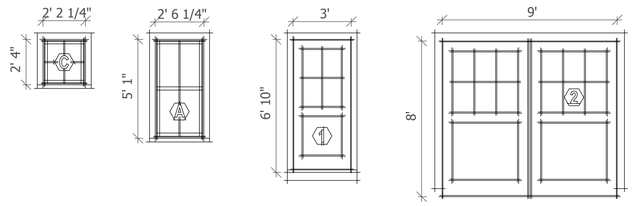




GARAGE

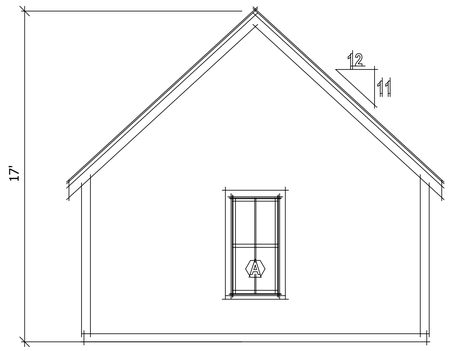
SCALE 1/4" = 1'-0"

DEAN LAMPE

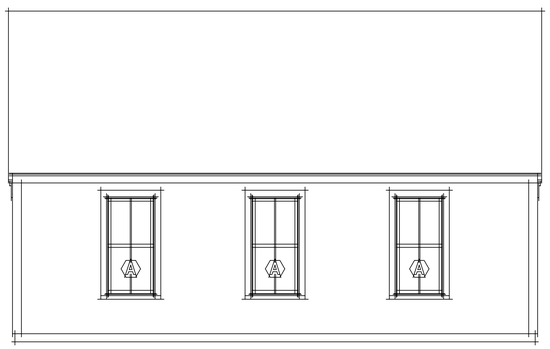


WINDOW / DOOR SCHEDULE

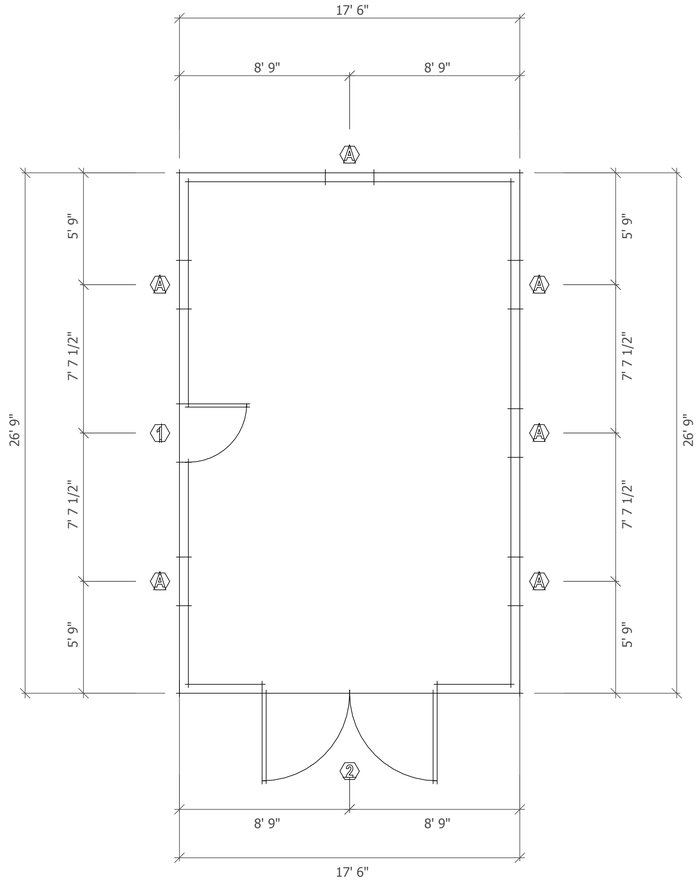
WINDOW / DOOR	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	U-VALUE
A	6	2' - 6 1/4"	5' - 1"	ANDERSEN	TW24410	.28
C	1	2' - 2 1/4"	2' - 4"	ANDERSEN	WTR2021	.28
1	1	3' - 0"	6' - 10"	BROSCO	F-37504U-W	.28
2	1	9' - 0"	8' - 0"	BOSTON SASH	CUSTOM	- - -



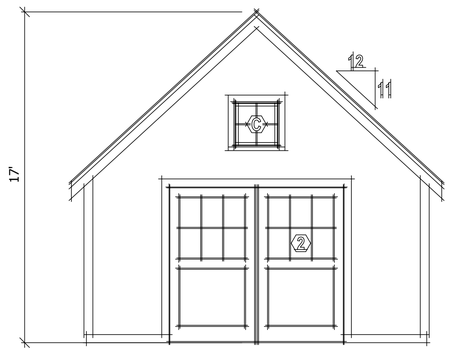
WEST ELEVATION



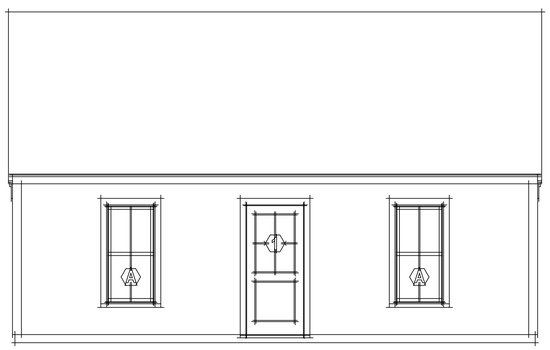
SOUTH ELEVATION



FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION

GARAGE

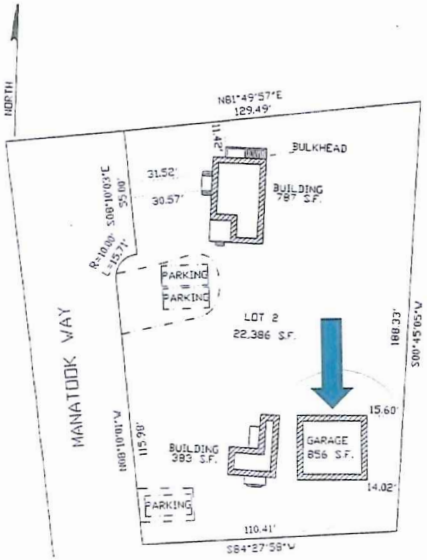
SCALE 1/4" = 1'-0"

DEAN LAMPE


3 MANATOOK WAY


3 MANATOOK WAY - EXISTING

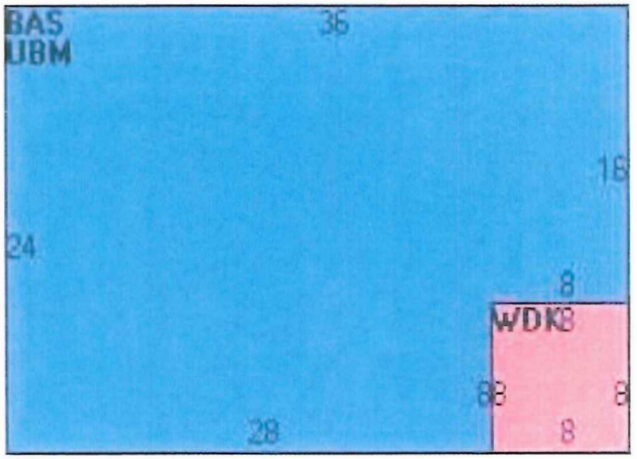
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



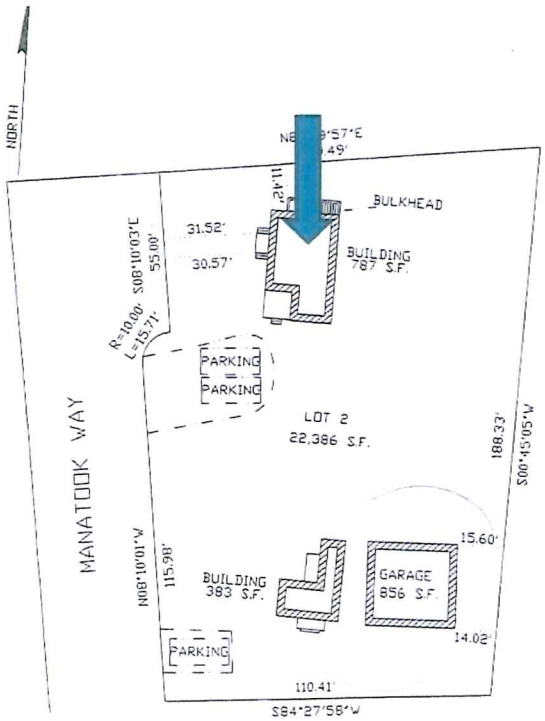


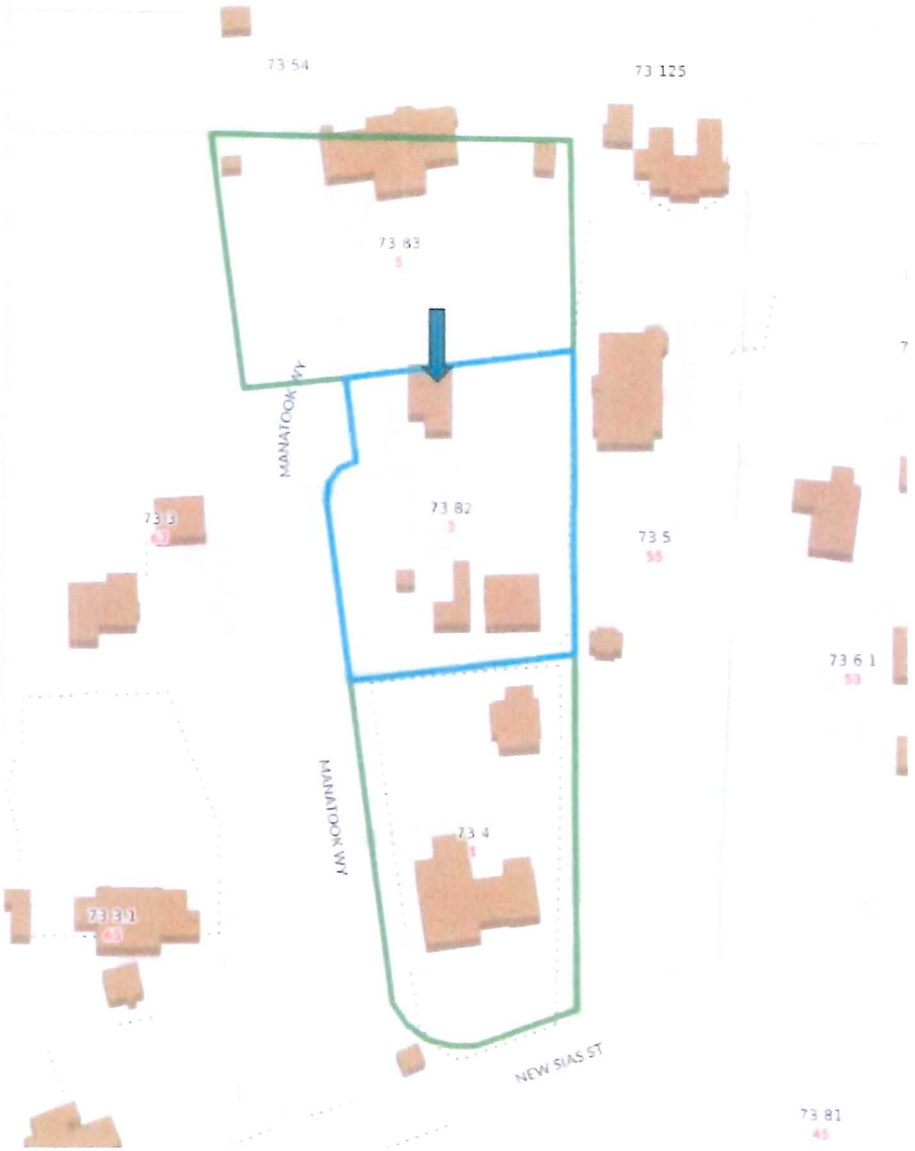
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





3 MANATOOK WAY
EXISTING BUILDING #1 - APPROVED FOR DEMO



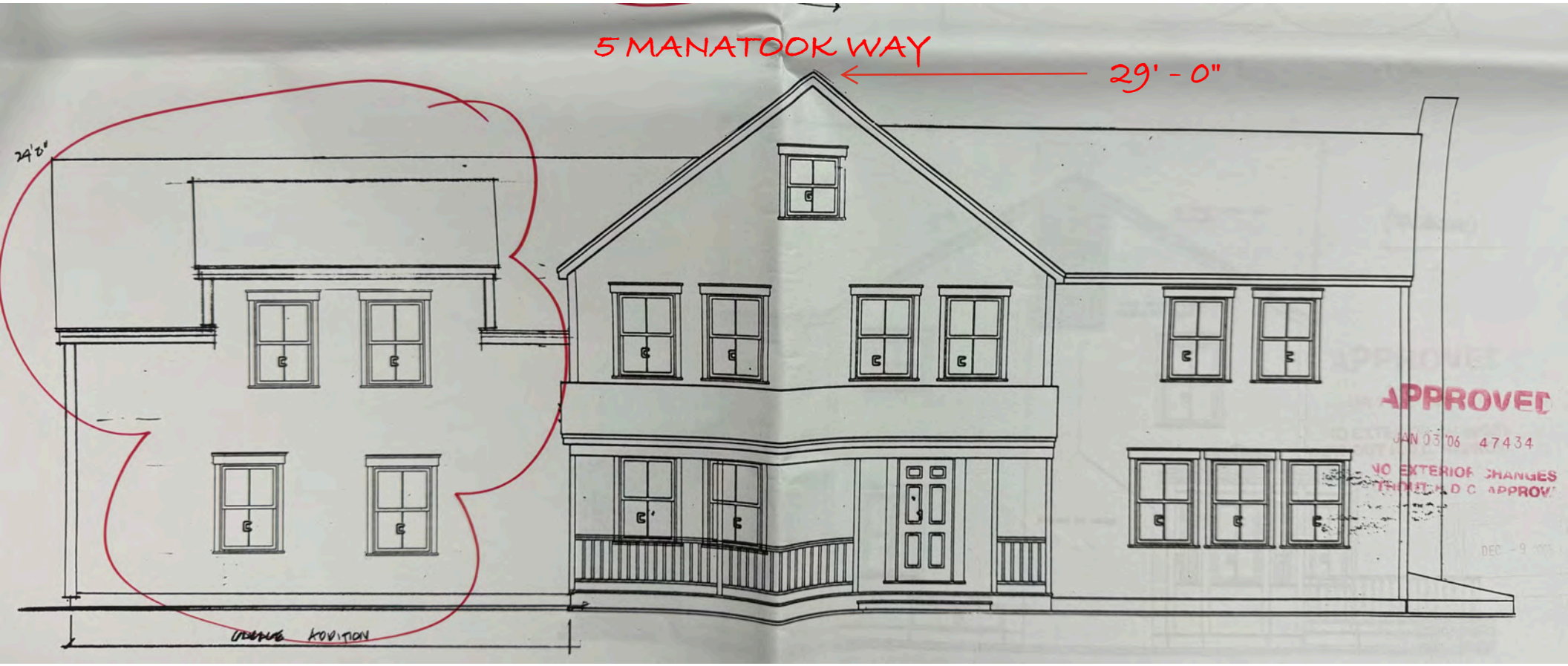


1 MANATOOK WAY



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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Alexandria VA 22301

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

12/23/2024

Sent To: Karol Thomas
Street and Apt. No., or PO Box No.: 205 West Monroe Ave.
City, State, ZIP+4®: Alexandria, VA 22301

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

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Westport CT 06880

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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

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Nantucket MA 02584

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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	

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

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

12/23/2024

Sent To: 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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JAN 07 2025
By

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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
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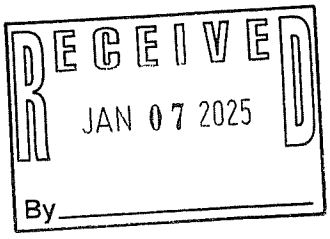
NANTUCKET, MA 02584



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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 _____

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See reverse for required documentation.

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

☐ Pool (Zoning District ____) ☐ Roof ☑ Other 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

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JAN 07 2025

Waiver of the HDC 10 Day Hearing Requirement

I Dean Lampe

AS AGENT FOR Dean Lampe

STREET ADDRESS 3 Manatook Way

MAP/PARCEL 72-82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/7/25

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

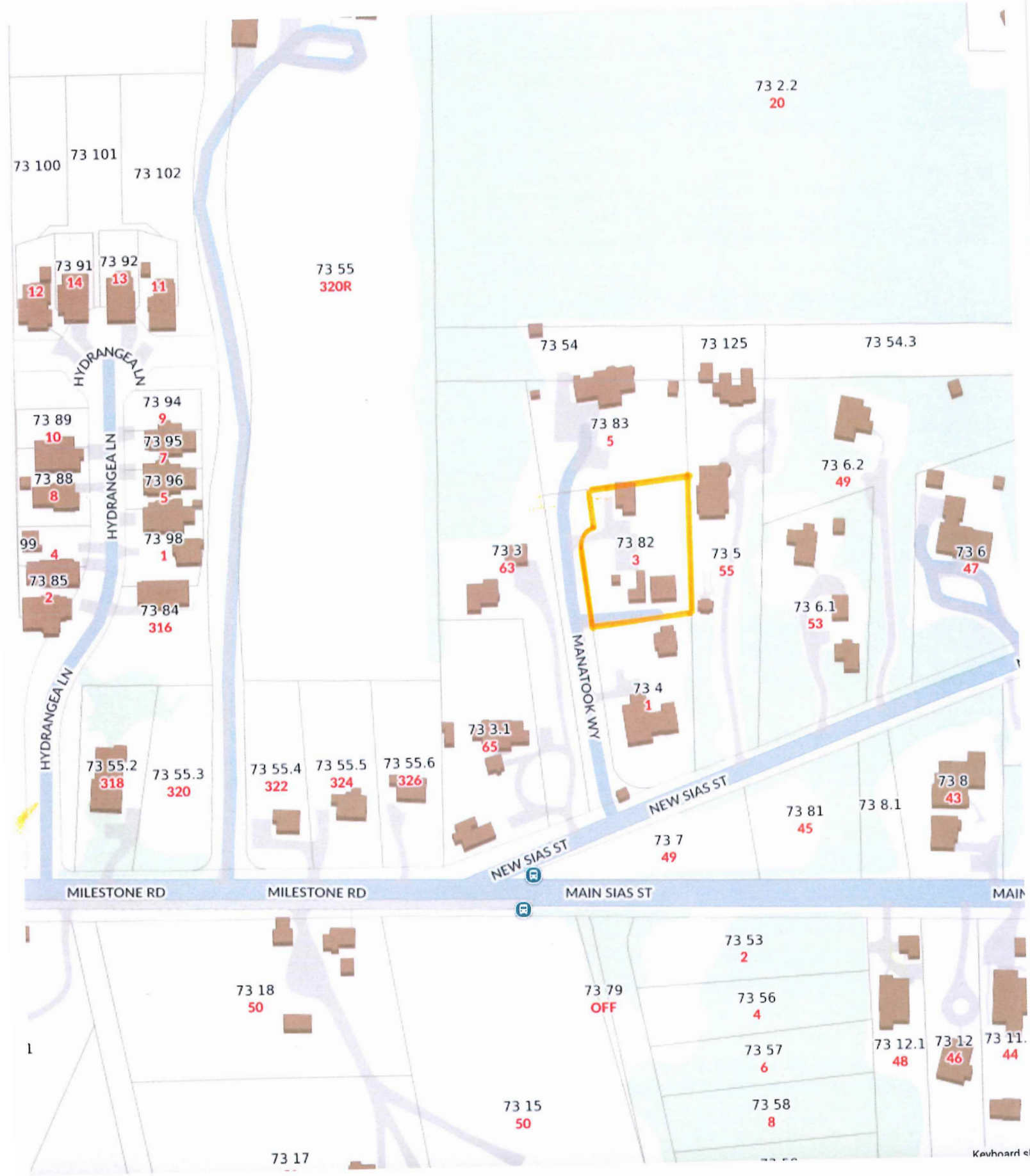
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

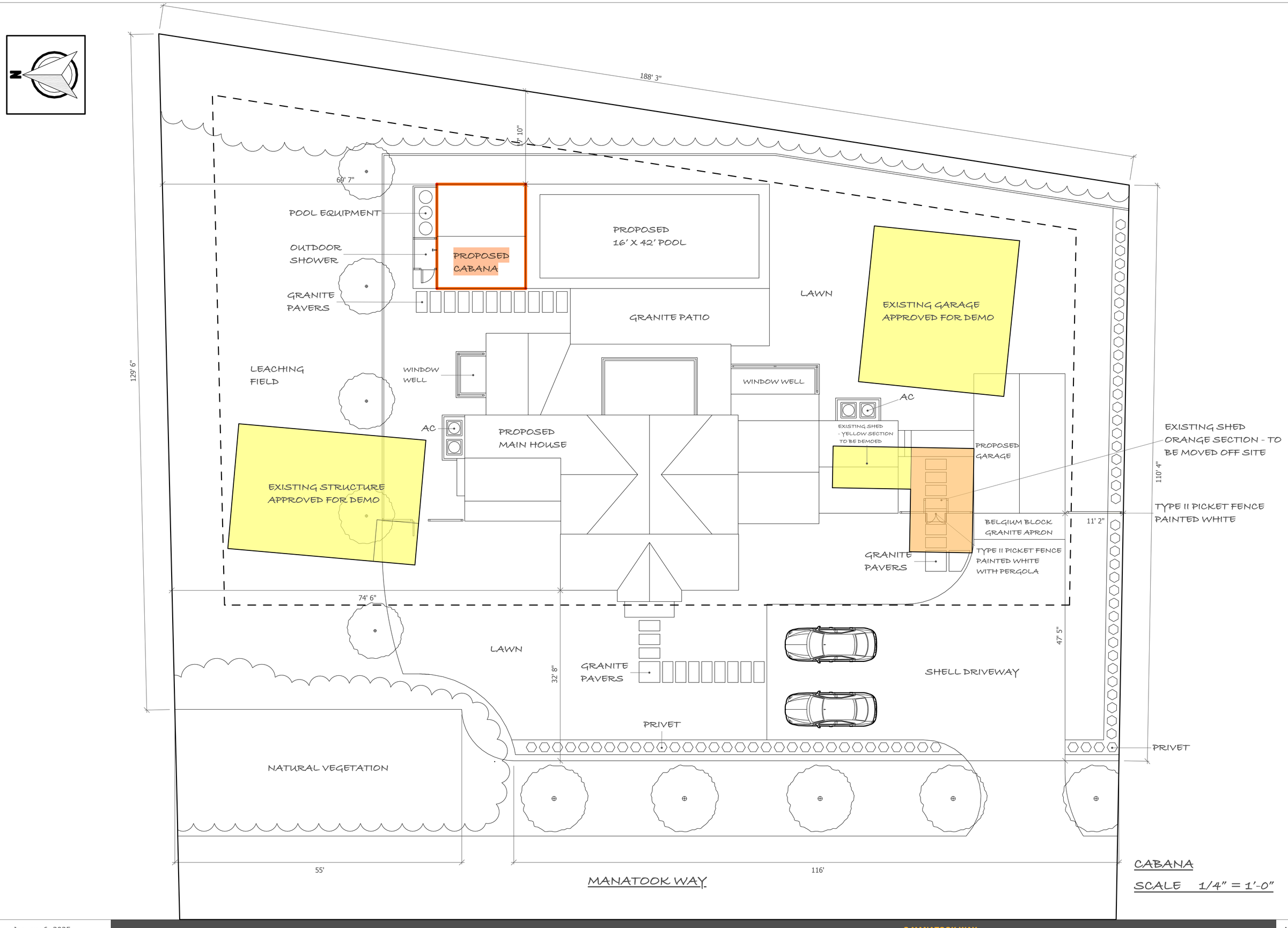
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Dean Lampe 1/7/25

Signature Date

3 MANATOOK WAY

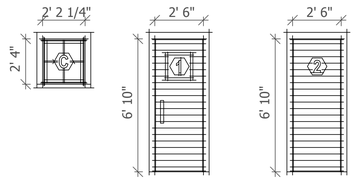




CABANA

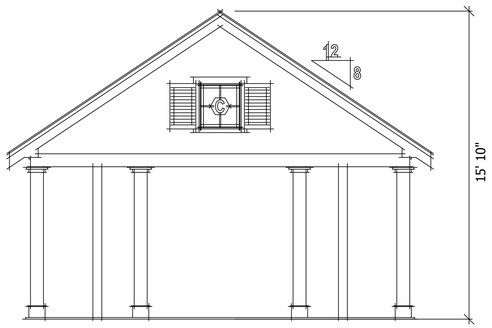
SCALE 1/4" = 1'-0"

DEAN LAMPE

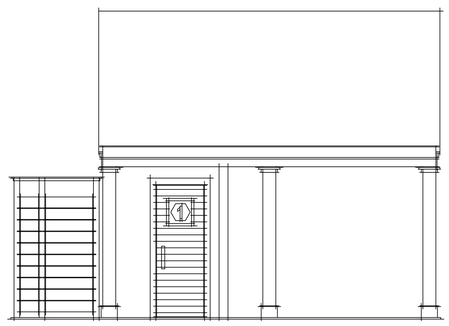


WINDOW / DOOR SCHEDULE

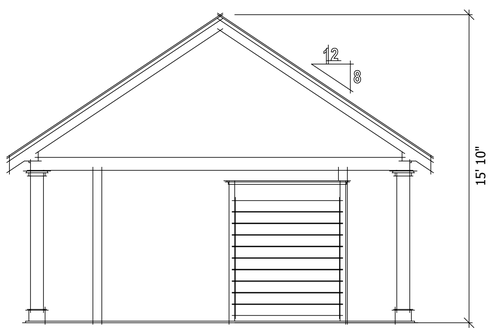
WINDOW / DOOR	QTY	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	U-VALUE
C	1	2' - 2 1/4"	2' - 4"	ANDERSEN	WTR2021	.28
1	1	2' - 6 1/4"	6' - 10"	FINNISH SAUNA	833898	- - -
2	1	2' - 6 1/4"	6' - 10"	FINNISH SAUNA	J1138	- - -



SOUTH ELEVATION



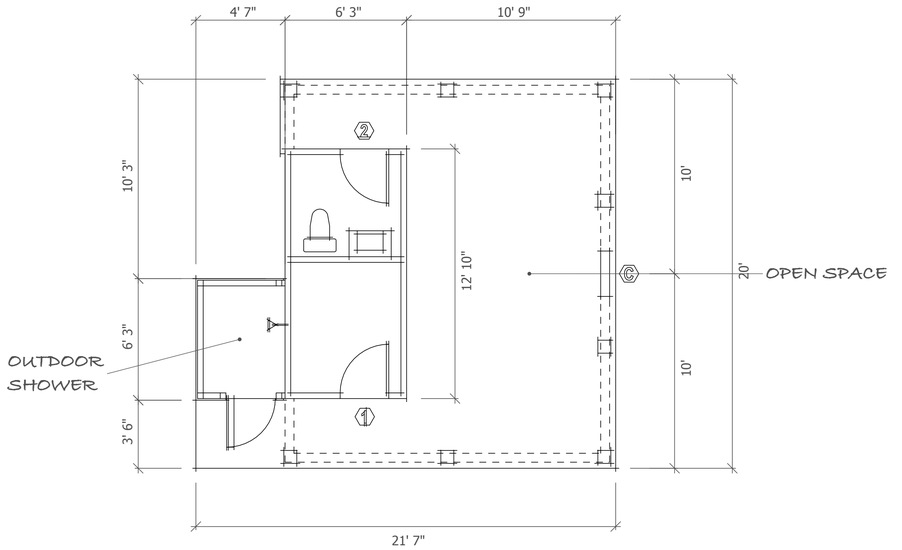
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN

DEAN LAMPE

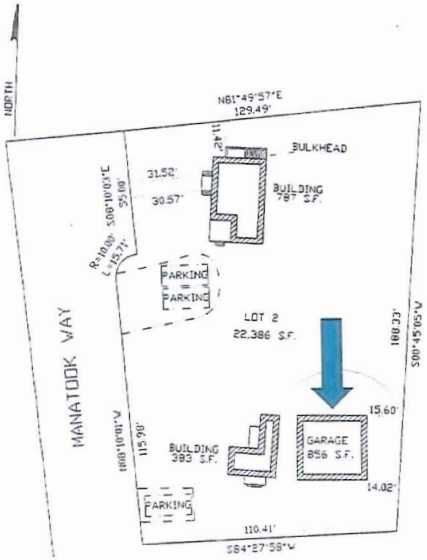
CABANA

SCALE 1/4" = 1'-0"


3 MANATOOK WAY


3 MANATOOK WAY - EXISTING

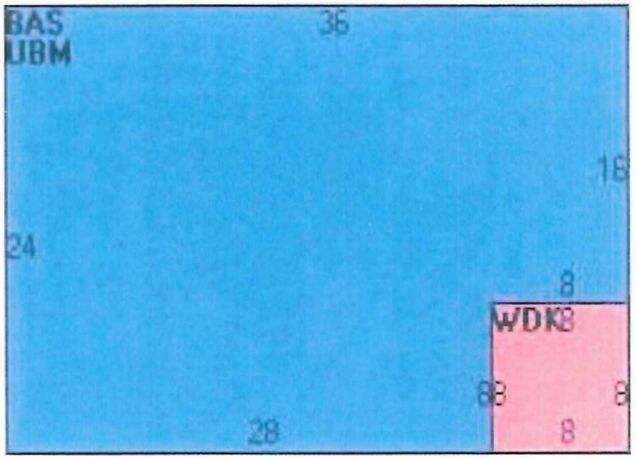
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO



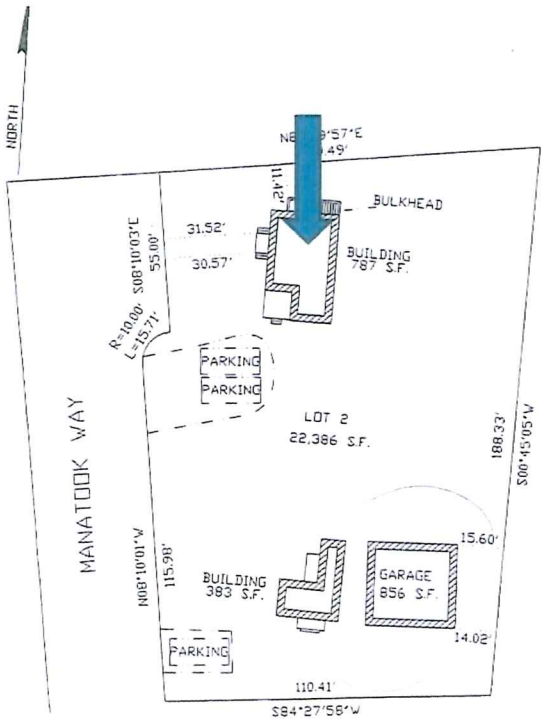


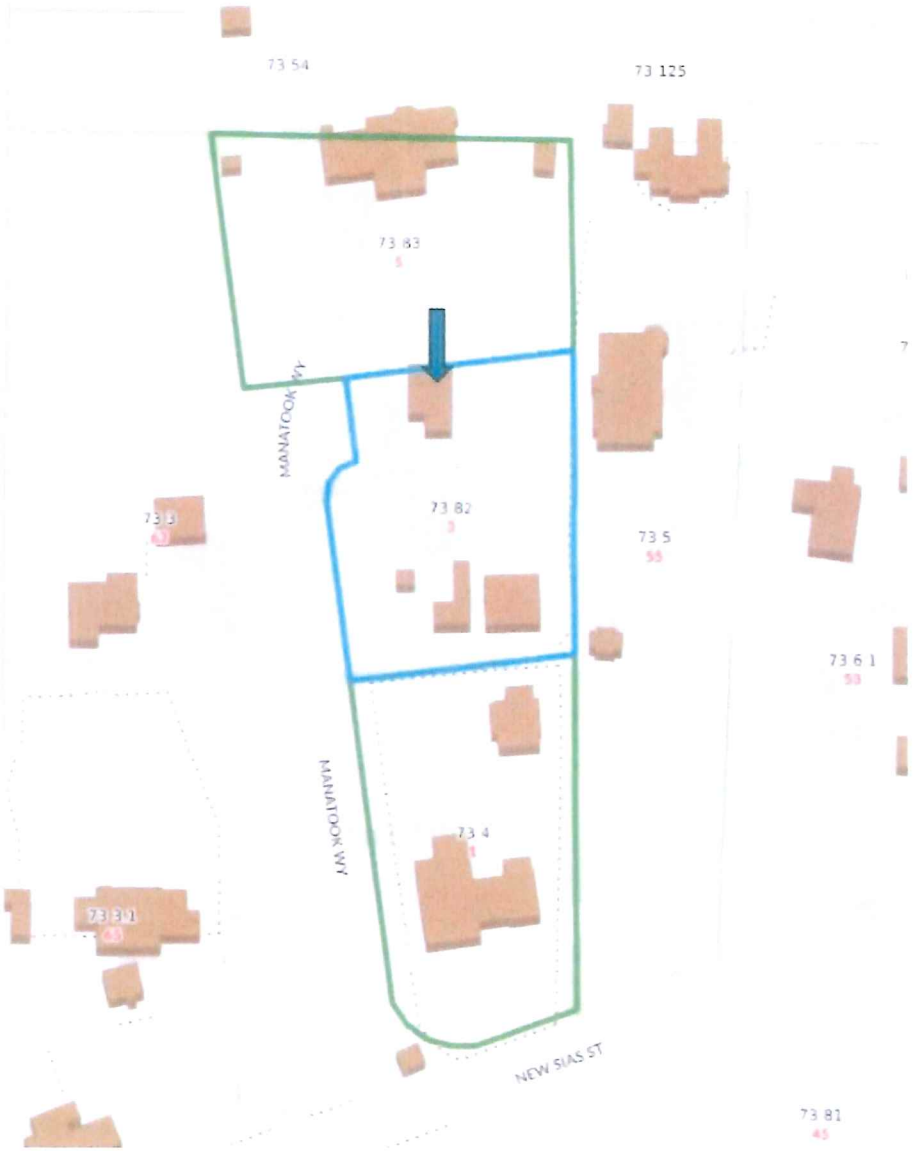
3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





3 MANATOOK WAY
EXISTING BUILDING #1 - APPROVED FOR DEMO



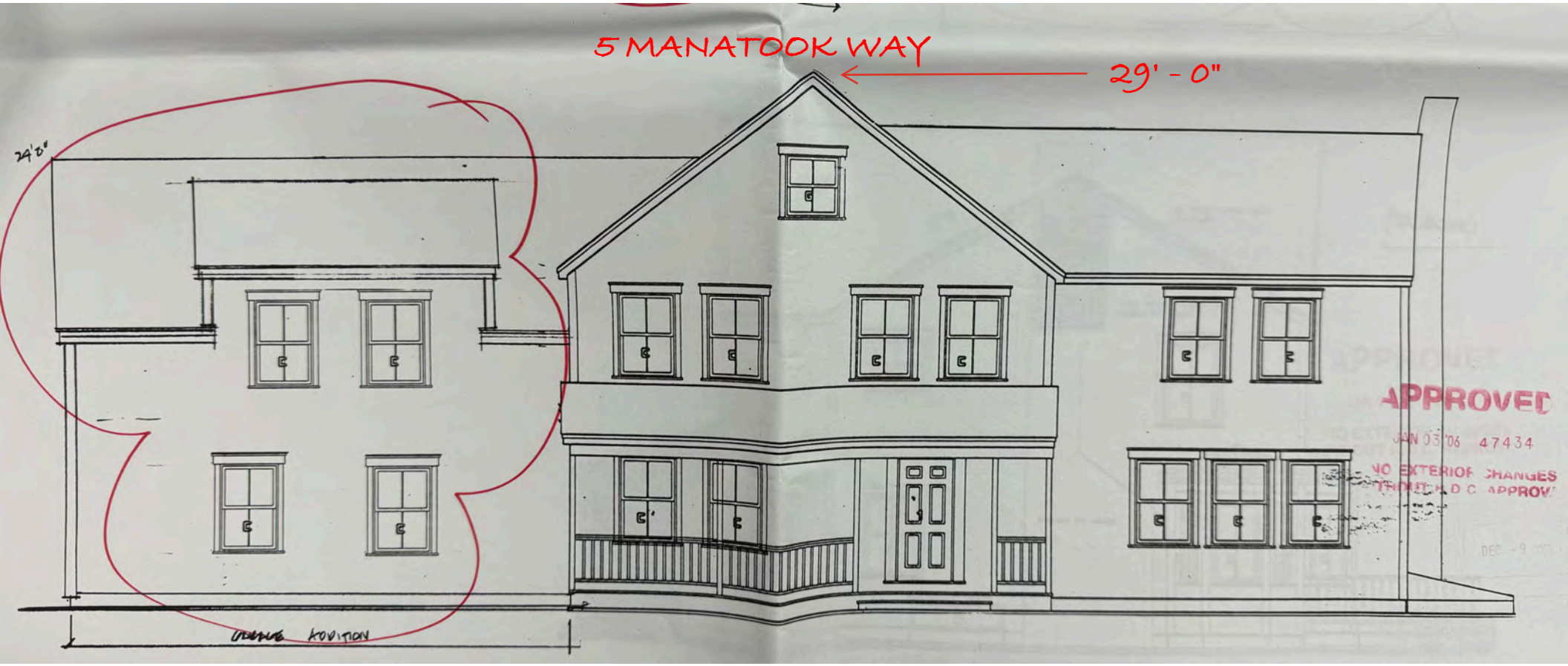


1 MANATOOK WAY



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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OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

12/23/2024

Sent To: Karol Thomas
Street and Apt. No., or PO Box No.: 205 West Monroe Ave.
City, State, ZIP+4®: Alexandria, VA 22301

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

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Westport CT 06880

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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

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
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City, State, ZIP+4®: Delray Beach, FL 33483

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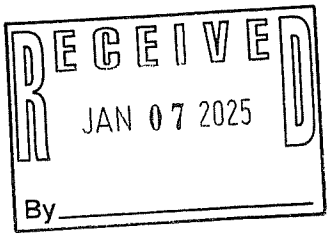
JAN 07 2025
By

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
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Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

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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

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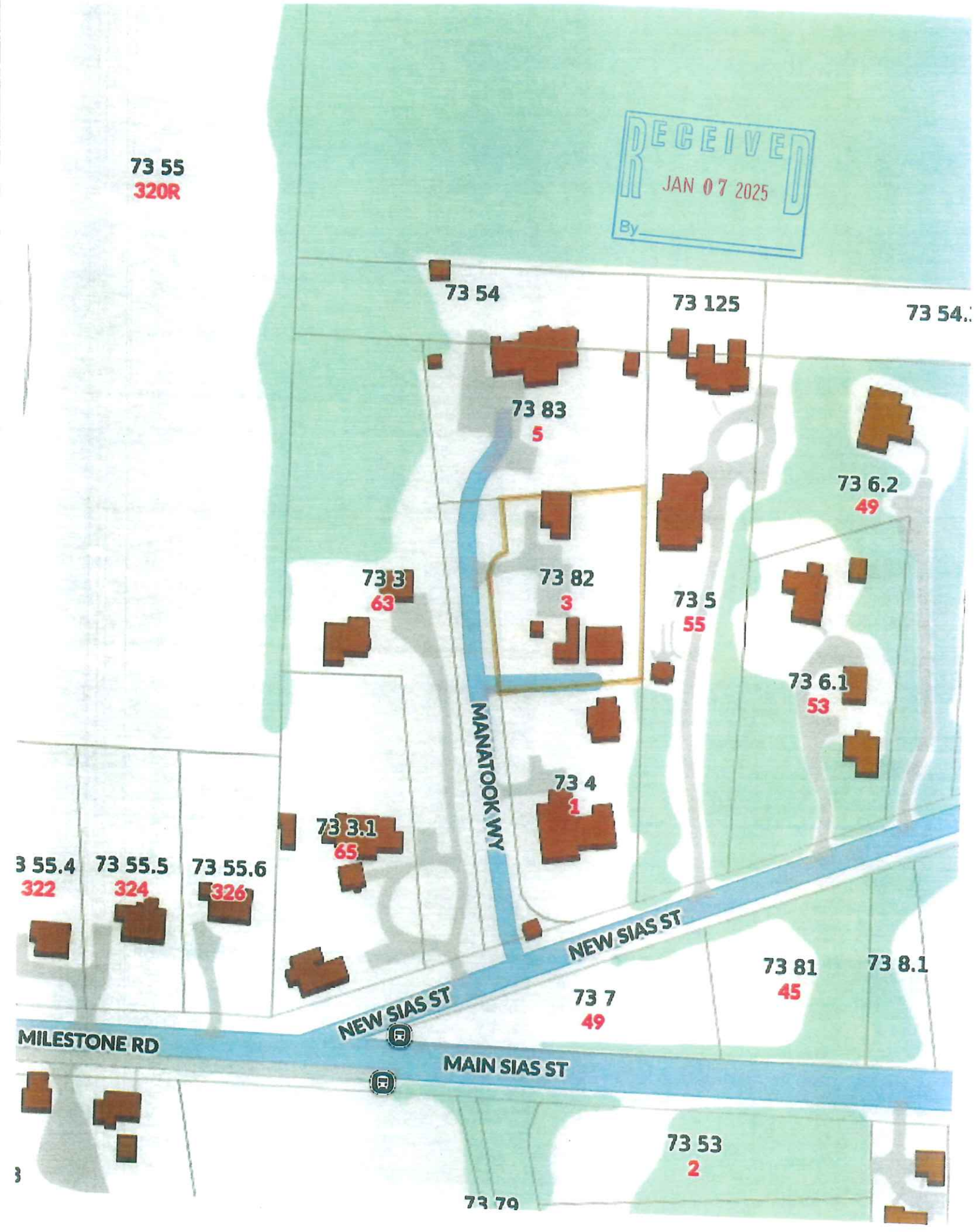
RECEIVED
JAN 07 2025
By
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NEW SIAS ST
NEW SIAS ST
73 81
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73 7
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MILESTONE RD
MAIN SIAS ST
73 53
2
73 79

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

RECEIVED
JAN 07 2025
By

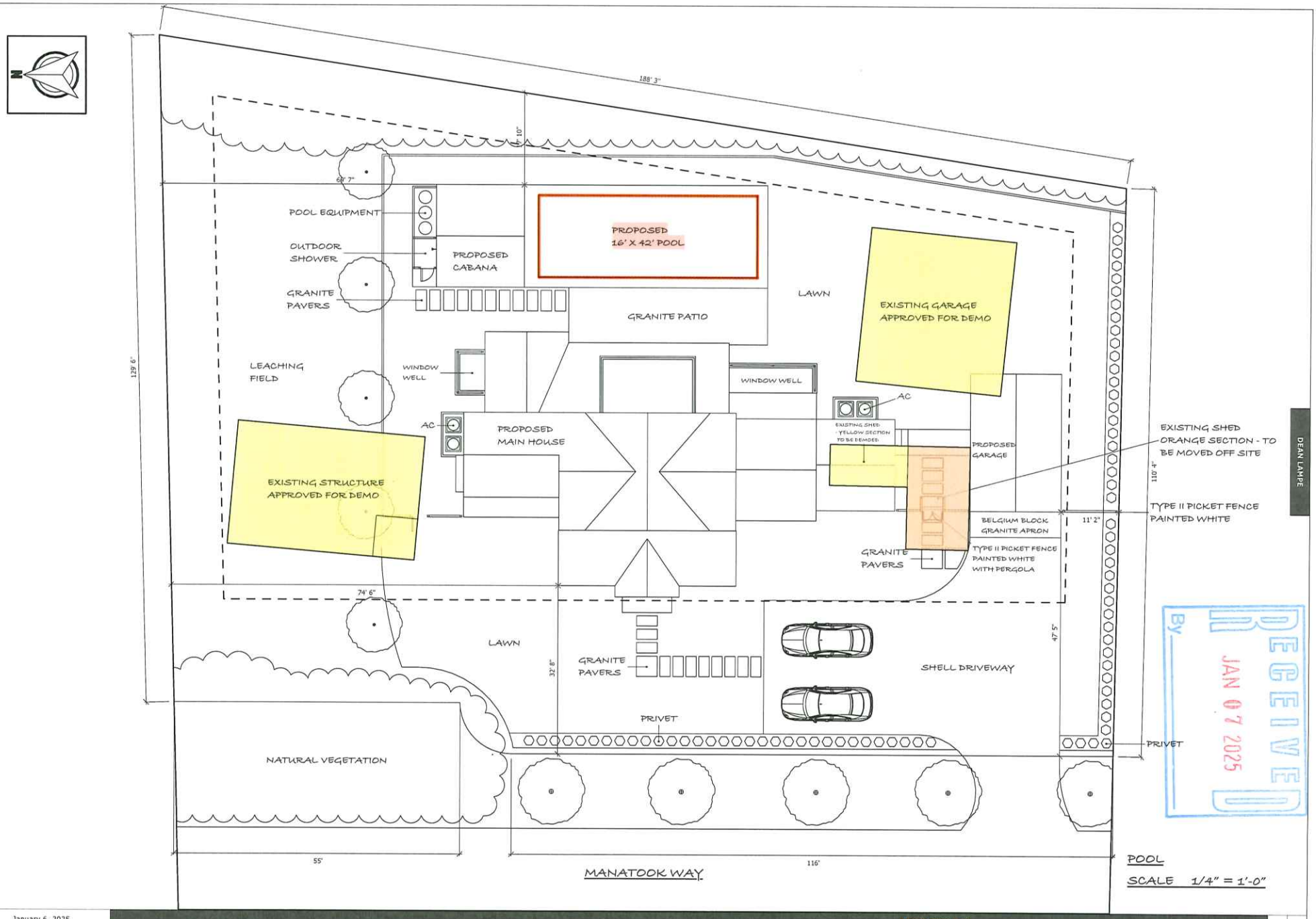
1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application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

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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

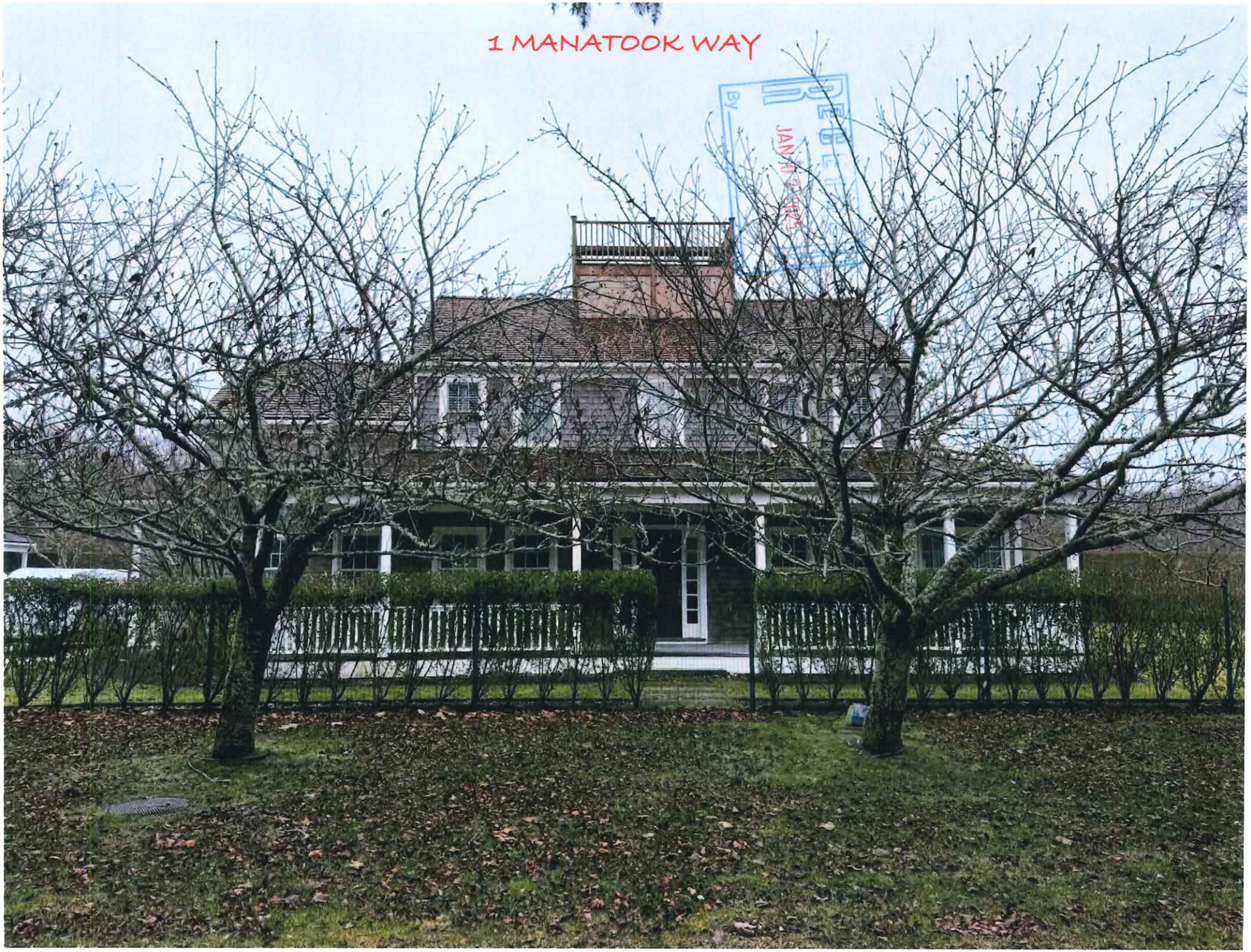


DEAN LAMPE

January 6, 2025

3 MANATOOK WAY
Project Location

A | 03


1 MANATOOK WAY


5 MANATOOK WAY
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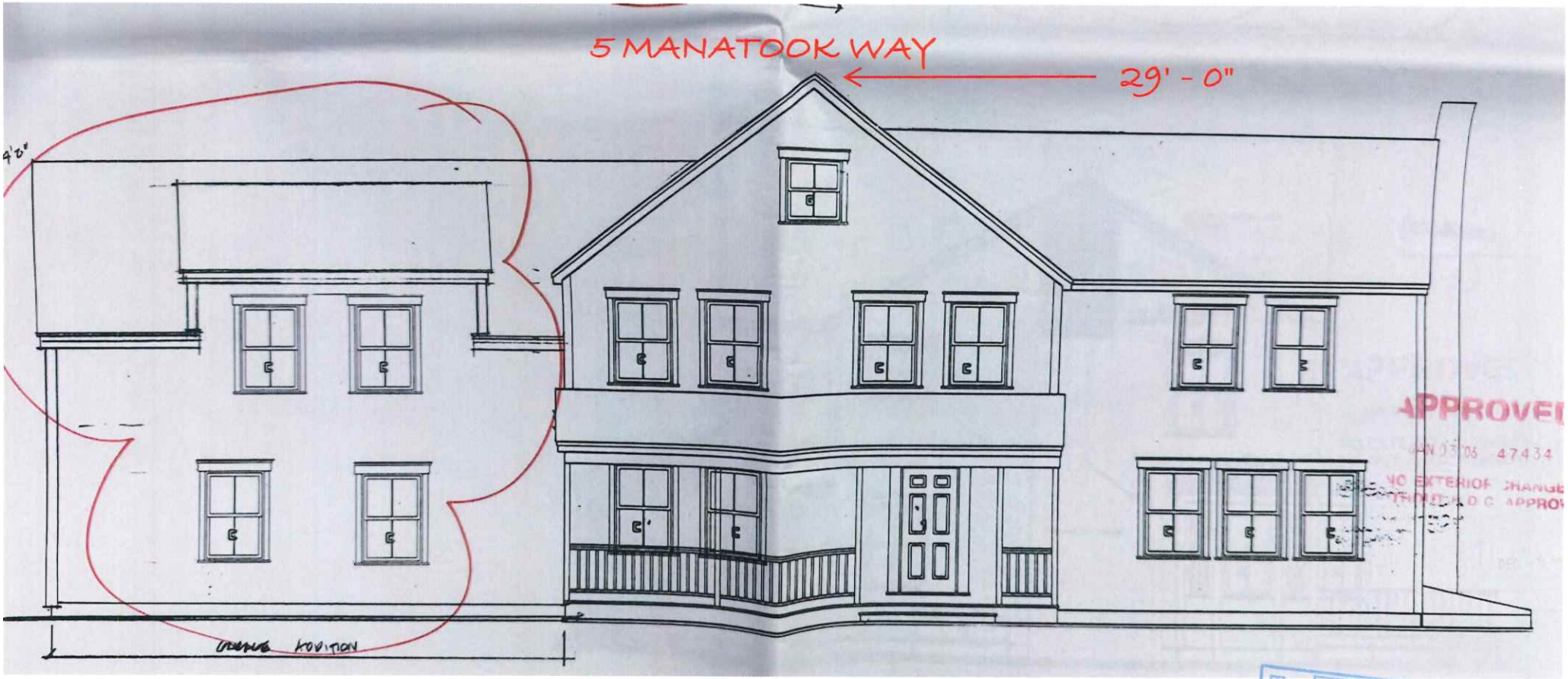
By

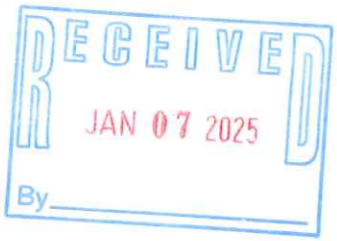


APPROVED
JAN 03 '06 47434
NO EXTERIOR CHANGE
WITHOUT H.D.C. APPROV

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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Alexandria VA 22301

OFFICIAL USE

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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)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 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

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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	

0056 03

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12/23/2024

Sent To: Debra Bechtold
Street and Apt. No., or PO Box No.: PO Box 3682
City, State, ZIP+4®: Nantucket, MA 02584

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

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Delray Beach FL 33483

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

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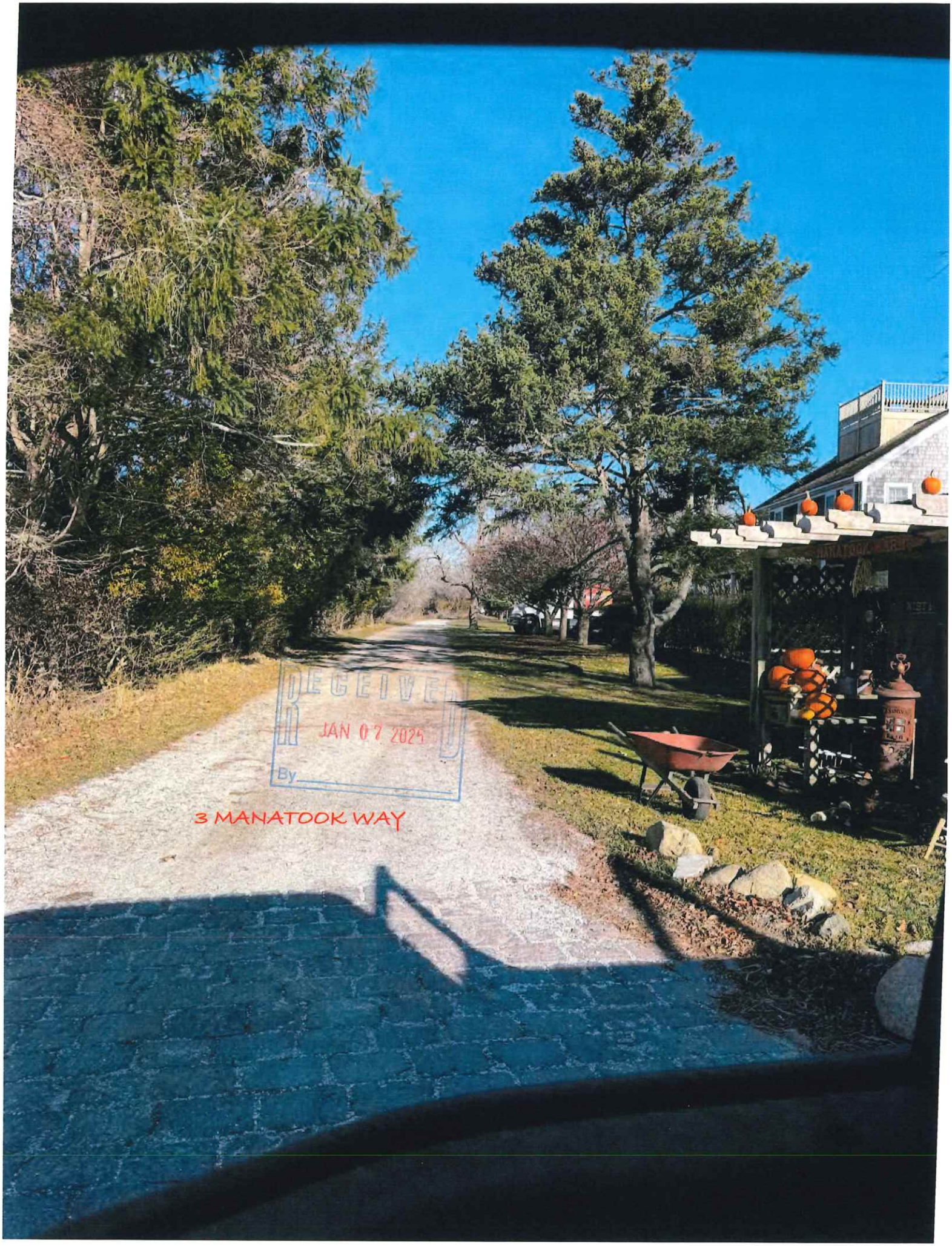
12/23/2024

Sent To: Kevin Ogara
Street and Apt. No., or PO Box No.: 501 Andrews Ave
City, State, ZIP+4®: Delray Beach, FL 33483

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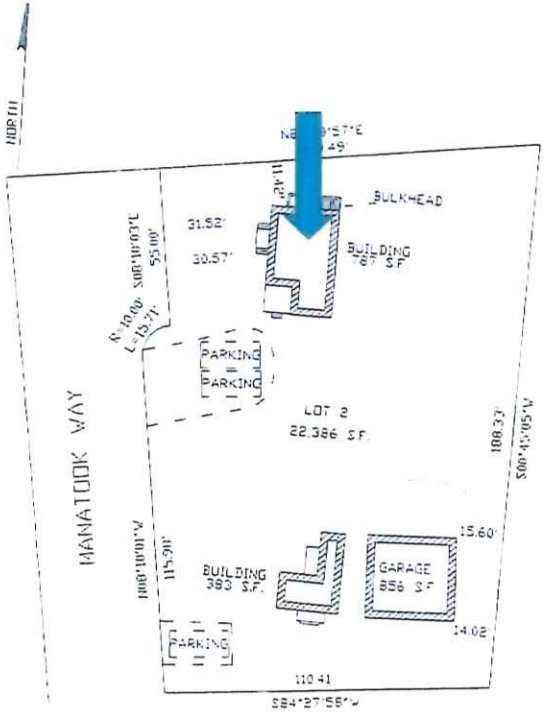
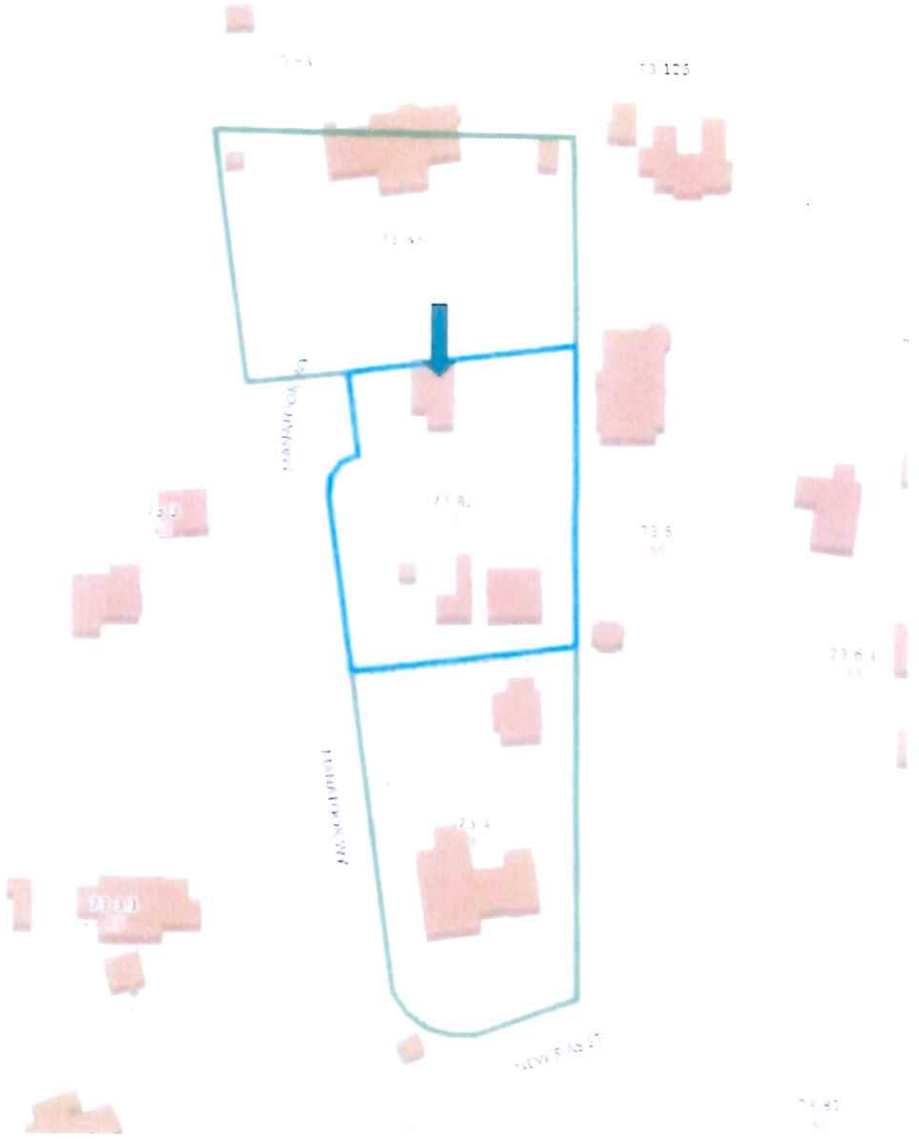
By
3 MANATOOK WAY

3 MANATOOK WAY - EXISTING



3 MANATOOK WAY
EXISTING BUILDING #1 -
APPROVED FOR DEMO





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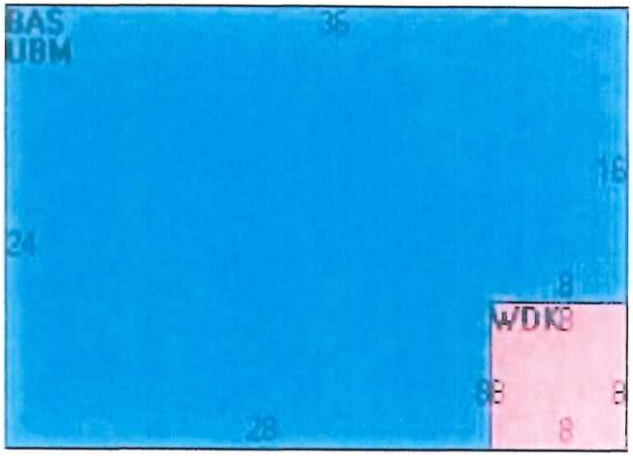
JAN 07 2025
BY

3 MANATOOK WAY
EXISTING BUILDING #1 APPROVED FOR DEMO





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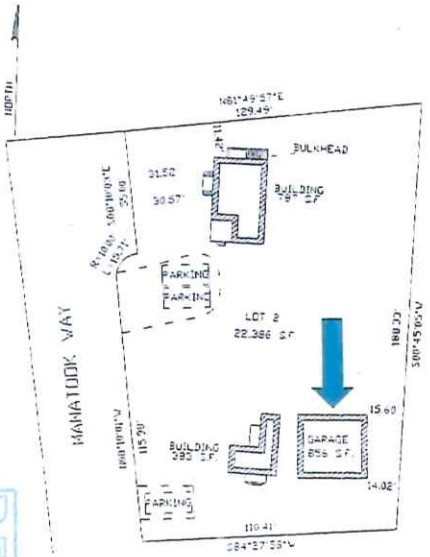
3 MANATOOK WAY
EXISTING GARAGE
APPROVED FOR DEMO





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1 MANATOOK WAY

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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:

Site Address: 8 Marble Lane (Lot 3 per ANR) - Dwelling

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.
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	☑	☑	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☑	8. **Electronic submission:** All documents submitted to the HDC office must 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.
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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 Kristopher Megna

AS AGENT FOR 6A Marble Way LLC

STREET ADDRESS 8 Marble Way (lot 3) see ANR

MAP/PARCEL 66/103.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/6/2025

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 12/18/2024 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 6A MARBLE WAY LLC

MAILING ADDRESS 61 OLD SOUTH RD # 373, NANTUCKET, MA 02554

PROPERTY LOCATION 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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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
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Total Postage and Fees	$5.58

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35D OLD SOUTH RD
City, State, ZIP+4®
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, Zi
NANTUCKET, MA 02554

PS Form 380

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Total Postage and Fees	$5.58

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NANTUCKET, MA 02554

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total	$5.58

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JAN

01/06/2025

Se
St
SKAR JOAN K & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

r Instructions

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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01/06/2025

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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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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	$5.58

9 2025

01/06

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St
77 BARTLETT RD
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NANTUCKET, MA 02554

See Revers

9589 0710 5270 1061 3775 72

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01/06/2025

Sen
CONTE CATHERINE E TRUST
Stre
CASSIDY FAMILY TRUST
PO BOX 23
City
NANTUCKET, MA 02554

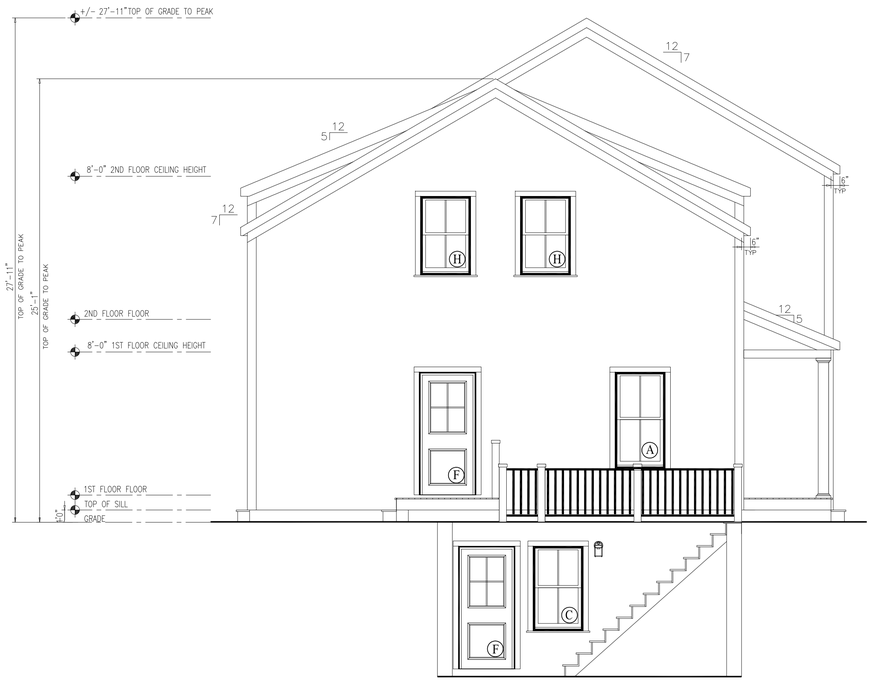
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3775 96

NORTH



SOUTH



NOTES:

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

Lot 3/ 8 Marble Way
(see anr)

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45271
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY:

DATE:

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

FILENAME: 45271 FN

SHEET:
ELEV-

EAST



WEST



NOTES:

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

Lot 3/ 8 Marble Way (see anr)

BUILDER:

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45271
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY:

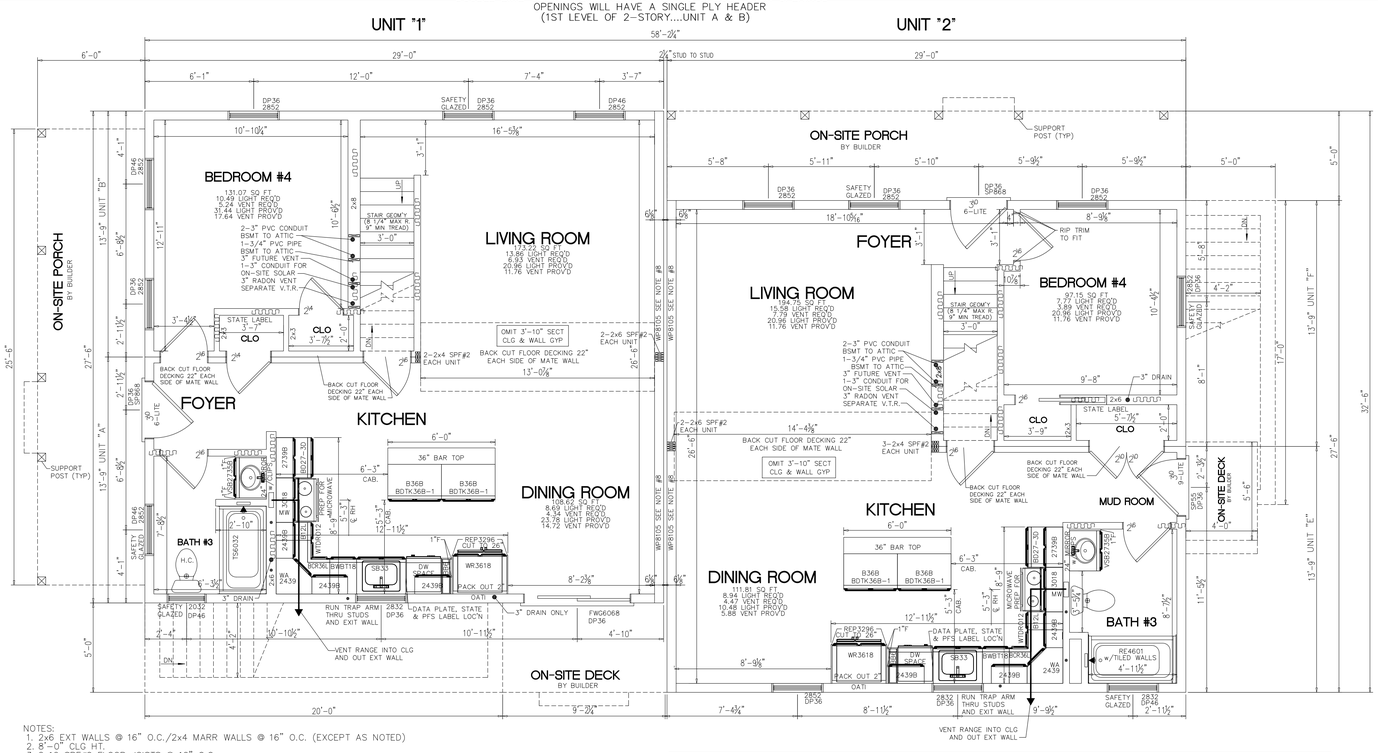
DATE:

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

FILENAME: 45271 FN

SHEET:
ELEV- (2)

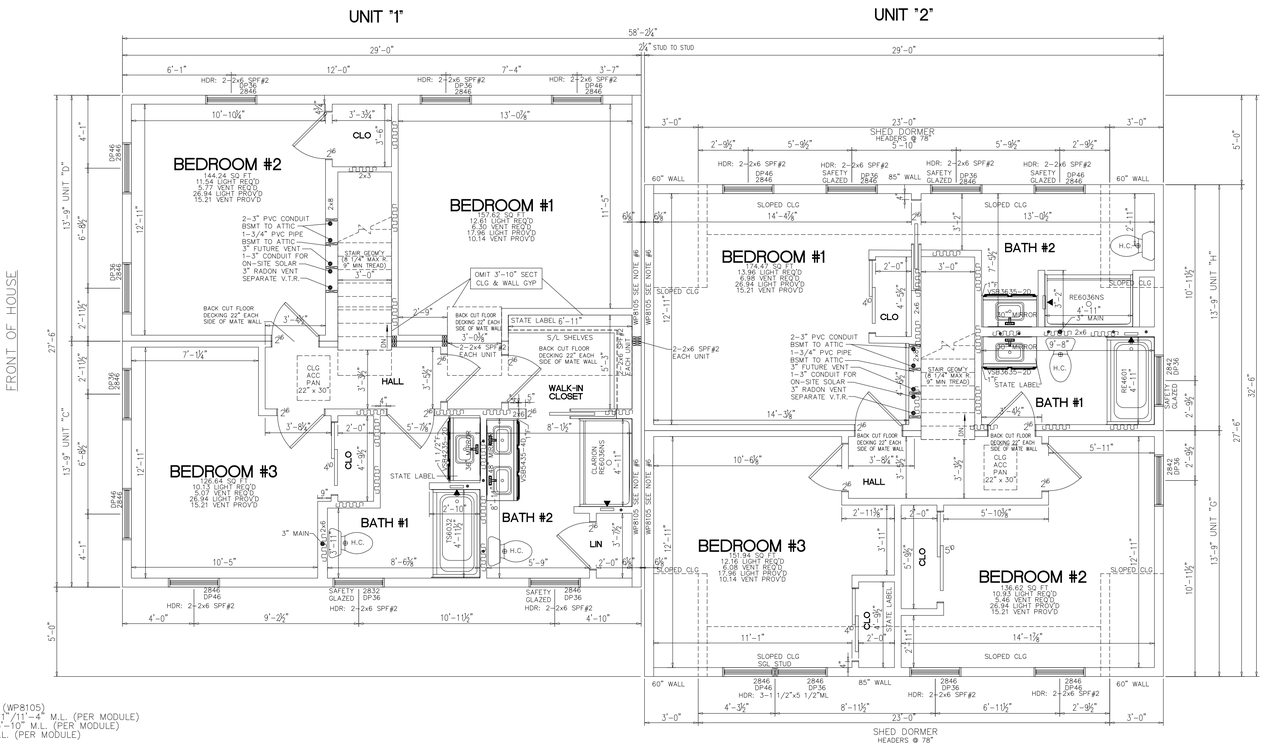
FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "B"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24"O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7"O.C. JOINTS MAY BE LEFT EXPOSED.
   EXTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO STUDS w/ GALV. ROOFING NAILS, 1 3/4" LONG, 0.120" SHANK, 7"O.C. IN FIELD AND TOP AND BOTTOM PLATES, 4'O.C. PERIMETER. (LOAD BEARING) (WP8105)
9. CLG GIRDER OVER LIVING/DINING RM (UNIT 1) RM TO BE: 2-1 1/2"x11 1/4"x13'-10" M.L. (PER MODULE)
10. CLG GIRDER OVER LIVING/DINING RM (UNIT 2) TO BE: 2-1 1/2"x11 1/4"x15'-4" M.L. (PER MODULE)

- R19 INSULATION IN 1ST FLOOR CEILING
- PREP STAIRS, CABINETS, DOORS, BATHS, ETC. ON ALL FLOORS FOR FLOORTE FLOORING
- FACTORY TO INSTALL FLOORTE FLOORING IN UNIT "A","E","C","H"
- MELAMINE SHELVING WITH METAL BAR WHERE APPLICABLE
- BACKCUT ALL MATEWALL OPENINGS

SECOND FLOOR PLAN



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2. 8'-0" CLG HT.
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

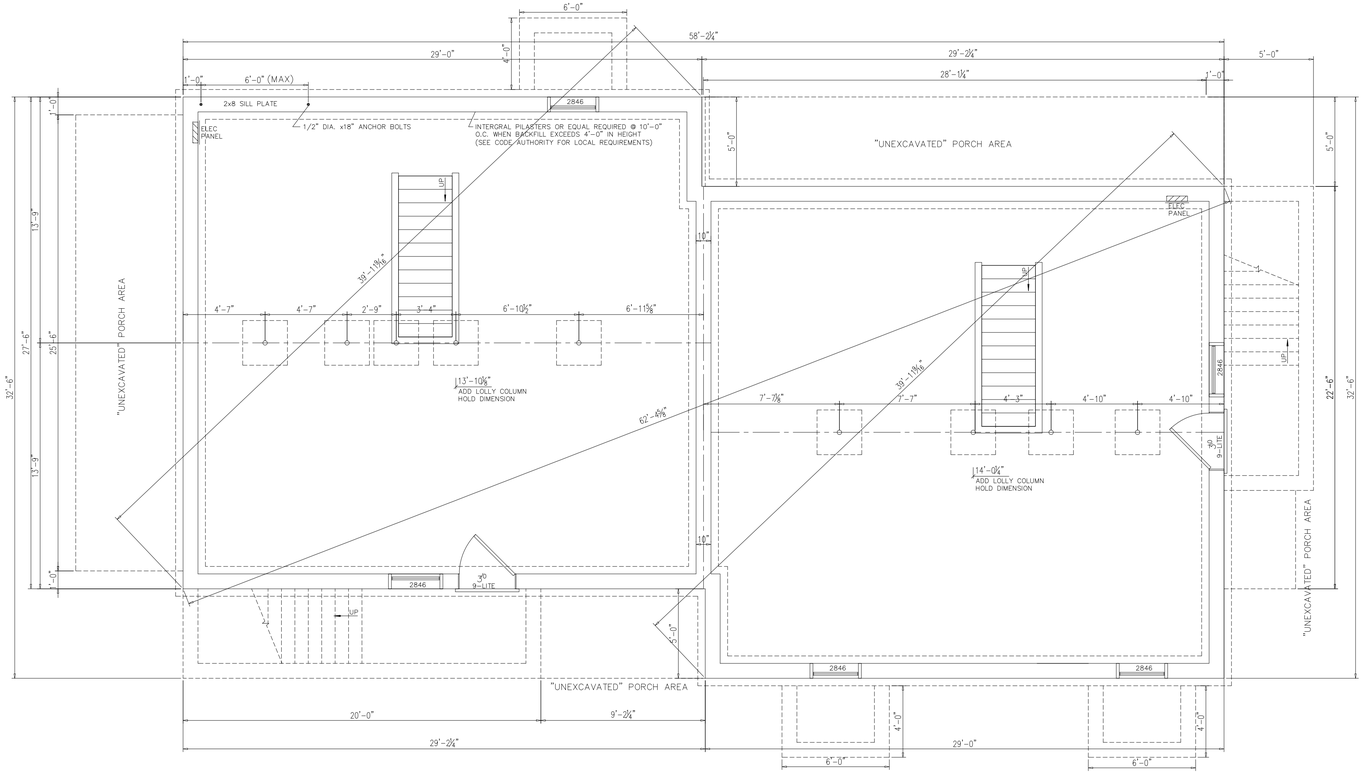
DATE:

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

FILENAME: 45271 FN

SHEET:
PLAN -

FOUNDATION



NOTES:

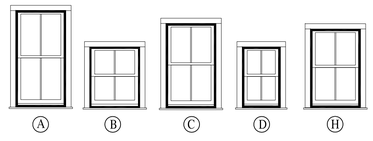
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS 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"

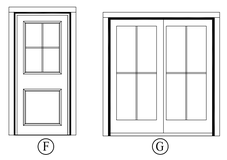
DOOR/WINDOW SCHEDULE

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

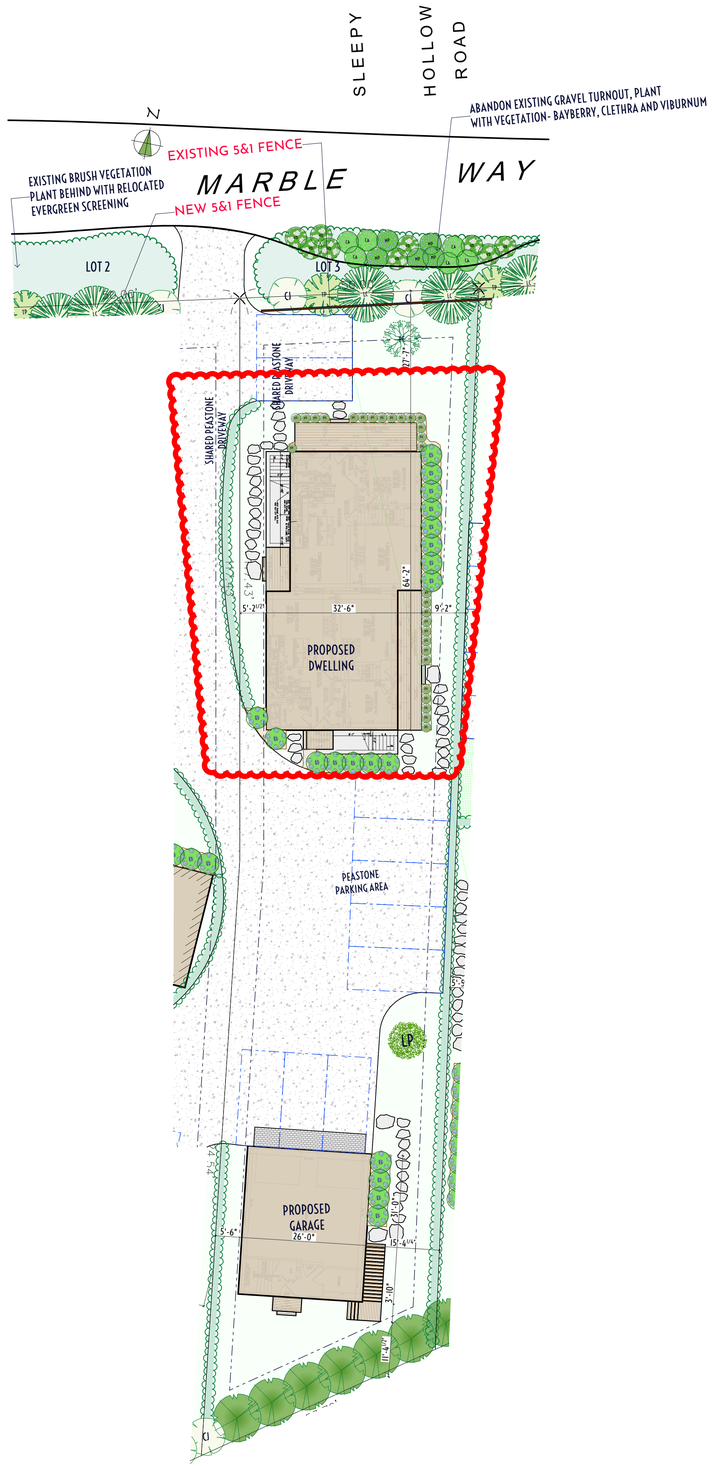
DRAWN BY: DUPLEX

DATE:

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

FILENAME: 45271 FN

SHEET:
FDN-



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 Plan Lot 3

Not for Use without Permission from Atlantic Landscaping Inc.

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.:

HDC-3

Surveyor	Contact
Bracken	LC

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1 SITE PLAN BUILDING FOOTPRINTS AND PLANTING PLAN
SCALE: 1/16" = 1'-0"

2 ELEVATION STREETSCAPE
SCALE: 1/16" = 1'-0"


PENNISETUM HAMELN

ENDLESS SUMMER HYDRANGEA

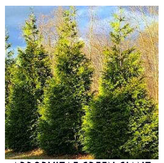
BOXWOOD


KWANZAN CHERRY TREE


CRYPTOMERIA JAPONICA


LONDON PLANETREE


LEYLAND CYPRESS


ARBORVITAE GREEN GIANT


ARBORVITAE EMERALD GREEN

atlantic LANDSCAPING, INC.

MARK	DATE

BUILDING FOOTPRINT PLAN

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.:

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



MH

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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

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

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



8 January 2025

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MACKECHNIE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

MAIN HOUSE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 85' Sq. Footage 1st floor: 2368SF Decks/Patio: Size: 70x22 ☒ 1st floor ☐ 2nd floor
Width: 42' Sq. footage 2nd floor: 1838SF 4206 TOTAL Size: 16x11 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 12" South " East " West "
Height of ridge above final finish grade: North 29'-10" ± South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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

☐ Other _____

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

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

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

Hardscape materials: Driveways SHELLS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 1/8/25 Signature of owner of record _____ ATE SANDWICH LLC Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Ate Sandwich LLC

MAILING ADDRESS..... 2 Broad St Nantucket, MA 02554

PROPERTY LOCATION..... 8 Sandwich Road

ASSESSORS MAP/PARCEL..... 54/230

SUBMITTED BY:..... doug@markcutone.com

SEE ATTACHED PAGES

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

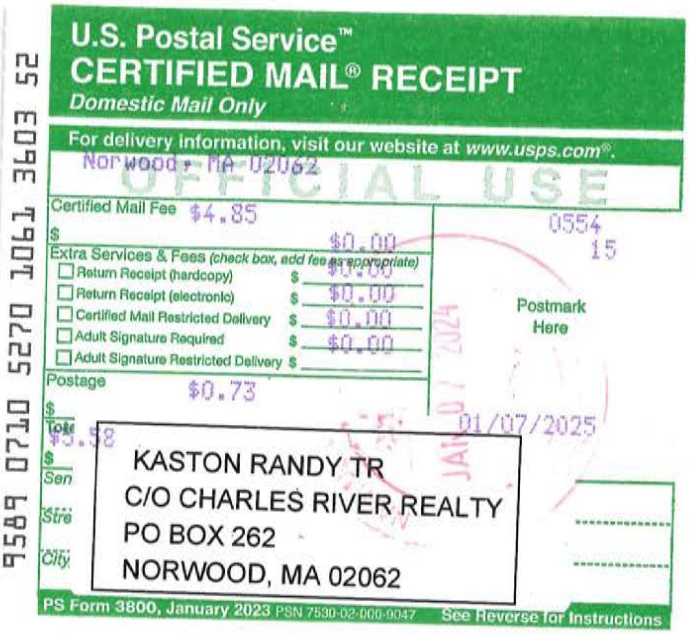
December 9, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
54	186		BRUST JUDITH A		500 BELAVIDA RD	MONTEREY	CA	93940	11 CHATHAM RD
54	196		KASTON RANDY TR	C/O CHARLES RIVER REALTY	PO BOX 262	NORWOOD	MA	02062	11 MONOMOY RD
54	229		RYDER DIANE M & KATHLEEN GUSTAFSON TRST		10 CHATHAM RD	NANTUCKET	MA	02554	10 CHATHAM RD
54	230		RYDER KEVIN M		PO BOX 431	NANTUCKET	MA	O2554	8 CHATHAM RD
54	233		NANTUCKET BEY LLC		75 OLD STAGECOACH RD	RIDGEFIELD	CT	06877	6 SANDWICH RD
Count:	**5**								


9589 0710 5270 1061 3603 52
U.S. Postal Service™
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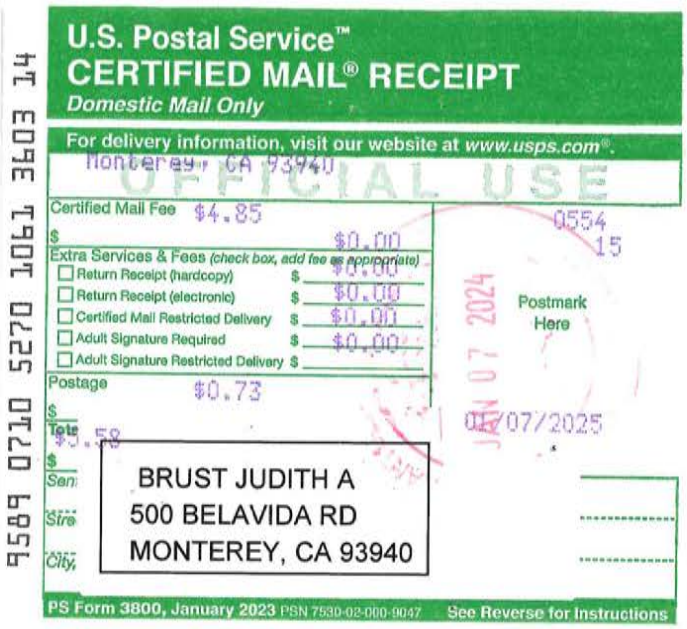
For delivery information, visit our website at www.usps.com®.
Norwood, MA 02062
OFFICIAL USE
Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0554
15
Postmark Here
JAN 07 2024
01/07/2025
KASTON RANDY TR
C/O CHARLES RIVER REALTY
PO BOX 262
NORWOOD, MA 02062
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Monterey, CA 93940
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$5.58
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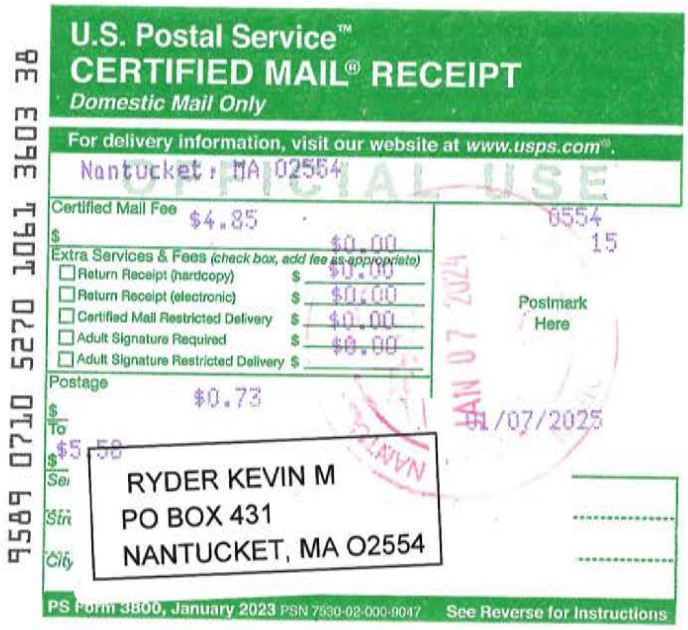
15
Postmark Here
JAN 07 2024
01/07/2025
BRUST JUDITH A
500 BELAVIDA RD
MONTEREY, CA 93940
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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15
Postmark Here
JAN 07 2024
01/07/2025
RYDER KEVIN M
PO BOX 431
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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10 CHATHAM RD
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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:

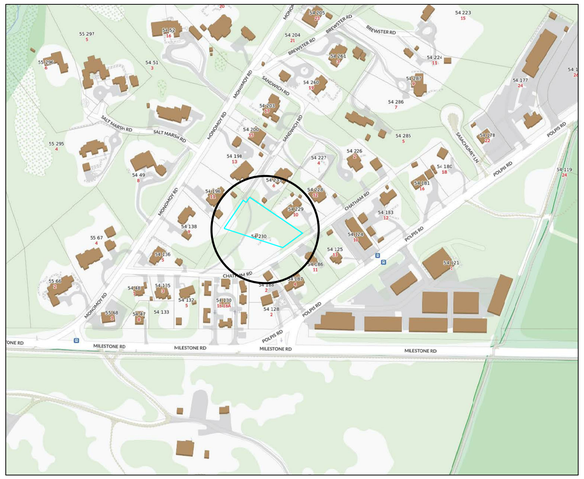
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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

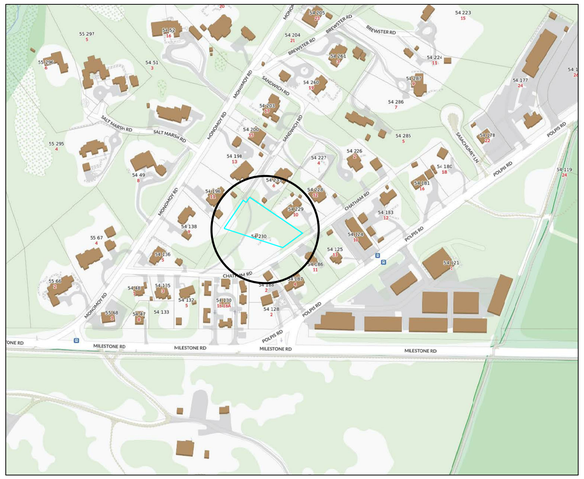
ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

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

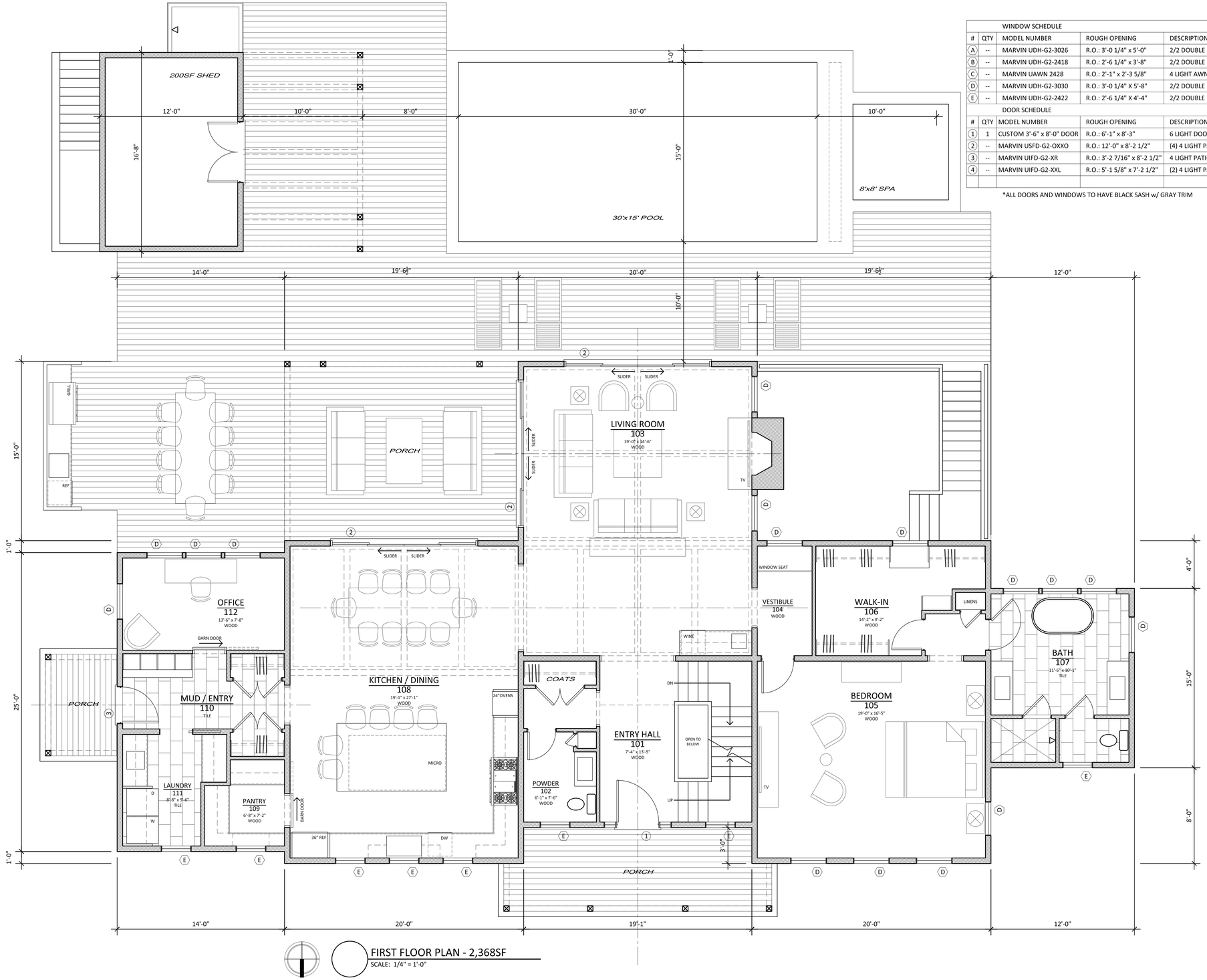
CONTEXT

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"

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

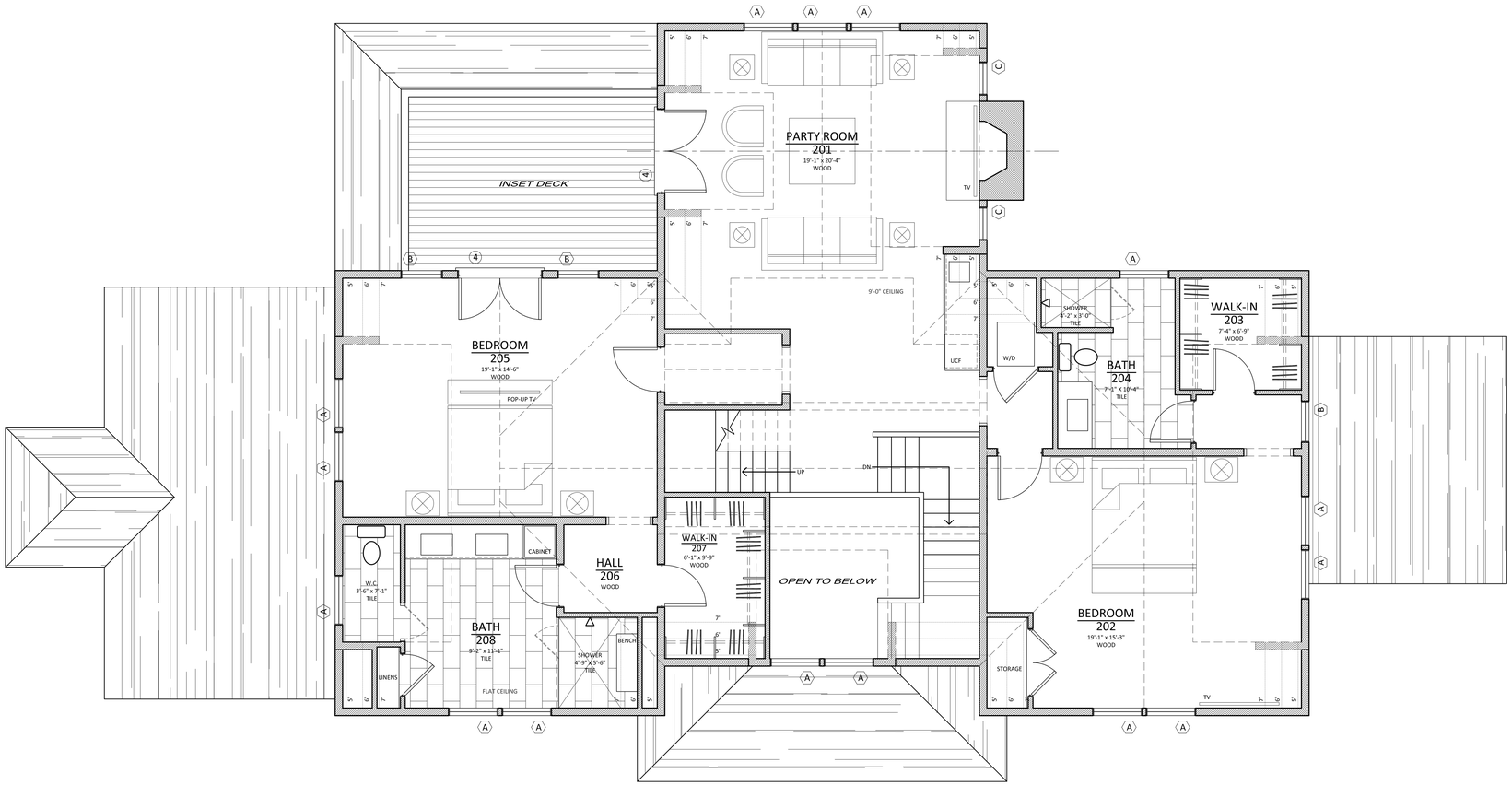
MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

FIRST FLOOR PLAN

A1.1

7 JANUARY 2025



SECOND FLOOR PLAN - 1,838SF
SCALE: 1/4" = 1'-0"

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

SECOND FLOOR PLAN

A1.2

7 JANUARY 2025



NORTH ELEVATION

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



WEST ELEVATION

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

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ARCHITECTURE +

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NANTUCKET, MA 02554
508.228.2728
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MAIN HOUSE HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

NORTH & WEST ELEVATIONS

A2.1

7 JANUARY 2025



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



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

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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.

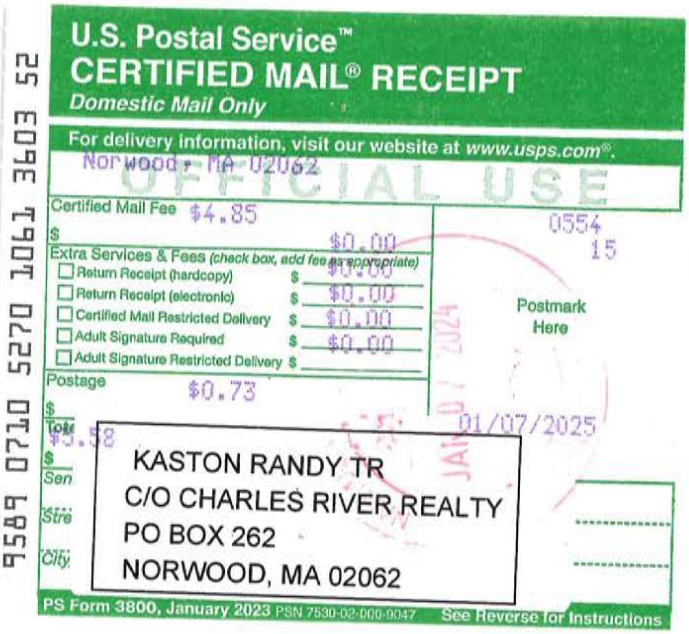
December 9, 2024

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**								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U.S. Postal Service™
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Norwood, MA 02062
OFFICIAL USE
Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
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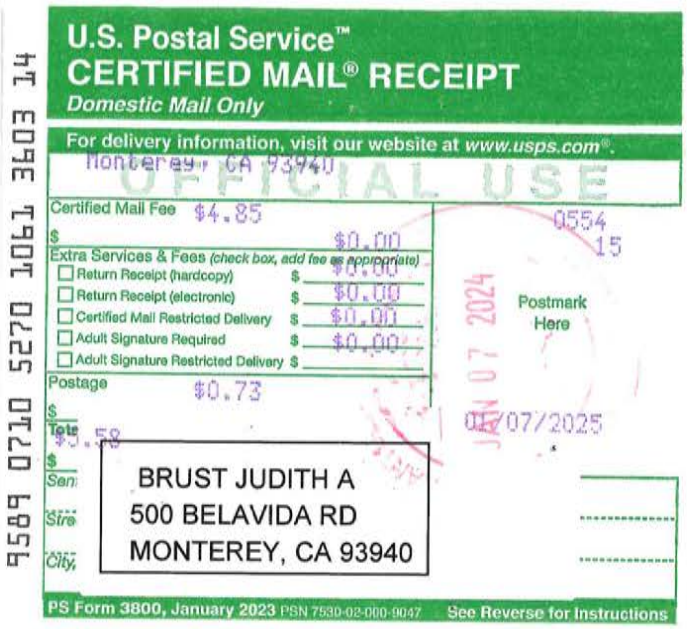
$5.58
0554
15
Postmark Here
JAN 07 2024
01/07/2025
KASTON RANDY TR
C/O CHARLES RIVER REALTY
PO BOX 262
NORWOOD, MA 02062
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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$0.00
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$5.58
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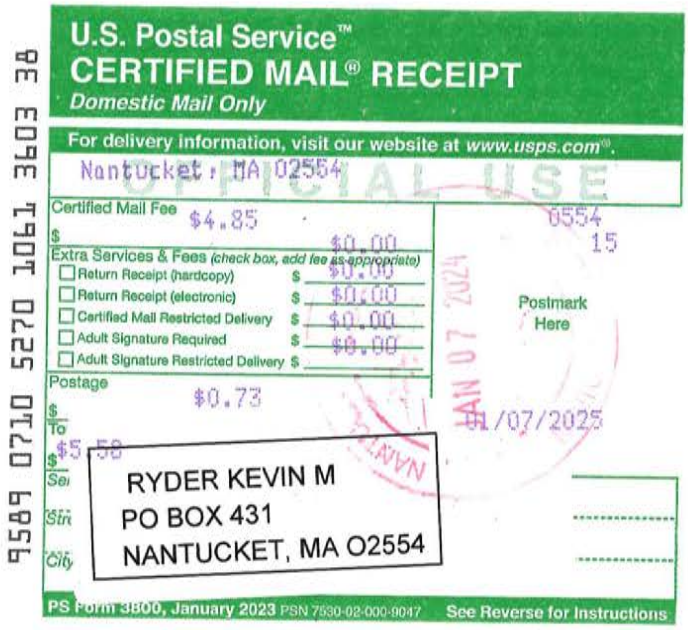
Postmark Here
JAN 07 2024
01/07/2025
BRUST JUDITH A
500 BELAVIDA RD
MONTEREY, CA 93940
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Nantucket, MA 02554
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Postmark Here
JAN 07 2024
01/07/2025
RYDER KEVIN M
PO BOX 431
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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GUSTAFSON TRST
10 CHATHAM RD
NANTUCKET, MA 02554
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Certified Mail Fee $4.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $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:

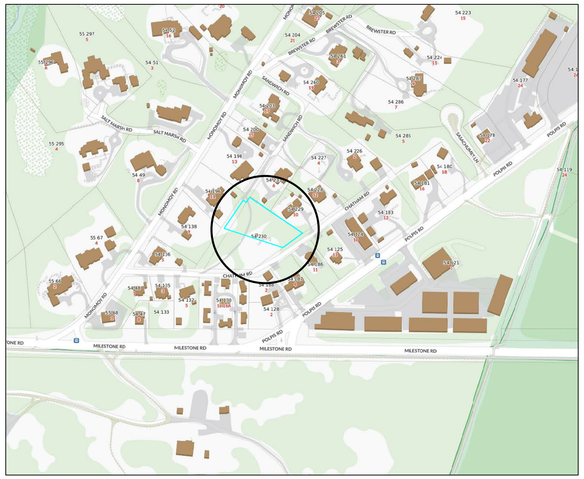
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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.

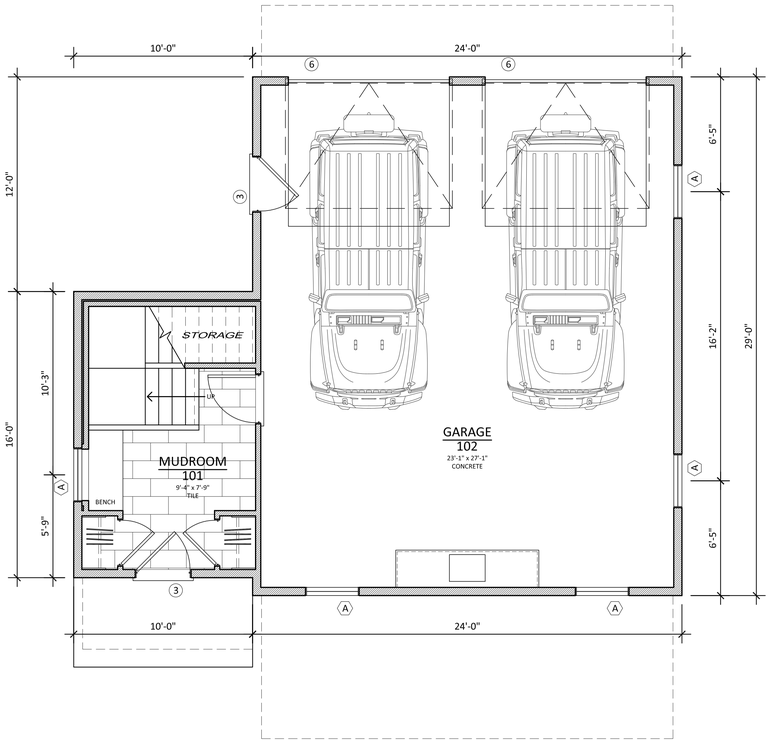
ATE SANDWICH LLC - 8 SANDWICH ROAD


MILESTONE RD
POLPIS RD
OAK HILL RD
HOOKSWOOD RD
SALT MARSH RD
SALT MARSH LN
SALT MARSH RD
BREWSTER RD
BREWSTER RD
BREWSTER RD
SANDWICH RD
SANDWICH RD
SANDWICH

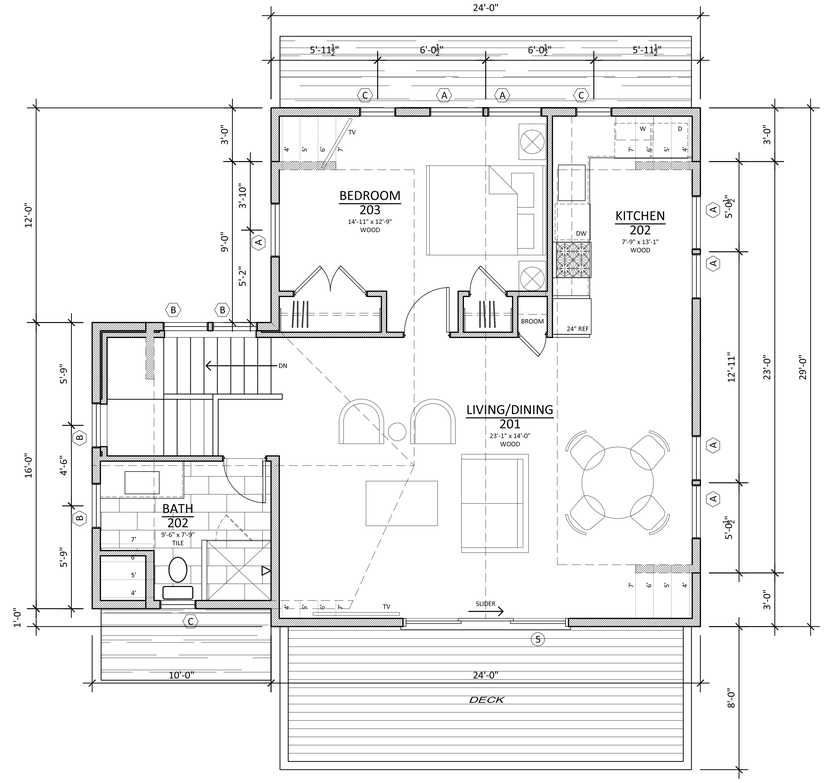
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	MARVIN UDH-G2-3026	R.O.: 3'-0 1/4" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	--	MARVIN UDH-G2-2418	R.O.: 2'-6 1/4" x 3'-8"	2/2 DOUBLE HUNG WINDOW
C	--	MARVIN UAWN 2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
3	--	MARVIN UIFD-G2-XL	R.O.: 3'-2 7/16" x 7'-2 1/2"	4 LIGHT PATIO DOOR
5	--	MARVIN USFD-G2-OXO-RH	R.O.: 5'-1 5/8" x 7'-2 1/2"	(2) 4 LIGHT PATIO DOORS
6	--	CUSTOM GARAGE DOORS	R.O.: 9'-6" x 8'-6"	w/ (2) 8 LIGHT SASH

*ALL DOORS AND WINDOWS TO HAVE BLACK SASH w/ GRAY TRIM



FIRST FLOOR PLAN - 856SF
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - 856SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

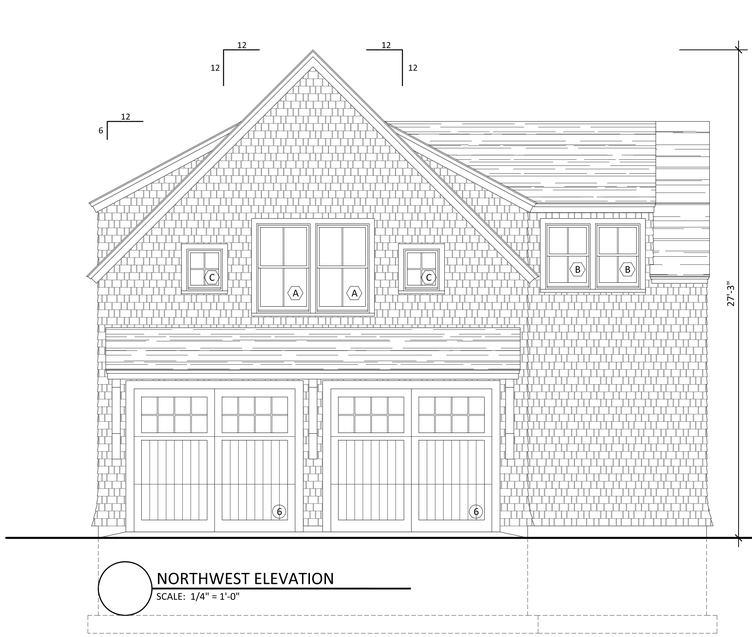
GARAGE APARTMENT - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

FLOOR PLANS

A1.1

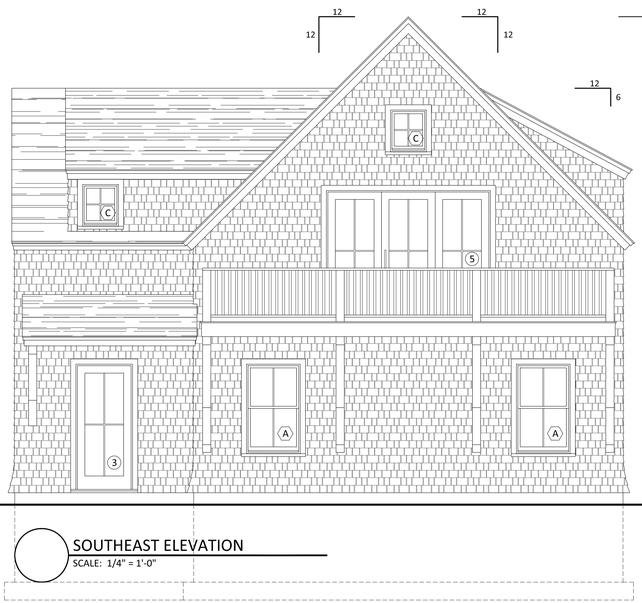
7 JANUARY 2025



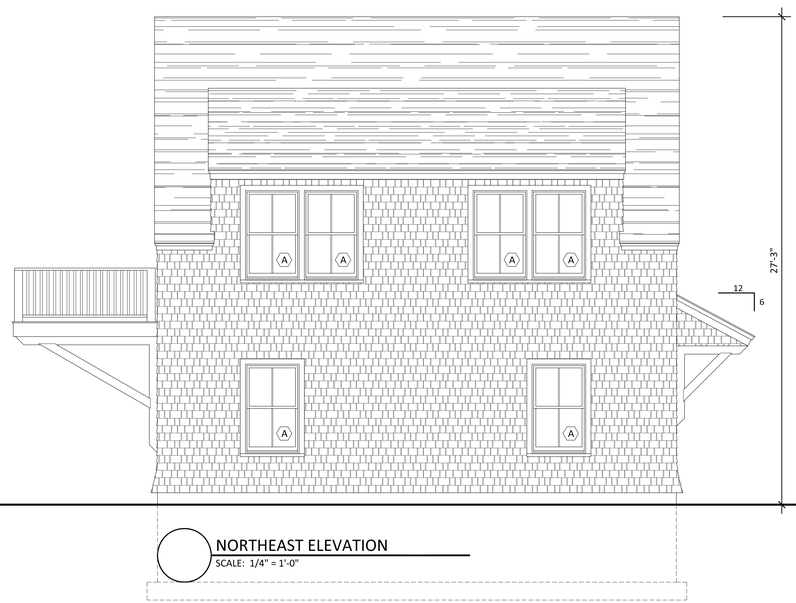
NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

GARAGE APARTMENT - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

ELEVATIONS

A2.1

7 JANUARY 2025

Shed

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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

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

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



8 January 2025

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUSTOM.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

SHED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-8" Sq. Footage 1st floor: 200SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ± 12" South _____" East _____" West _____"
Height of ridge above final finish grade: North 16'-3" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 2" COPPER

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

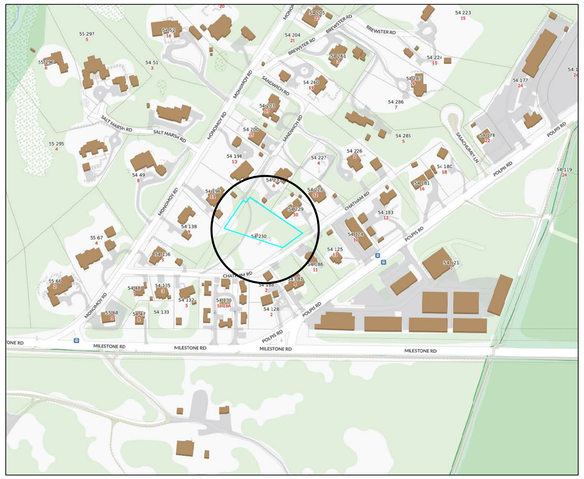
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck — Foundation — Fence — Shutters —

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

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

Date 1/8/25 Signature of owner of record [signature] ATE SANDWICH LLC Signed under penalties of perjury

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

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

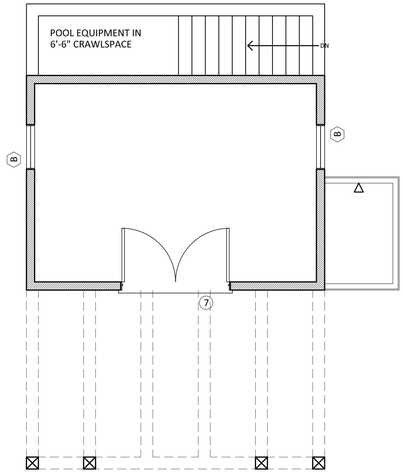
SHED - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

COVER SHEET

C1.1

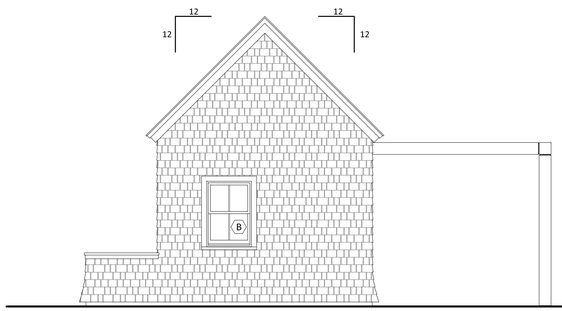
7 JANUARY 2025



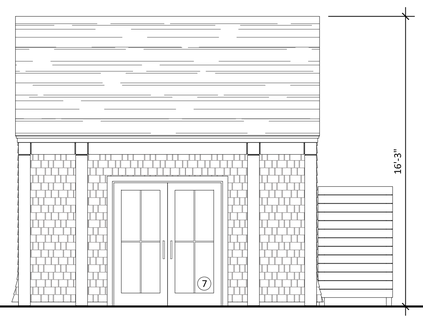
SHED PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
B	--	MARVIN UDH-G2-2418	R.O.: 2'-6 1/4" x 3'-8"	2/2 DOUBLE HUNG WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
7	--	MARVIN UIFD-G2-XXR	R.O.: 6'-1 5/8" x 7'-2 1/2"	(2) 4 LIGHT PATIO DOORS

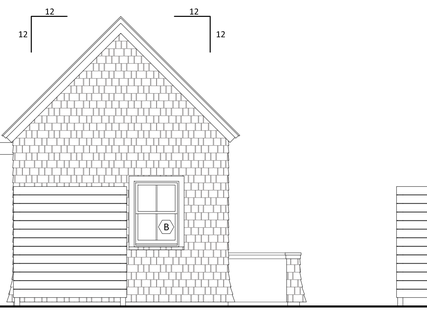
*ALL DOORS AND WINDOWS TO HAVE BLACK SASH w/ GRAY TRIM



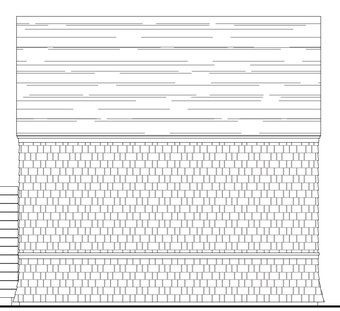
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

SHED - HDC

ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

PLAN &
ELEVATIONS

A1.1

7 JANUARY 2025

Pool

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

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

REQUIRED WITH ALL APPLICATIONS:

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

√ 2. **Property Owner's 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
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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

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

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



8 January 2025

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

POOL

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 30x15 Sq. Footage 1st floor: 450 SF Decks/Patio: Size: 21x17 ☒ 1st floor ☐ 2nd floor

Width: 8x8 SPA Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±12" South n East n West n

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

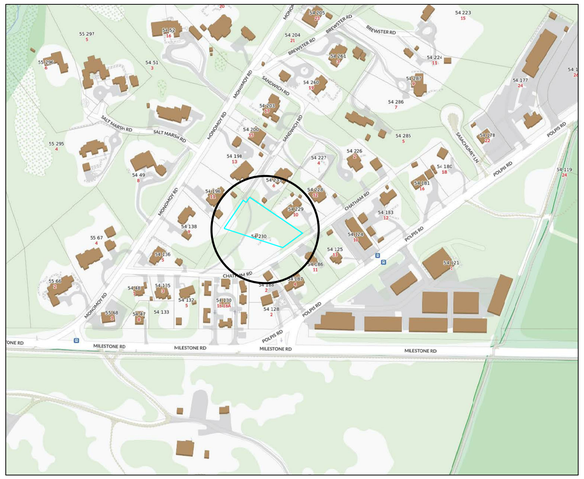
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 8/23 Signature of owner of record ATE SANDWICH LLC Signed under penalties of perjury

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +

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 —

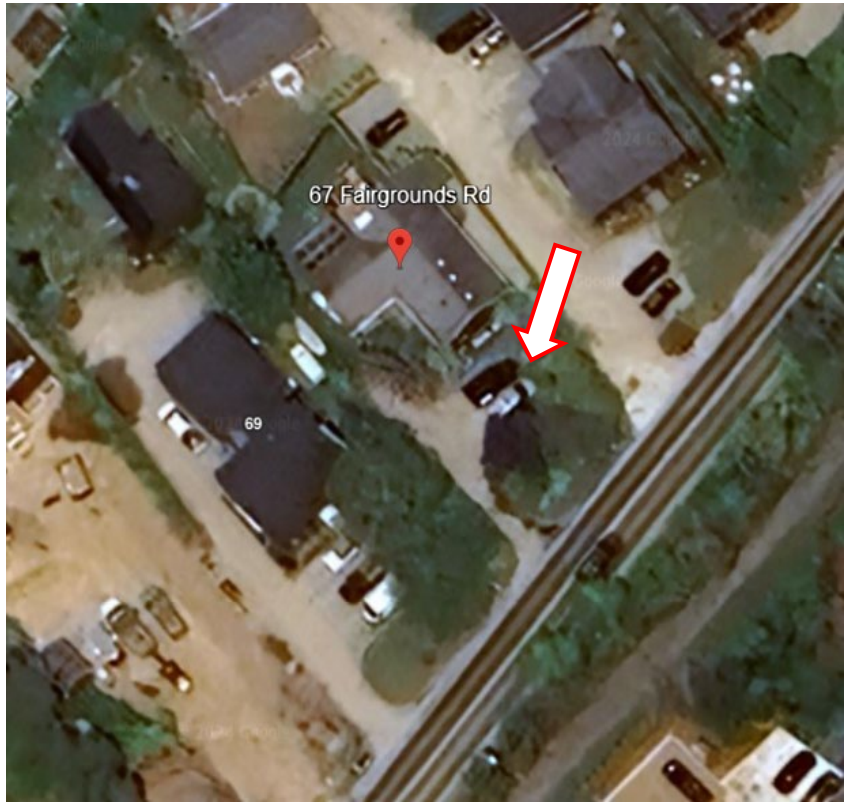
* Attach manufacturer's color samples if color is not from HDC approval list.

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



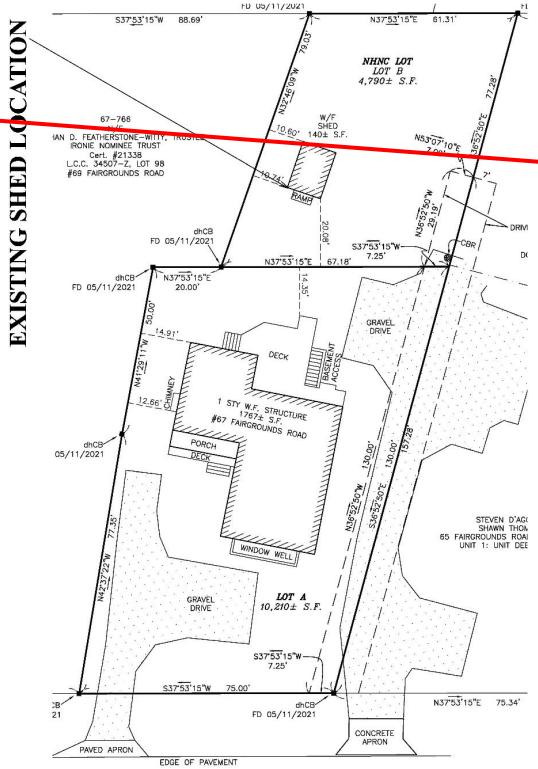


Original shed was to move from rear to front of house but was later moved off

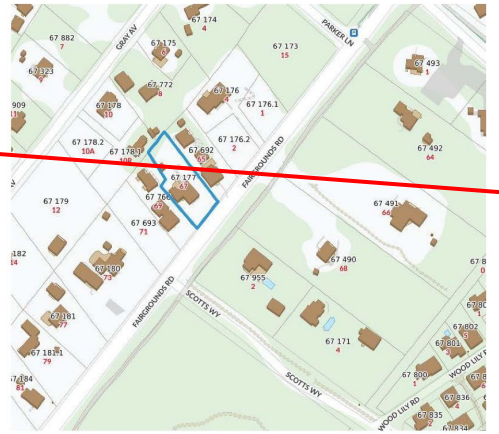
After that a Proposed shed was approved in 2007



EXISTING SHED LOCATION







MAP 67 PARCEL 177

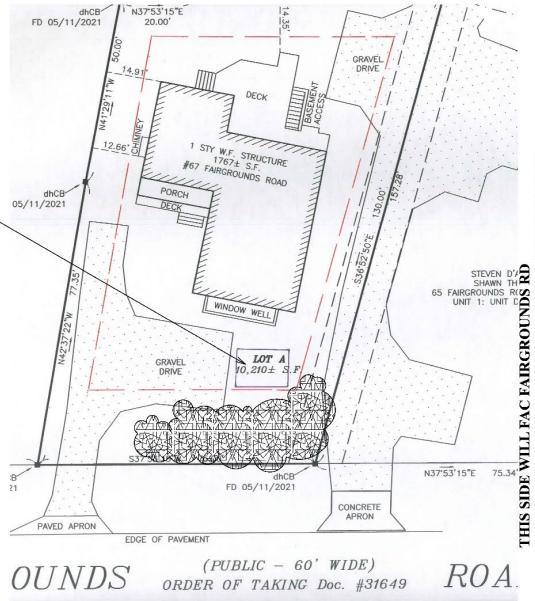


DOORS WILL FACE EASEMENT (NE)





PROPOSED SHED LOCATION

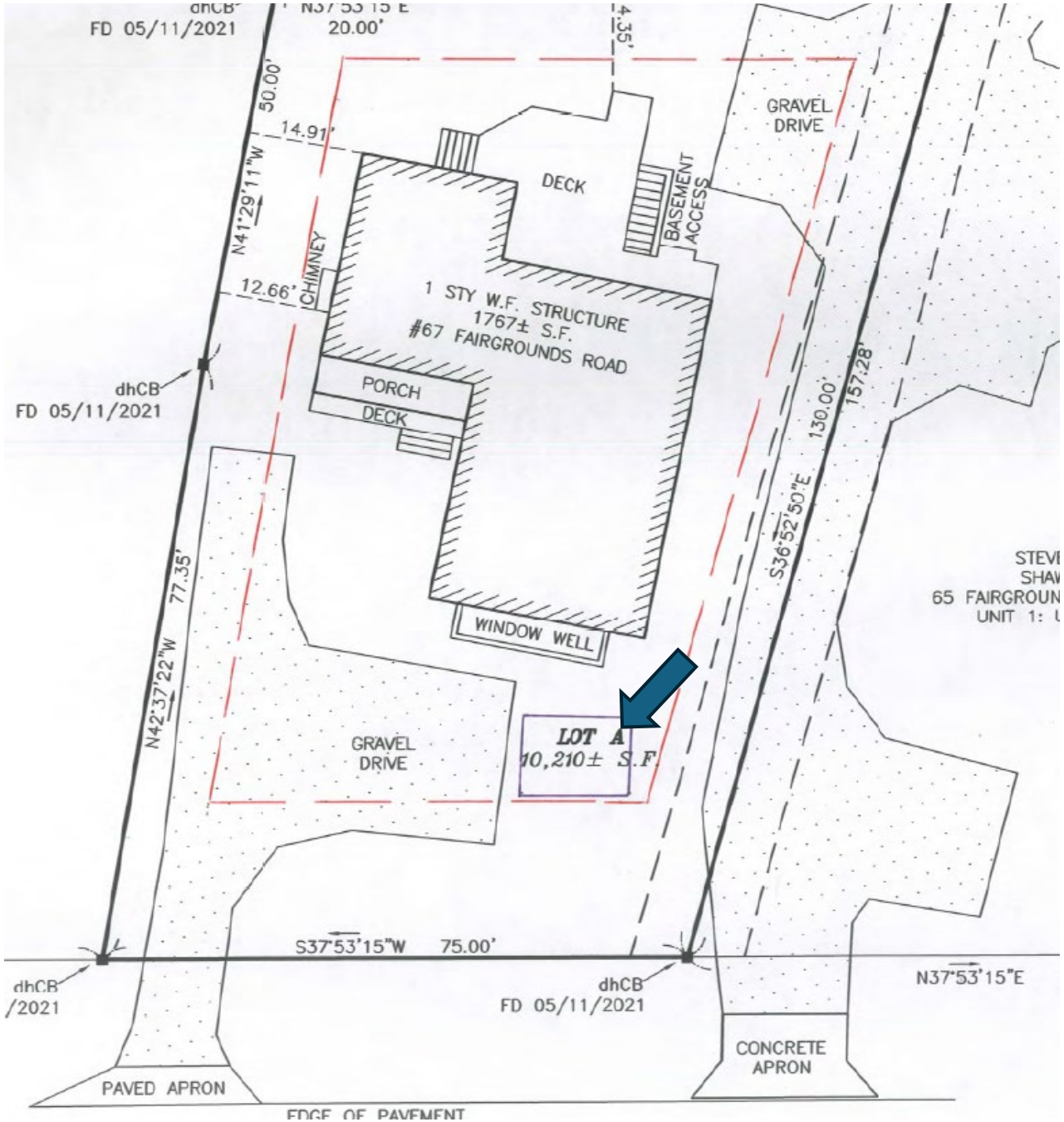


THIS SIDE WILL FAC FAIRGROUNDS RD AND WILL BE TUCKED IN THE EXISTING VEGETATION

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.

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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.

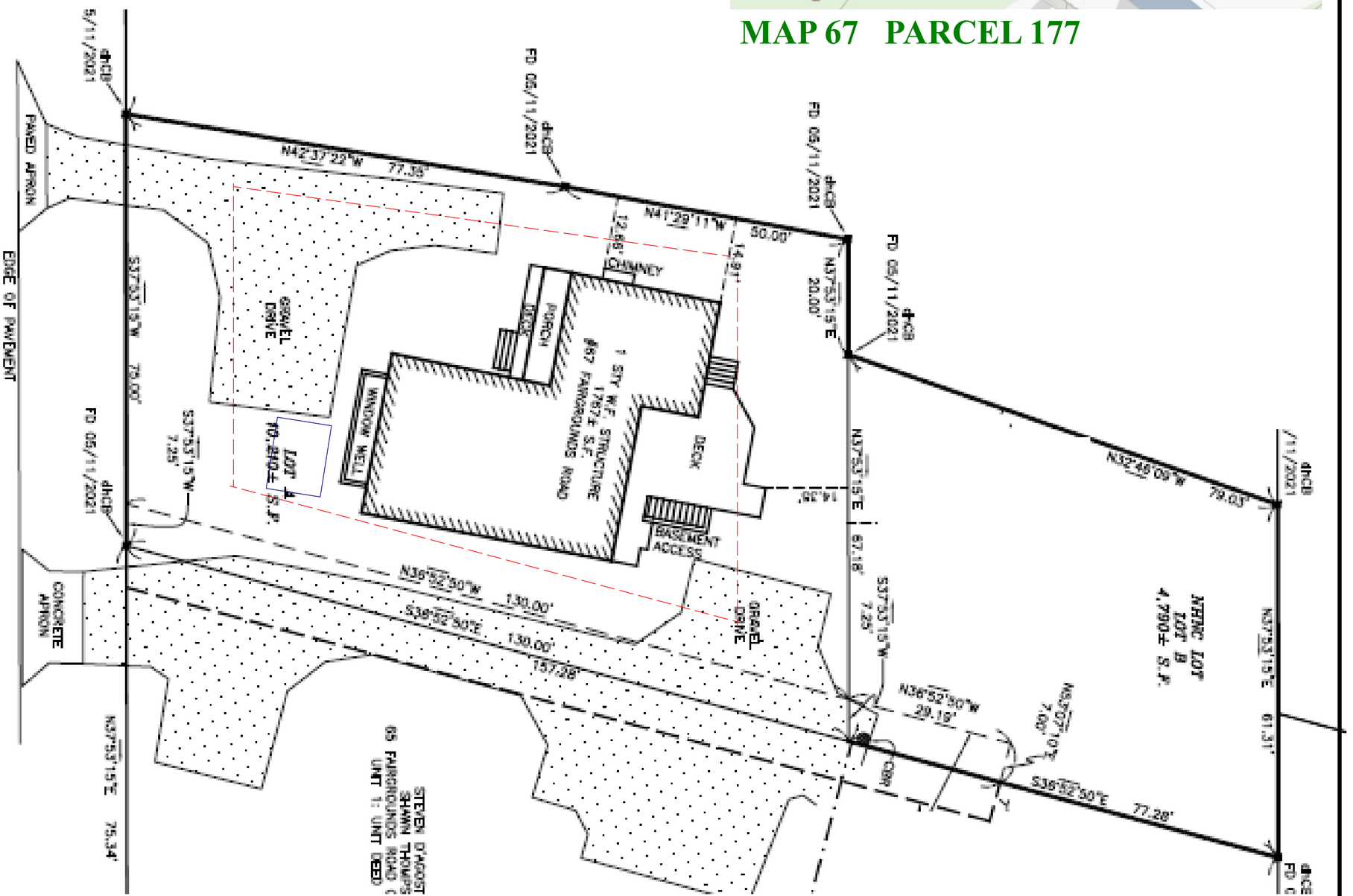
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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





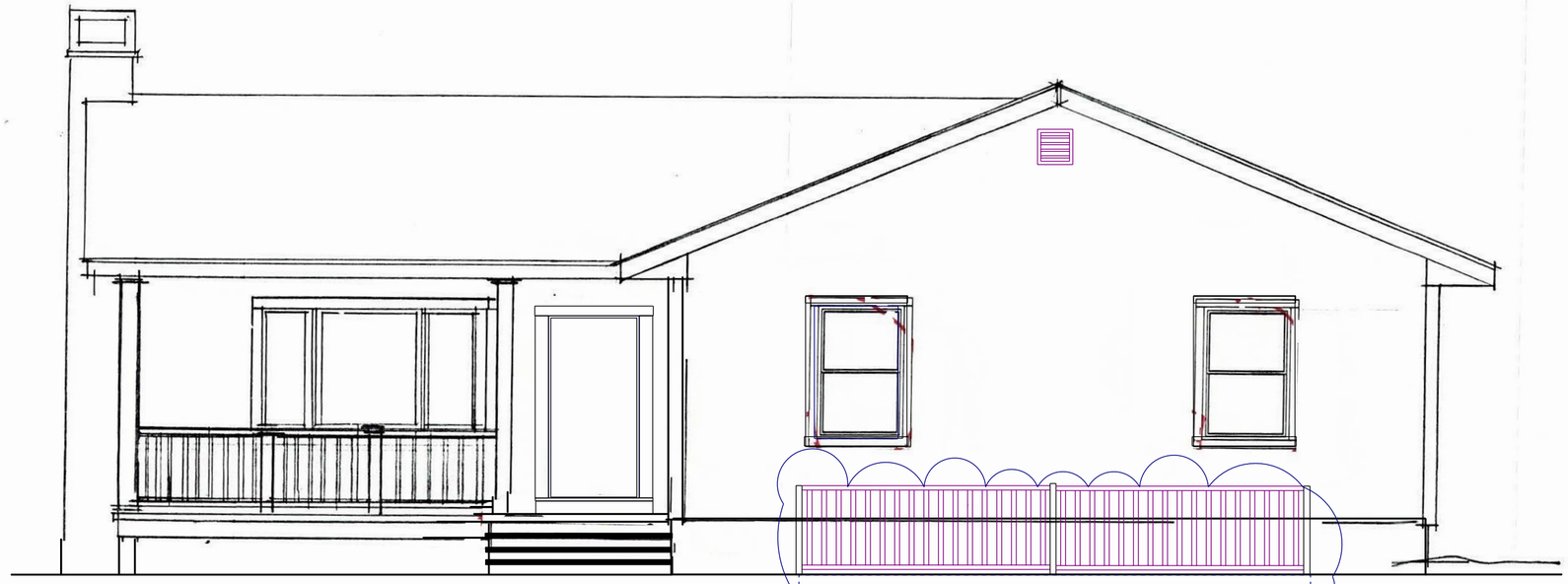
MAP 67 PARCEL 177



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



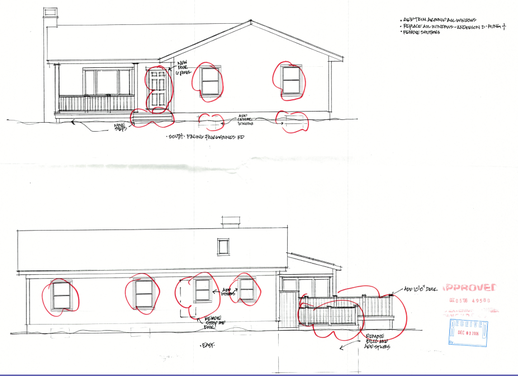
FRONT- SOUTH (FACING ROAD)

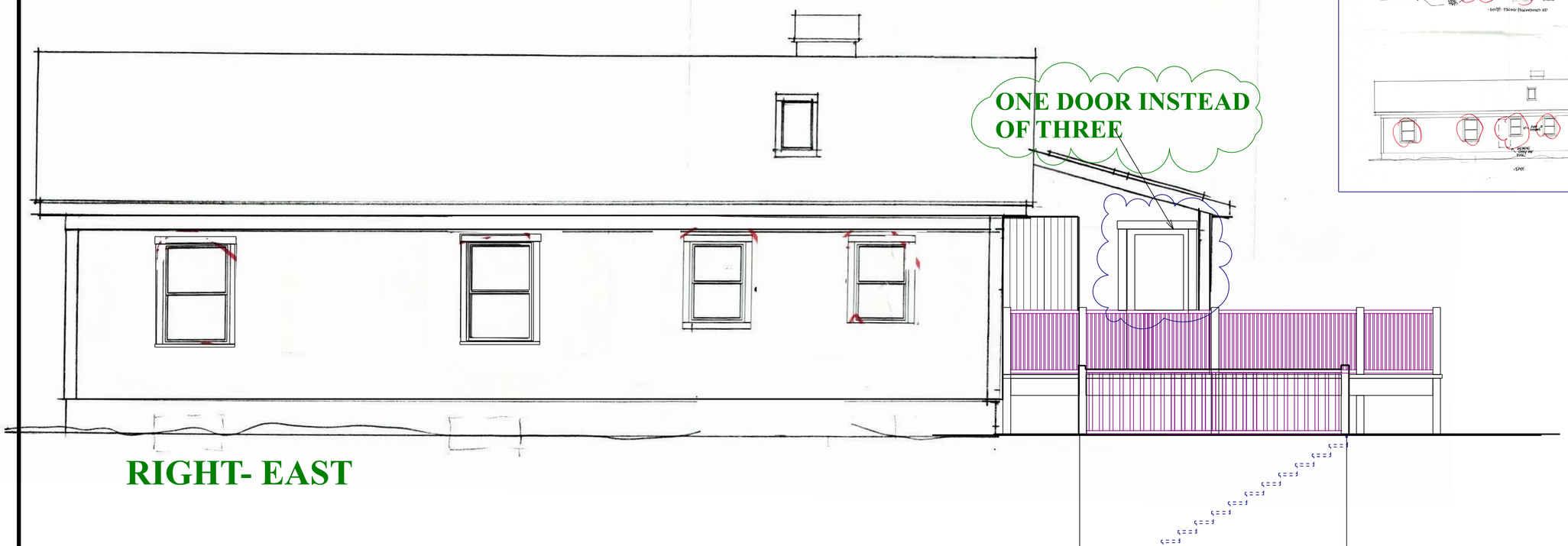
LARGER WINDOWS
BELOW GRADE AND RAILING
FOR SAFETY AROUND WELL





2006 APPROVAL





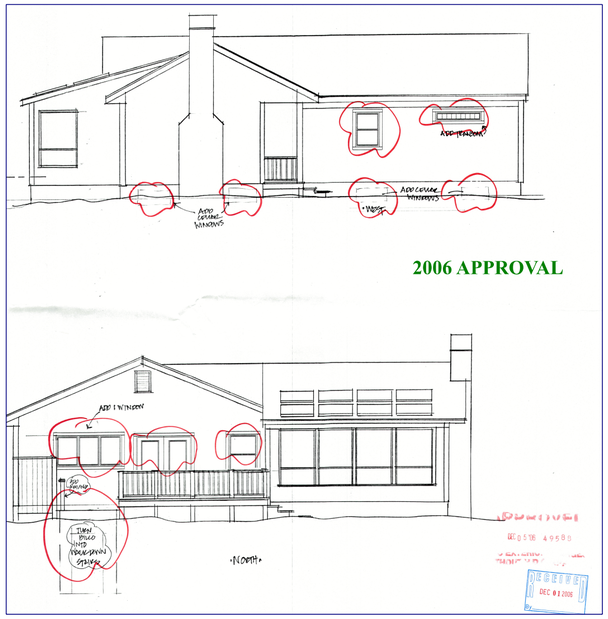
ONE DOOR INSTEAD
OF THREE

RIGHT- EAST

LACOURSIERE- 67 FAIRGROUNDS RD
REV TO COA 49588 (2006)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-3-25

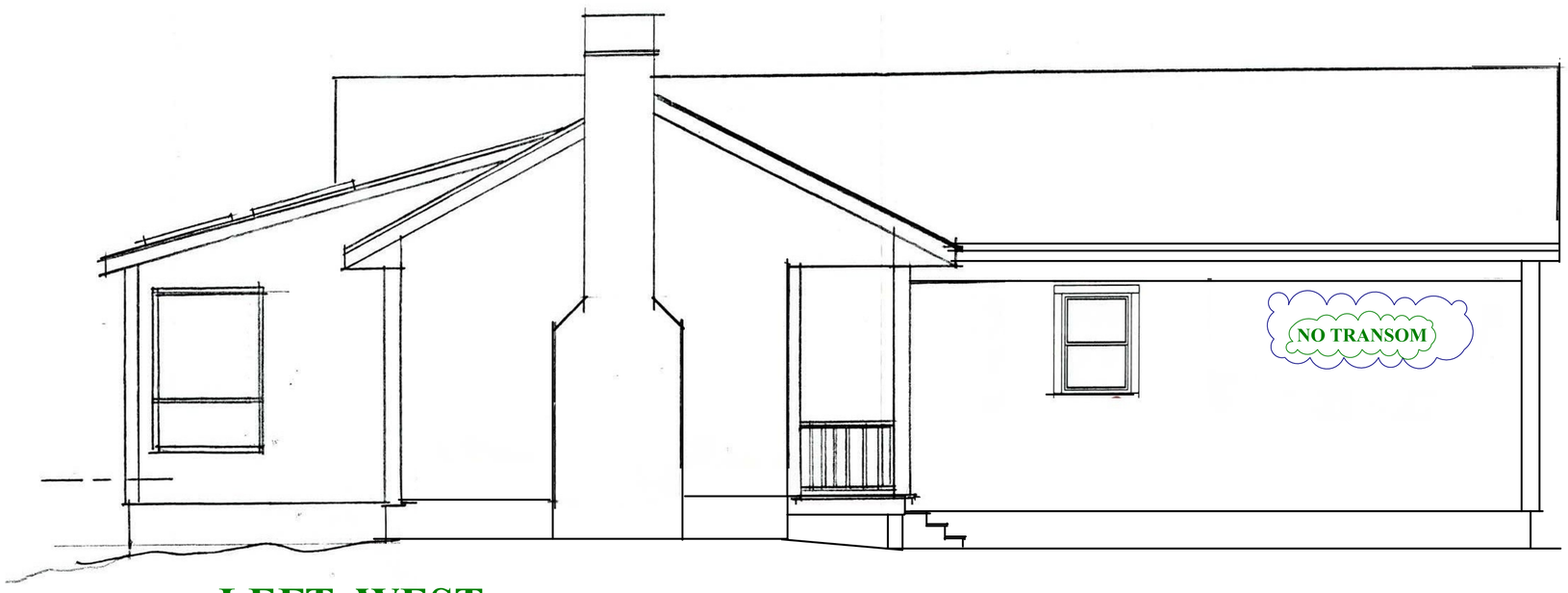
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



2006 APPROVAL







LEFT- WEST

REAR- NORTH

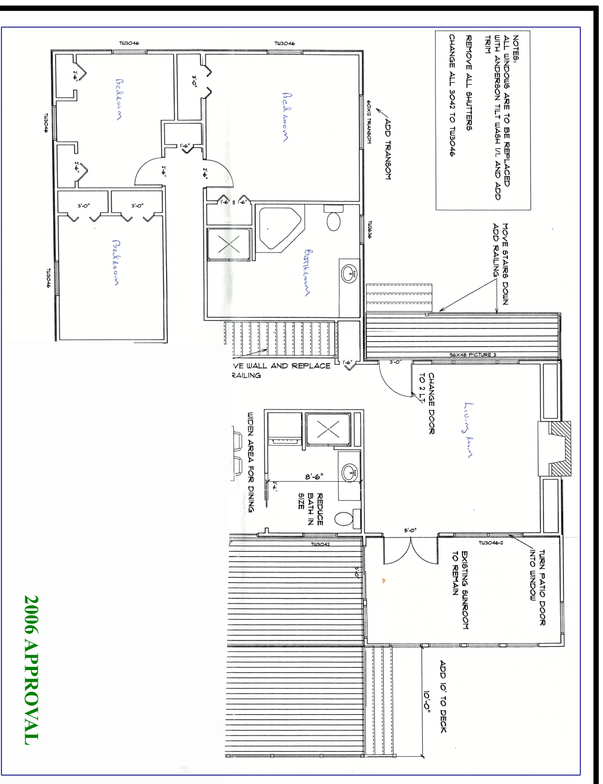
SCALE: 1/4"=1'

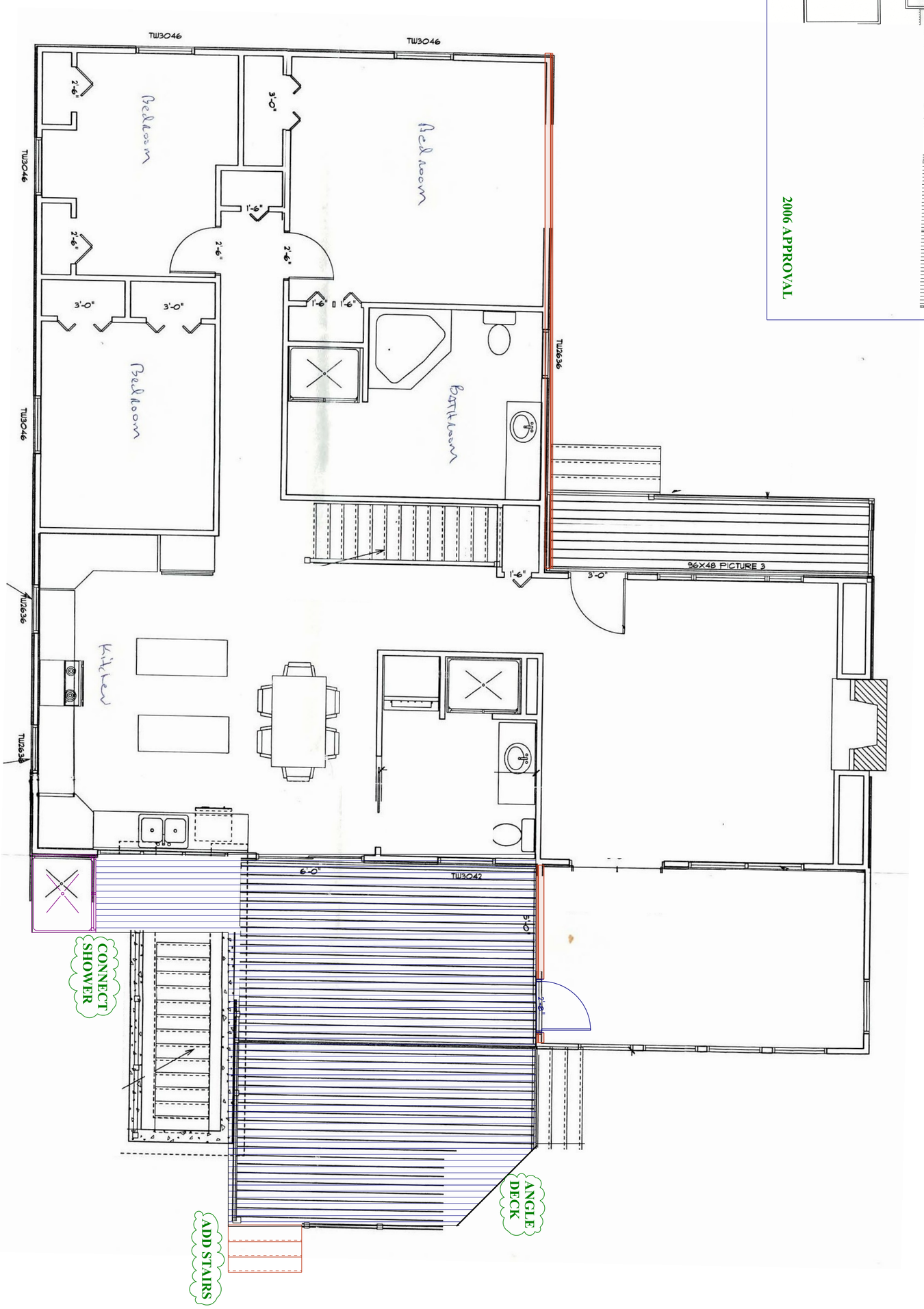
DRAWN BY: VO

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.

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

The certificate is valid for three years from 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



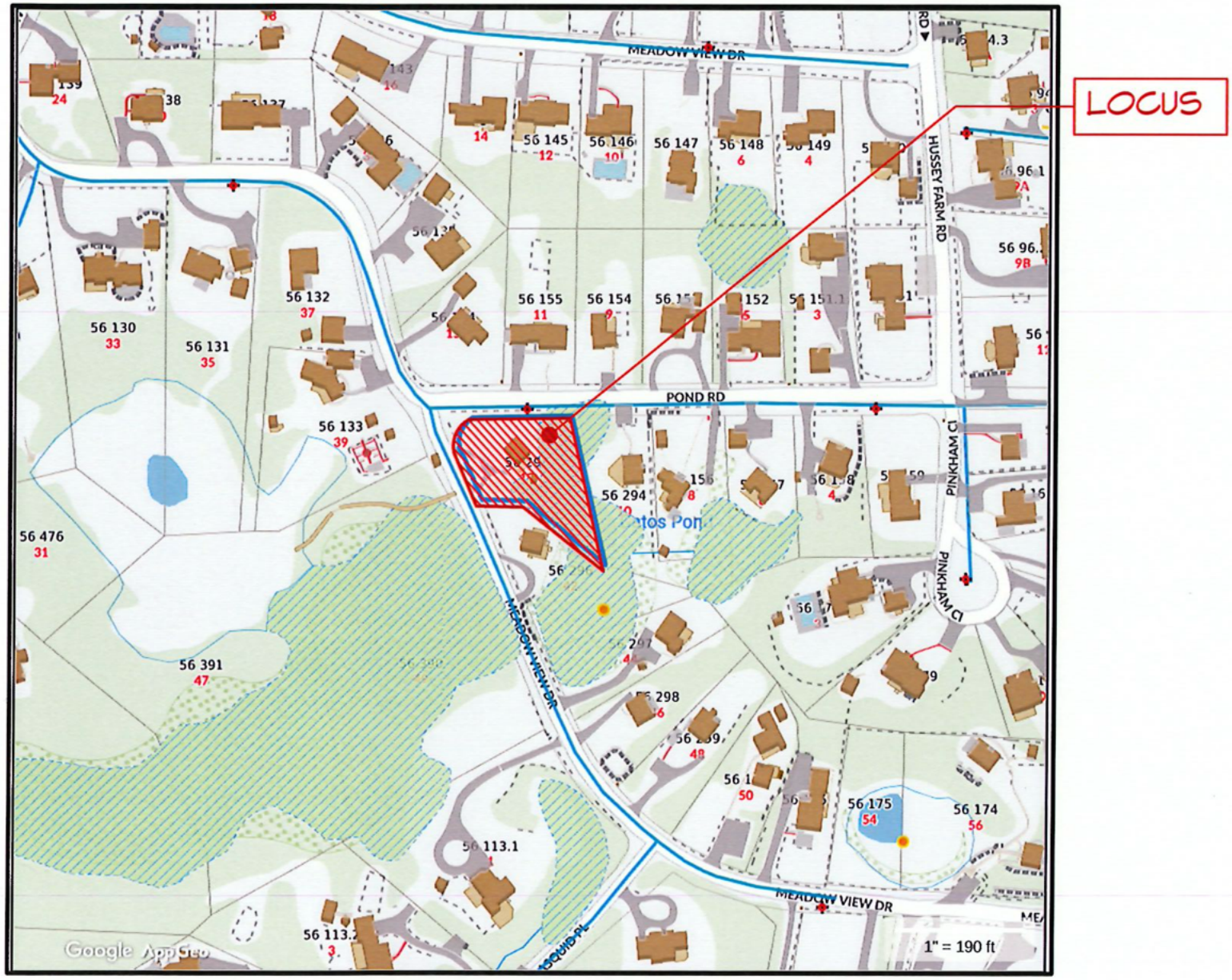


18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

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
	/ /	

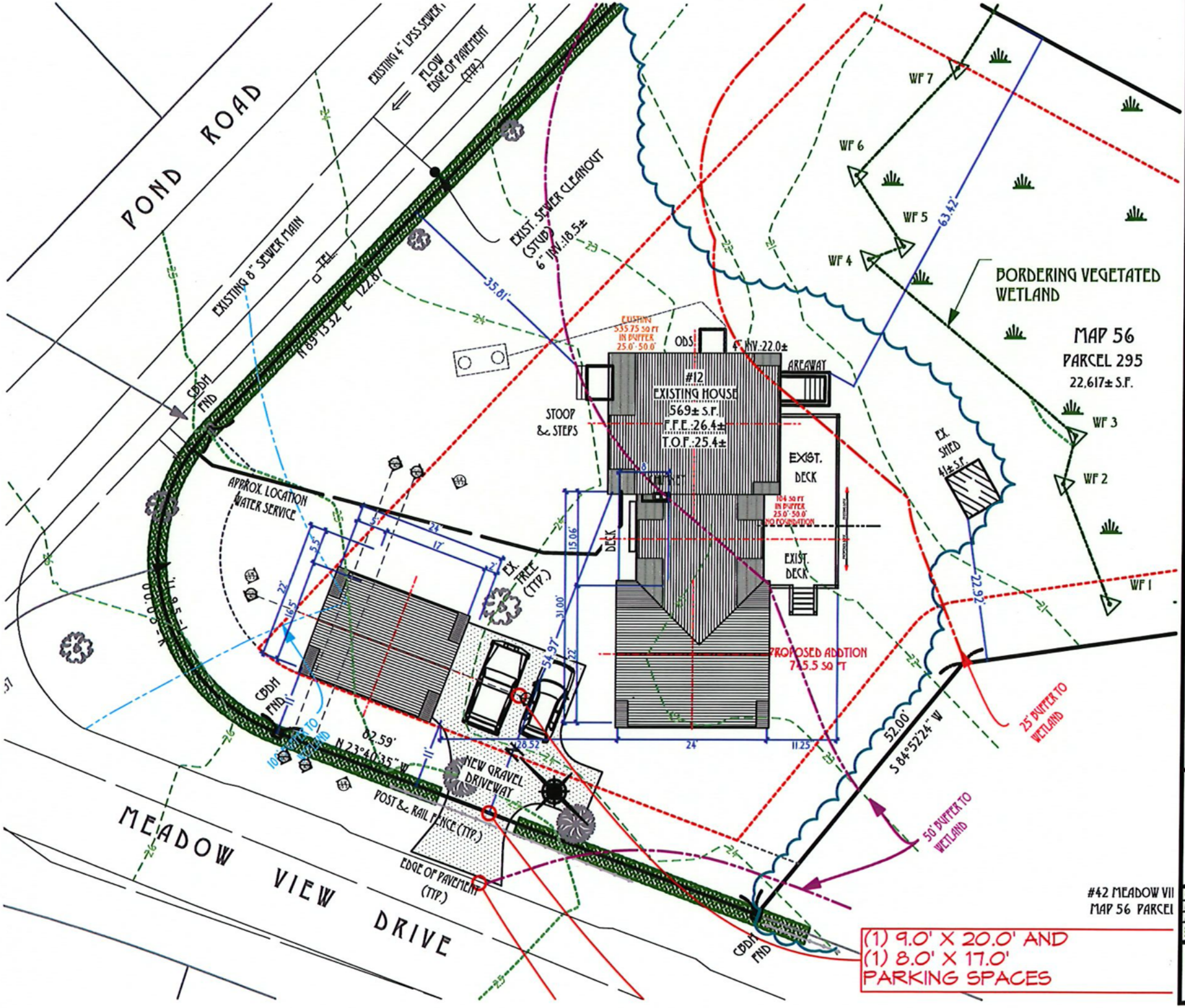
12 POND ROAD LOCUS MAP LOCUS MAP

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
	/ /	

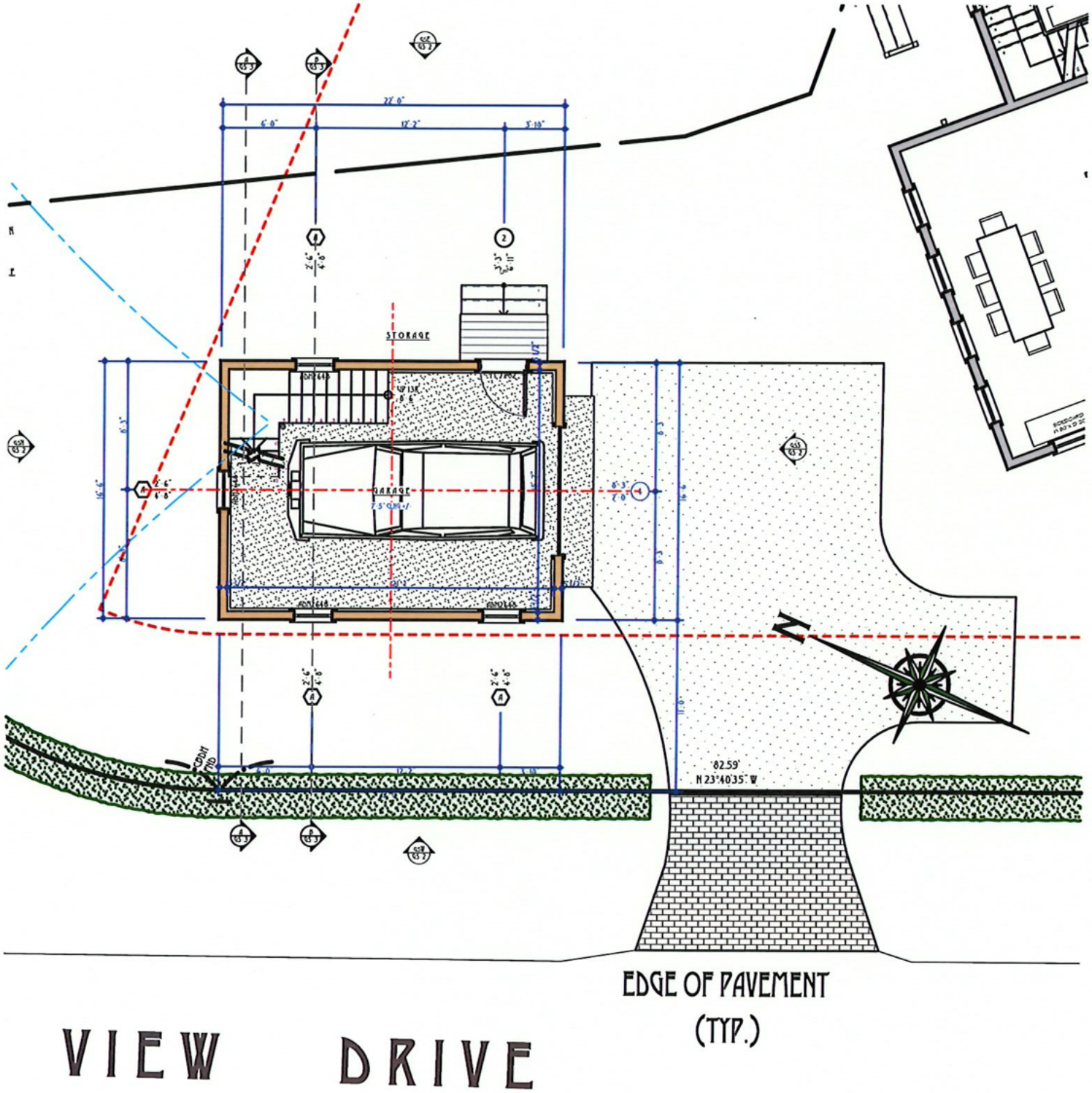
12 POND ROAD SITE PLAN

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
	/ /	

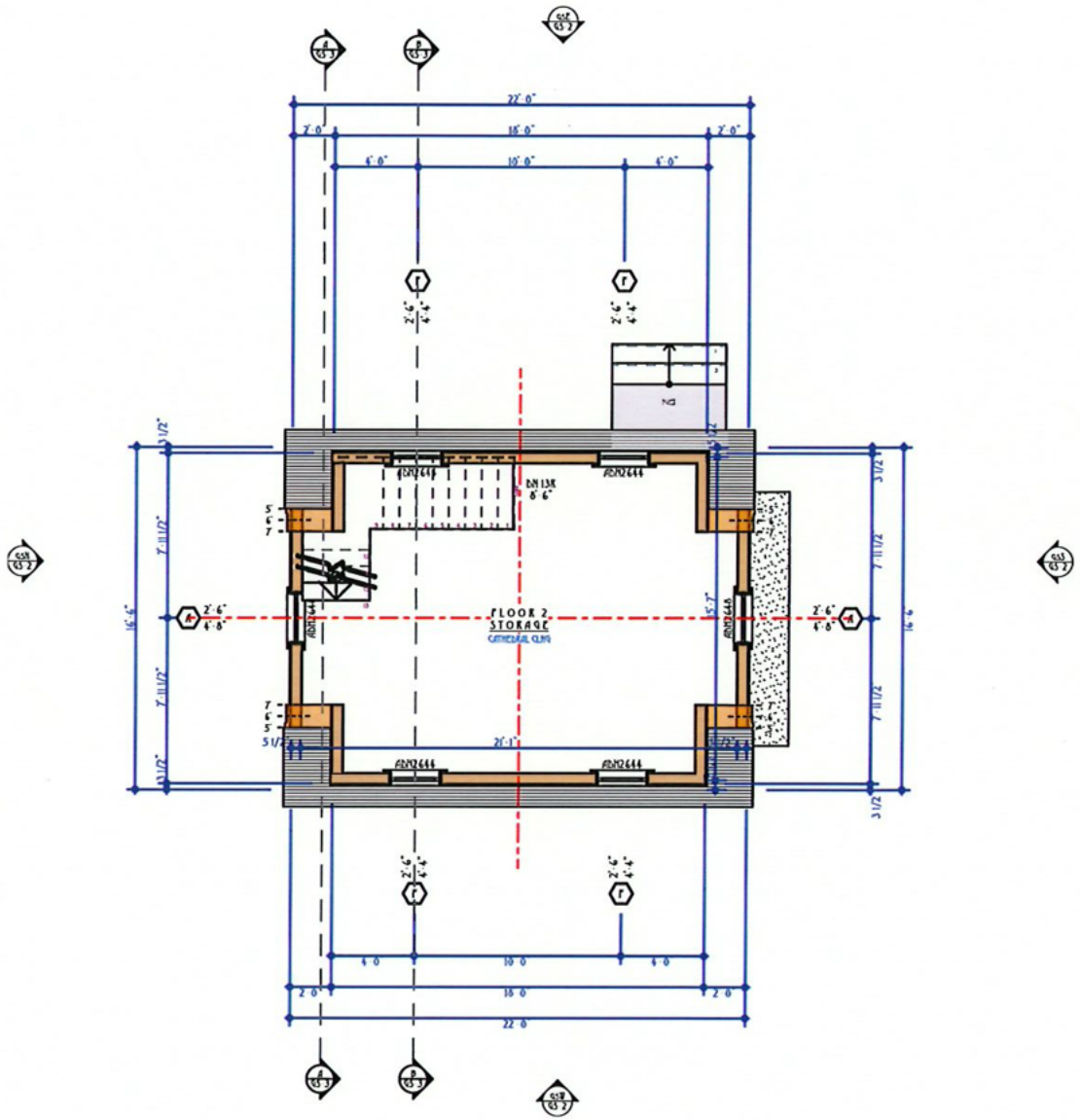
PROPOSED FIRST FLOOR PLAN ~ 363 S.F

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
	/ /	

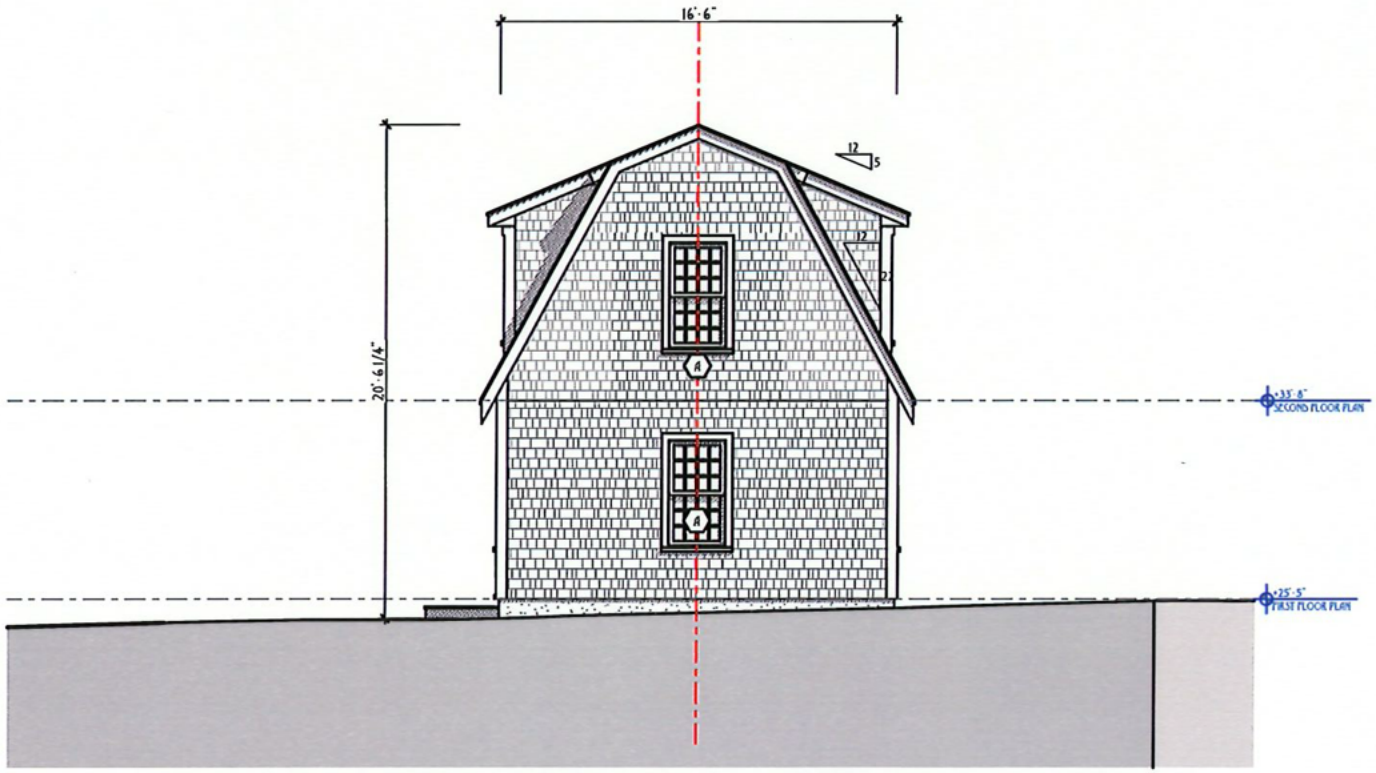
PROPOSED SECOND FLOOR PLAN~ 323 S.F

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	

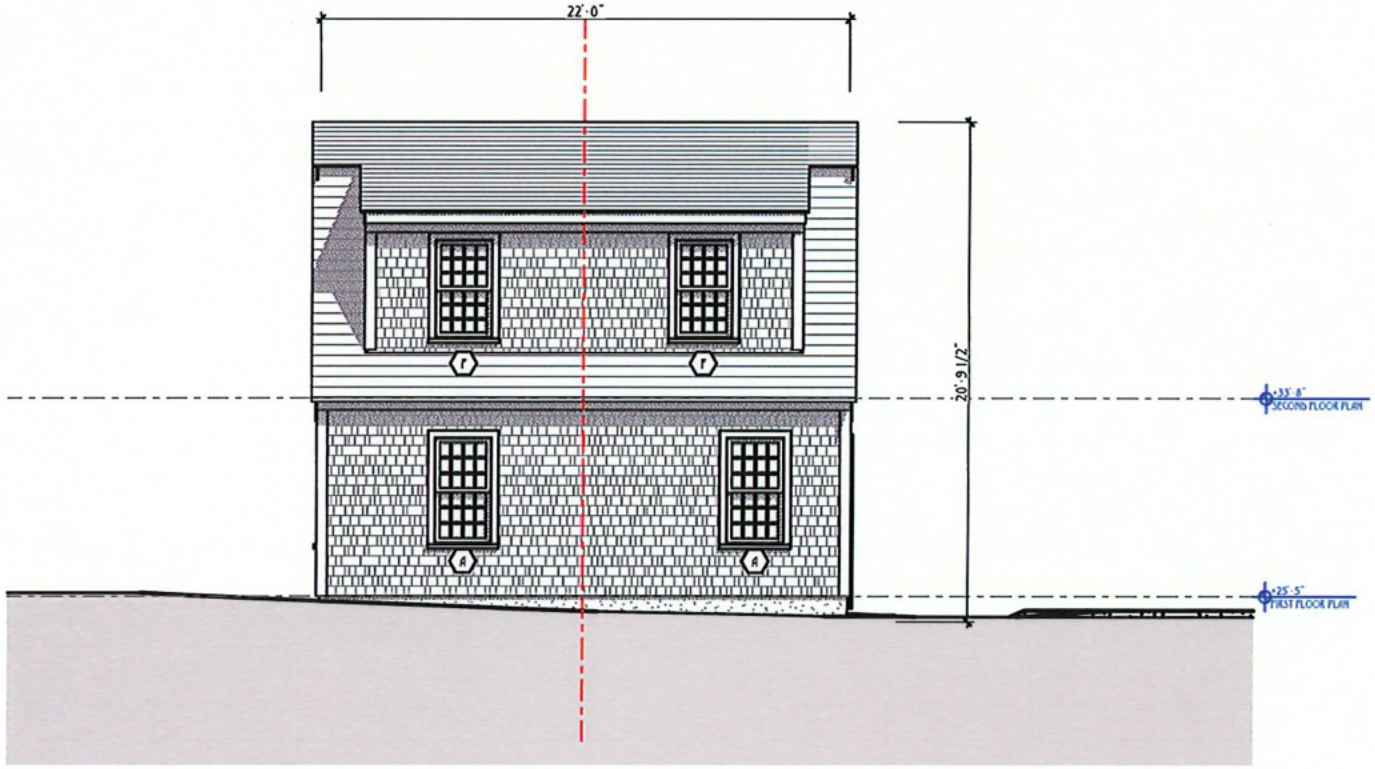
PROPOSED NORTH ELEVATION (POND RD)

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
	/ /	

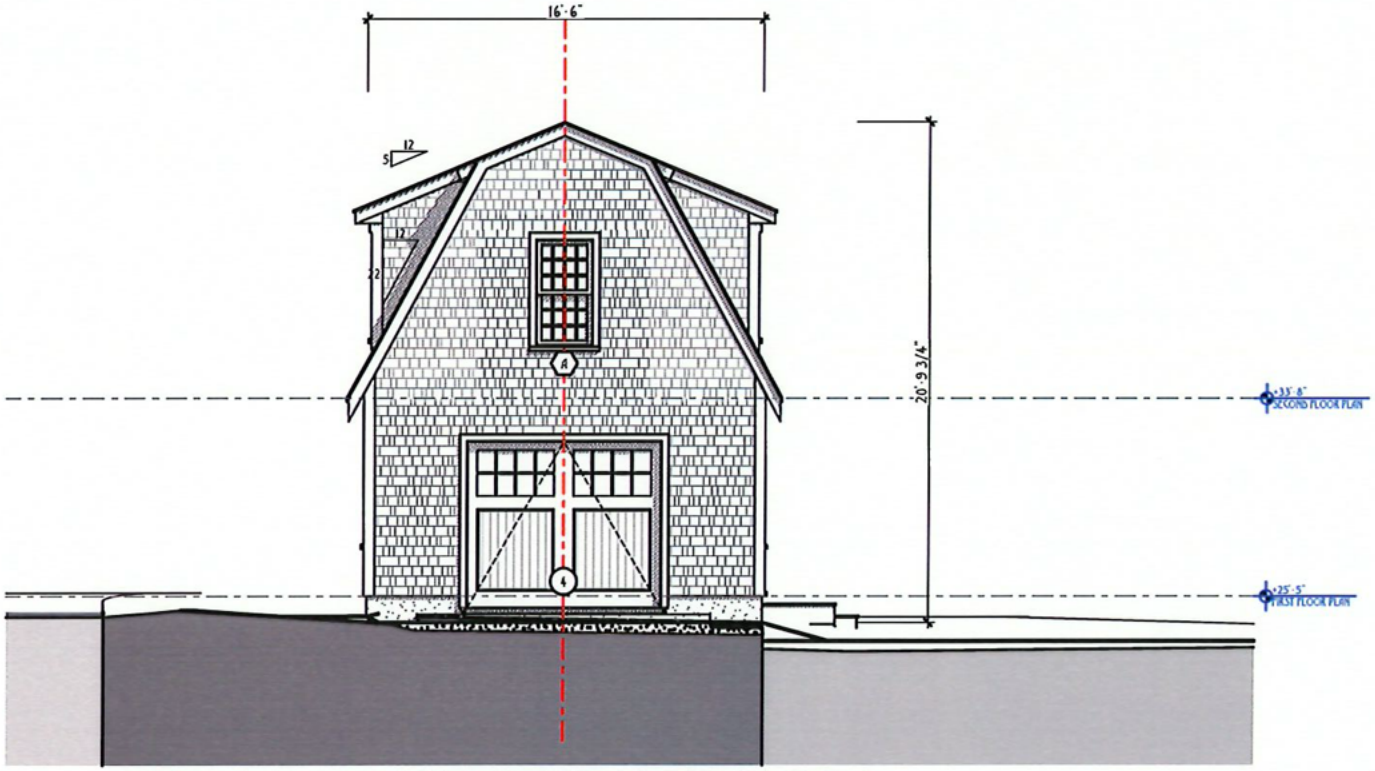
PROPOSED WEST (MEADOW VIEW DR) ELEVATION

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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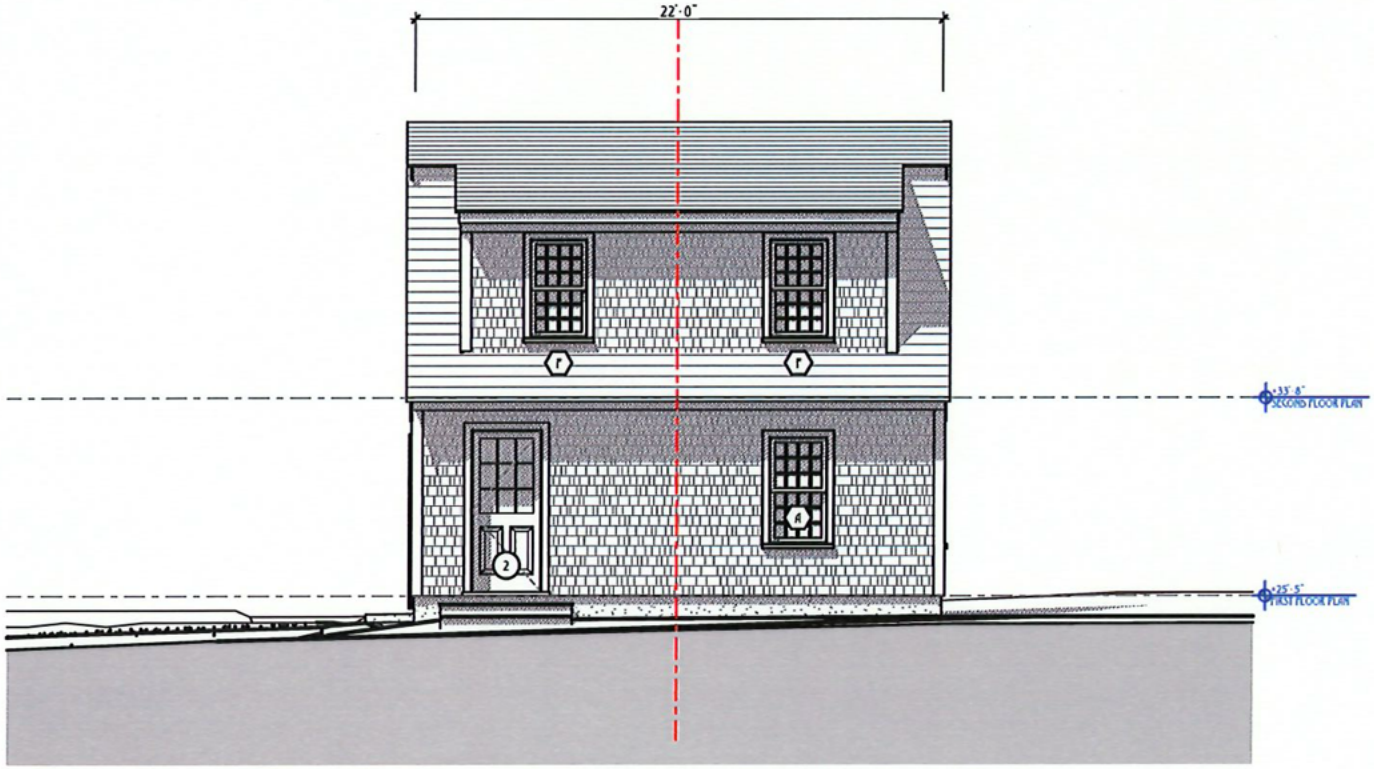
HDC G/S·0.7



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
	/ /	

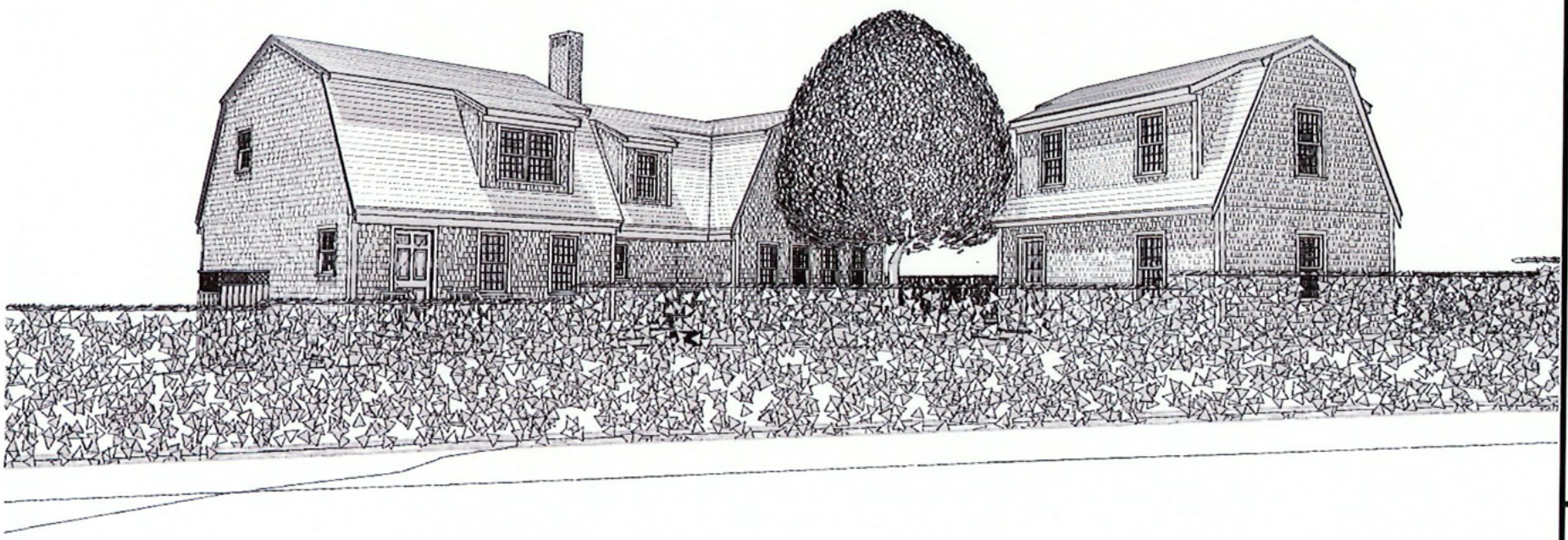
WINDOW & DOOR SCHEDULE

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	

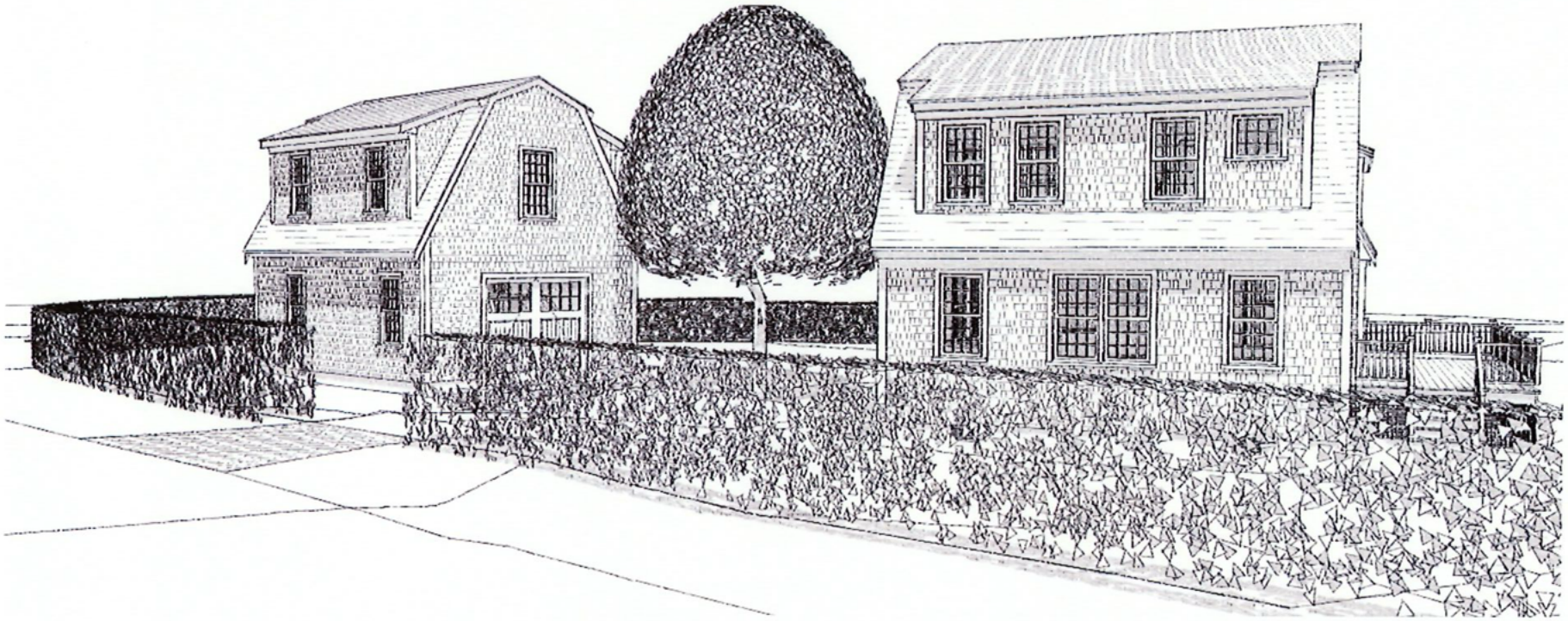
12 POND ROAD PERSPECTIVE

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 _____

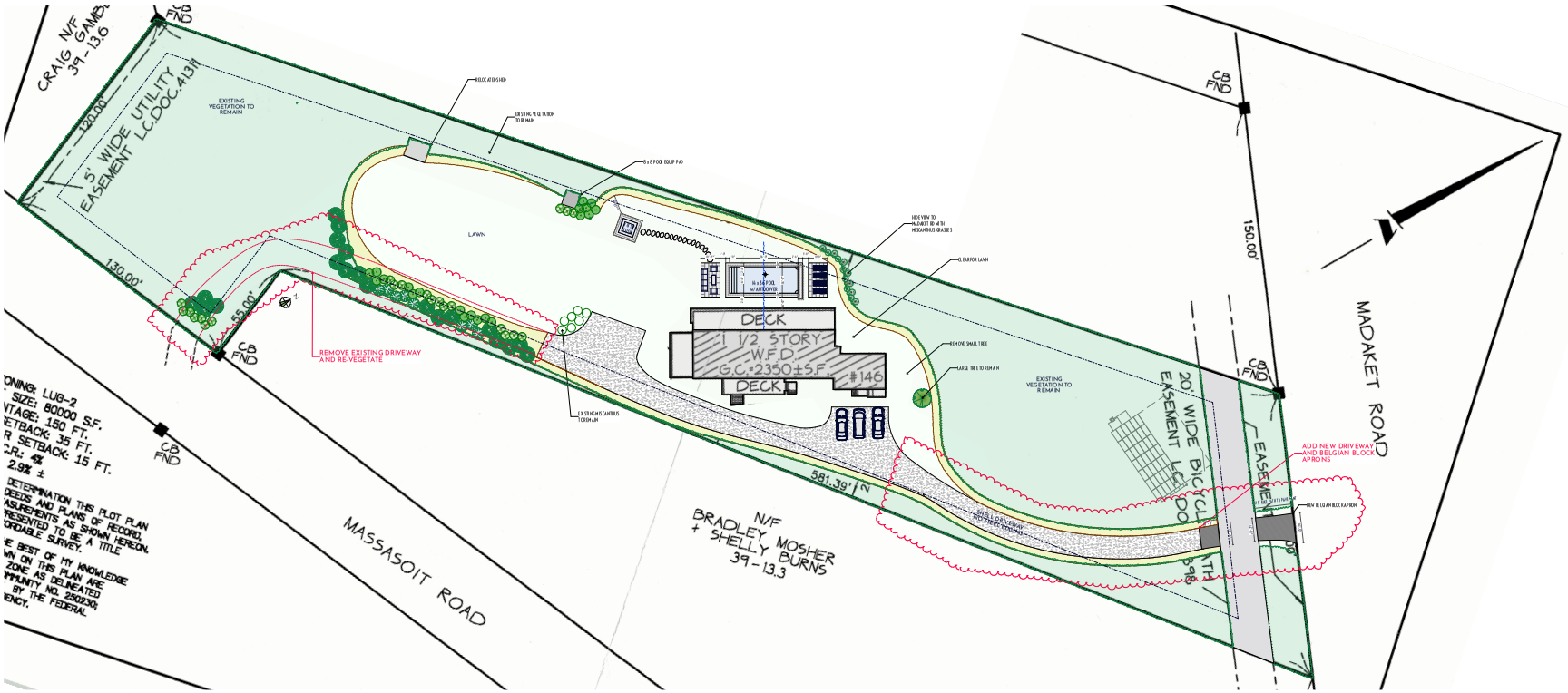
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

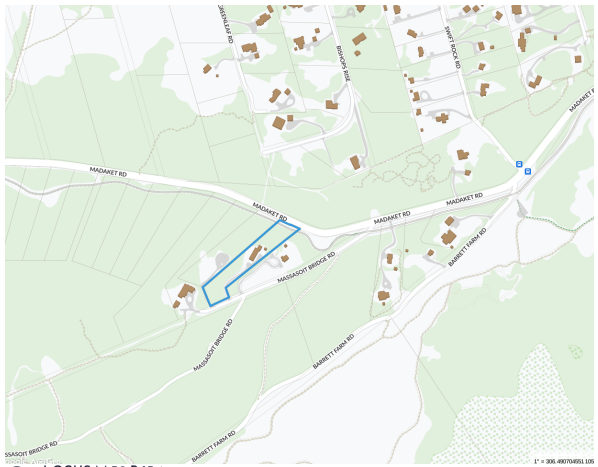
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

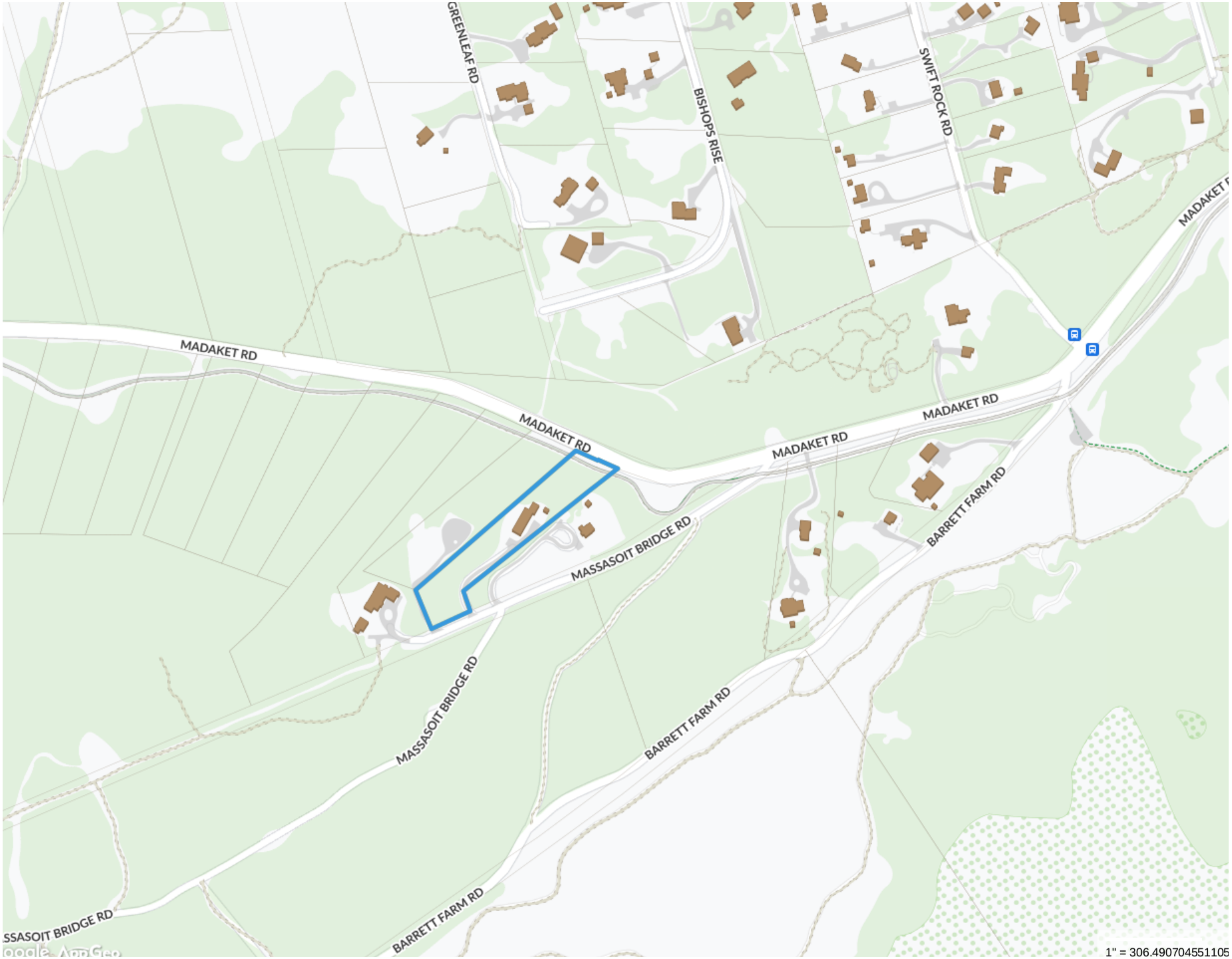
Landscape at
156 Madaket Rd
Nantucket, Ma.
02554

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	

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



1 LOCUS M-39 P-13.4

atlantic LANDSCAPING, INC

MARK	DATE

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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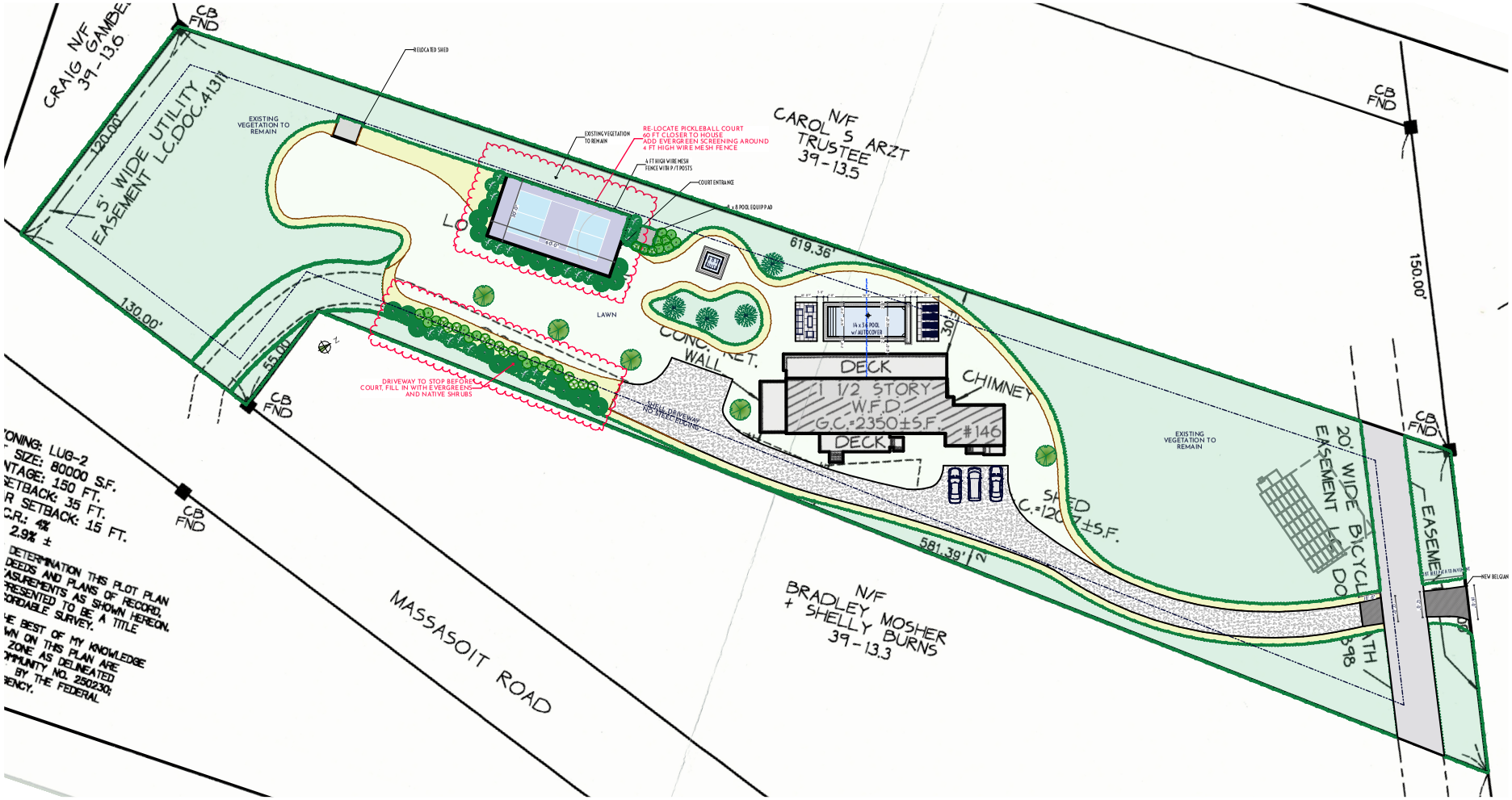

1 HDC LANDSCAPE PLAN

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 _____

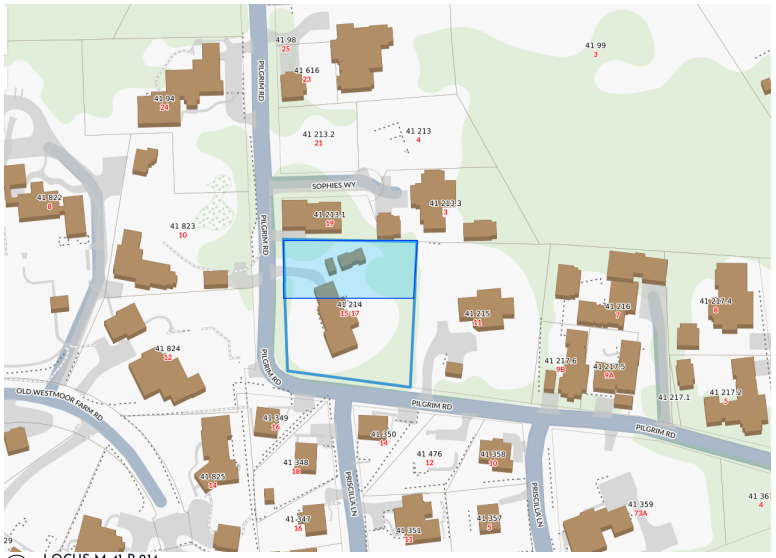
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

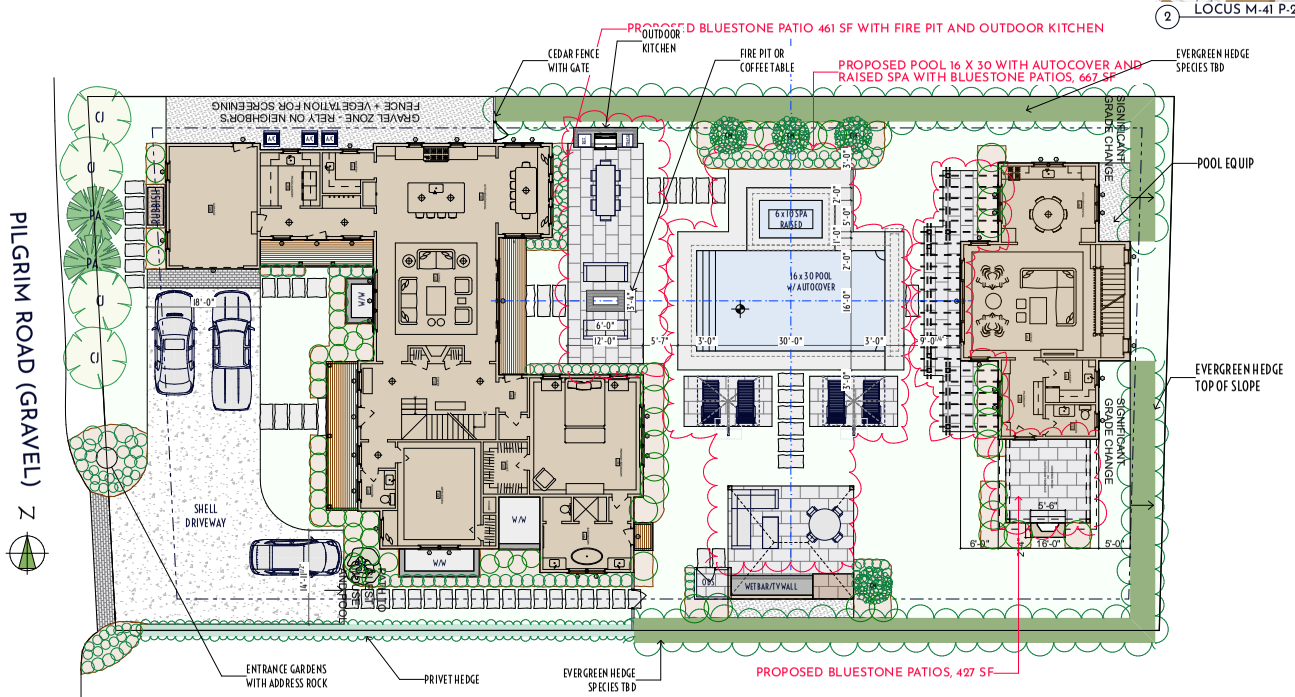
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

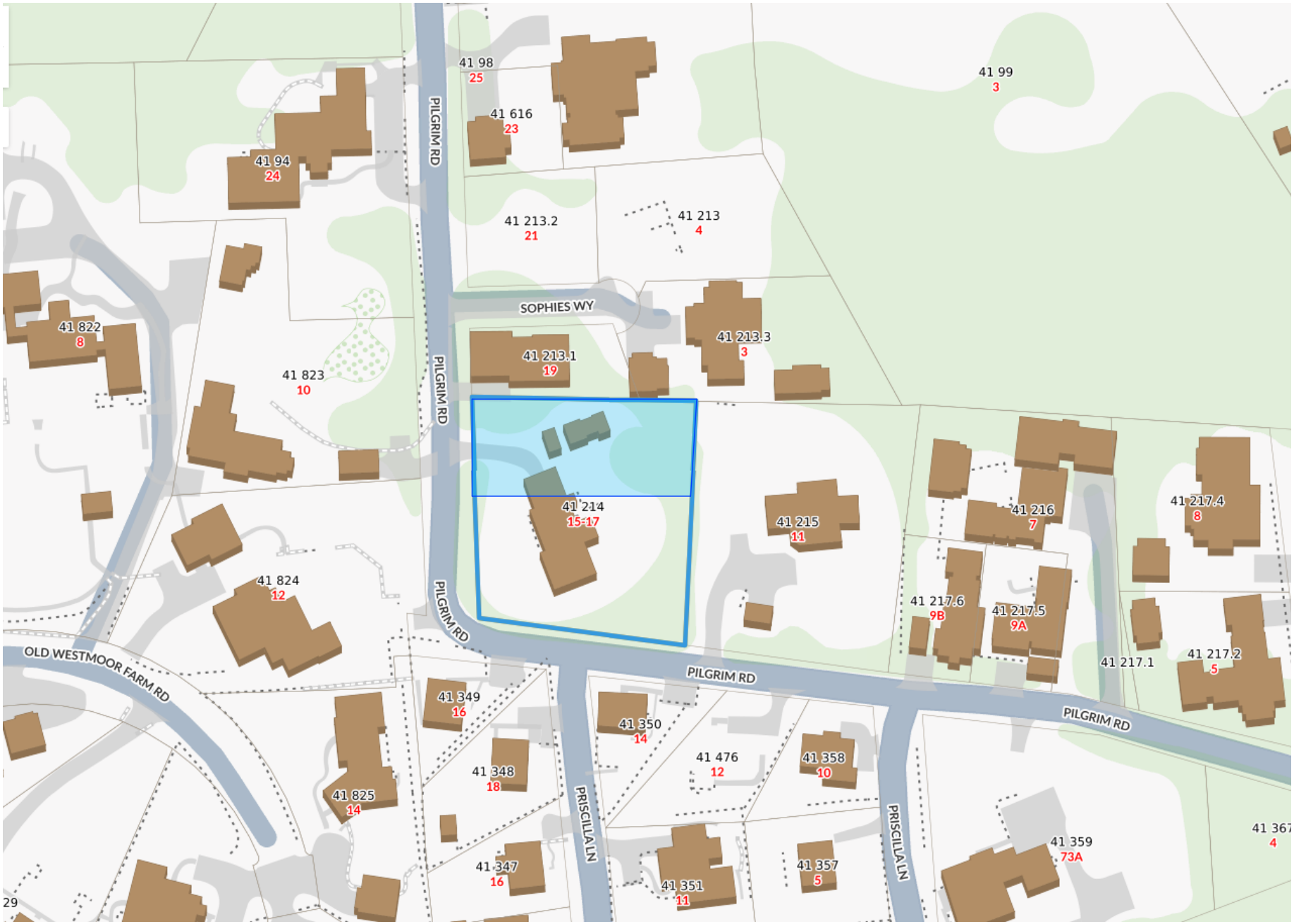
Landscape at
17 Pilgrim Rd
Nantucket, Ma.
02554

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

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



1 LOCUS M-41 P-214

atlantic LANDSCAPING, INC

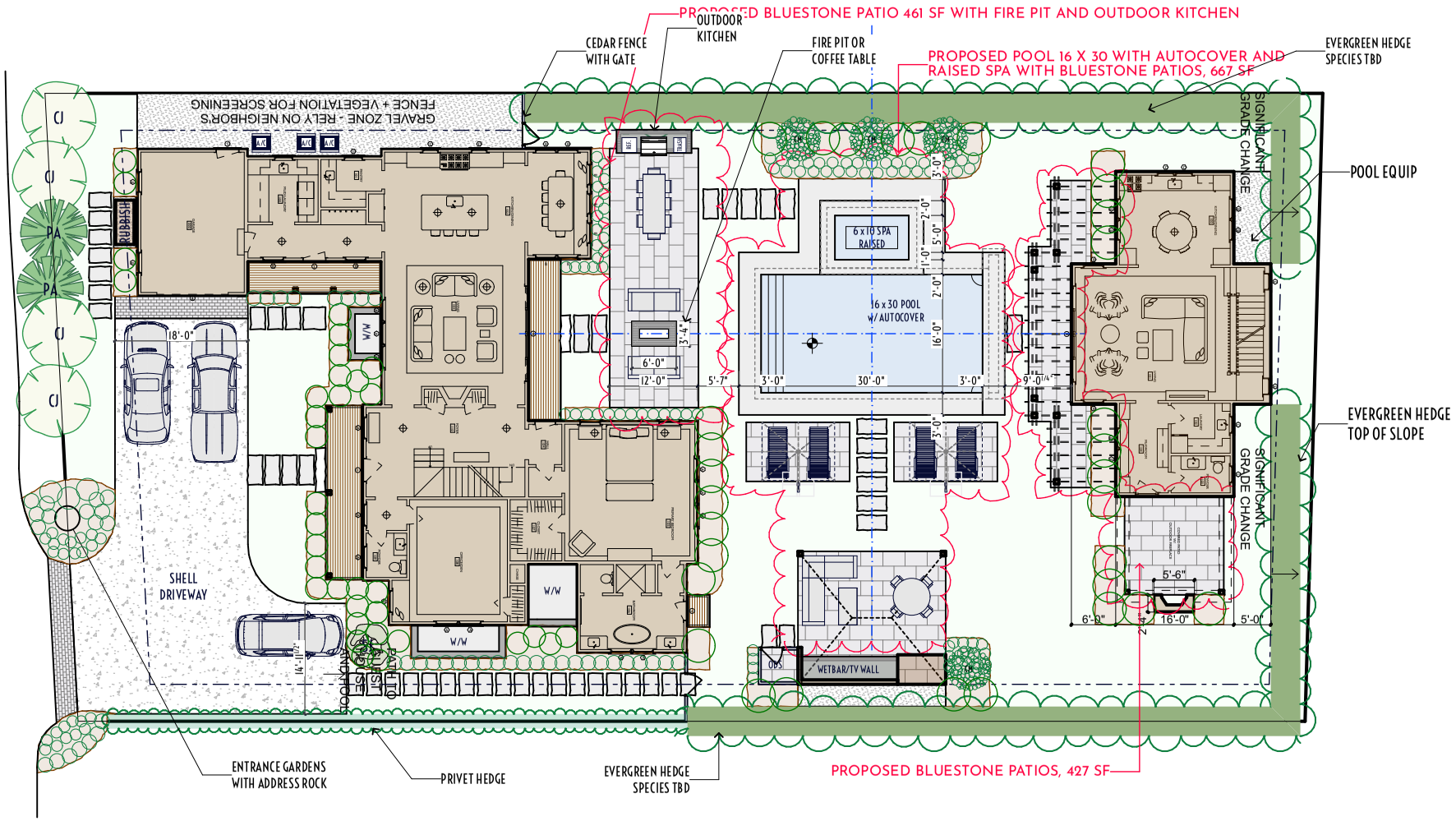
MARK	DATE

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

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.



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

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 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

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.

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

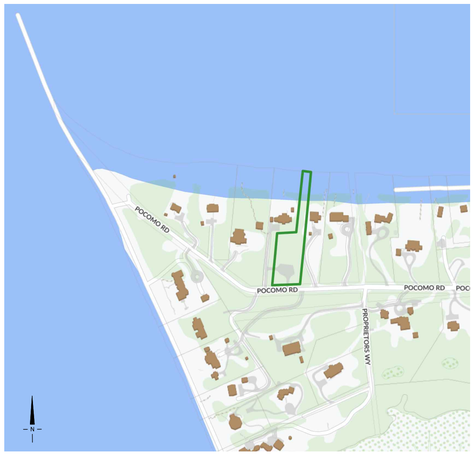
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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



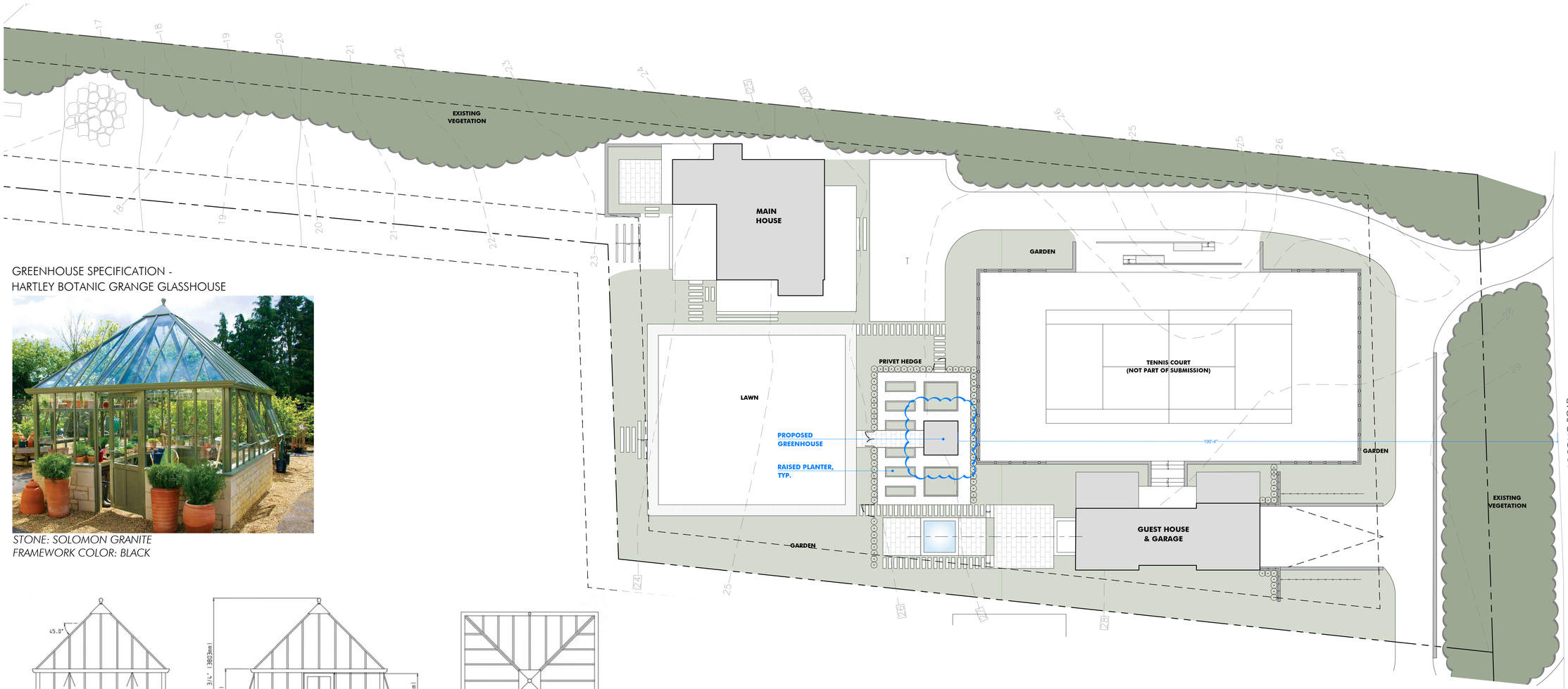
AERIAL MAP: 15/7



EXISTING CONDITIONS



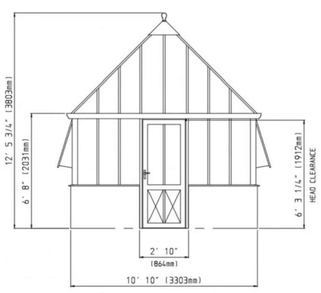




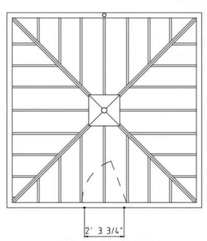
GREENHOUSE SPECIFICATION -
HARTLEY BOTANIC GRANGE GLASSHOUSE

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>

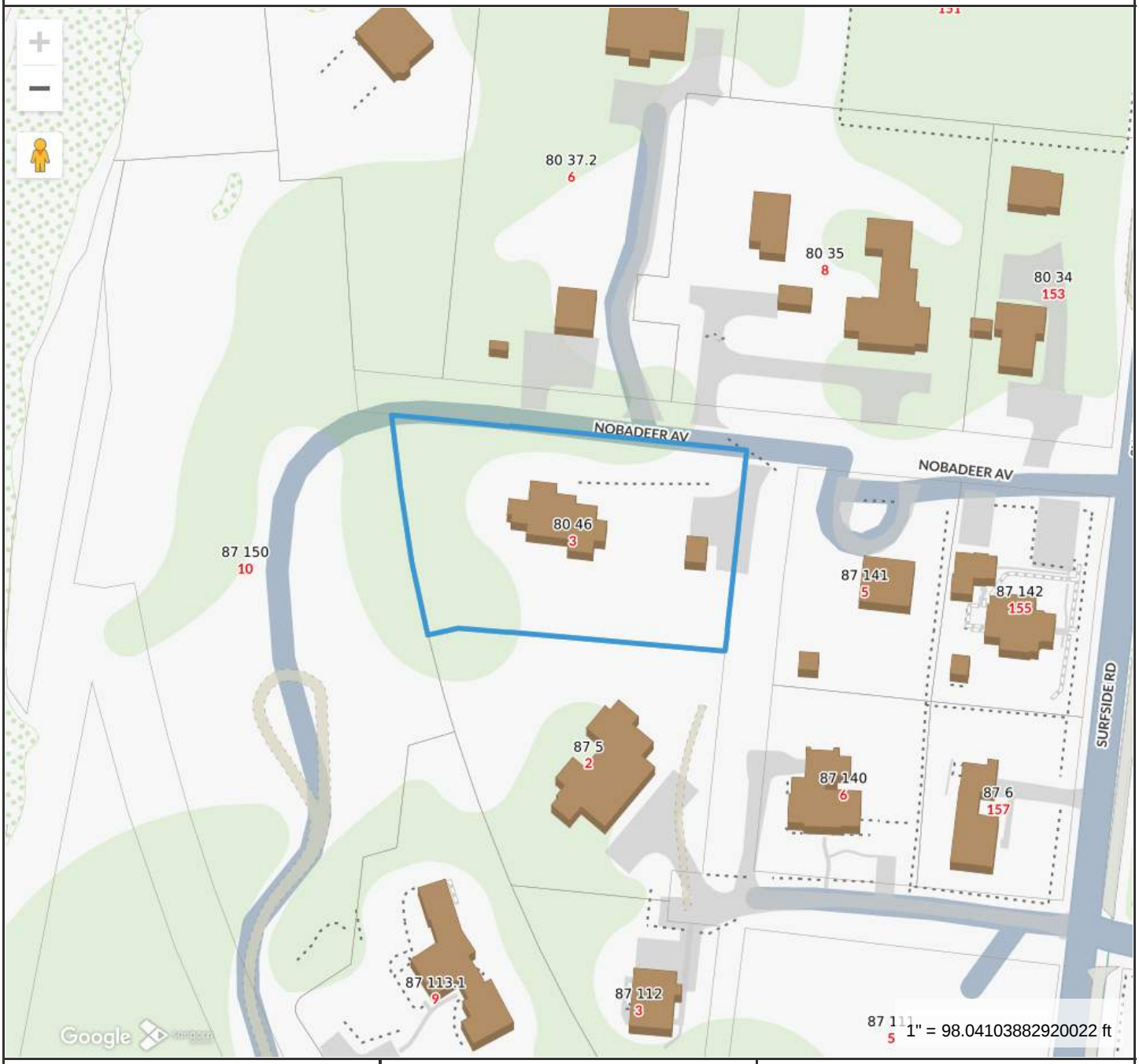
To whom it may concern,

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

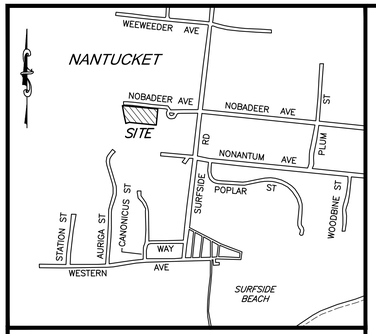
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

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

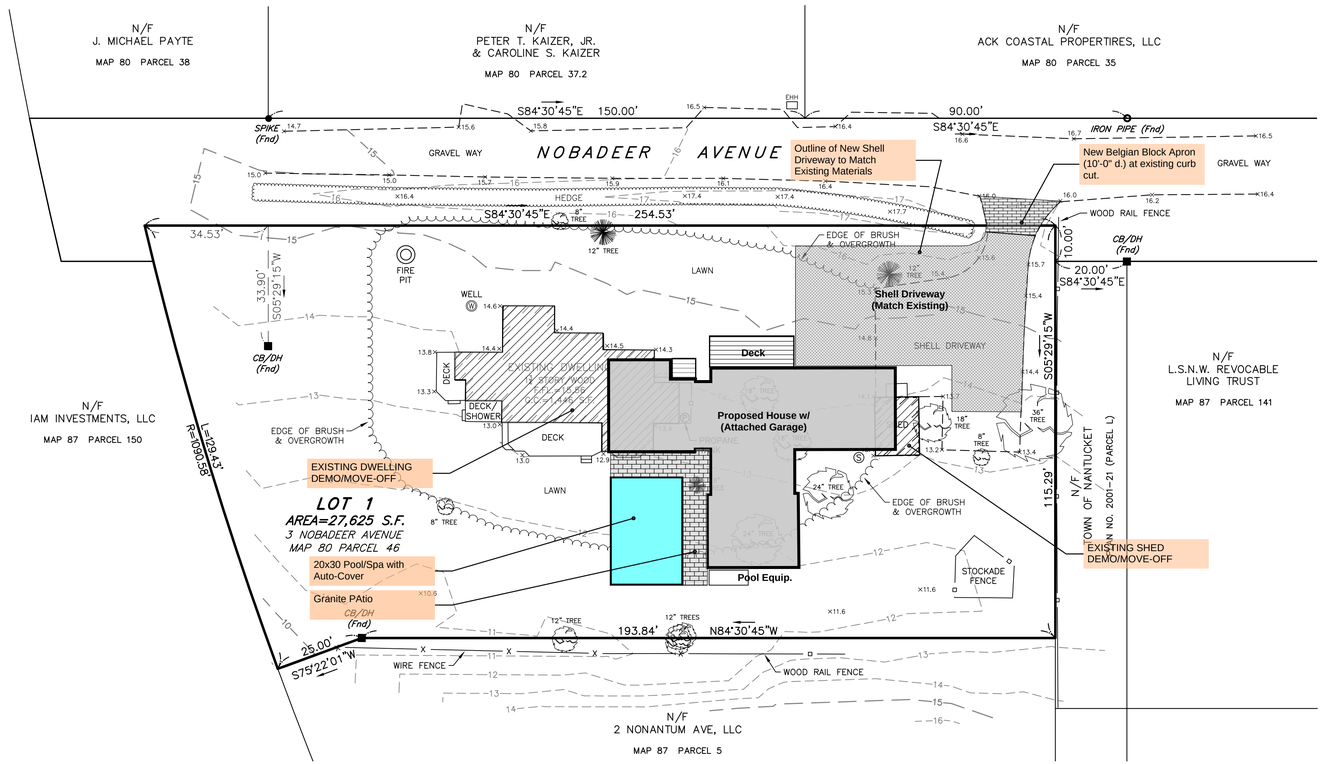
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

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

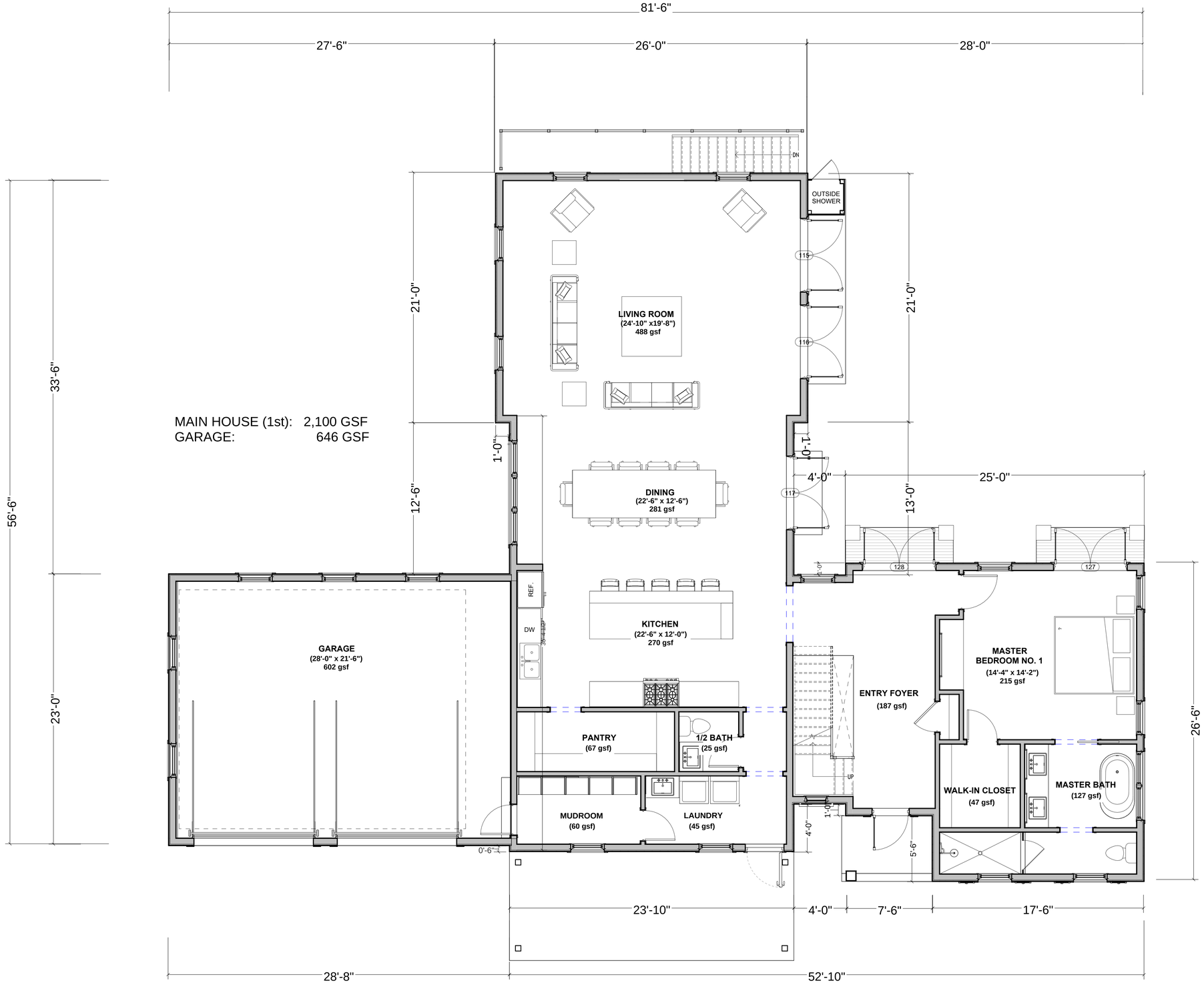
DRAWING TITLE:
EXISTING CONDITIONS

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

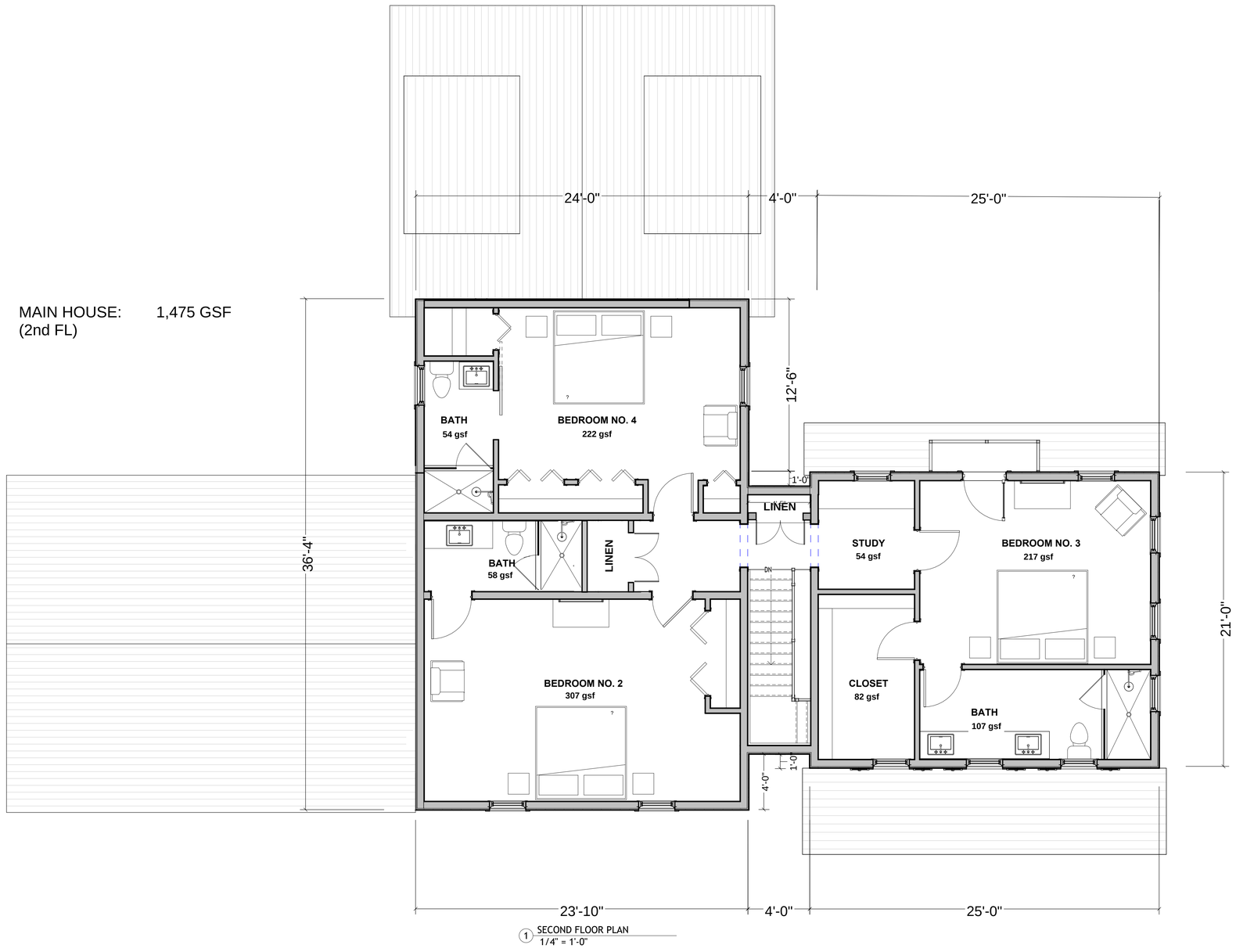
REVISIONS:

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.

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Nantucket, MA 02554

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: SNW Revocable Trust c/o Wenus Lucille Trust
Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

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

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New Canaan, CT 06840

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

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JAN 11 2025
02188-USPS
01/11/2025

Sent To: Tech Coastal Pro LLC
Street and Apt. No., or PO Box No.: 198 Middle Ridge Rd
City, State, ZIP+4®: North Canaan CT 06840

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

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

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

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01/11/2025

Sent To: Michael Daly
Street and Apt. No., or PO Box No.: 1 Wilkes Lea
City, State, ZIP+4®: Nantucket Ma 02554

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

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

WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
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01/11/2025

Sent To: Karzer Peter P. Caroline
Street and Apt. No., or PO Box No.: 6 Nobadeer Cave
City, State, ZIP+4®: Nantucket Ma 02554

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

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Houston, TX 77027

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

WEYMOUTH, MA 0188 77
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02188-USPS
01/11/2025

Sent To: Jam Investments LLC
Street and Apt. No., or PO Box No.: 4323 S Fellpe St PMB 402
City, State, ZIP+4®: Houston TX 77027-292

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

INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), the main house and shed located at 3 Nobadeer Ave. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to GBDA, 74 Summer Street, Weymouth, MA 02188 or by email at gberg1@comcast.net with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

U73

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 46

Street & Number of Proposed Work: 3 Nobadeer Ave.

Owner of record: Blue Sunday, LLC.

Mailing Address: 218 Willard Street
Quincy, MA 02169

Contact Phone #: (617) 529-9572 E-mail: Dan@crowdlending.com

AGENT INFORMATION (if applicable)

Name: George Berg (gbda)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 600 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

New In-ground Pool - 30' x 20' with Auto-Cover,

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: Pool Equipment
Type: 4' h. NTW Board
Length: 6'x8' +/-

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Shell Walkways Patios - Cut Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date January 13, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

Pool/Hardscape

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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REQUIRED WHERE APPLICABLE:

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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.

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

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

(initial to indicate read and understand)

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

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

Dan Najarian <dan@crowdlending.com> 1/12/2025 3:55 PM

3 Nobadeer Avenue, Nantucket, MA

To gberg1@comcast.net Copy Christopher Fiumara <chris@crowdlending.com>

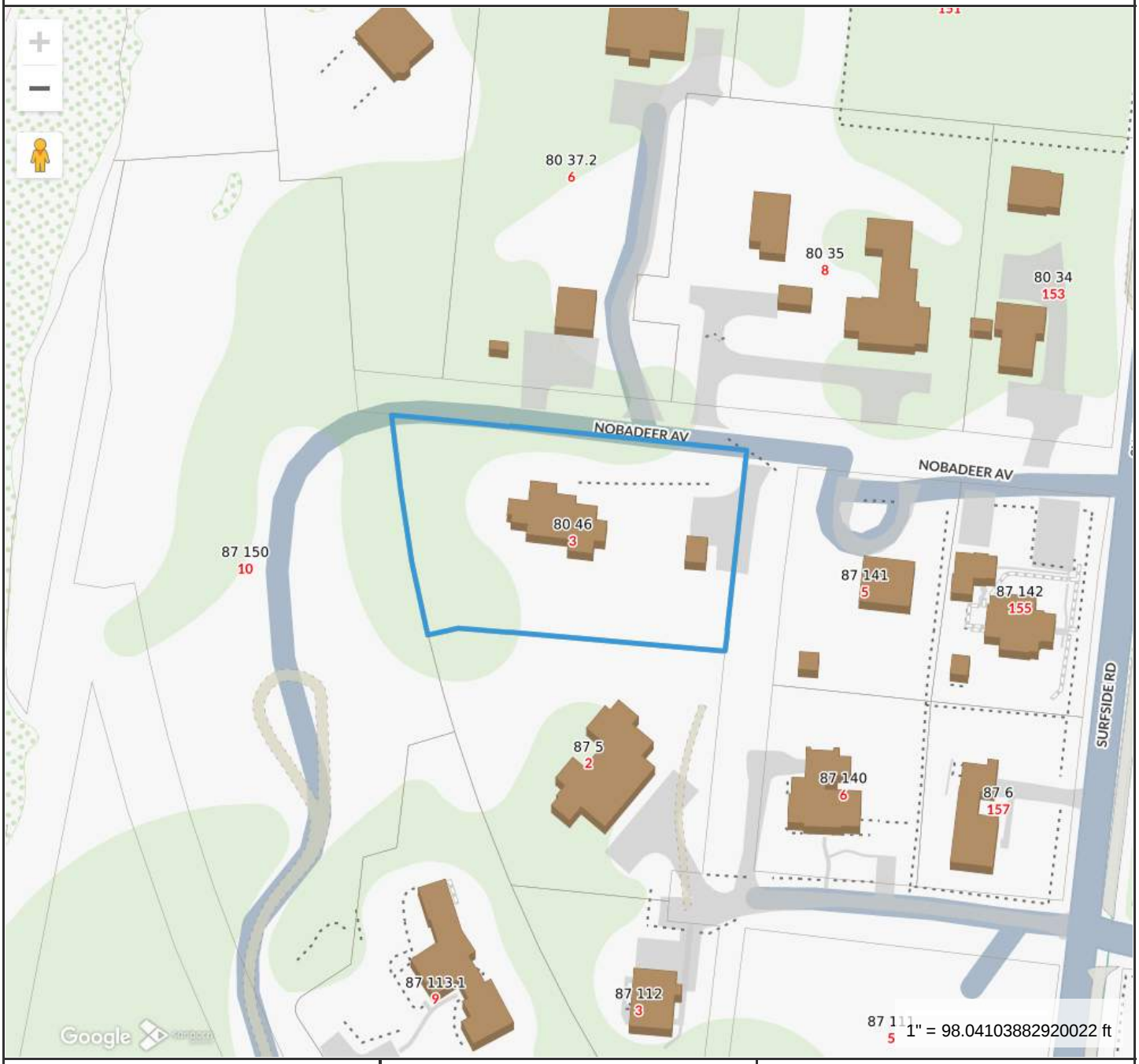
To whom it may concern,

This email shall confirm that George Berg is authorized to represent Blue Sunday, LLC and file the necessary documents for the Historical District Commission as it relates to the above-referenced property.

--
Daniel Najarian
Crowd Lending Inc.
Chief Executive Officer



3 Nobadeer Ave



Property Information

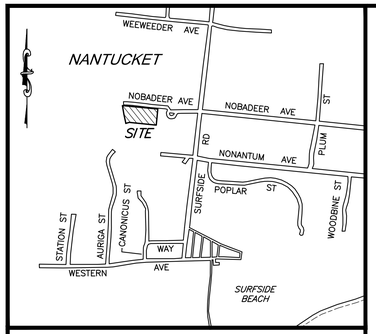
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



LOCUS NOT TO SCALE

PLAN NO. 2018-63

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 20 (R-20) ZONING DISTRICT	
REGULATION	**REQUIREMENT**
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

CURRENT OWNER

BRANDPOINTLIGHT, LLC
8122 SE GOLFHOUSE DRIVE
HOBE SOUND, FL 33455

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011-21 (PARCEL K)
PLAN NO. 2012-23 (PARCEL V)
PLAN NO. 2018-63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

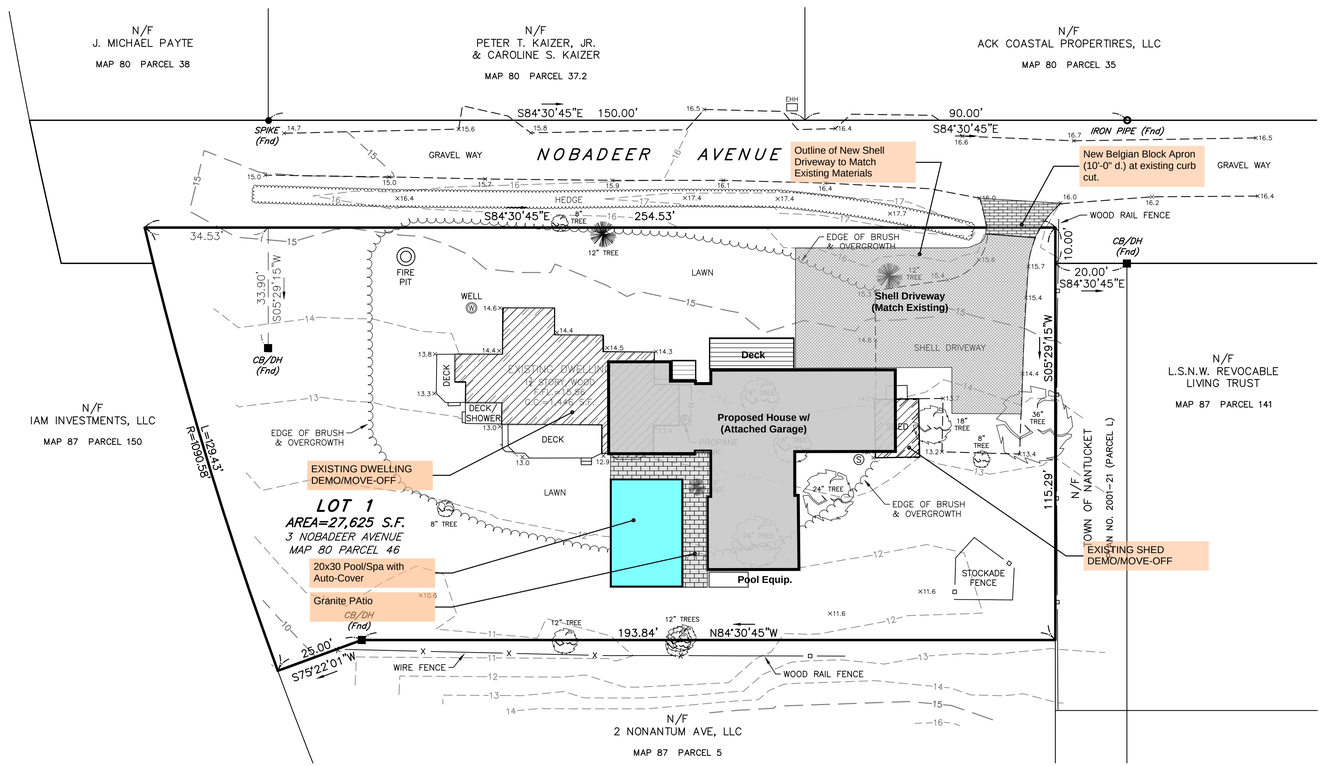
LEGEND

- CB/DH — CONCRETE BOUND W/DRILL HOLE
- 14.3 — SPOT ELEVATION
- TREE

OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES



20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
PLAN REVISIONS			

DATE: DECEMBER 16, 2024

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 24136

ISSUED FOR: -

PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46
PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1

24136_3 Nobadeer Avenue_Existing Conditions Plan.dwg

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... BRANDPOINTLIGHT LLC

MAILING ADDRESS..... 8122 SE GOLFHOUSE DR, HOBE SOUND, FL 33455

PROPERTY LOCATION..... 3 NOBADEER AVE

ASSESSORS MAP/PARCEL..... 80/46

SUBMITTED BY:..... George Berg

SEE ATTACHED PAGES

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

December 30, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ACK COASTAL PROPERTIES LLC
198 MIDDLE RIDGE RD
NEW CANAAN, CT 06840

KAIZER PETER T JR & KAIZER CAROLINE S
6 NOBADEER AV
NANTUCKET, MA 02554

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

SURFSIDE ACKSCAPE LLC
2 NONANTUM AV
NANTUCKET, MA O2554

LSNW REVOCABLE TRUST
C/O WEINER LUCILLE TRST
5 NOBADEER AVE
NANTUCKET, MA 02554

IAM INVESTMENTS LLC
4212 SAN FELIPE ST PMB 402
HOUSTON, TX 77027-292

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 3 Nobadeer Avenue

Tax Map Number: 80 Parcel Number: 46

Owner of Record: Blue Sunday, LLC

Description of Proposal: Move/Demolish existing single family house and separate shed.

Construct new single family structure with attached garage, in ground pool and associated

hard scape (including the relocation of the existing curb cut.

Anticipated HDC Submission Date: January 13, 2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

9589 0710 5270 0099 7976 59

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Nantucket, MA 02554

OFFICIAL USE

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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

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JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: SNW Revocable Trust c/o Wenus Lucille Trust
Street and Apt. No., or PO Box No.: 5 Nobadeer Cave
City, State, ZIP+4®: Nantucket 02554

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

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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

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JAN 11 2025
02188-USPS
01/11/2025

Sent To: Tech Coastal Pro LLC
Street and Apt. No., or PO Box No.: 198 Middle Ridge Rd
City, State, ZIP+4®: North Canaan CT 06840

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

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

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01/11/2025

Sent To: Star Fish Ackscapes
Street and Apt. No., or PO Box No.: 2 Nonantum Ave
City, State, ZIP+4®: Nantucket Ma 02554

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

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

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01/11/2025

Sent To: Michael Daly
Street and Apt. No., or PO Box No.: 1 Wilkes Lea
City, State, ZIP+4®: Nantucket Ma 02554

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

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WEYMOUTH, MA 0188 77
JAN 11 2025 Postmark Here
02188-USPS
01/11/2025

Sent To: Karzer Peter P. Caroline
Street and Apt. No., or PO Box No.: 6 Nobadeer Cave
City, State, ZIP+4®: Nantucket Ma 02554

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

9589 0710 5270 0099 7976 73

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

Houston, TX 77027

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

WEYMOUTH, MA 0188 77
JAN 11 Postmark Here
02188-USPS
01/11/2025

Sent To: Jam Investments LLC
Street and Apt. No., or PO Box No.: 4323 S Fellpe St PMB 402
City, State, ZIP+4®: Houston TX 77027-292

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

INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), the main house and shed located at 3 Nobadeer Ave. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to GBDA, 74 Summer Street, Weymouth, MA 02188 or by email at gberg1@comcast.net with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

U73

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.

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(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 633

Street & Number of Proposed Work: 1 CLIFF LANE

Owner of record: CLIFF LANE 1 LLC

Mailing Address: 640 QUAIL RIDGE DRIVE
WESTMONT, IL 60559

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB STUDIO

Mailing Address: PO BOX 3741
NANTUCKET, MA 02584

Contact Phone #: (508) 332-9654 E-mail: JURAY@THEJBSTUDIO.COM

FOR OFFICE USE ONLY

Date application received: 11/9/24 Fee Paid: $ 50

Must be acted on by: 1/3/25

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Notes - Comments - Restrictions - Conditions

Approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 200SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 12' 9 5/8" South 12' 9 5/8" East 12' 9 5/8" West 12' 9 5/8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

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

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

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

Garage Door(s): Type OVERHEAD Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW INCS Clapboard (if applicable) _____ Roof RED CEDAR NTW

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation GRAY Fence _____ Shutters _____

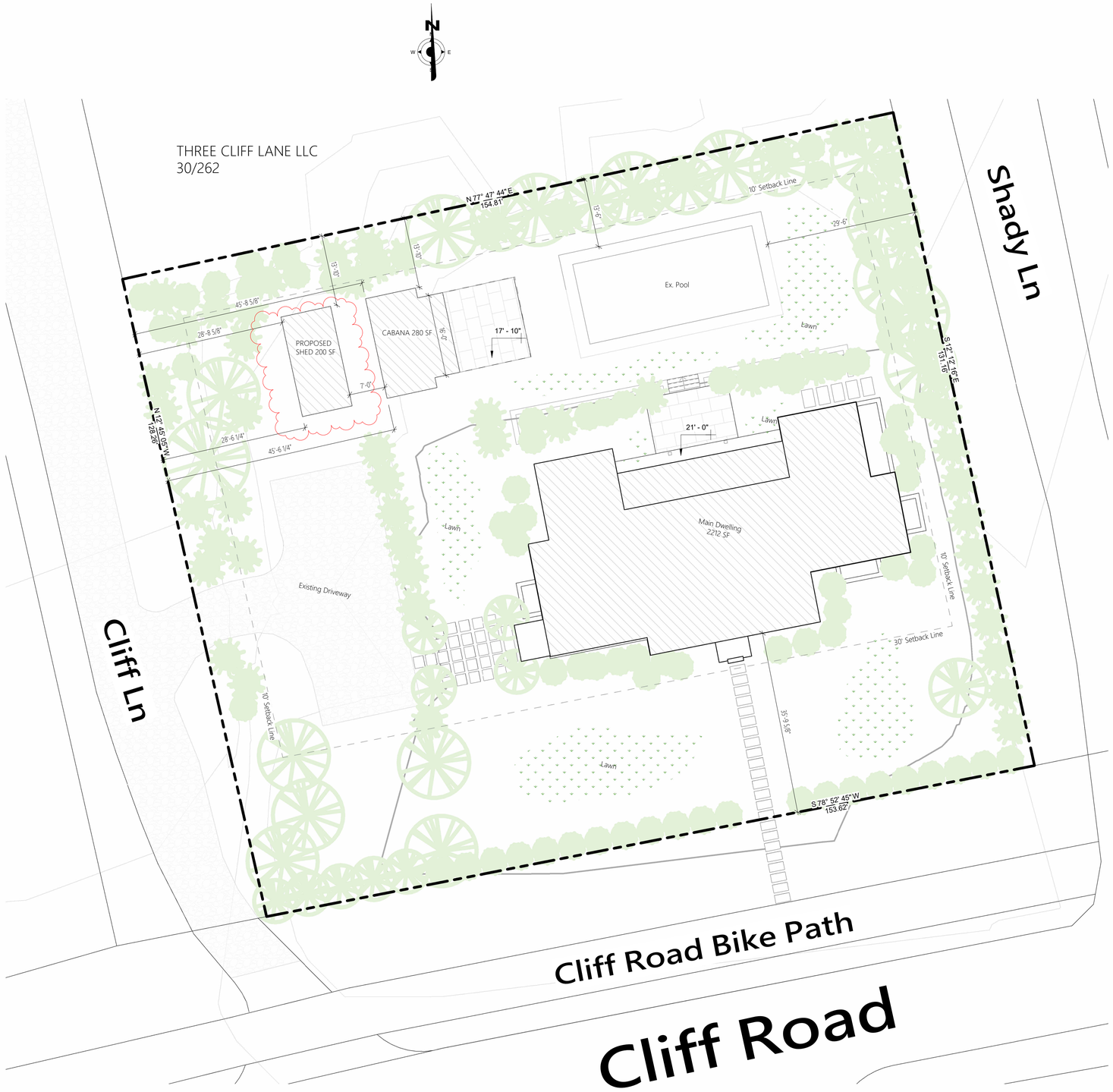
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 11/9/2024 Signature of owner of record [signature] Signed under penalties of perjury

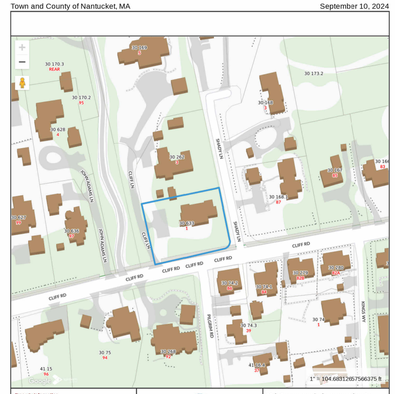
HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Site Plan - Shed
3/32" = 1'-0"

Town and County of Nantucket, MA — September 10, 2024



4 Locus Map

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

1 Cliff Ln - Shed

Nantucket, MA 02554

Sheet
Site Plan - Shed

Date
01.10.2025

Revisions

C.102

Scale
As indicated

1/11/2025 8:34:12 AM

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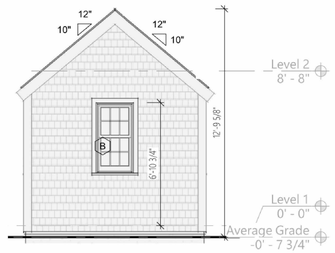
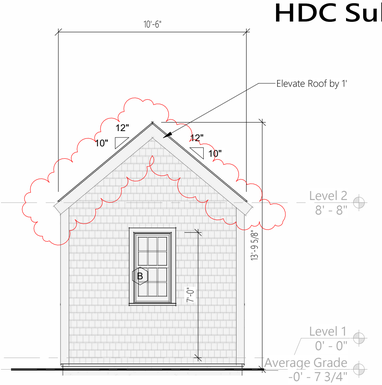
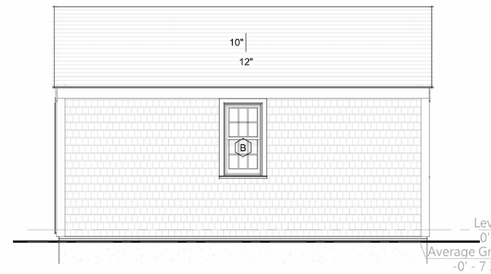


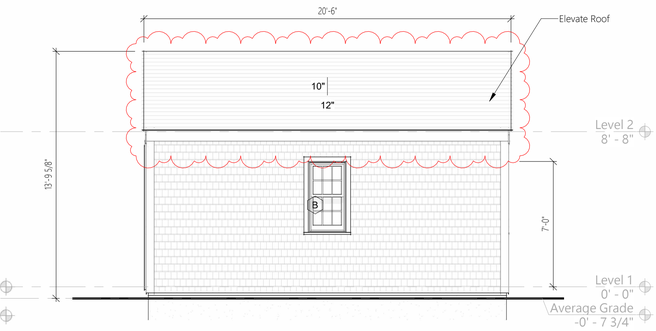
9 North Elevation - Previously Approved
1/4" = 1'-0"



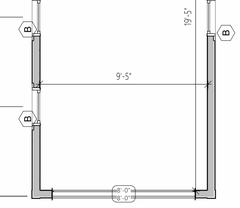
7 North Elevation - Proposed
1/4" = 1'-0"



3 East Elevation - Previously Approved
1/4" = 1'-0"



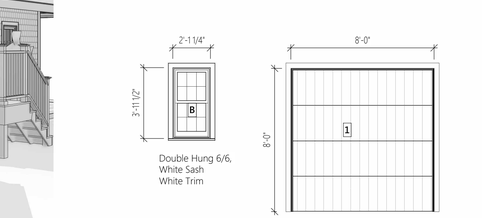
1 East Elevation - Proposed
1/4" = 1'-0"



10 South Elevation - Previously Approved
1/4" = 1'-0"



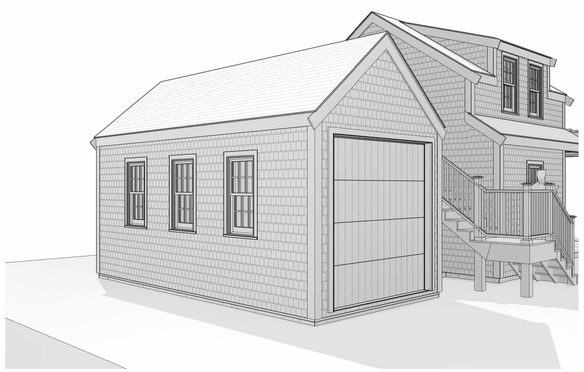
8 South Elevation - Proposed
1/4" = 1'-0"



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

Project

1 Cliff Ln - Cottage

Nantucket, MA 02554

Sheet
Shed Plans

Date
01.10.2025

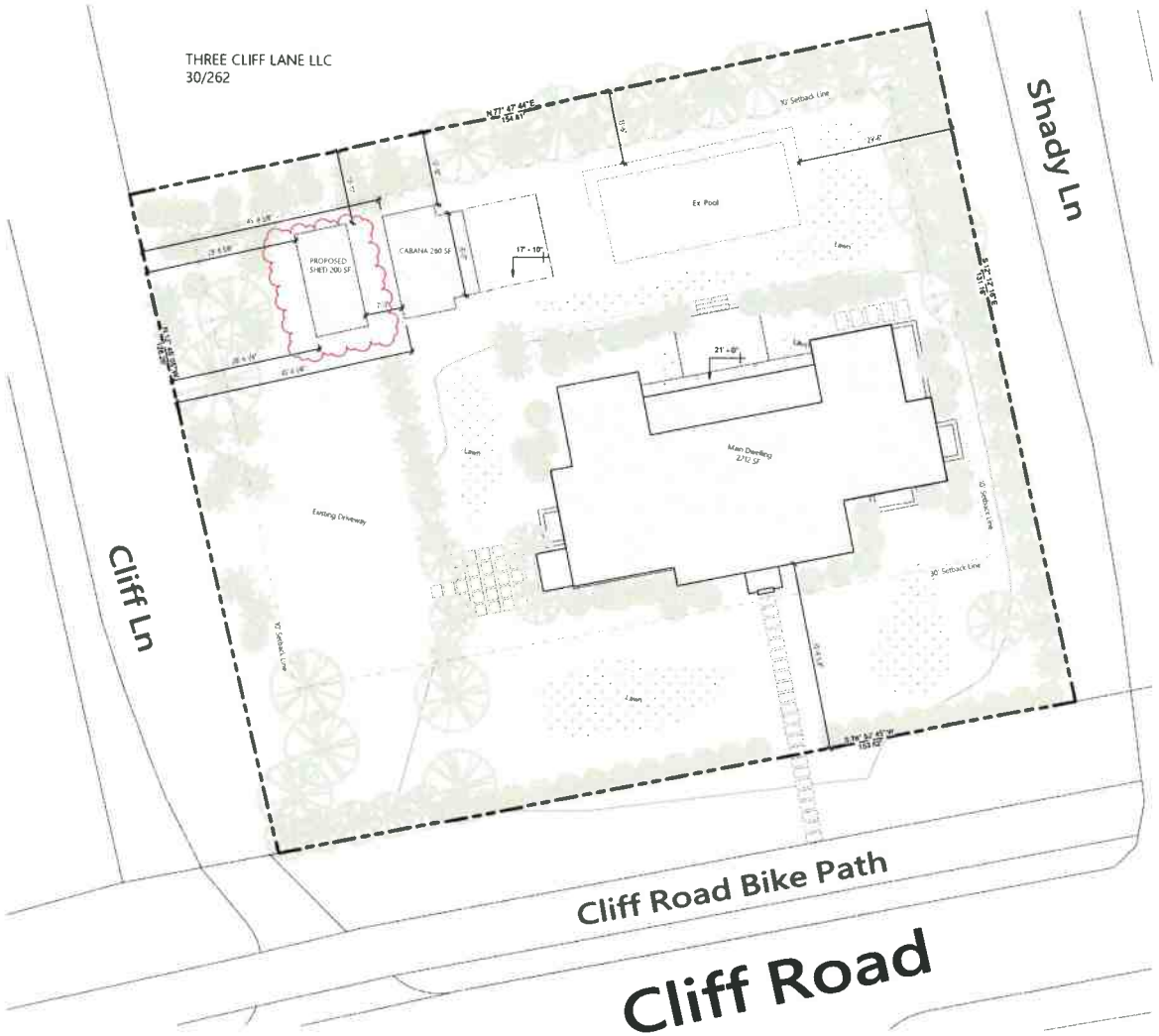
Revisions

A.201

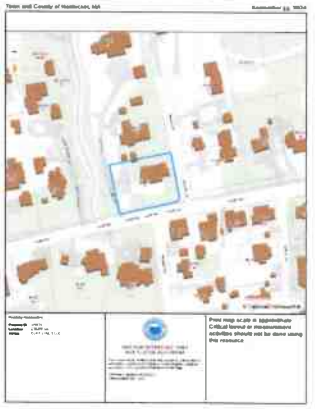
Scale 1/4" = 1'-0"

1/12/2025 9:48:40 AM

HDC Submission Only - Not For Construction



1 Site Plan - Shed
3/32" = 1'-0"



4 Locus Map

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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

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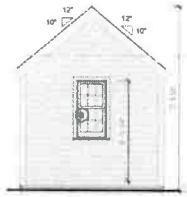
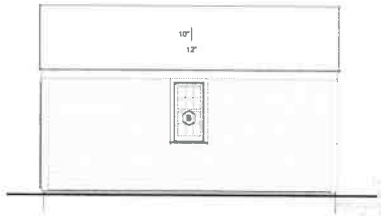


9 North Elevation - Previously Approved
1/4" = 1'-0"



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



3 East Elevation - Previously Approved
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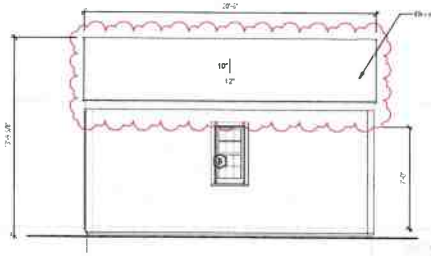

1 East Elevation - Proposed
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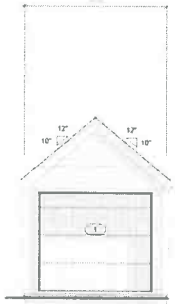
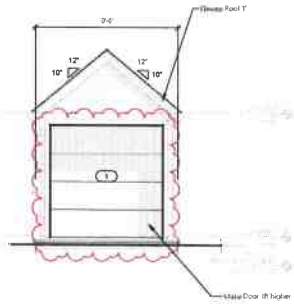
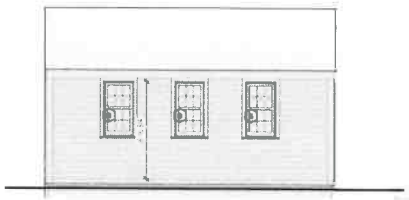


10 South Elevation - Previously Approved
1/4" = 1'-0"



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



4 West Elevation - Previously Approved
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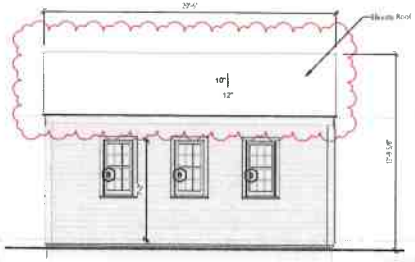

2 West Elevation - Proposed
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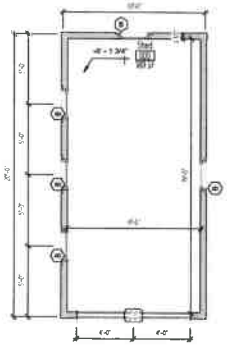
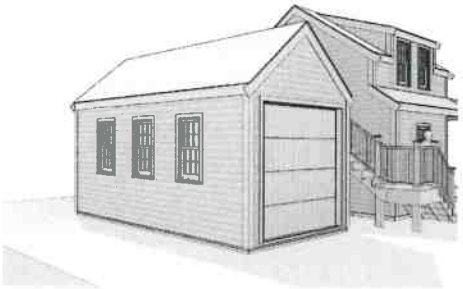
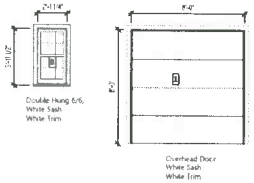


5 Level 1 - Shed Proposed
1/4" = 1'-0"



6 3D View 3



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

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Project
1 Cliff Ln - Cottage
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Sheet
Shed Plans

Date
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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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

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Carrie Thornewill

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STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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

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THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

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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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
Site Plan

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A.204 Exterior Elevations – Details
A.101 Second Floor Plan
Grand total: 6

Date
01.13.2025

Revisions

C.101

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1/13/2025 4:53:25 PM

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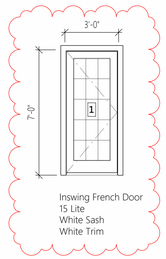
1 Existing/ Demo East Elevation
3/16" = 1'-0"

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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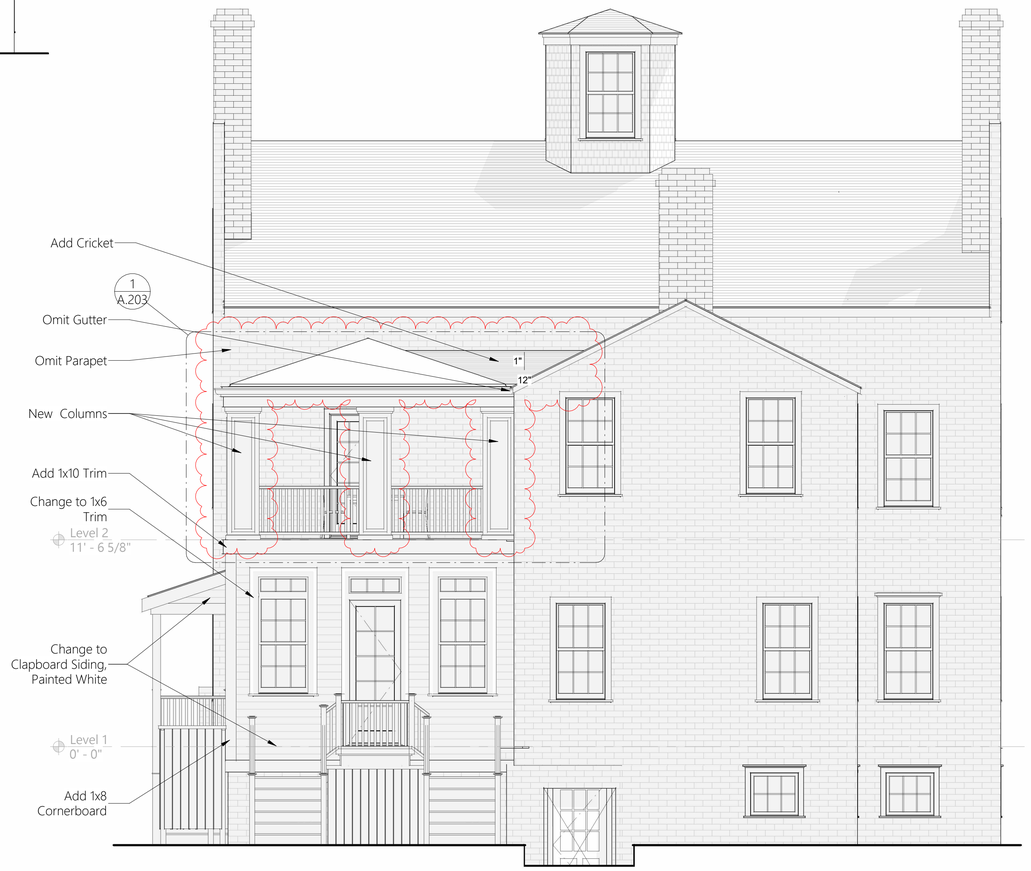

2 Proposed North Elevation
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Exterior Elevation - North

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A.202

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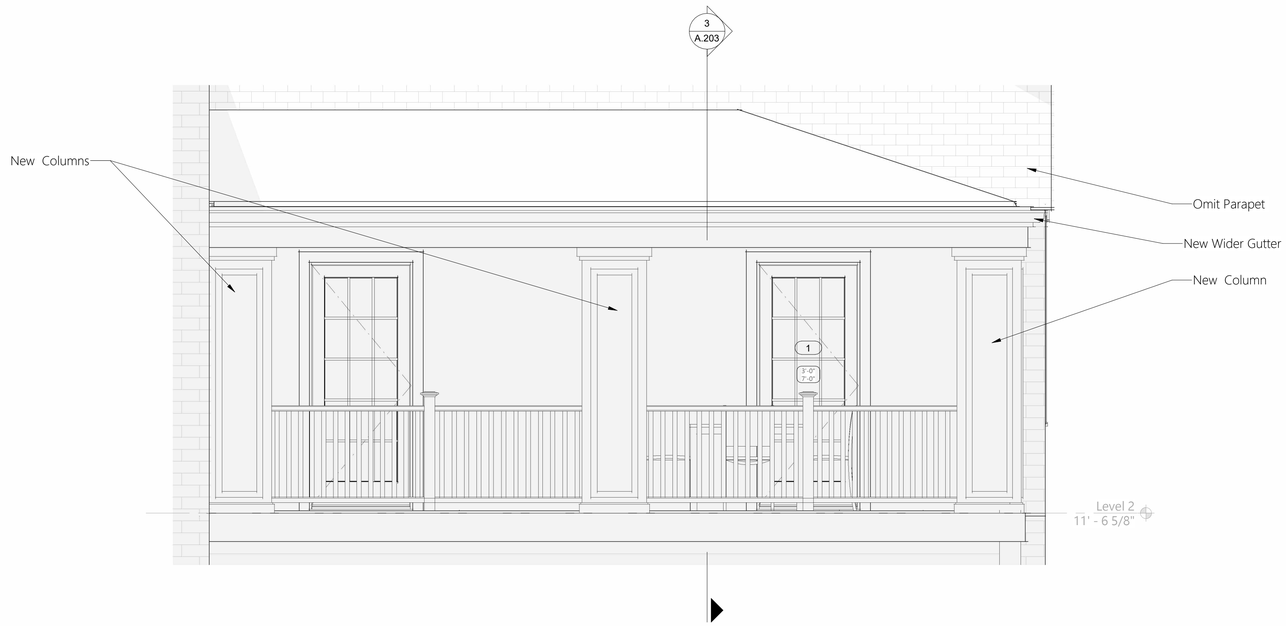
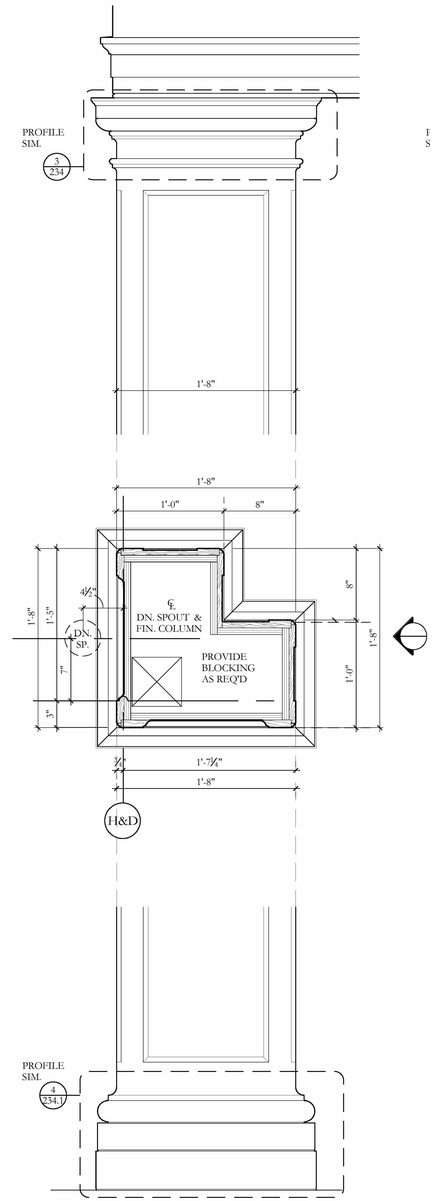


3 Proposed West Elevation - Callout 1
1/2" = 1'-0"



1 Pilasters - Panel Moulding Detail
1 1/2" = 1'-0"

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Grand total: 6

Date

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Revisions

A.204

Scale As indicated

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Property Info:

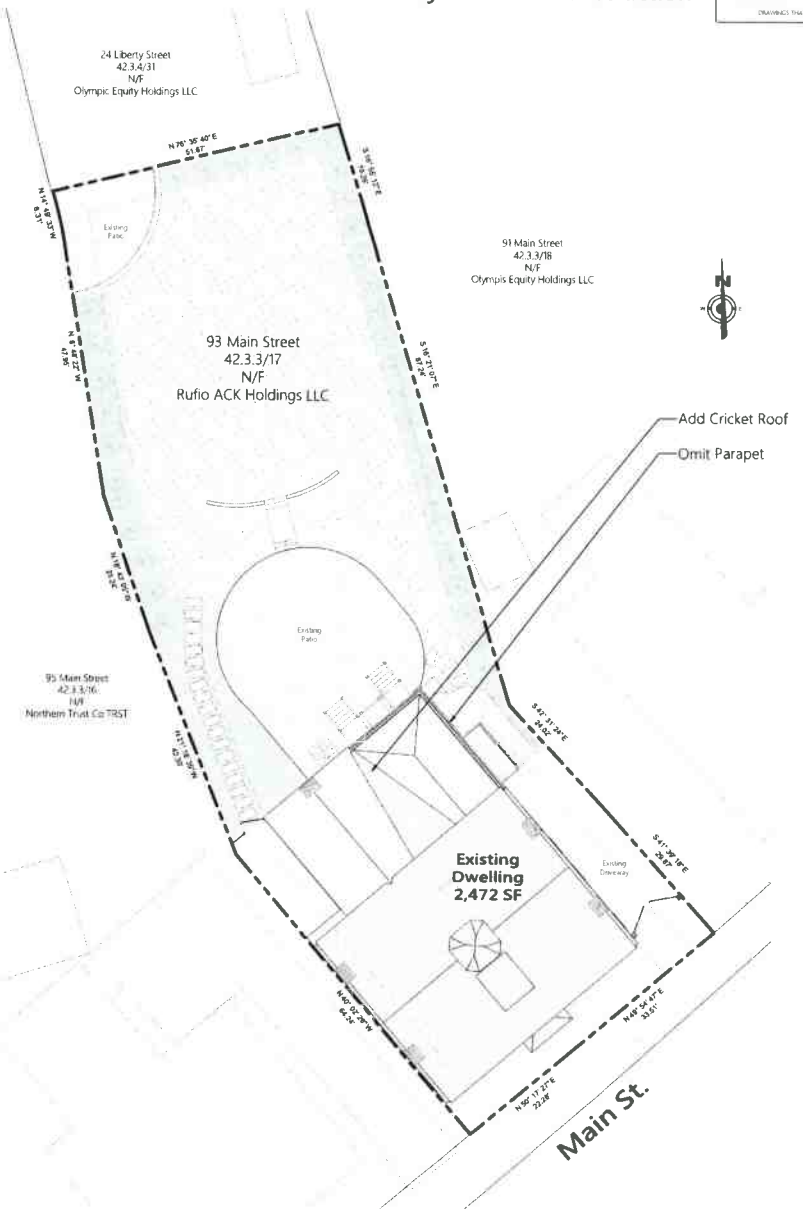
Map & Parcel	42.3.3/17	Lot Size	9,583 sq. ft.
District/Zoning	RDH	Allowable Ground Coverage	3,833.2 sq. ft.
Minimum Lot Size	5,000 sq.ft	Existing Ground Coverage Mfr.	2,472 sq. ft.
Frontage	50 ft.		-
Ground Cover Ratio	40%		
Front Setback	0 ft	Total Proposed Ground Coverage	0 sq. ft.
Side/Rear Setback	5 ft		



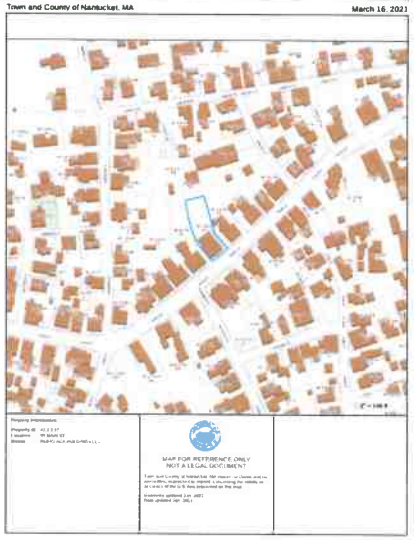
3 Main Street View - North Elevation
1" = 1'-0"



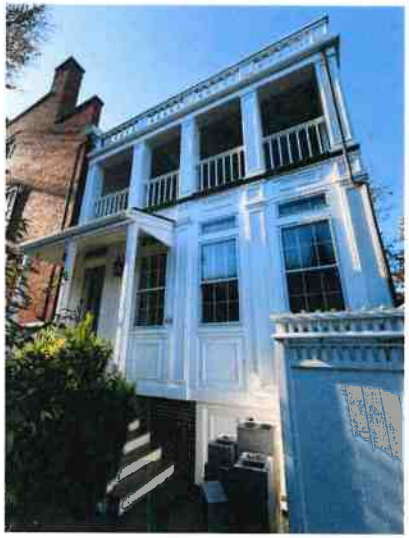
4 South Elevation
1" = 1'-0"



1 Site Plan - Proposed
1" = 10'-0"



2 Locus Map
NTS



5 West Elevation
1" = 1'-0"

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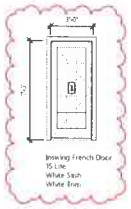
1 Existing/ Demo East Elevation
3/16" = 1'-0"

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
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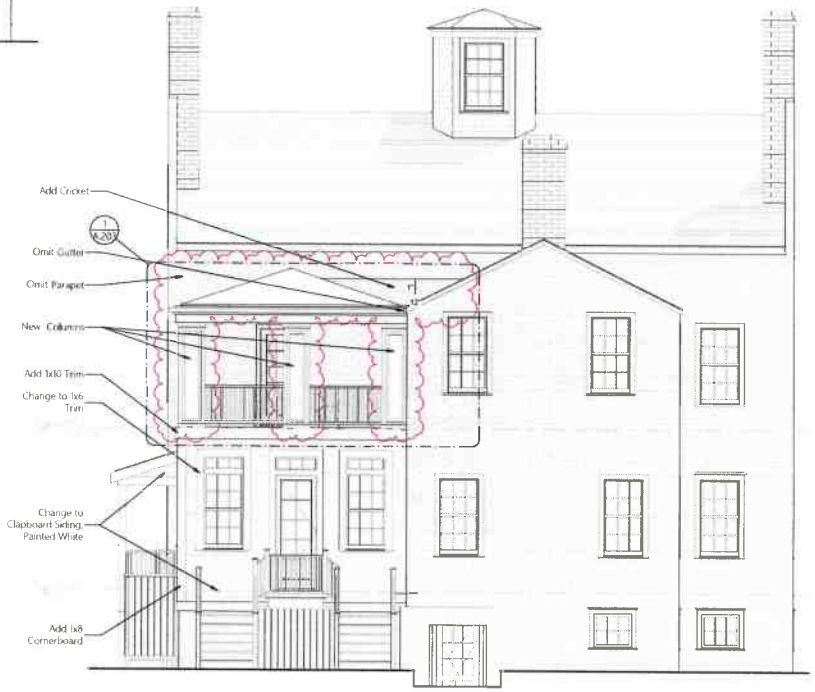

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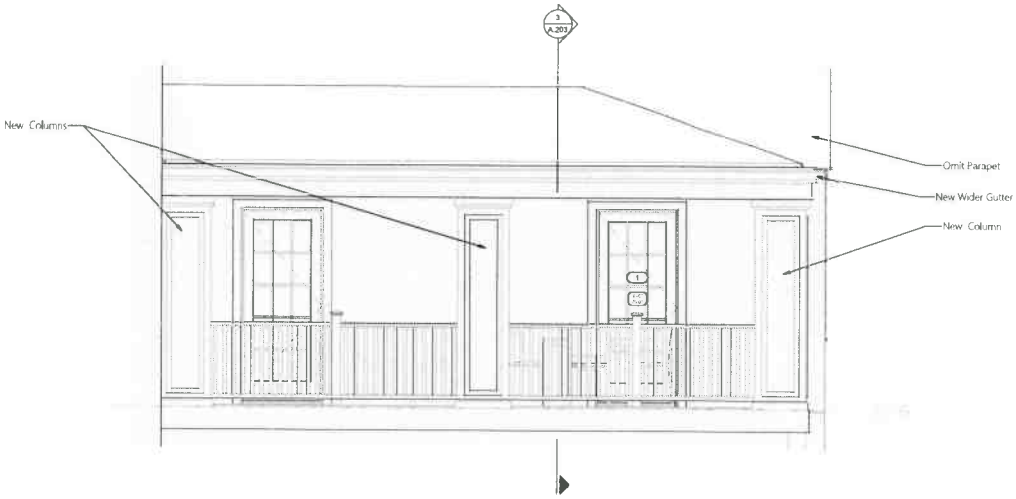
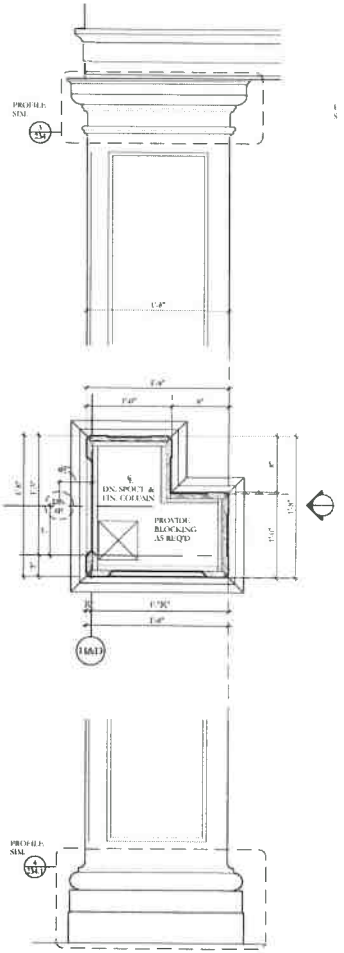


3 **Proposed West Elevation - Callout 1**
1/2" = 1'-0"


PROFILE: SIM.
1
A.204
1'-6"
1'-6"
1'-6"
1'-0"
1'-0"
1'-0

Joseph Starbuck Houses ("Three Bricks")
93, 95, and 97 Main Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-941

HABS
MASS
10-NANT
57-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-941

HABS
MASS
10-NANT
5-

JOSEPH STARBUCK HOUSES
known as the "Three Bricks"

Location: 93, 95 and 97 Main Street (on north side)
Nantucket, Massachusetts

Present Owners: #93, Eugenie S. Evans (Mrs. Gwynne Evans)
#95, Pauline Smith Freeman (Mrs. Crowell Freeman)
#97, Jean Satler Knopf (Mrs. Stacy Knopf)

Present Occupants: Owners

Present Use: Seasonal occupancy.

Brief Statement of Significance: Joseph Starbuck, one of the wealthiest whale-oil merchants of his time, built these three brick mansions, the best known of Nantucket's nineteenth century houses, for his three sons during Nantucket's most prosperous period of whaling.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

#93 - 1838 -- Joseph Starbuck
1850 -- William Starbuck was deeded property by his father. William Starbuck died in 1873 and by his will left all of his property in trust for the benefit of his wife Sarah M. Starbuck, and after her death to be divided equally among his four children, Walter Starbuck, Martha A. Fenton, Joseph A. Starbuck and Alfred Starbuck. Sarah M. Starbuck died in 1885.
1888 -- Gardner J. Kingman purchases property from the four heirs of William Starbuck.
1920 -- Mary L. B. Waters bought from Charles W. Kingman, son of Gardner J. Kingman.
1945 -- Reginald H. Waters and Katherine E. Waters Begien had inherited the house on the death of their mother. Reginald H. Waters bought Katherine Begien's one-half interest.
1945 -- Robert W. Atkins.
1957 -- Gwyyne Evans and Eugenie S. Evans purchased property from Stephen Booth and Dorothy M. Atkins, heirs of Robert W. Atkins. Mr. Evans died in 1965.

1965 -- to date -- Eugenie S. Evans.

#95 - 1838 -- Joseph Starbuck
1850 -- Matthew Starbuck was deeded property by his father. Matthew Starbuck died in 1876, intestate, his property passing to his widow, Catharine Starbuck and four children: Caroline W. Spinney, Florence Palmer, Maria M. Mackay and Horace Starbuck.
1876 -- Catharine Starbuck purchased all other interests in the property. She died in 1913.
1915 -- Maria M. Mackay bought the shares of the other heirs of Catharine Starbuck. Maria M. Mackay died in 1920.
1920 -- Pauline M. Smith inherited the property by will from her mother.
1948 -- Pauline Smith Freeman was deeded the property by her mother, now Pauline Mackay Johnson.
to date -- Pauline Smith Freeman.

#97 - 1838 -- Joseph Starbuck.
1850 -- George Starbuck was deeded property by his father. George Starbuck died in 1888 and through assignment of a mortgage the property had passed on to his son Sidney Starbuck in 1882.
1896 -- Sidney Starbuck conveyed house and land to Elizabeth Starbuck "for and during her natural life" and after her death to his two sisters Ellen Starbuck Swain and Susan A. Starbuck.
1922 -- Charles Minshall bought from Ellen Starbuck Swain and Susan A. Starbuck (Elizabeth Starbuck being deceased).
1937 -- Margaret M. Craig. Property was deeded to her by Robert Minshall, heir of Charles Minshall.
1946 -- Jean S. Gundry purchased from Alexander M. Craig et al, executors under the will of Margaret Minshall Craig.
to date -- Jean Satler Knopf.

(Abstract, Records Registry of Deeds, Nantucket, Massachusetts)

2. Date of erection: Work was begun on the west brick house early in 1837, and in November, 1840 all three were completed at a cost of $40, 124.00. (Abstract, Joseph Starbuck ledgers in possession of Nantucket Historical Association).

3. Architect: None. James Childs, a "house-carpenter" who had come to the Island from Cape Cod and lived on India Street for over ten years, was the builder. Christppher Capen was the

master mason. He also came from the Cape and was living on India Street. (Abstract, Three Bricks and Three Brothers by Gardner, also records of Nantucket Historical Association.)

4. Original plans, construction, etc.: The three houses are of identical design and have similar interiors. The houses have high, stone front stoops, porticos, large entrance halls and double parlors. The distinctive details of wainscoting and the decorative work about the woodwork are all most interesting and reveal the new elegance which had come to Nantucket.

George Allen Fowlkes in A Mirror of Nantucket states that Joseph Starbuck "felt that his new houses should be like the others on the Island, and it was only upon the strong advice of his son-in-law, William Hadwen, that he decided to modify his plans a bit. Hadwen had come to Nantucket from Newport, Rhode Island, and he was far more cosmopolitan. He was also familiar with the houses from his native town. Tradition is that Hadwen showed Starbuck Stuart and Revett's design for a restoration of the Tower of the Winds in Athens which had a projecting entrance porch with Ionic columns on it. This intrigued Starbuck and with Hadwen supervising the final drawings, Georgian style buildings which resemble in many ways the Salem work of 1820, such as the Pickering Dodge House and the Joseph Peabody House, began to take shape. End chimneys replaced middle chimneys and each room has a fireplace or grate. No walks surmounted these houses; instead a cupola with cut corners was in the center of each roof, and a white balustrade, with panels interrupting the line of balusters, decorated the edge of the front roof."

The original wooden gutters lasted for fifty years for the reason that Starbuck kept a fire burning in a shed at the building site to insure proper seasoning of the lumber.

Glass "lights" were still used at the time these houses were built, but instead of putting them in the wall over the door, here the glass has been placed in the top panels of the doors.

The bricks used in building the houses were brought here from the brickyards of Thomas Murray, Edgecomb, Newcastle, Maine; from John Page, Danvers, Massachusetts, and a half-dozen other firms where the amount of bricks wanted could be immediately "delivered on the wharf at Nantucket" at the lowest price possible. Slate for the three roofs was also purchased through John Page in Danvers, and a slater sent to the Island to do the work.

5. Notes on alterations and additions: Few changes have been made. Modern comforts have been added carefully and all three houses kept in excellent condition.

B. Historical Events Connected with the Structure: Built by Joseph Starbuck, richest whale-oil merchant at that time in Nantucket and owner of many whale-ships, the three mansions were owned and occupied by the Starbucks for three-quarters of a century. The "Middle Brick" has remained in the family and is now owned by the great, great-granddaughter of the son for whom it was built. Ownership of the other two is now out of the family.

In the "Middle Brick" the wallpaper in the front hall is original while many of the furnishings have remained in the house. Among these are family portraits, old Nantucket maps, fire buckets, the coin silver service which was Matthew and Catharine Starbuck's wedding silver, some pewter and some of the furniture.

During the last quarter of the ninsteenth century these three houses opened their doors to good books, good pictures, good music and gracious entertaining; reading clubs and small socials found their parlors and living-rooms attractive places to meet. Many good causes were first proposed and instituted in them; the gathering when the Nantucket Historical Association was organized, May 9, 1894, took place in the "Upper Brick", and the hostess was Mrs. George Starbuck.

Where the "Three Bricks" now stand was a great green yard with one unpainted house standing back from the street with the old pump in the middle of the yard, and the rough board fence running down to the next estate, where now the east brick house stands. The street was unpaved, with a crude covering over the fire cistern in the middle of Main Street at the junction of Pleasant Street opposite the west brick house. Here boys spun their tops while waiting for the Fifth Day Friends Meeting to be out and on the First days to view the throng of Friends that came pouring out of the doors, filling the streets in every direction. (Abstract, Main Street in Whaling Days by George F. Worth, as arranged by Nancy S. Adams. Written about 1880 and now the property of the Nantucket Historical Association.)

C. Sources of Information:

Chamberlain, Samuel, Nantucket, A photographic sketchbook, New York: Hastings House, 1955. (view of 93 Main Street).

Douglas-Lithgow, Robert Alexander, Nantucket; a history. New York and London: G. P. Putnam's Sons, 1914. (includes photograph).

Duprey, Kenneth, Old Houses on Nantucket. New York: Architectural Book Publishing Co., Inc., 1959. (includes early photograph of interior of #97, and views of interior and exteriors of all three houses.)

Eberman, Edwin. Nantucket Sketchbook. Nantucket: S. F. Baker, 1946. (includes drawings of houses).

Fowlkes, George Allen. A Mirror of Nantucket. An architectural history of the Island, 1686 - 1850. New Jersey: Press of Interstate, 1959. (included exterior views of houses and doorway of #97).

Gardnew, William Edward. Three Bricks and Three Brothers; The Story of the Nantucket Whale-Oil Merchant, Joseph Starbuck. Cambridge: Riverside Press, 1945. (includes many views of houses).

Macy, William Francis. The Story of Old Nantucket; brief history of the island, its people. Boston and New York: Riverside Press, 1915; Inquirer and Mirror Press, 1915; Houghton Mifflin Co., 1928. (included photograph).

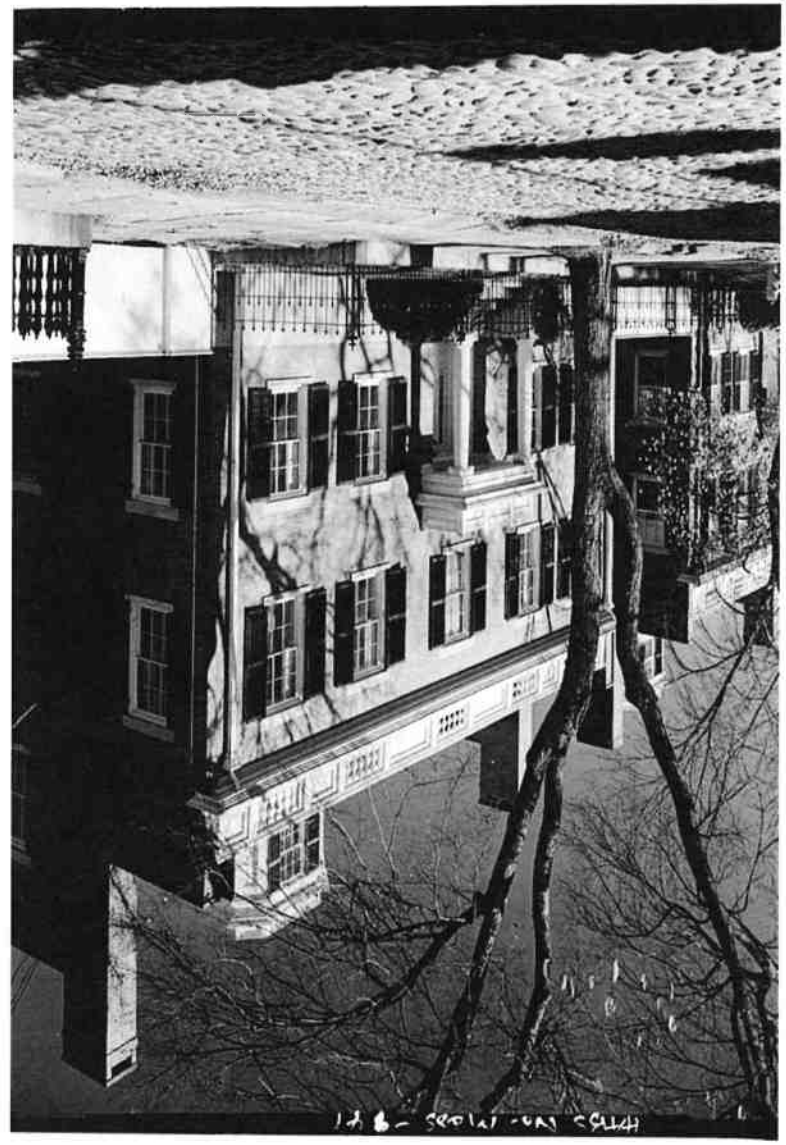
Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
November, 1965.

PART II. PROJECT INFORMATION

These records were prepared as part of the Historic American Buildings Survey project on Nantucket, Massachusetts. This is part of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Cortlandt V. D. Hubbard, Philadelphia, Pennsylvania. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, July 1971.









2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 75

Street & Number of Proposed Work: 12 Baltimore St (main Dwelling)

Owner of record: Starboard and Port, LLC

Mailing Address: 415 Neponset Ave
Boston, MA 02122

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other fenestration alterations, remove chimney + move on site

Size of Structure or Addition: Length: 44'-4" Sq. Footage 1st floor: 823 sf Decks/Patio: Size: 157 sf ☑ 1st floor ☐ 2nd floor

Width: 28'-6" Sq. footage 2nd floor: 300 sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 3' +/- South " East " West "

Height of ridge above final finish grade: North 20' +/- South " East " West "

Additional Remarks

Historic Name: Grey Whale

Original Date: 1880

Original Builder: Ernst Wheldon

REVISIONS* (describe)

1. East Elevation Add door + stoop, remove chimney
2. South Elevation Remove door + window / add window
3. West Elevation Remove chimney
4. North Elevation Change window + door types, Remove Chimney

→ move on site

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/-3' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match Existing

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 12 Baltimore St on the following statement:

I John Carroll, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

11/25/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



Main House
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 01.13.25

emeritus



Main House
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 01.13.25

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Main House
12 Baltimore Street
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Existing Conditions Photographs
HDC Submission 01.13.25

emeritus

Starboard and Port LLC Main House

12 Baltimore Rd.
Nantucket, MA 02554

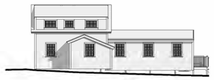
01.13.25



NORTH.



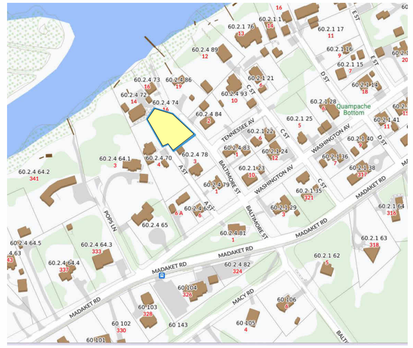
WEST.



SOUTH.

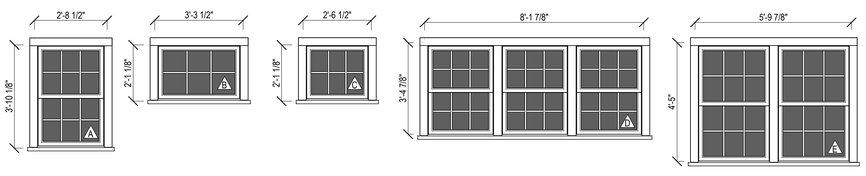


EAST.

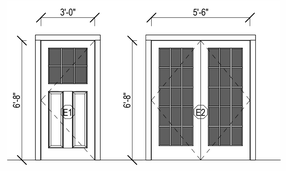


LOCUS

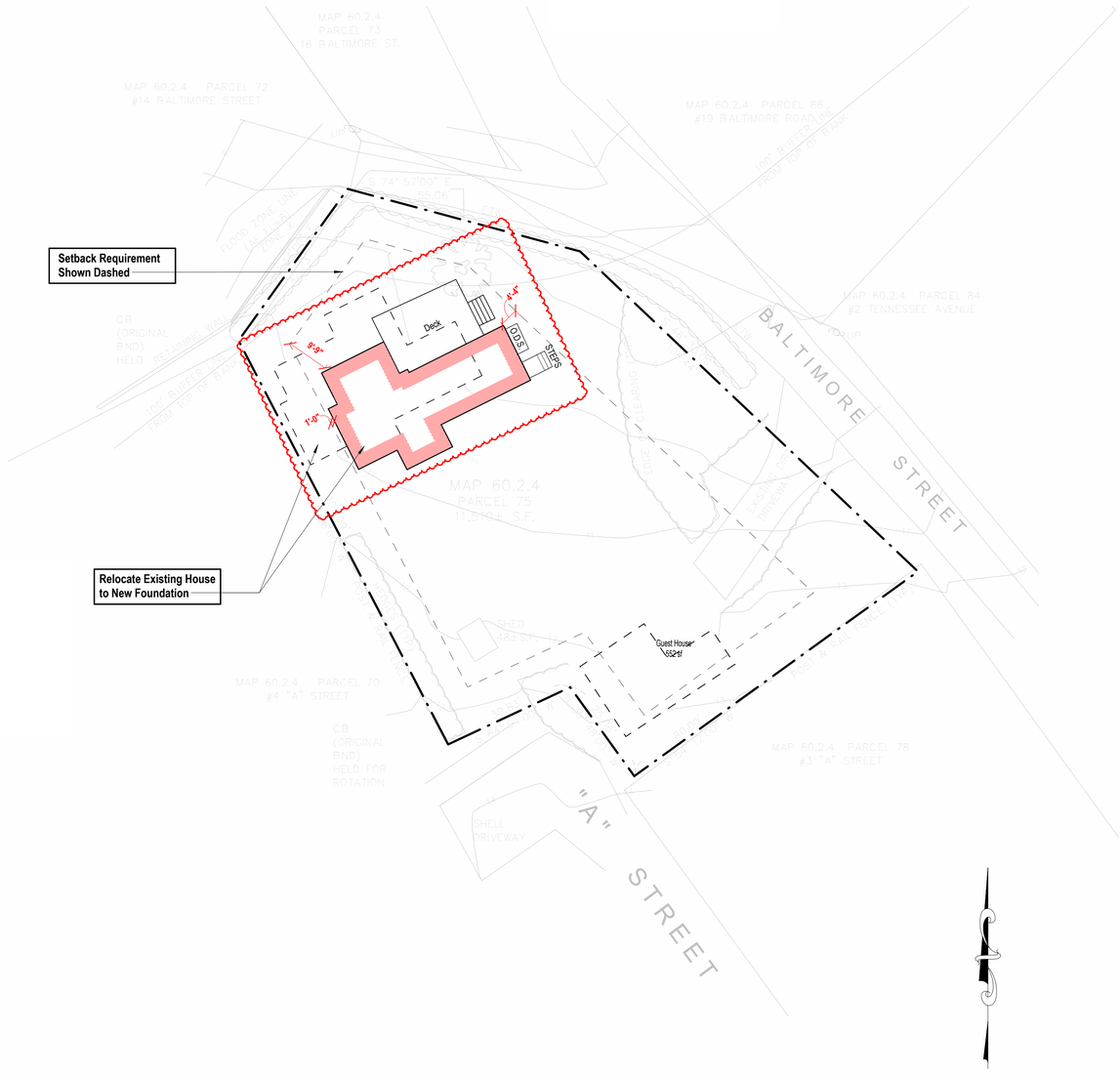
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING
A	10	2'-8 1/2"	3'-10 1/8"	Andersen	400	White	≥ 30
B	4	3'-3 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30
B1	1	3'-3 1/2"	2'-1 1/8"	Andersen	400	White	False Window
C	1	2'-6 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30
D	1	5' - 9 7/8"	3'-5"	Andersen	400	White	≥ 30
E	3	8' - 1 7/8"	3' - 4 7/8"	Andersen	400	White	≥ 30



Window Schedule
3/8" = 1'-0"



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



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

HDC Submission

0727

Starboard and Port LLC Main House
12 Baltimore Rd.
Nantucket, MA 02554

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

COVER SHEET

Site Information

Map & Parcel:	60.2.4 / 75
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	11,509 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 1,150 s.f.
Existing G.C.:	1,271 s.f.
Proposed G.C.:	816 s.f. MH
Total Proposed G.C.:	1,271 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 MH FLOOR PLANS
A.201 MH EXTERIOR ELEVATIONS
D.1.2 EXTERIOR PERSPECTIVES

Revisions

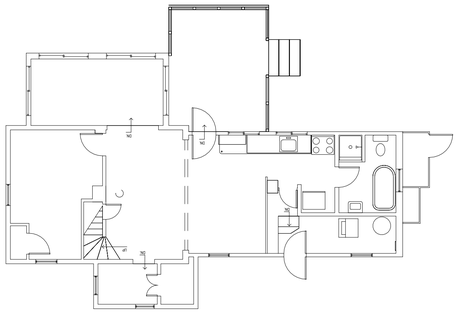
Revision 1 Date 1

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
0727

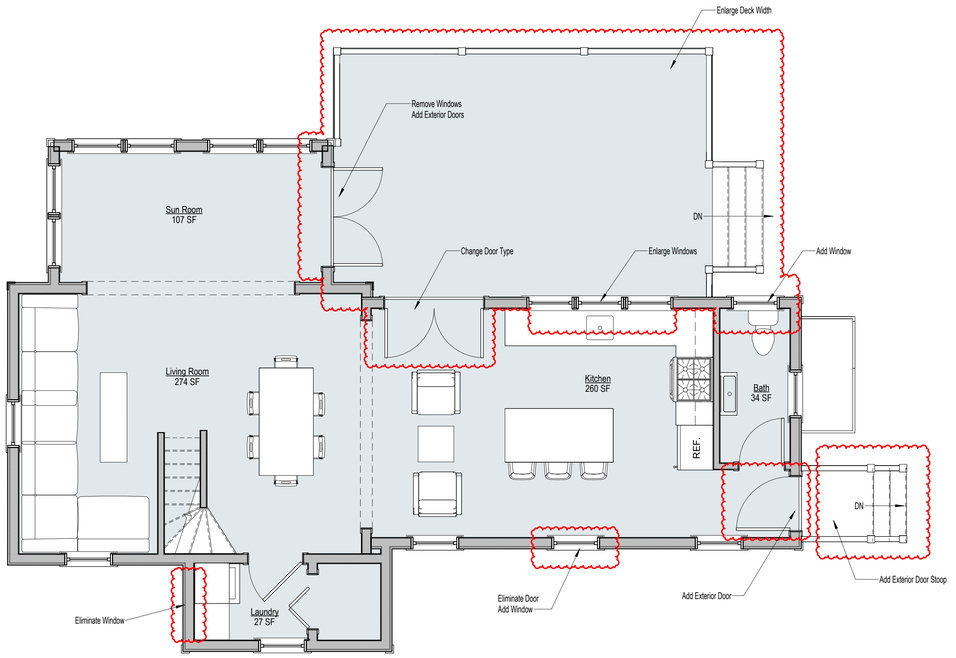
01.13.25

HDC Submission



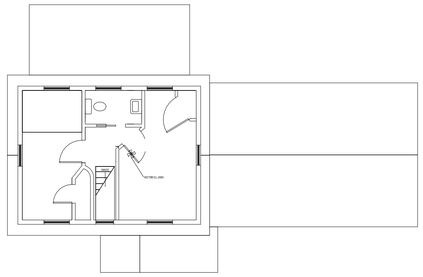
EX. 1ST FLOOR

1/8" = 1'-0"



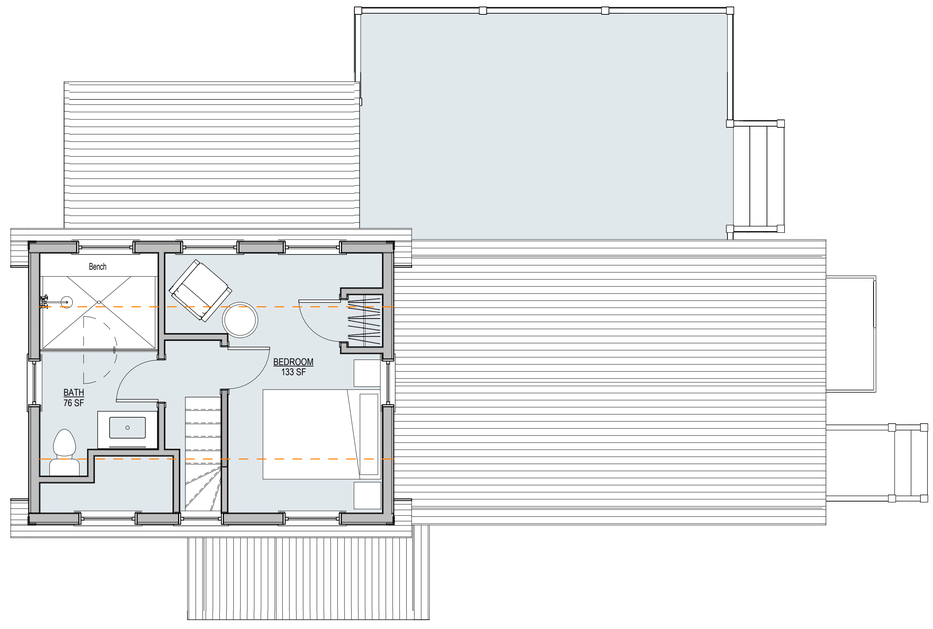
1 1ST FLOOR

1/4" = 1'-0"



EX. MH 2ND FLOOR

1/8" = 1'-0"



2 MH 2ND FLOOR

1/4" = 1'-0"

0727

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

MH FLOOR PLANS

Site Information

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Minimum Frontage:	100'
Front Setback:	20'
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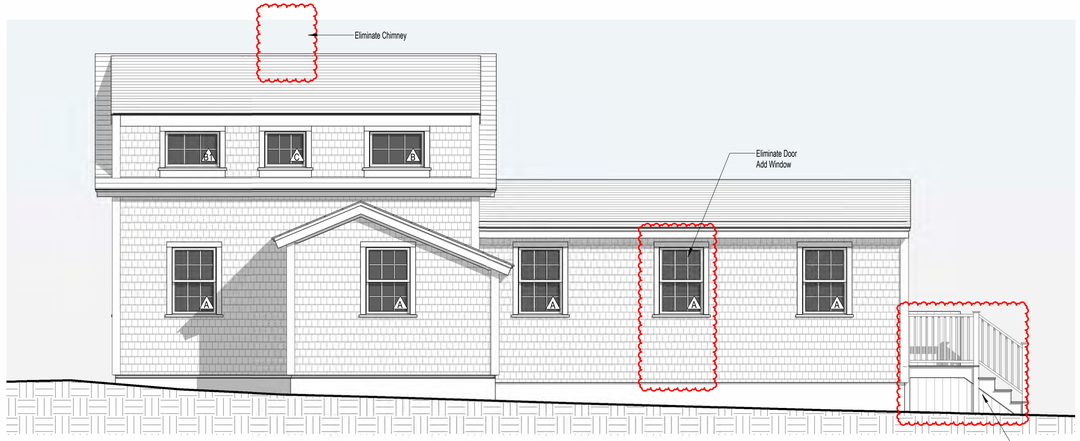
A.101

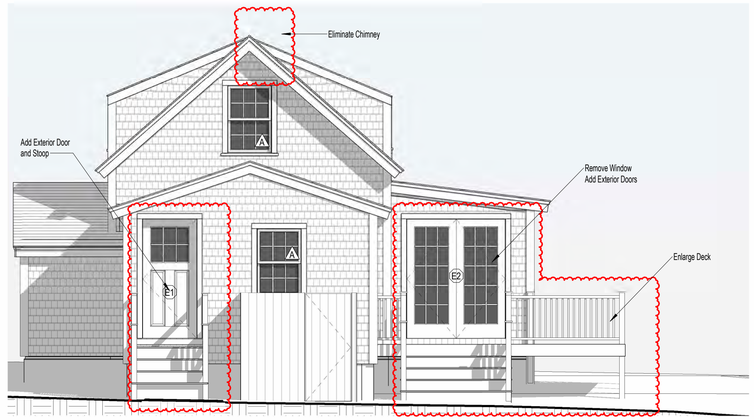
0727

01.13.25

HDC Submission



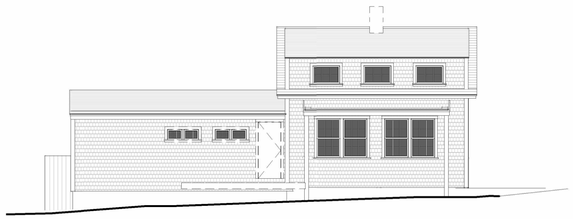
1 PROPOSED SOUTH EL.
1/4" = 1'-0"



2 PROPOSED EAST EL.
1/4" = 1'-0"



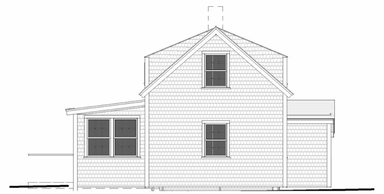
EXISTING EAST EL.
1/8" = 1'-0"



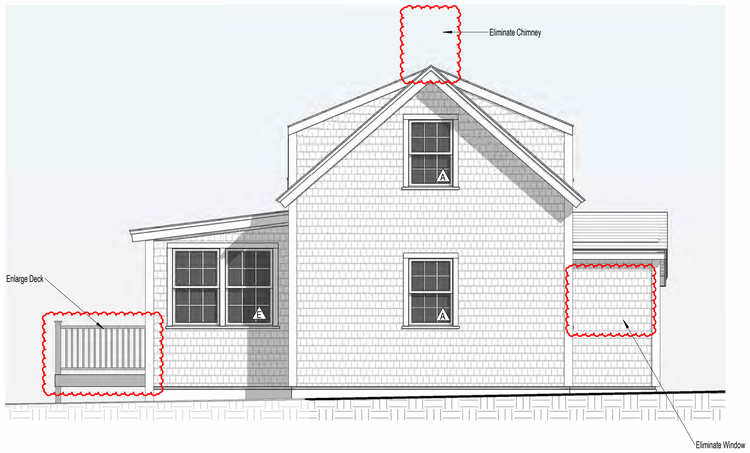
EXISTING NORTH EL.
1/8" = 1'-0"



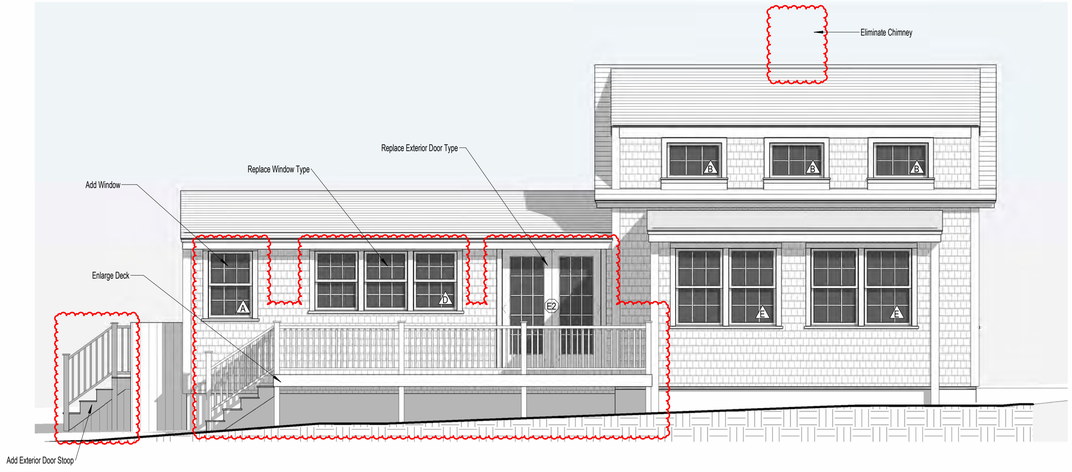
EXISTING SOUTH EL.
1/8" = 1'-0"



EXISTING WEST EL.
1/8" = 1'-0"



3 PROPOSED WEST EL.
1/4" = 1'-0"



4 PROPOSED NORTH EL.
1/4" = 1'-0"

0727

Starboard and Port LLC
Main House
12 Baltimore Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02556
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

MH EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	60.2.4 / 75
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	11,509 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 1,150 s.f.
Existing G.C.:	1,271 s.f.
Proposed G.C.:	816 s.f. MH
Total Proposed G.C.:	1,271 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 MH FLOOR PLANS
A.201 MH EXTERIOR ELEVATIONS
D.1.2 EXTERIOR PERSPECTIVES

Revisions

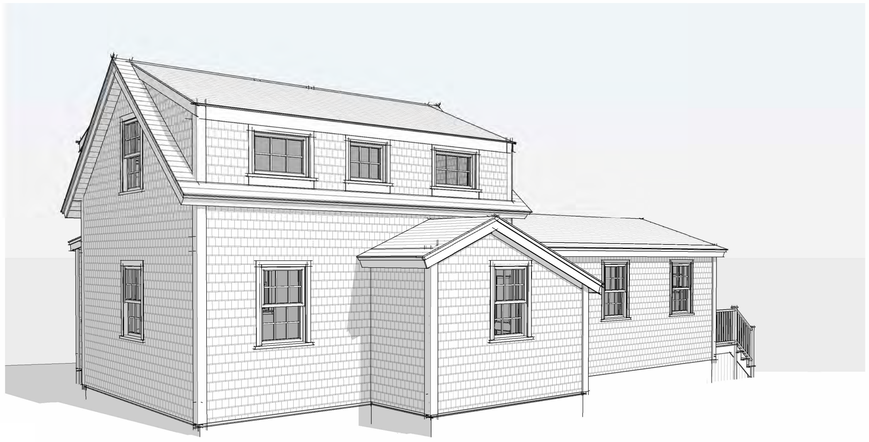
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE EXCLUSIVE PROPERTY OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE NECESSARY TO OBTAIN A BUILDING PERMIT UNTIL ALL REQUIRED SIGNED DRAWINGS SHALL BE FURNISHED UPON REQUEST.

A.201
0727

01.13.25

HDC Submission



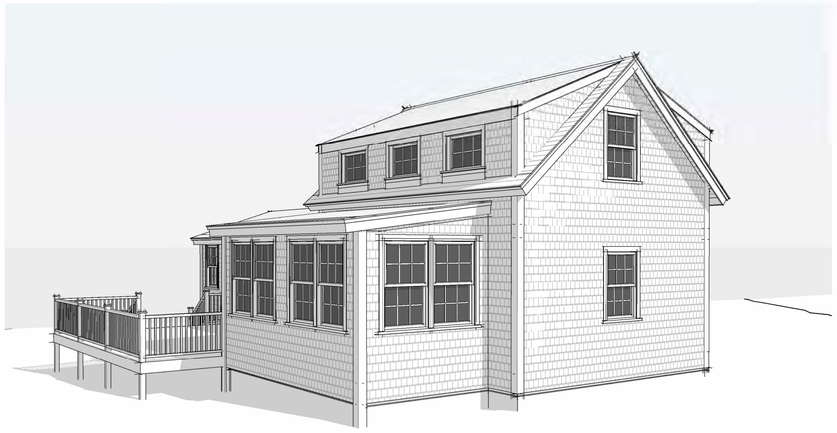
SOUTH WEST EXTERIOR PERSPECTIVE



SOUTH EAST EXTERIOR PERSPECTIVE



NORTH EAST EXTERIOR PERSPECTIVE



NORTH WEST EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVES

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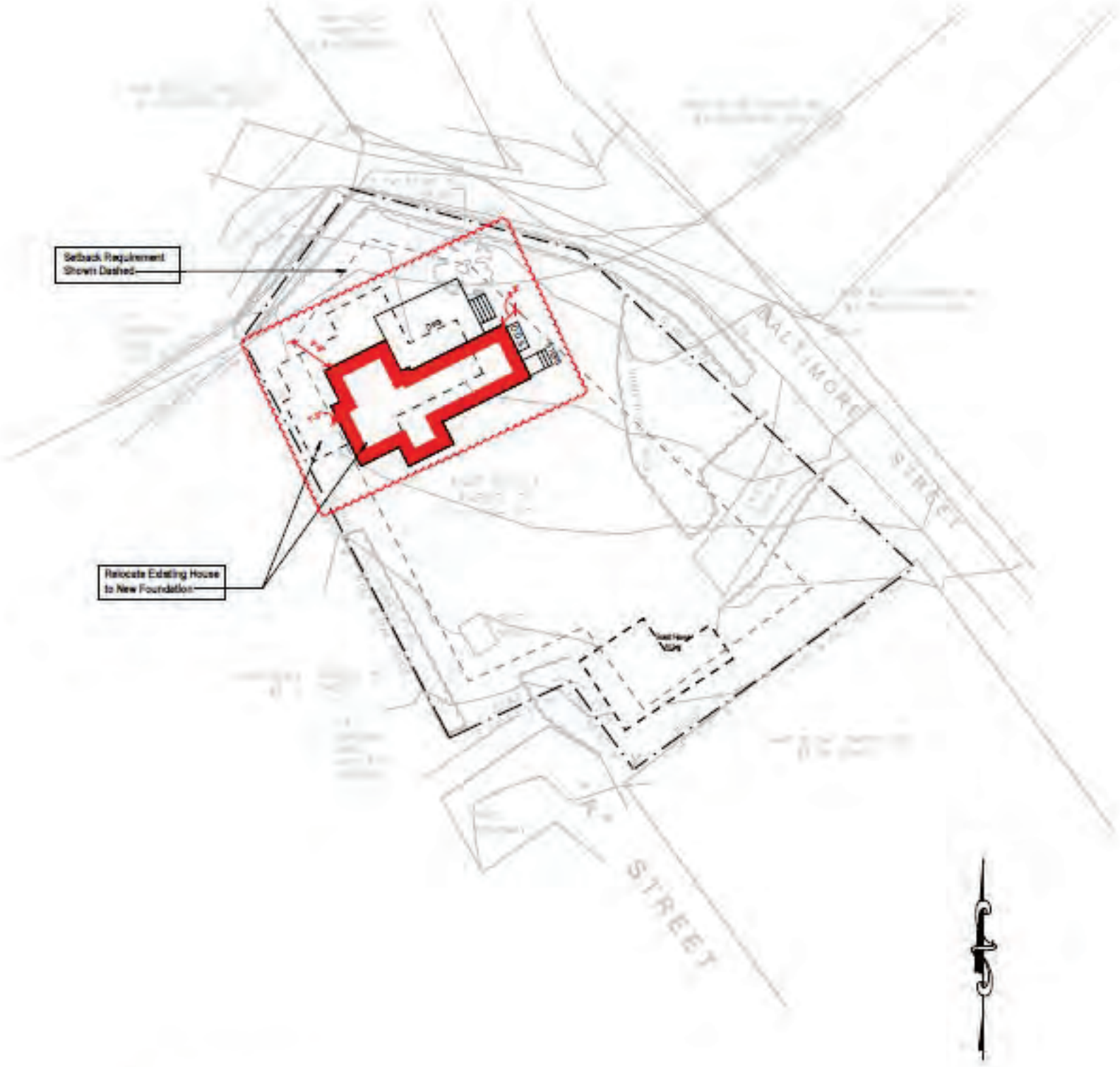
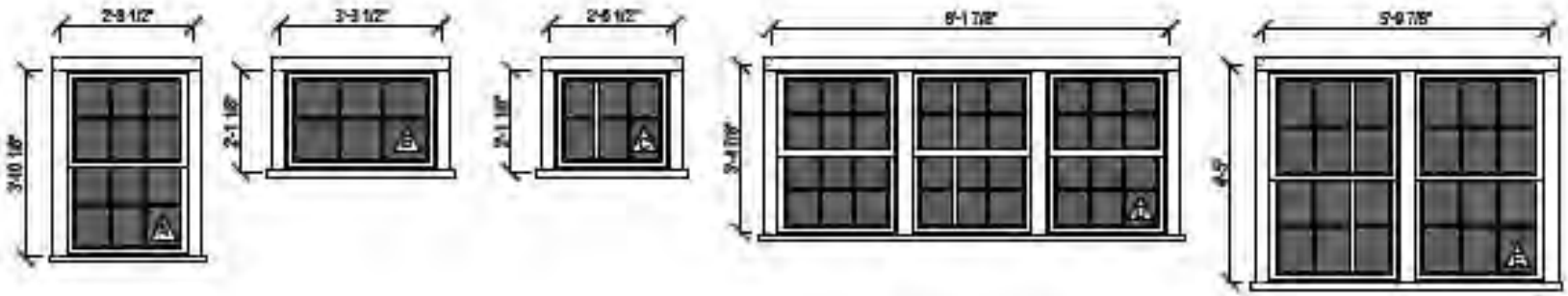
D.1.2
0727



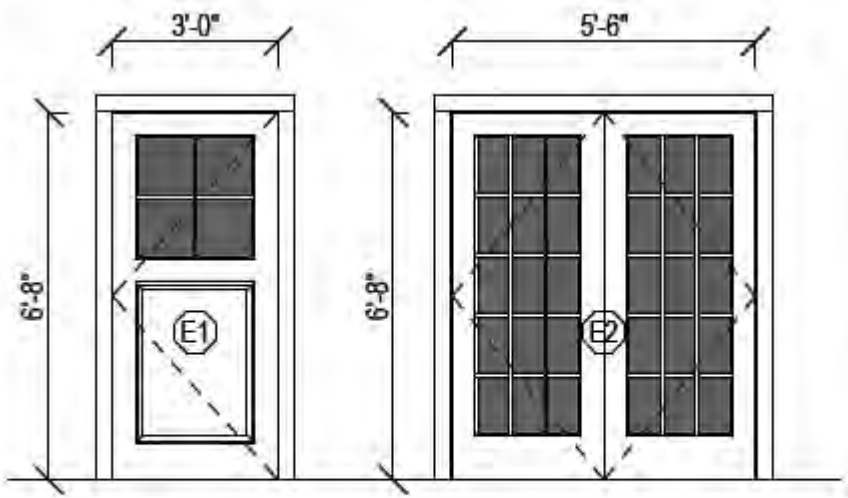
1 PROPOSED SITE PLAN

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



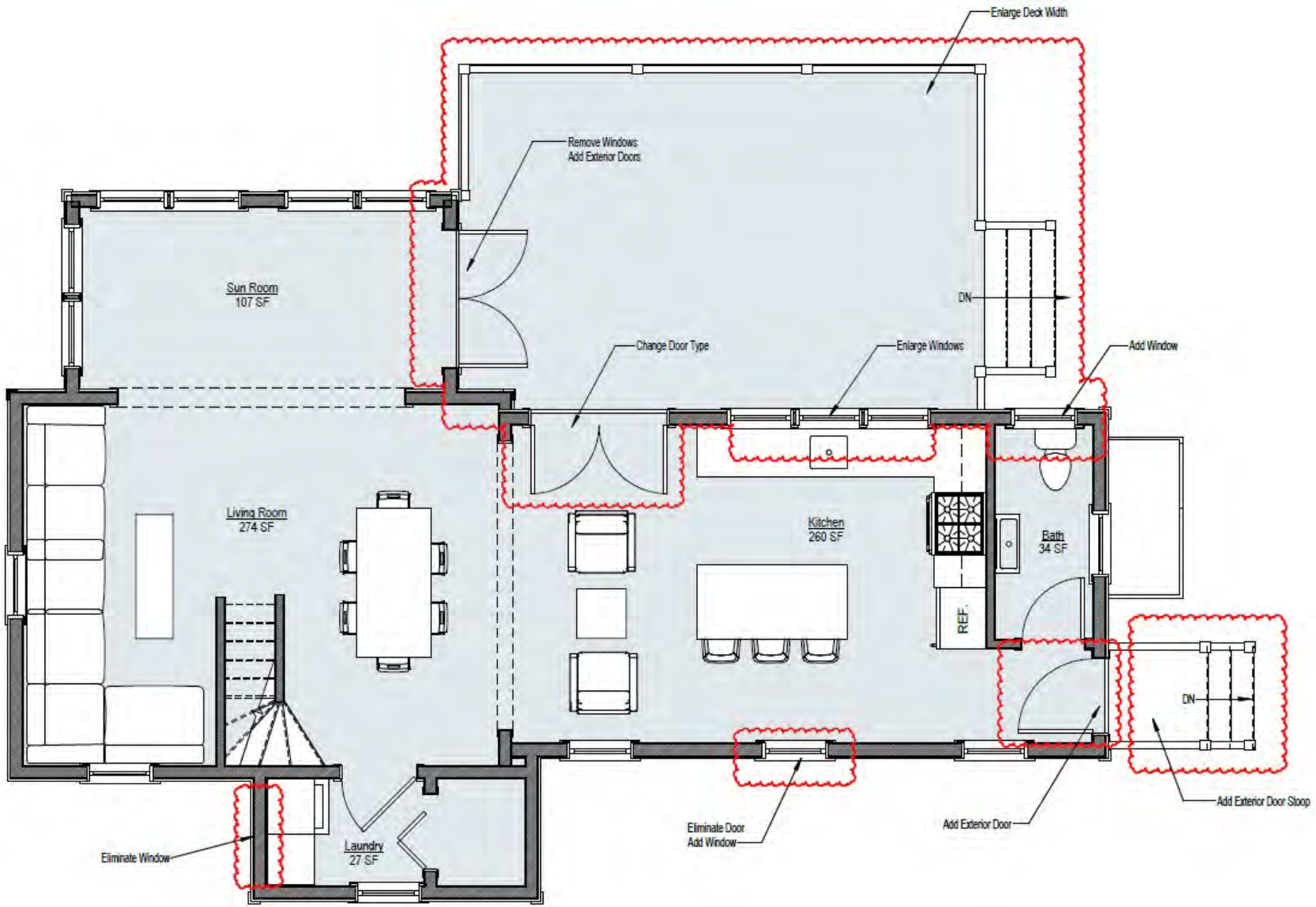
Window Schedule

3/8" = 1'-0"



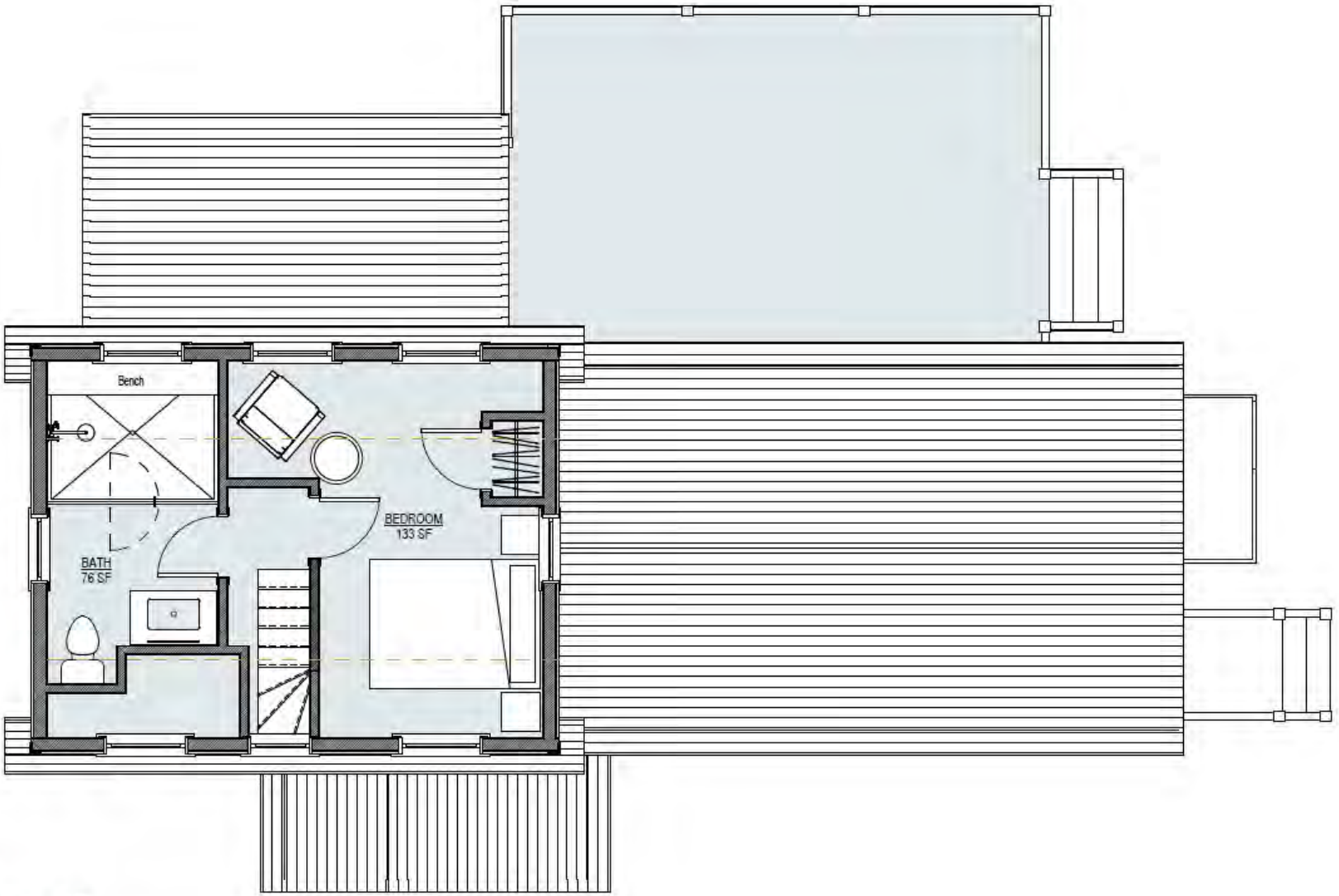
Door Schedule

1/4" = 1'-0"



1 1ST FLOOR

1/4" = 1'-0"



2 MH 2ND FLOOR

1/4" = 1'-0"



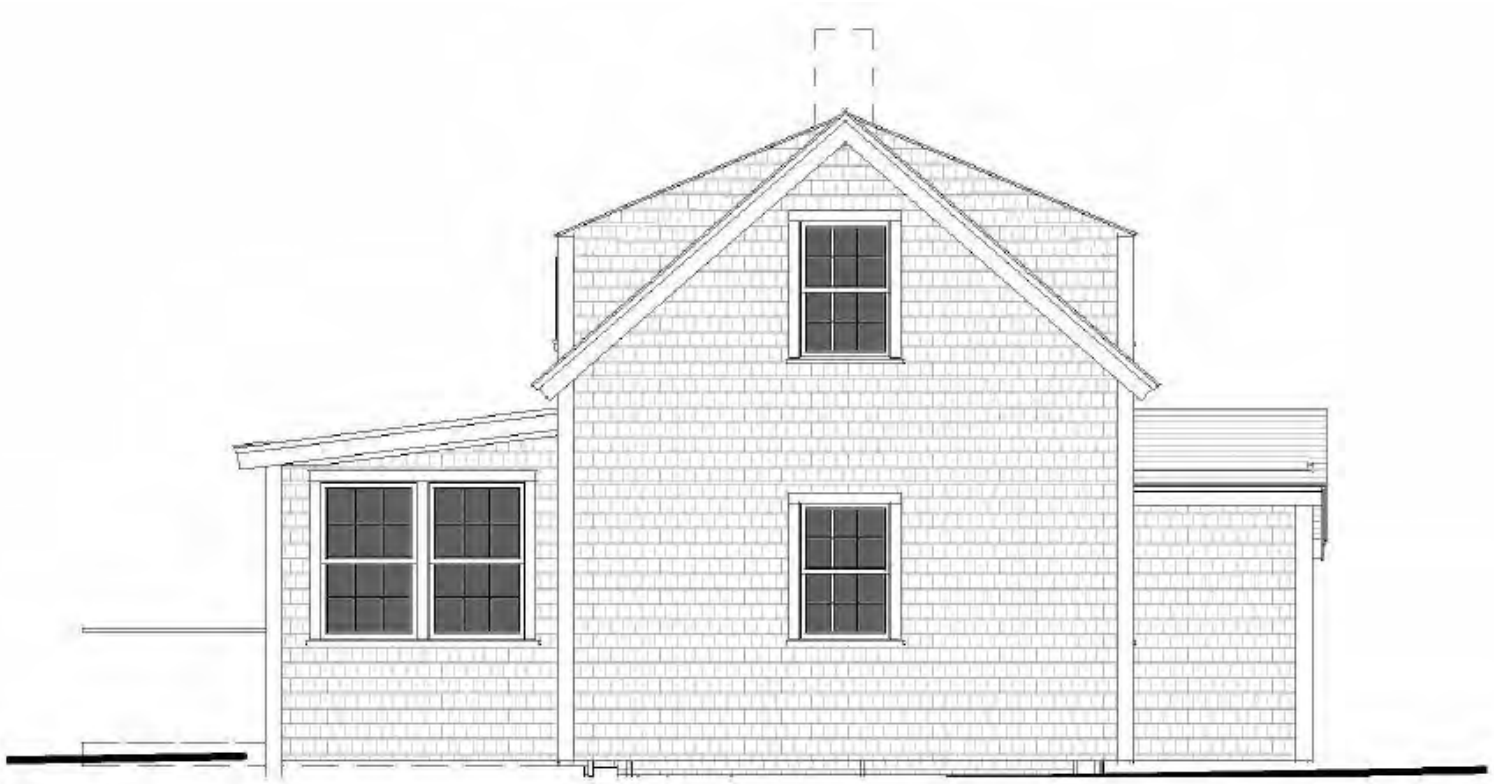
EXISTING SOUTH EL.

1/8" = 1'-0"



EXISTING EAST EL.

1/8" = 1'-0"



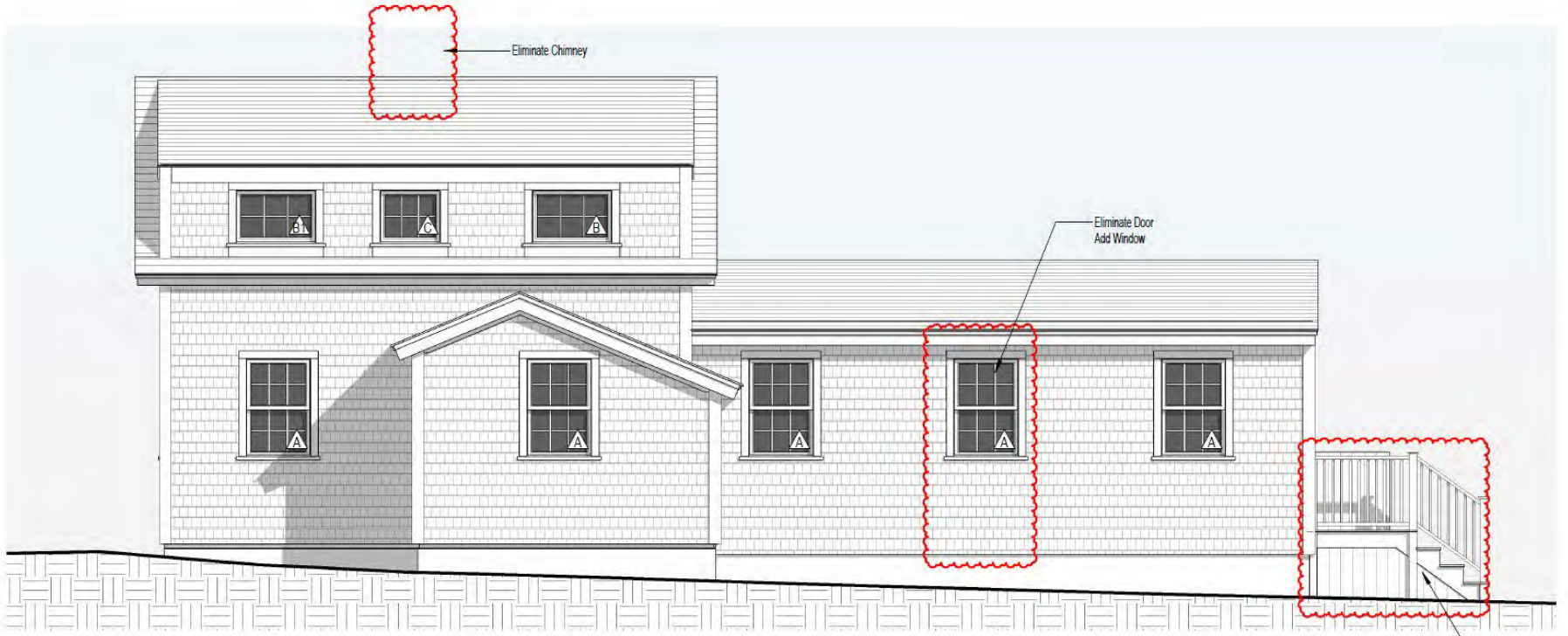
EXISTING WEST EL.

1/8" = 1'-0"



EXISTING NORTH EL.

1/8" = 1'-0"



1 PROPOSED SOUTH EL.

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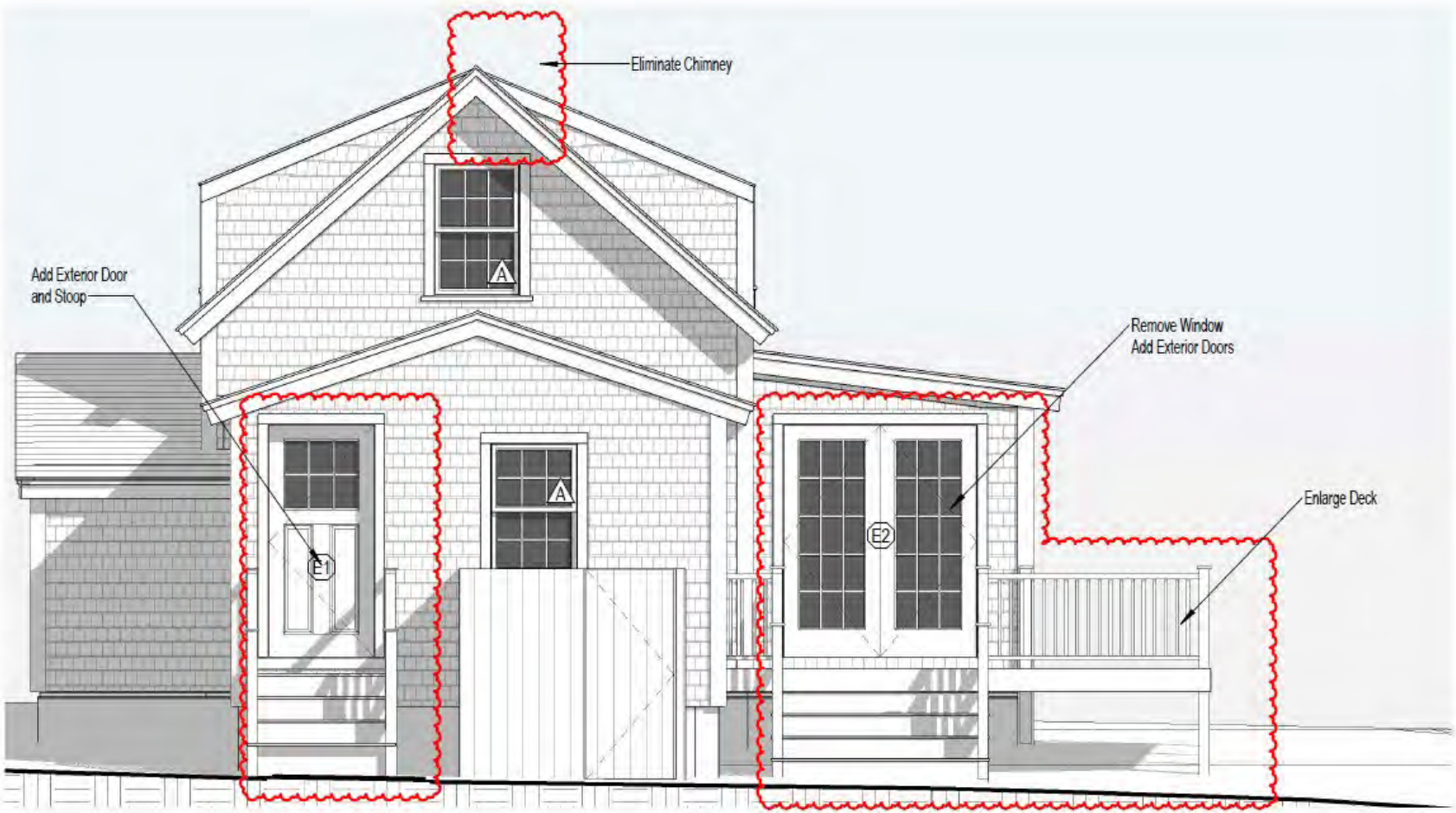
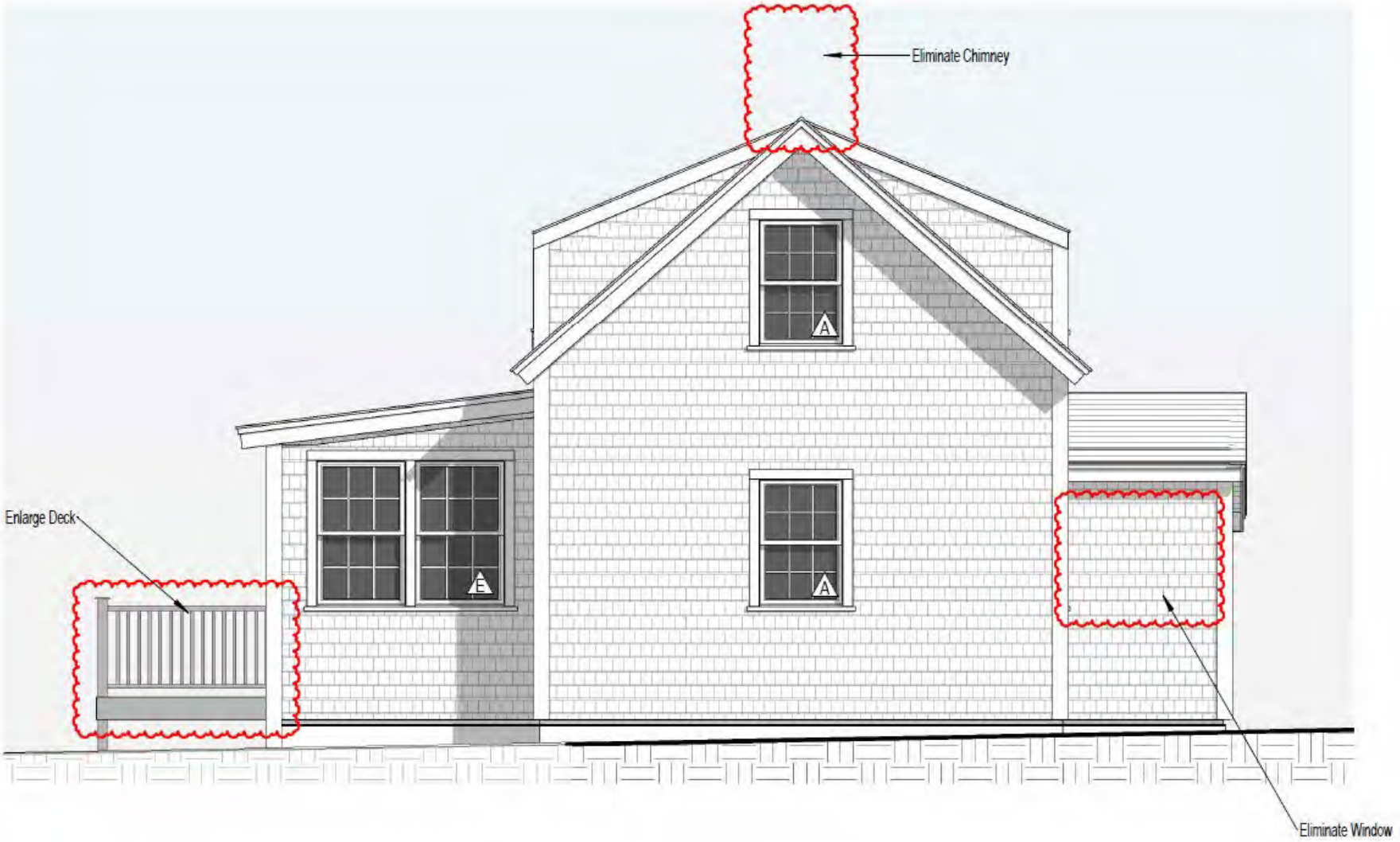


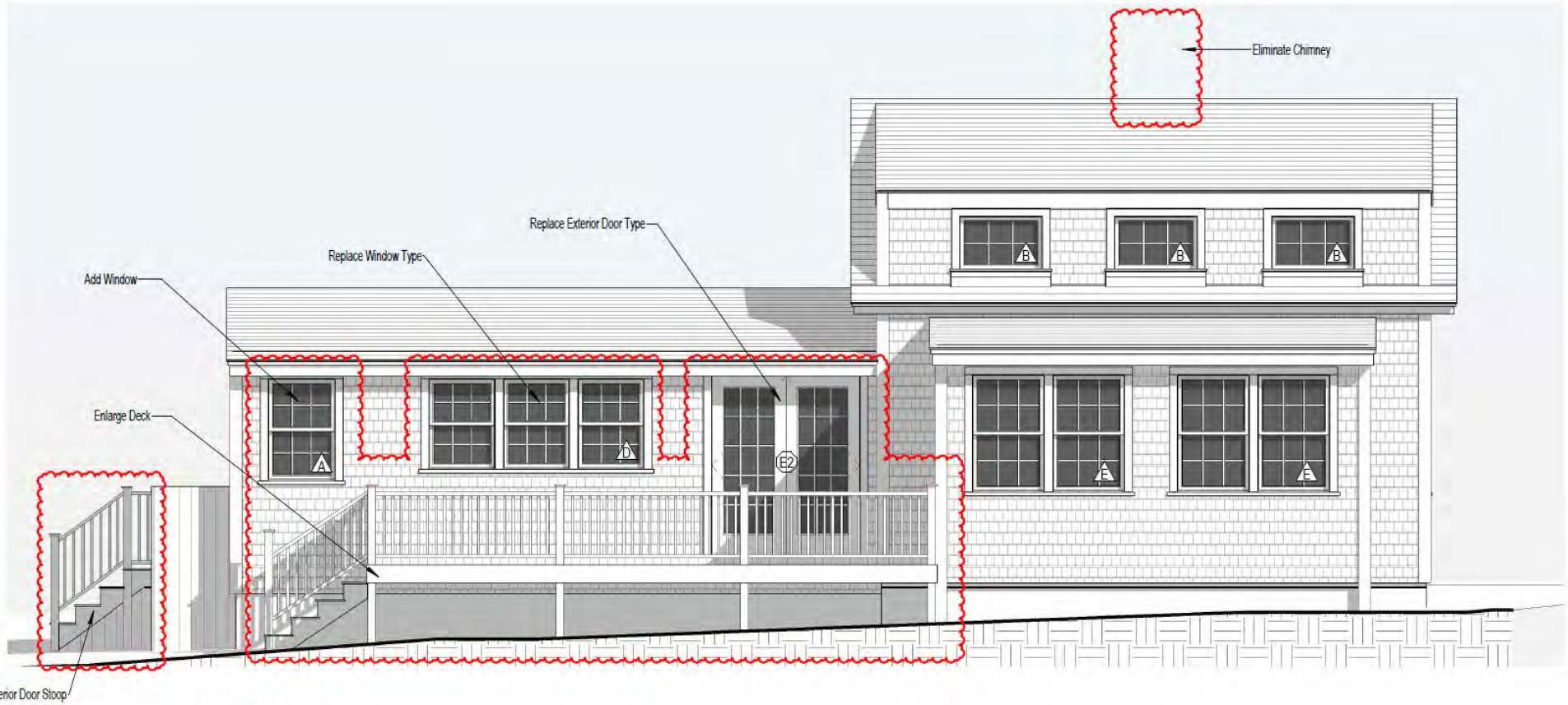
2 PROPOSED EAST EL.

1/4" = 1'-0"



3 PROPOSED WEST EL.

1/4" = 1'-0"



4 PROPOSED NORTH EL.

1/4" = 1'-0"



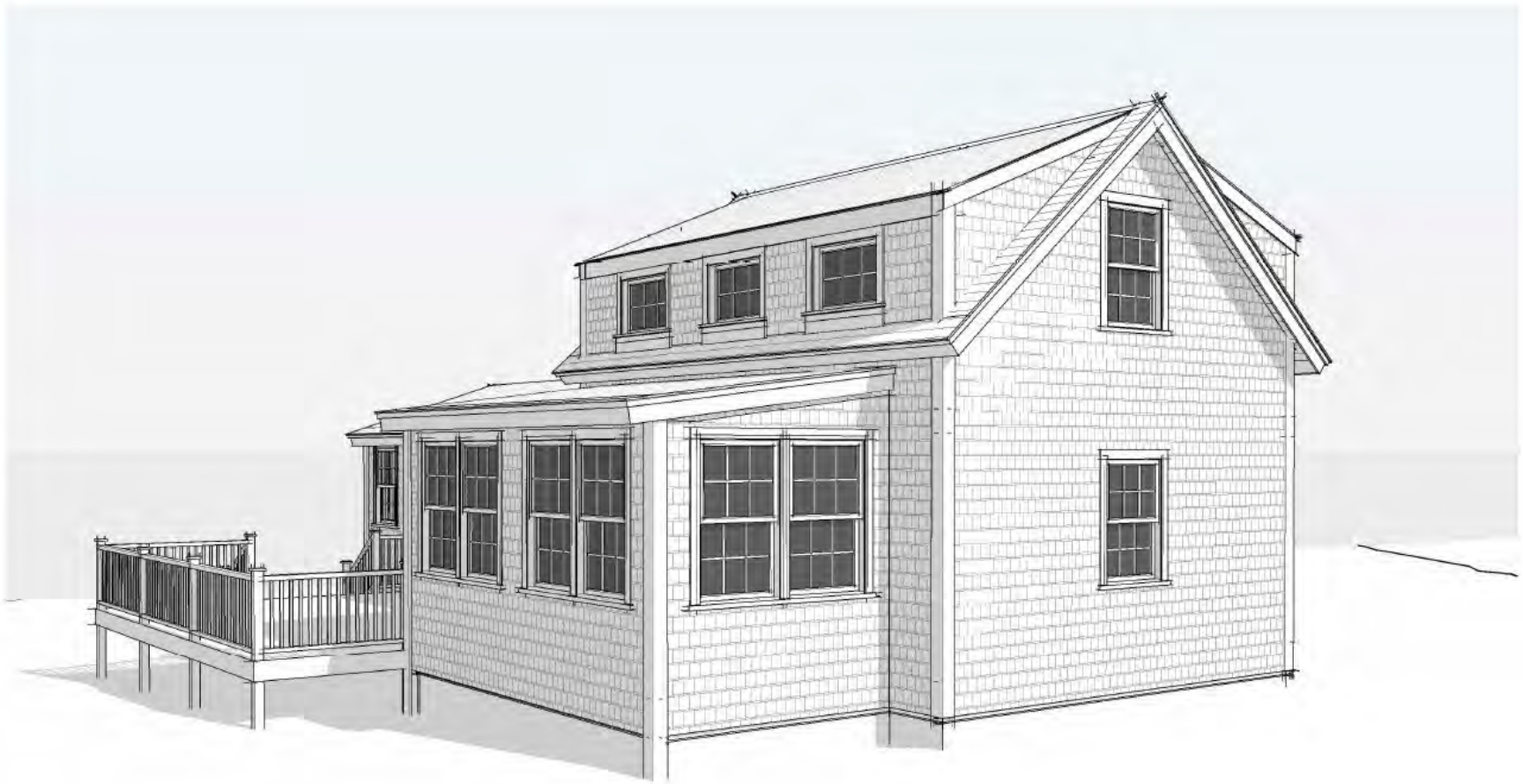
SOUTH WEST EXTERIOR PERSPECTIVE



SOUTH EAST EXTERIOR PERSPECTIVE



NORTH EAST EXTERIOR PERSPECTIVE



NORTH WEST EXTERIOR PERSPECTIVE

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.1072
Historic Name:	Grey Whale
Common Name:	
Address:	Baltimore Ave
City/Town:	Nantucket
Village/Neighborhood:	Madaket;
Local No:	M3-35;
Year Constructed:	
Architectural Style(s):	No style;
Architect(s):	Wheldon, Ernst;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; 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

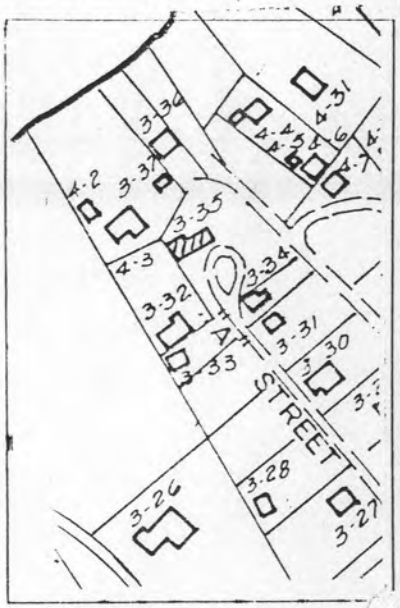
4. Present Owner: Unknown

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

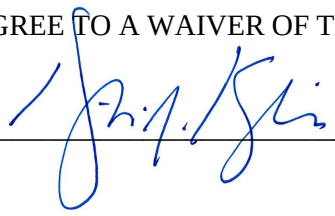
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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**								

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

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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

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

Postage
$

Total Pc
$

Sent To
Street a
City, Sta

ACK ACQUISITION LLC
C/O BERINKOF GOODMAN LLP
TWO SEAPORT LANE 9TH FL
BOSTON, MA 02210

Postmark Here

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

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

Postage
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Total Post
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Street and
City, State

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61 OLD SOUTH RD #224
NANTUCKET, MA 02554

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JAN 10 2025

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- ☐ 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

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

Postage
$

Total F
$

Sent To
Street
City, St

MOZERIS VICTORAS
13A GREGLEN AVE
NANTUCKET, MA 02554

Postmark Here

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

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Date: 01.13.25

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12A Greglen Avenue
Vacant Lot Facing Southwest
Date: 01.13.25

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Mixed-Use Struture
12A Greglen Avenue
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12A Greglen Avenue
Vacant Lot Facing Northwest
Date: 01.13.25

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Mixed-Use Struture
12A Greglen Avenue
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 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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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 Southwest
Date: 01.13.25

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8 Williams Lane
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Mixed-Use Struture
12A Greglen Avenue
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Zoning Information

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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

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Residential / Storage Building

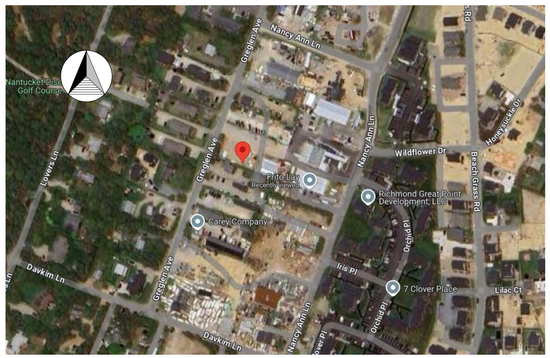
12A Greglen Avenue
Nantucket, MA 02554

01.13.25

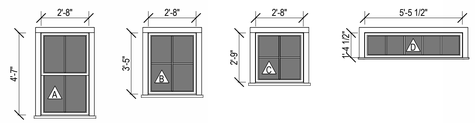
HDC Submission



Locus Map



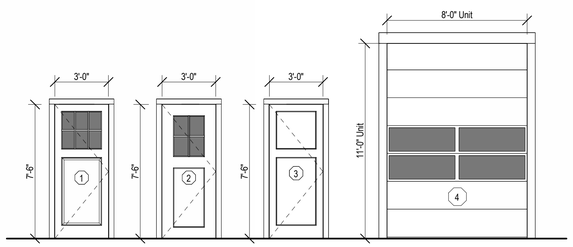
Satalite View



Double Hung 2/2 SDL | Casement 2/2 SDL | Fixed Awning 2/2 SDL | Fixed Transom 5 Lite SDL

Window Legend

1/4" = 1'-0"



Single Solid Door w/ Glazing 2 Panel + 6 Lite SDL | Single Solid Door w/ Glazing 2 Panel + 4 Lite SDL | Single Solid Door w/ Glazing 2 Panel Solid | Overhead Garage Door (7) Equal Panels w/ (4) Glass Lites

Exterior Door Legend

1/4" = 1'-0"



East Elevation



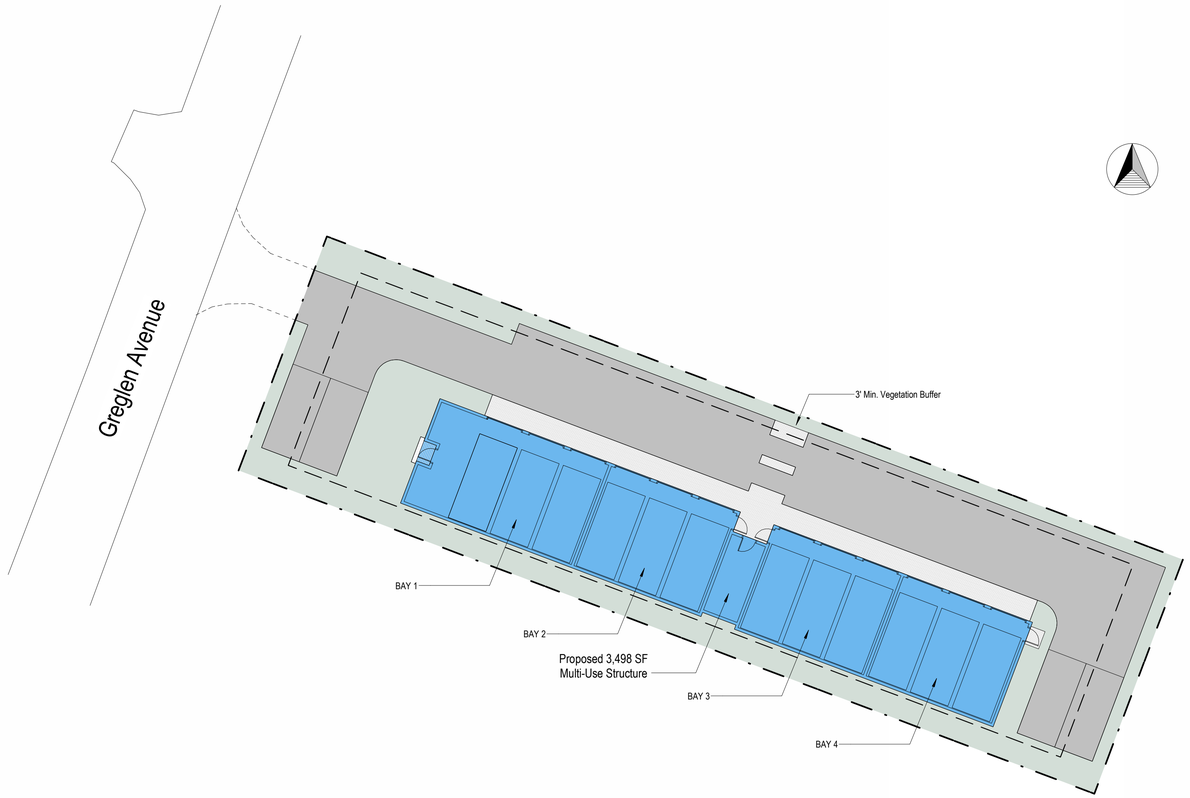
North Elevation



West Elevation



South Elevation



Site Plan

1/16" = 1'-0"

2415

Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

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

Site Information

Map & Parcel:	68 / 181
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	11,424 SQ FT
Min. Lot Size:	10,000 SQ FT
Allowable G.C.:	4,570 SQ FT (40%)
Existing G.C.:	0 SQ FT
Proposed G.C.:	3,498 SQ FT
Total Proposed G.C.:	3,498 SQ FT 31%)

Sheet Index - Architectural & Structural

SHEET INDEX
A.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Perspective Views
A.3.2 Perspective Views

Revisions

Cover Sheet

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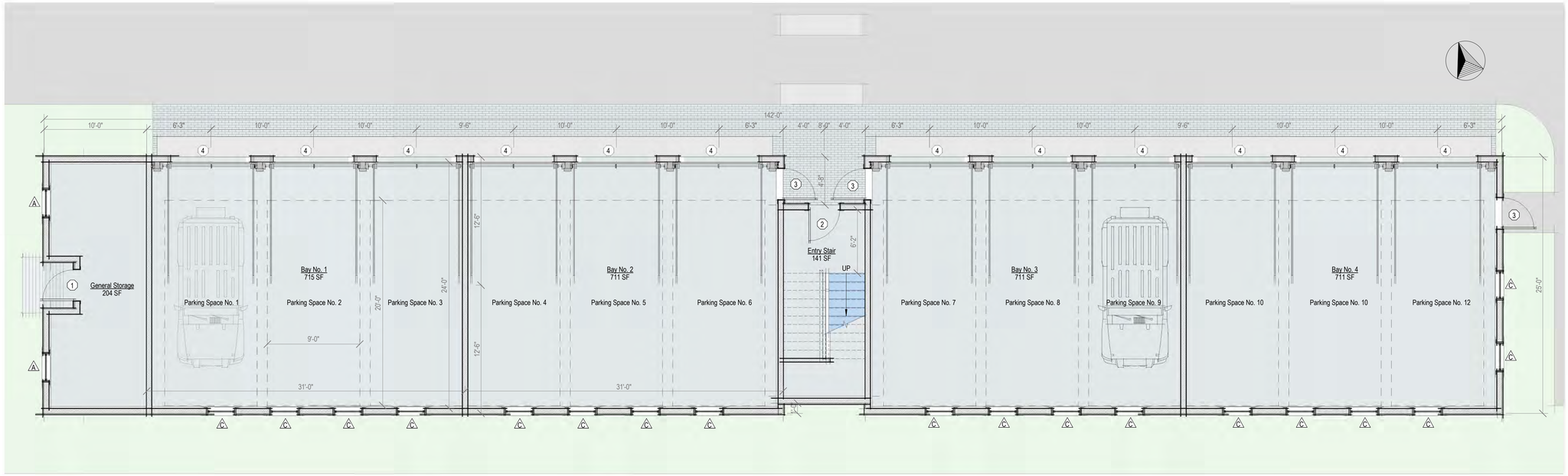
A.0.1

2415

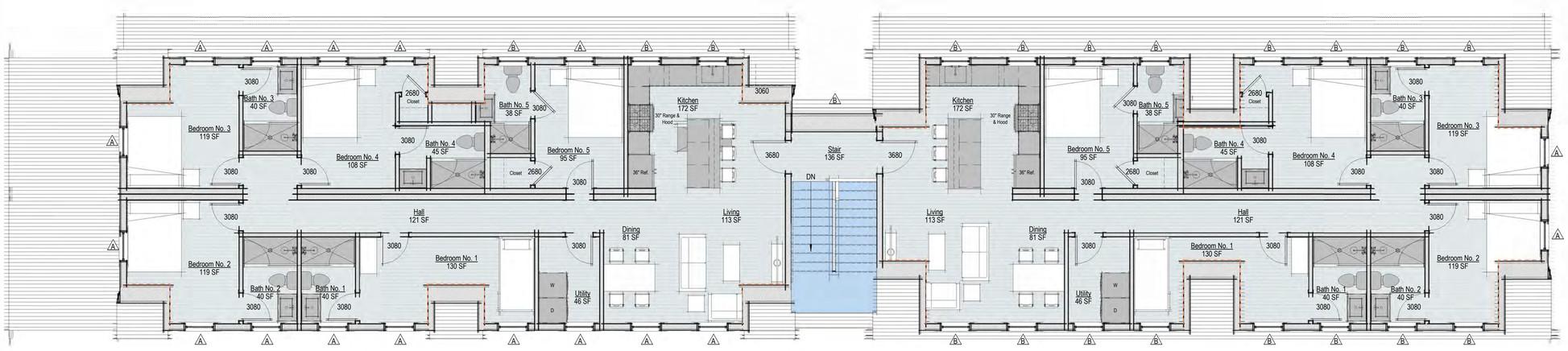
01.13.25

HDC Submission



First Floor Plan - Proposed

3/16" = 1'-0"



Second Floor Plan - Proposed

3/16" = 1'-0"

HDC Submission

2415

Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

emeritus

8 Williams Lane
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508.325.4995
www.emeritusltd.com

Site Information

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Minimum Frontage:	50 FT
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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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A.1.1

2415

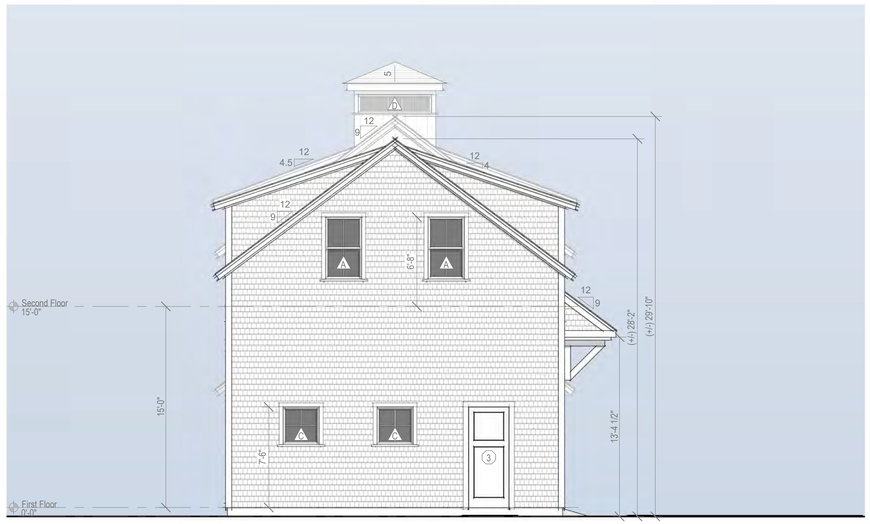
01.13.25

HDC Submission



West Elevation - Proposed

3/16" = 1'-0"



East Elevation - Proposed

3/16" = 1'-0"

2415

Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

emeritus

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

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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

Exterior Elevations

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A.2.1

2415

01.13.25

HDC Submission



North Elevation - Proposed

3/16" = 1'-0"



South Elevation - Proposed

3/16" = 1'-0"

2415

Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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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

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2415

01.13.25

HDC Submission





2415

Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

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

Site Information

Map & Parcel:	68 / 181
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	11,424 SQ FT
Min. Lot Size:	10,000 SQ FT
Allowable G.C.:	4,570 SQ FT (40%)
Existing G.C.:	0 SQ FT
Proposed G.C.:	3,498 SQ FT
Total Proposed G.C.:	3,498 SQ FT 31%)

Sheet Index - Architectural & Structural

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Revisions

Perspective Views

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A.3.1

2415

01.13.25

HDC Submission





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Revisions

Perspective Views

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A.3.2

2415

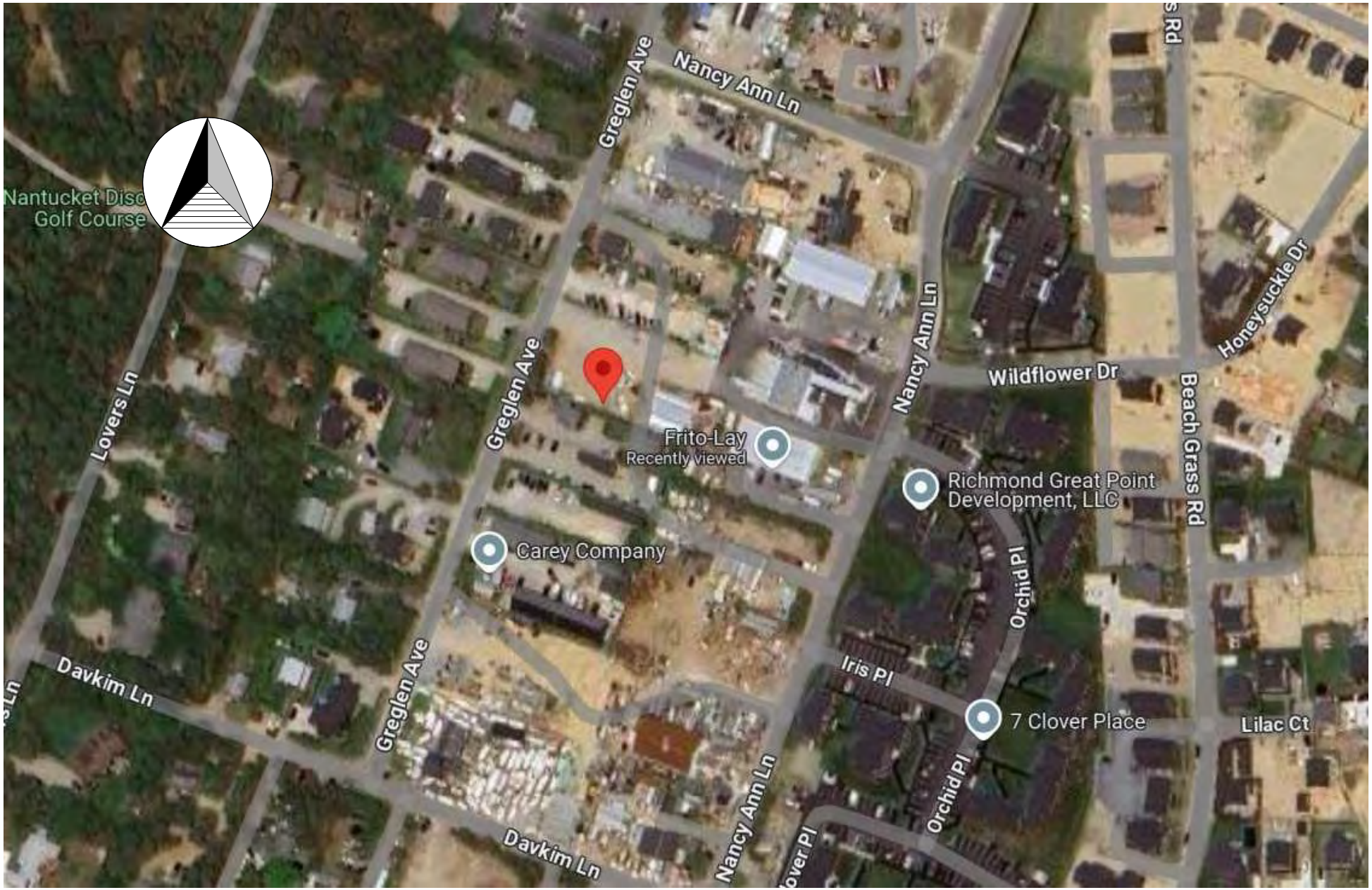
Residential / Storage Building

12A Greglen Avenue
Nantucket, MA 02554

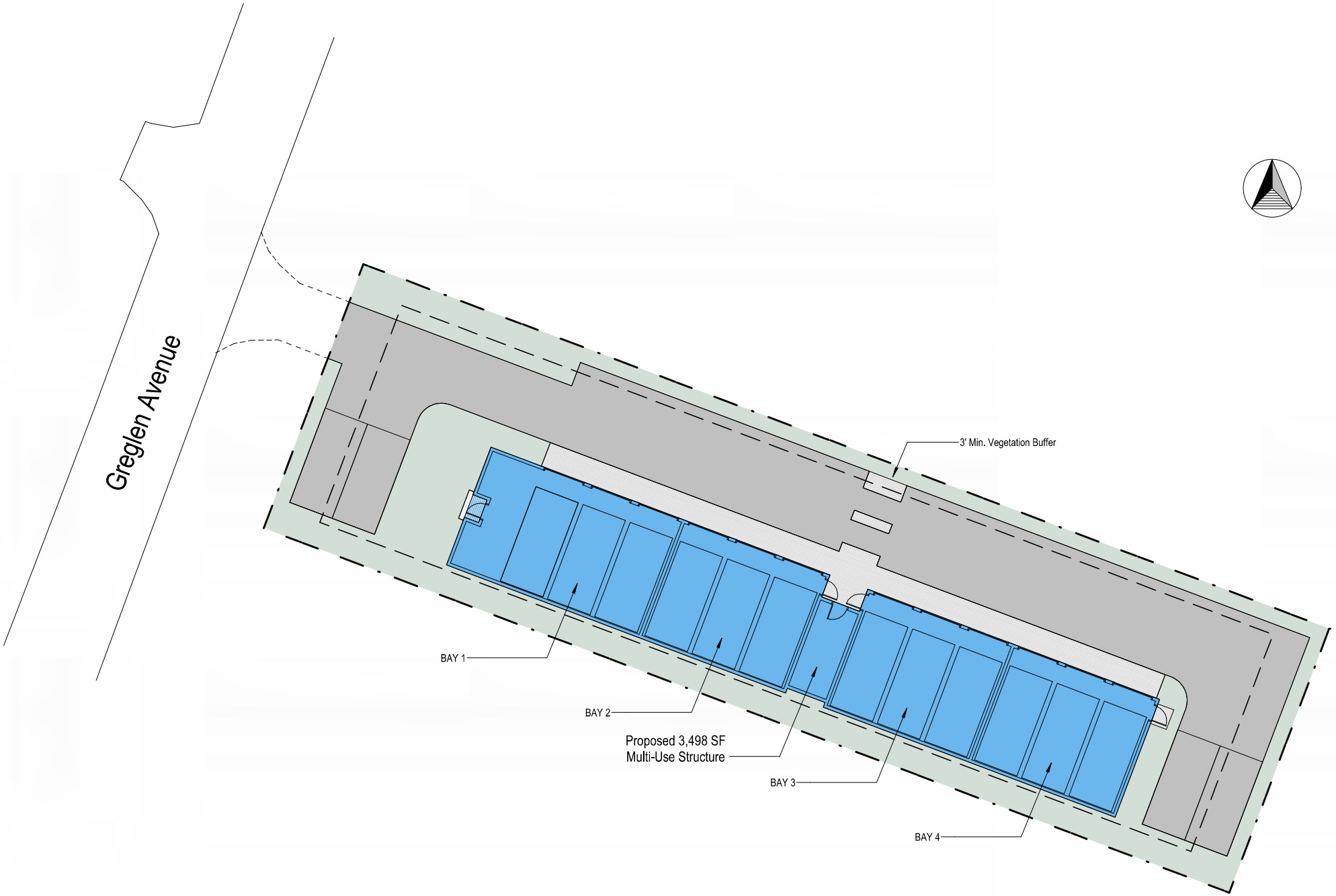


Locus Map

01.13.25



Satalite View



Site Plan

1/16" = 1'-0"



East Elevation



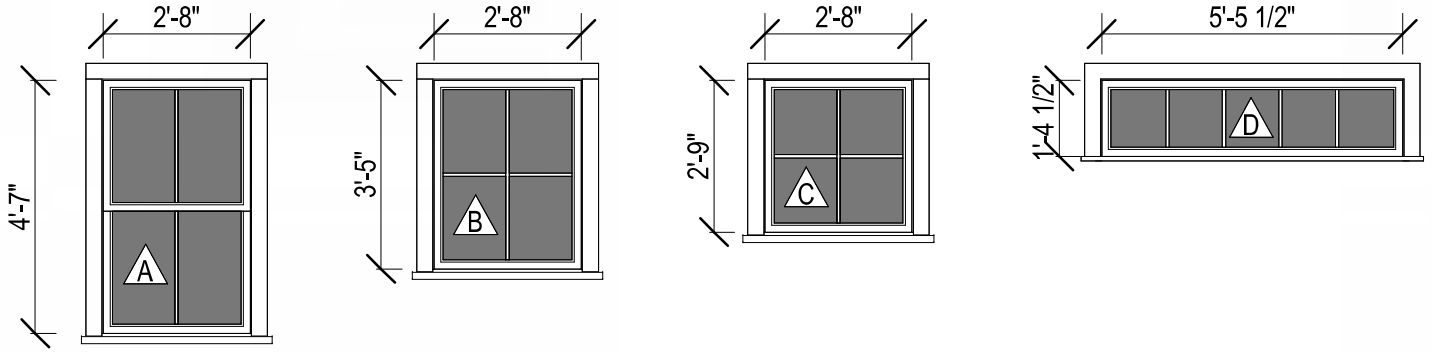
North Elevation



West Elevation



South Elevation



Double Hung
2/2 SDL

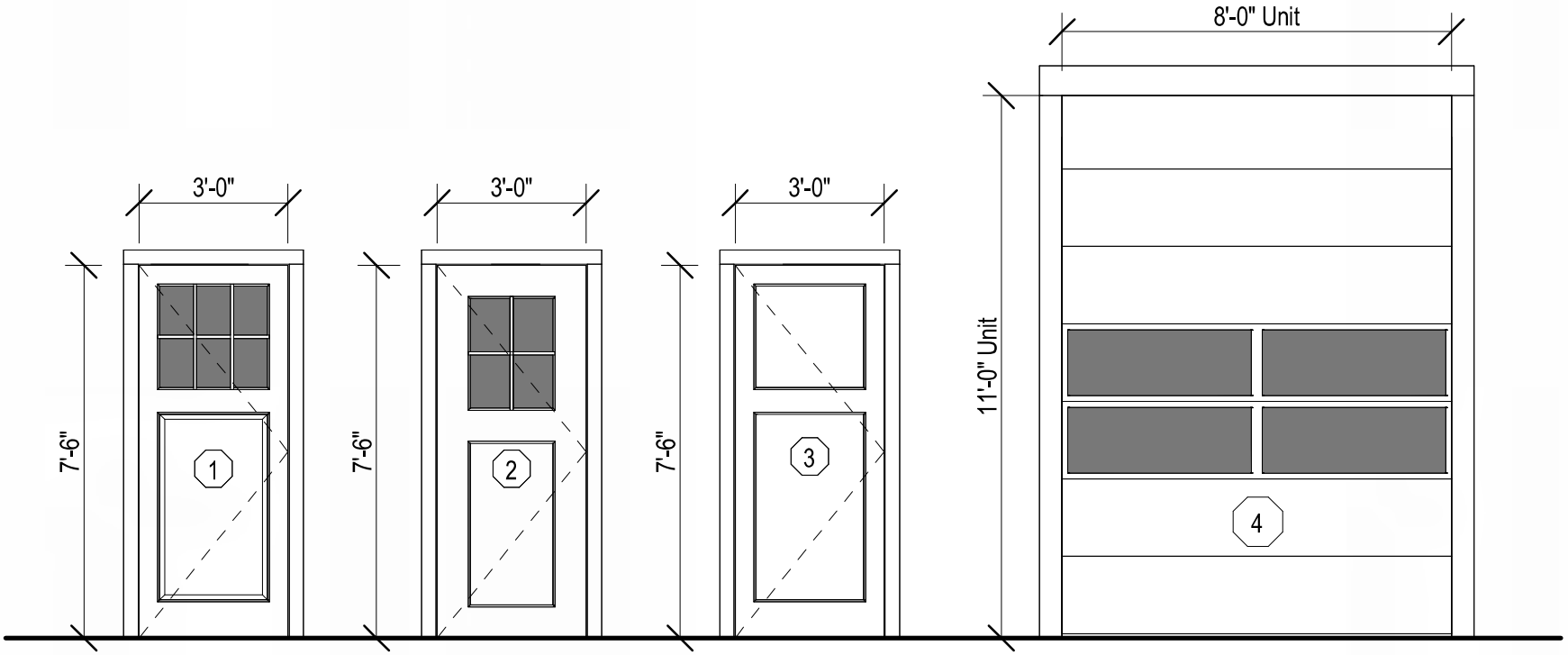
Casement
2/2 SDL

Fixed Awning
2/2 SDL

Fixed Transom
5 Lite SDL

Window Legend

1/4" = 1'-0"



Single Solid Door w/ Glazing
2 Panel + 6 Lite SDL

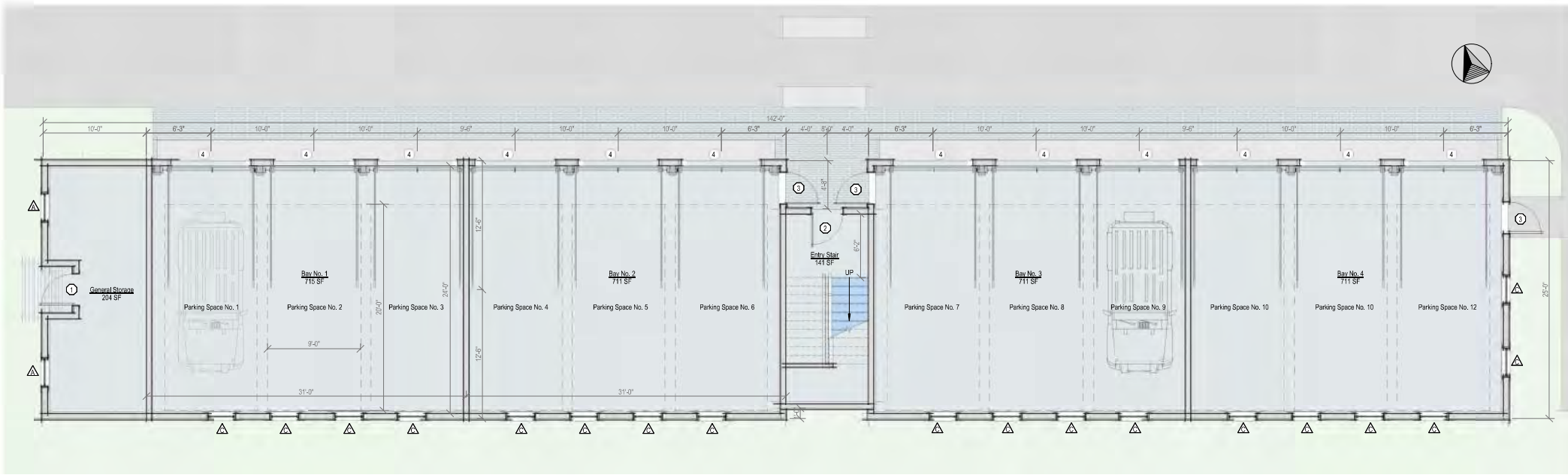
Single Solid Door w/ Glazing
2 Panel + 4 Lite SDL

Single Solid Door w/ Glazing
2 Panel Solid

Overhead Garage Door
(7) Equal Panels w/ (4) Glass Lites

Exterior Door Legend

1/4" = 1'-0"



142'-0"
10'-0"
6'-3"
10'-0"
10'-0"
9'-6"
10'-0"
10'-0"
6'-3"
4'-0"
8'-0"
4'-0"
6'-3"
10'-0"
10'-0"
9'-6"
10'-0"
10'-0"
6'-3"
General Storage
204 SF
Bay No. 1
715 SF
Parking Space No. 1
Parking Space No. 2
Parking Space No. 3
Parking Space No. 4
Bay No. 2
711 SF
Parking Space No. 5
Parking Space No. 6
Entry Stair
141 SF
UP
Bay No. 3
711 SF
Parking Space No. 7
Parking Space No. 8
Parking Space No. 9
Parking Space No. 10
Bay No. 4
711 SF
Parking Space No. 10
Parking Space No. 12
9'-0"
20'-0"
24'-0"
12'-6"
12'-6"
31'-0"
31'-0"
4'-8"
6'-2"
25'-0"



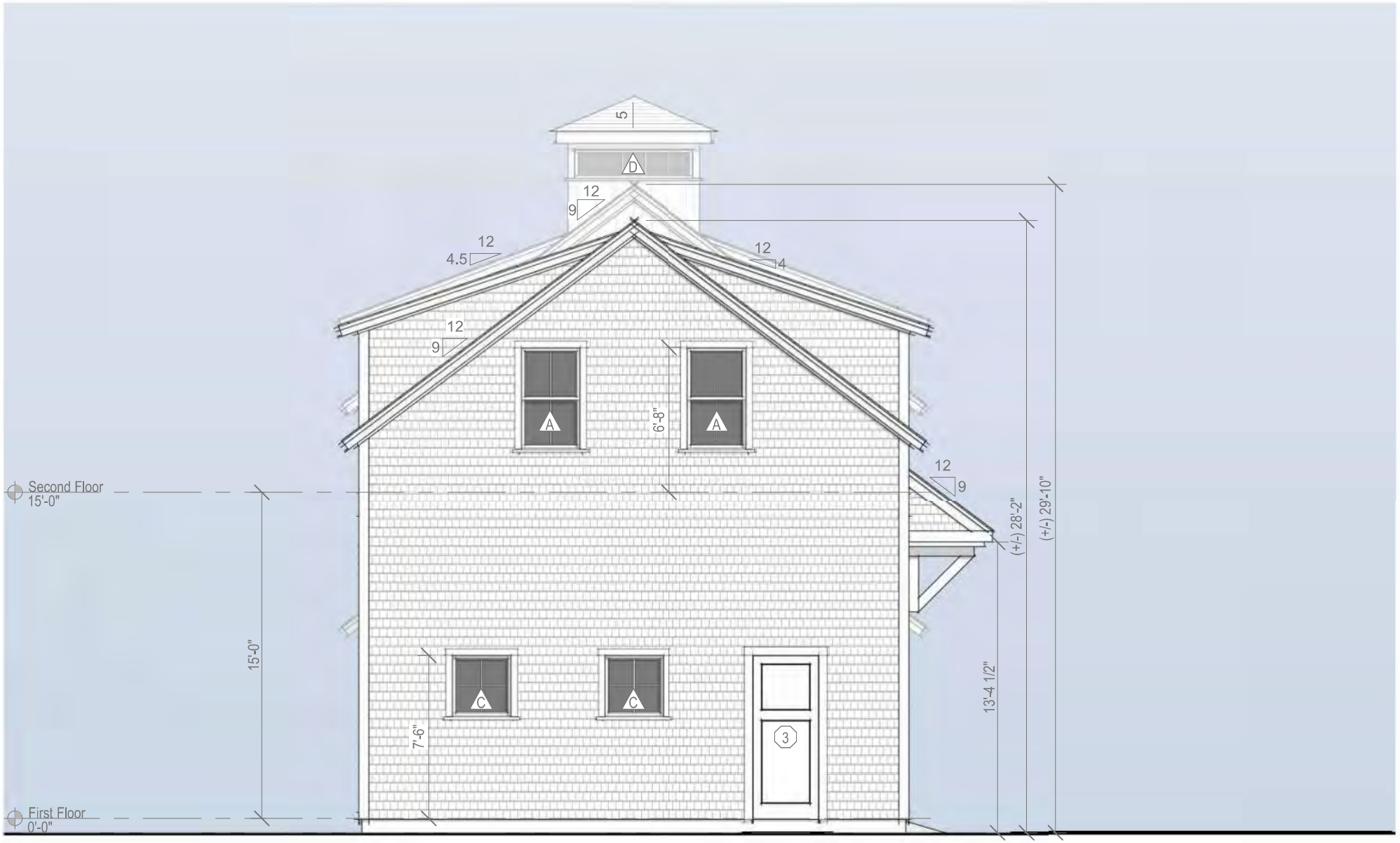
Second Floor Plan - Proposed

3/16" = 1'-0"



West Elevation - Proposed

3/16" = 1'-0"



East Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

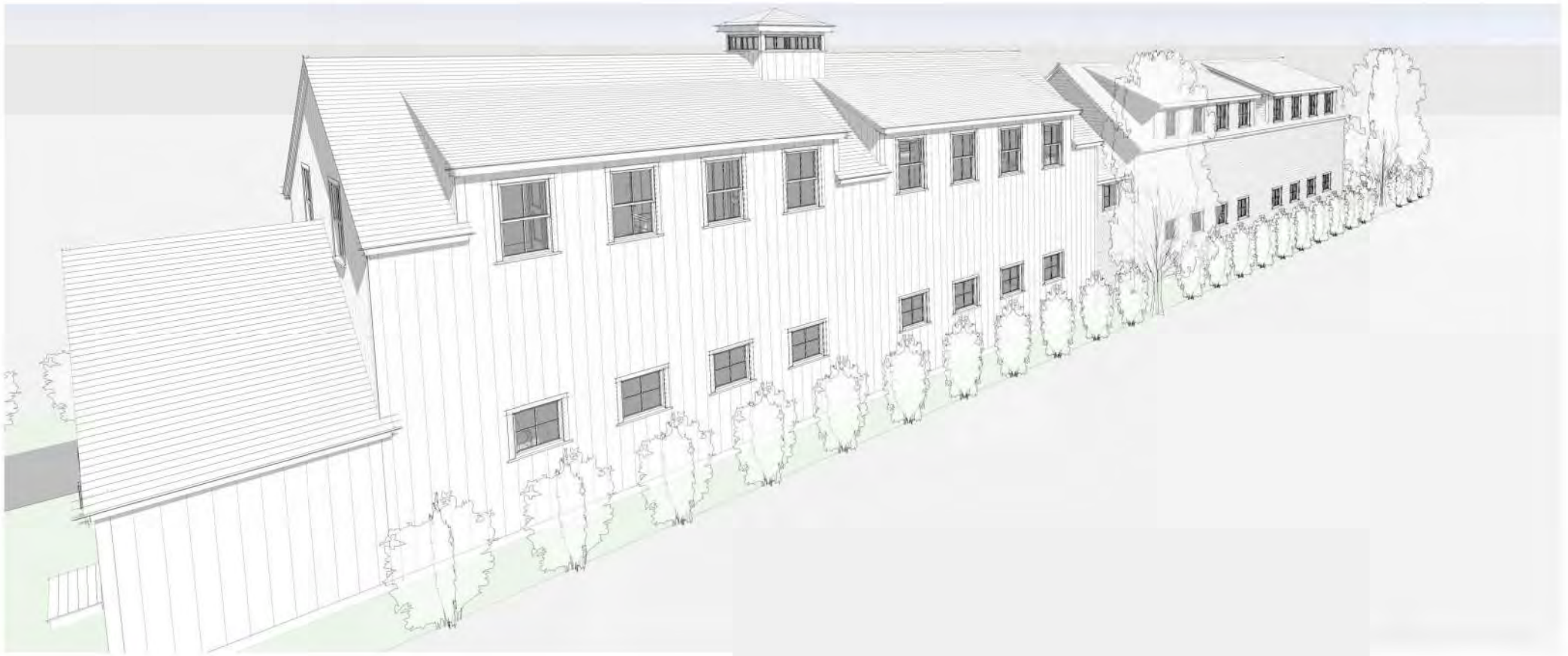
3/16" = 1'-0"



South Elevation - Proposed

3/16" = 1'-0"









2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd. (Guest House)

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 528 Decks/Patio: Size: 360 sf ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 528 Size: 180 sf ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 24'-6" +/- South 24'-6" East 36'-2" West 24'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 7 1/4" Soffit (Overhang) 5 1/2" Corner boards 5 1/2" Frieze 5 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 1/13/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR 88 Pocomo Trust

STREET ADDRESS 88 Pocomo Rd

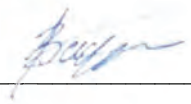
MAP/PARCEL 15 / 42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Jan 13th, 2025

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

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

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



Signature

Jan 13th, 2025
Date

emeritus

Authorization Letter

Nantucket Historic District Commission

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

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



04/05/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

88 Pocomo Trust Residence, Guest House

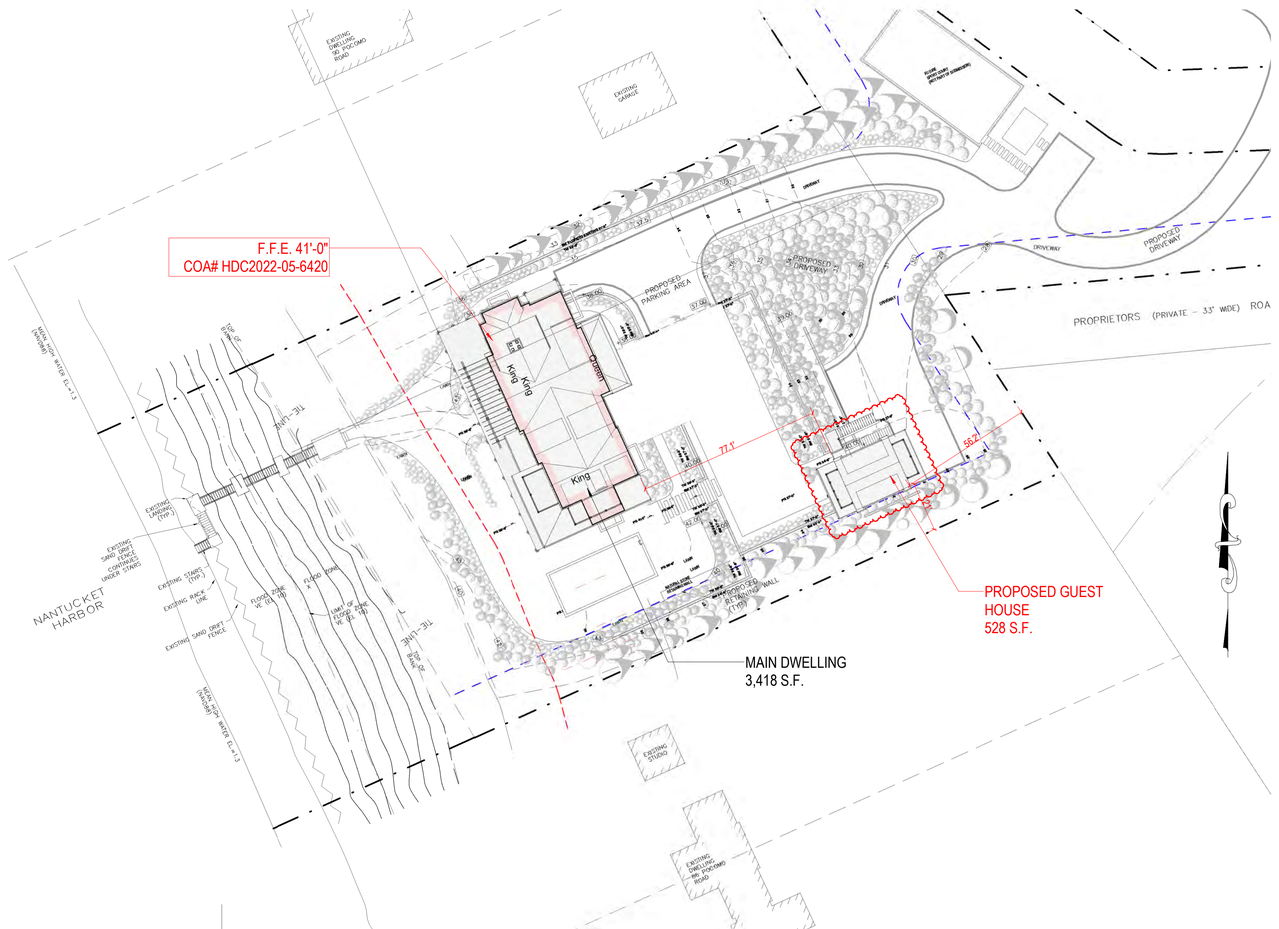
88 Pocomo Rd.
Nantucket, MA 02554

01.13.24

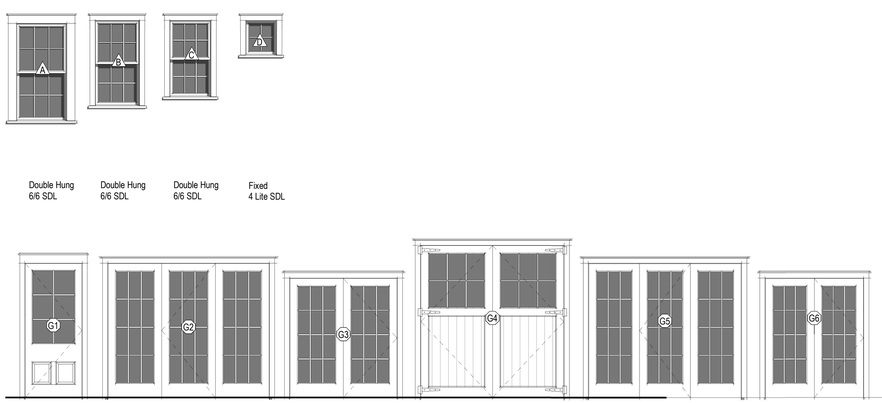




Locus Map.



GH SITE PLAN
1" = 30'-0"



GH Door Legend.
1/4" = 1'-0"

HDC SUBMISSION

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

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

GUEST HOUSE COVER PAGE

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

Revision 1 Date 1

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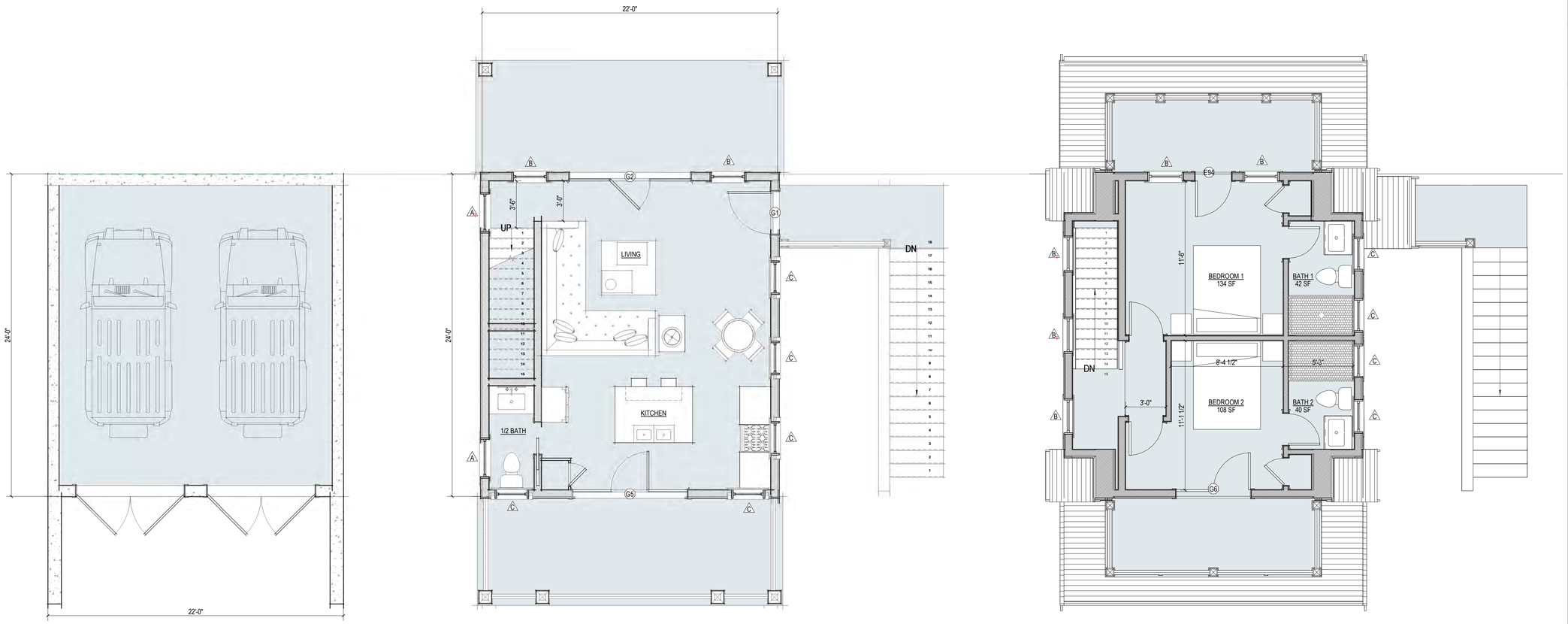
G.102
2128

01.13.24

HDC SUBMISSION



1 GH Basement Plan
1/4" = 1'-0"

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

3 GH 2nd Floor
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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GUEST HOUSE FLOOR PLANS

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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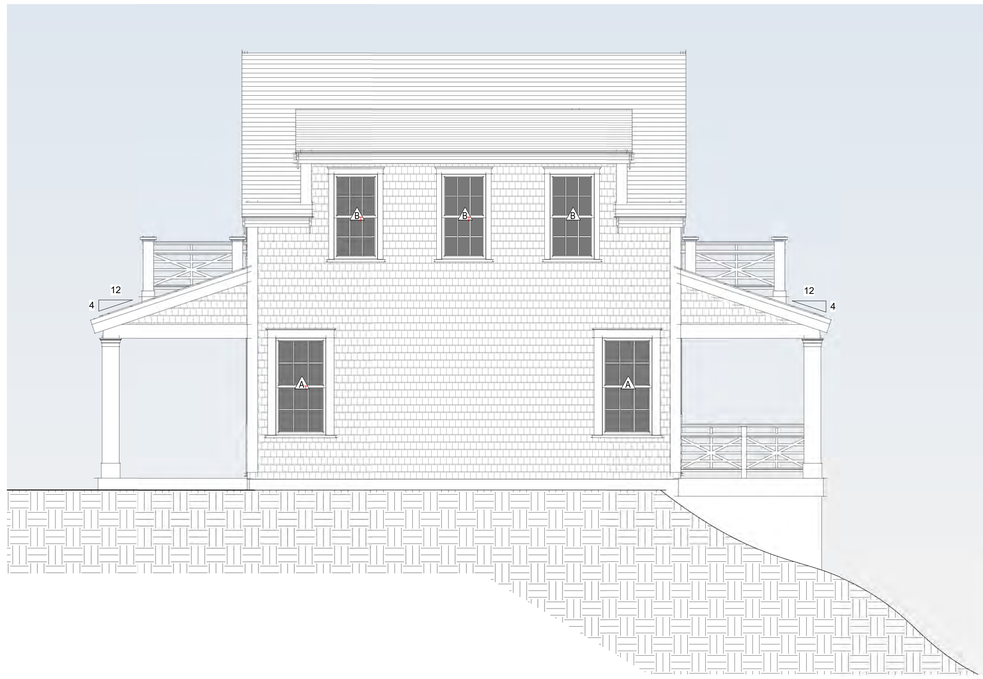
A.103
2128

01.13.24

HDC SUBMISSION



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



3 Garage South El.
1/4" = 1'-0"



4 Garage West El.
1/4" = 1'-0"



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

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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GUEST HOUSE EXTERIOR ELEVATIONS

Site Information

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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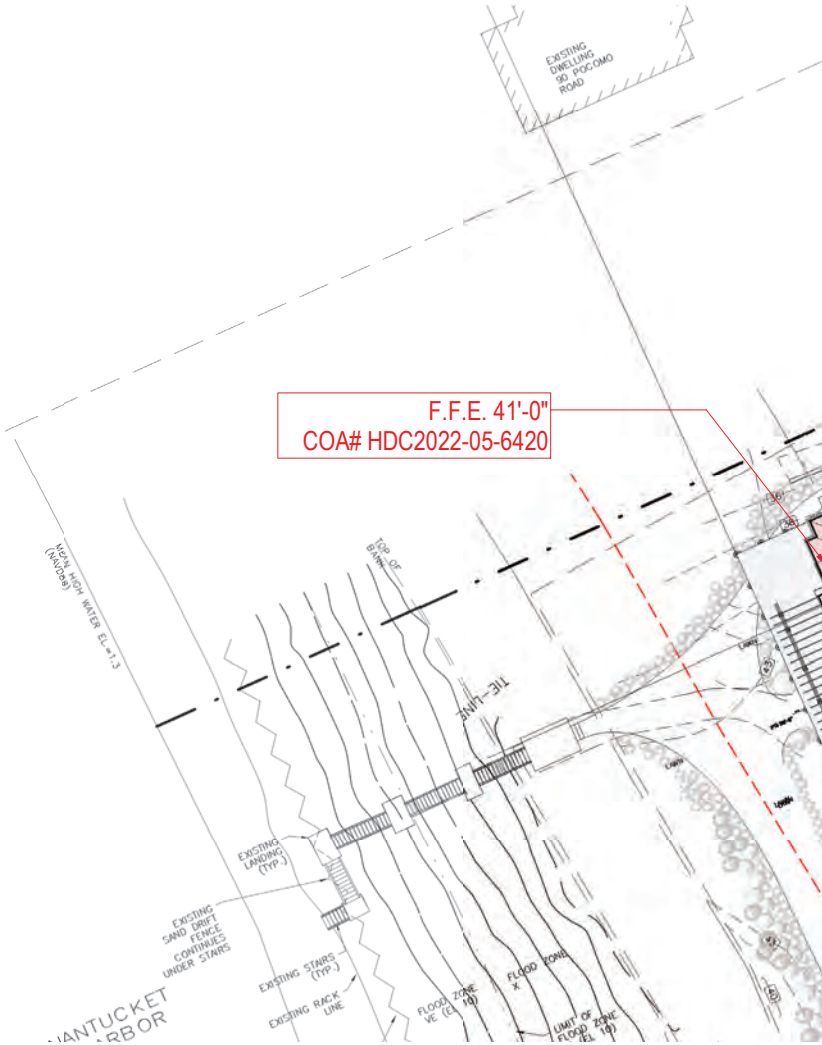
A.203
2128

88 Pocomo Trust Residence, Guest House

88 Pocomo Rd.
Nantucket, MA 02554

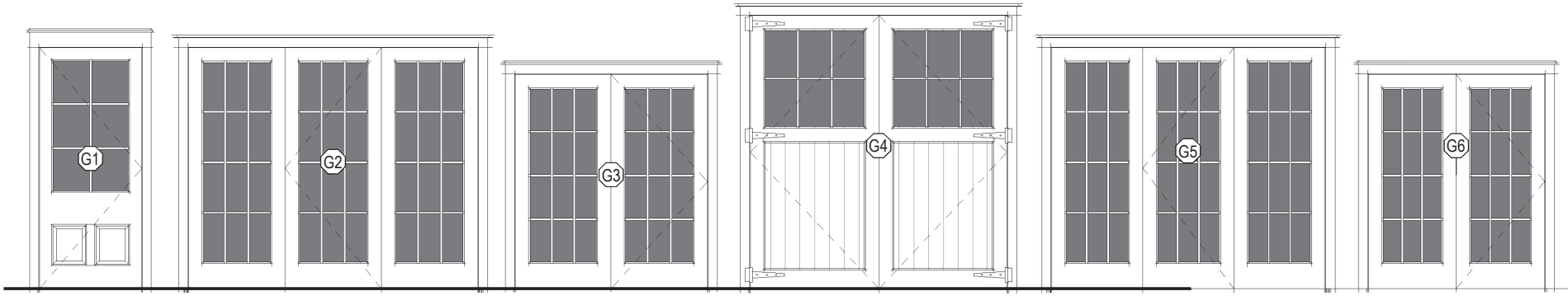


Locus Map.





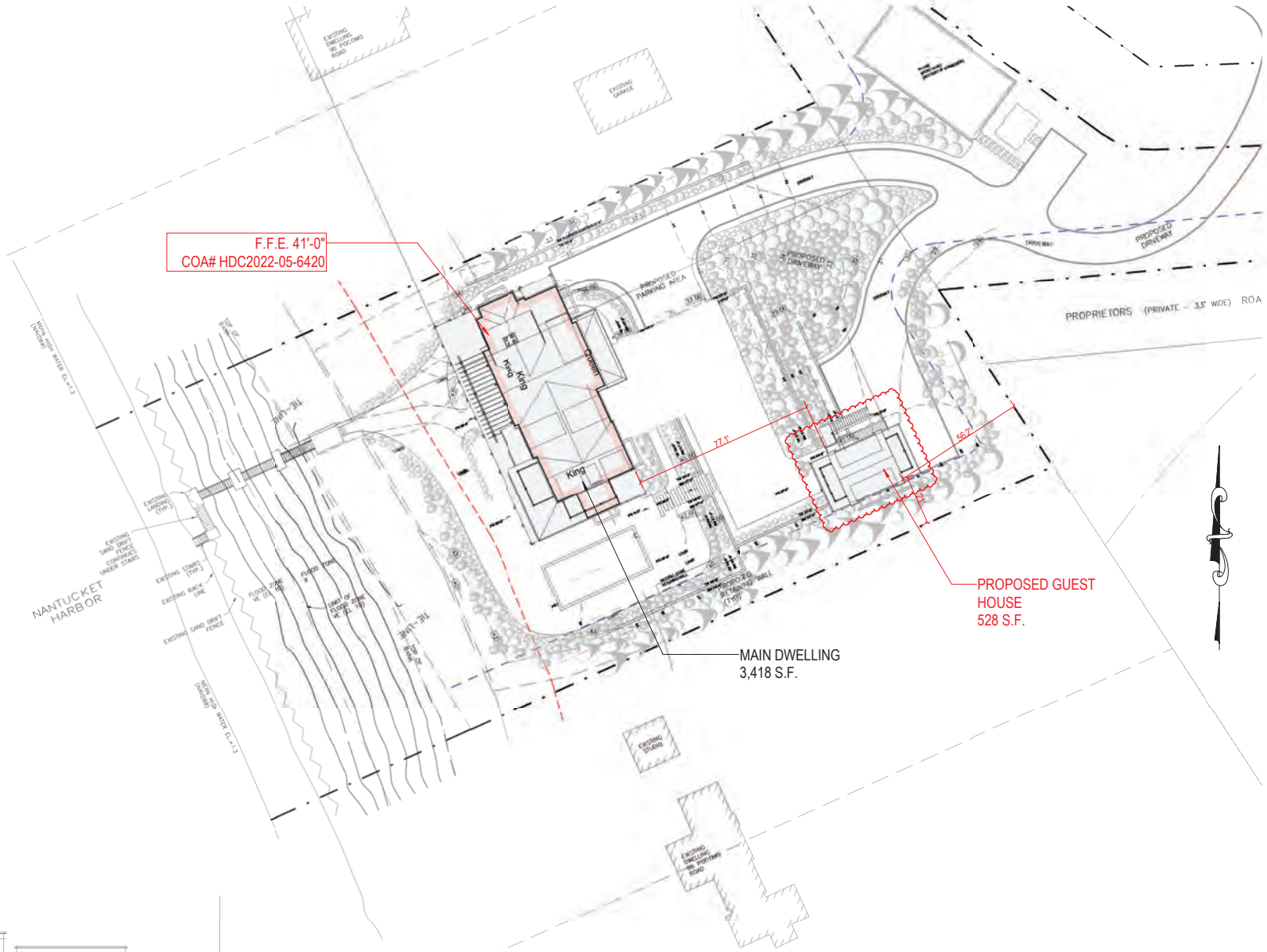
Double Hung 6/6 SDL	Double Hung 6/6 SDL	Double Hung 6/6 SDL	Fixed 4 Lite SDL



GH Door Legend.

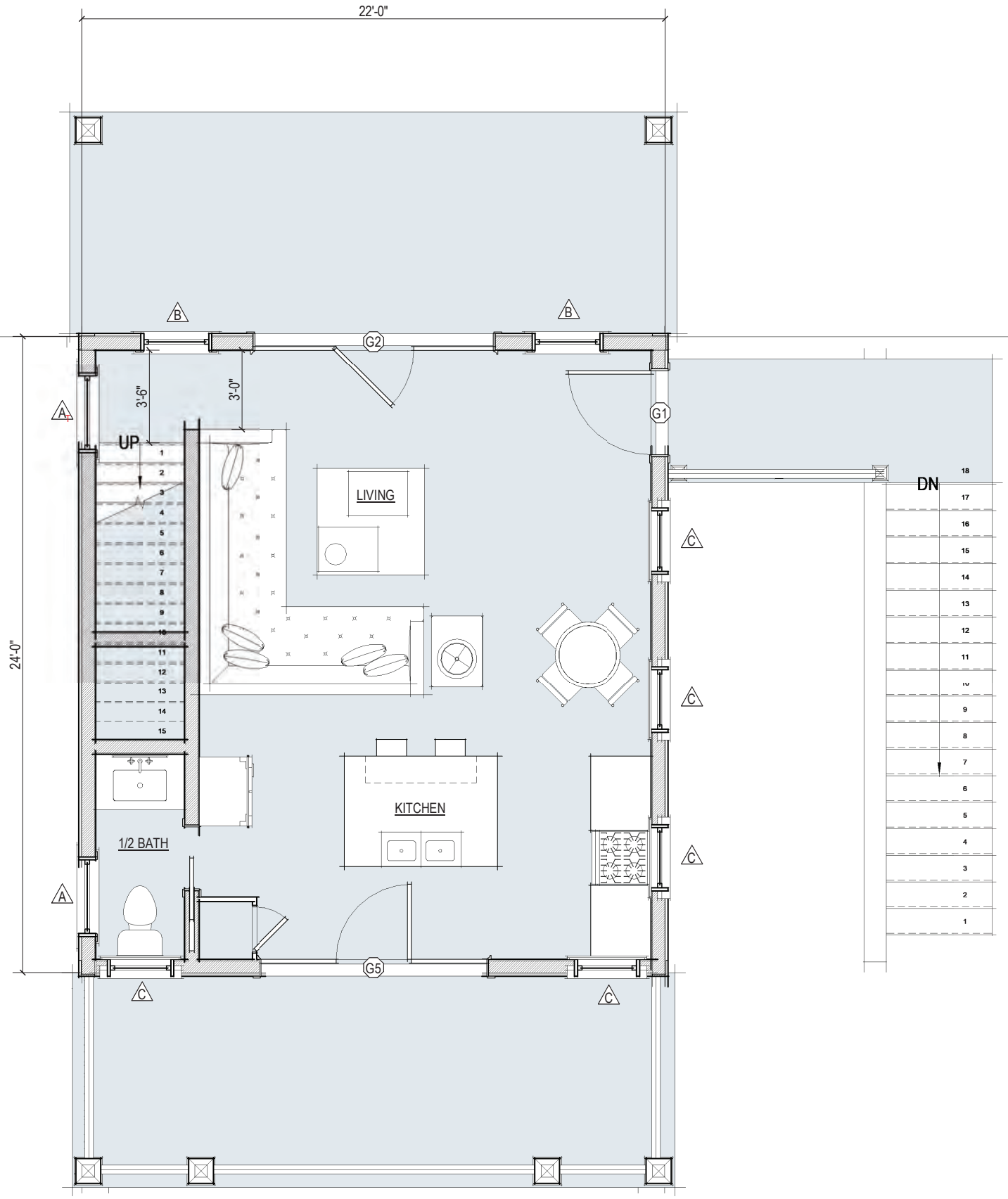
1/4" = 1'-0"

EAST. NORTH. WEST. SOUTH.



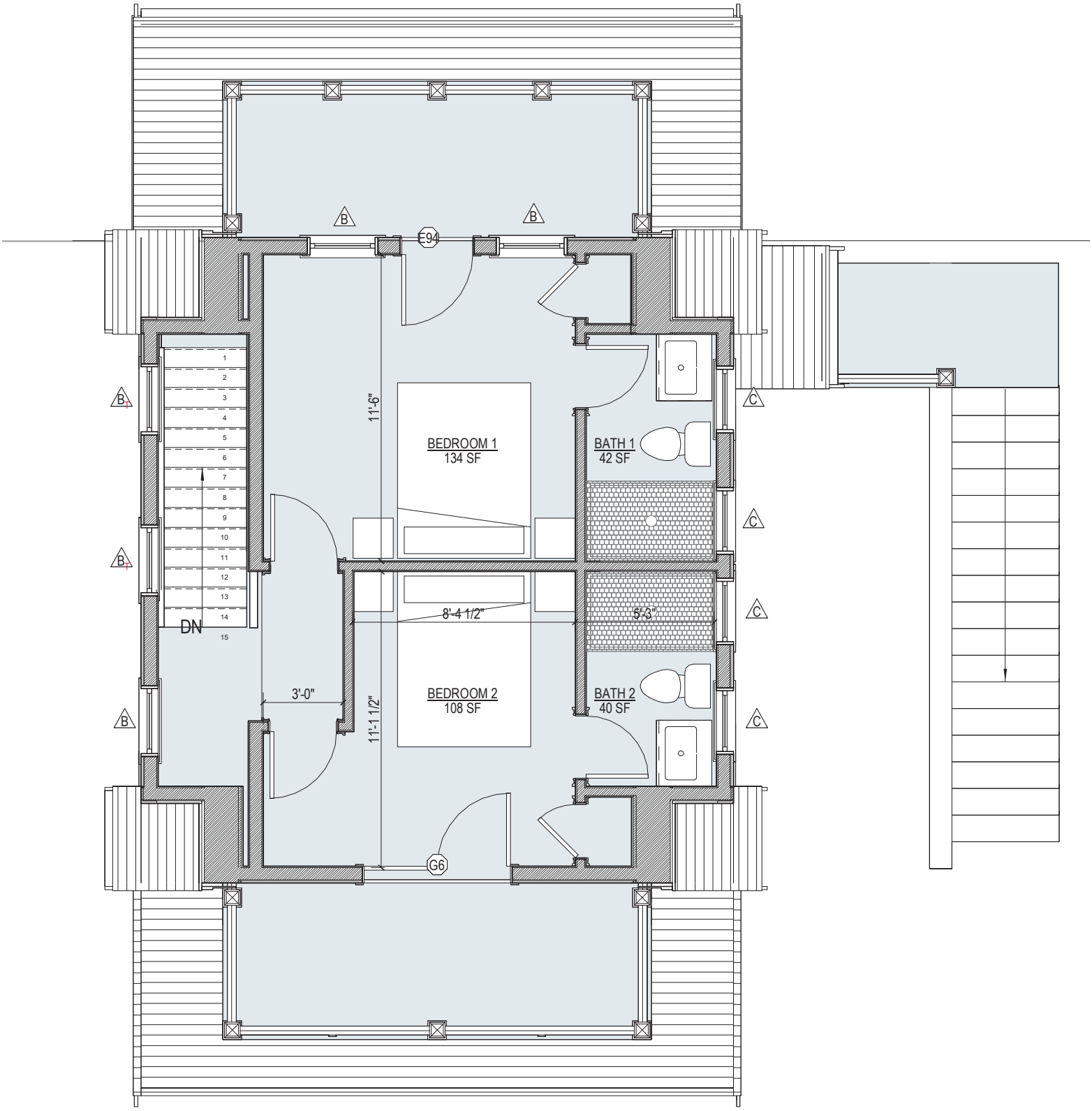
GH SITE PLAN

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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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 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

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

Postage
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Postmark Here

JAN 10 2025

ONE HAMBLIN ROAD ASSC LLC
1 HUNTINGTON AVE UNIT 1003
BOSTON, MA 02116

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	162		SHAVER NANTUCKET HOME LLC		1420 KYNETON ROAD	WILLANOVA	PA	19085	75 CLIFF RD
30	192		ONE HAMBLIN ROAD ASSC LLC		1 HUNTINGTON AVE UNIT 1003	BOSTON	MA	02116	1 HAMBLIN RD
30	195	1	ONE FOLGER ROAD LLC		7 THE BYWAY	BRONXVILLE	NY	10708	1 FOLGER RD
30	196		4 HAMBLIN ASSOCIATES LLC		101 CURWEN CIRCLE	ROSEMONT	PA	19010	4 HAMBLIN RD
30	196	1	COHEN STEVEN L TRUSTEE	2 FOLGER ROAD NOM TRUST	PO BOX 786	NANTUCKET	MA	02554	2 FOLGER RD
30	202		KAMENS ELIZABETH G & GOLDMAN ANDREW A	C/O KAMENS MATHEW	101 CURWEN CIR	ROSEMONT	PA	19010	3 HAMBLIN RD
Count:	**6**								

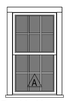
Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

01.13.25

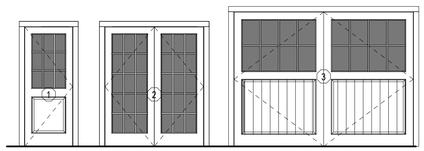


Locus Map
1/4" = 1'-0"



Double Hung
6/6 SDL

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



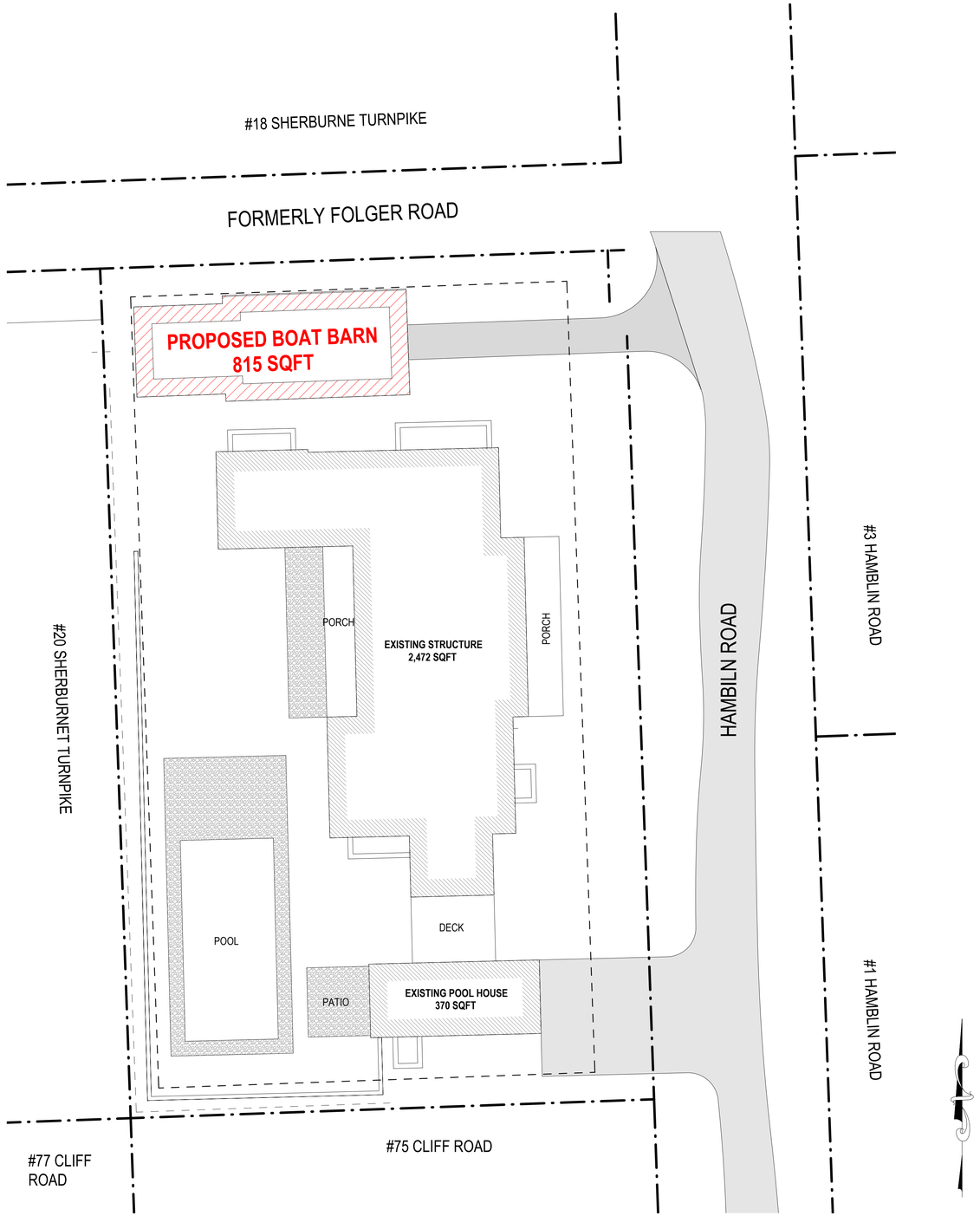
Single Hinged
1-Panel 4-Lite SDL

Double Hinged
15-Lite SDL

Double Hinged
2- Panel 8-Lite SDL

Exterior Door Legend
1/4" = 1'-0"

HDC Submission



1 Slte Plan - Proposed
3/32" = 1'-0"

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	815 sq.ft.
Total Proposed G.C.:	3,657 sq.ft.

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Perspectives
A.1.3	Photos

Revisions

Cover Sheet

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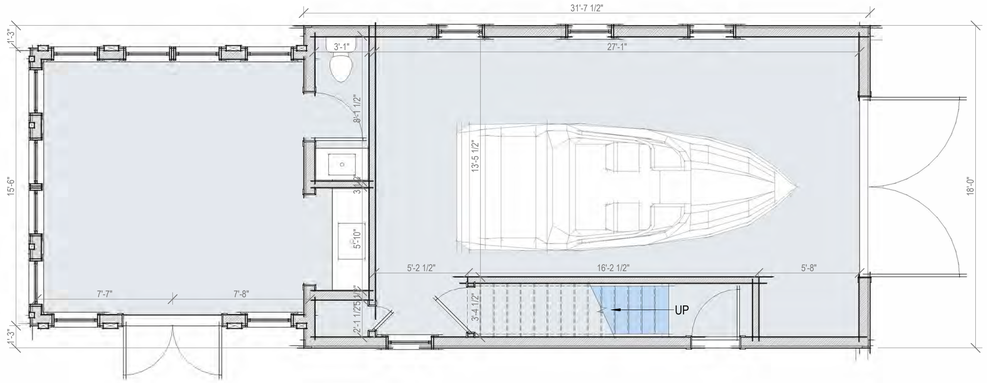
A.0.1

2438

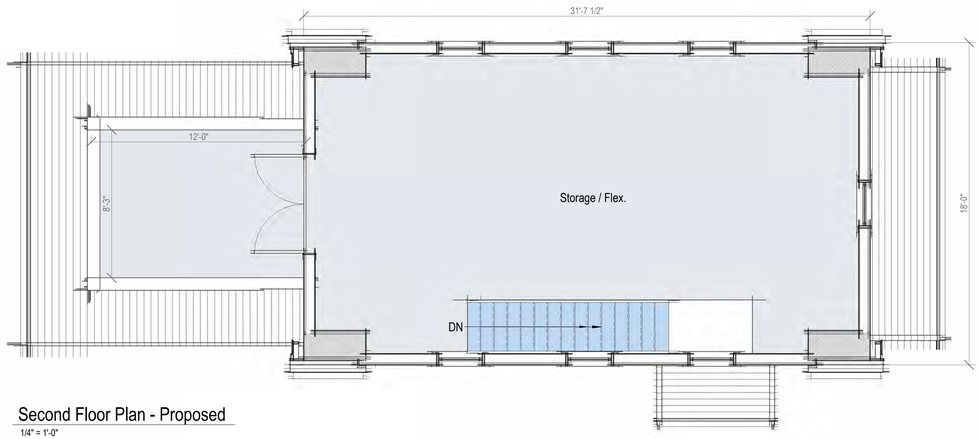
01.13.25

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



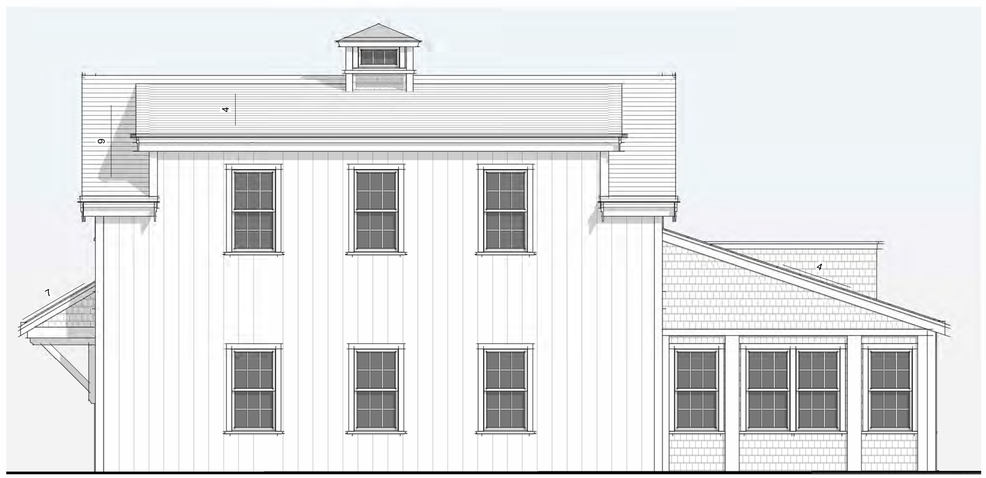
East Elevation - Proposed

1/4" = 1'-0"



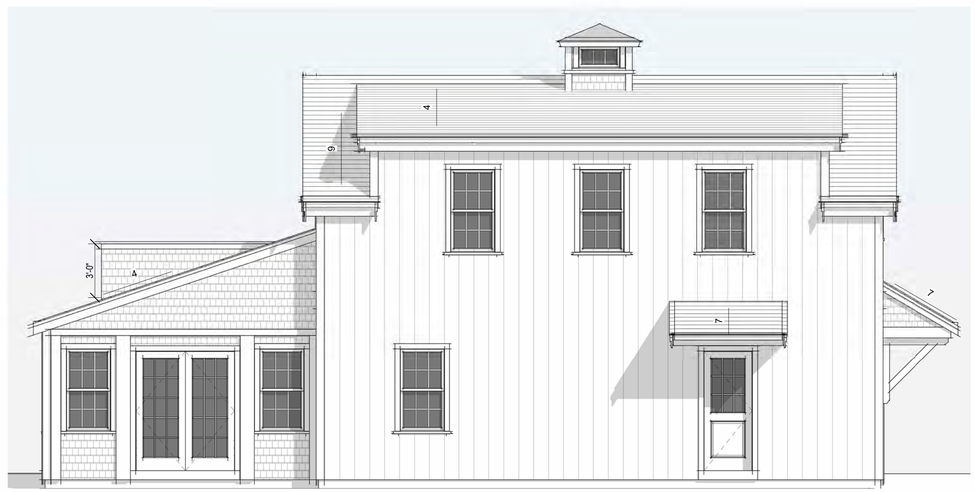
West Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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Site Information

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Side/Rear Setback:	5ft
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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

Floor Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2438

01.13.25

HDC Submission





2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	815 sq.ft.
Total Proposed G.C.:	3,657 sq.ft.

Sheet Index - Architectural & Structural

Revisions

Perspectives

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A.1.2

2438

01.13.25

HDC Submission







STREET VIEW FROM HAMBLIN ROAD



STREET VIEW FROM HAMBLIN ROAD

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

emeritus

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Sheet Index - Architectural & Structural

Revisions

Photos

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A.1.3

2438

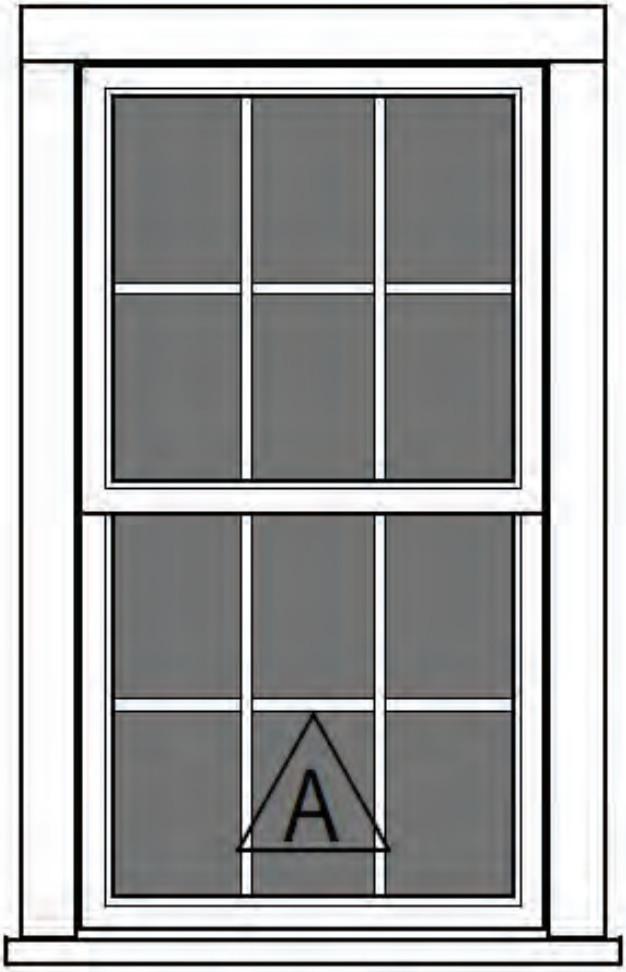
Boat Barn

2 Hamblin Rd
Nantucket, MA 02554



Locus Map

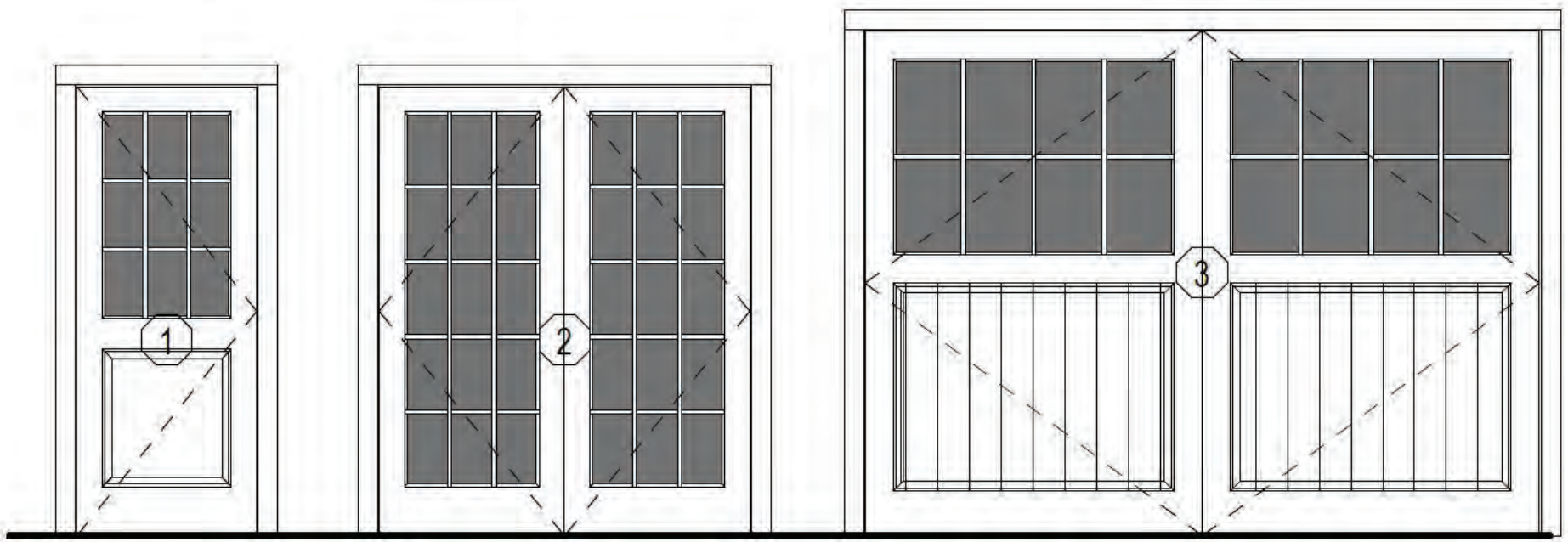
1/4" = 1'-0"



Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



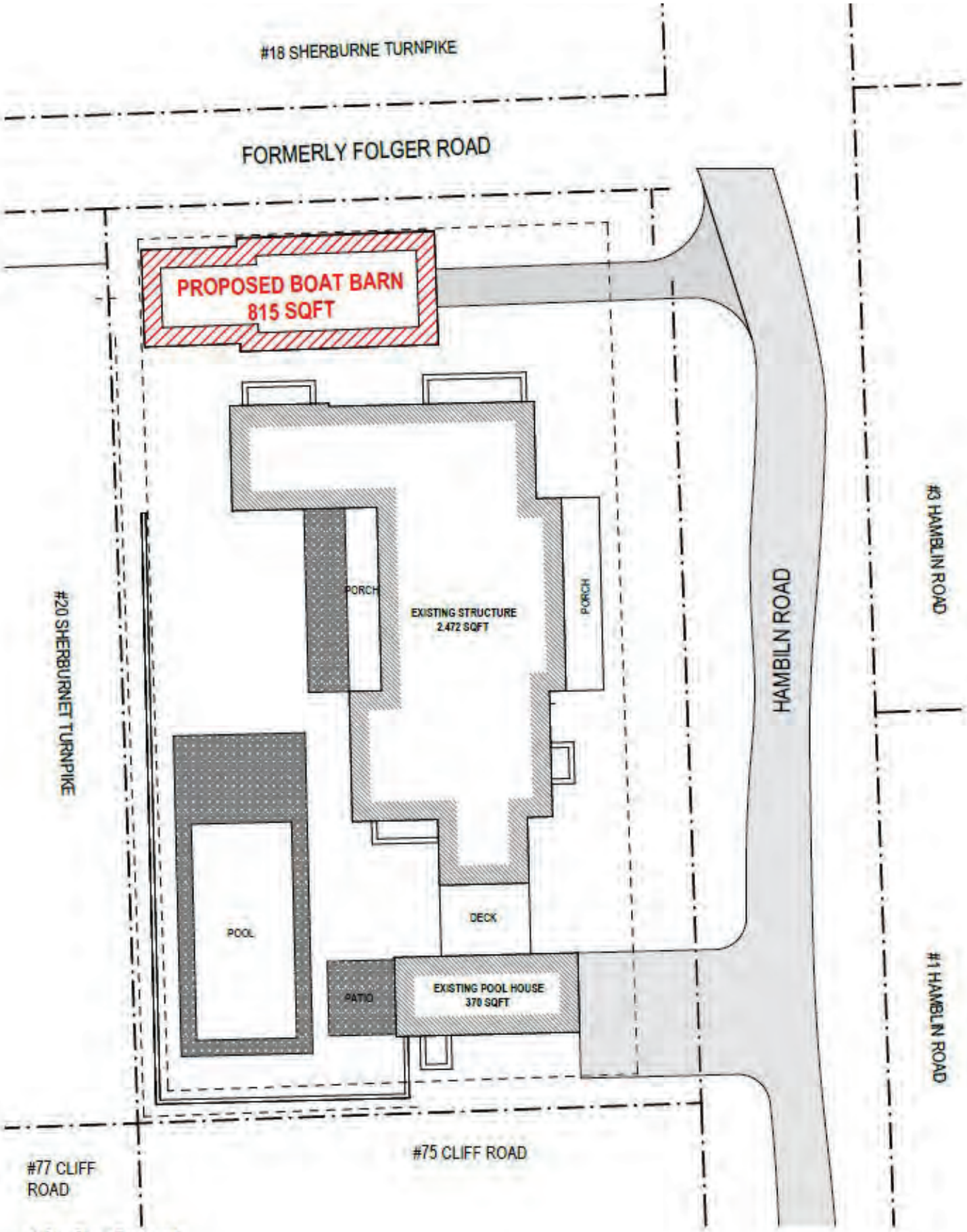
Single Hinged
1-Panel 4-Lite SDL

Double Hinged
15-Lite SDL

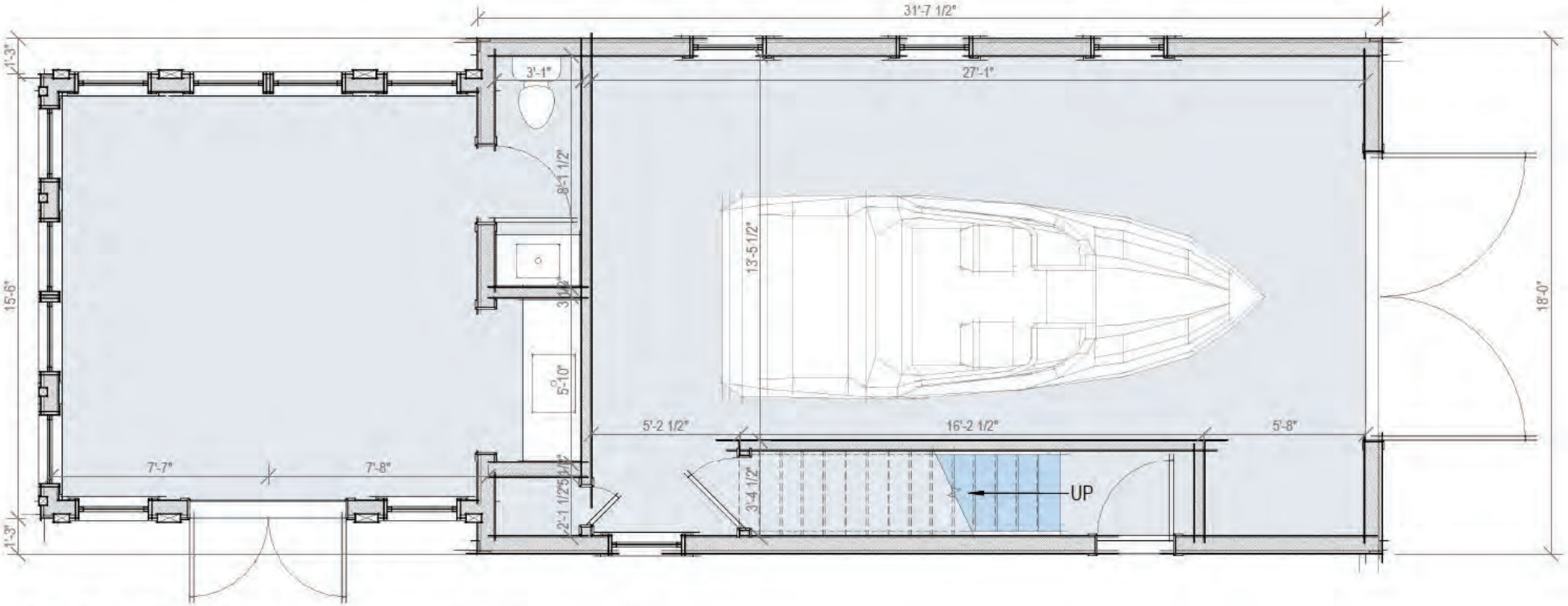
Double Hinged
2- Panel 8-Lite SDL

Exterior Door Legend

1/4" = 1'-0"

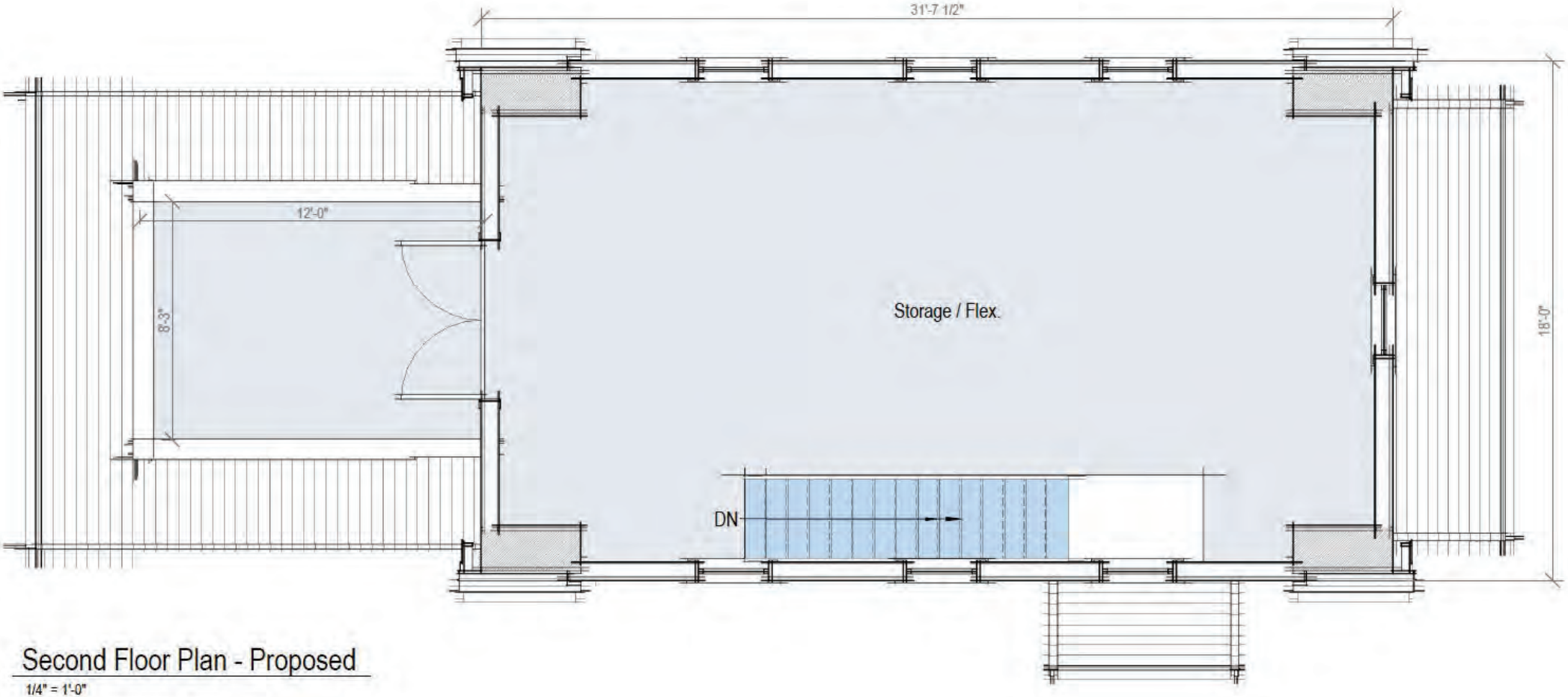


1 Site Plan - Proposed



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"





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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Short Hills, NJ 07078

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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.: 30 Chatham Road #644
City, State, ZIP+4®: Short Hills, NJ 07078

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Total Postage and Fees	$5.58

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Street and Apt. No., or PO Box No.: 57 Vestal Street
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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01/13/2025

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Street and Apt. No., or PO Box No.: PO Box 804
City, State, ZIP+4®: Nantucket MA 02554

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Key Largo, FL 33037

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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

01/13/2025

Sent To: Charles A. + Karen G. Ernst IV, TRST
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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01/13/2025

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Street and Apt. No., or PO Box No.: 289 Oenoke Ridge
City, State, ZIP+4®: New Canaan, CT 06840

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Registered No. RF575887985US

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03

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☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 01/13/2025

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

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

FROM: Levesque Builders Inc
61 Old South Rd #294
Nantucket MA 02554

TO: John & Rachel Rosenberg
123 Hamilton Terrace
London NW8 9QR

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051
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Nantucket, MA 02554

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☐ 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

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HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust; Steven Cohen Trustee

Description of Proposal: Demolish existing dwelling

Anticipated HDC Submission Date: January 13, 2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Dukes Road Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

SUBMITTED BY: Levesque Builders

SEE ATTACHED PAGES

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

January 6, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.01.06 13:12:08 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	57		RAY MARK & MICHAEL & RAY INGELA LIFE EST		57 VESTAL ST	NANTUCKET	MA	02554	57 VESTAL ST
41	58	2	MIOL MOR LLC		30 CHATHAM RD # 644	SHORT HILLS	NJ	07078	61 VESTAL ST
41	185	2	OLNEY KIMBERLEY DECOSTA TR	KDO TRUST	PO BOX 804	NANTUCKET	MA	02554	55 VESTAL ST
41	188		4 DUKES REALTY LLC		727 SOUTH ALHAMBRA CIR	CORAL GABLES	FL	33146	4 DUKES RD
41	301		PANTHER HOLDINGS LLC		289 OENOKE RIDGE	NEW CANAAN	CT	06840	21 MADAKET RD
41	305		ERNST CHARLES A IV & KAREN G TRST		24 DOCKSIDE LN PMB 152	KEY LARGO	FL	33037	22 MADAKET RD
41	306		MACDONALD HOLLY E TRST	24 MADAKET RD NOM TRUST	PO BOX 884	NANTUCKET	MA	02554	24 MADAKET RD
41	602		ROSENBERG JOHN C & RACHEL J		123 HAMILTON TERRACE	LONDON		NW8 9QR	15 HEDGEBURY LN
Count:	**8**								

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

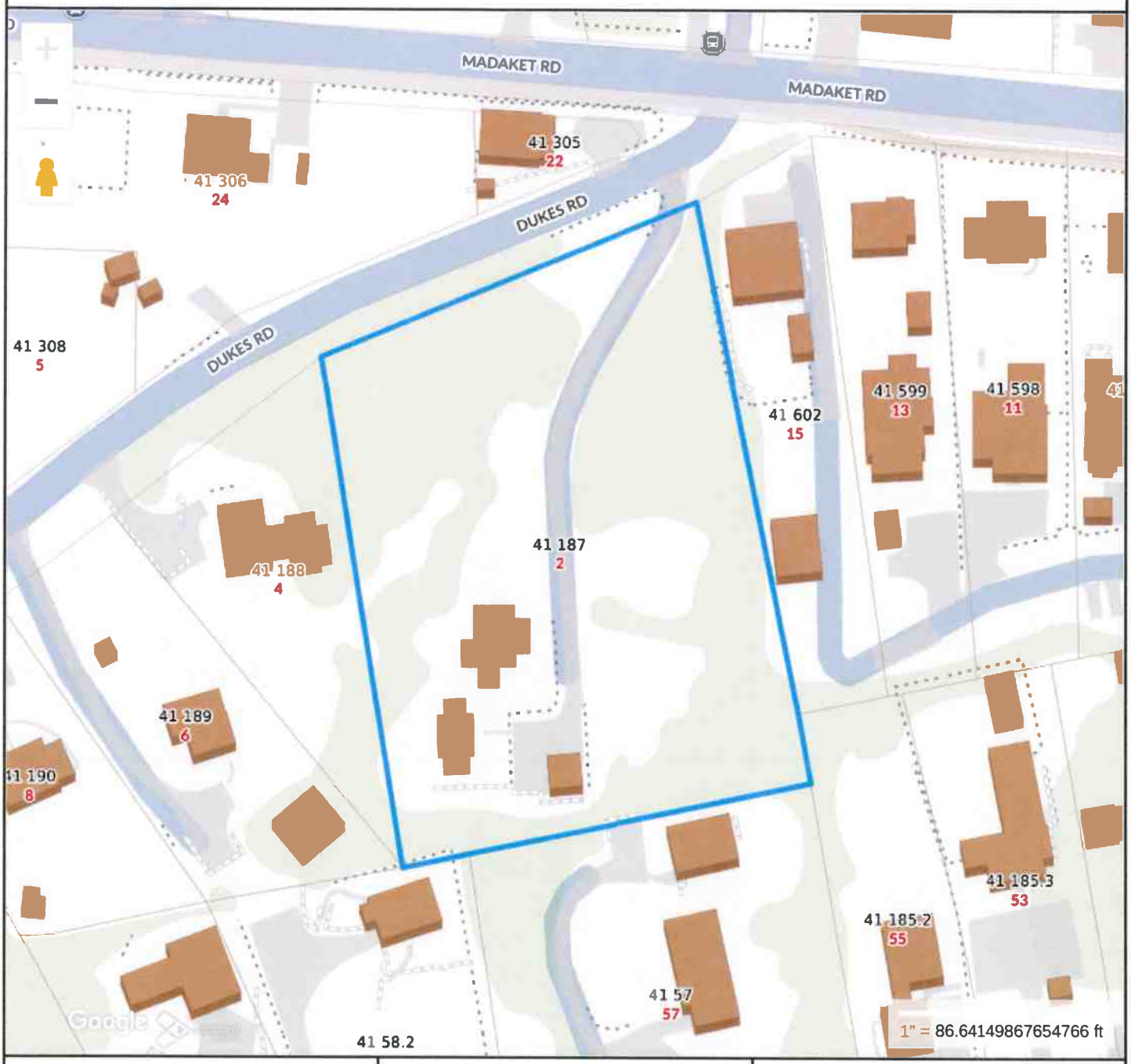
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

PANTHER HOLDINGS LLC
289 OENOKE RIDGE
NEW CANAAN, CT 06840

ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR



Property Information

Property ID	1931
Location	2 DUKES RD
Owner	COHEN STEVEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

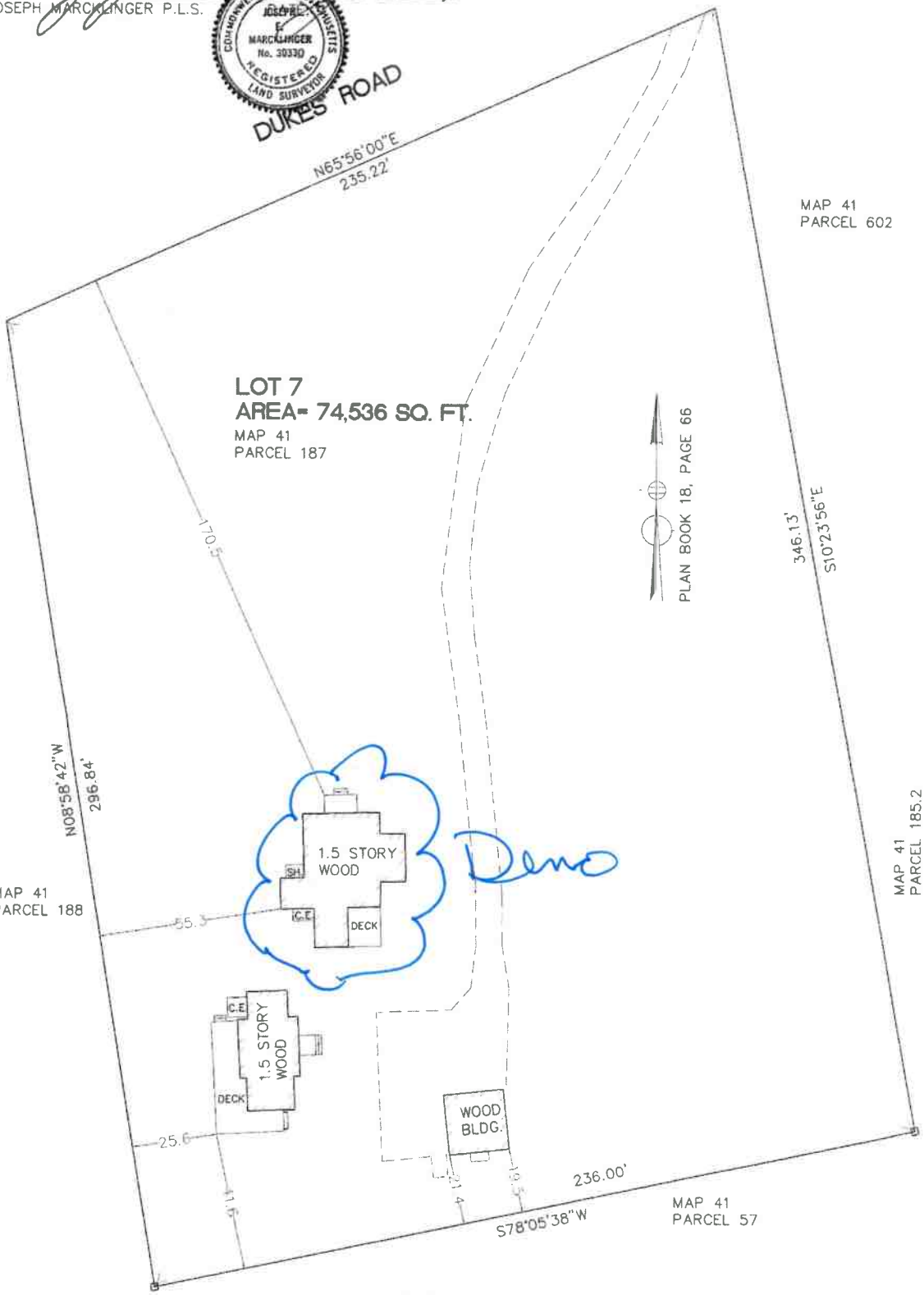
Geometry updated 10/16/2024
Data updated Jan. 2021

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

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON.

JOSEPH MARCKLINGER P.L.S. 3/14/11

COMMONWEALTH OF MASSACHUSETTS JOSEPH F. MARCKLINGER No. 39330 REGISTERED LAND SURVEYOR



ZONING CLASSIFICATION: R-2

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO 12.5%
EXISTING GROUND COVER RATIO = 2.52%

"AS-BUILT" PLOT PLAN
NANTUCKET, MA.

2 DUKES ROAD
(NANTUCKET COUNTY)
MAP 41, PARCEL 187

SCALE 1 IN.= 30 FT.
MARCH 7, 2011

ON-ISLAND SURVEY, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(508) 228-8031

2 DUKES RD

Location	2 DUKES RD	**Mblu**	41/ / 187/ /
Acct#	00001931	**Owner**	COHEN STEVEN L TR
Assessment	$2,012,700	**PID**	1931
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,197,300	$815,400	$2,012,700

Owner of Record

Owner	COHEN STEVEN L TR	**Sale Price**	$5,501,000
Co-Owner	DUKES ROAD TRUST	**Certificate**	
Address	PO BOX 786 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

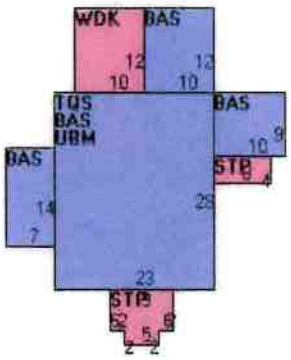
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat 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

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 BPC ARCHITECTURE

AS AGENT FOR ROBERT I ROY TRUST

STREET ADDRESS 25 HUSSEY ST

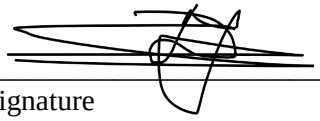
MAP/PARCEL 42.3.4/54

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

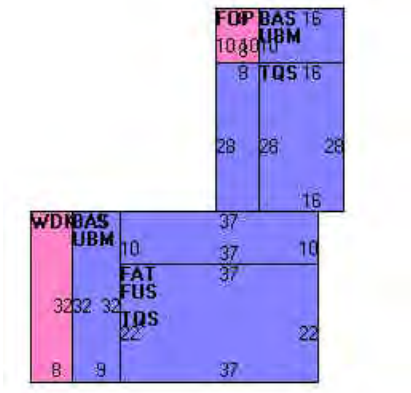
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Luxurious
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft 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

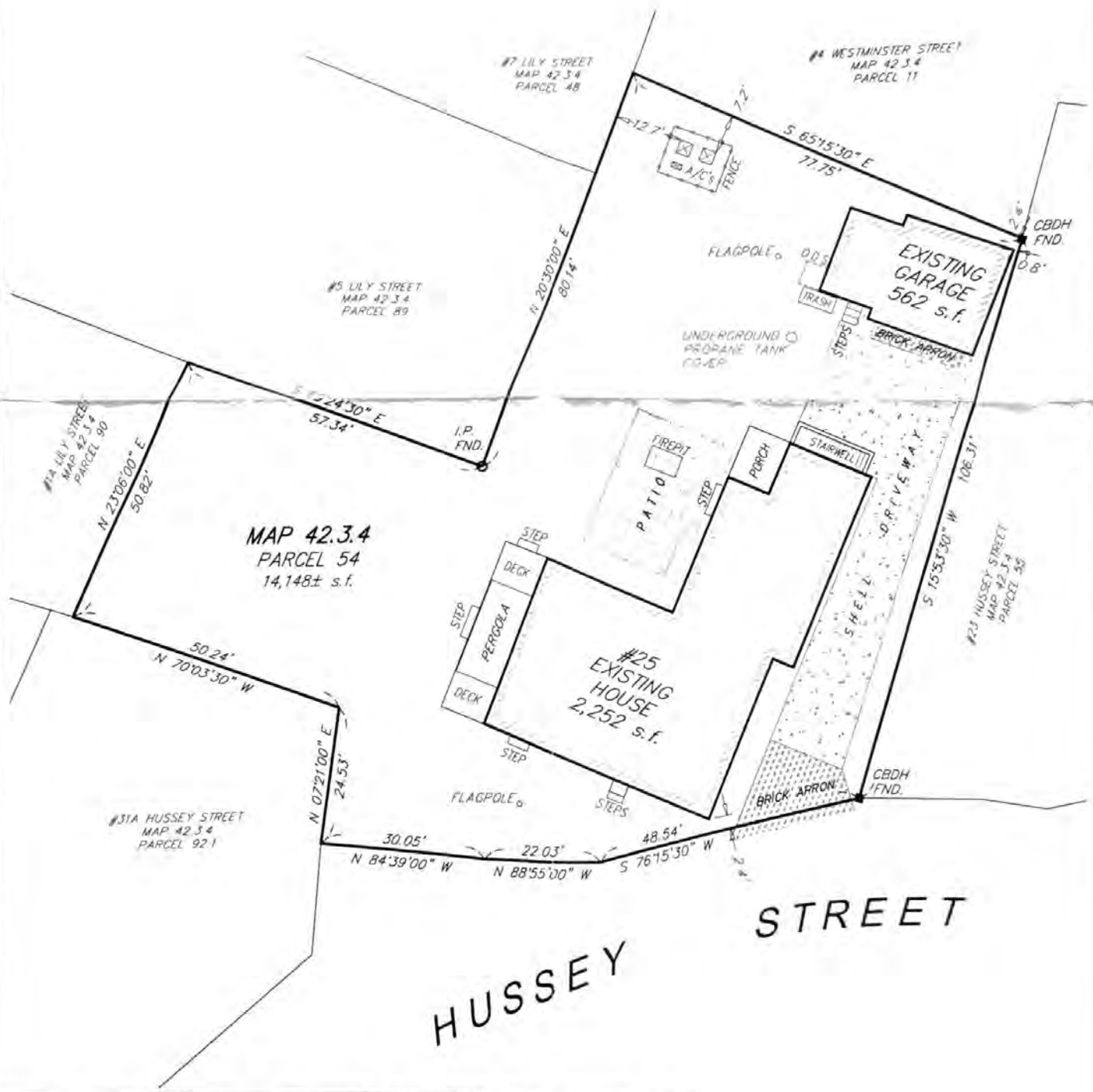
PROFESSIONAL LAND SURVEYOR

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

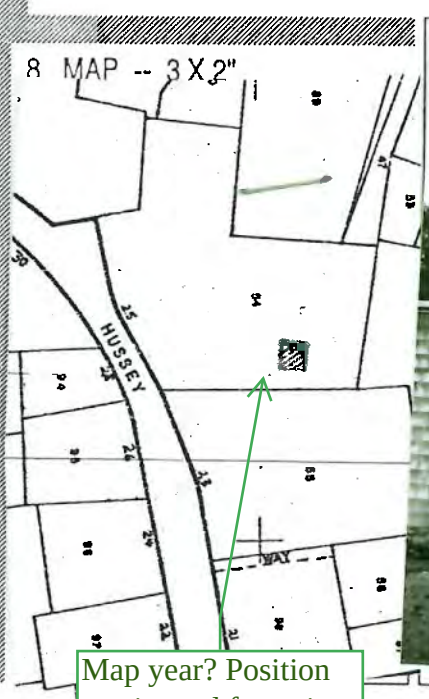
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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.

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Street and Apt. No., or PO Box No.: 37 Center St
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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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Postage
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Street and Apt. No., or PO Box No.: 243 Lowell St
City, State, ZIP+4®: Andover, MA 01810

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Street and Apt. No., or PO Box No.: 16135 Old York Rd

City, State, ZIP+4®: Monkton, MD 21111

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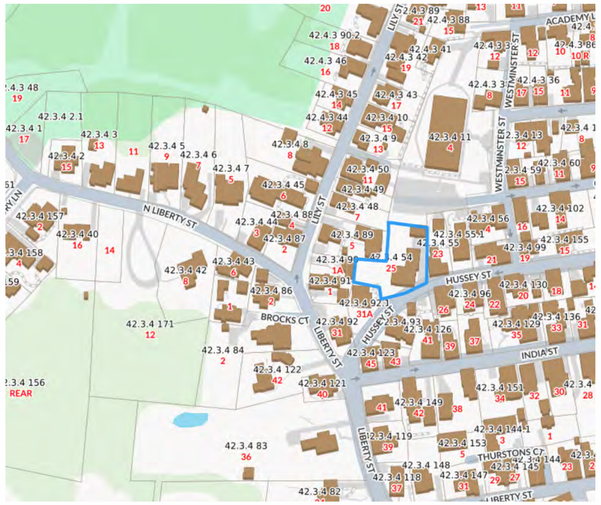
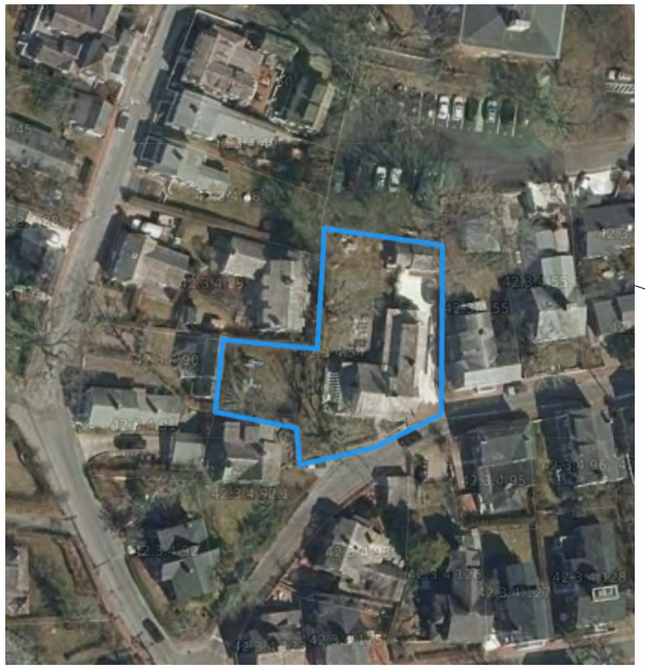
City, State, ZIP+4®: Nantucket, MA 02554

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



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

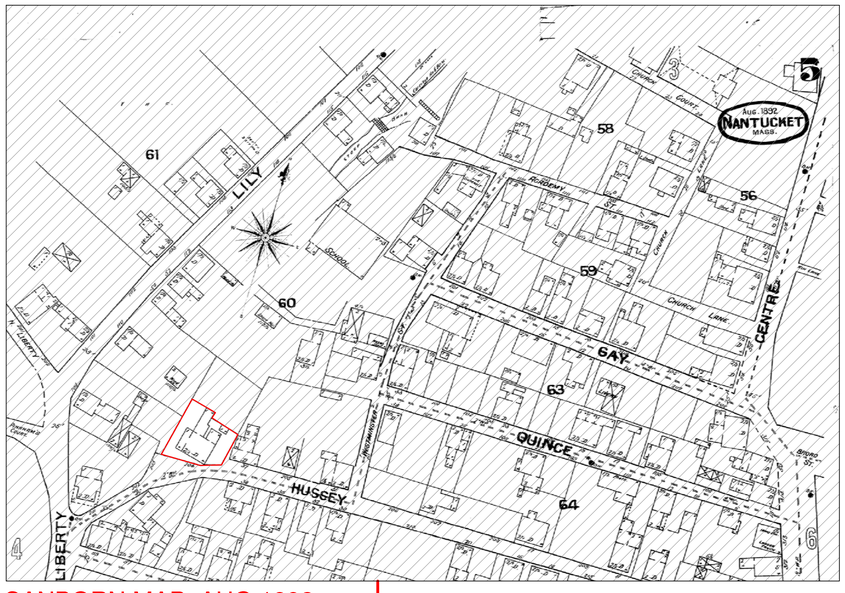
GARAGE TIMELINE



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

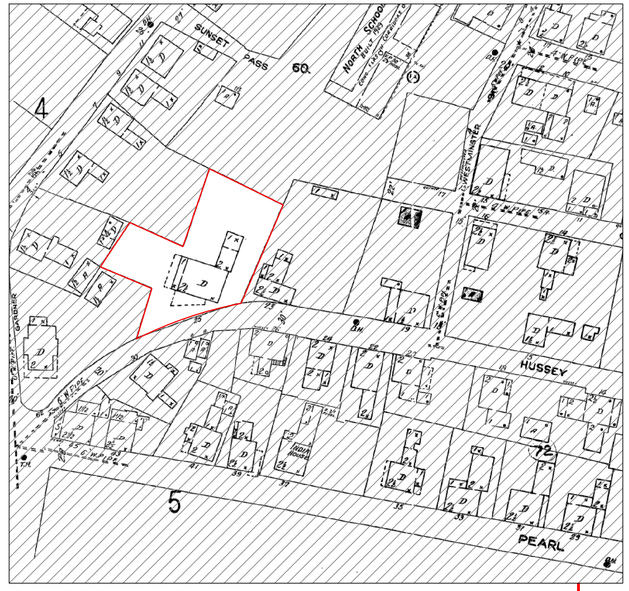
HISTORIC MAPS
SCALE:NTS

A0.0
2025.01.15

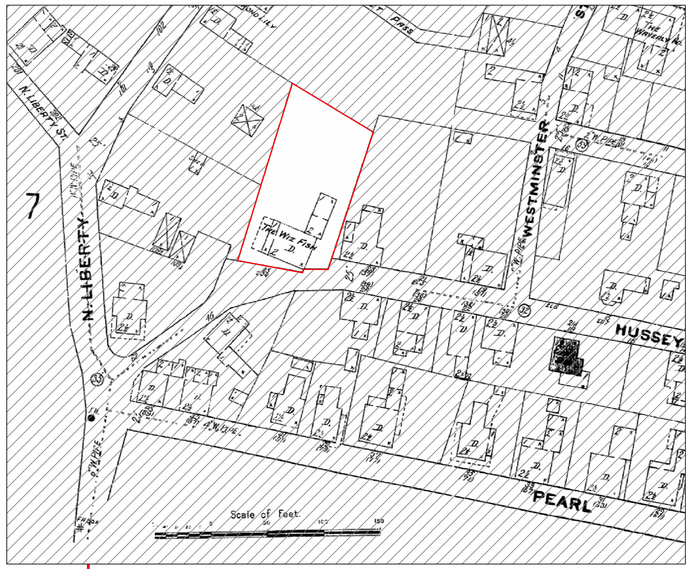
GARAGE TIMELINE



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,
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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

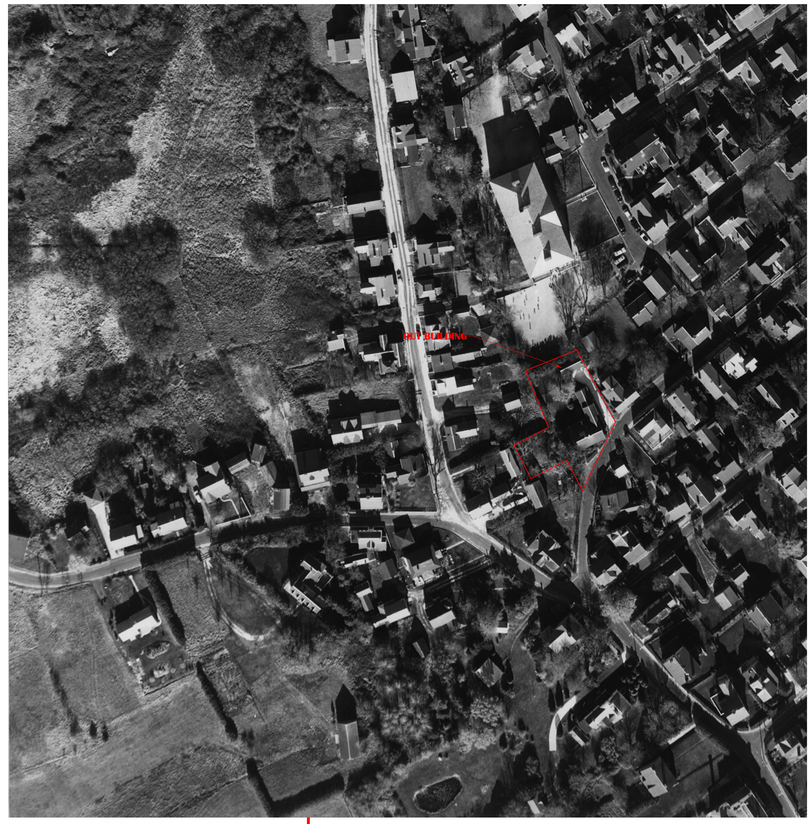
HISTORIC MAPS
SCALE:NTS

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



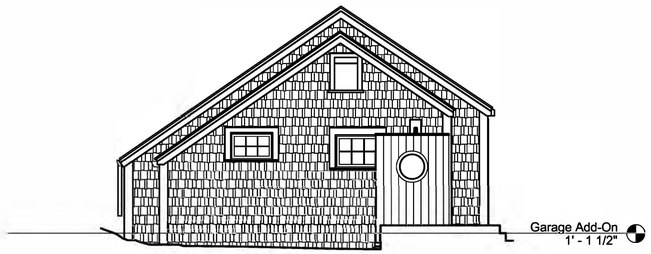


S EXISTING SOUTH ELEVATION
1/4"=1'-0"

W



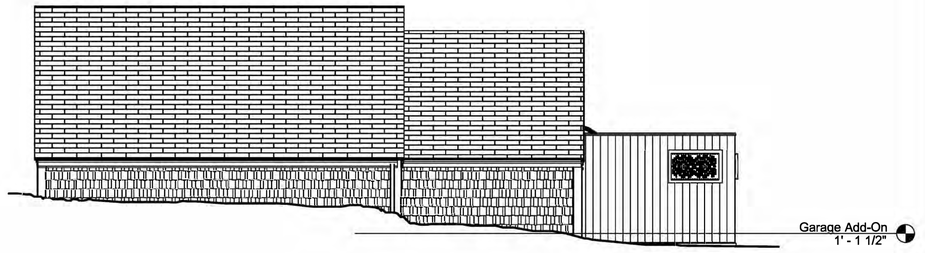




W EXISTING WEST ELEVATION
1/4"=1'-0"

N

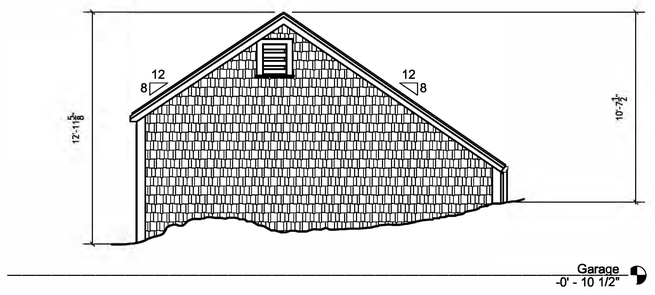




N EXISTING NORTH ELEVATION
1/4"=1'-0"

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

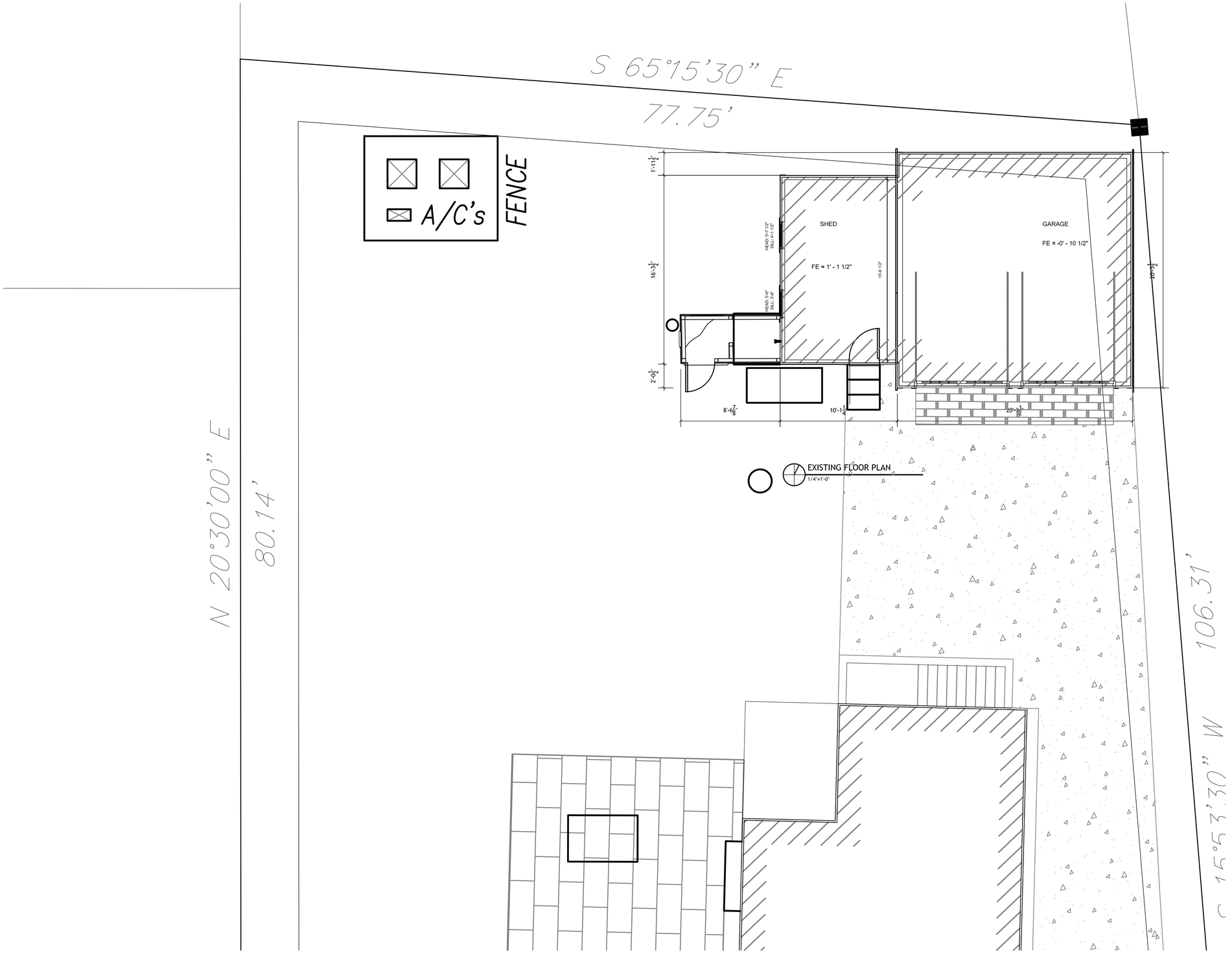
ROBERT L ROY TRUST

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

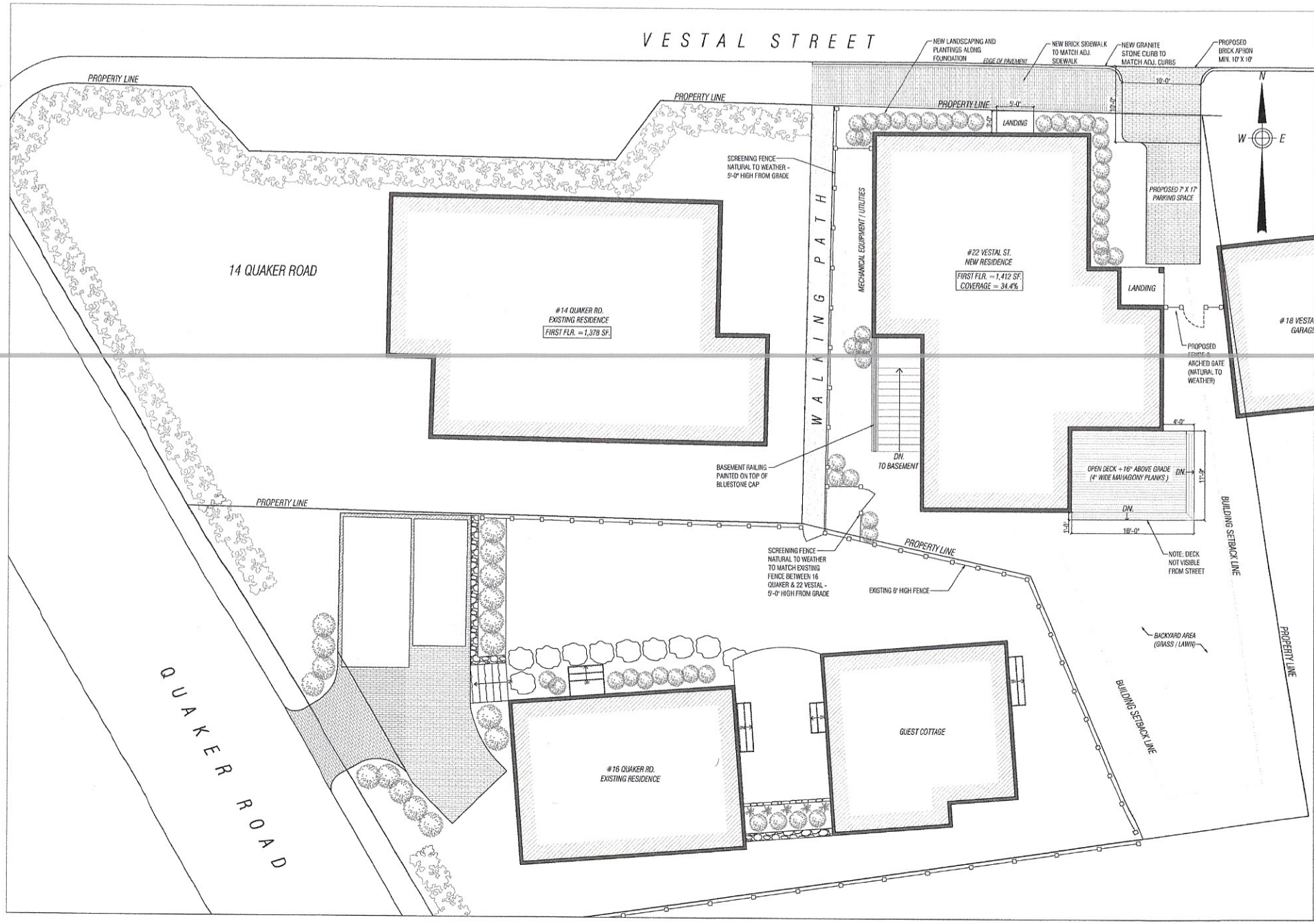
Property ID	1772
Location	22 VESTAL ST
Owner	NANTUCKET 22 VESTAL PROJECT LLC

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

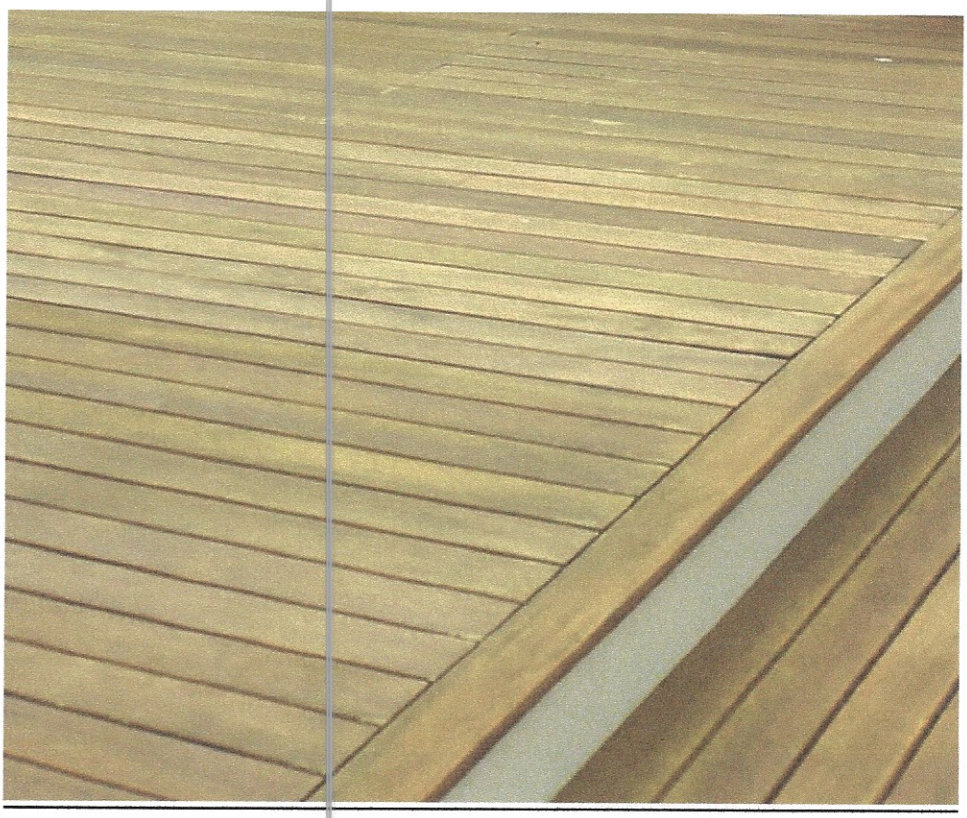
22 VESTAL ST.
Nantucket, MA

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

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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

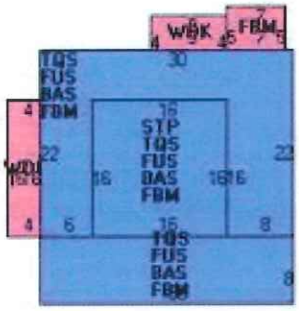
Building Attributes	
Field	**Description**
Style:	AptovrRet/Off
Model	Commercial
Grade	Excellent +20
Stories:	2.75
Occupancy	3.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior 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.

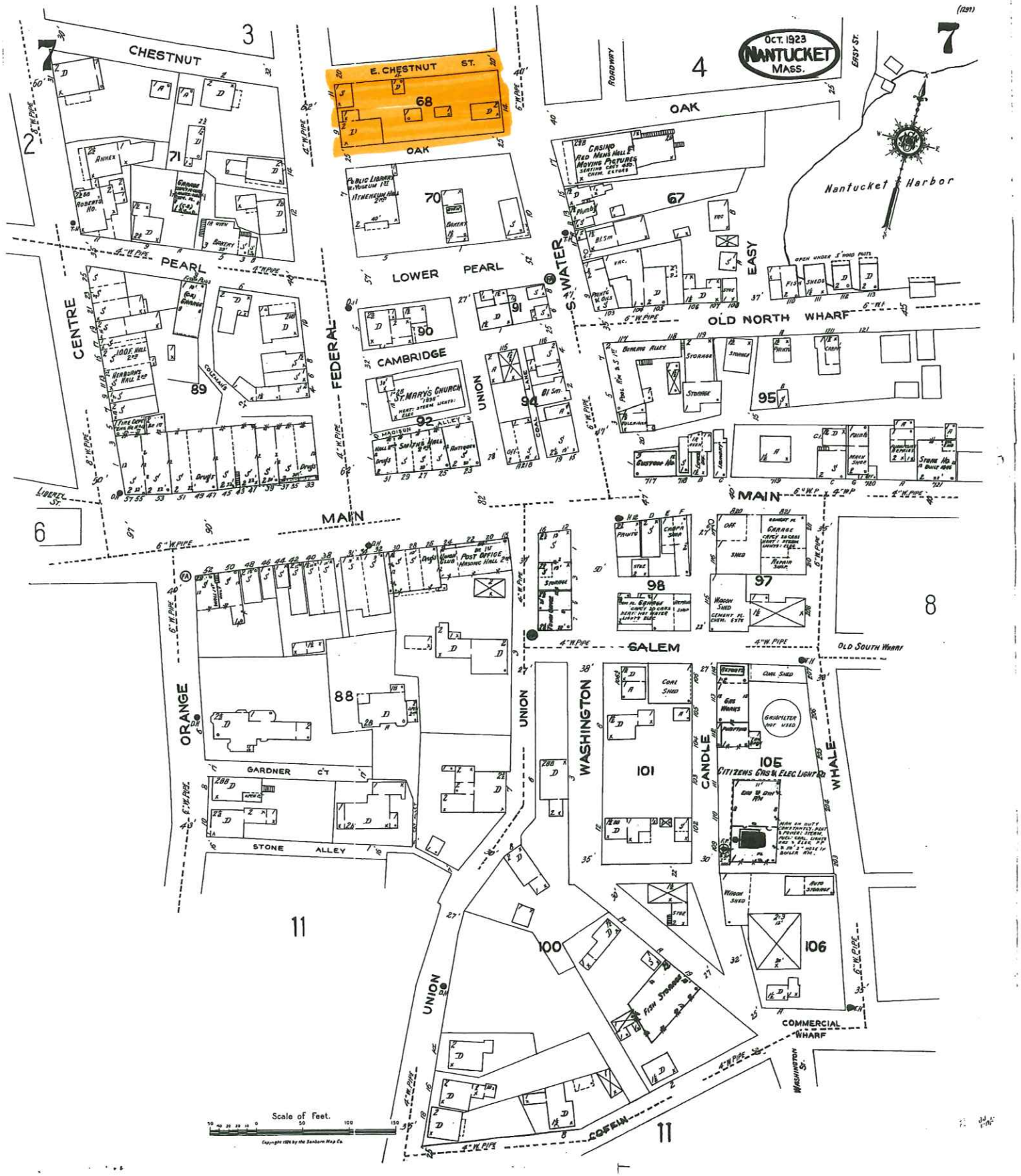
I hope this information is helpful to your project! Do be in touch with any any additional questions.

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

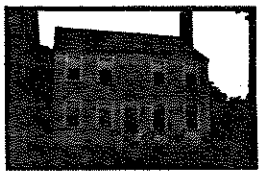

OCT. 1923
NANTUCKET
MASS.
E. CHESTNUT ST.
CHESTNUT
OAK
ROADWAY
EASY ST.
Nantucket Harbor
PEARL
LOWER PEARL
CENTRE
FEDERAL
S. WATER
EASY
OLD NORTH WHARF
CAMBRIDGE
UNION
MAIN
SALEM
OLD SOUTH WHARF
ORANGE
WASHINGTON
CANDLE
WHALE
GARDNER CT
STONE ALLEY
COMMERCIAL WHARF
COFFIN
Scale of Feet.

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

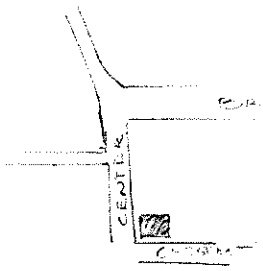
- ☐ MAJ. SIGNIF.
- ☐ SIGNIFICANT
- ☐ NOTEWORTHY
- ☐ IMPORTANT TO STREET SCENE
- ☐ NONE

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

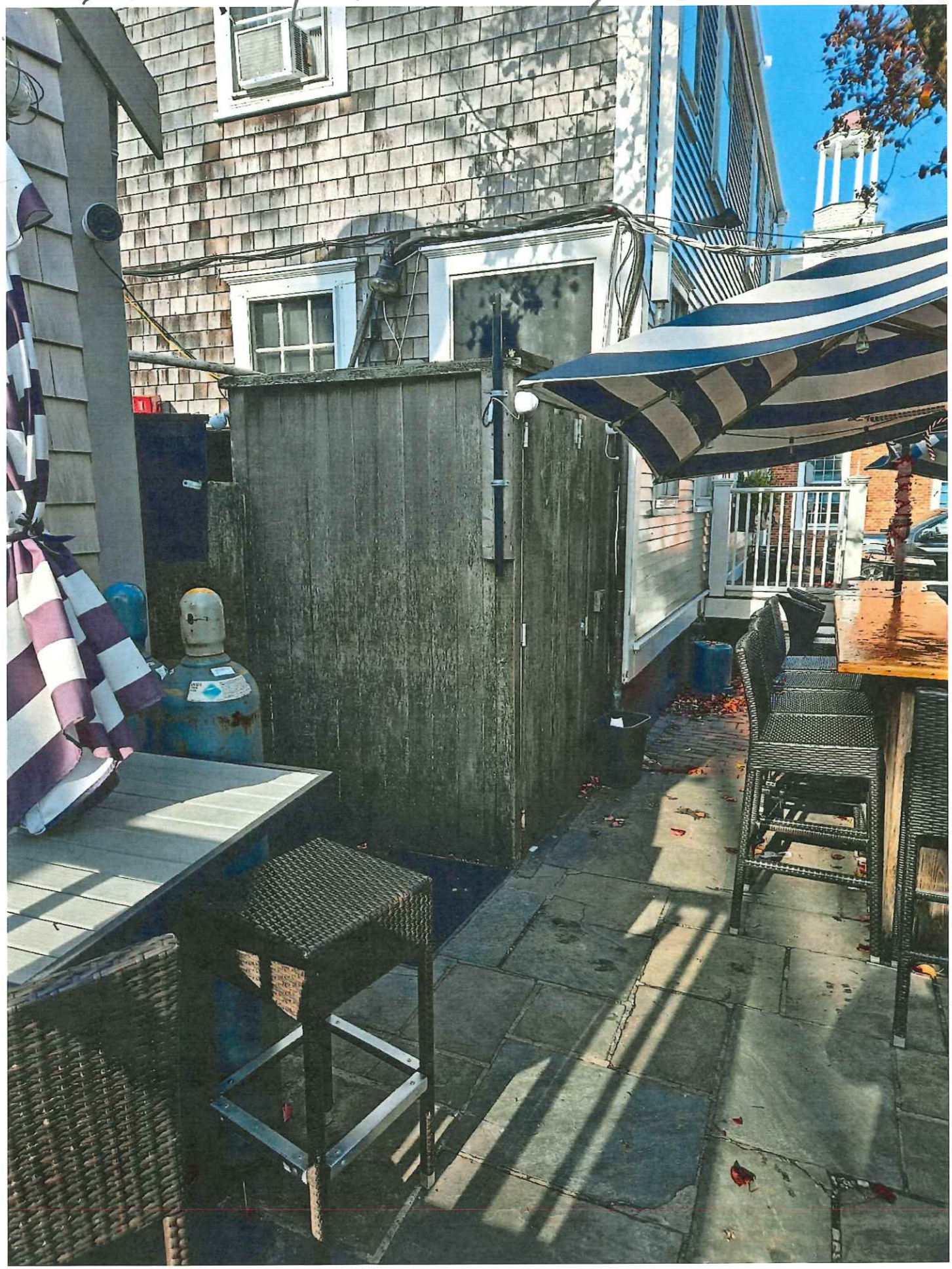
Section 65. If in the judgment of an inspector assigned by the commissioner that an elevator is safe, and if the elevator has been constructed in the manner required by law or by the regulations of the board of elevator regulations or the state building code, the inspector shall issue a certificate to 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.

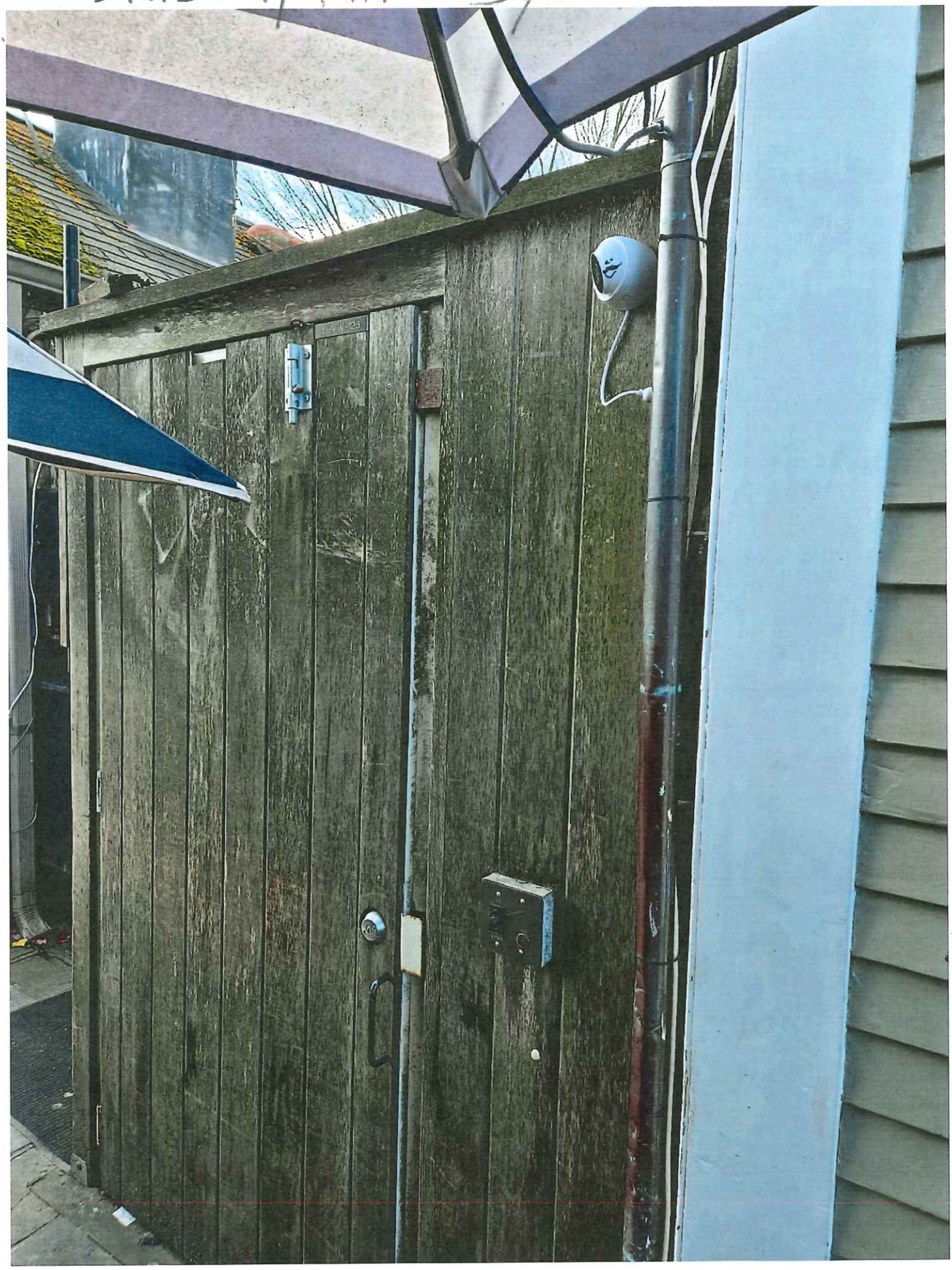
The commissioner may assess a fee for appeals filed under this section which shall be determined by the secretary of administration and finance under section 3B of chapter 7.

Upon application for annual inspection, owners shall provide to the division a current mailing address for the location of the unit.

EXISTING FAILED SYSTEM.

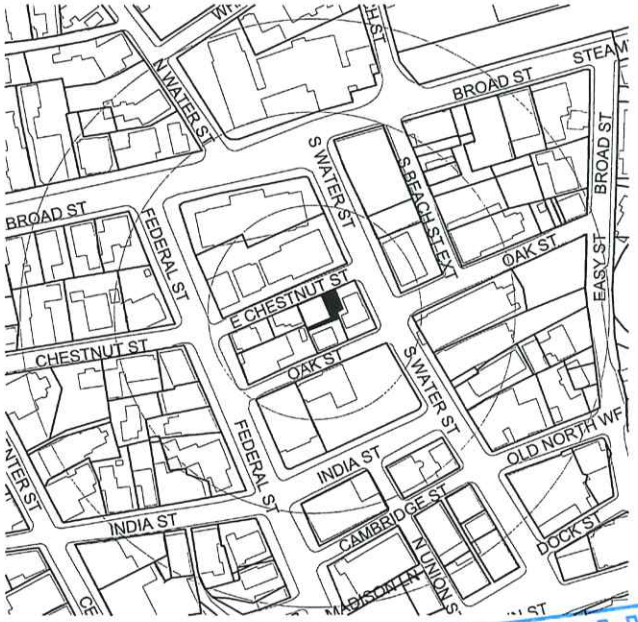


EXISTING FAILED SYSTEM

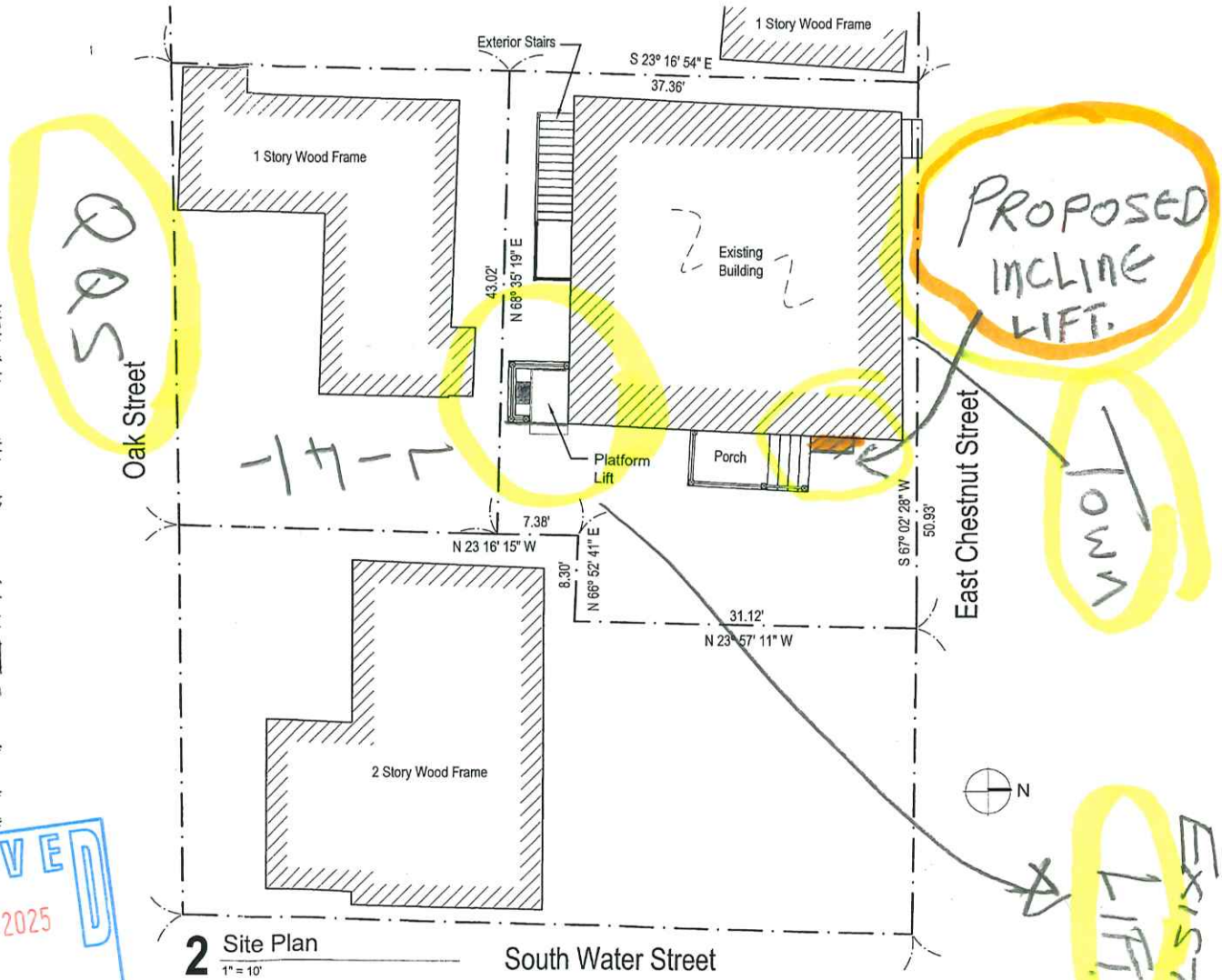


Keane

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

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By



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

0814

Keane
4 East Chestnut Street
Nantucket, Ma. 02554

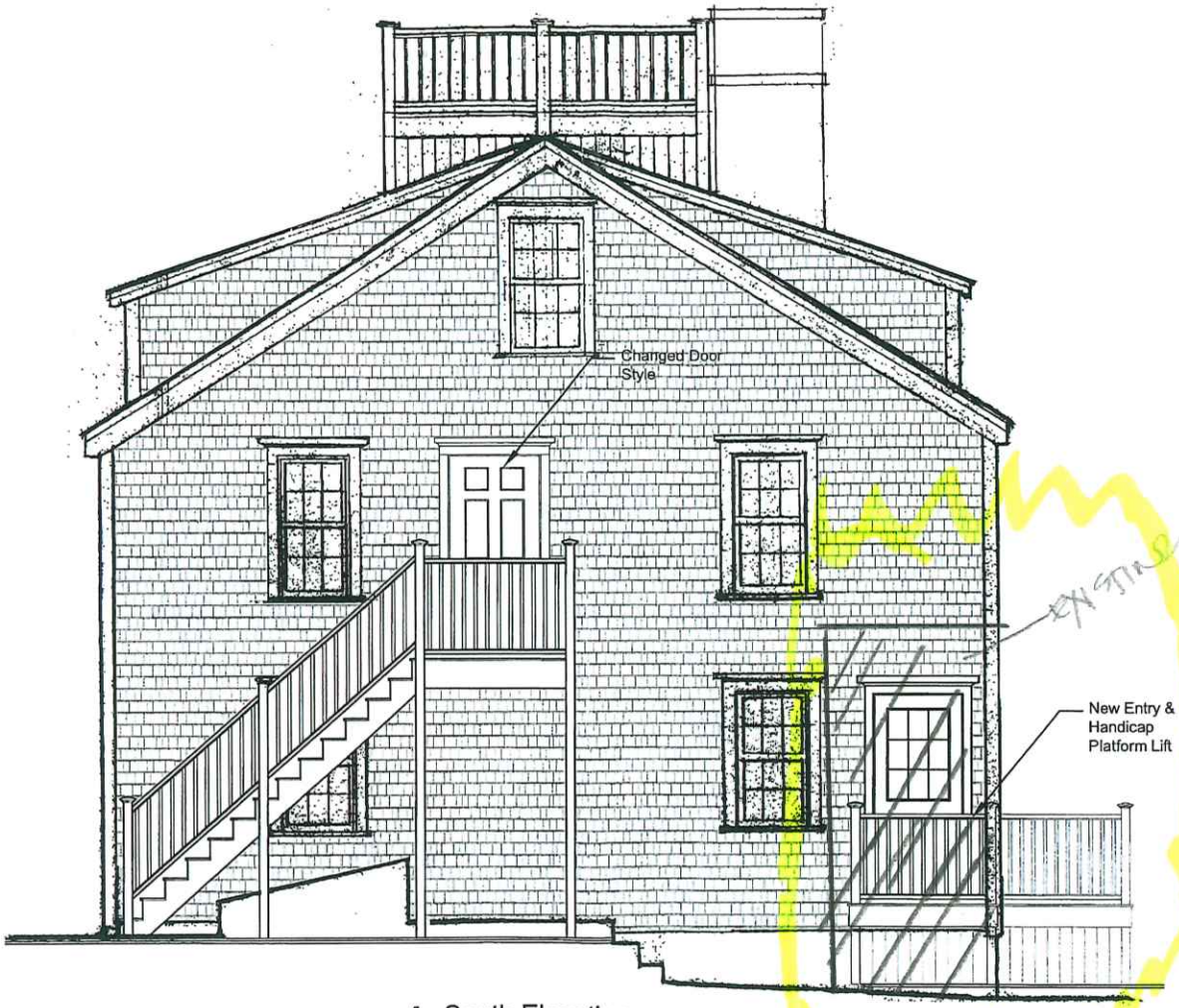
Zoning Information

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

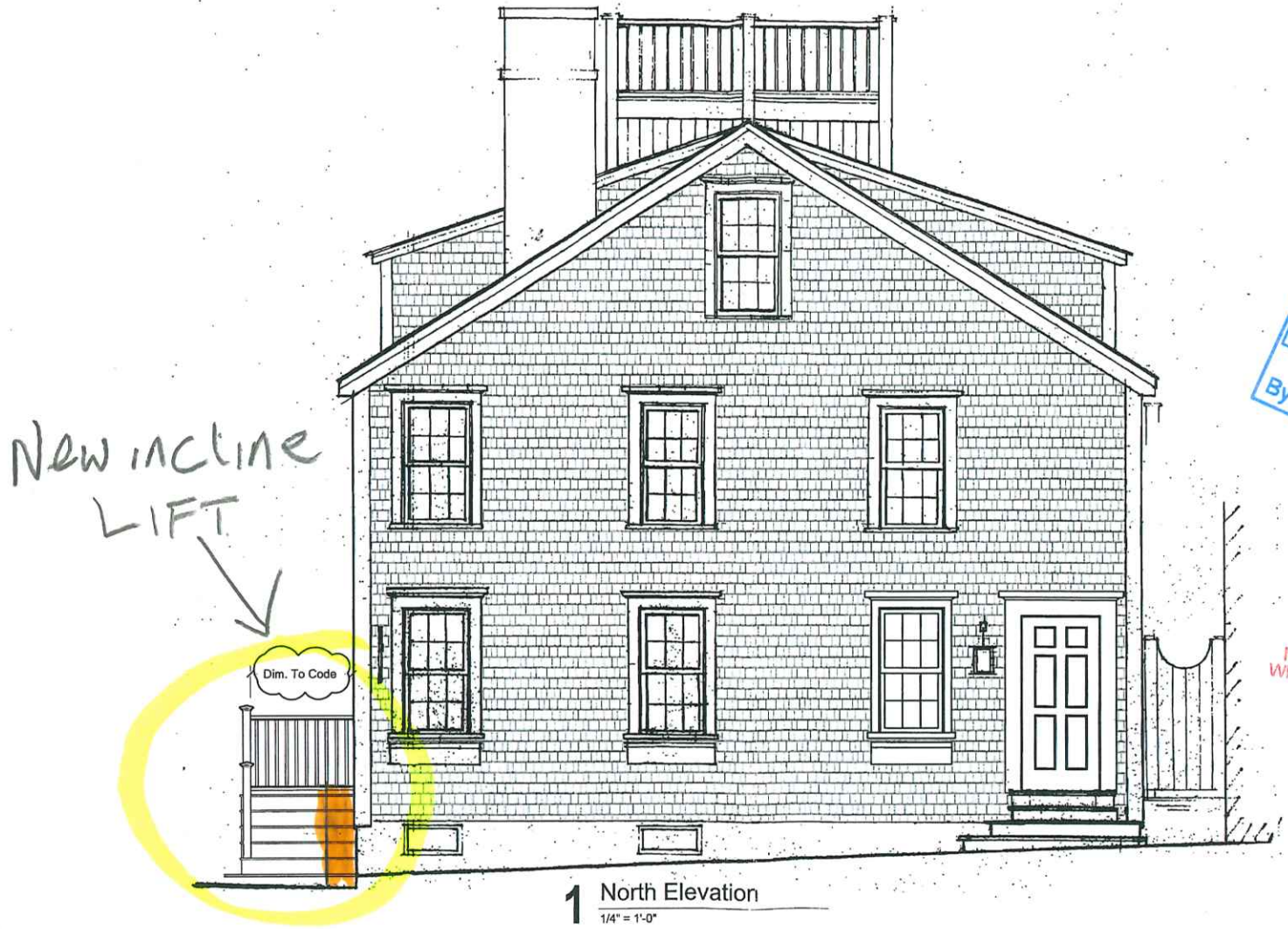
Zoning Information

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		

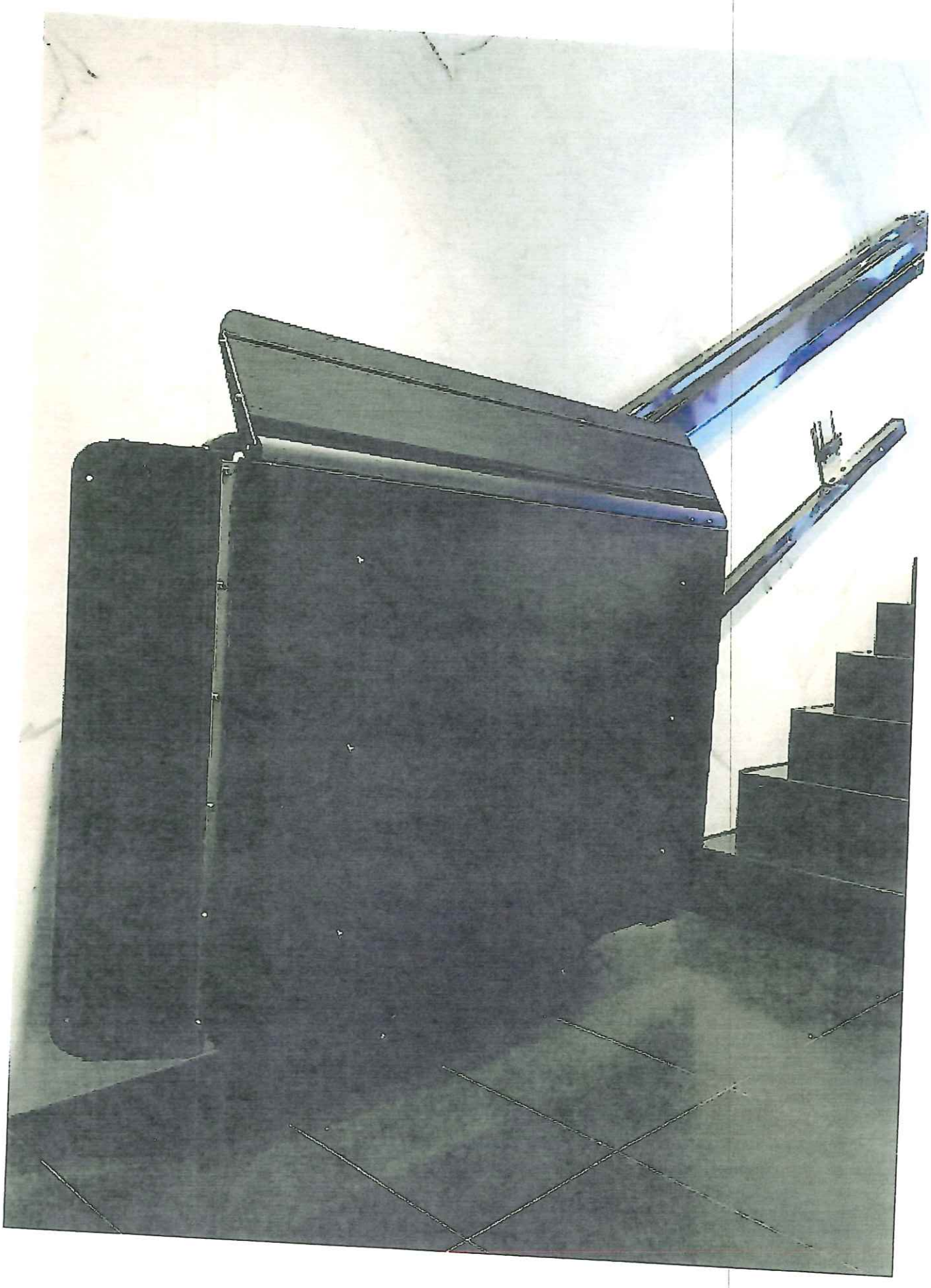
Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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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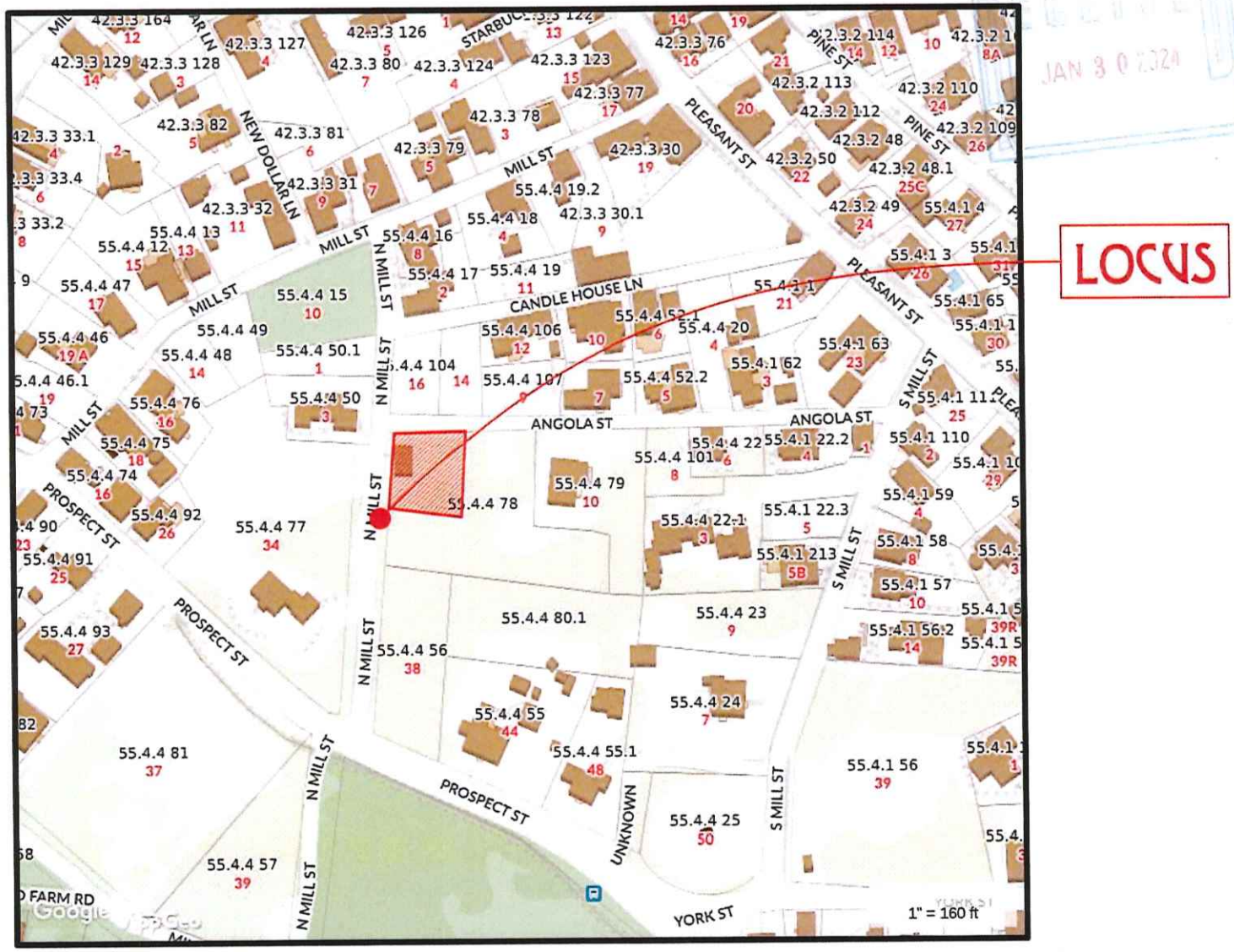
RECEIVED
JAN 30 2024



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 Full Cert Rev Certificate No.:
Pulling 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 · 0.1

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HDC2023·11·9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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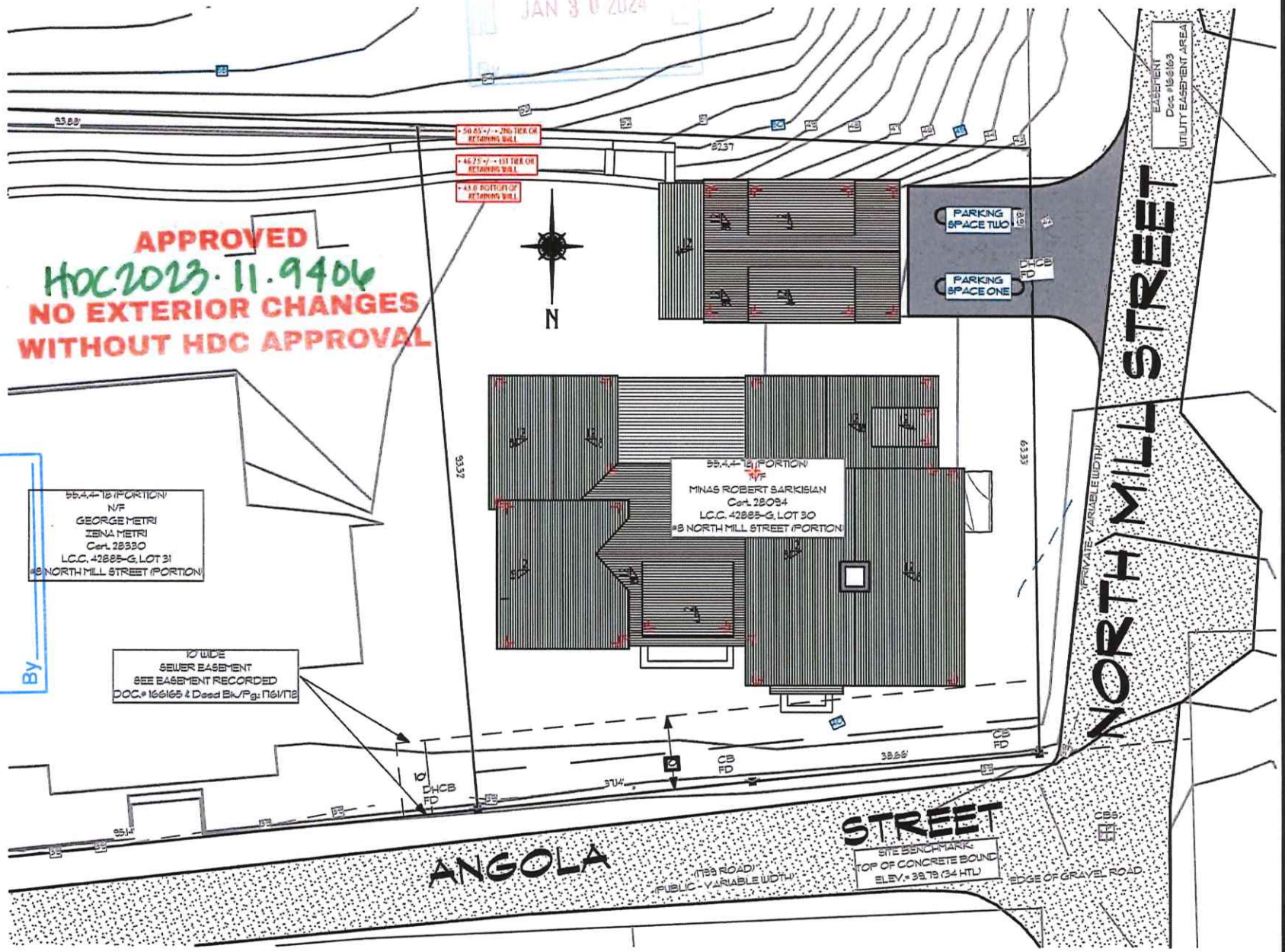
By



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

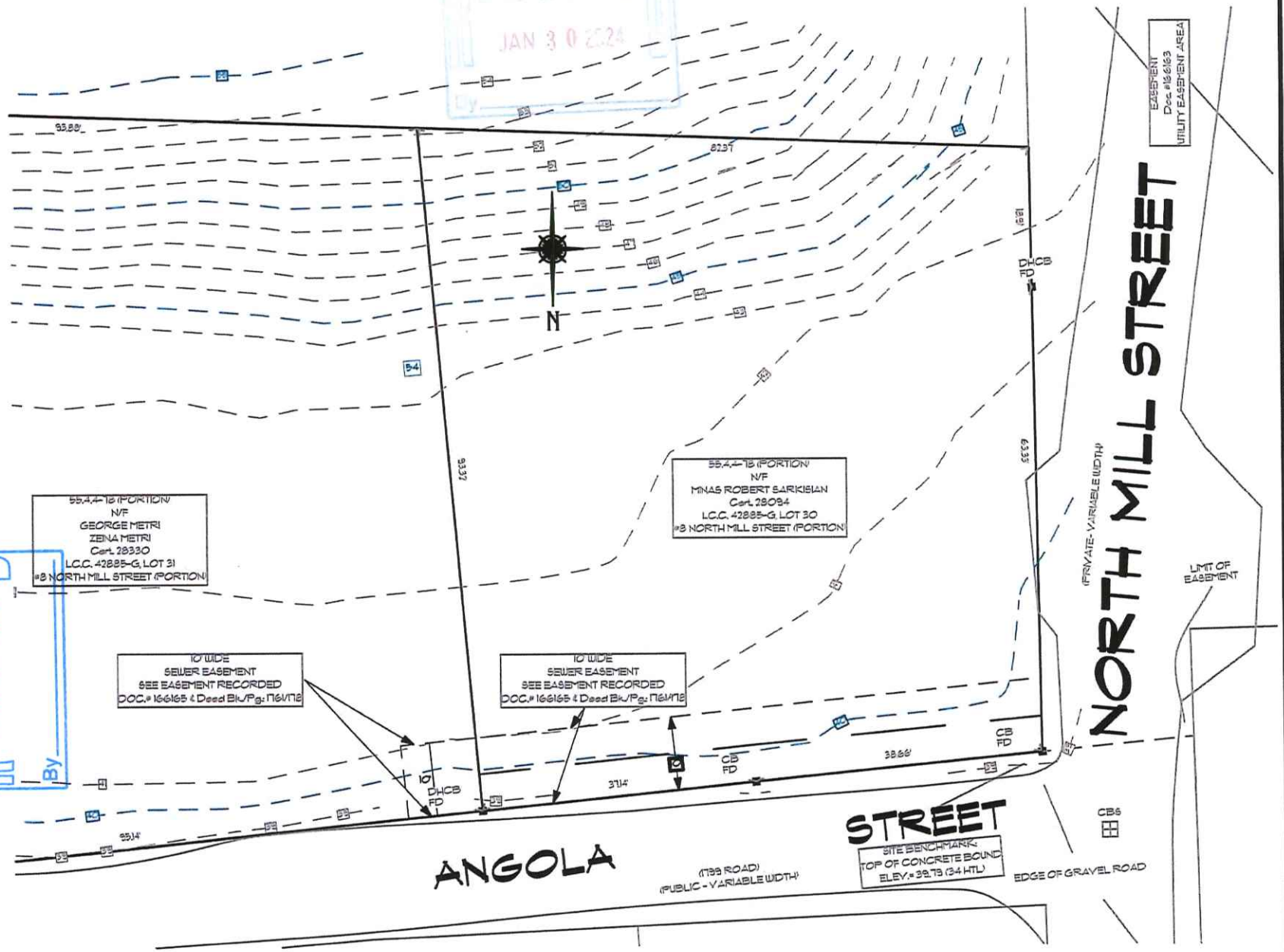
HDC Submission 22 APRIL 2023
HDC Approval: PLACE 98 DEC3 Certificate No.:
Drawing Number No.:

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 21 2025
By
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
	/ /	

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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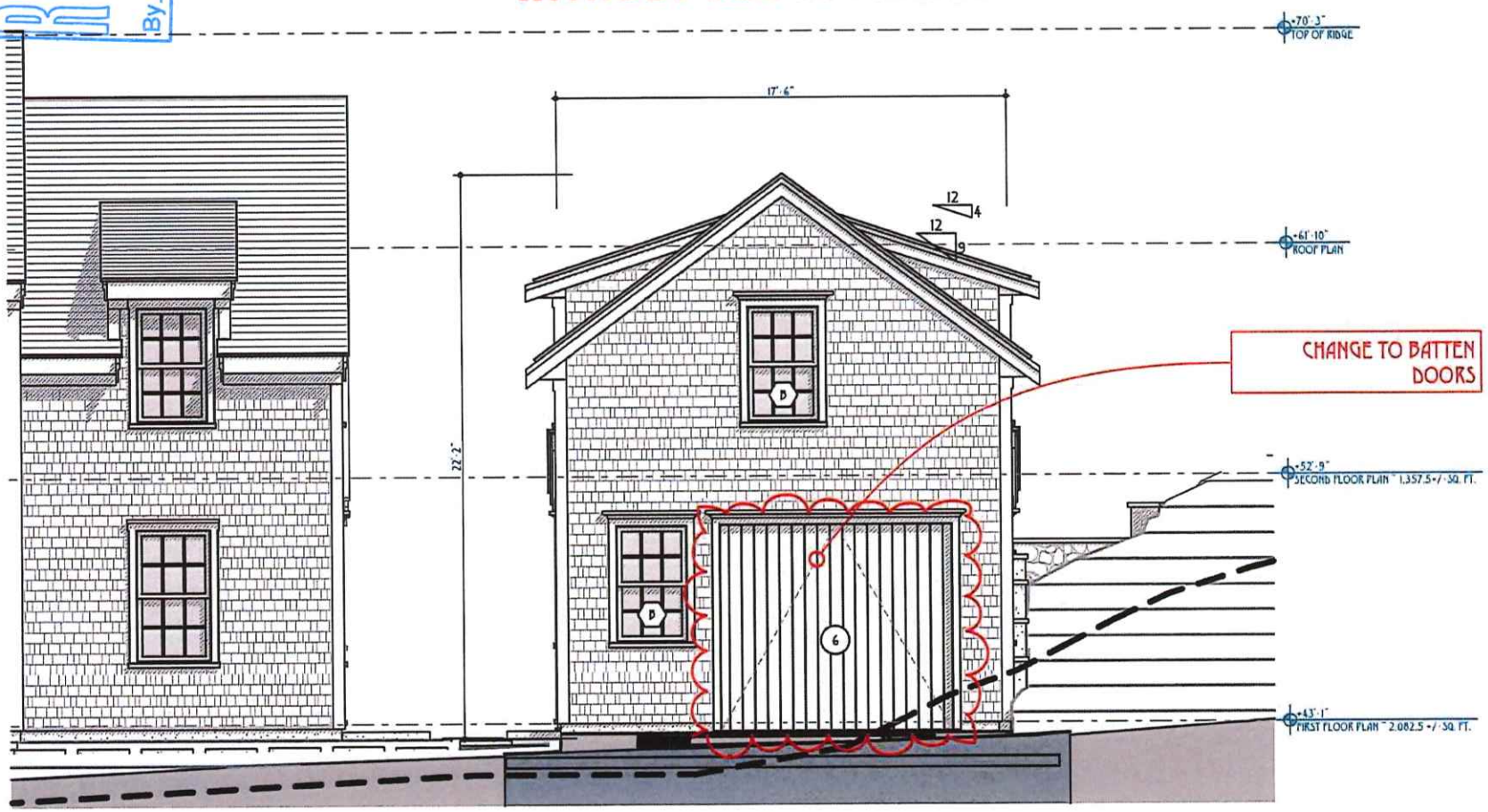
JAN 21 2025
By

APPROVED
HDC2023.11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JAN 30 2024
By



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

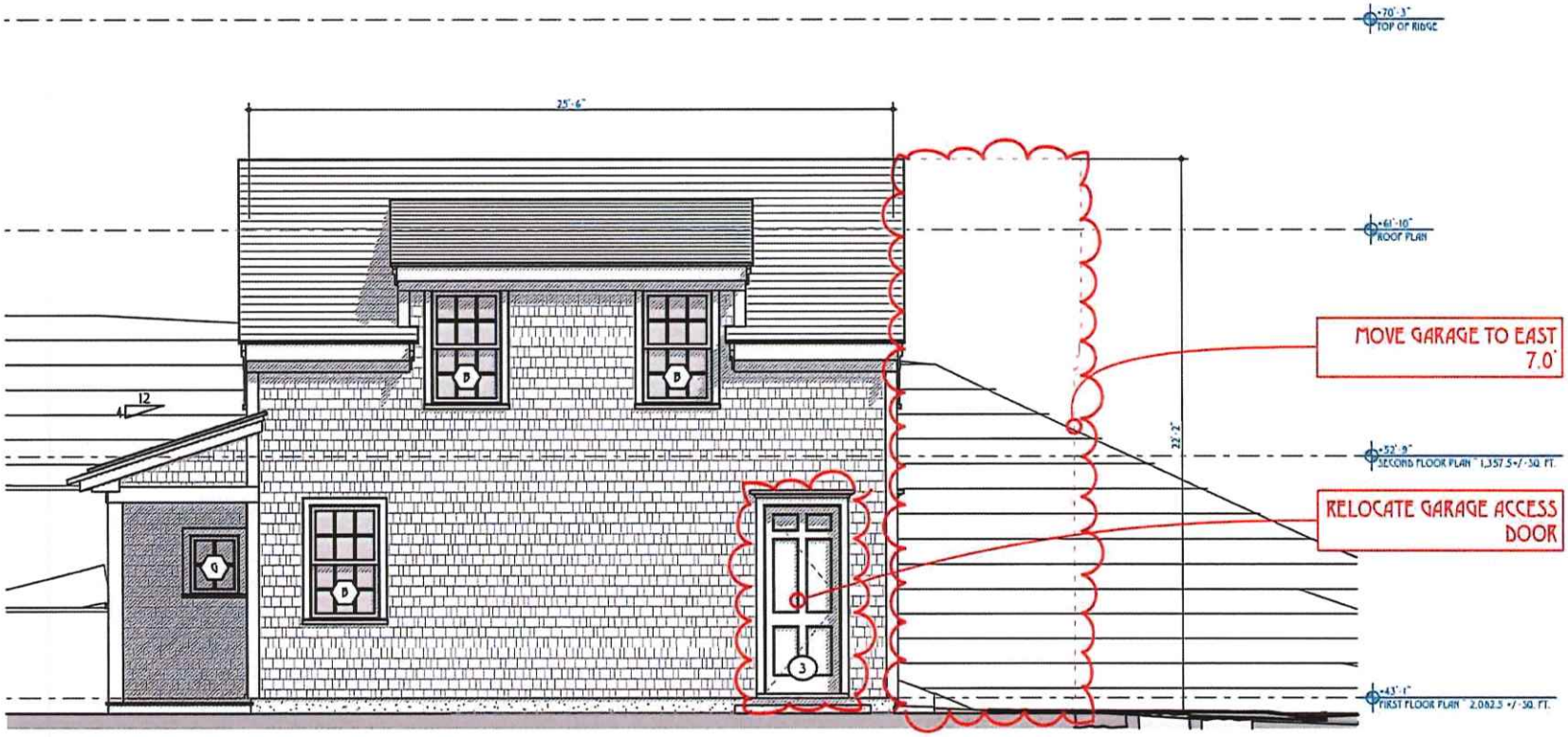
PROJECT NO.2021-14
MAP NO.55 4 4 — MAP NO. 78
ZONING - R-CH — ALLOWABLE O.C.-40%

G/S·0.4

RECEIVED
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

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JAN 21 2025
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APPROVED
HDC2023.11.9406
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
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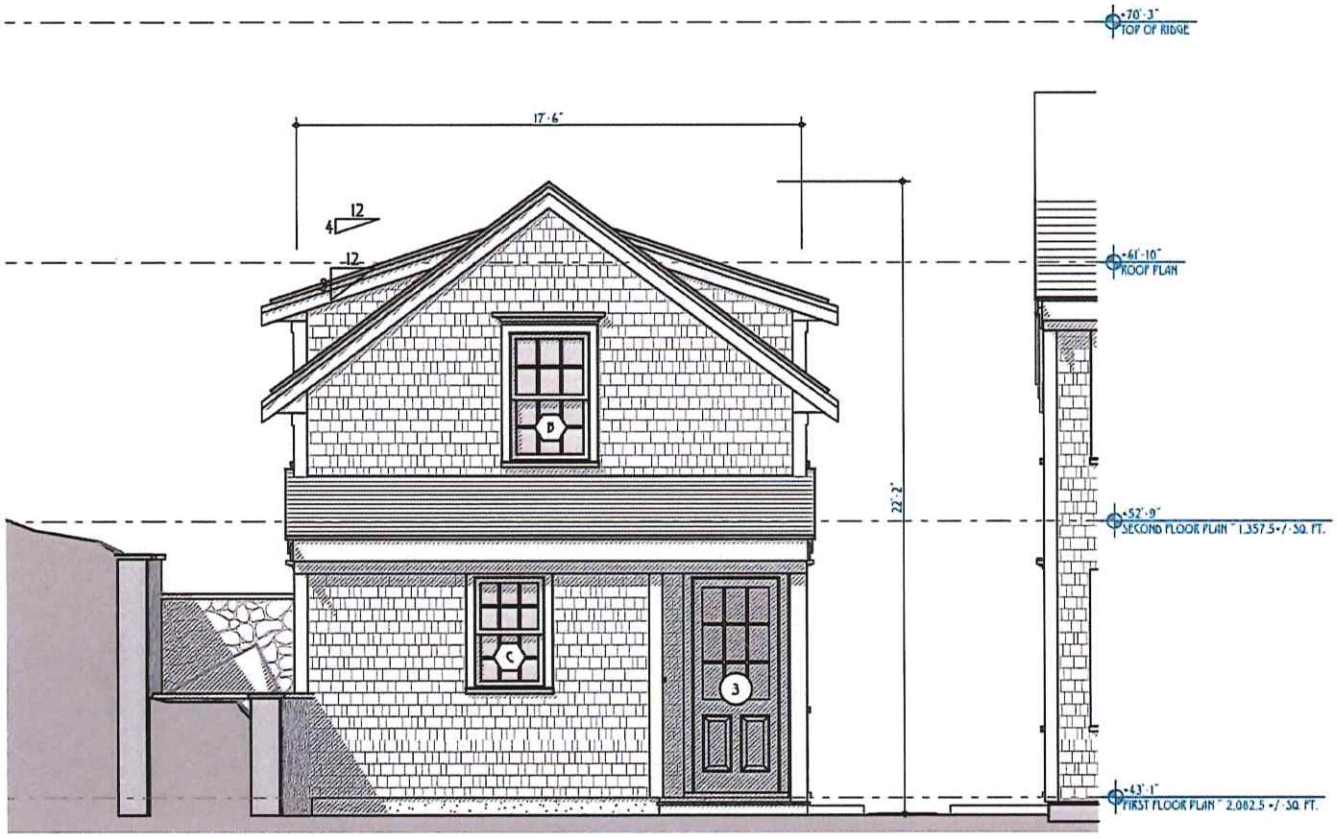
By



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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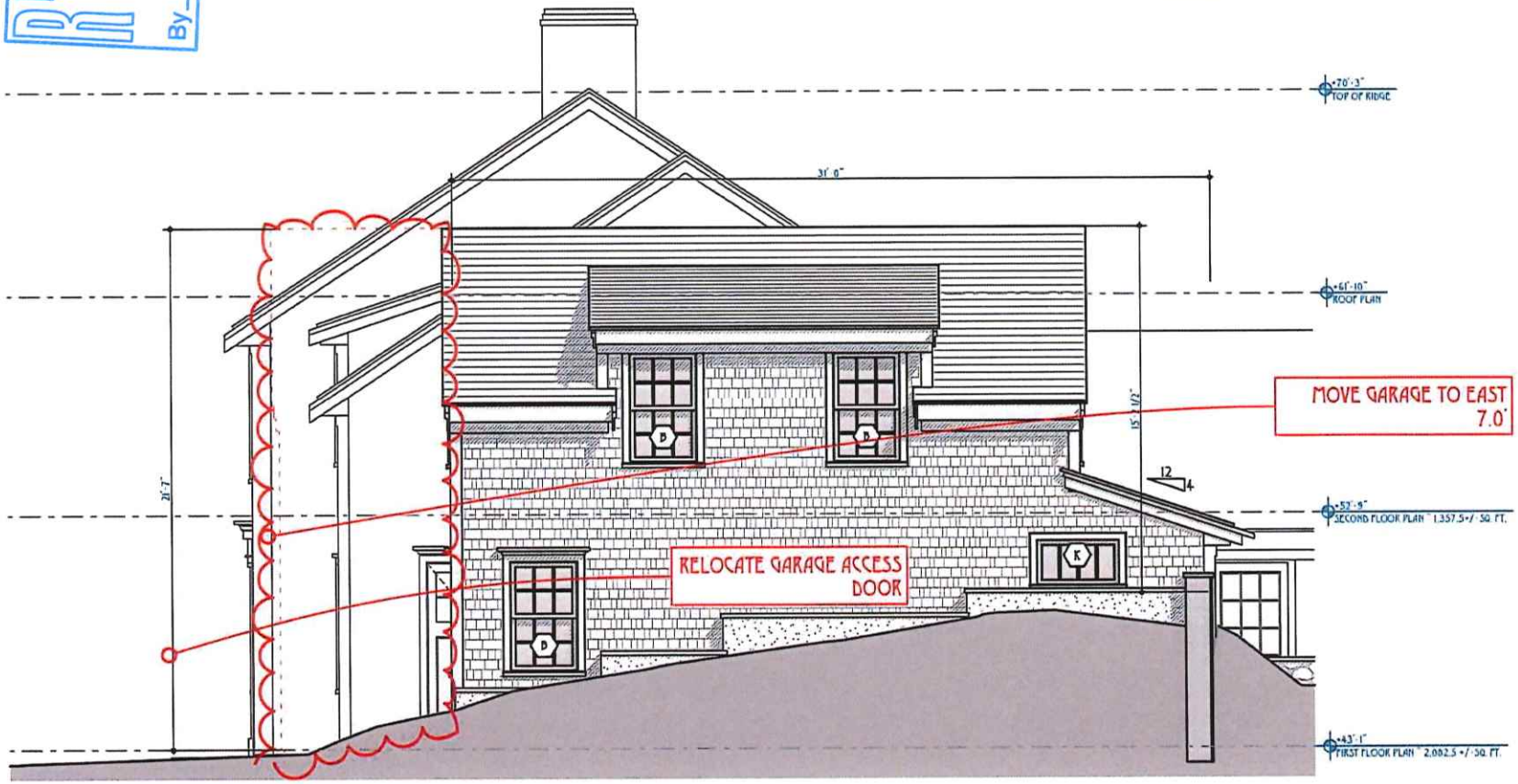
JAN 21 2025
By

APPROVED
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

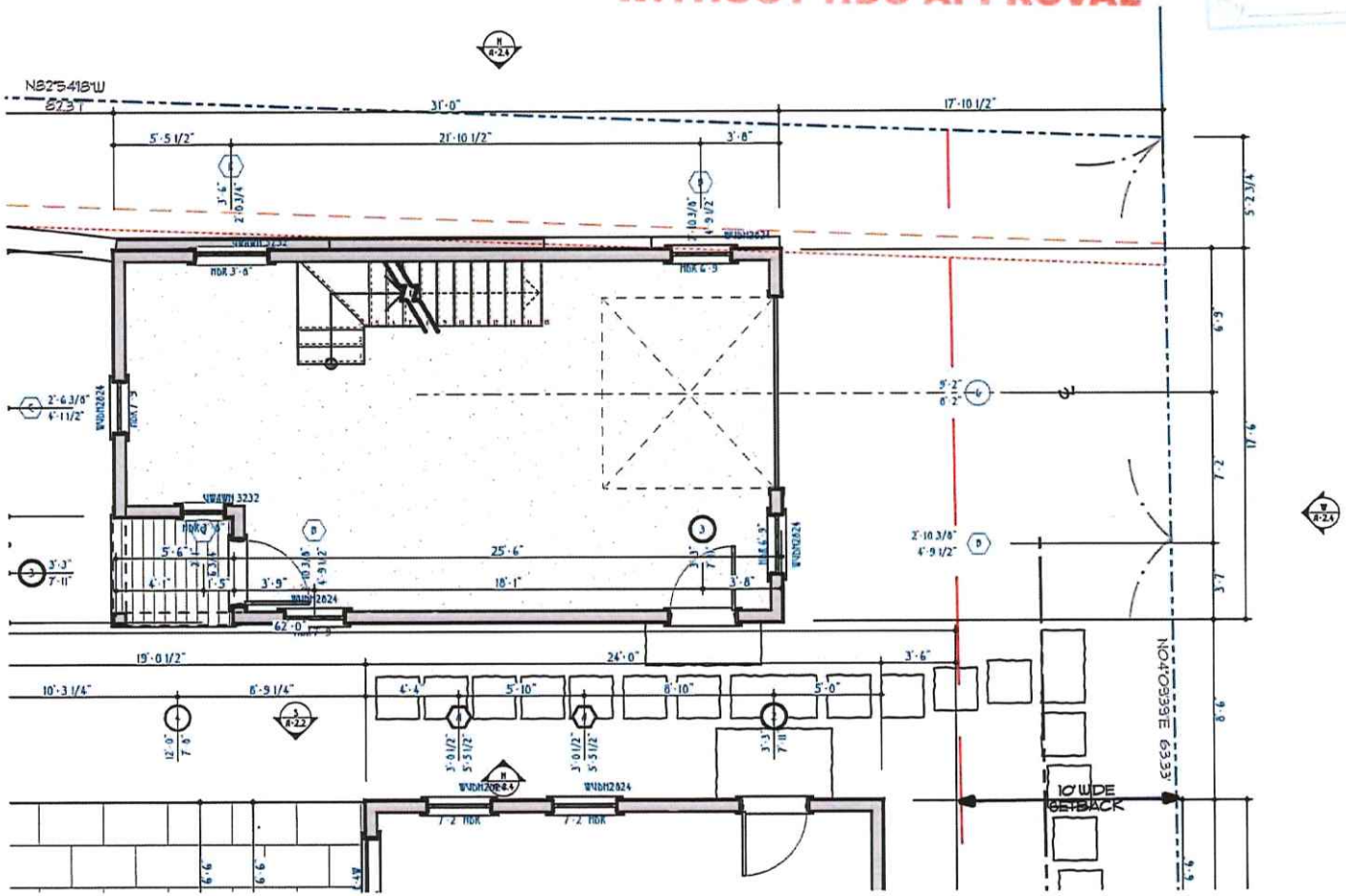
HDC REVISIONS 11.22.2023
1/27/24

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

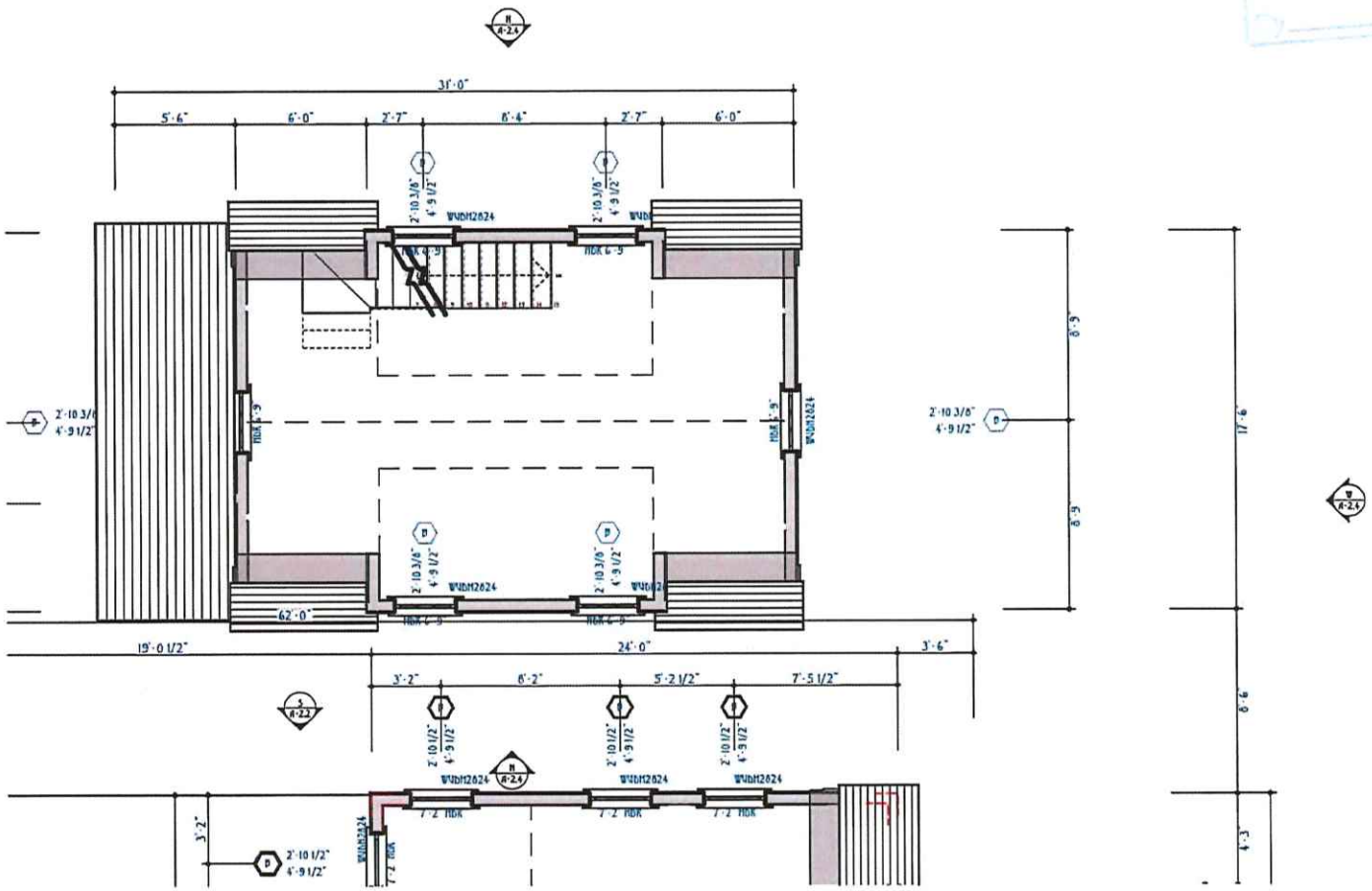
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLANS VIA DRTS CERTIFICATE NO.:
BUILDING PERMIT NO.:

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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JAN 21 2025

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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JAN 21 2025
By

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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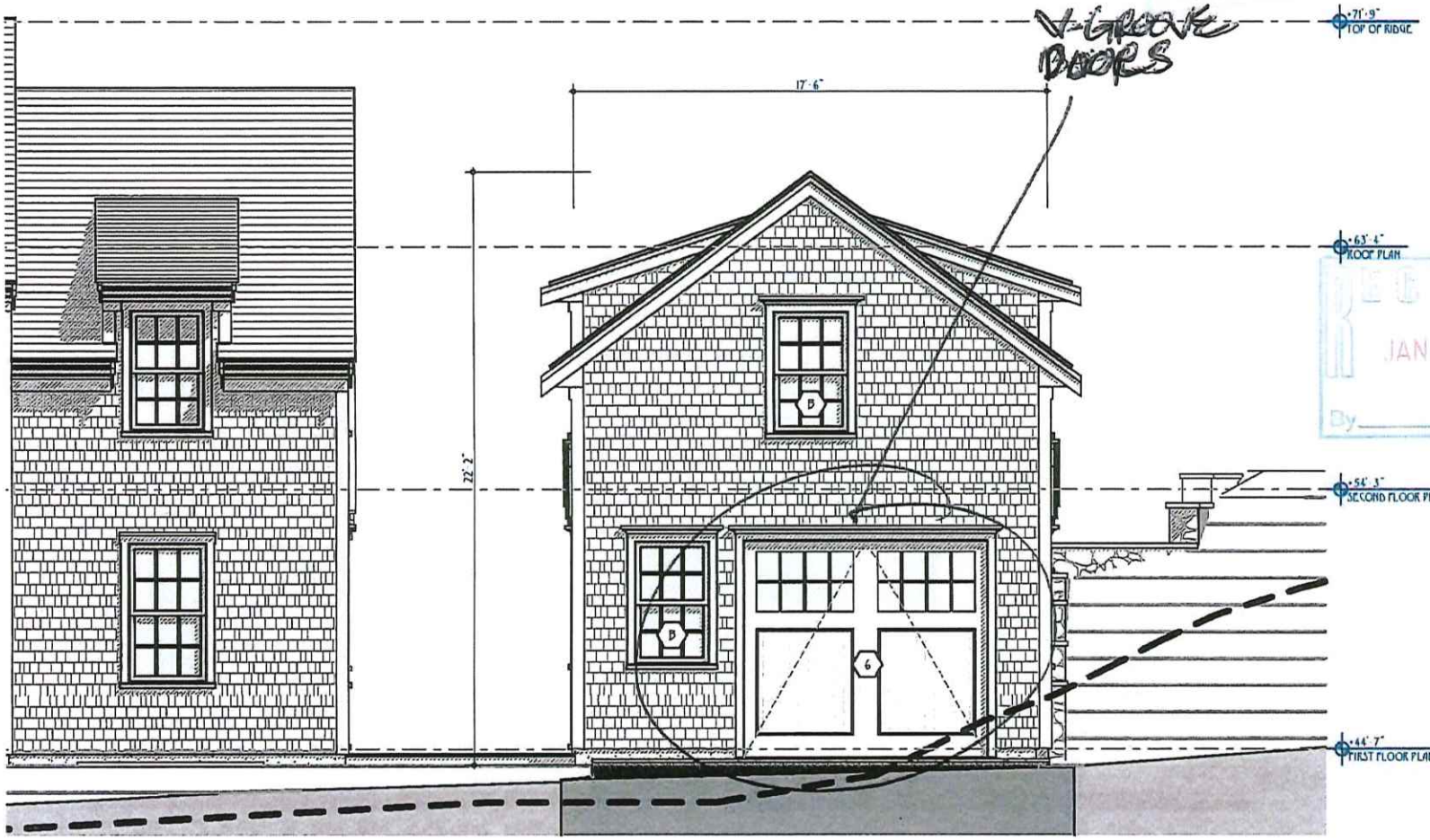
JAN 21 2025
By

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:

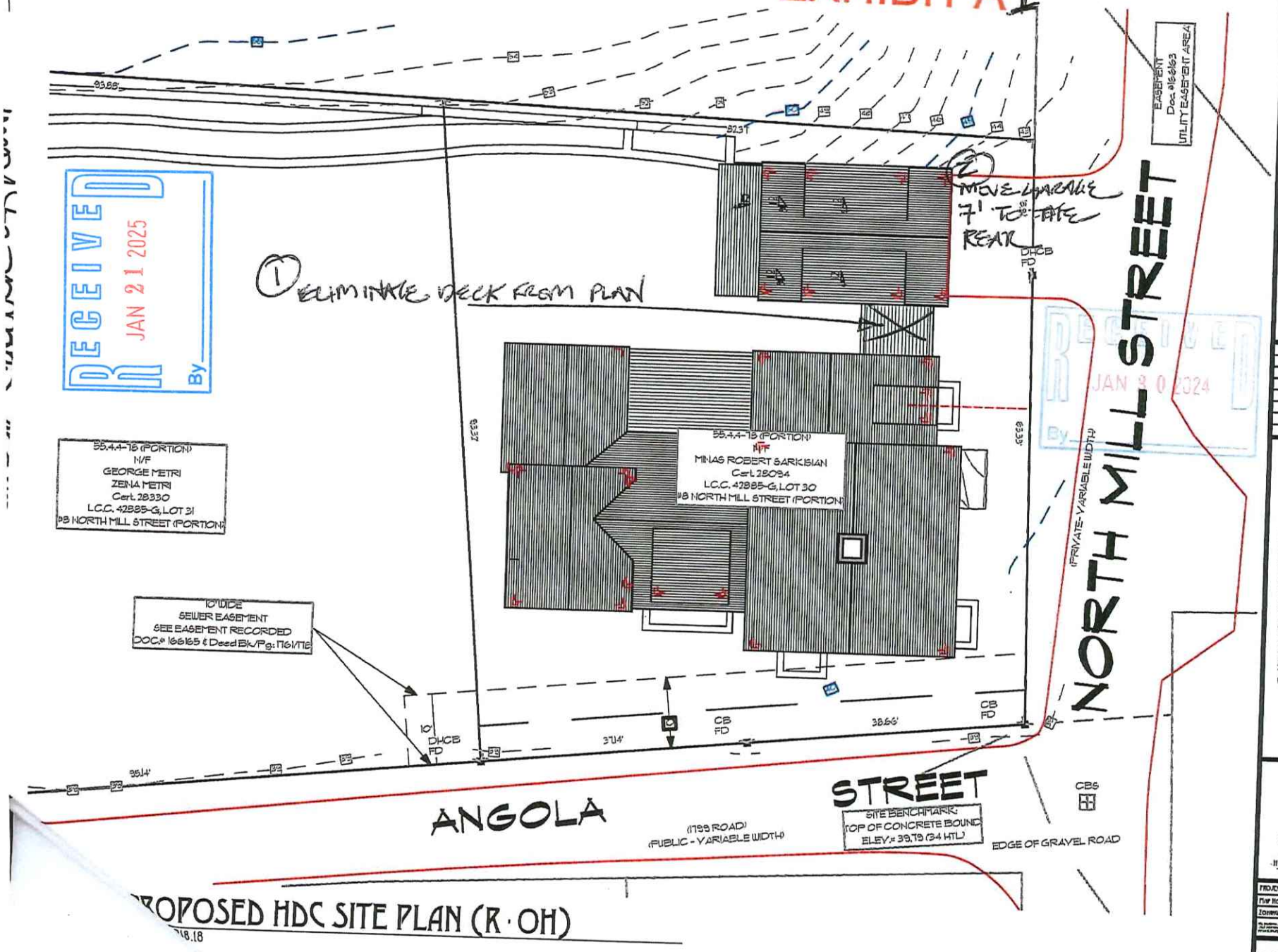
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

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

RECEIVED
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 _____

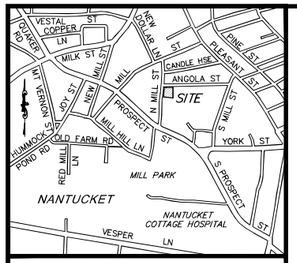
Trim _____ Sash _____ Doors _____

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

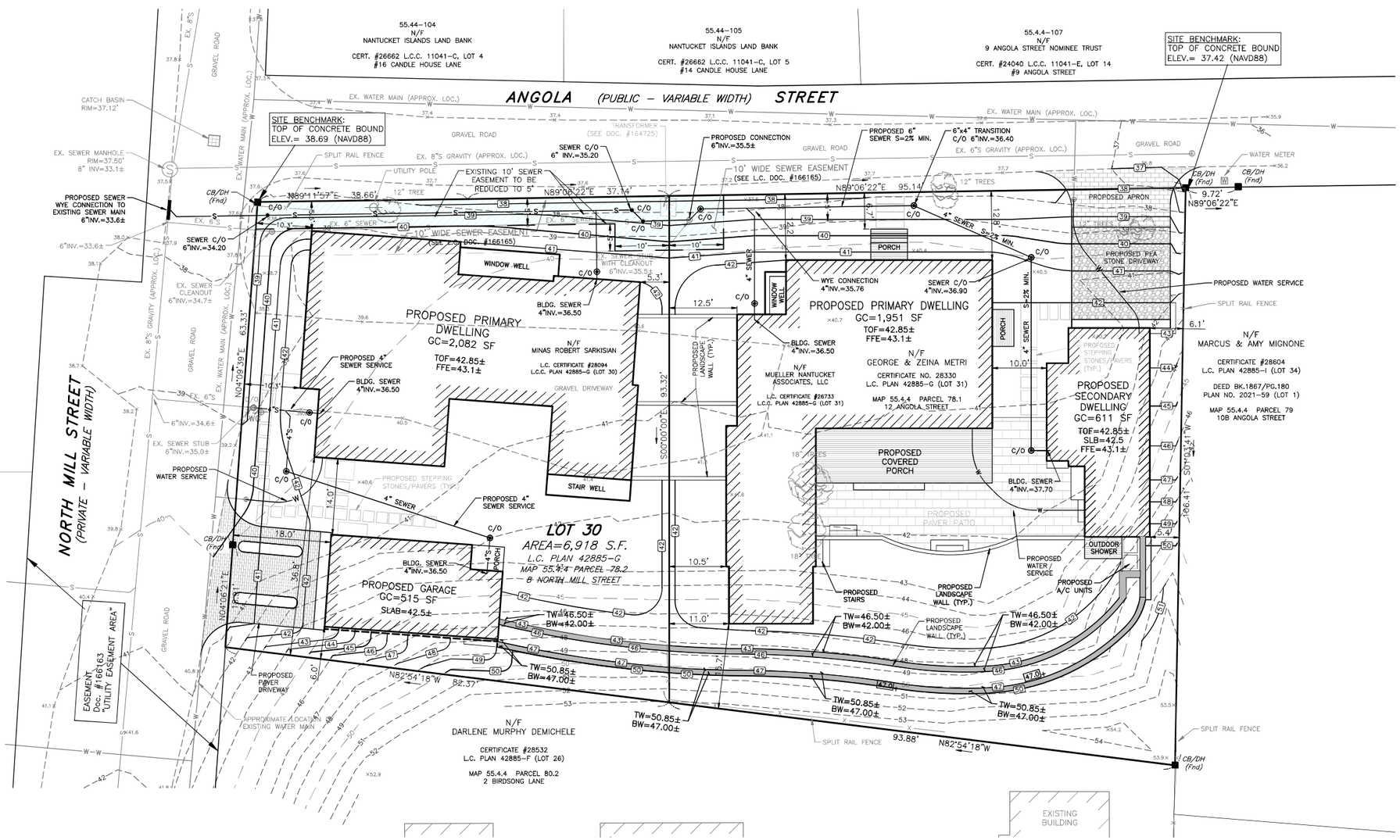
HARBOR WATERSHED PROTECTION (ZONE B)

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

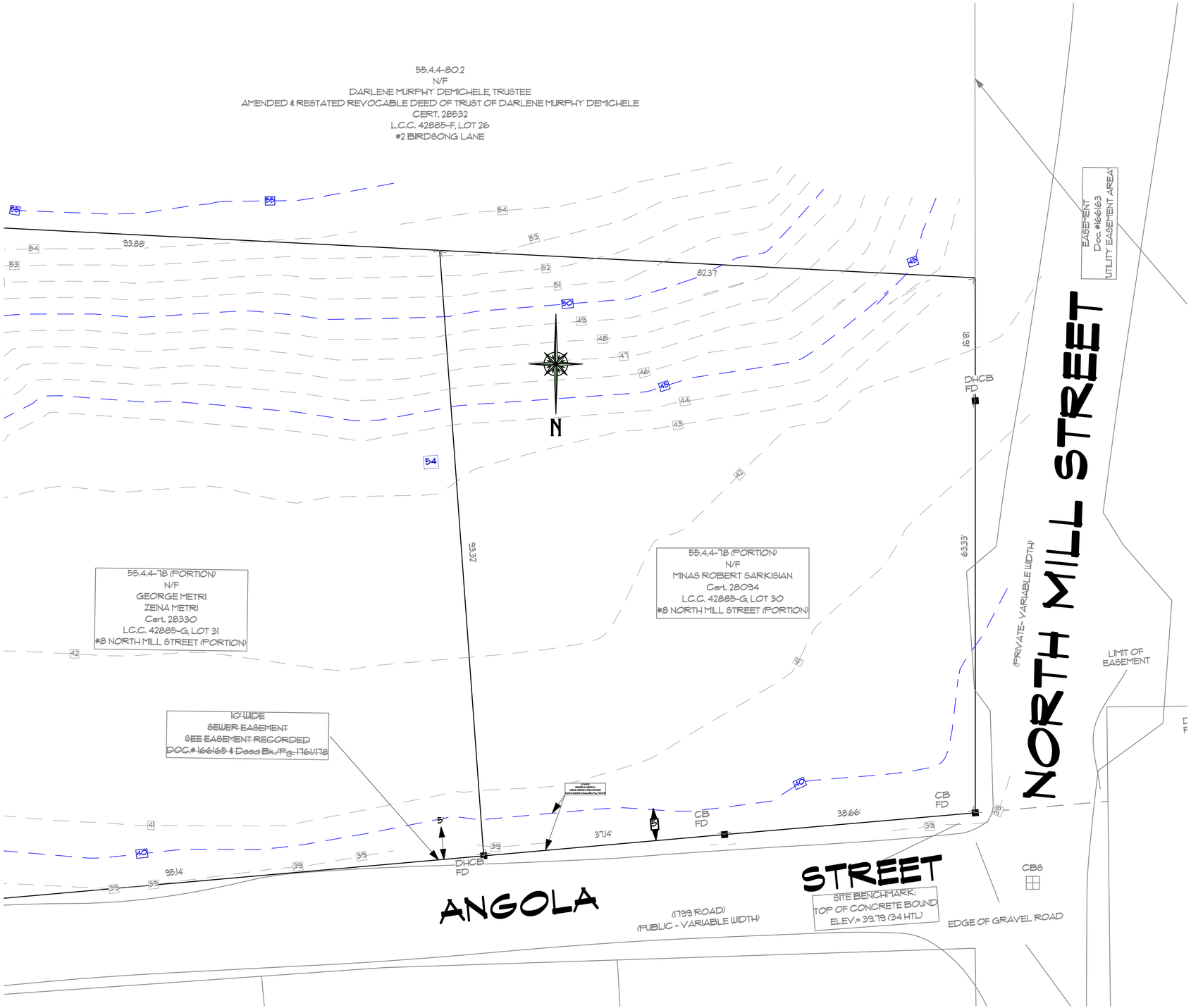
SCALE: 1" = 10'

SHEET NO. 1 OF 1

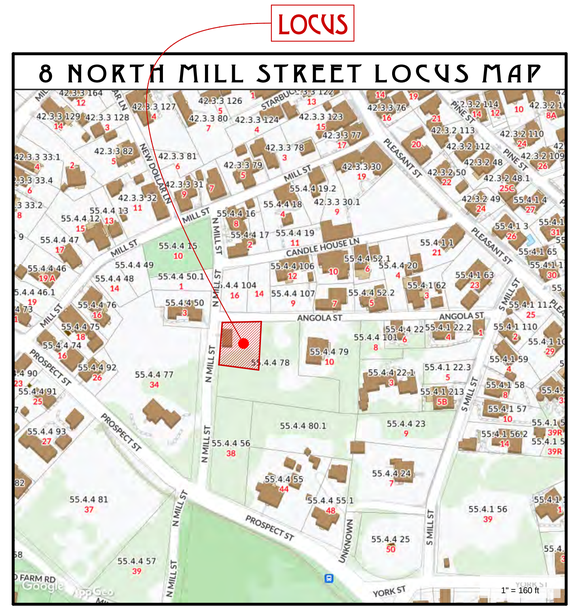
SARKISIAN RESIDENCE

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)

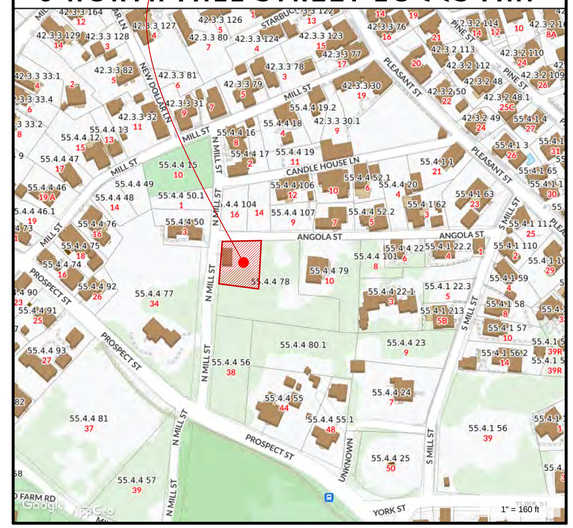
SITE BENCHMARK:
TOP OF CONCRETE BOUND
ELEV.= 39.79 (34 HTL)

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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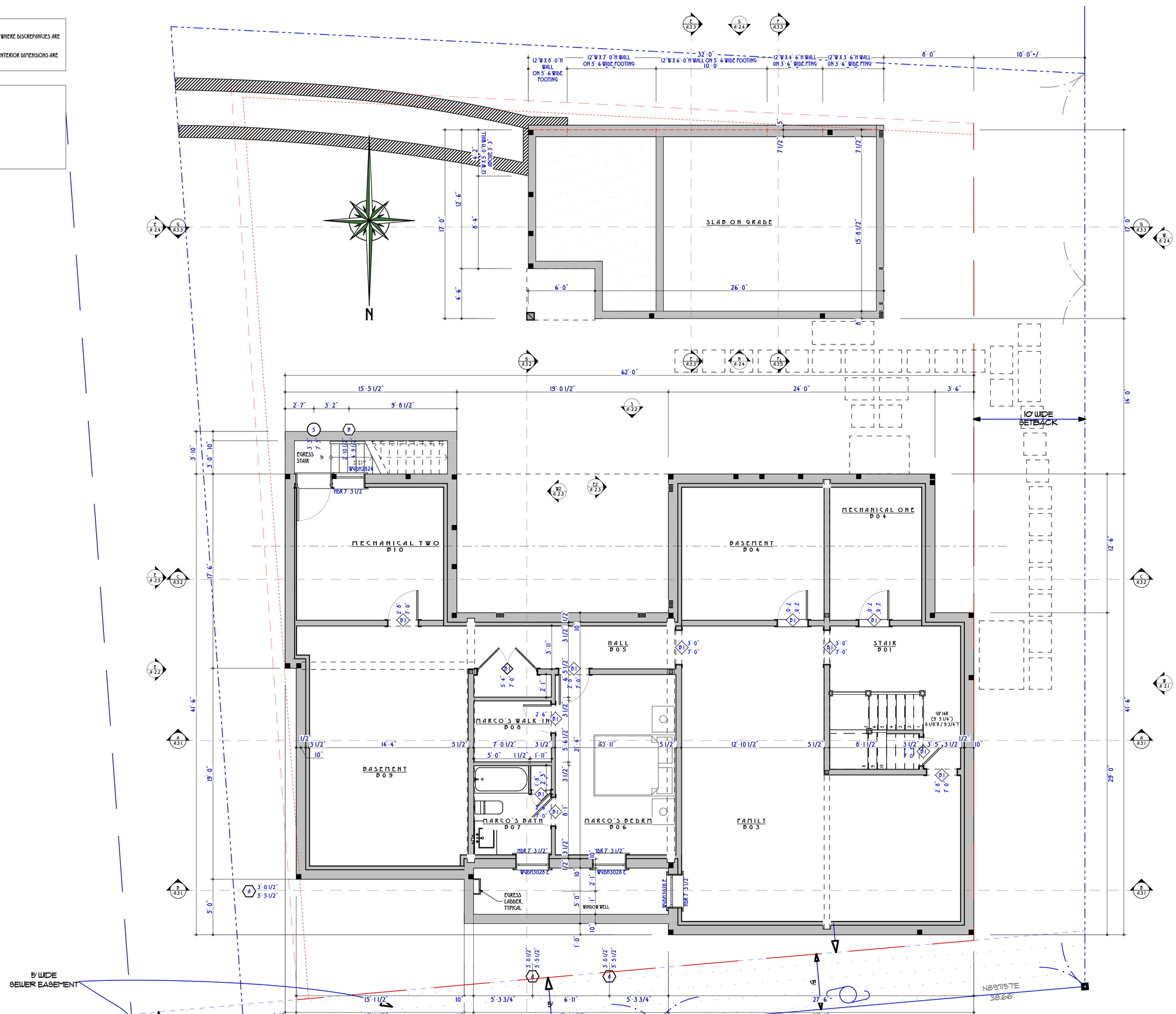
L-1.2

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 O.C.:40%

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A·1.0

DRAWINGS STORED FOR TRACKING
DRAWINGS BACK FOR REVISED ENGINEERING 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PDF 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

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

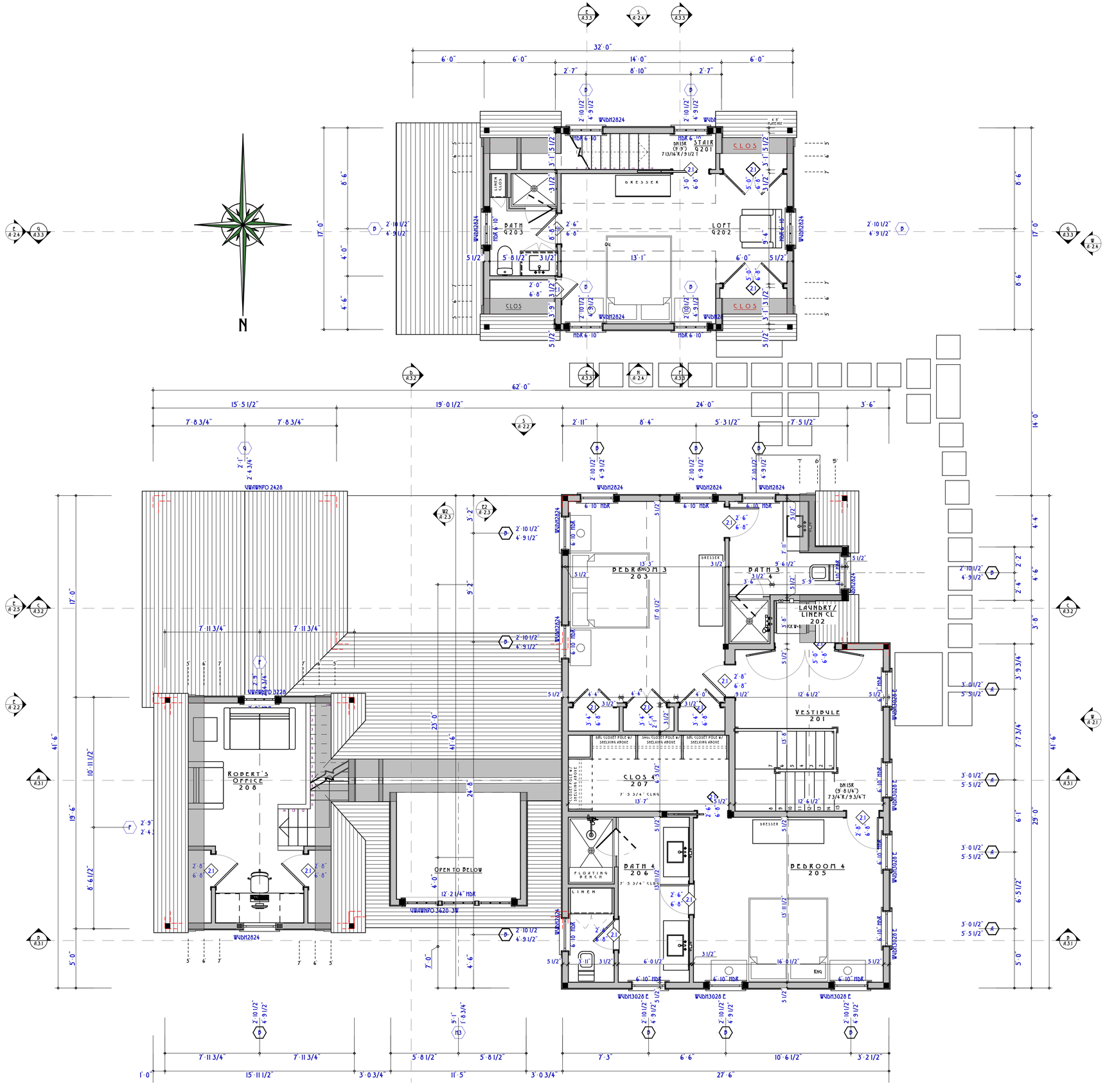
GENERAL PLAN NOTES:

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

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 O.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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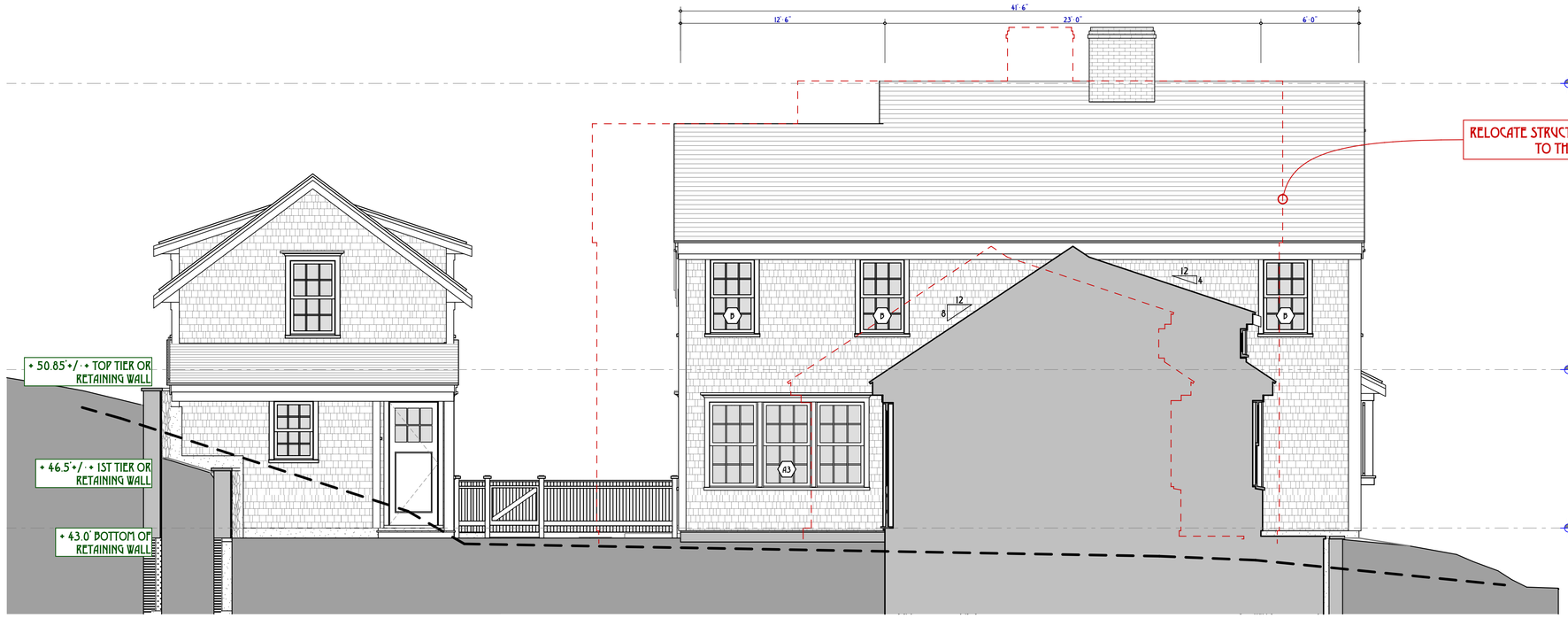
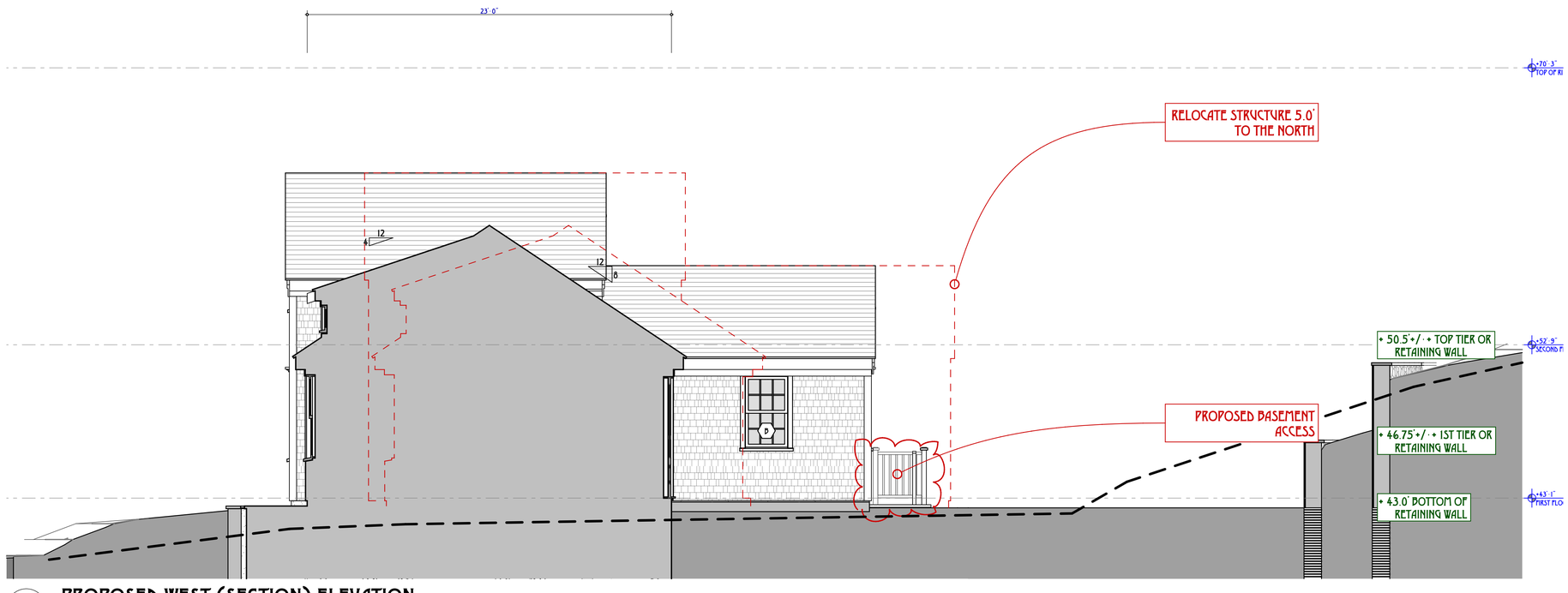
A·2.2



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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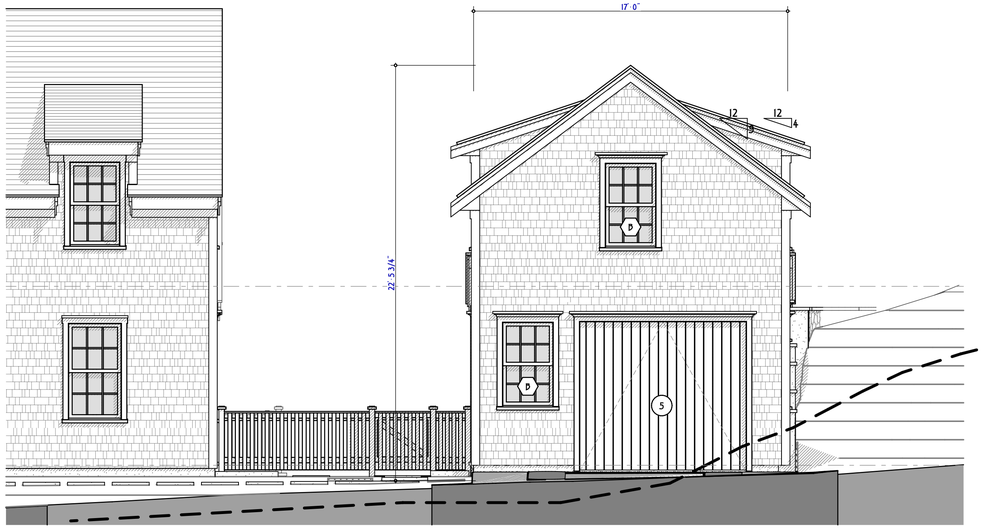
A·2.3

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

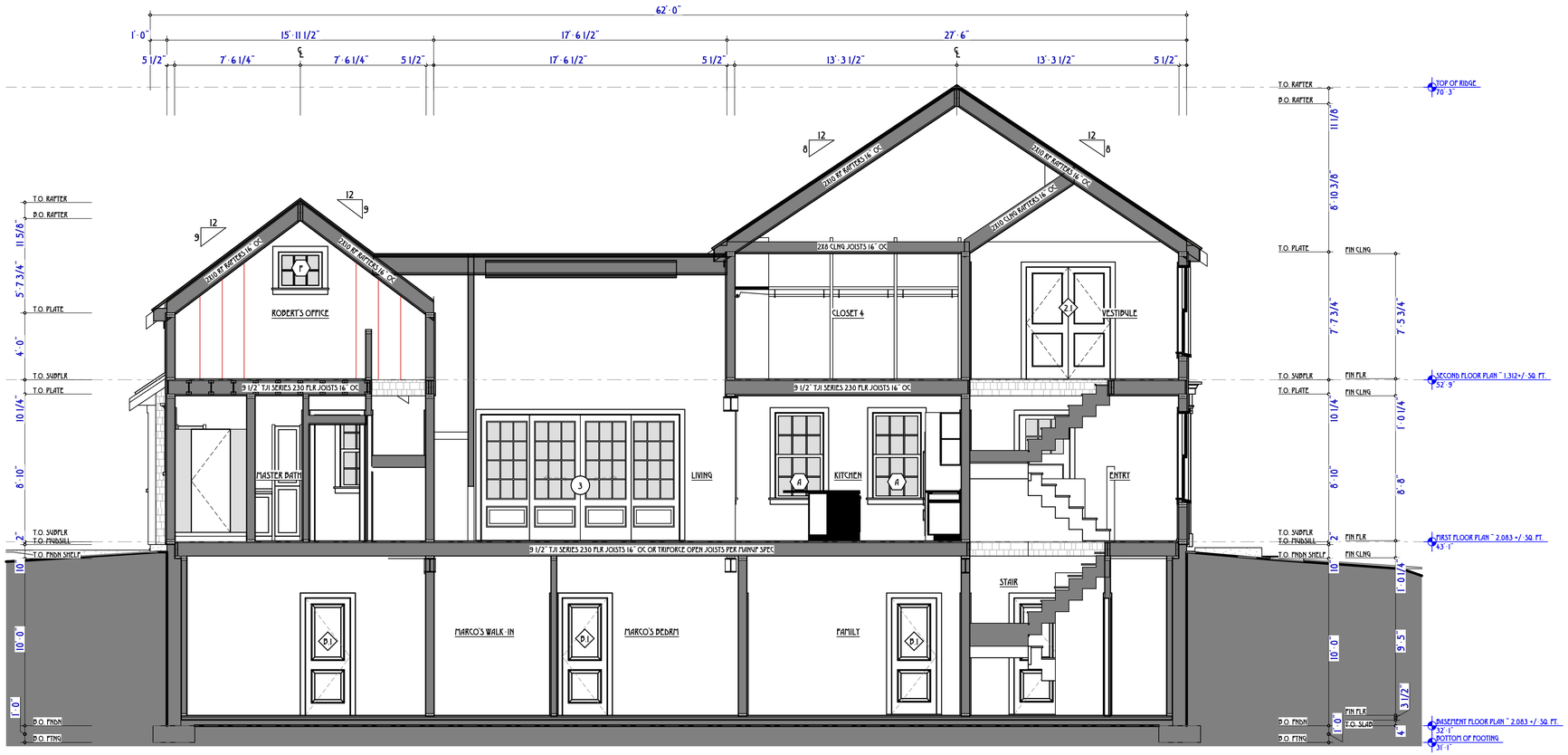
BOTTOM OF FOOTING ELEV. PER TOWN LOCAL - BOTTOM BASIS FOR ARCHITECT'S & SURVEYOR'S NORTH TITLE SURVEY

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

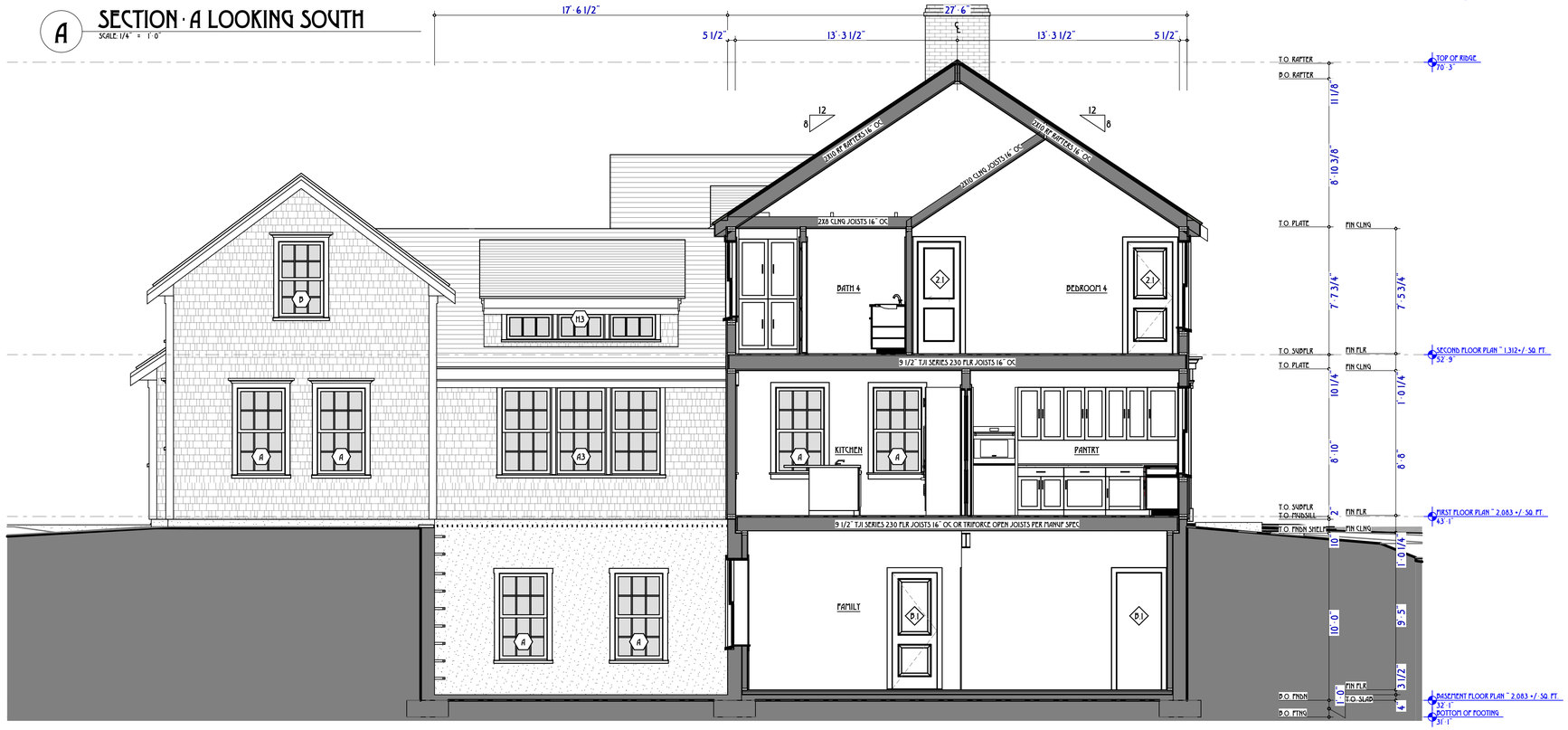
70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2nd FLR PLATE
52'-9 1/4"+/- T.O. 2nd FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MNDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MNDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- 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
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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

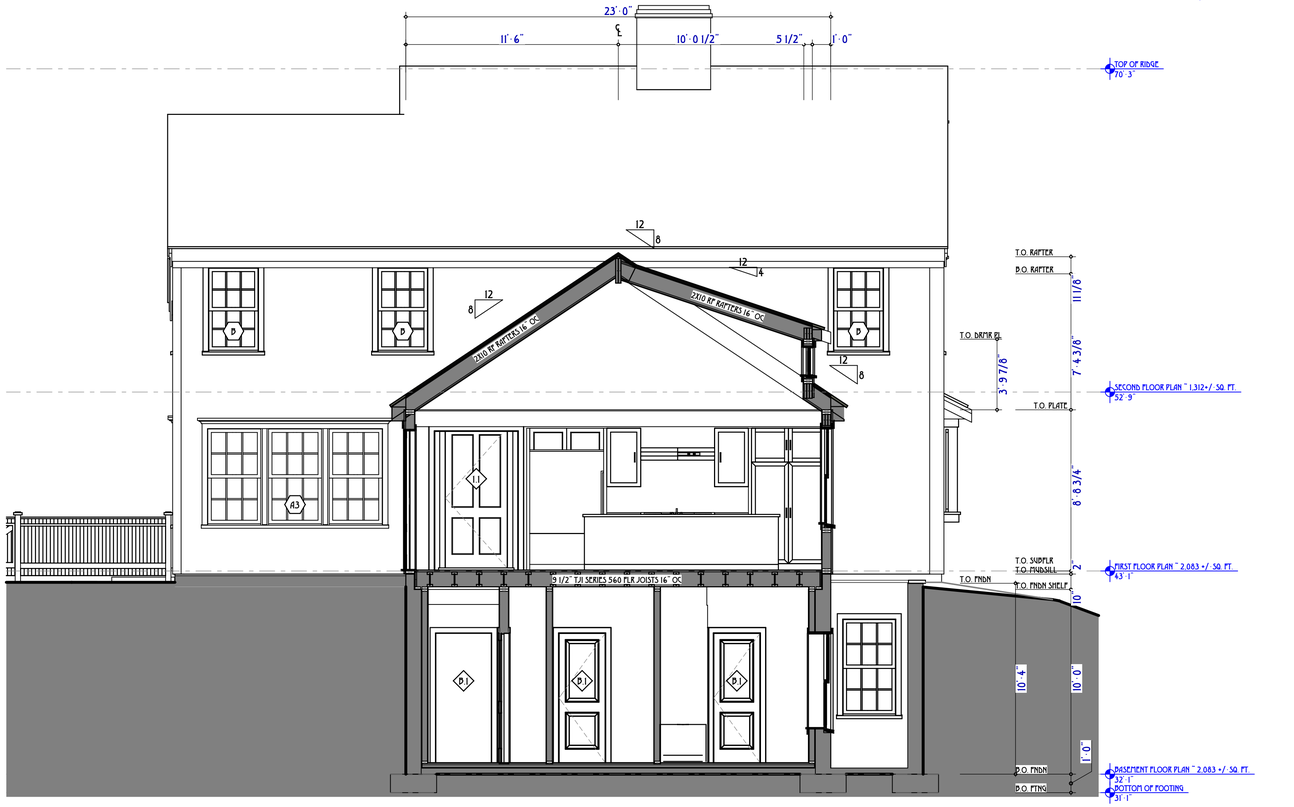
70' 3"+/- T.O. RIDGE
60' 5"+/- T.O. 2nd FLR PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 11"+/- T.O. MNDSILL
42' 5"+/- T.O. FOUNDATION EGRESS WELL
42' 2"+/- T.O. NEW GRADE
42' 1"+/- T.O. FOUNDATION MNDSILL SHELF
32' 7"+/- T.O. SLAB
32' 1"+/- T.O. FOOTING
31' 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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MARK	DATE	DESCRIPTION
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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
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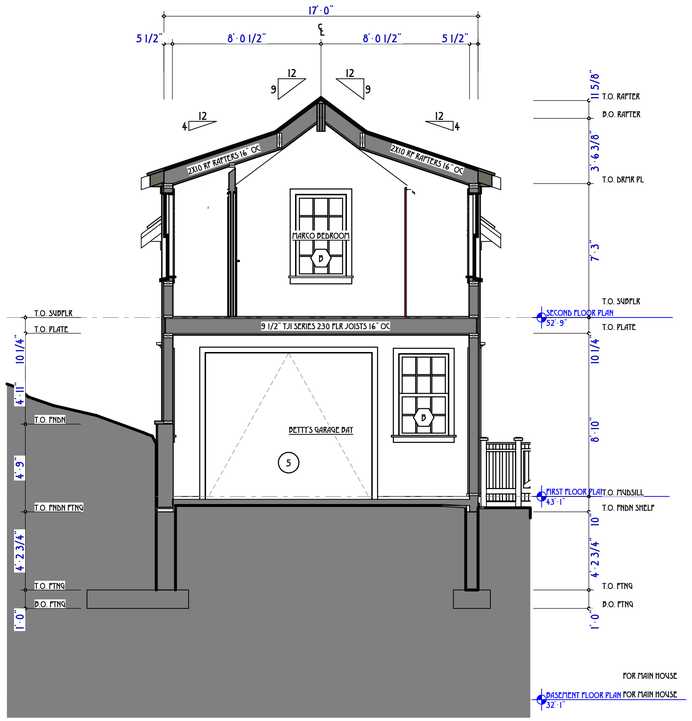
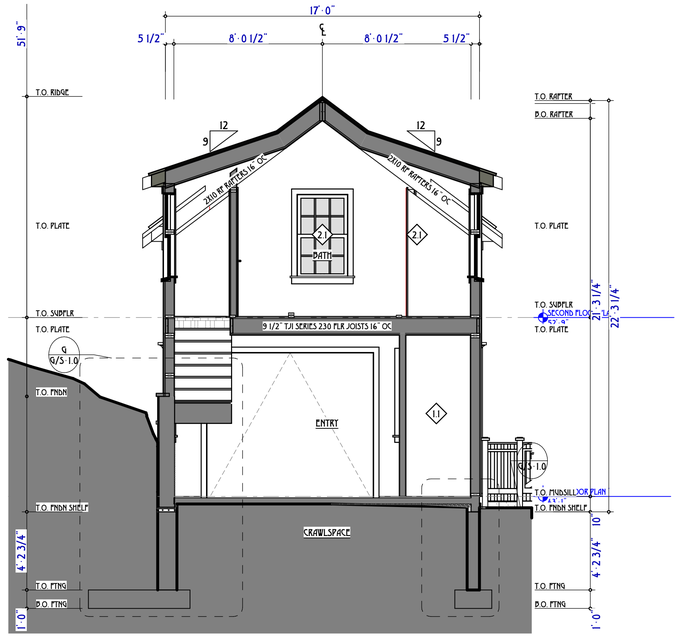
42' 2"+/- T.O. NEW GRADE
36' 5 1/4"+/- T.O. CRAWLSPACE SLAB
36' 0 1/4"+/- T.O. FOOTING



F **SECTION · F LOOKING WEST**
SCALE: 1/4" = 1'-0"



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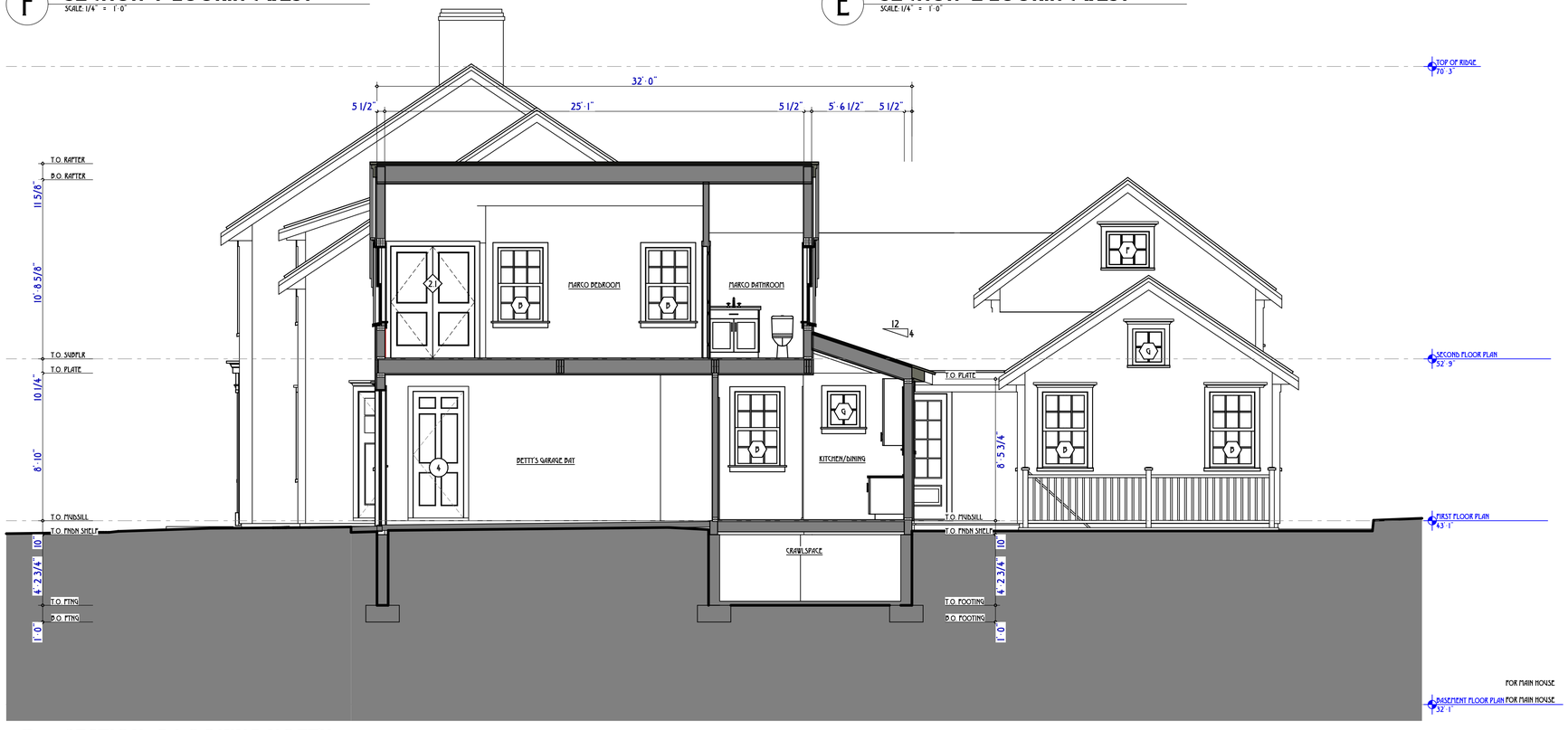
SCALE: 1/4" = 1'-0"



G **SECTION · G LOOKING NORTH**
SCALE: 1/4" = 1'-0"

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TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
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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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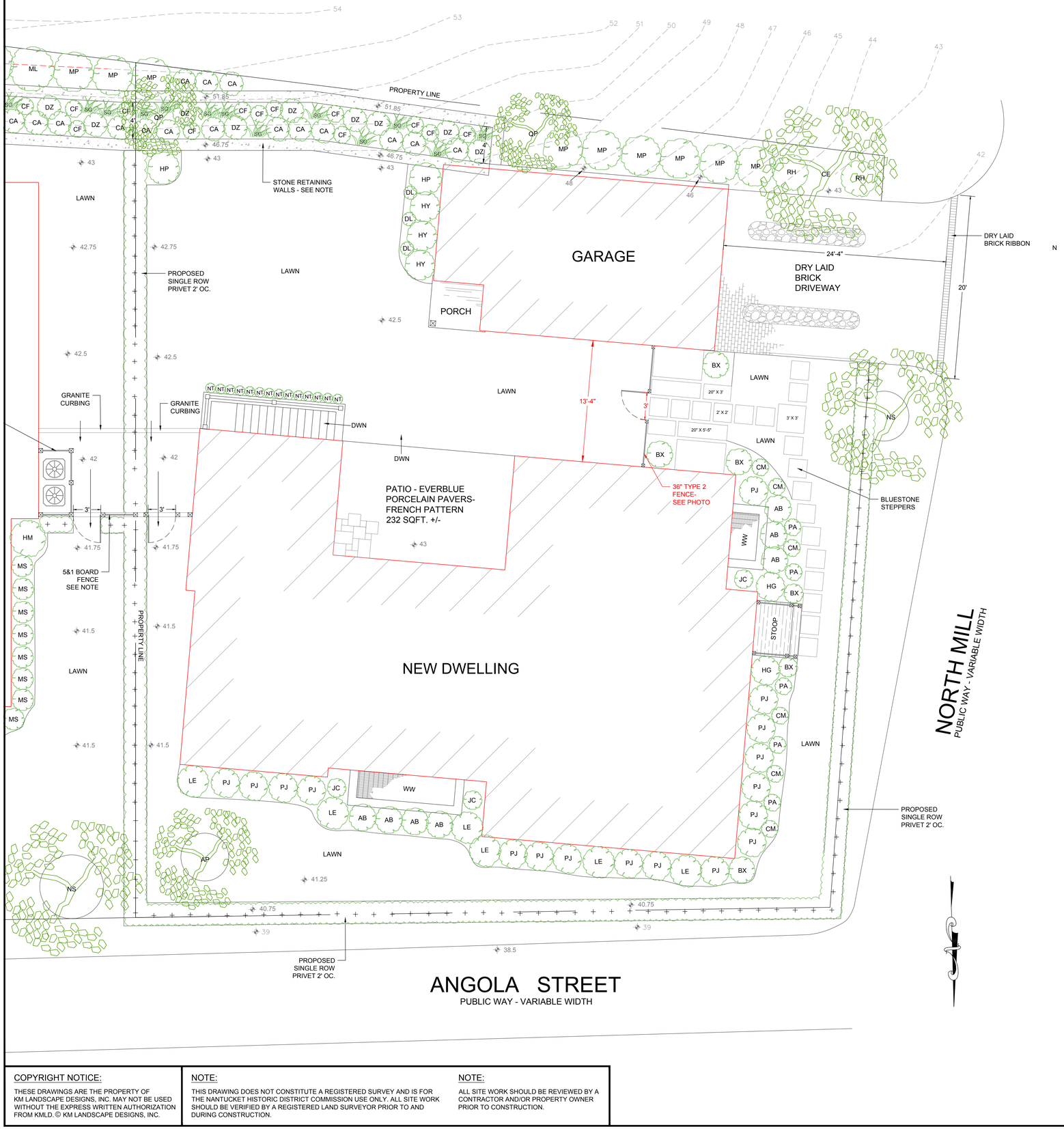




MAP: 54.4.4 PARCEL: 78.2
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: 10'
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



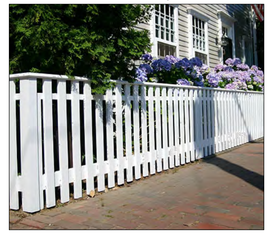
ANGOLA STREET VIEW



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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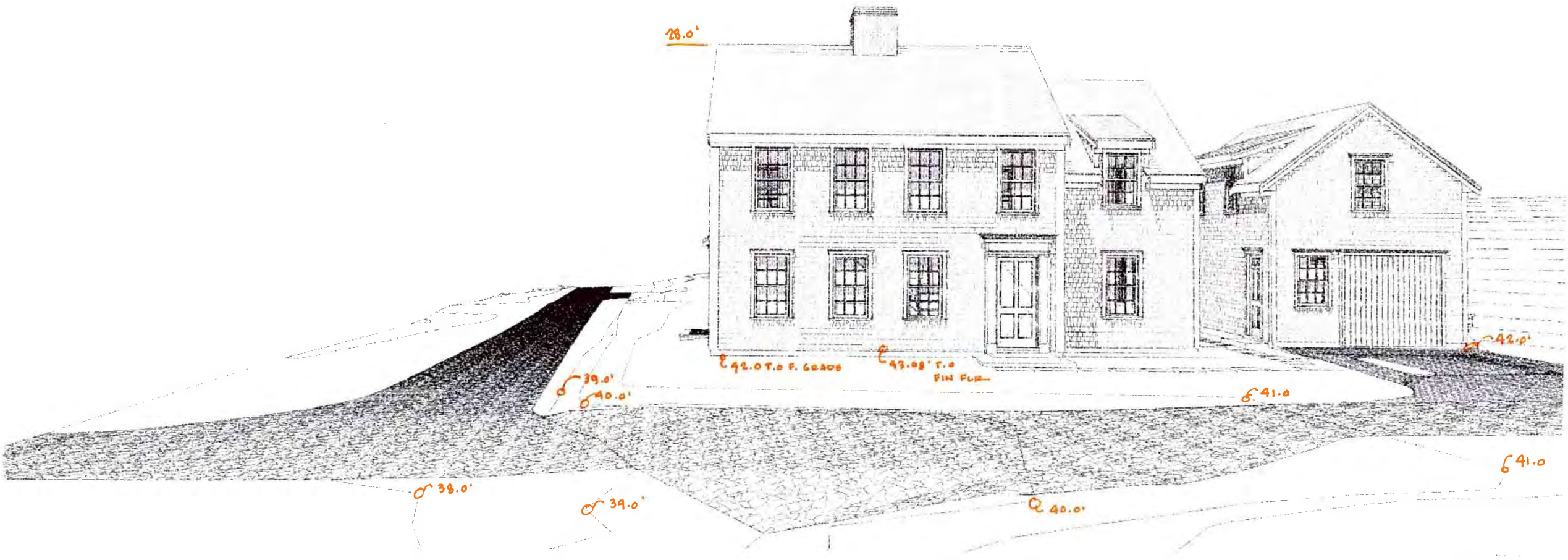
NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

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





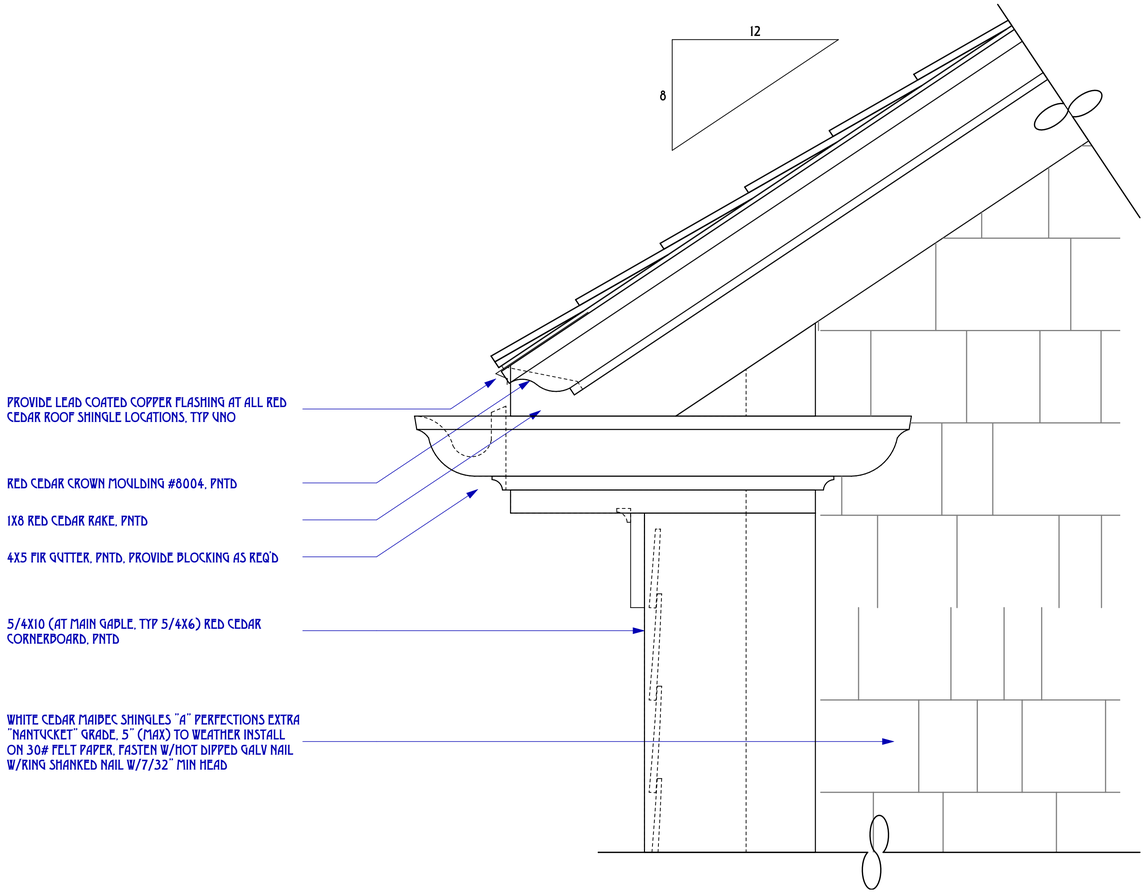




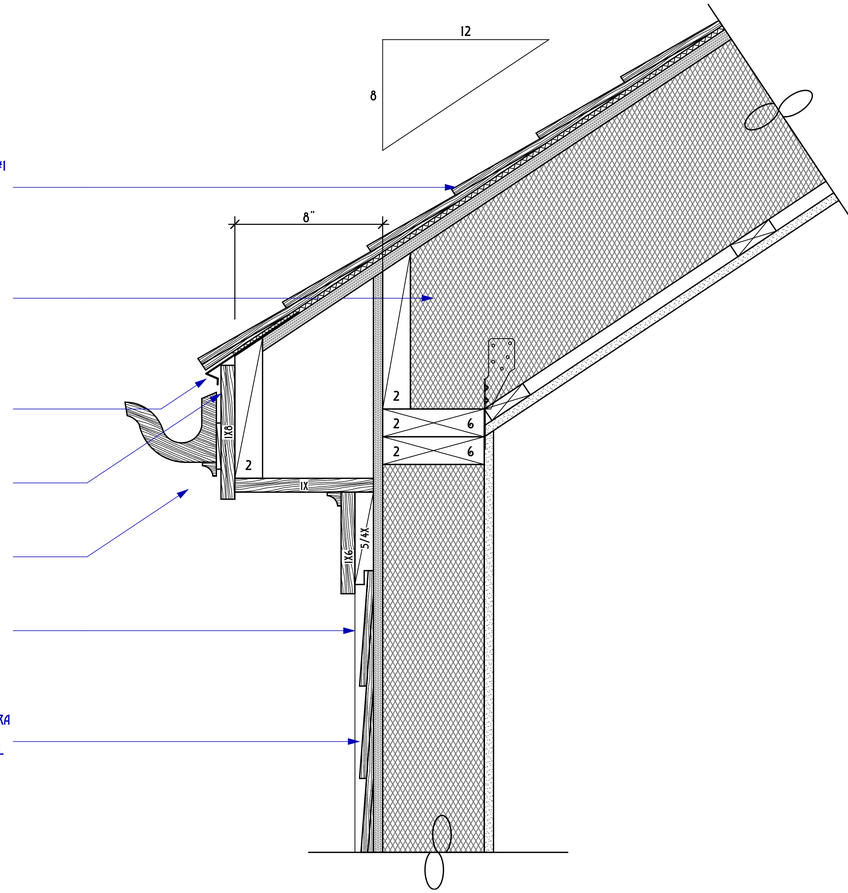

NEW MILL ST



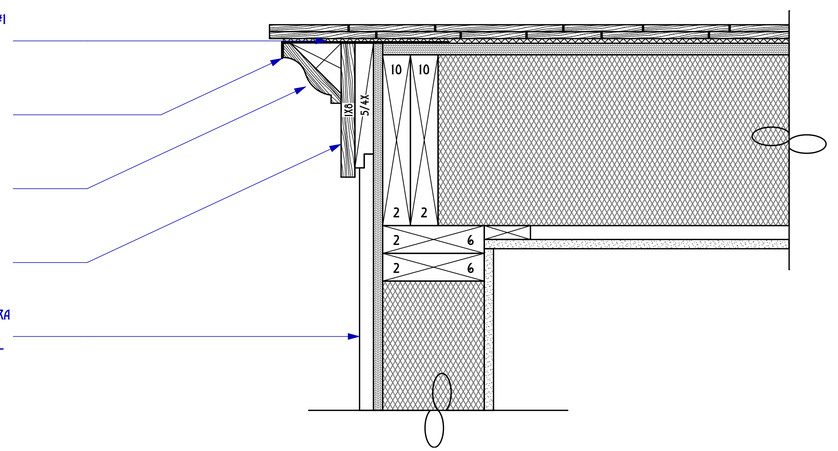
PLOTLOG: TOPHAM'S PLOT, FINAL LOCAL: PLOTLOG BASE FOR ARCHIVED 24/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PLOT 5



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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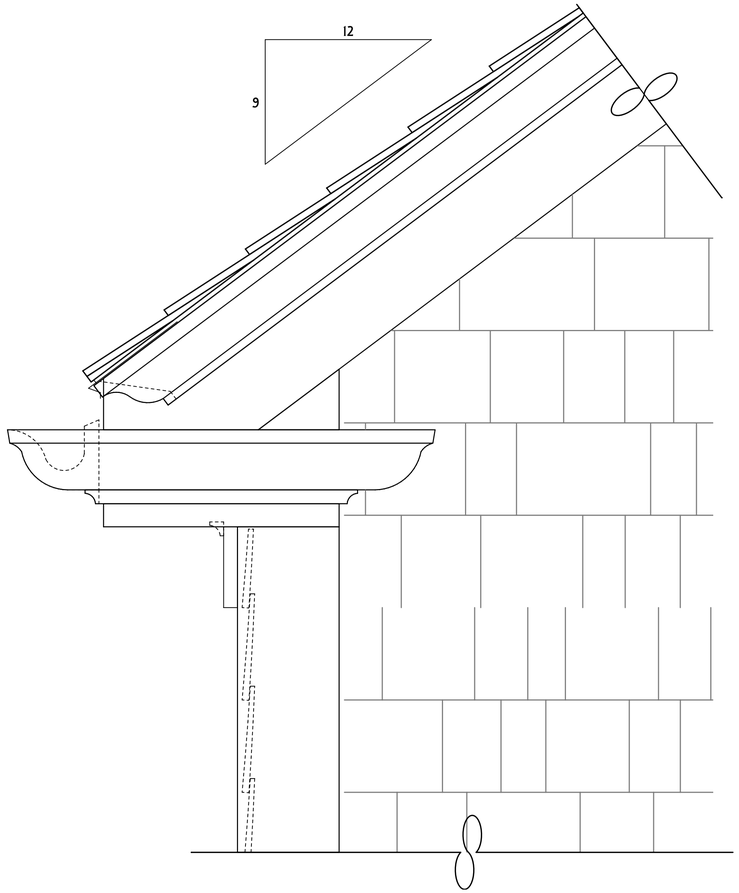
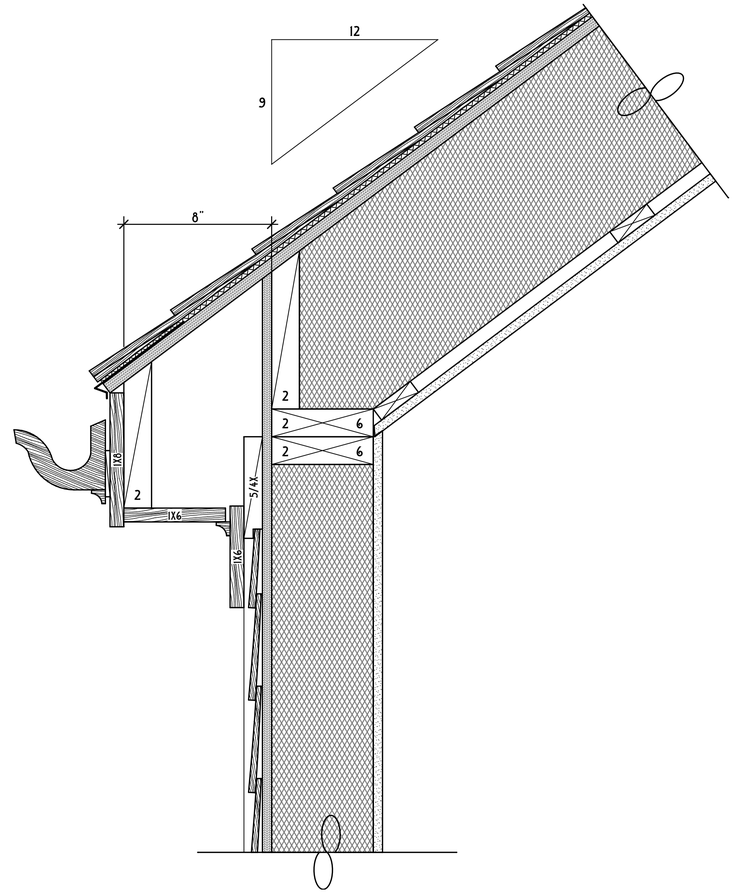
A.4.1

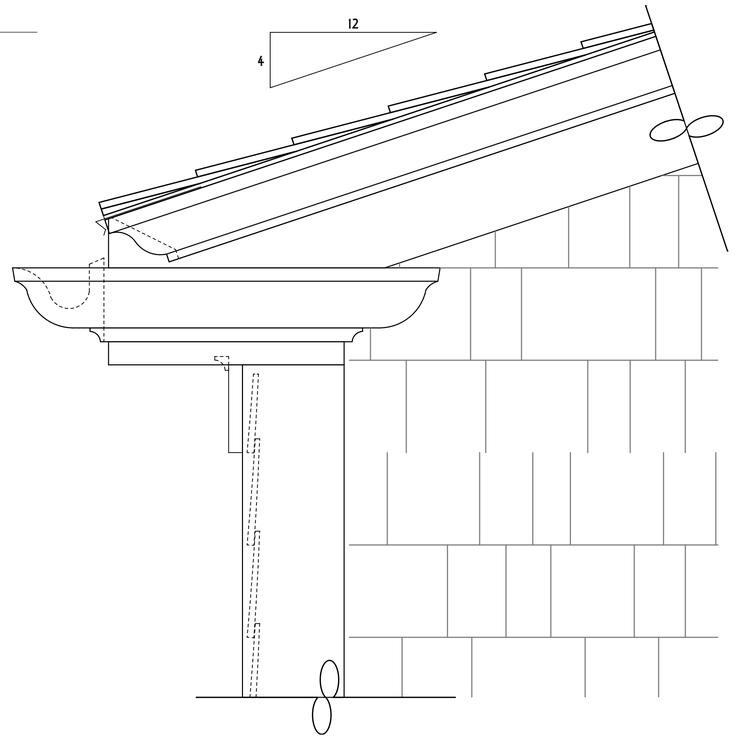
PATH:C:\USERS\TOPHAM\DESIGN\NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN, LOCAL: PATH:C:\USERS\TOPHAM\DESIGN\NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN, DATE:5/6/2024



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

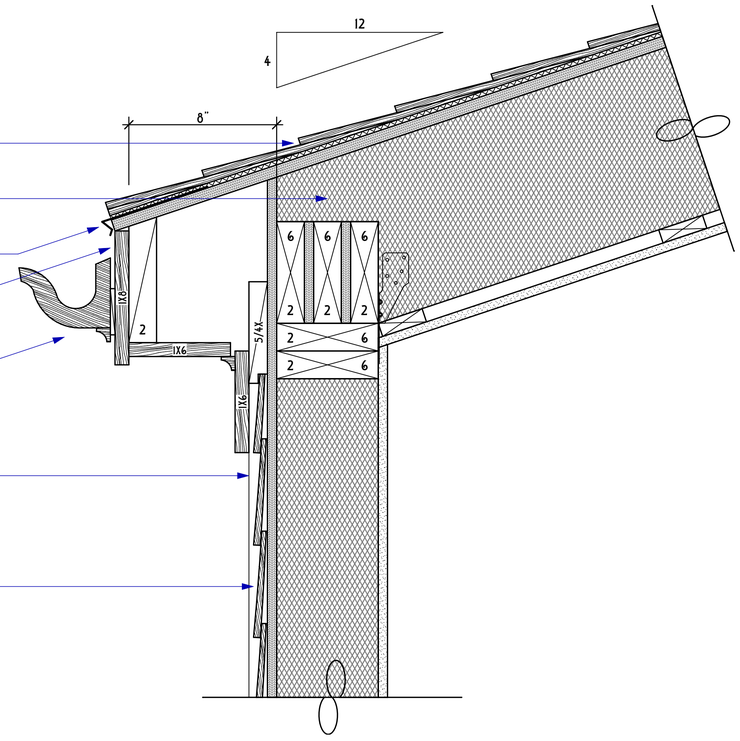
PROVIDE LEAD COATED COPPER FLASHING AT ALL RED CEDAR ROOF SHINGLE LOCATIONS, TYP UNO

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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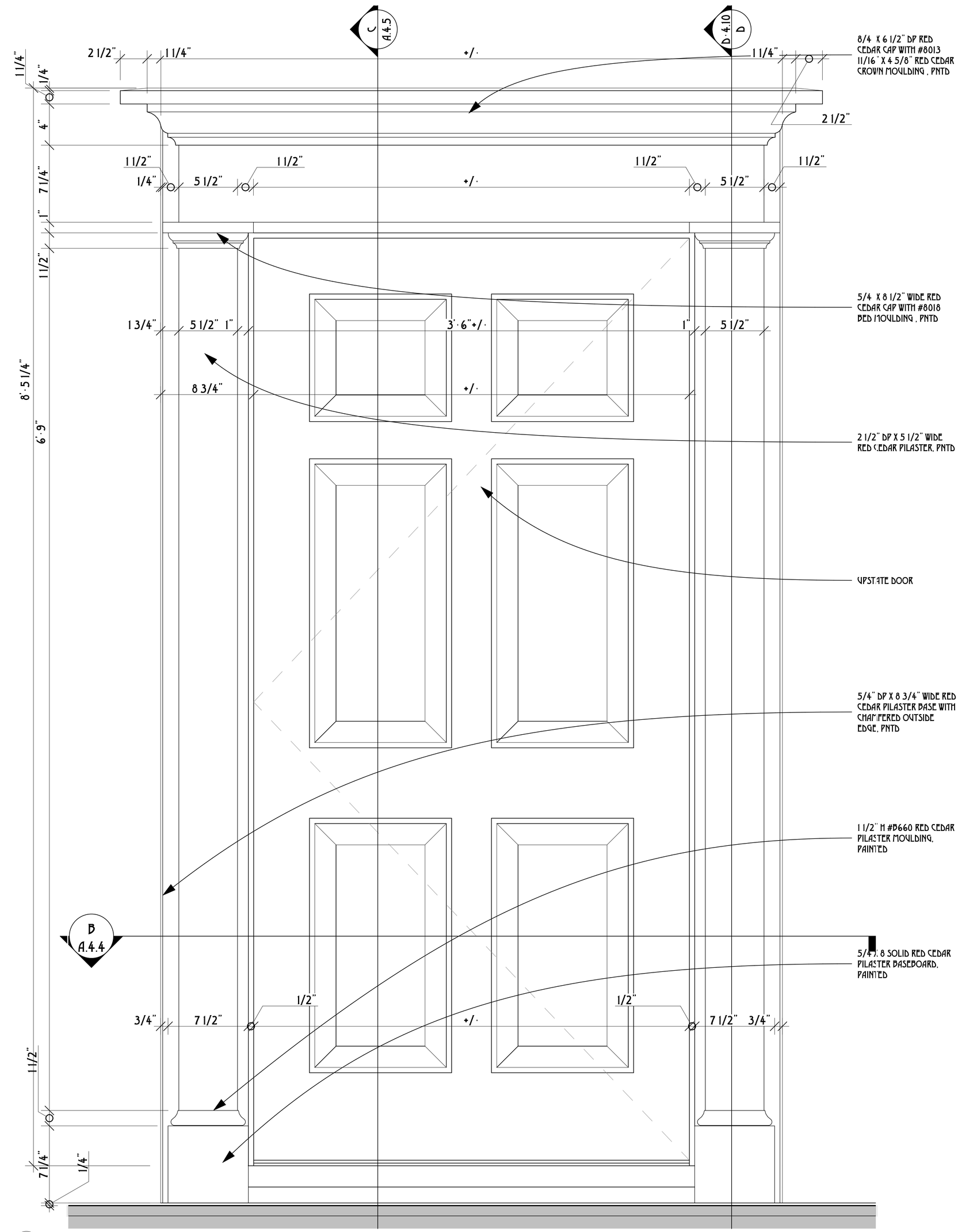
A.4.2



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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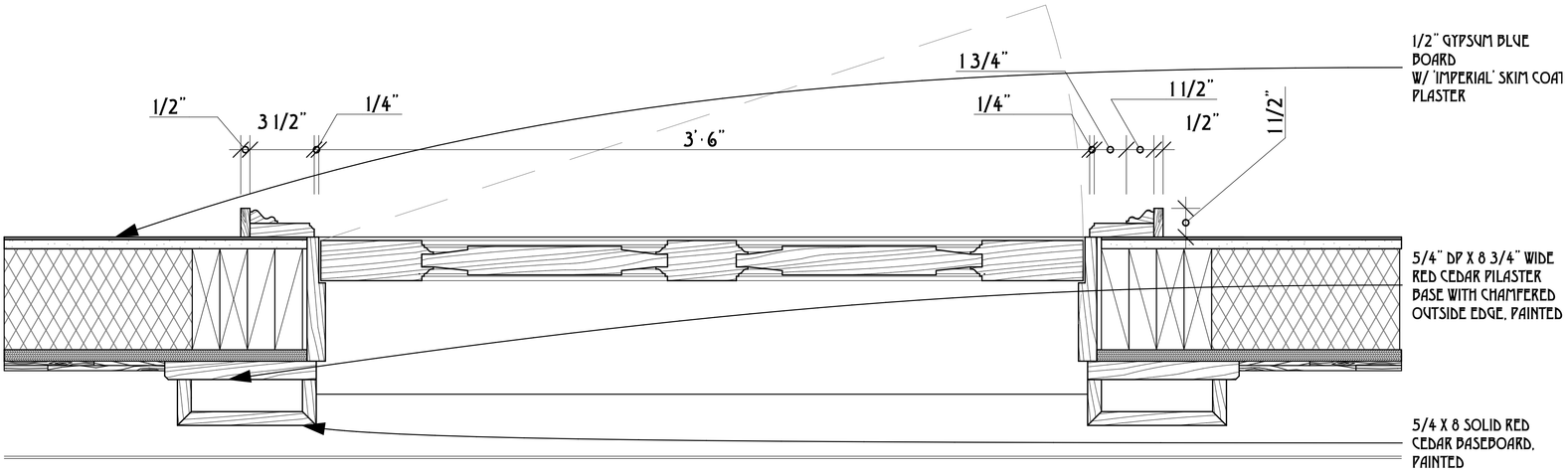
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM



B FRONTISPIECE PILASTER DETAIL · PLAN
SCALE: 3" = 1'-0"

A.4.4

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 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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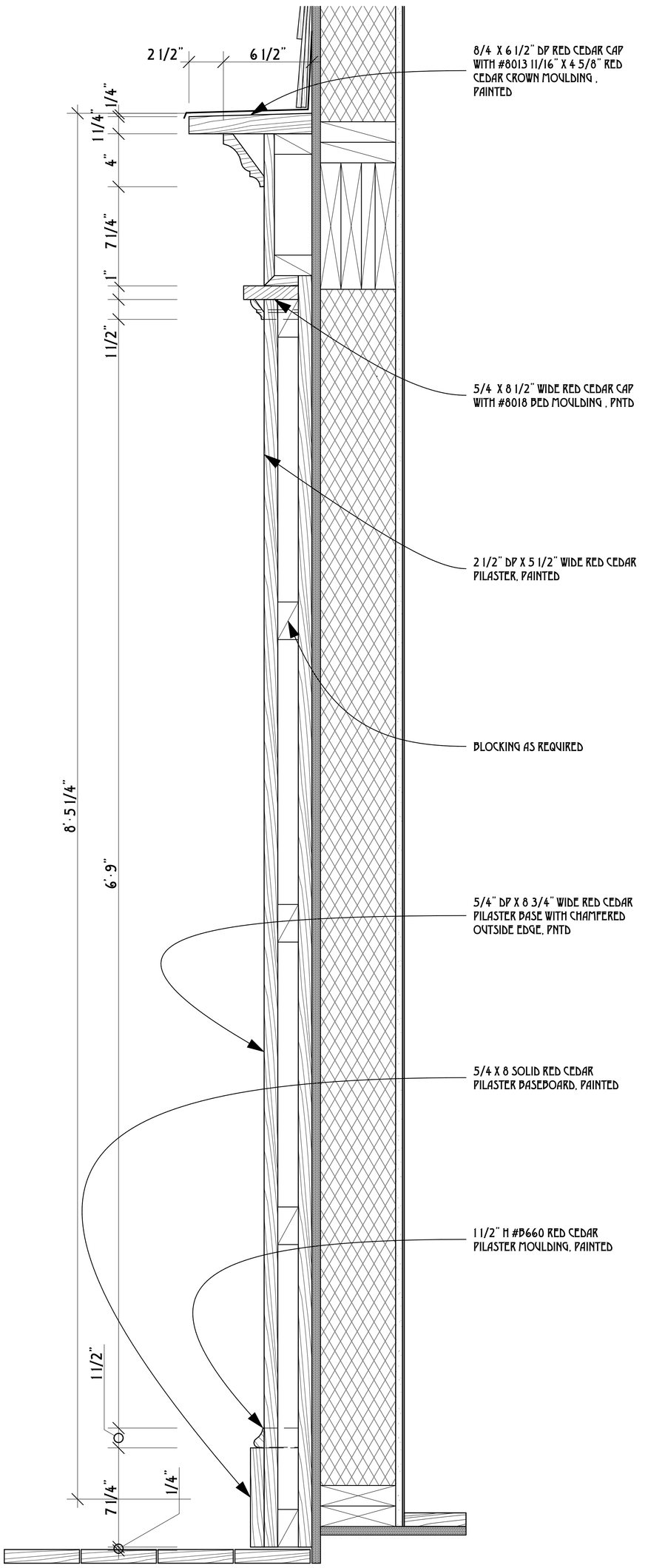
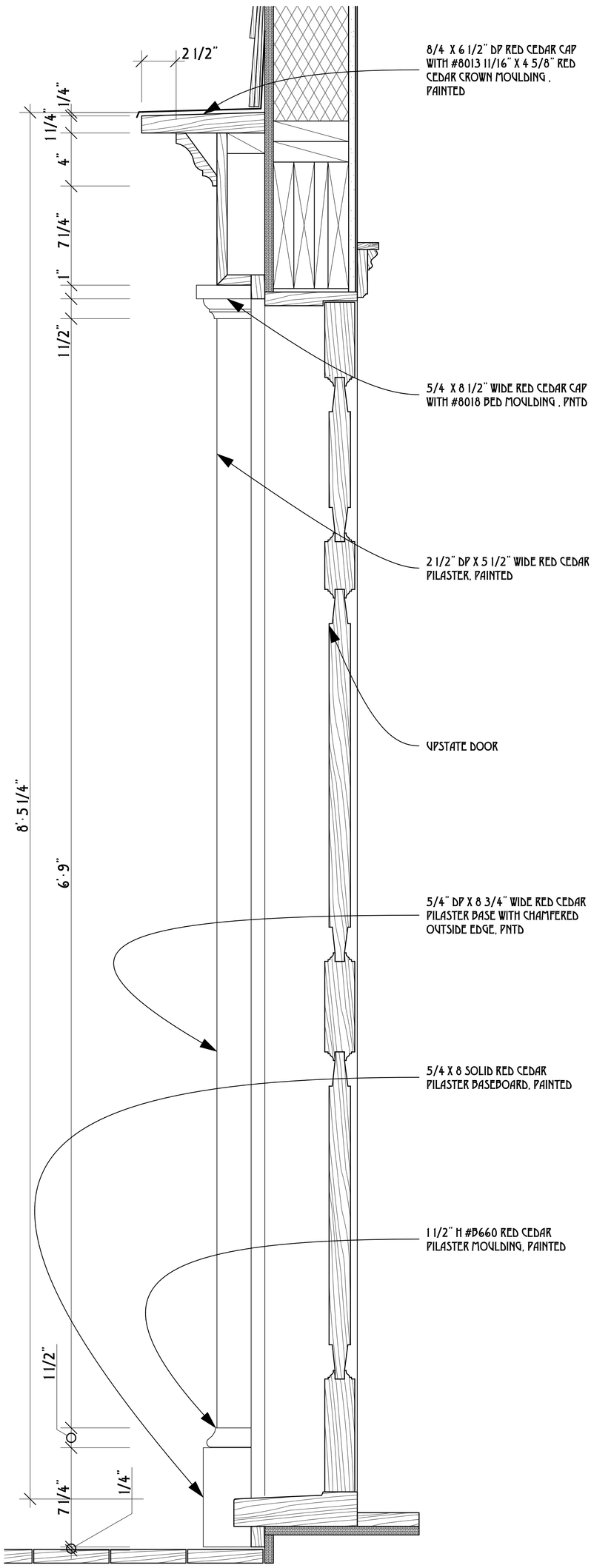
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

PRINCIPAL: TOPHAM, THE, PAUL LOCAL · PRINCIPAL PLAN FOR ARCHIVES 24/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST MORE 5



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
	/ /	

TOPHAM DESIGN, LLC
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

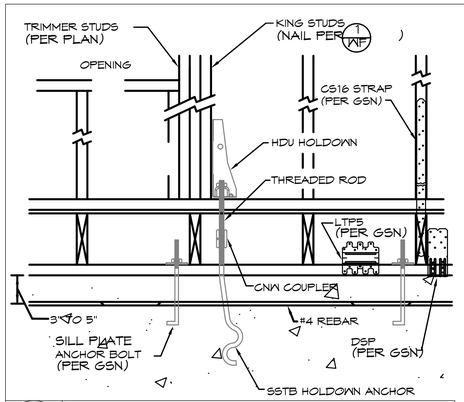
PROJECT ADDRESS:
8 North Mill Street
Nantucket, MA.
02554

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

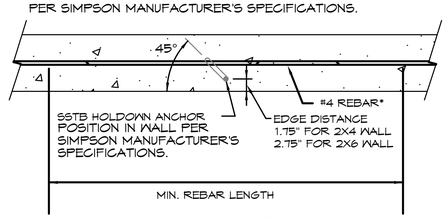
1279 MILLSTONE RD.
BREWSTER, MA 02631
(774) 353-2144

JOB#: xx-xxx	SHEET:
DATE: 00-00-2017	GSN-1.0
SCALE: NONE	



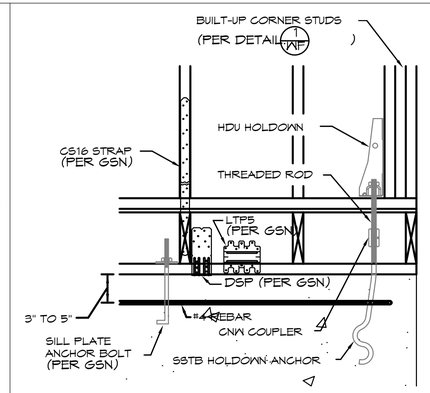
MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 7/8"	74"
SSTB34	7/8	28 7/8"	82"
SB1x30	1	24"	96"

*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



MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
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*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
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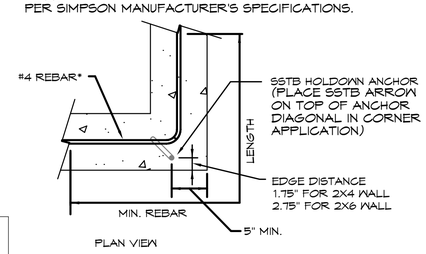
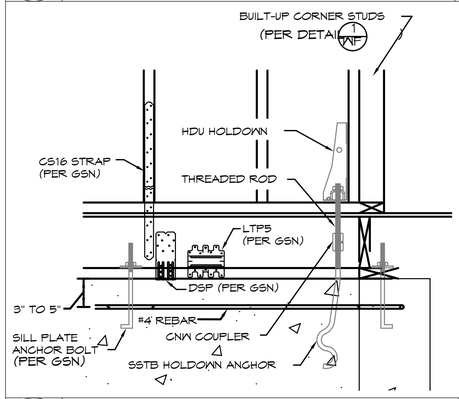


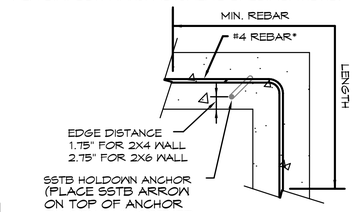
PLAN VIEW

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"

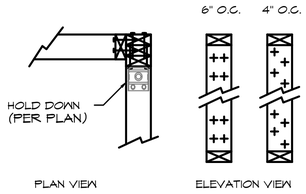
*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW

3 HD — HOLD DOWN AT INTERIOR BUILDING CORNER

2x4 WALL



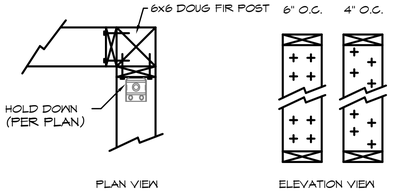
PLAN VIEW ELEVATION VIEW

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



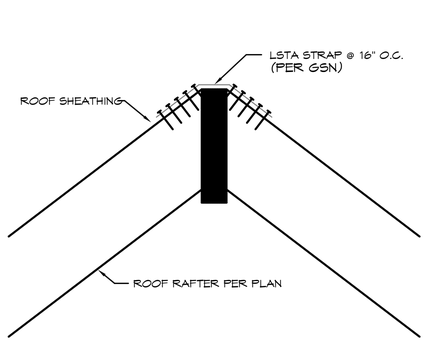
PLAN VIEW ELEVATION VIEW

NOTES :

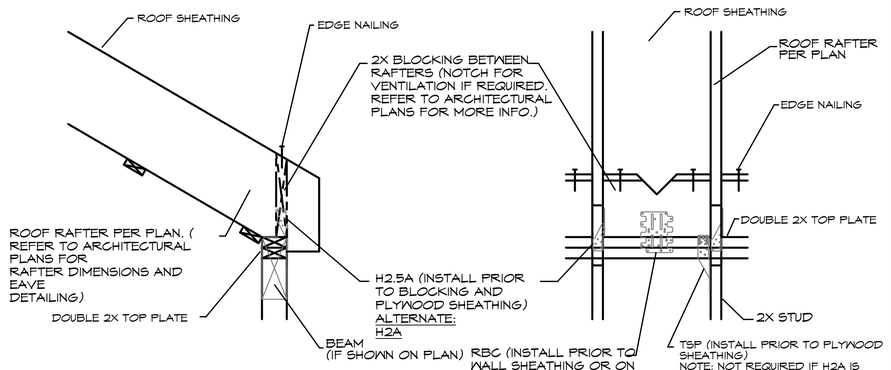
1. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.

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.

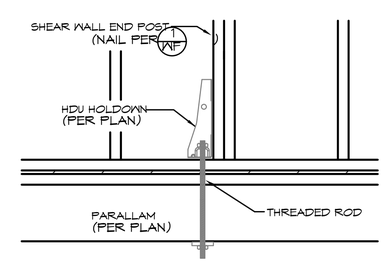
1 WF — BUILT-UP CORNER AT END OF SHEARWALL



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

PROJECT:
TOPHAM DESIGN, llc -
SARKISIAN RESIDENCE

NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:
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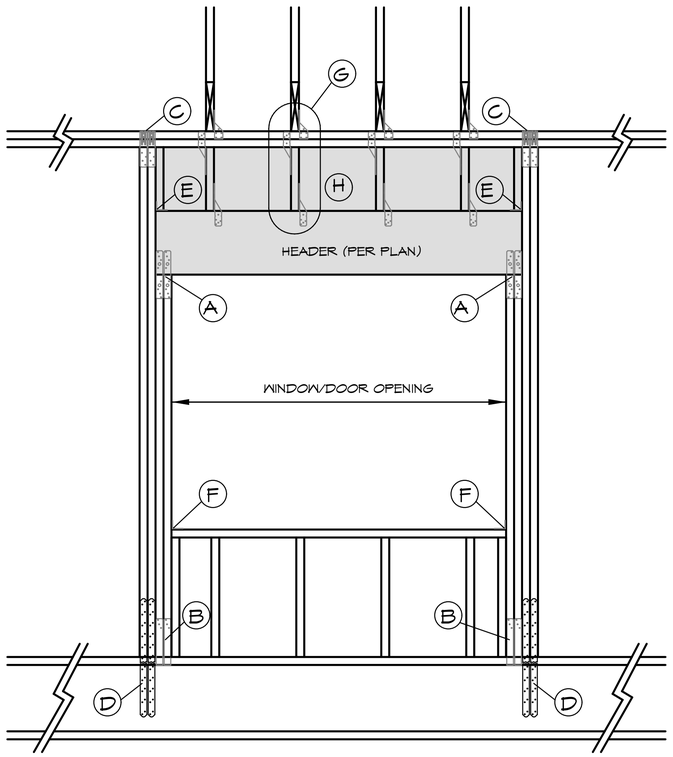
Nantucket, MA.
02554

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-1.1
SCALE: NONE	



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		

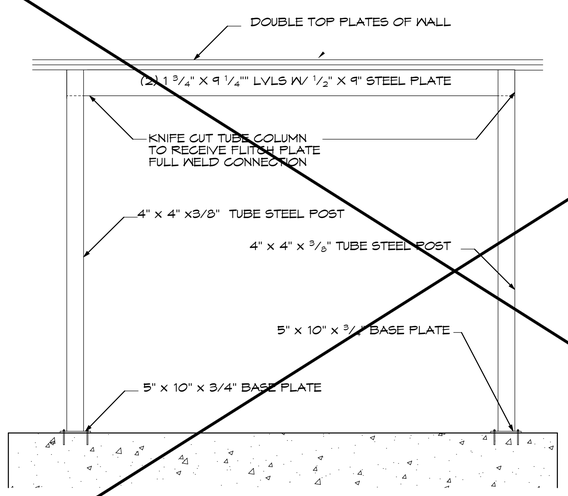
OPTION #2

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:

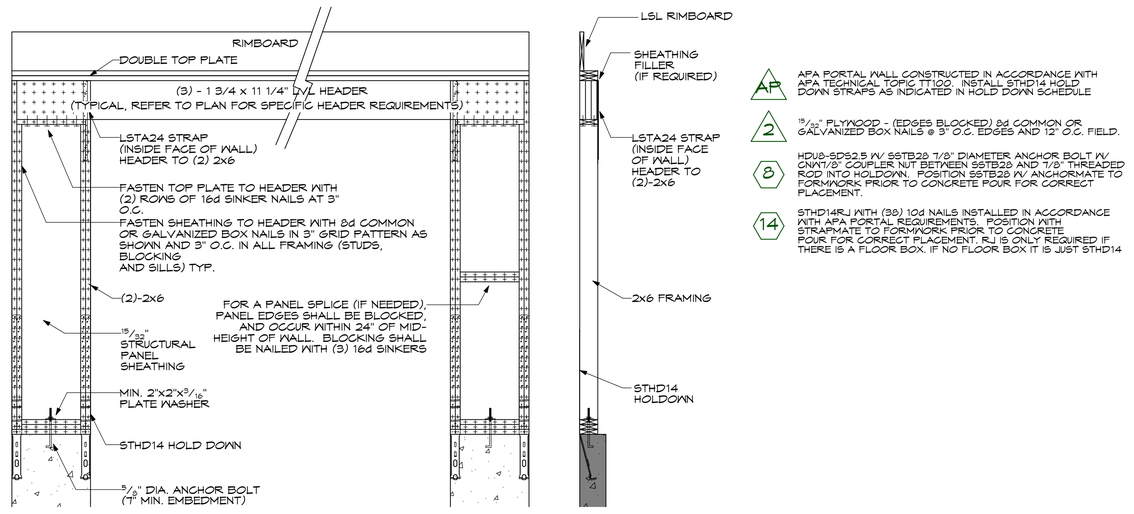
1) WELD BASE PLATES TO VERTICAL TUBE STEEL POSTS. POSTS TO BE ATTACHED TO CONCRETE FOUNDATION WITH (4) 5/8" THREADED ROD WITH SIMPSON SET EPOXY WITH 10" MIN. EMBEDMENT.

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

No.	REVISION/ISSUE	DATE

PROJECT ADDRESS:
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Nantucket, MA.
02554

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
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BREWSTER, MA 02631
(774) 353-2144

JOB#: xx-xxx	SHEET:
DATE: 00-00-2017	GSN-1.2
SCALE: NONE	

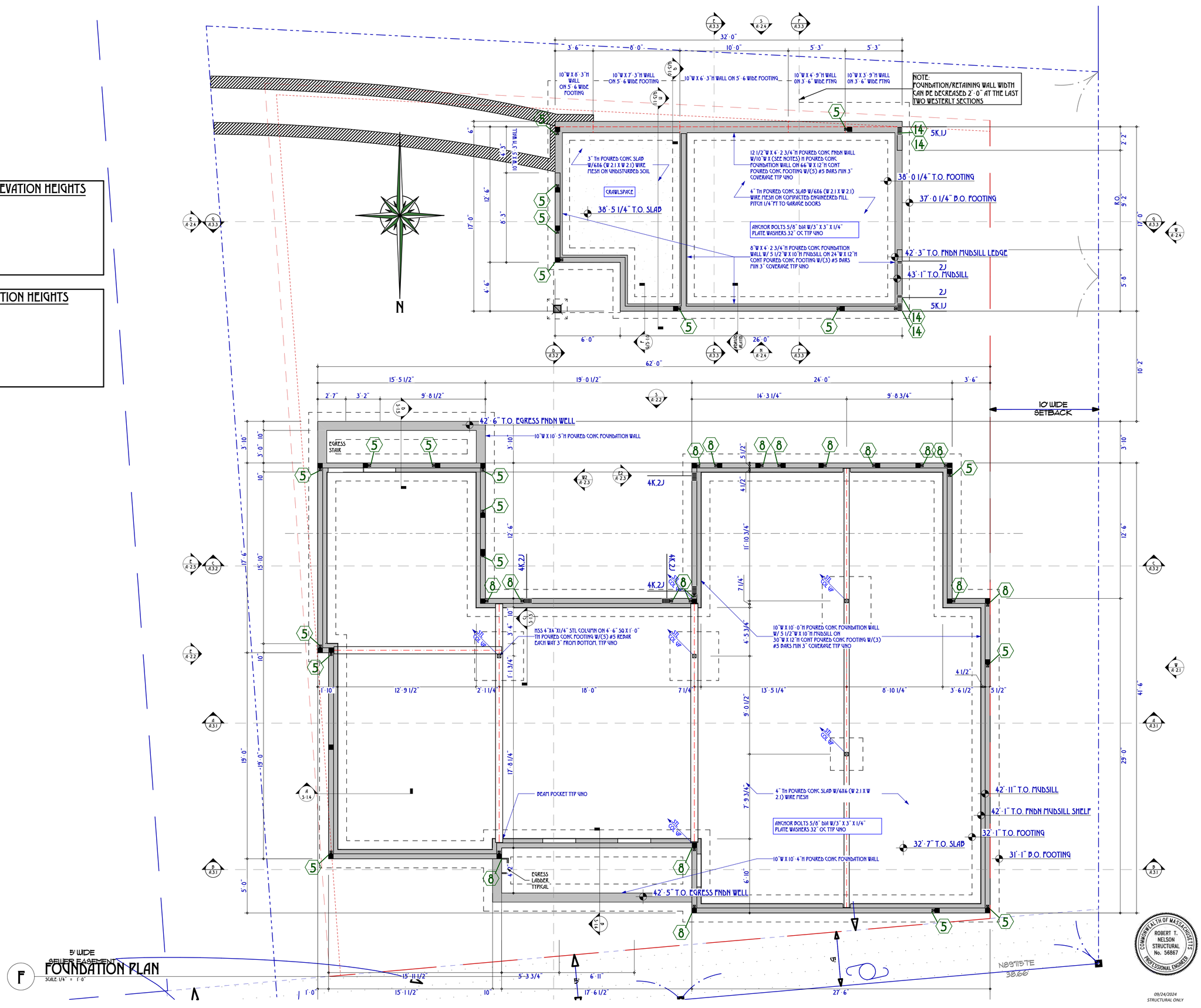
BOTTOMS TOPMOST PLAT TIMELOCAL BOTTOMS BASIC FOR ARCHIVED N/SARKISIAN 8 NORTH TELL ST/SARKISIAN 8 NORTH TELL ST.PLOT.DWG

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
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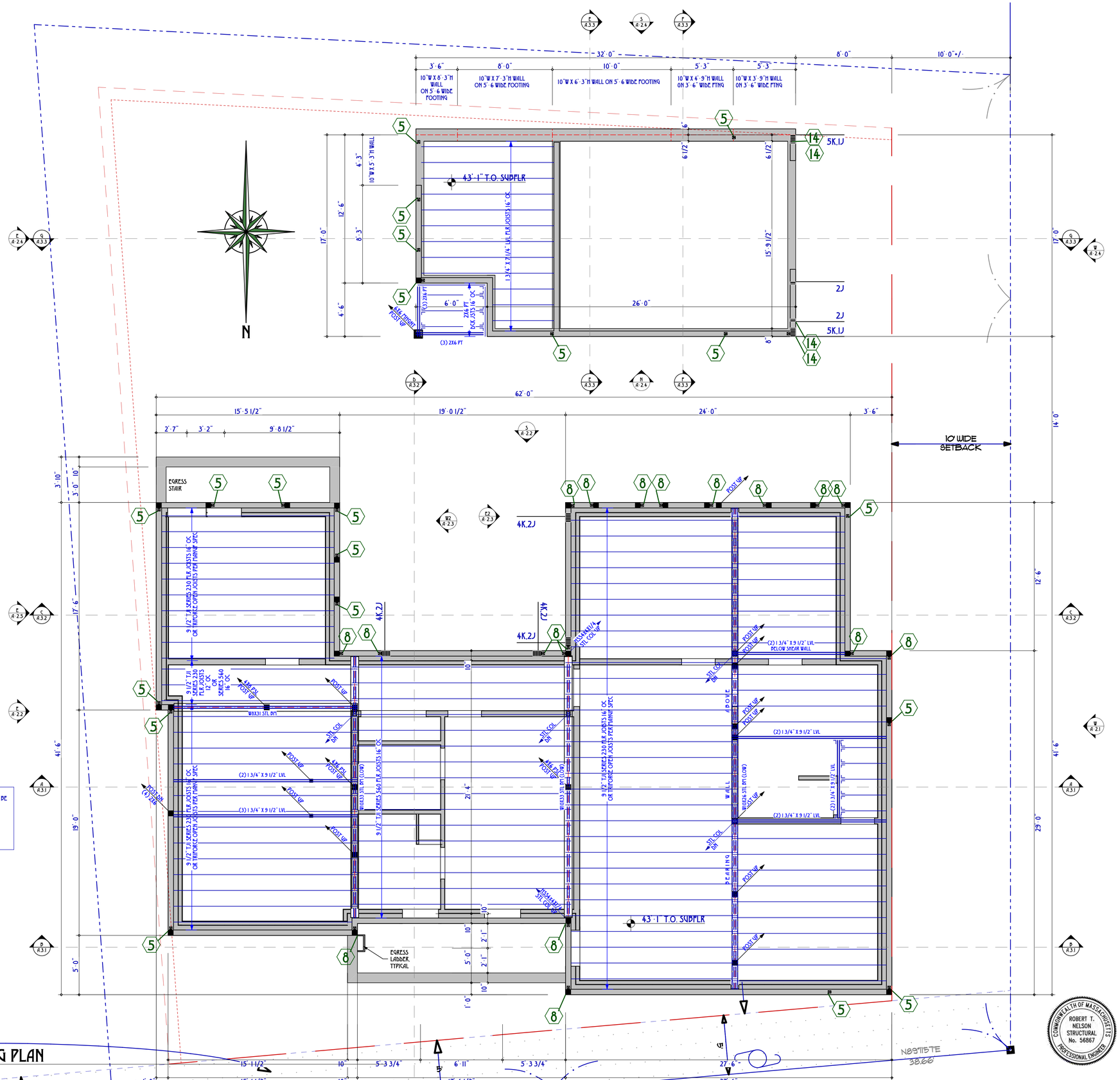
57'-3 1/4"+/- T.O. 2ND FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
43'-1"+/- T.O. MNDSILL
42'-3"+/- T.O. FOUNDATION MNDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
36'-5 1/4"+/- T.O. CRAWLSPACE SLAB
36'-0 1/4"+/- T.O. FOOTING
37'-0 1/4"+/- B.O. FOOTING



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
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

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

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

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
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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

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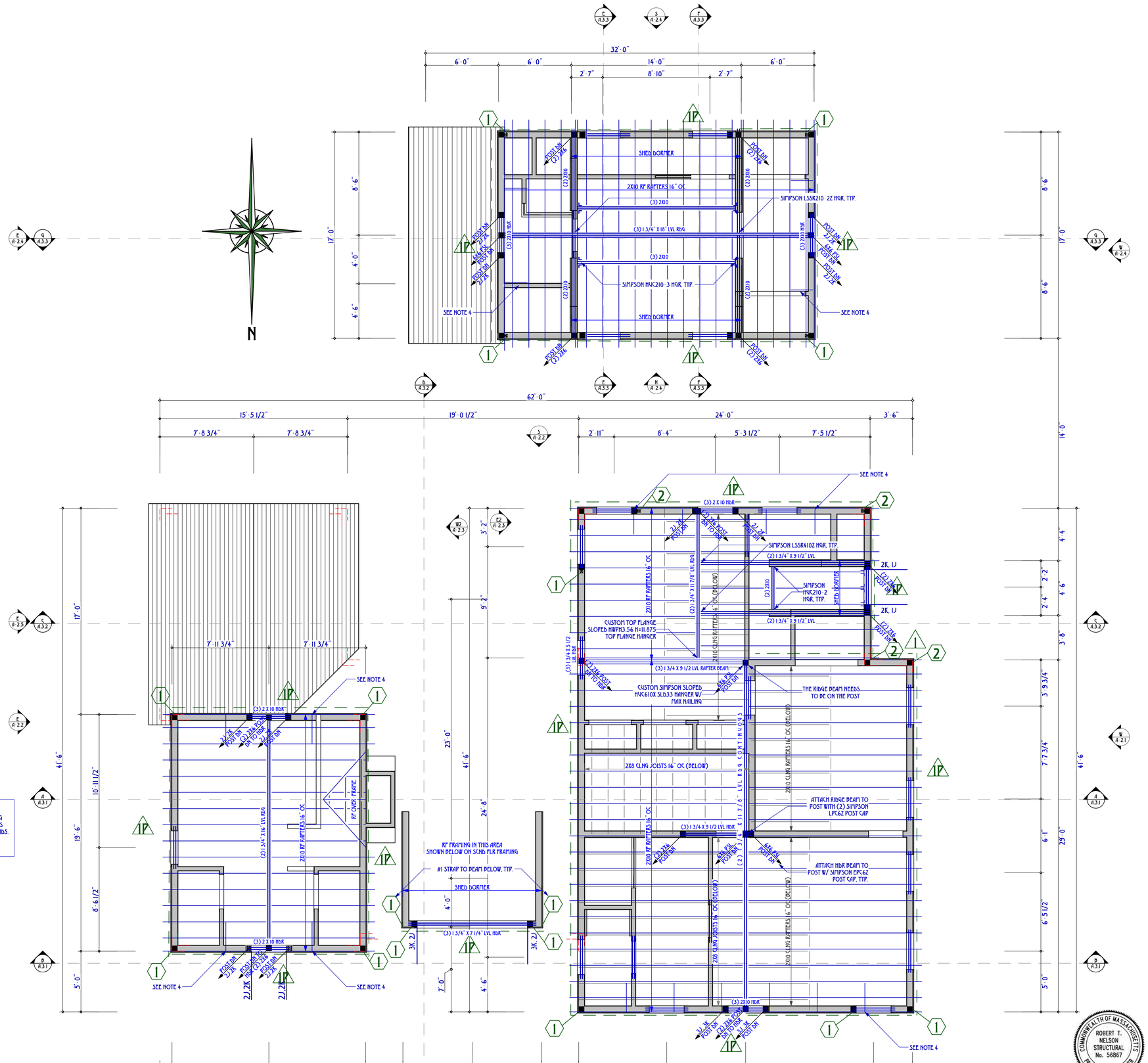
SECOND FLOOR FRAMING NOTES:
1. HEADERS TO BE (3) 2X8, UNLESS NOTED OTHERWISE ON PLAN.
2. WINDOW AND DOOR JAMBS TO BE (1) 2X6 JACK STUD AND (2) 2X6 KING STUDS UNLESS NOTED OTHERWISE ON PLAN BY #J #K, WHERE #J INDICATES NUMBER OF 2X6 JACK STUDS AND #K INDICATES NUMBER OF 2X6 KING STUDS.
3. PROVIDE SQUASH 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
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PROFESSIONAL ENGINEER

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S·1.3

ROBERT T. NELSON STRUCTURAL No. 56867
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER
09/24/2024
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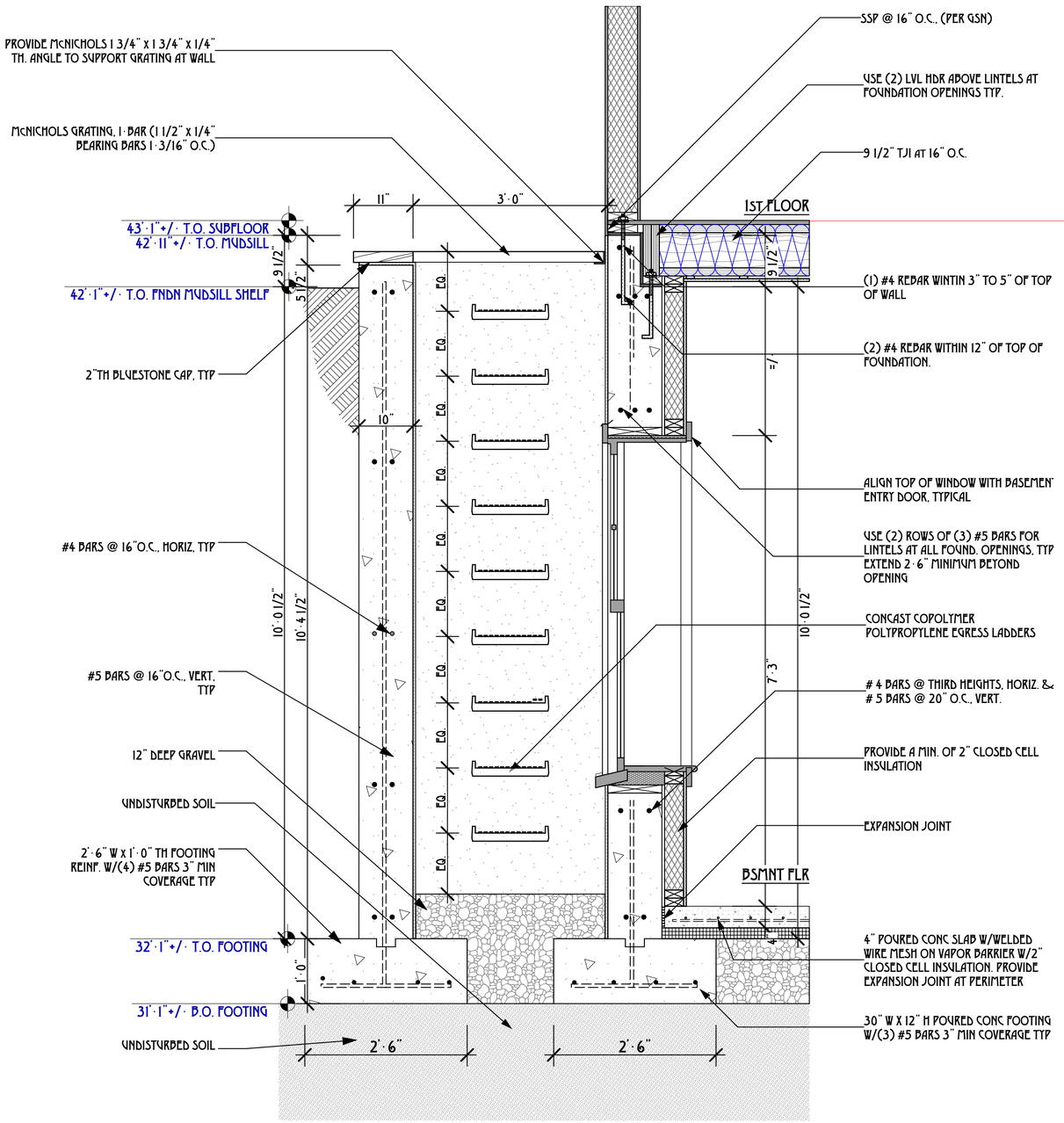
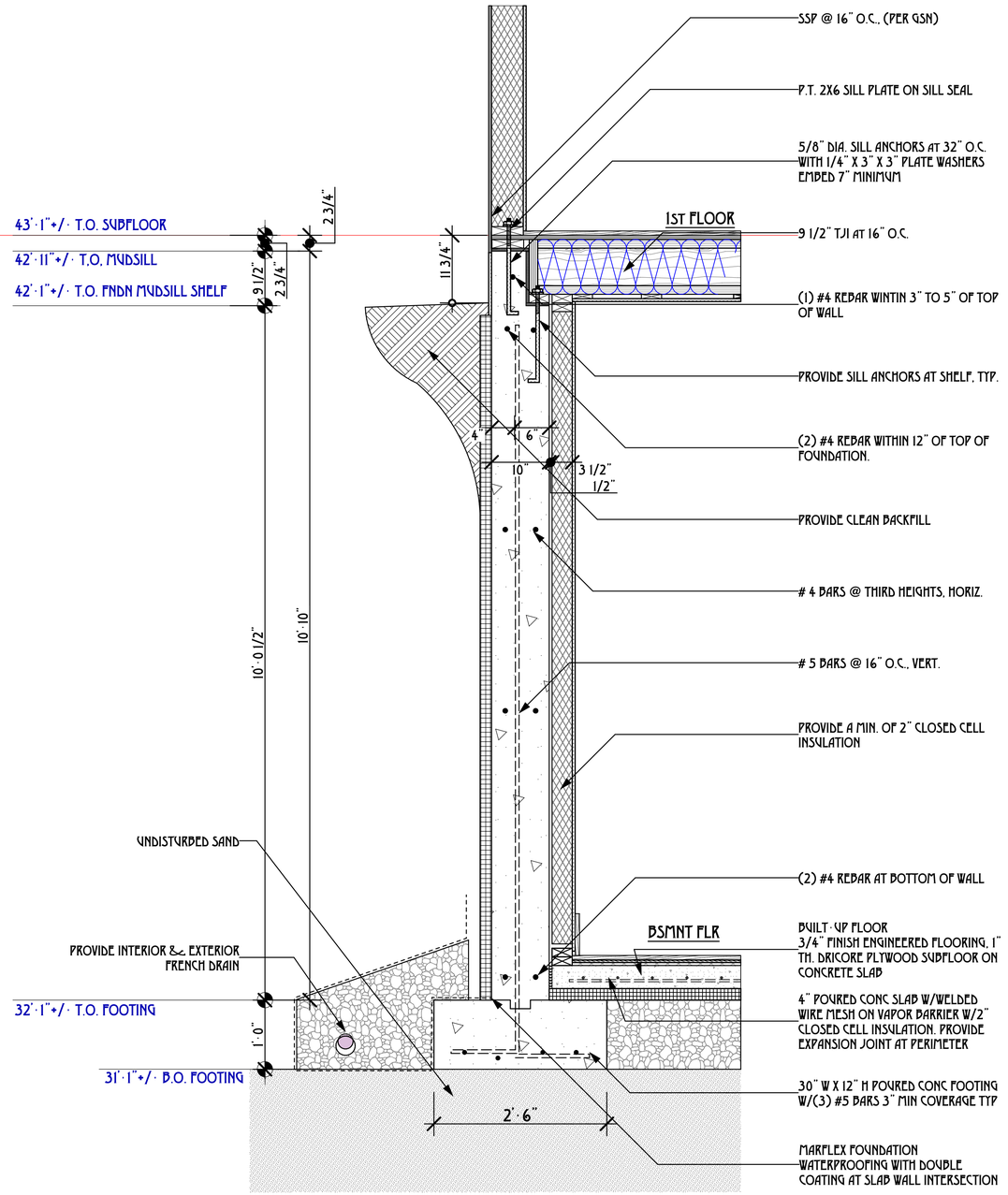


B D-1.2 FOUNDATION WALL AT WINDOW WELL
SCALE: 1" = 1'-0"



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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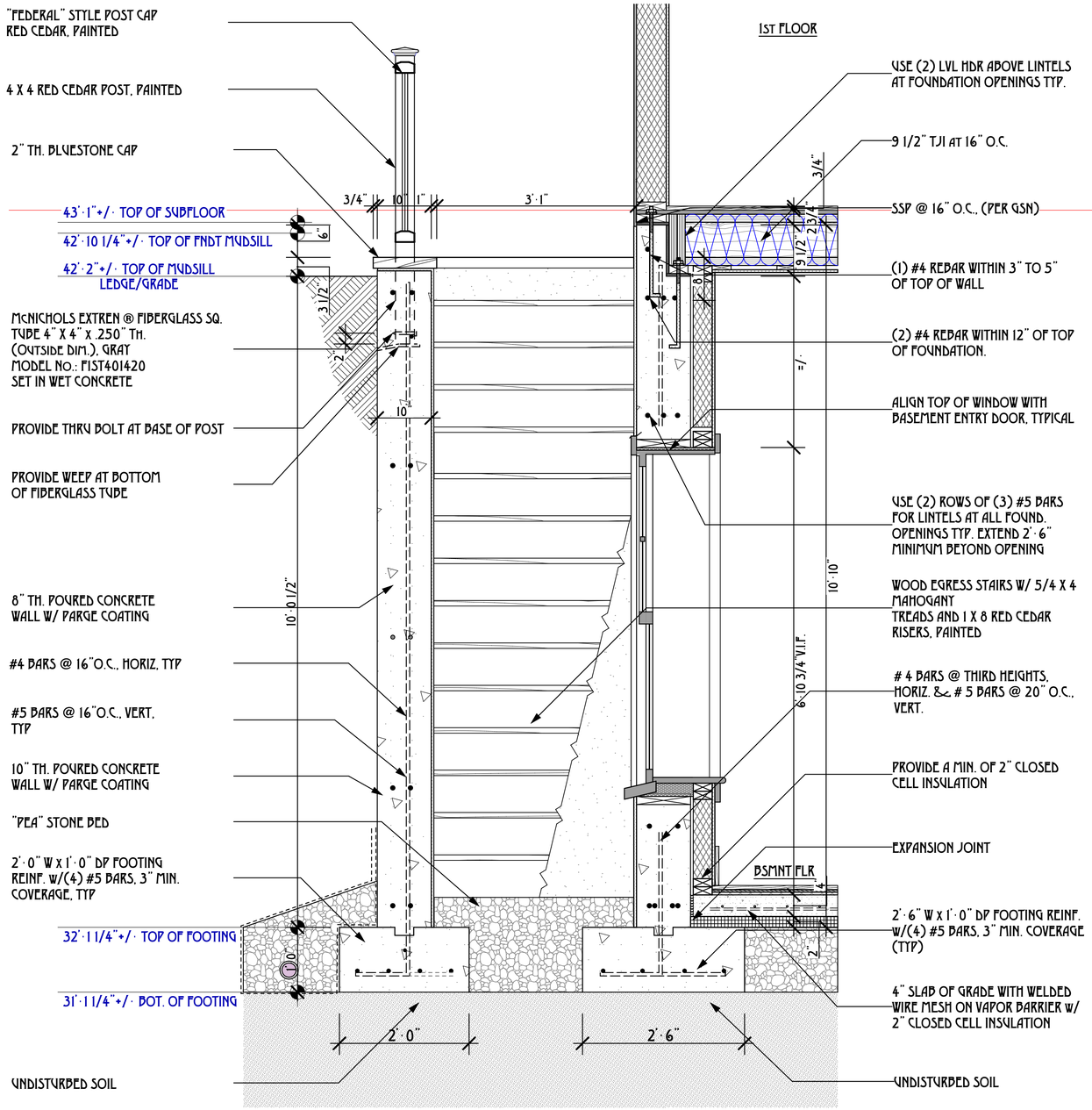
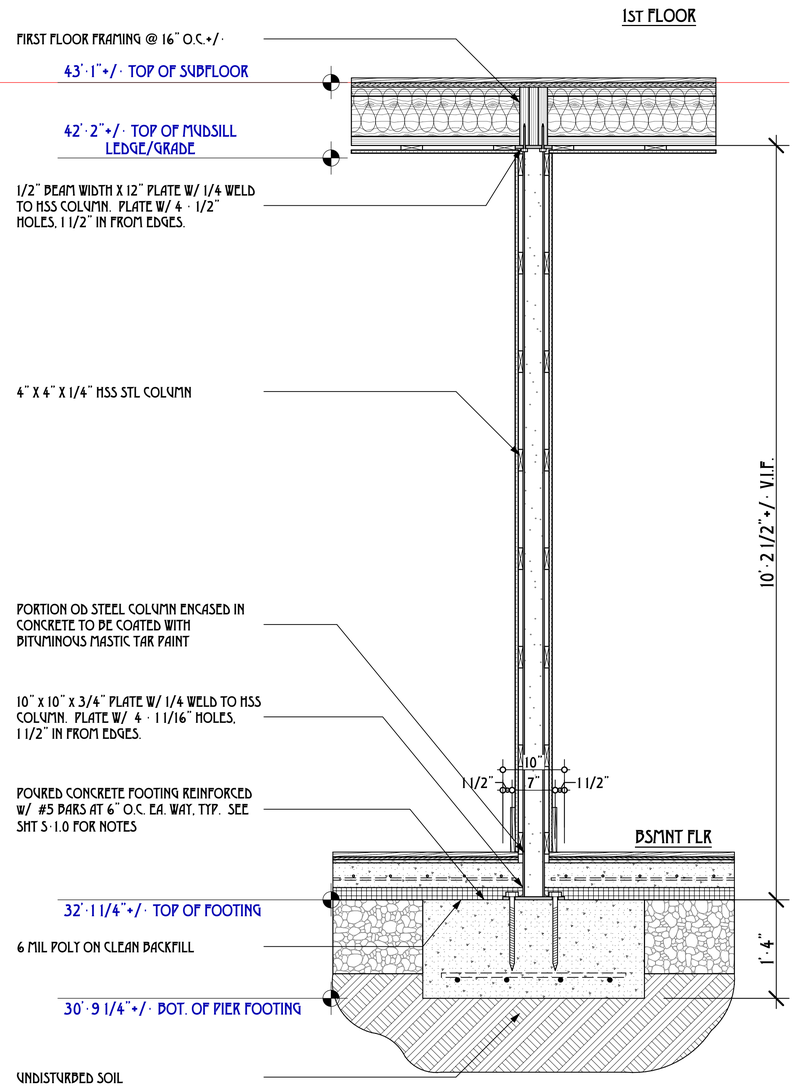
S-1.4

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"

ROBERT T. NELSON
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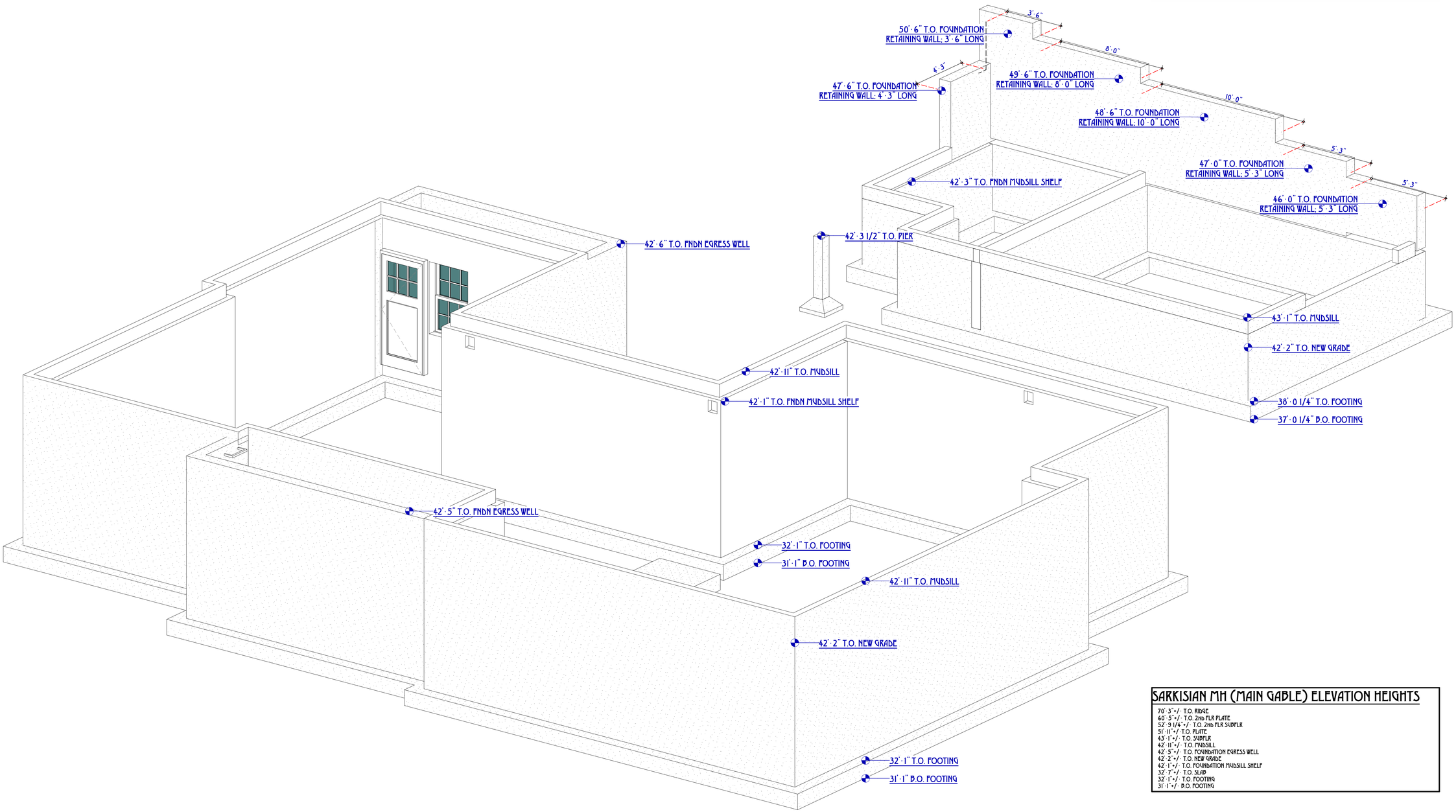
S · 1.5

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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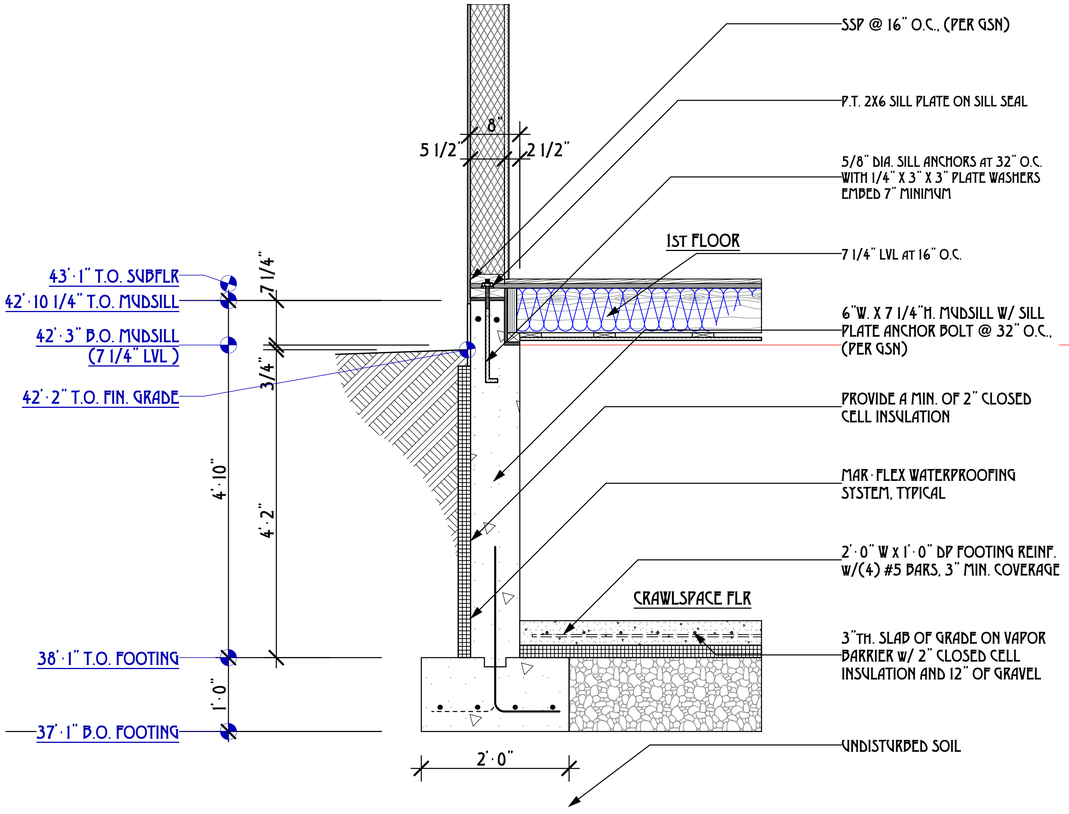
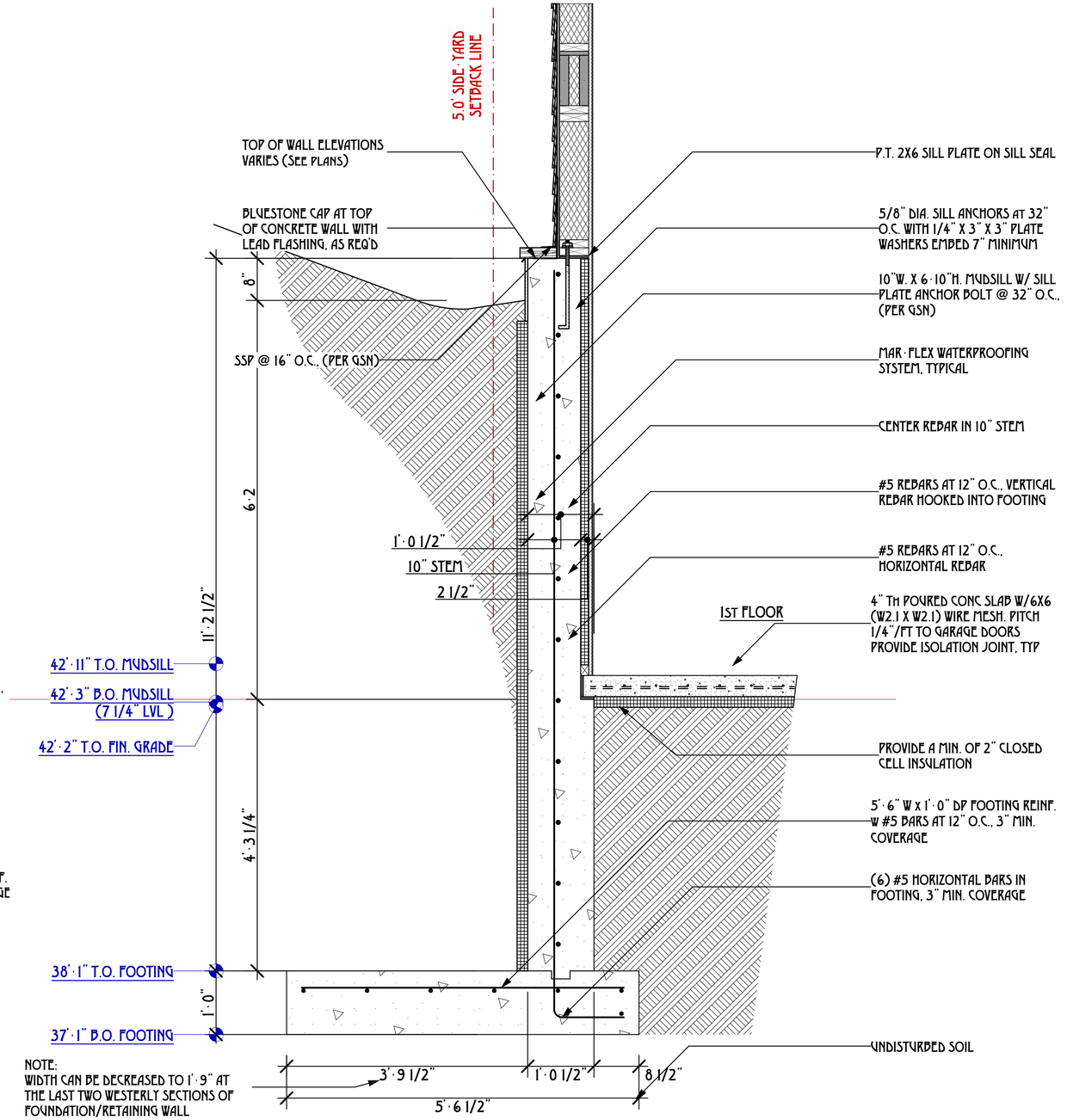
S·1.6

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:

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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
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G/S-1.0

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STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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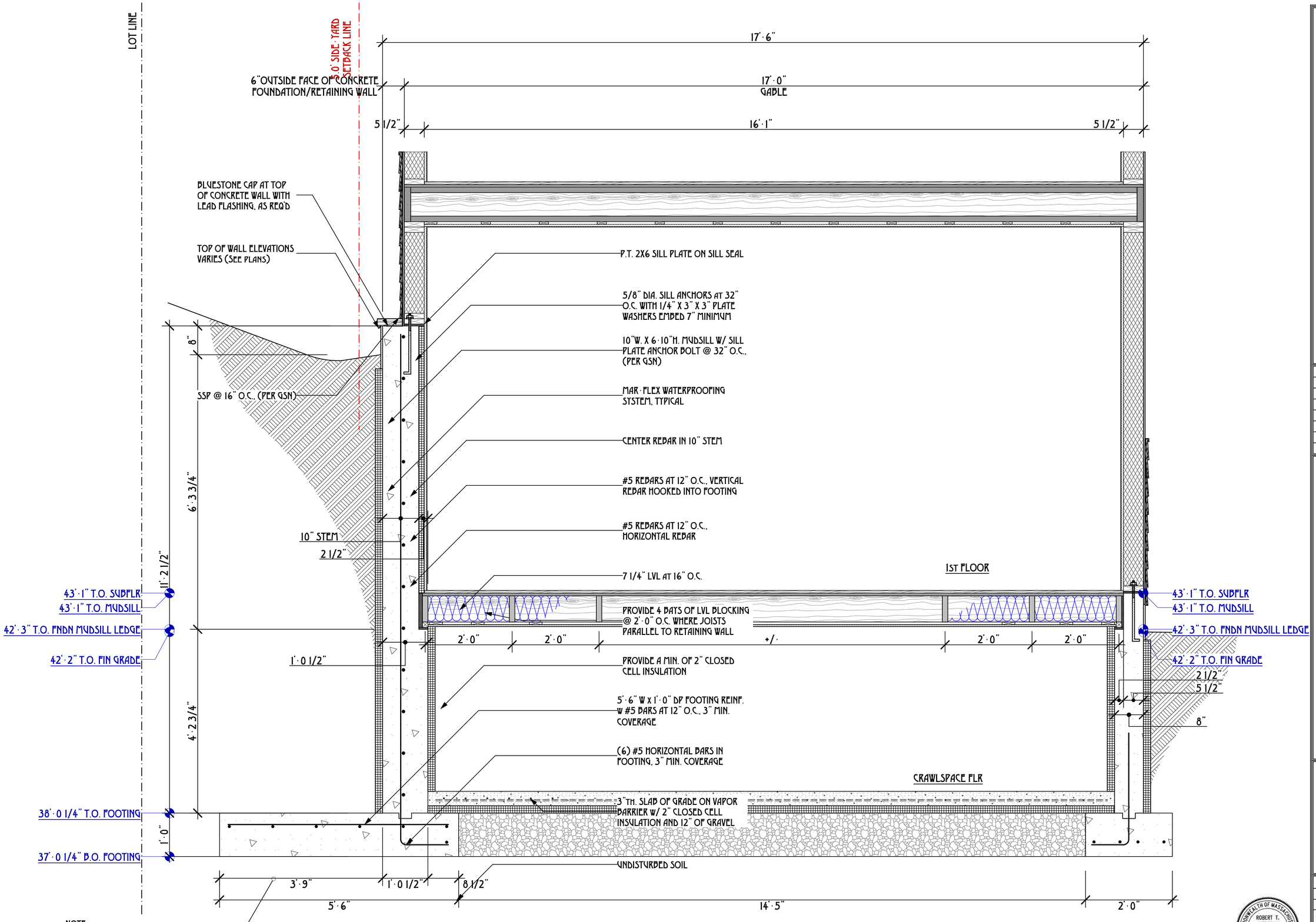

NOTE:
WIDTH CAN BE DECREASED TO 1'-9" AT THE LAST TWO WESTERLY SECTIONS OF FOUNDATION/RETAINING WALL

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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G/S-1.1

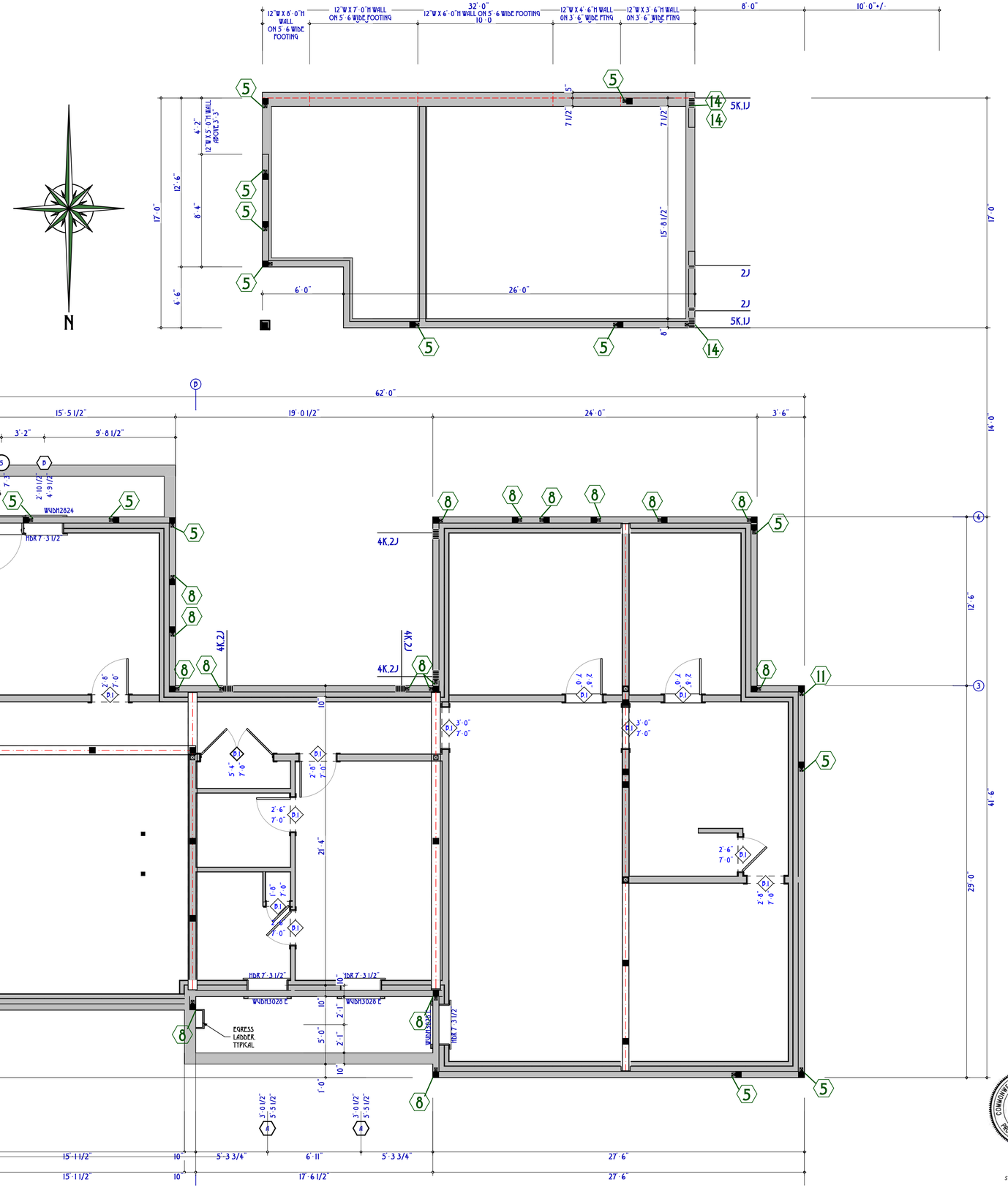
BOTTOMS TOPMOST PLAT: MAP/LOCAL: BOTTOMS BASE FOR ARCHIVED 36"X48"SARKISIAN 8 NORTH MILL ST//SARKISIAN 8 NORTH MILL ST PLOT# 5

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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MARK	DATE	DESCRIPTION
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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
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MAP NO.:55.4.4 MAP NO.: 78

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ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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SW·1.0

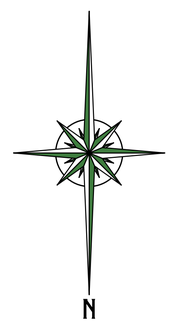
BOTTOMS TOPPED TOP FINISHED FLOOR BOTTOMS BASE FOR ARCHED 36" DARKSKIN 8 NORTH TILL 37 DARKSKIN 8 NORTH TILL 37 FLOOR 5

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

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GENERAL PLAN NOTES:

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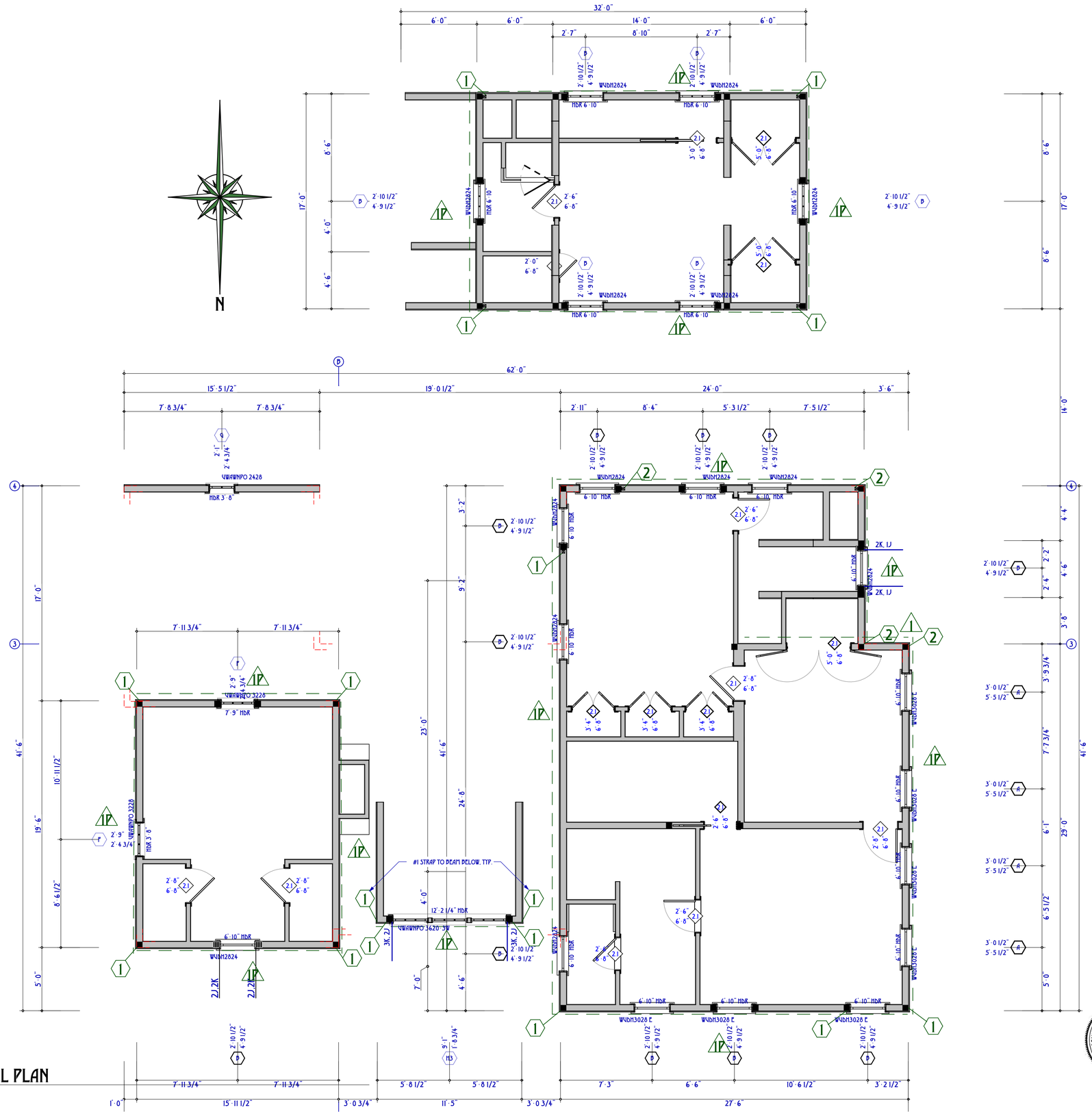
GENERAL PLAN KEY

- 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"

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SECOND FLOOR SHEAR WALL PLAN

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SW·1.2

DIPFLOOD: TOPHAM'S FILE: MINI LOCAL DIPFLOOD BASIC FOR ARCHICAD 26/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST MOVE 5

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**

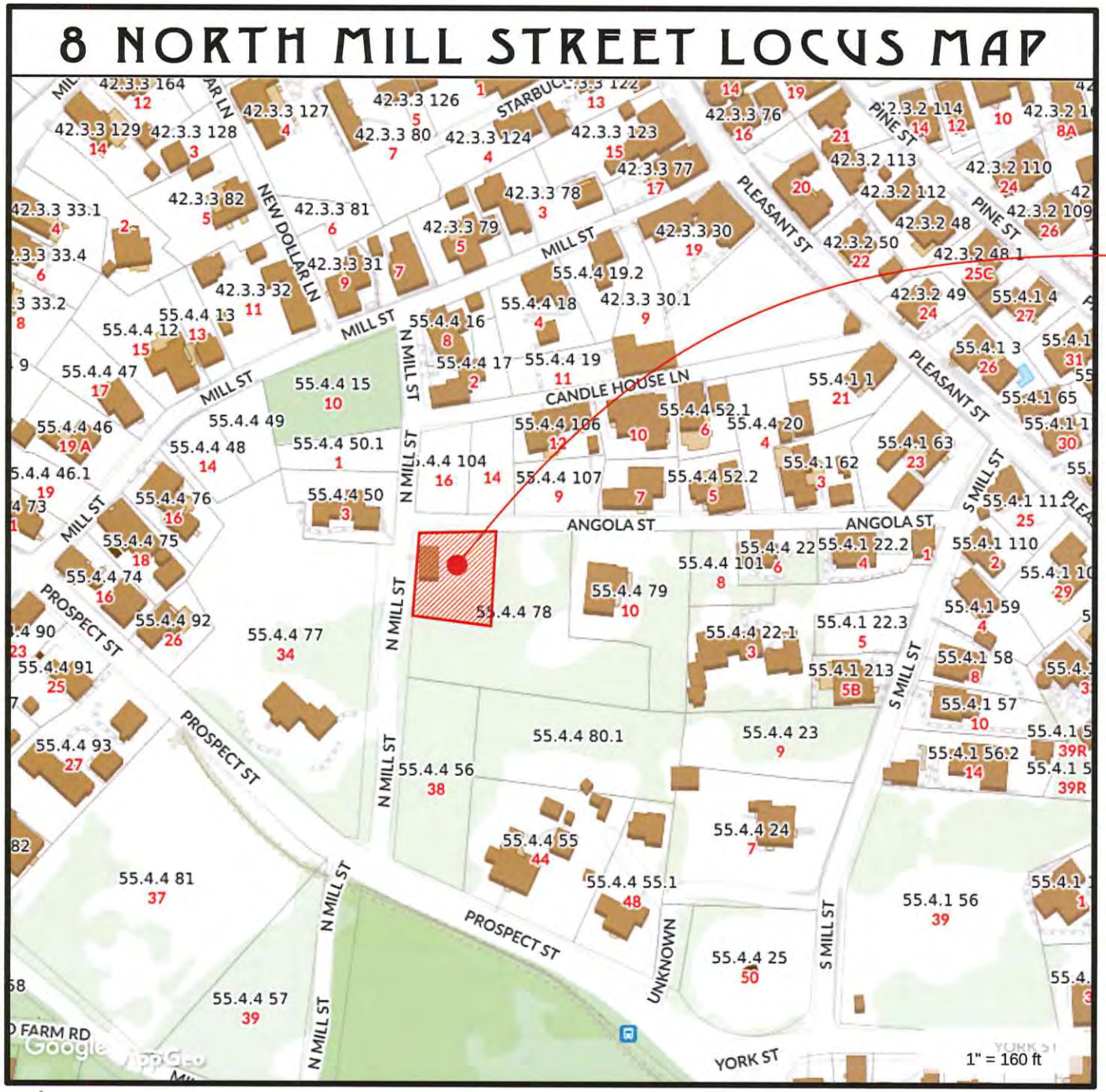
7. Robert Sarkisian- **11-9406** 8 North Mill St Free Standing Studio/ Garage 55.4.4/78.2 Topham Designs

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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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: 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

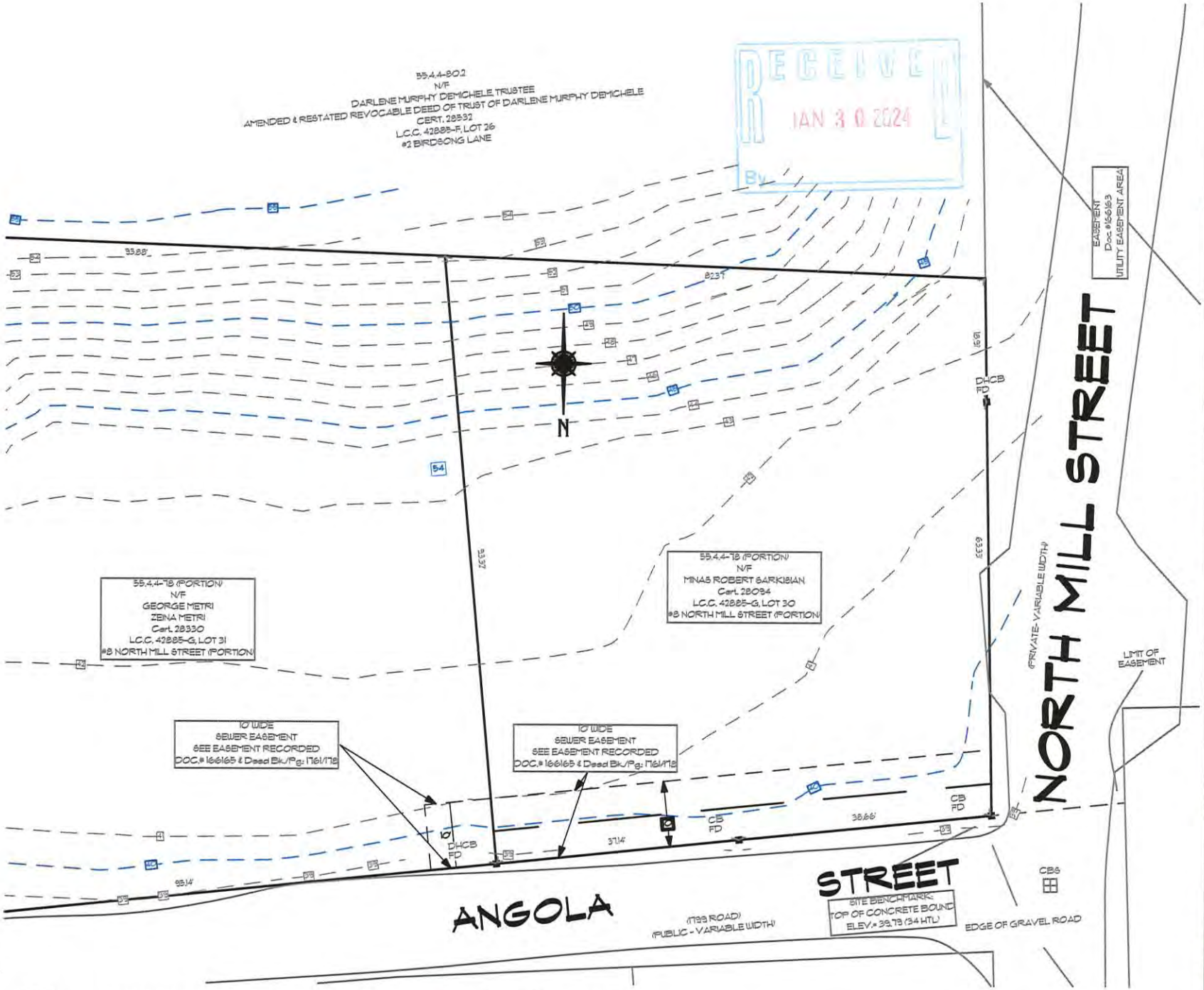
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL: PLACE 4 YR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

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

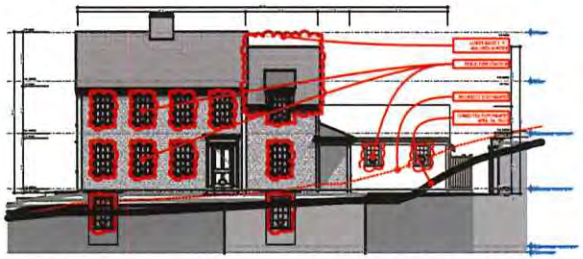
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : R-OH ALLOWABLE % C.40%

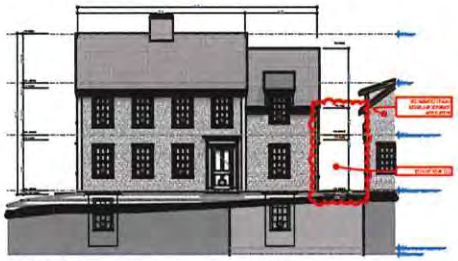
HDC 0.2

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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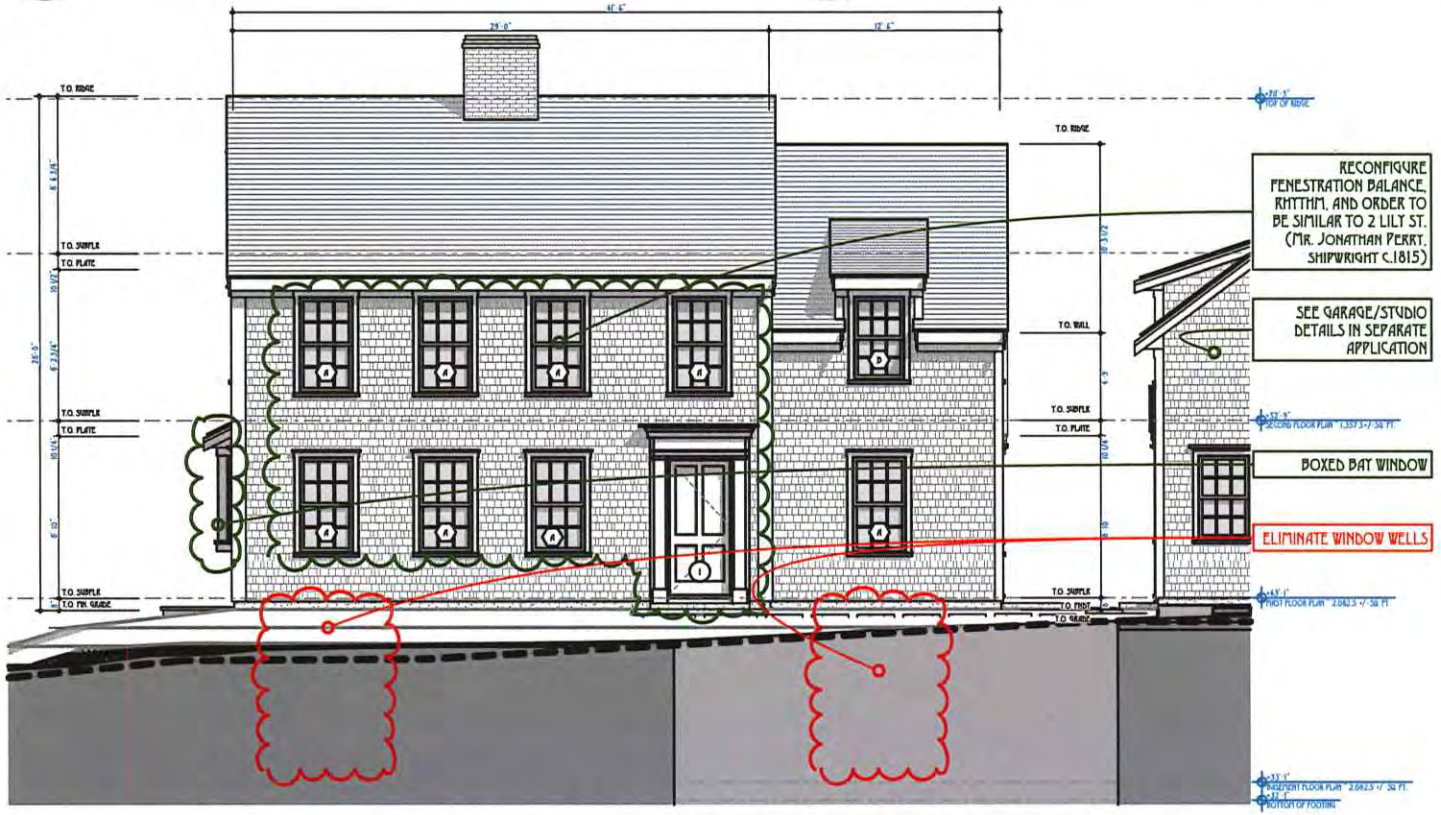

W PROPOSED WEST (NORTH MILL ST) ELEVATION
SCALE: 1" = 10'

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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

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 2.1

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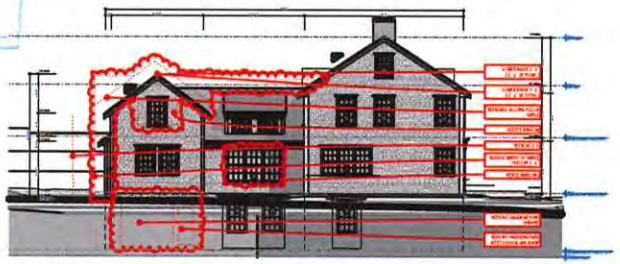
REVISIONS: 19 JANUARY 2024
1. EXHIBIT A: ALTER DORMER



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



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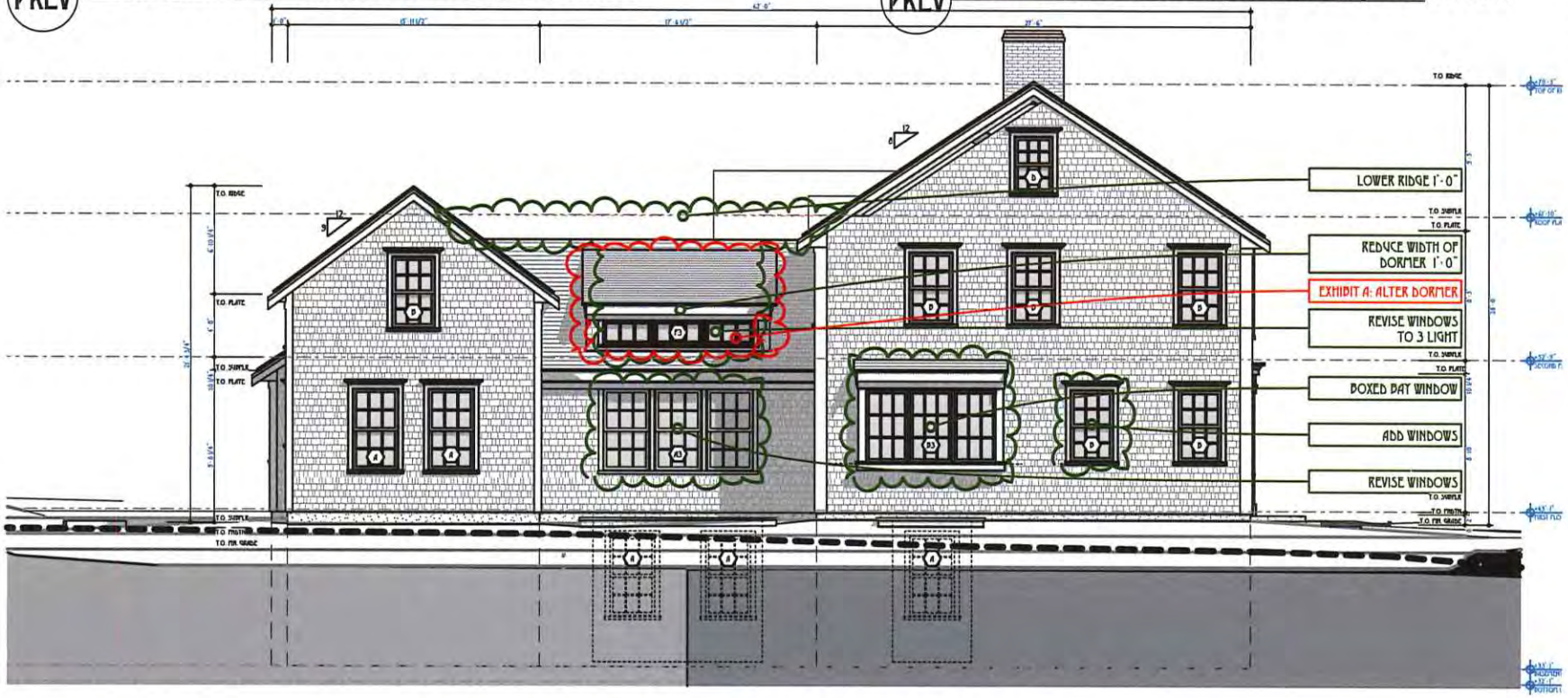

N PROPOSED NORTH (ANGOLA ST) ELEVATION
SCALE: 1:126.32

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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

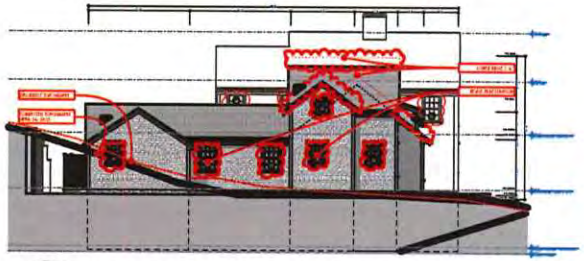
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

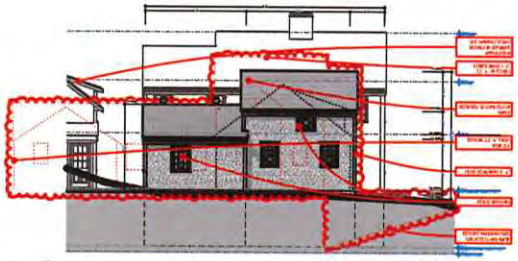
HDC 2.2

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
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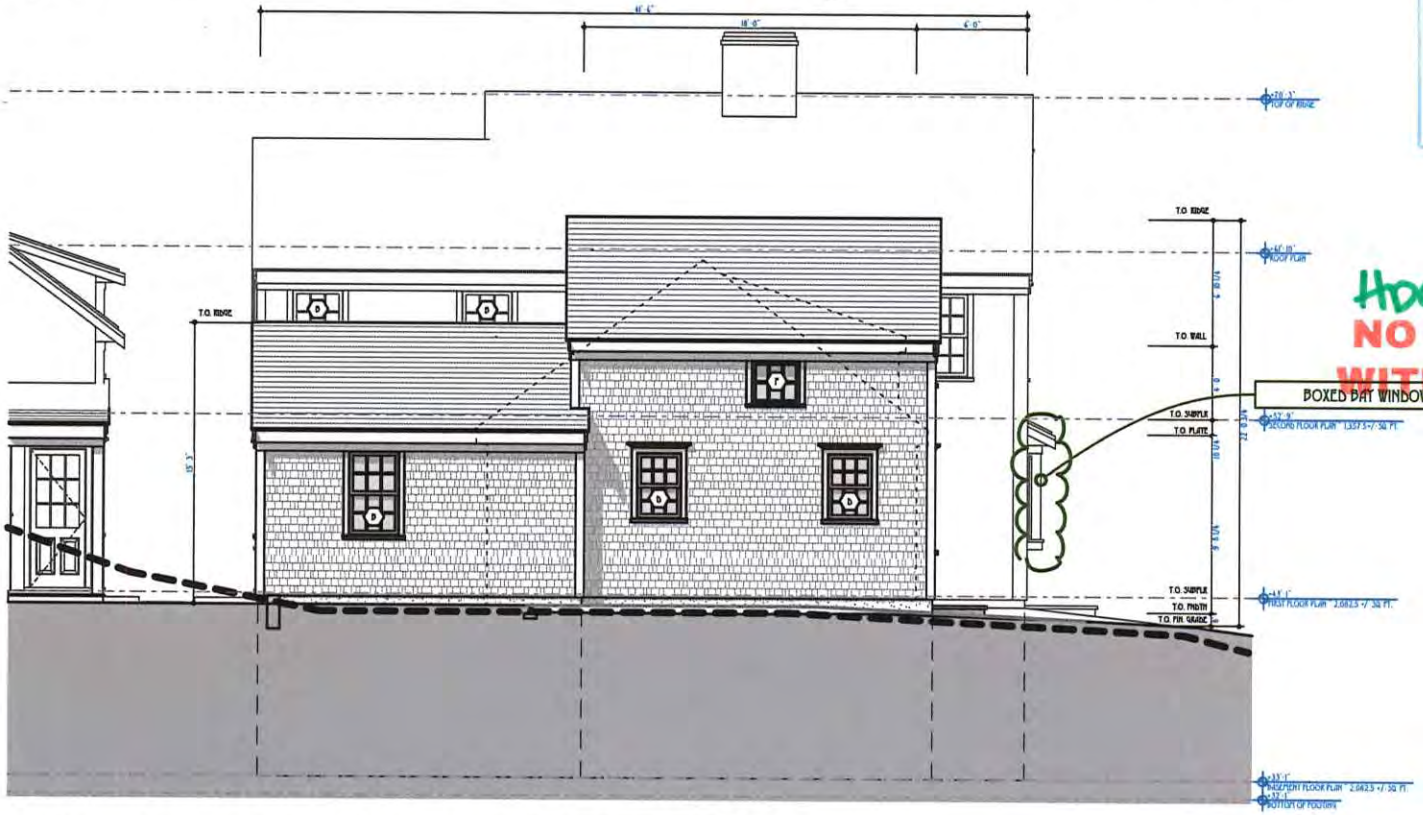

E PROPOSED EAST ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
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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

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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

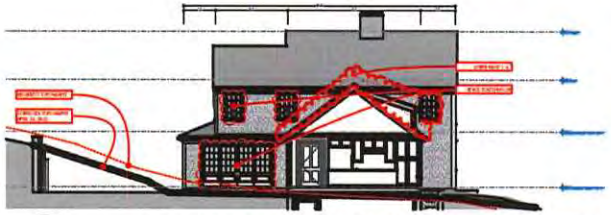
HDC REVISIONS 11.22.2023
1/19/24

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"



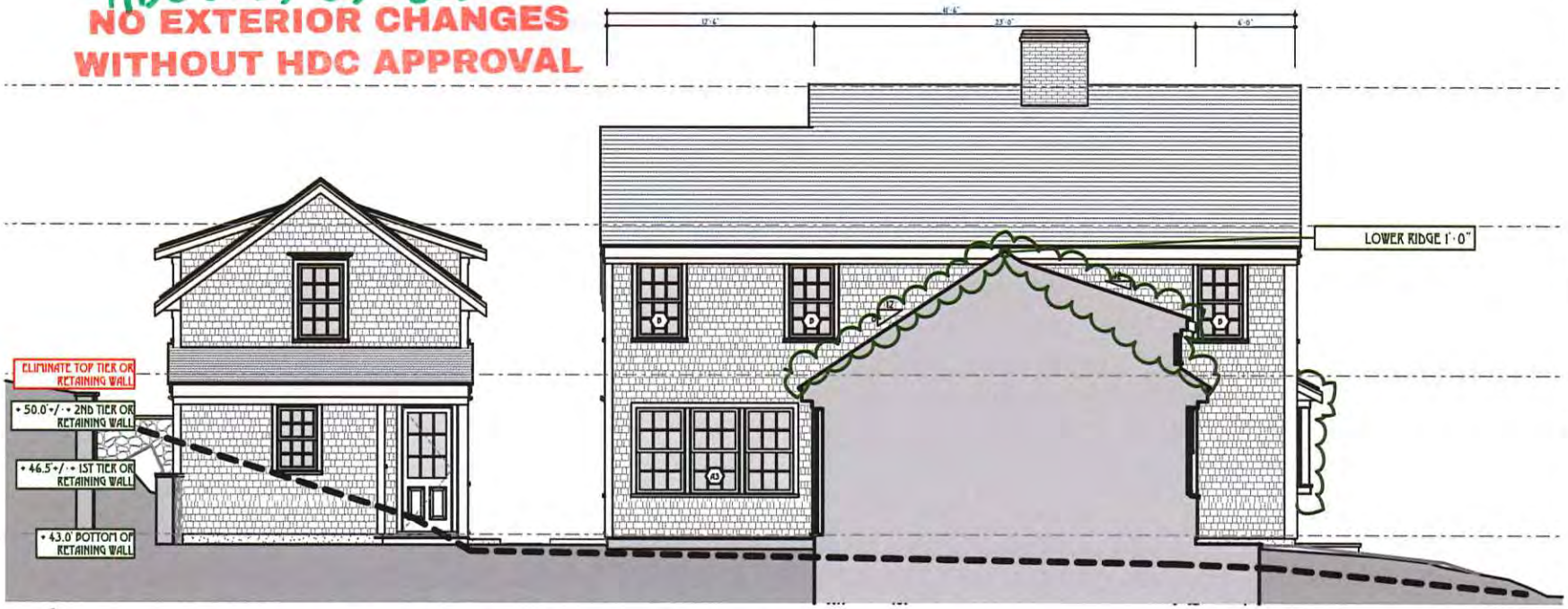
PREV PROPOSED EAST (SECTION) ELEVATION



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

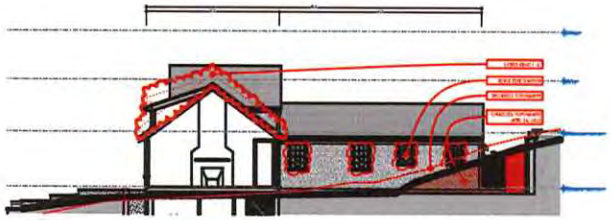
8 NORTH MILL STREET
NANTUCKET, MA 02554

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"



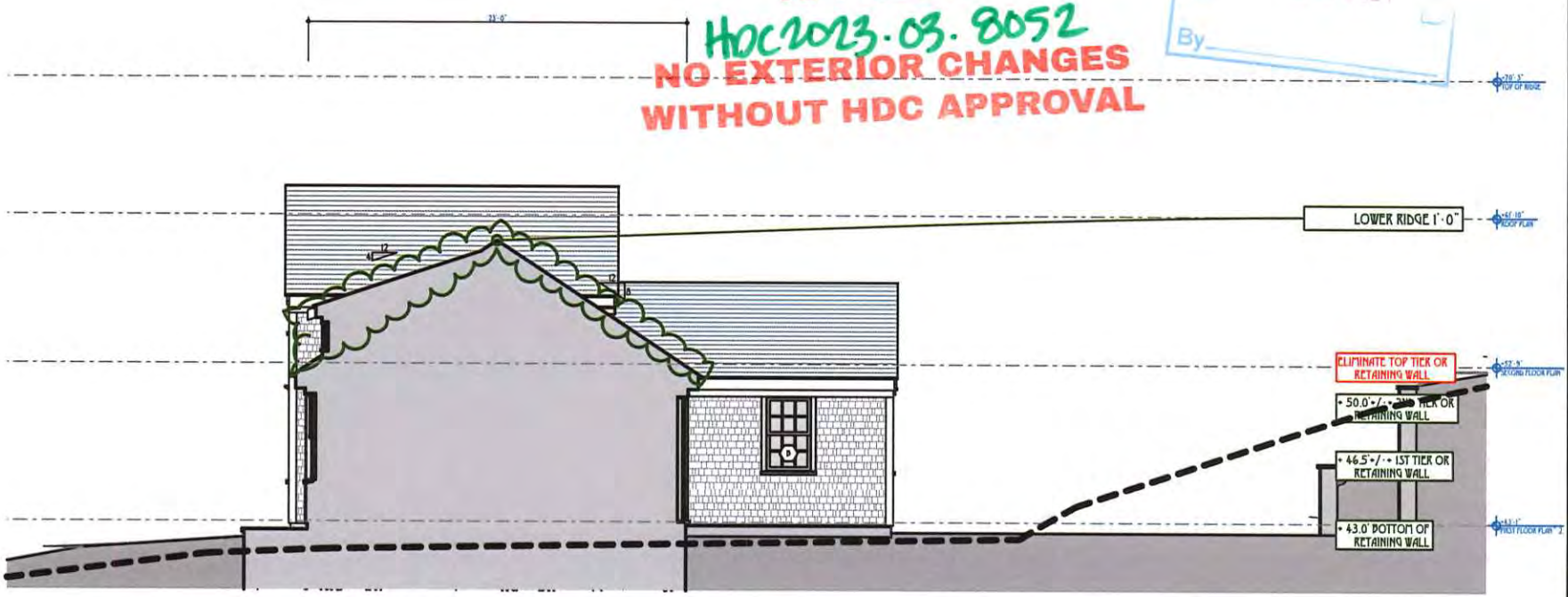
PREV PROPOSED WEST (SECTION) ELEVATION



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

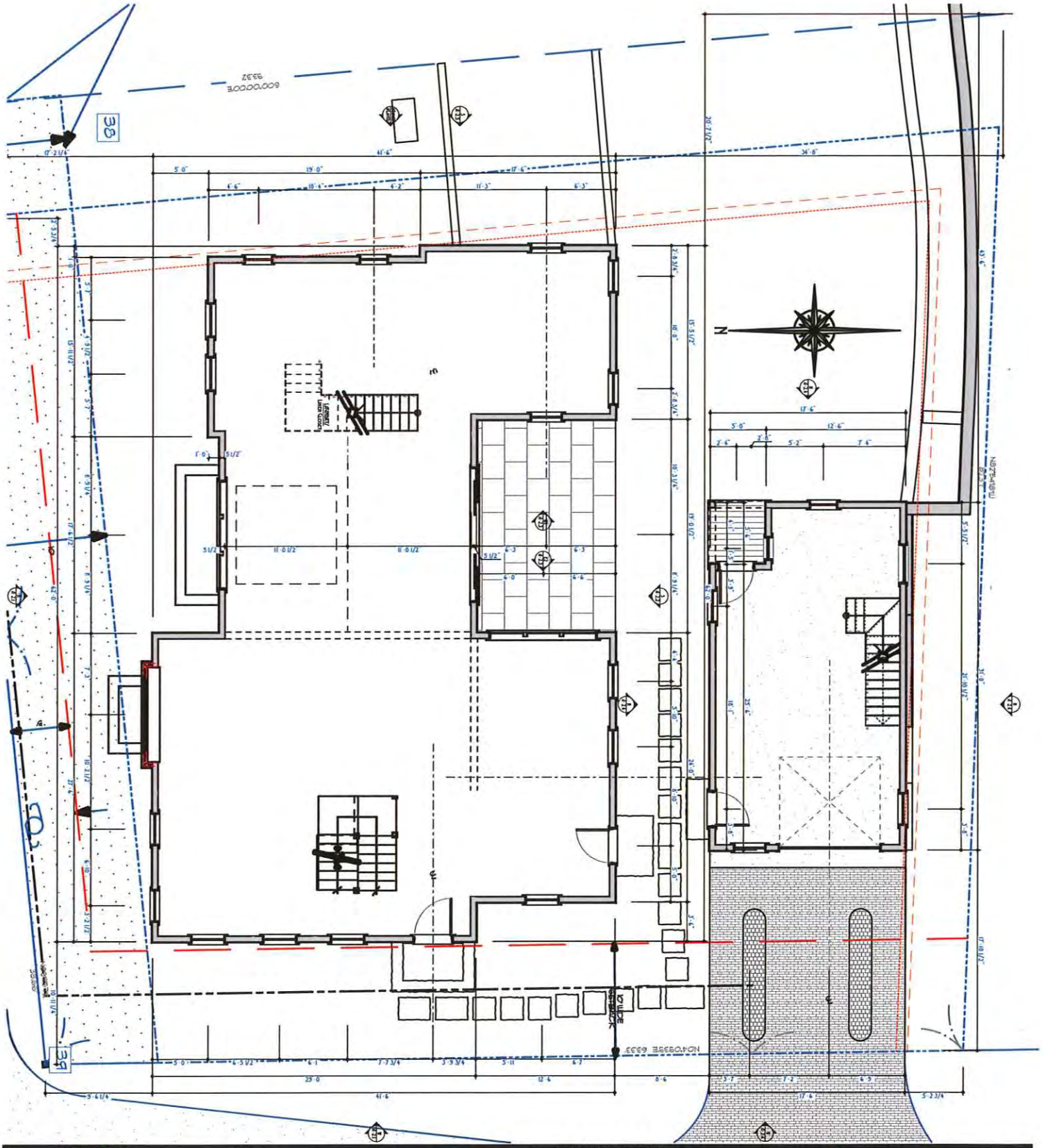
BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE 4R DETS CERTIFICATE NO.:

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
	/ /	

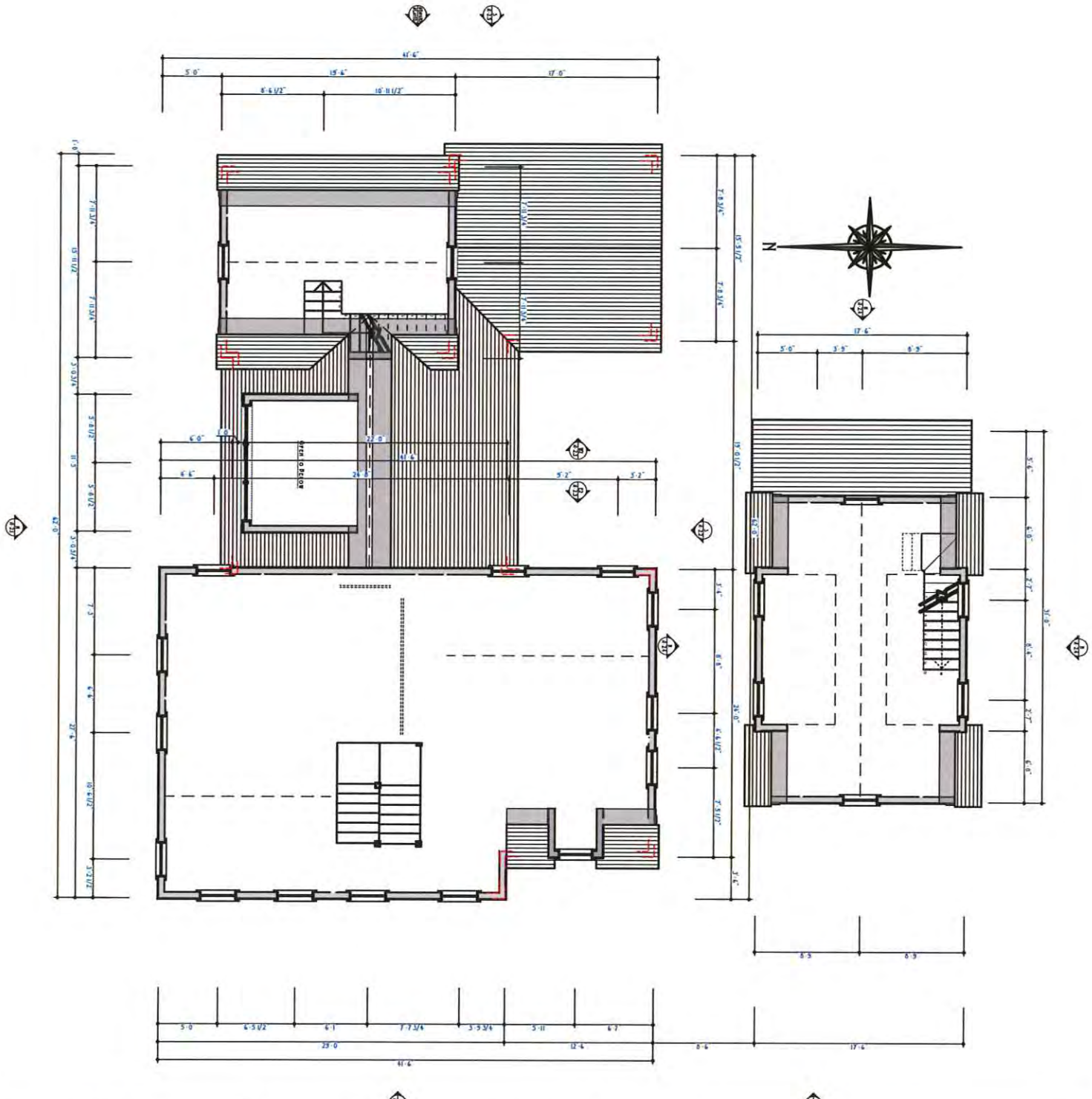
TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

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.

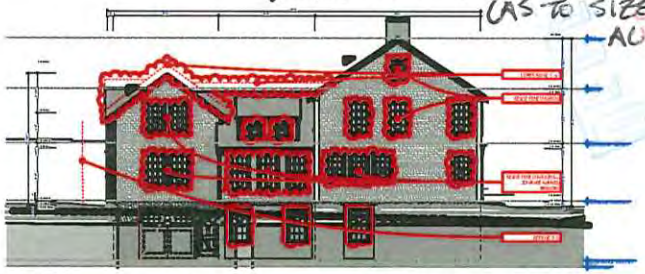
EXHIBIT A

@ "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

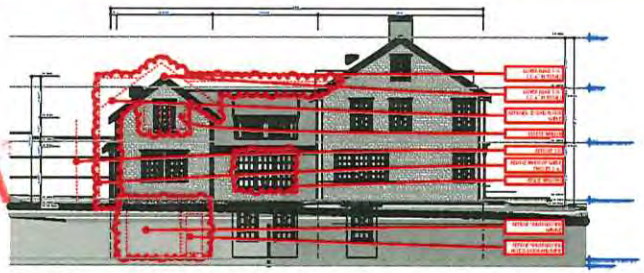
REVISIONS: 22 NOVEMBER 2023

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

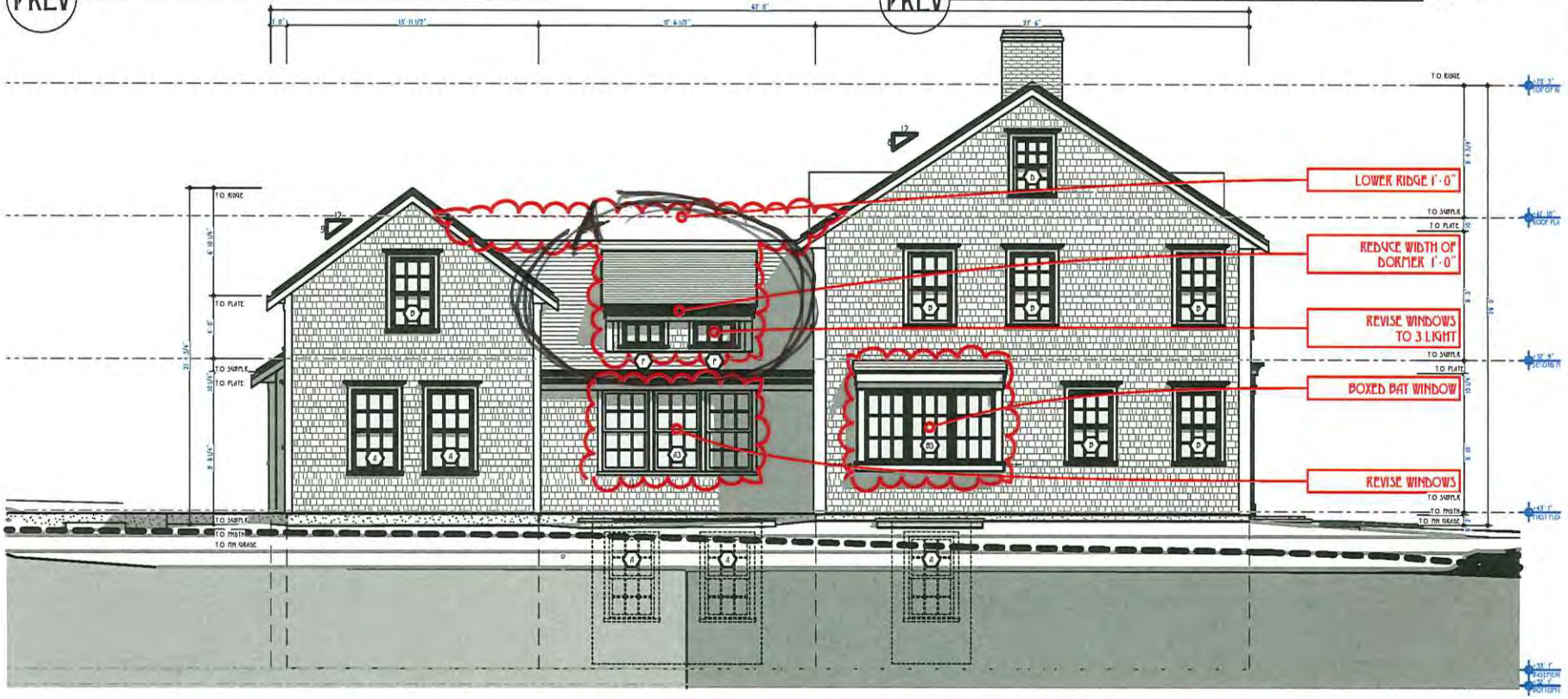
EXHIBIT A



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: _____

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 _____

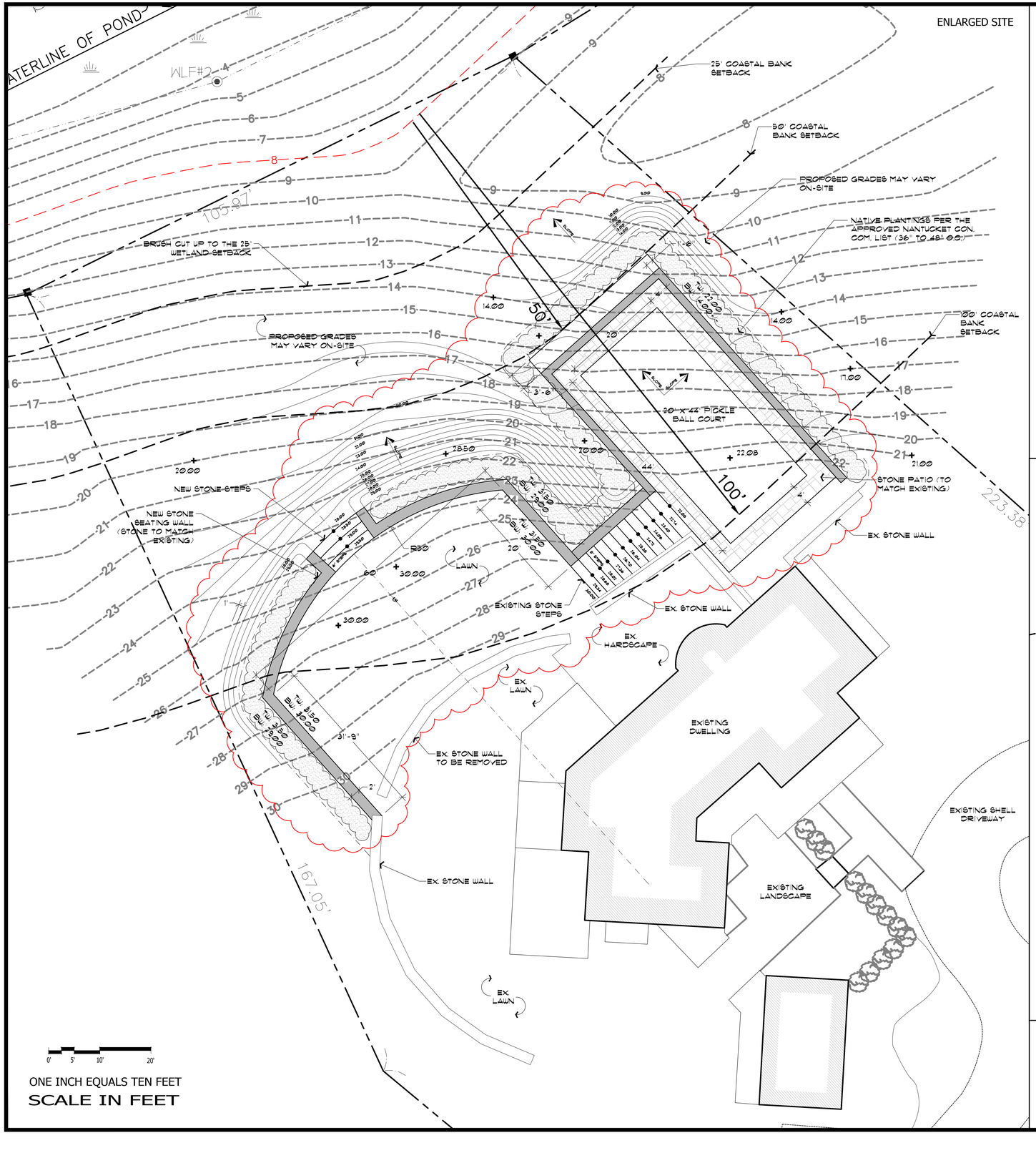
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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



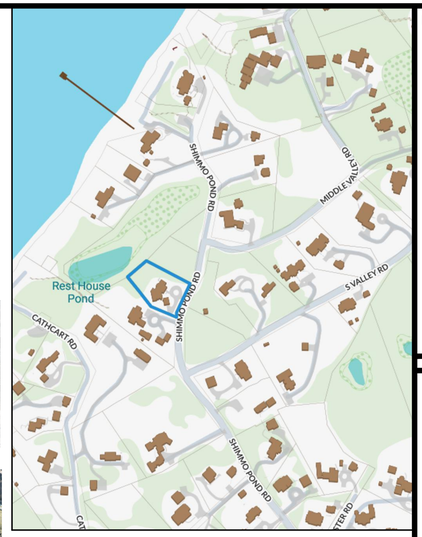
AERIAL OF REAR OF PROPERTY



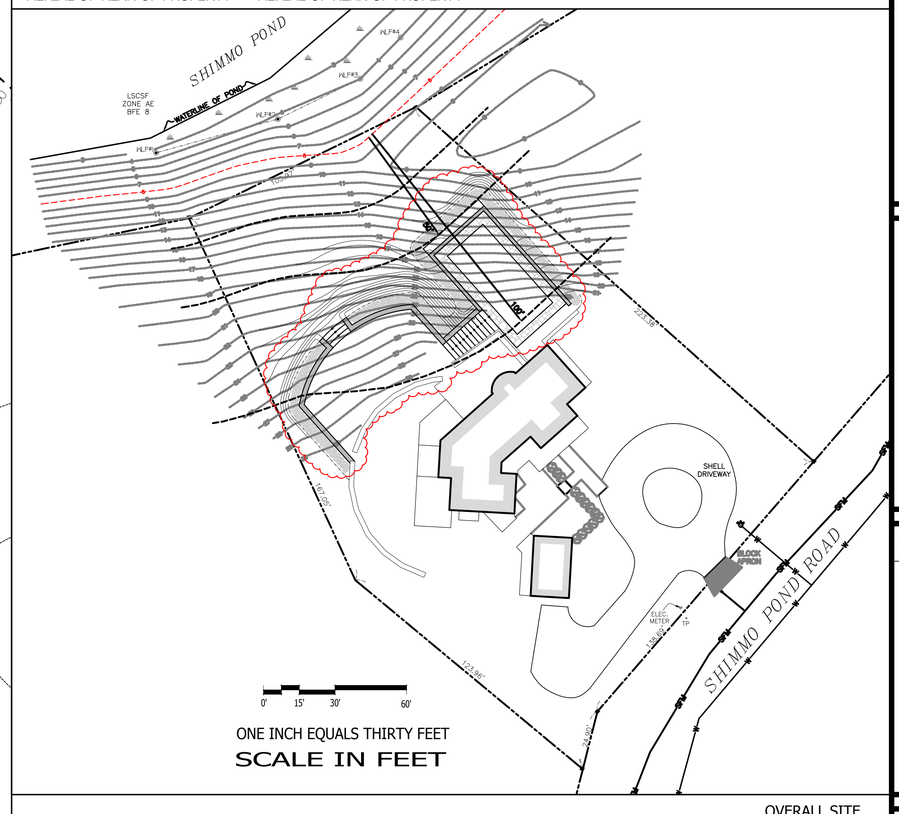
AERIAL OF REAR OF PROPERTY



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.

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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°: 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 _____

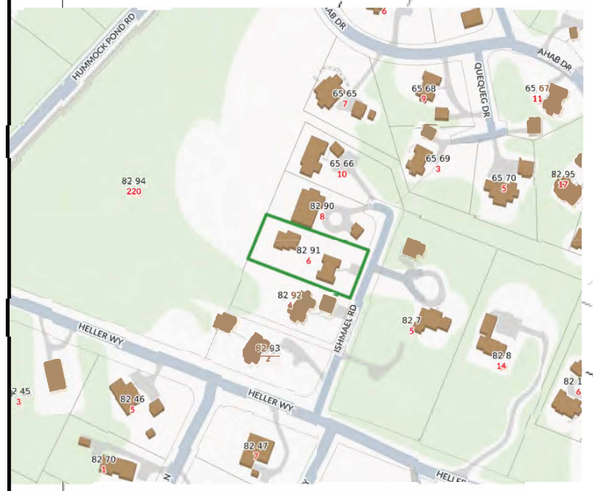
* Attach manufacturer's color samples if color is not from HDC approval list.

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

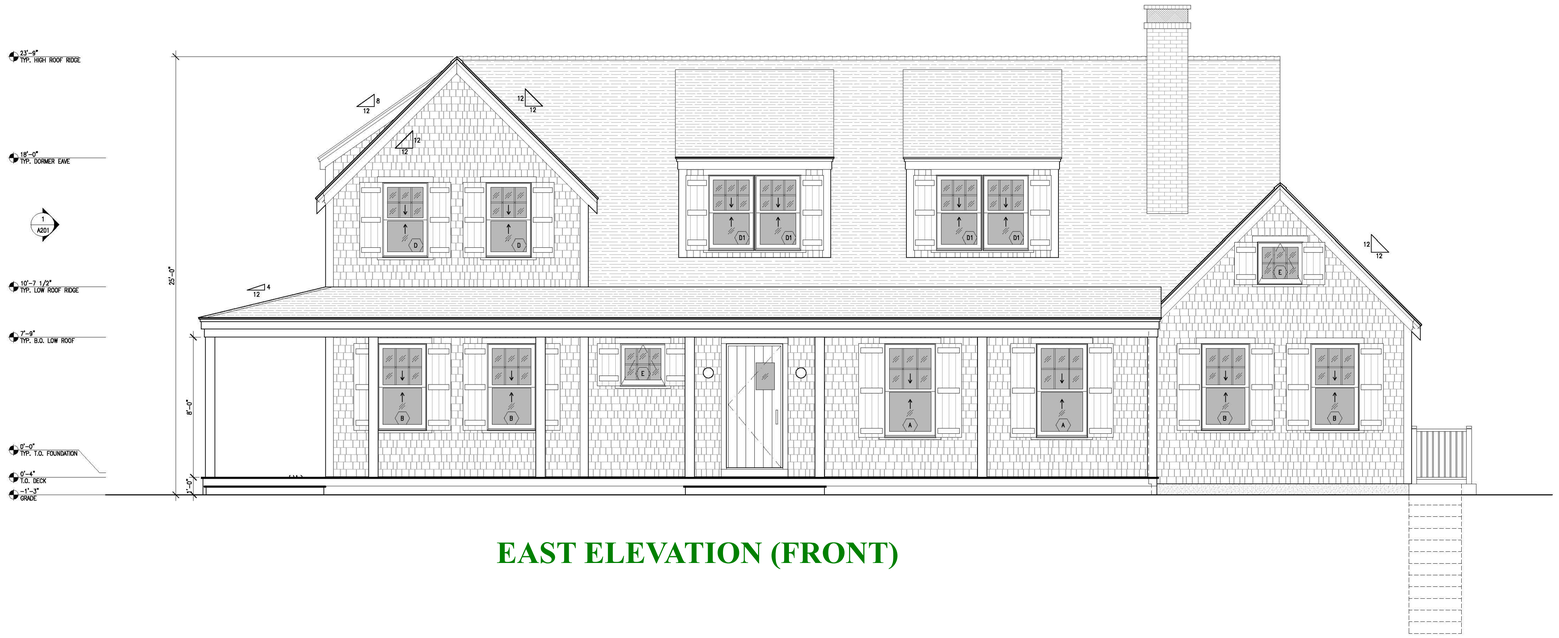
SHEET NUMBER

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

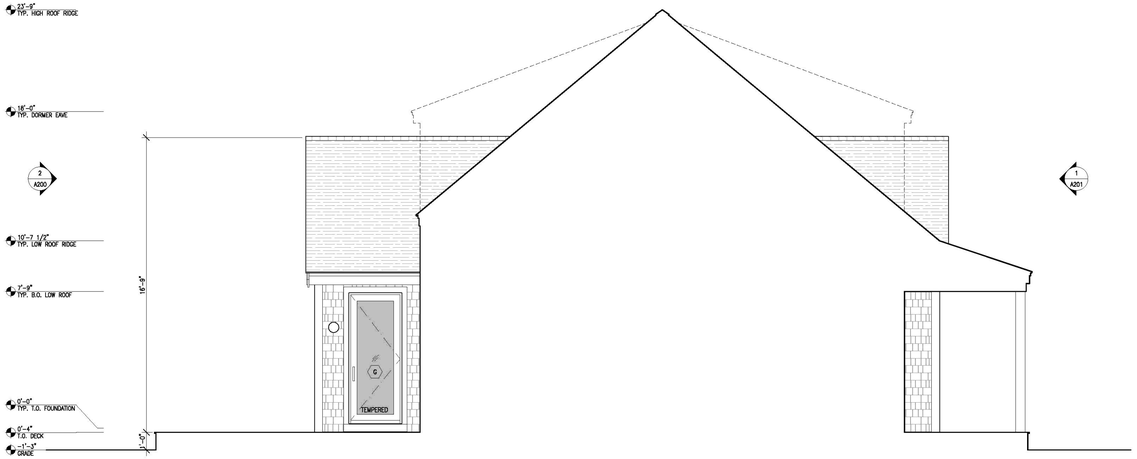
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

EXTERIOR ELEVATIONS

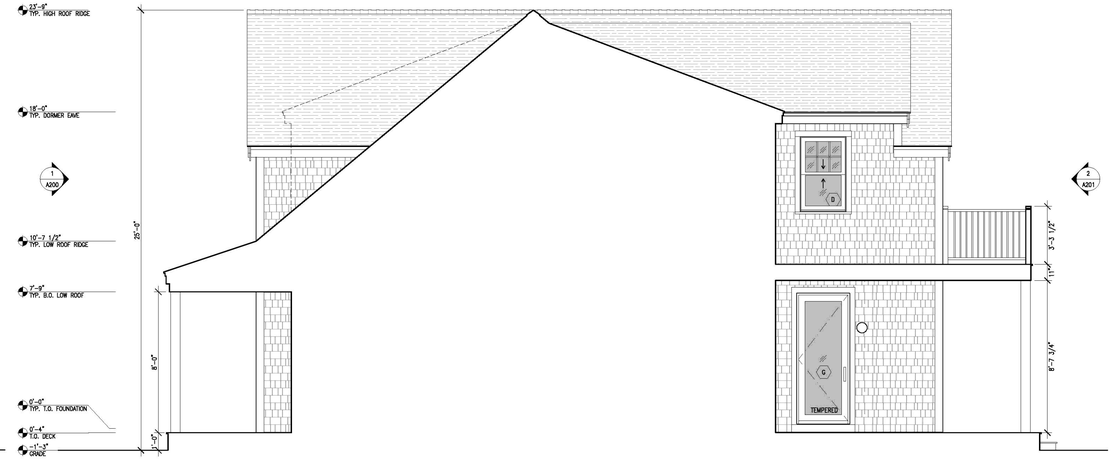
SHEET NUMBER

A-200.00



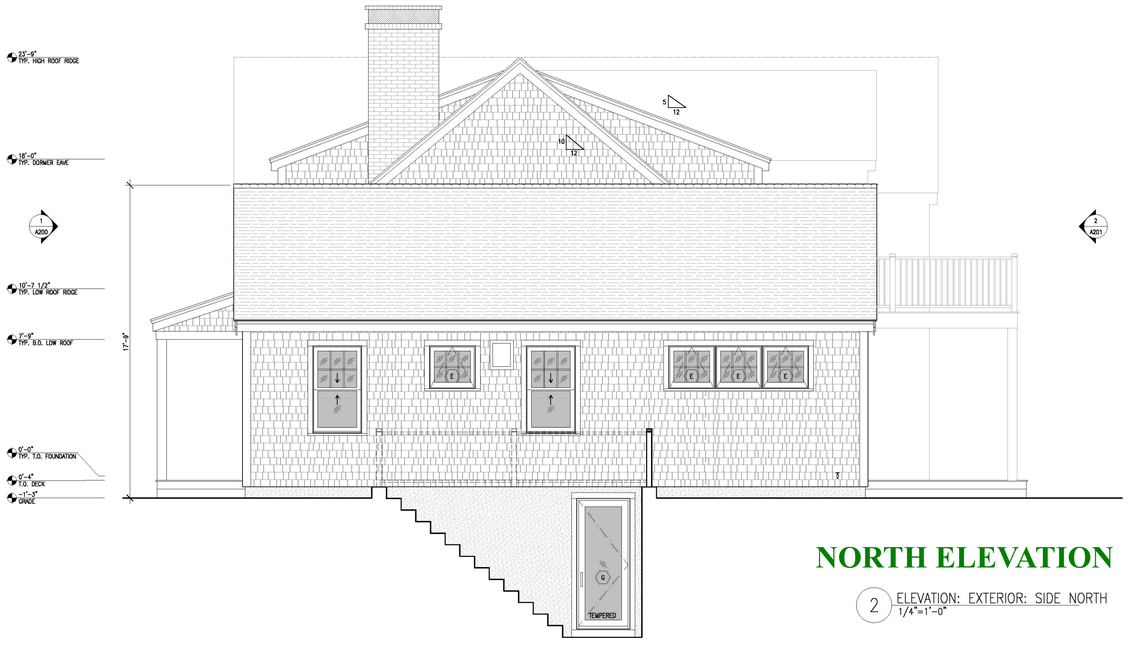
SOUTH ELEVATION

4 ELEVATION: EXTERIOR: INSIDE SOUTH
1/4"=1'-0"



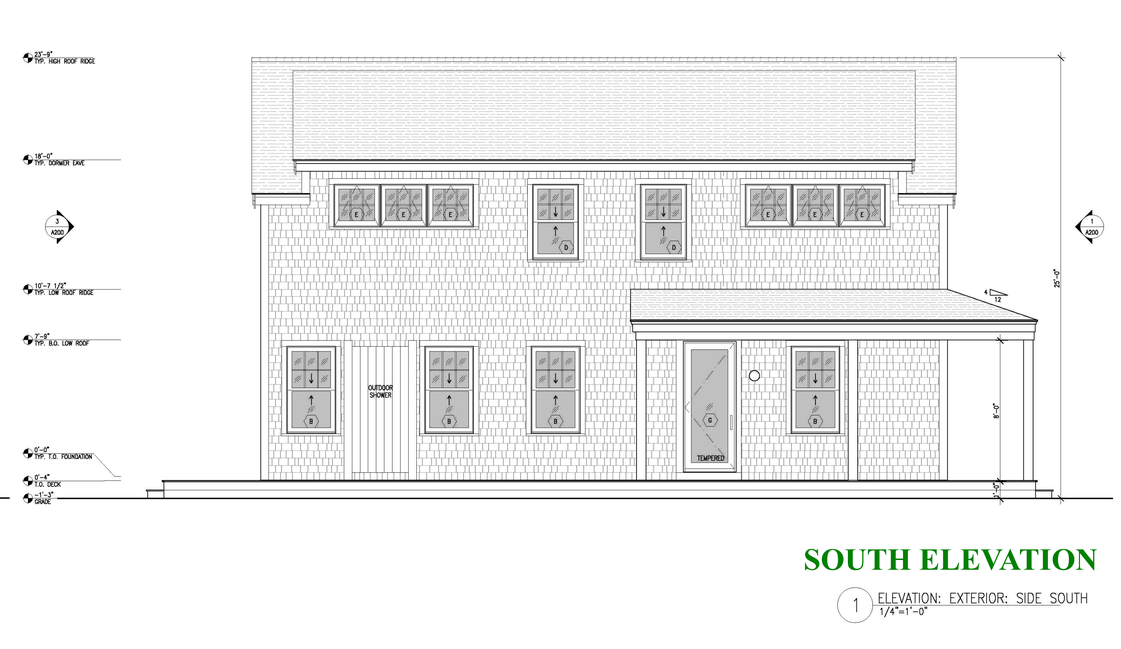
NORTH ELEVATION

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

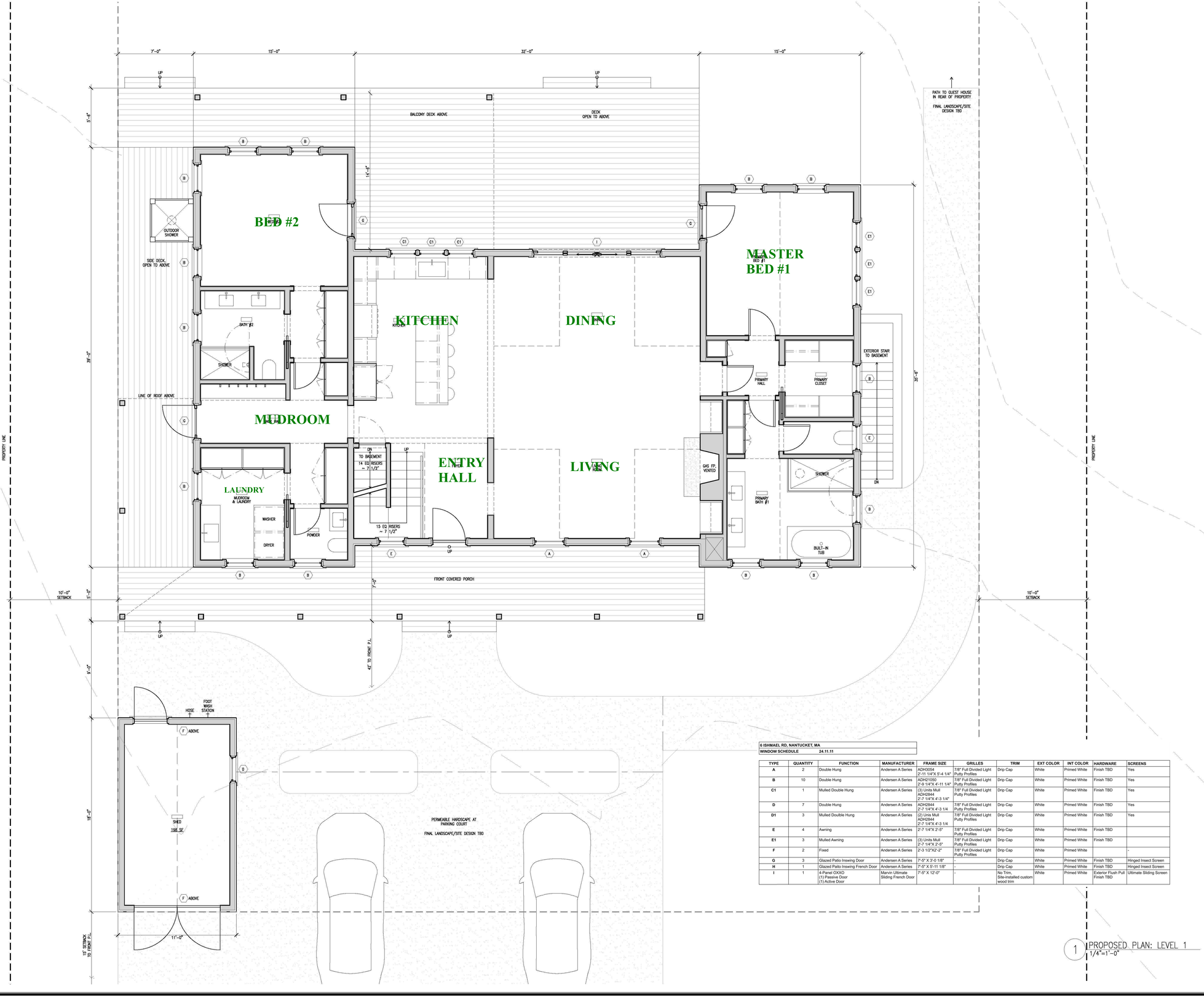
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

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

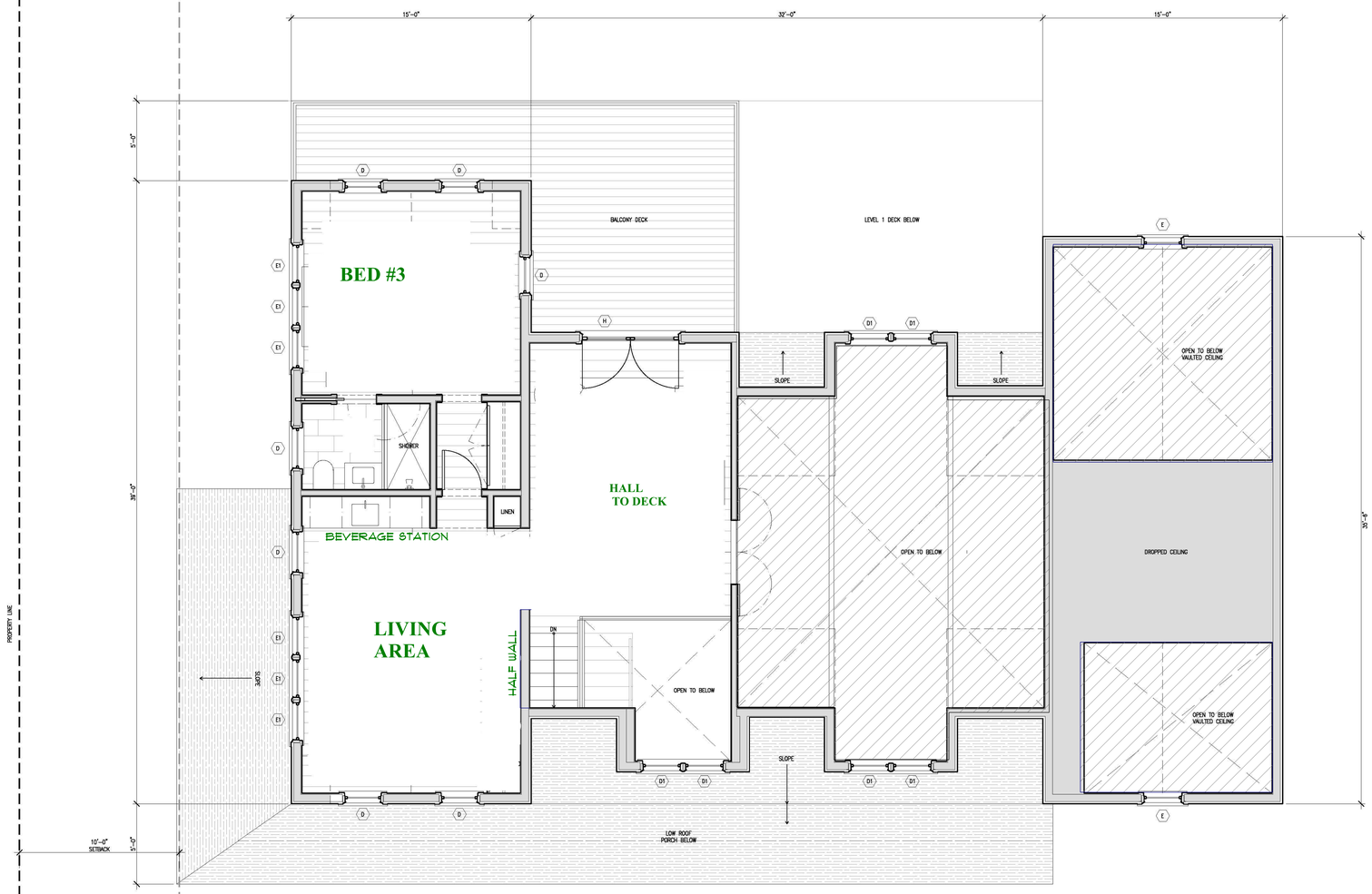
PROPOSED PLAN: LEVEL 1

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

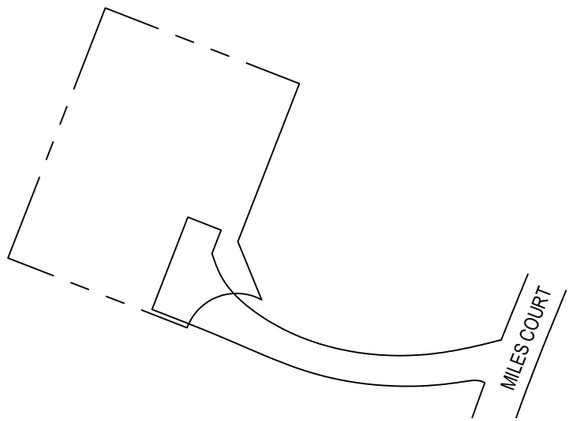
SCOPE OF WORK

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



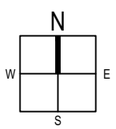
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

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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

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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)

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

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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

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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

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GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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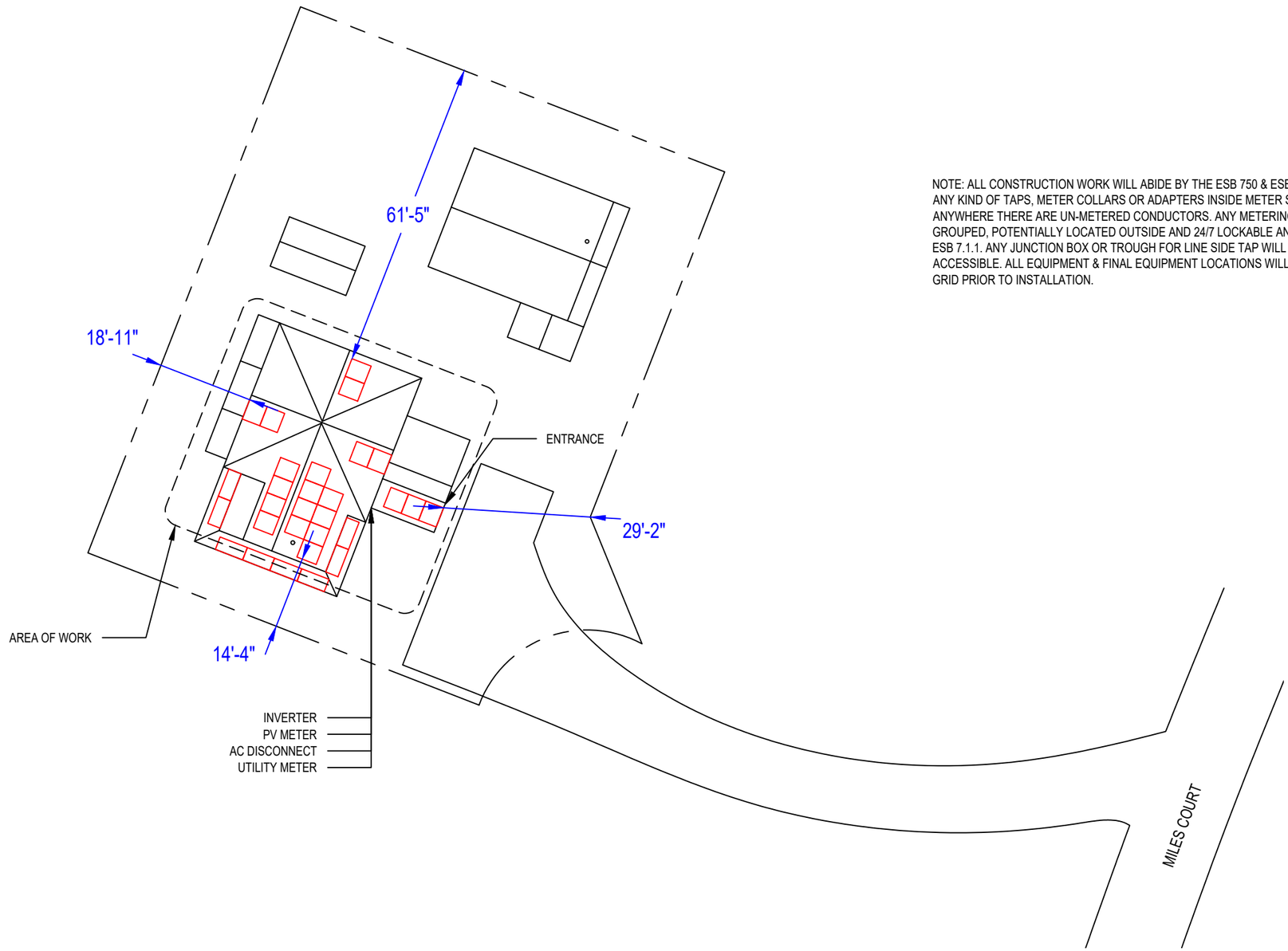
—— – – – —— PROPERTY LINE



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

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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.

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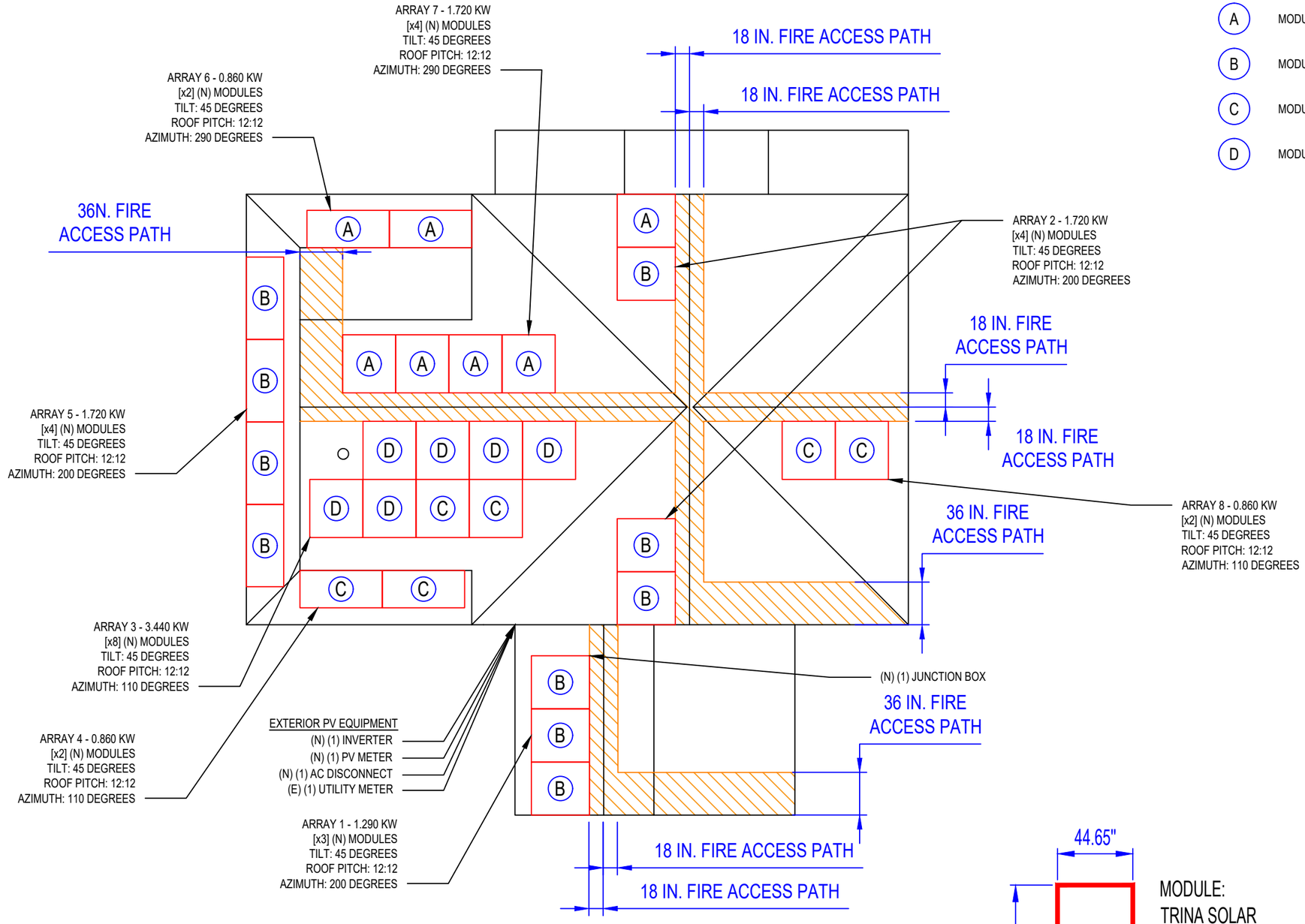
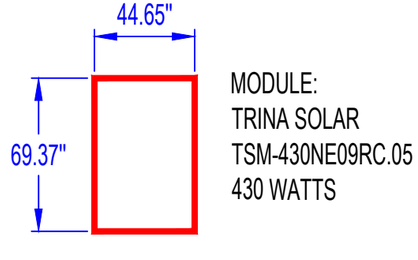


01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
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APN: 68_187_2

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ELECTRICAL PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

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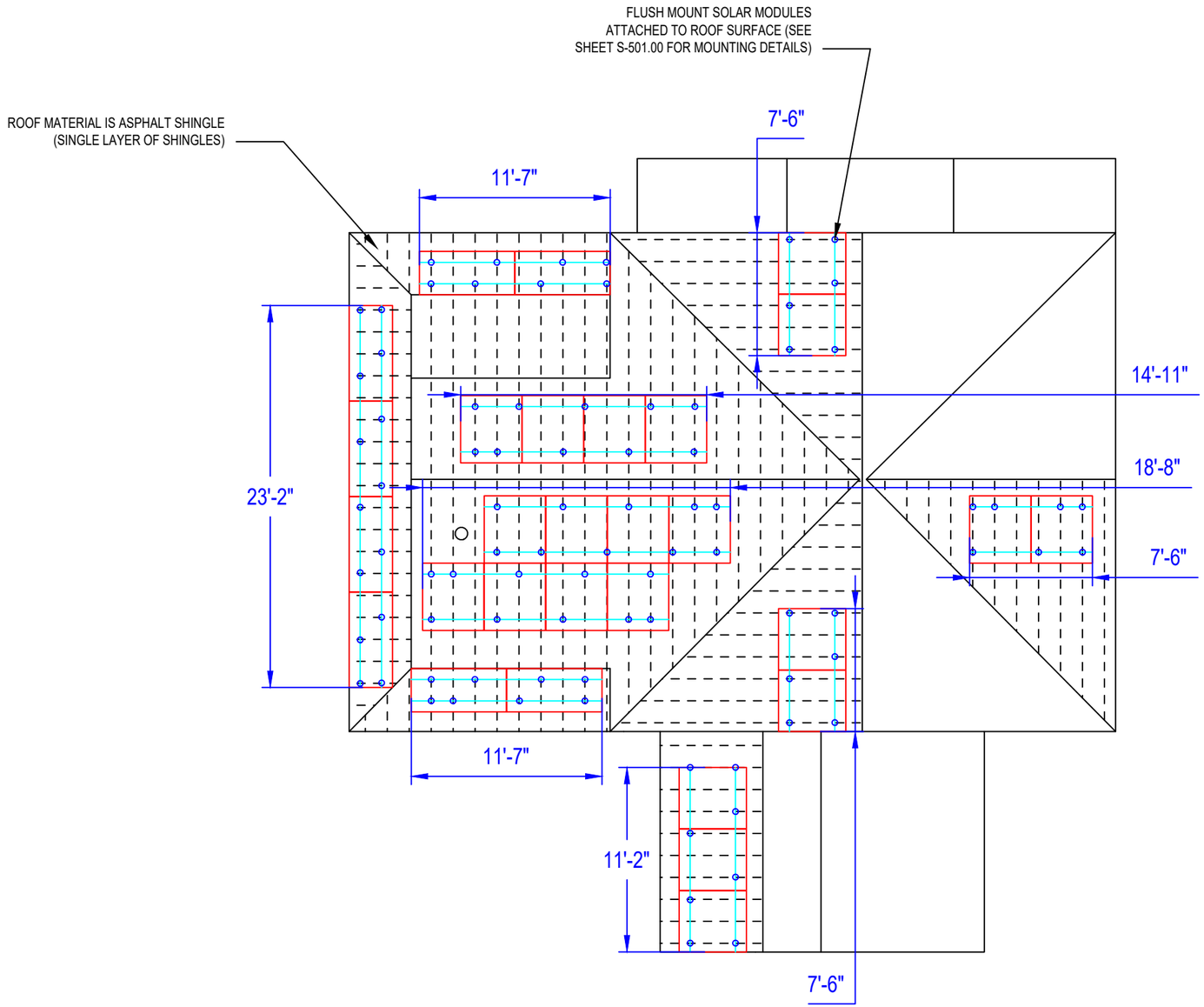

GENERAL NOTES

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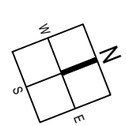
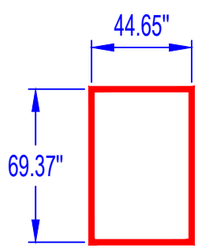
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

CONTRACTOR

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SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

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CHECKED BY: M.M.

REVISIONS

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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

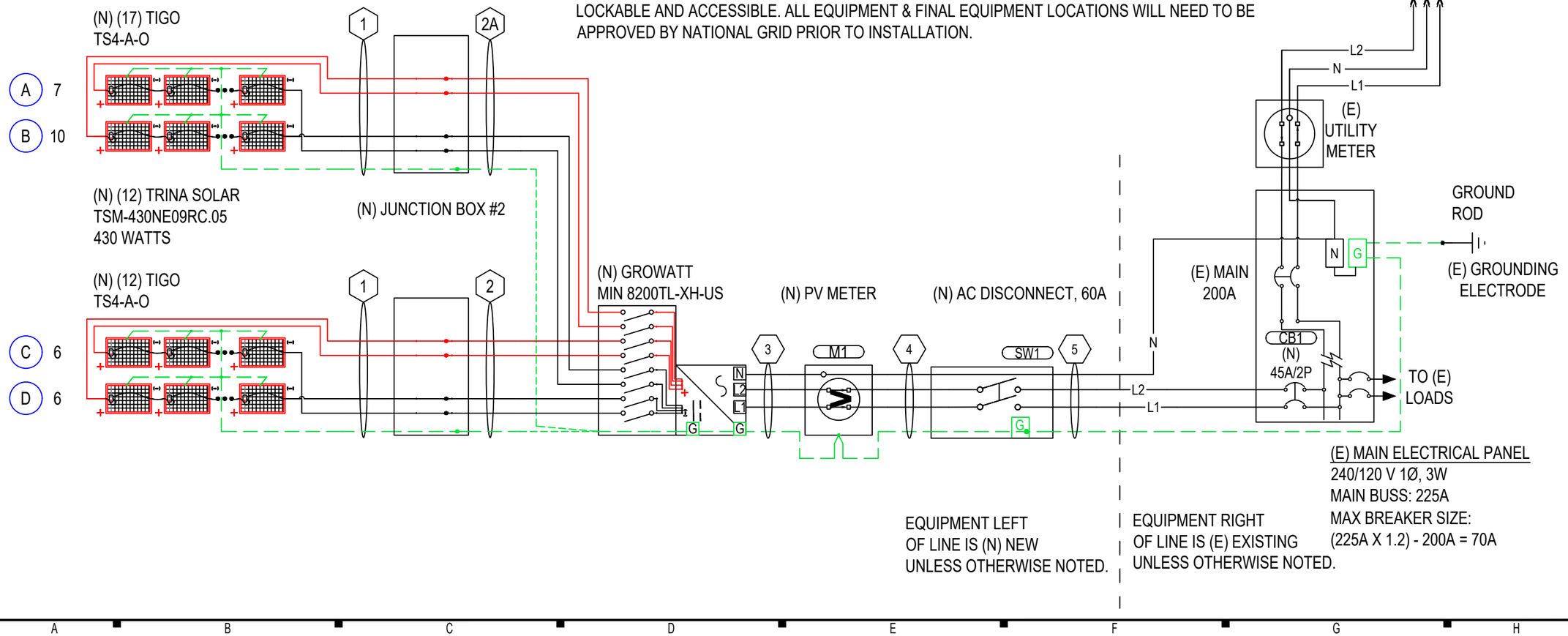
B MODULE STRINGING

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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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

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)

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)

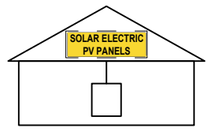
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

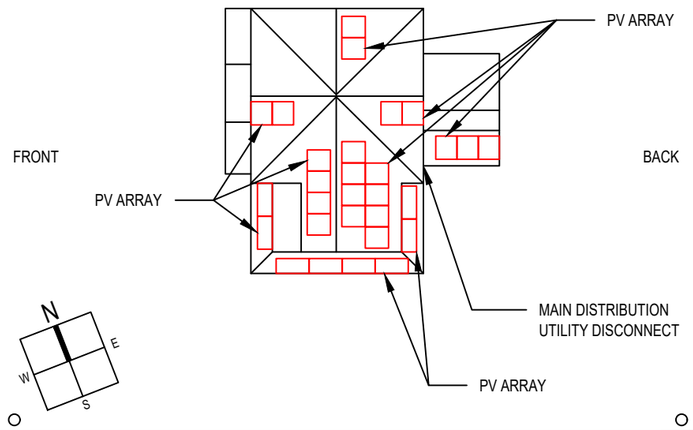
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

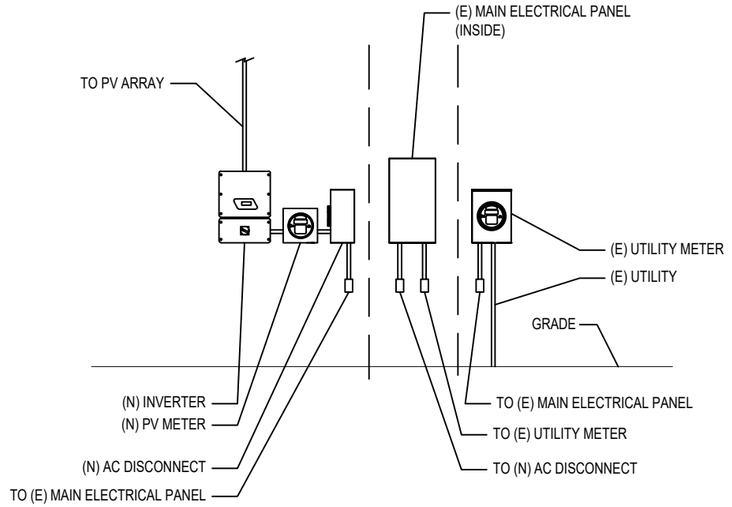
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554
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DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

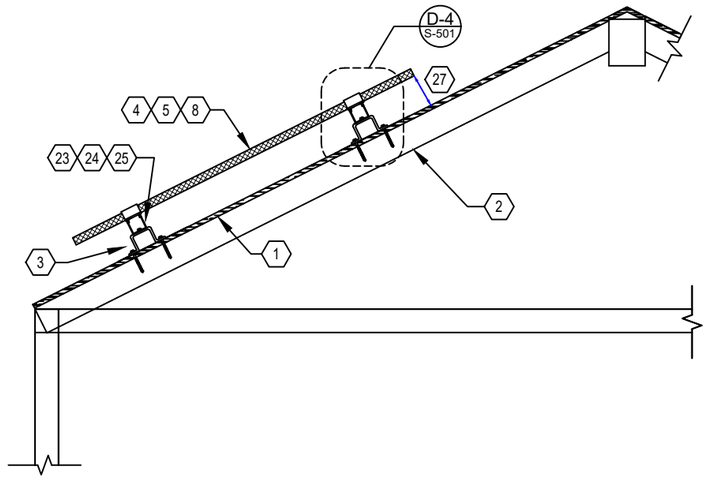
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 01.18.2025
DESIGN BY: E.K.
CHECKED BY: M.M.

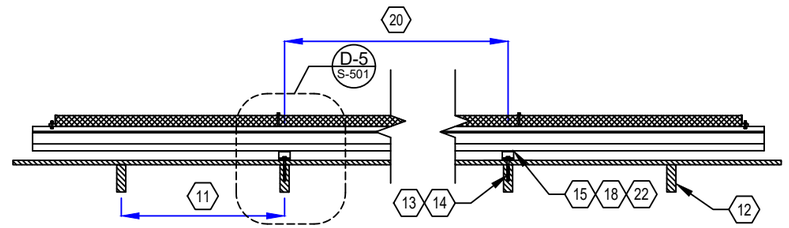
REVISIONS

E-603.00



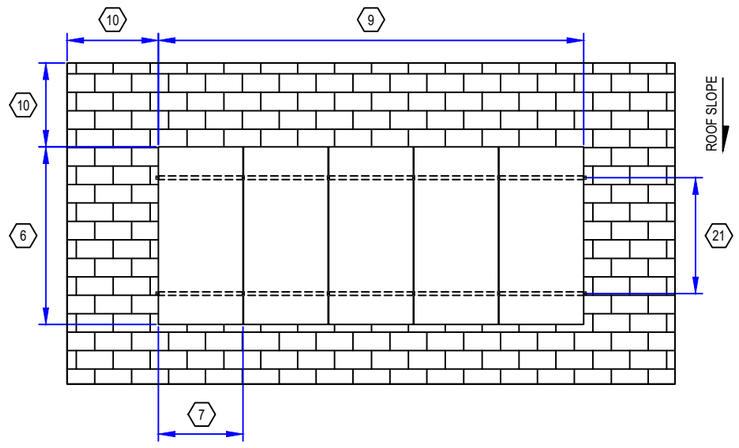
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



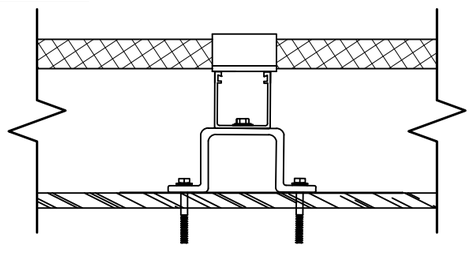
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



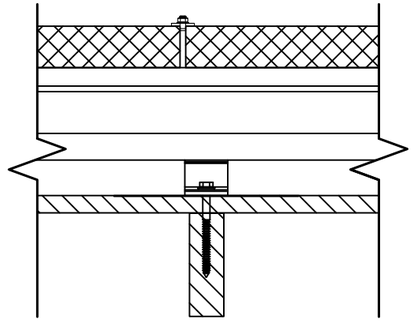
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

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

PHONE:
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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)

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

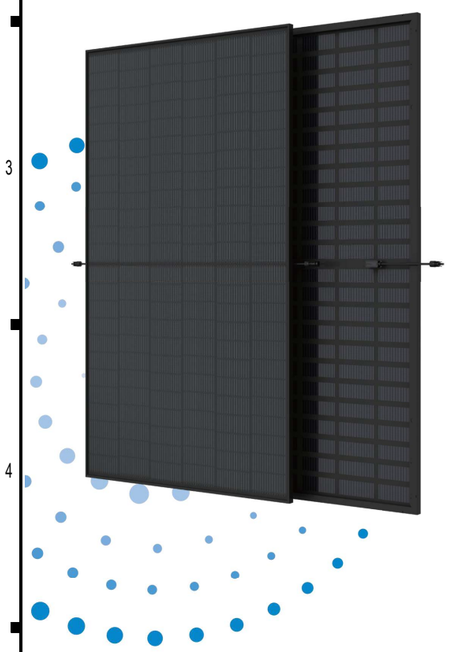
PRODUCT: TSM-NE09RC.05

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

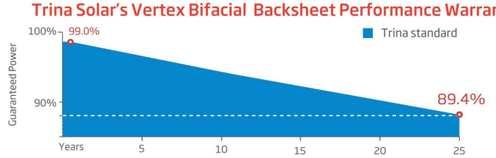
Ultra-low Degradation, longer warranty, higher output

- 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



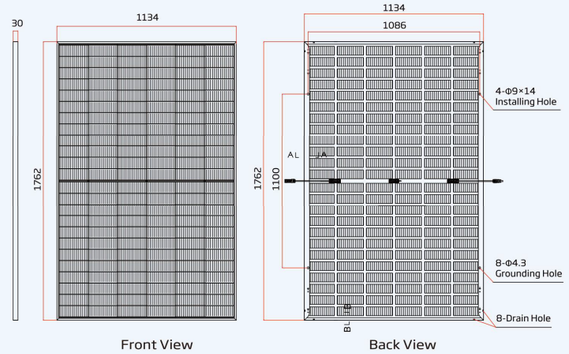
Comprehensive Products and System Certificates

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

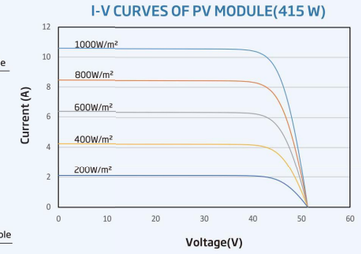
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

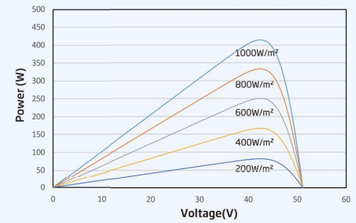
DIMENSIONS OF PV MODULE(mm)



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

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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-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

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)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

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

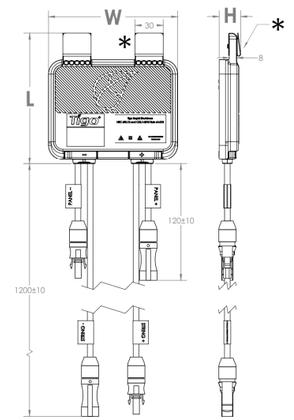
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

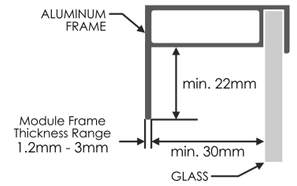
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. 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

Tigo Energy, Inc. | www.tigoenergy.com | sales@tigoenergy.com

9/2/22

PSD-00015-00 REV 1.1

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OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554

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DESIGN BY: E.K.
CHECKED BY: M.M.

REVISIONS

R-003.00



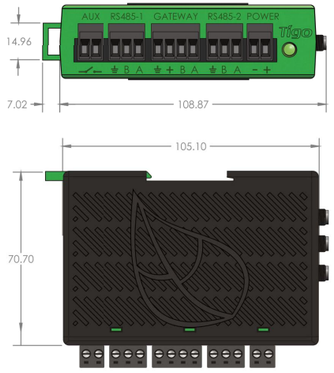
Cloud Connect Advanced (CCA) and Accessories Kit

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



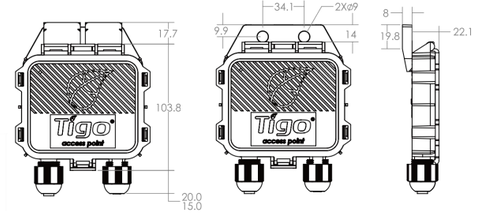
TAP

- 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

CONTRACTOR

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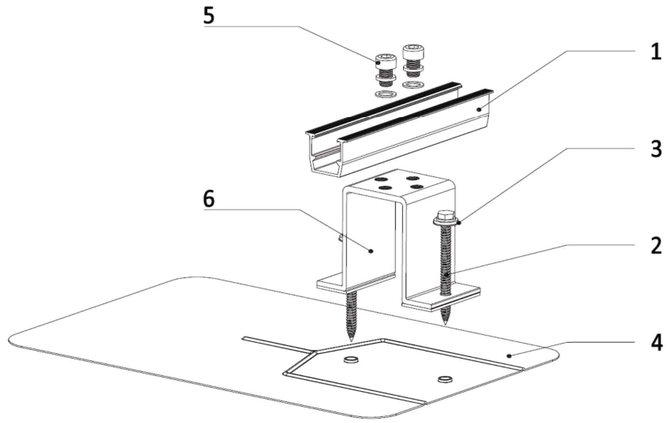
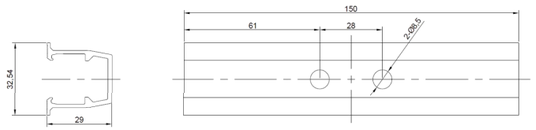
R-004.00



ITEM NO.	DESCRIPTION
1	RAPID RAIL
2	SELF TAPPING SCREW
3	WASHER, EPDM BACKED
4	FLASHING
5	ASSY, BOLT
6	BASE, EPDM ATTACHED

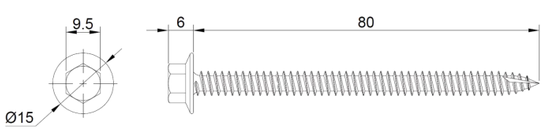
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

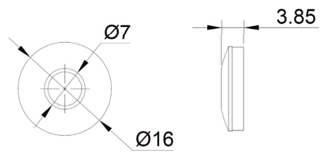
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



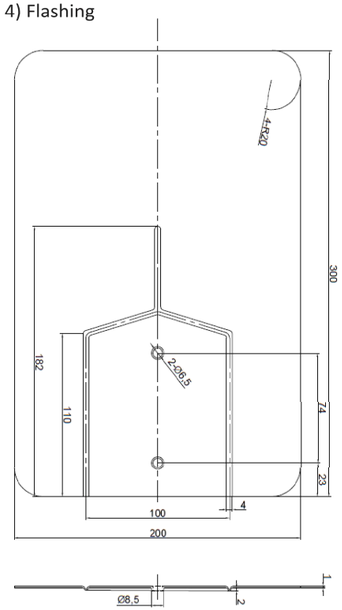
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



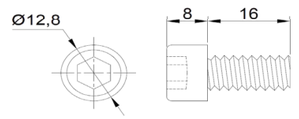
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



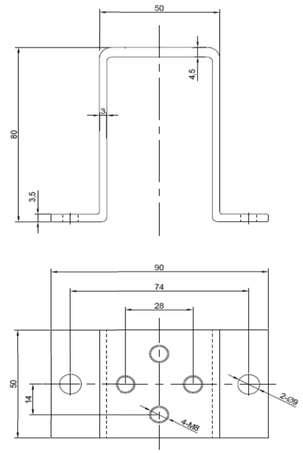
Property	Value
Material	Aluminum
Finish	Mill

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,
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RESOURCE DOCUMENT

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CHECKED BY: M.M.

REVISIONS

R-005.00


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LOVERS LN
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GREGLEN AV
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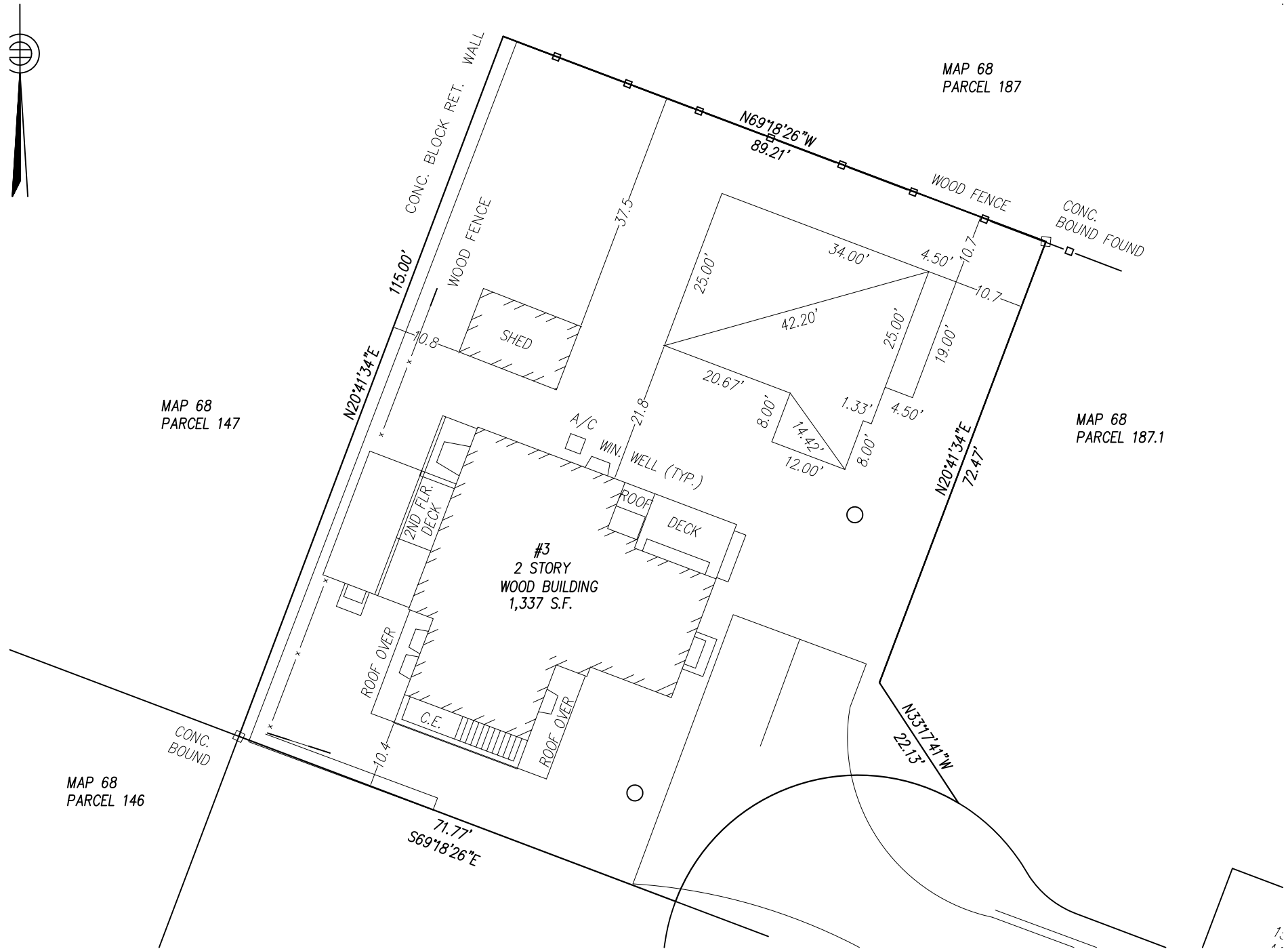
MAP 68
PARCEL 187
N69°18'26"W
89.21'
WOOD FENCE
CONC.
BOUND FOUND
CONC. BLOCK RET. WALL
WOOD FENCE
115.00'
N20°41'34"E
37.5
10.8
SHED
34.00'
4.50'
10.7
10.7
25.00'
42.20'
25.00'
19.00'
20.67'
21.8
8.00'
14.42'
1.33'
4.50'
12.00'
8.00'
A/C
WIN.
WELL (TYP.)
MAP 68
PARCEL 147
MAP 68
PARCEL 187.1
N20°41'34"E
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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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:

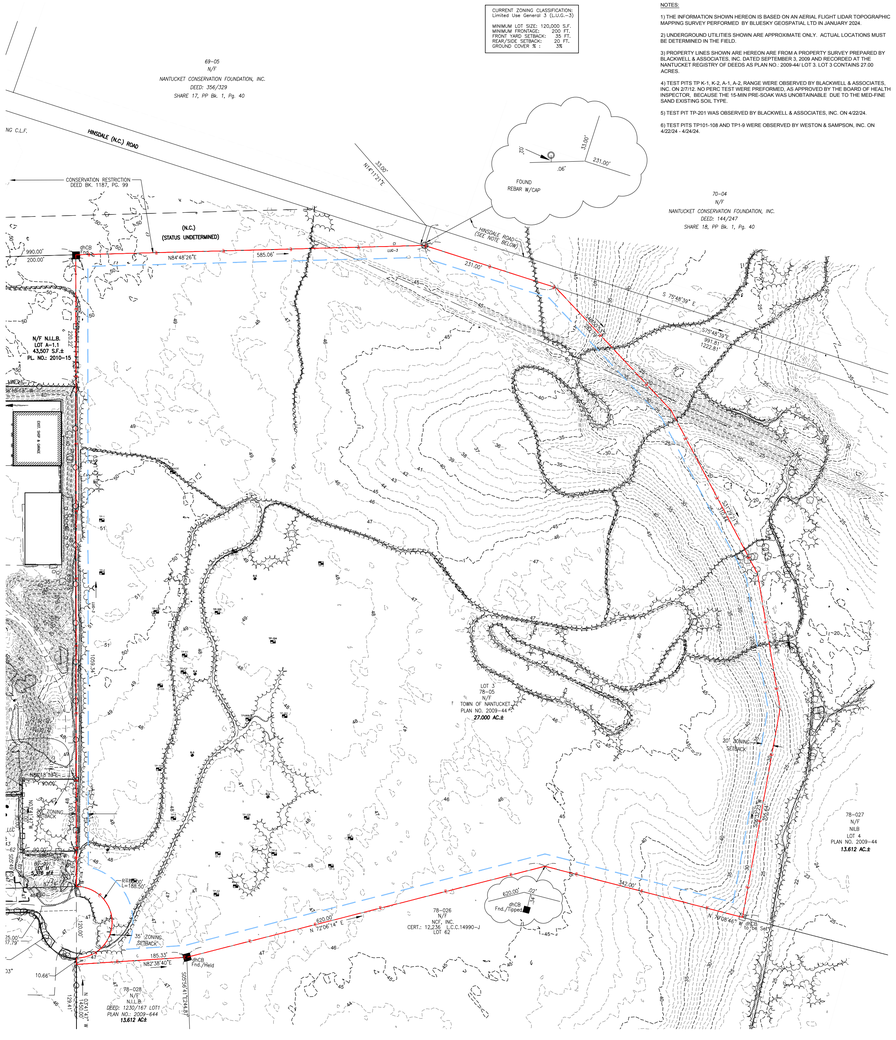
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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.

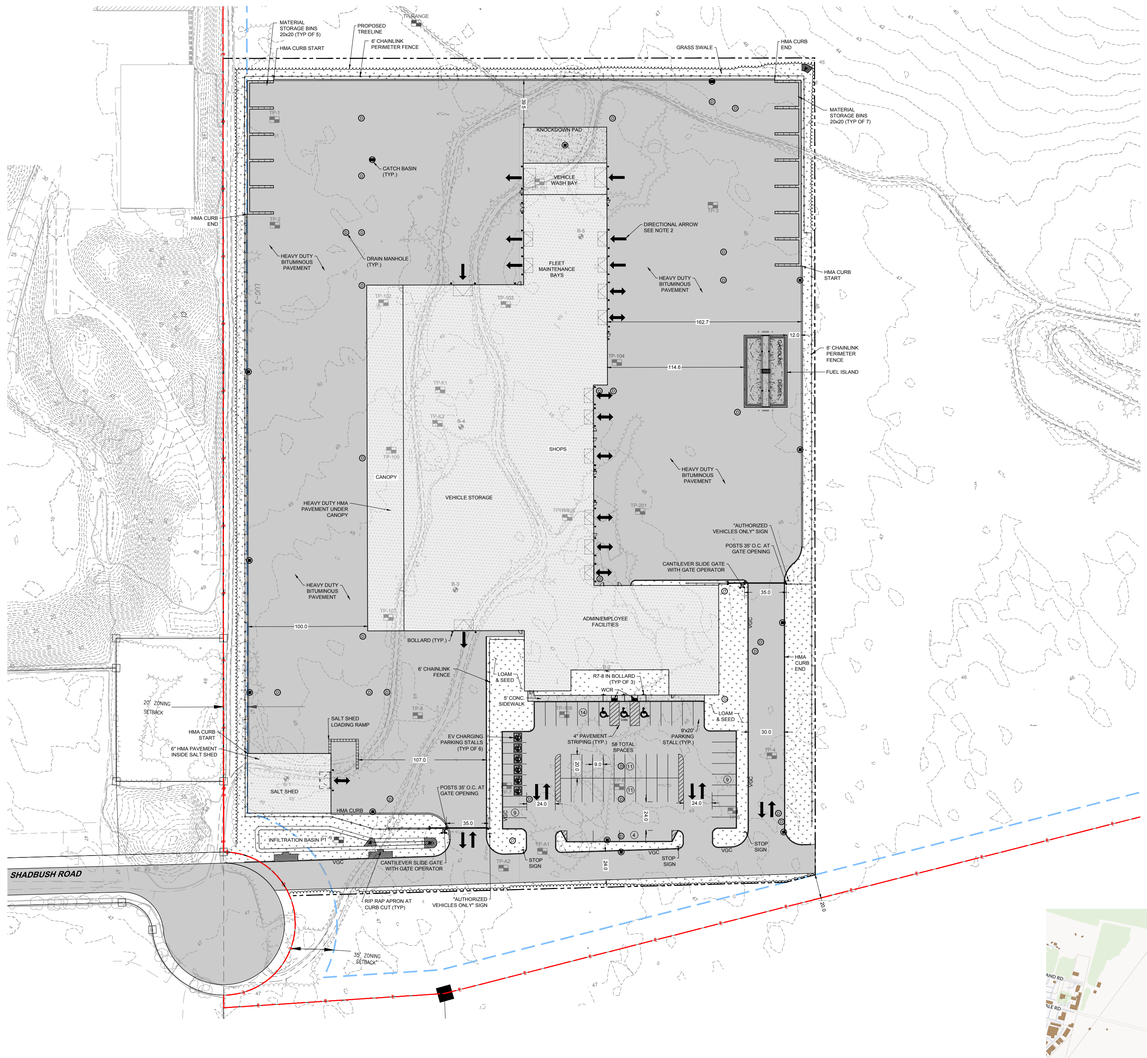
The above meeting policies may be waived at the discretion of the Chair.

1 SHADBUSH ROAD



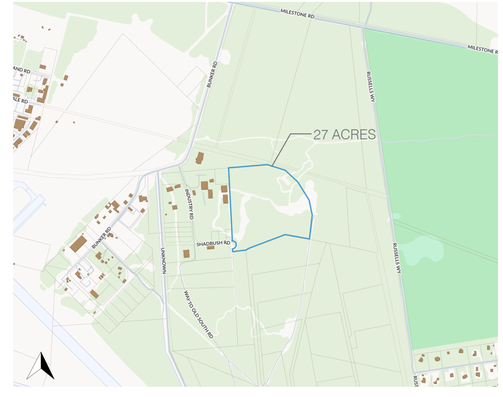
OVERALL EXISTING SITE PLAN ≈27 ACRES

1" = 120'



PARTIAL SITE PLAN ≈7.9 ACRES

1" = 60'



LOCUS MAP - 1 SHADBUSH RD

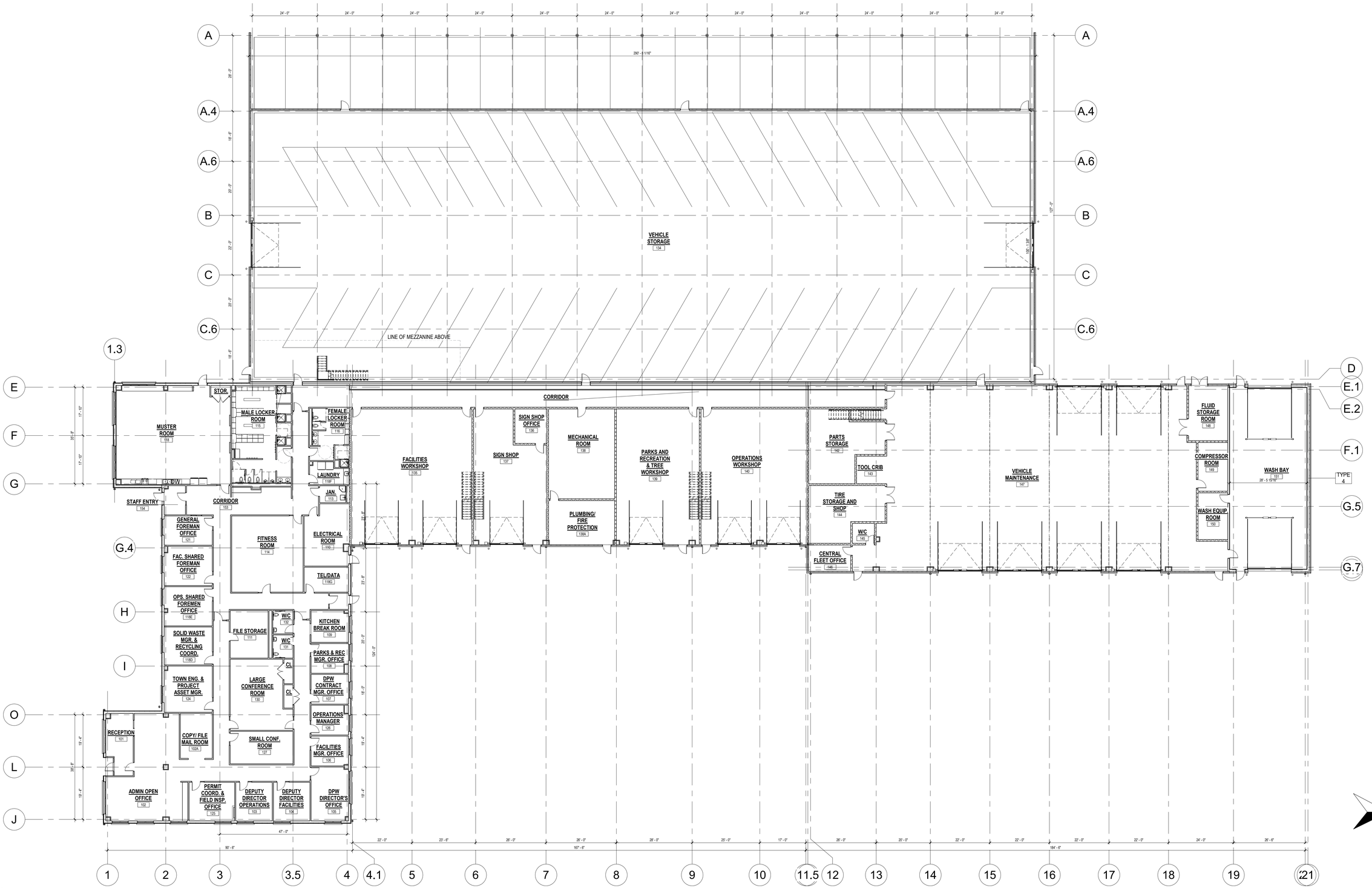
N.T.S.

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson SM



PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

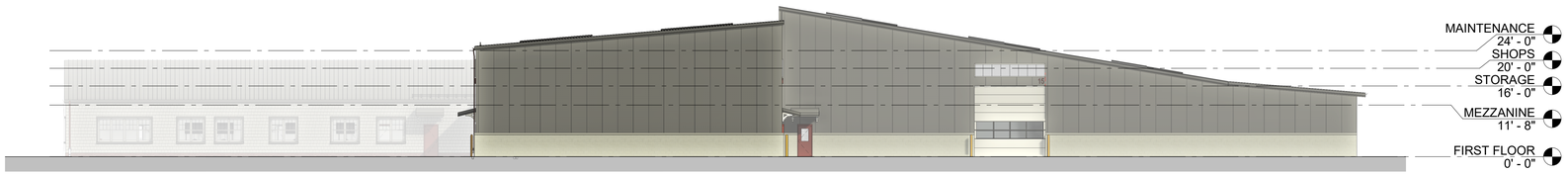
HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

OVERALL FLOOR PLAN ≈ 63,000 SF

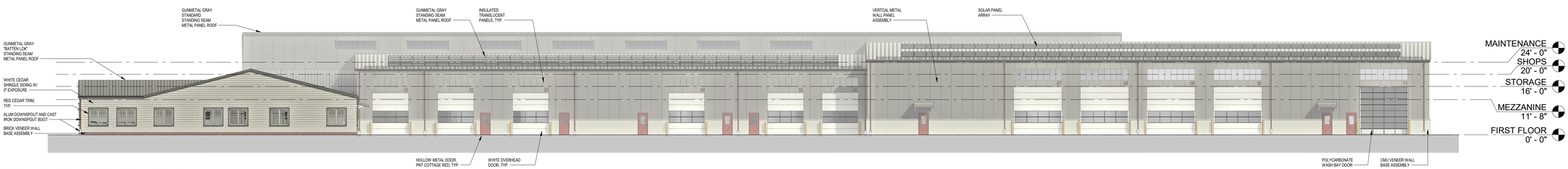
1/16" = 1'-0"

Weston & Sampson℠



OVERALL NORTH ELEVATION

1/16" = 1'-0"



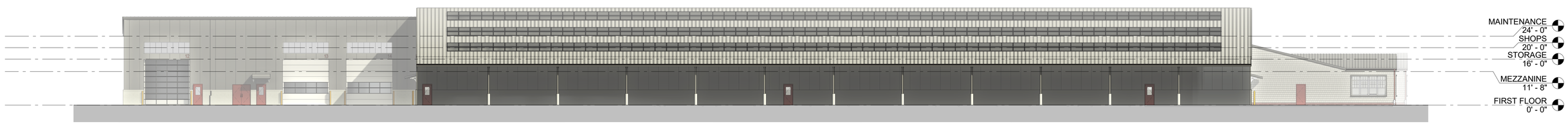
OVERALL EAST ELEVATION

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

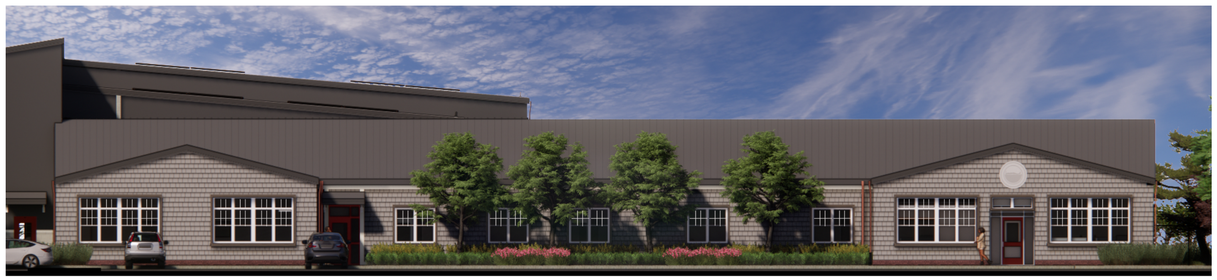
Weston & Sampson SM



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

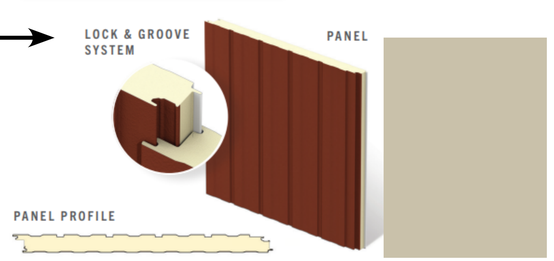
HISTORIC DISTRICT COMMISSION SUBMISSION

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



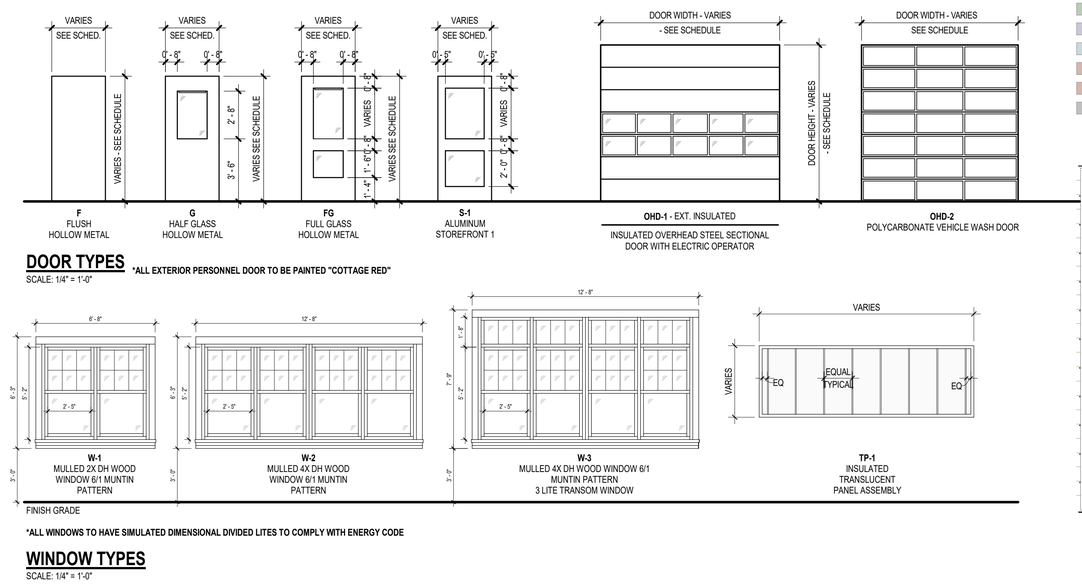
EXAMPLE BRICK VENEER BASE AT ADMIN AREA



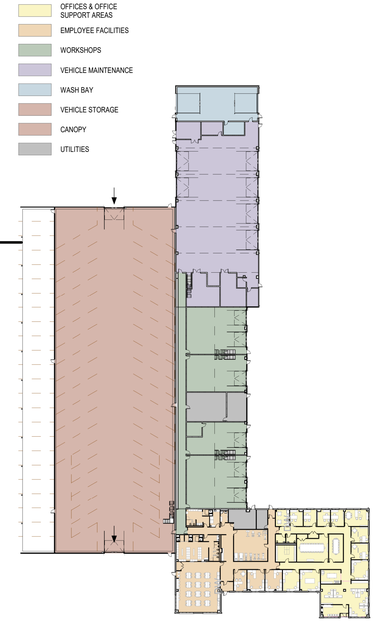
FEDERAL STREET STOREFRONT
NATURAL WHITE CEDAR SHINGLE SIDING



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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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:

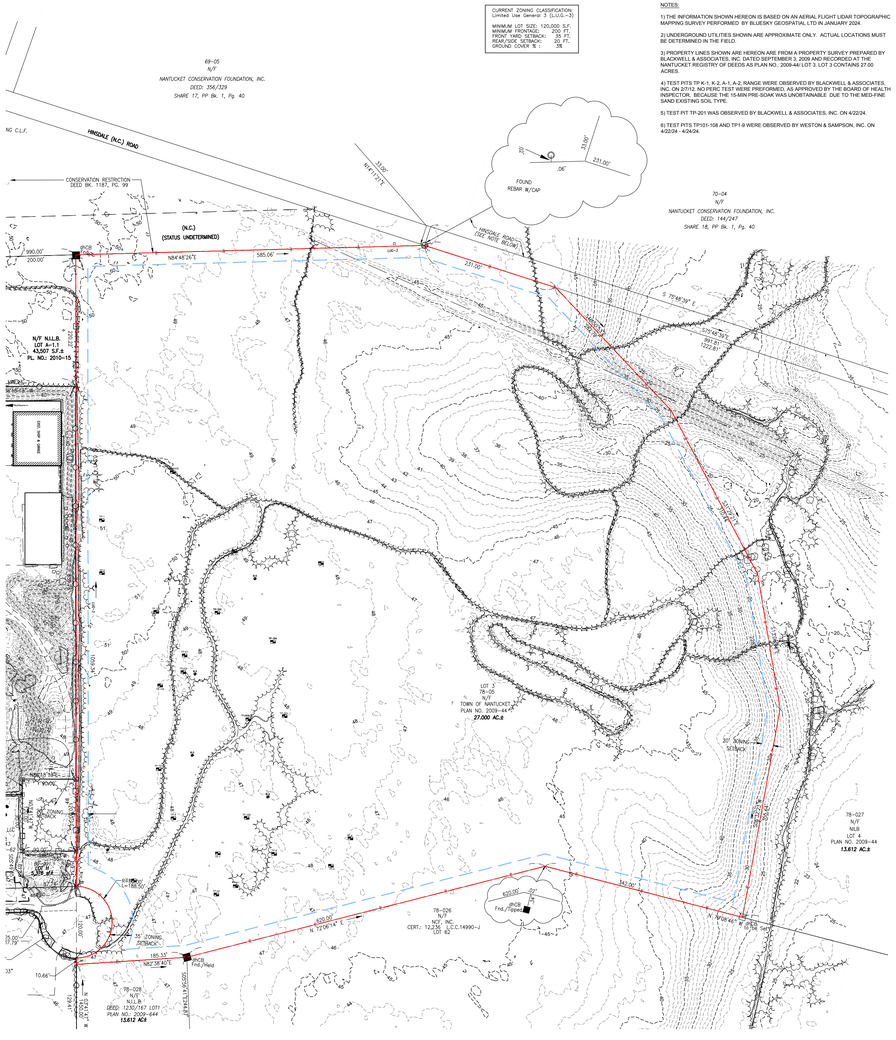
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

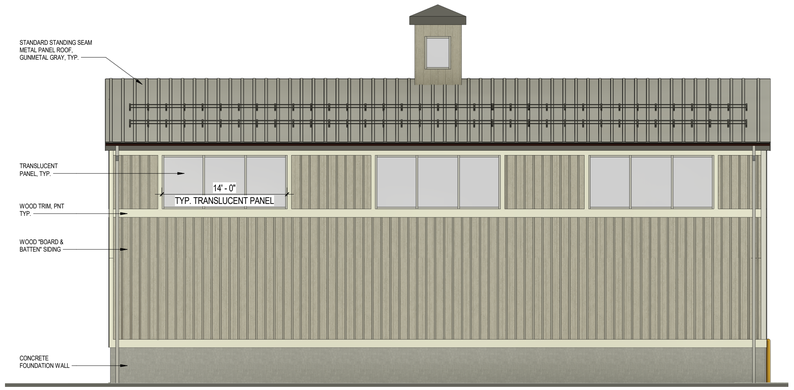
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

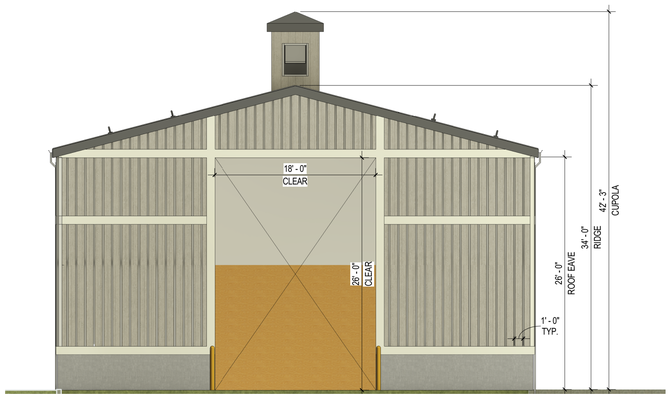
The above meeting policies may be waived at the discretion of the Chair.

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
1,140.00'
S 19°11'24" W
1,140.00'
S 12°06'14" W
650.00'
N 70°48'36" W
1,140.00'
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±
78–028
N/F
N.L.B.
DEED: 1230/187 LOT
PLAN NO. 2009–644
13.612 AC±
78–026
N/F
N.L.B.
CERT.: 12,736 LOT A-2
30' ZONING SETBACK
185.33'
N62°39'32"E
N 19°06'46" W
N 70°53'14" E
N 19°06'46" W
N 70°53'14" E
N 19°06'46" W
N 70°53'14"



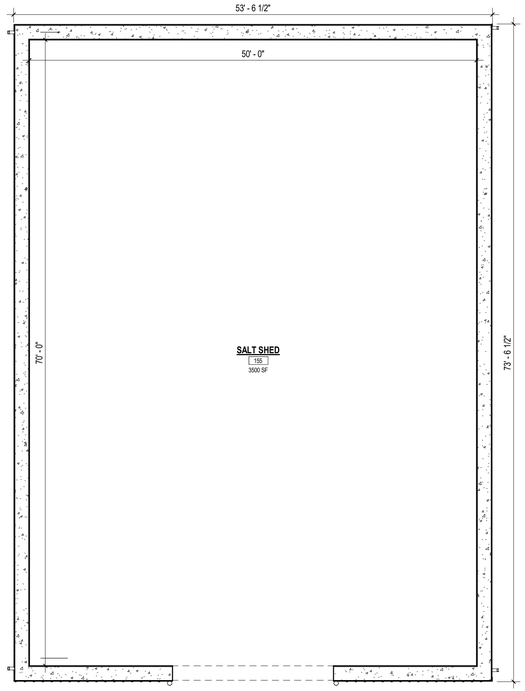
NORTH ELEVATION
1/8" = 1'-0"



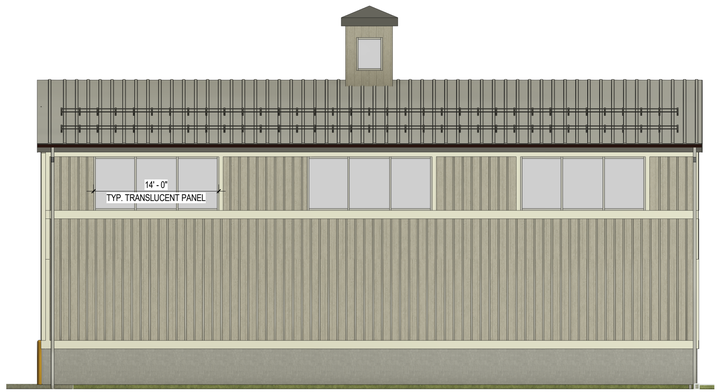
EAST ELEVATION
1/8" = 1'-0"



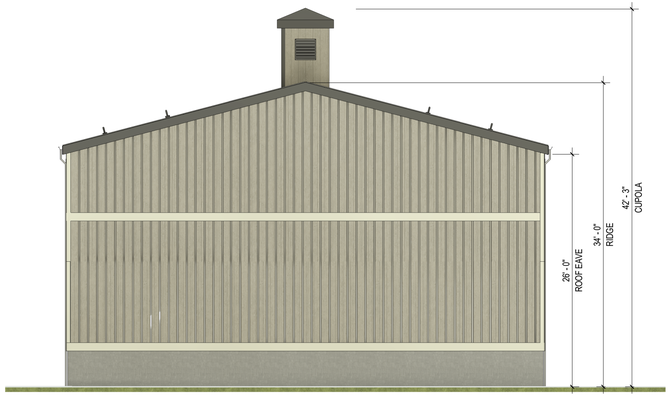
BOARD AND BATTEN EXAMPLE



OVERALL SALT SHED FLOOR PLAN ≈ 3,930 SF
1/8" = 1'-0"



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



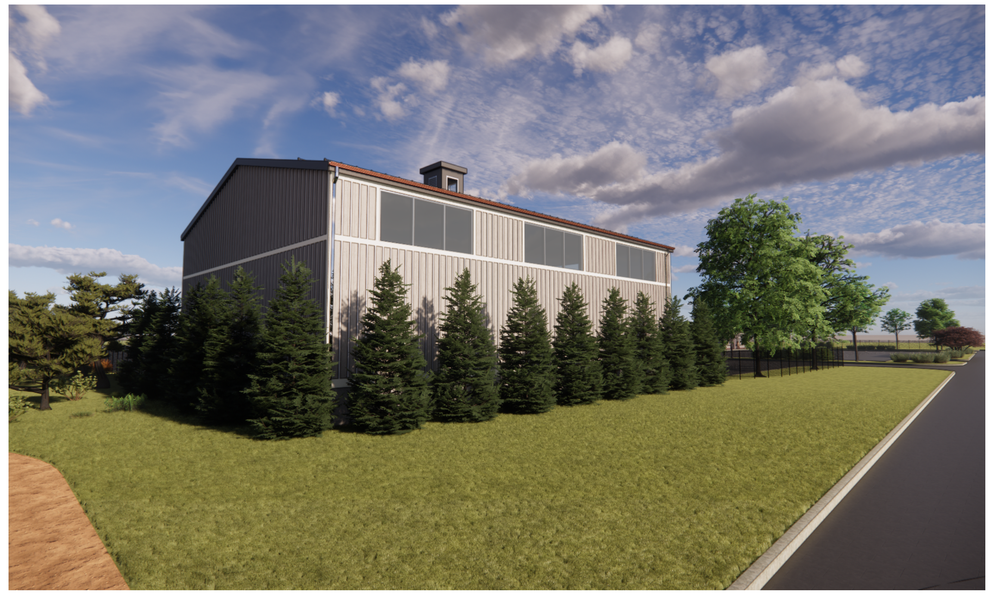
WEST ELEVATION
1/8" = 1'-0"



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

9589 0710 5270 2018 2959 56

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

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

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

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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Nantucket, MA 02554

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

0448 05

Postmark Here

01/16/2025

Sent To: 10 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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Certified Mail Fee	$4.85
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☐ Return Receipt (hardcopy)	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0448 05

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01/16/2025

Sent To: Nantucket Conservation
Street and Apt. No., or PO Box No.: 33 Glenlake Parkway NE
City, State, ZIP+4®: Atlanta GA 30328

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

0448 05

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01/16/2025

Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: 22 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

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

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01/16/2025

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

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

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01/16/2025

Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: Madequecham 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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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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01/16/2025

Sent To: 10 Industry LLC
Street and Apt. No., or PO Box No.: P.O. Box 113
City, State, ZIP+4®: Nantucket, MA 02554

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

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

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01/16/2025

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

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

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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:

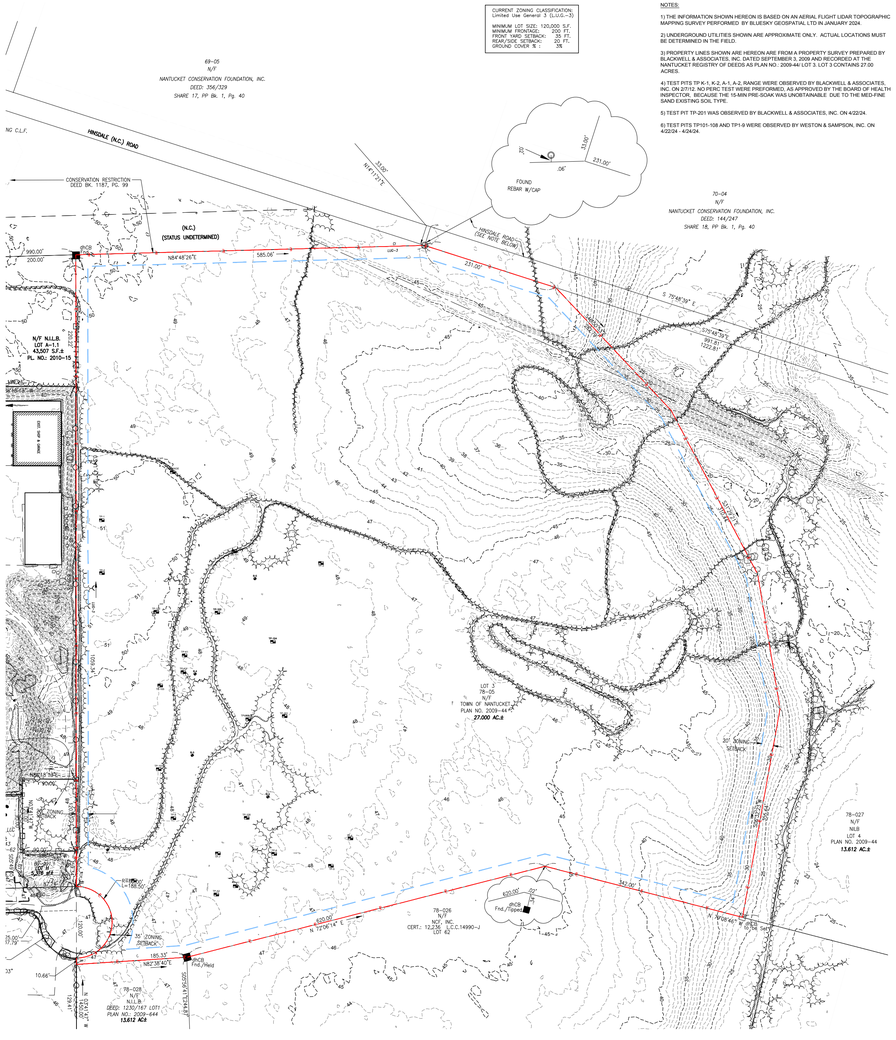
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

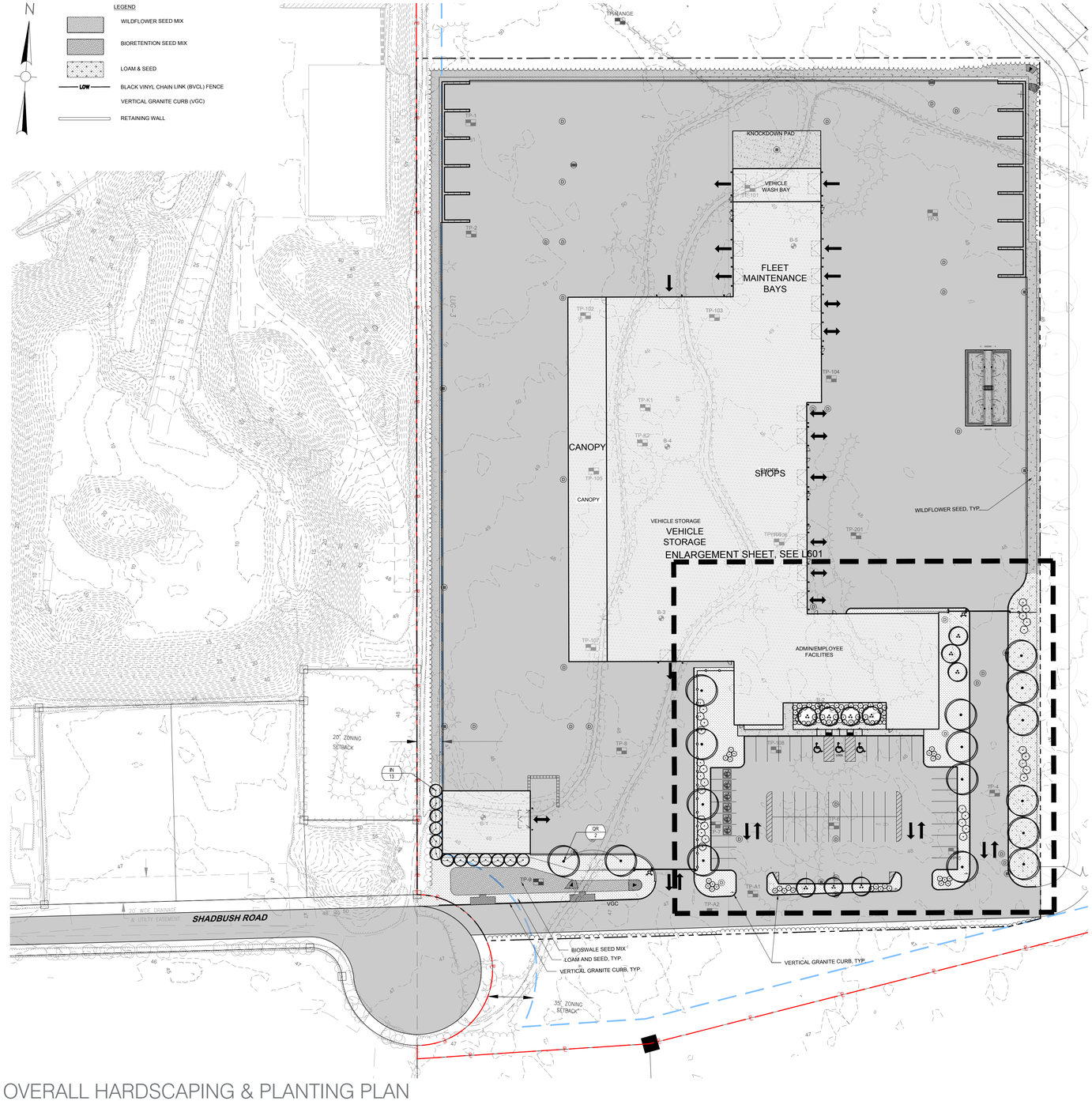
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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 19°06'40" E
N 12°06'14" E
185.33'
N62°38'32"E
30' ZONING SETBACK
20' ZONING SETBACK
SHED
WOOD
WOOD
WOOD



OVERALL HARDSCAPING & PLANTING PLAN

1" = 20'



AERIAL VIEW OF PRIMARY BUILDING & LANDSCAPING

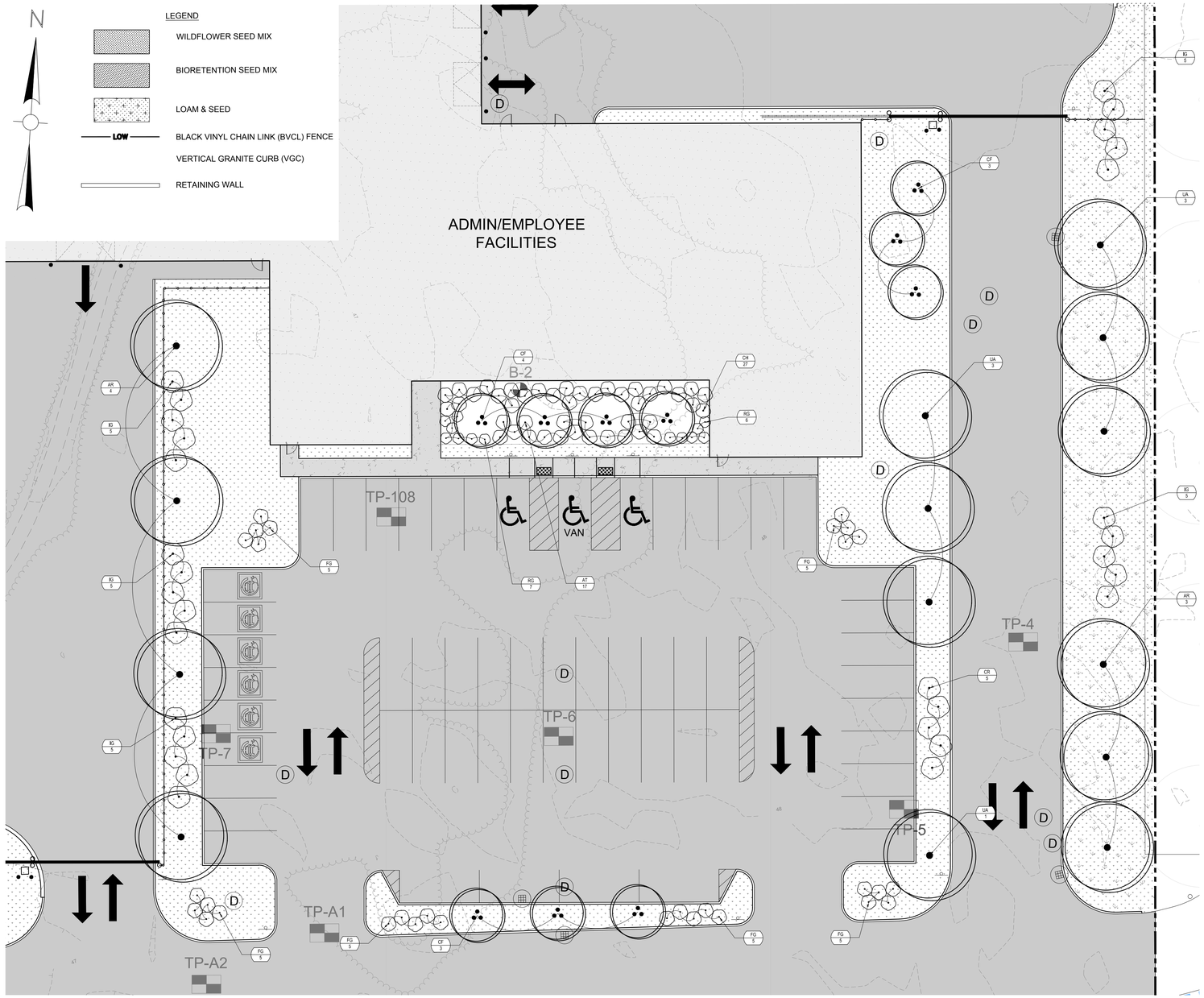
NTS

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 _____

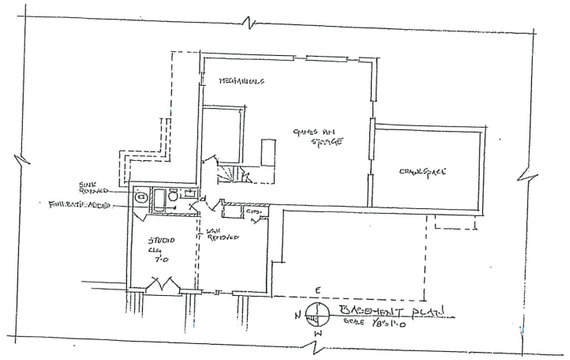
* Attach manufacturer's color samples if color is not from HDC approval list.

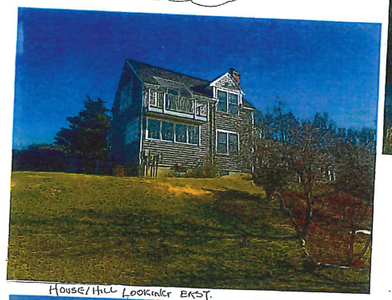
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

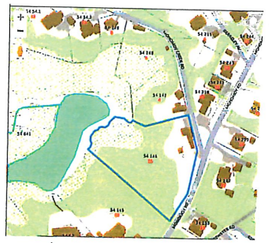




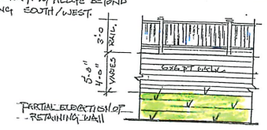
HOUSE/HILL LOOKING EAST.



HOUSE DRIVEWAY W/ HEDGE BEYOND LOOKING SOUTH/WEST.



LOCUS







POOL HILL LOOKING EAST



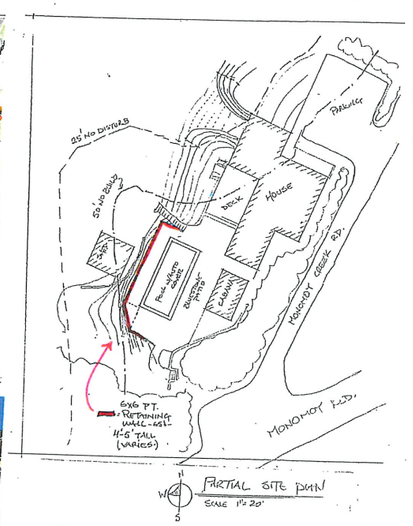
POOL HILL LOOKING SOUTH-EAST.



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
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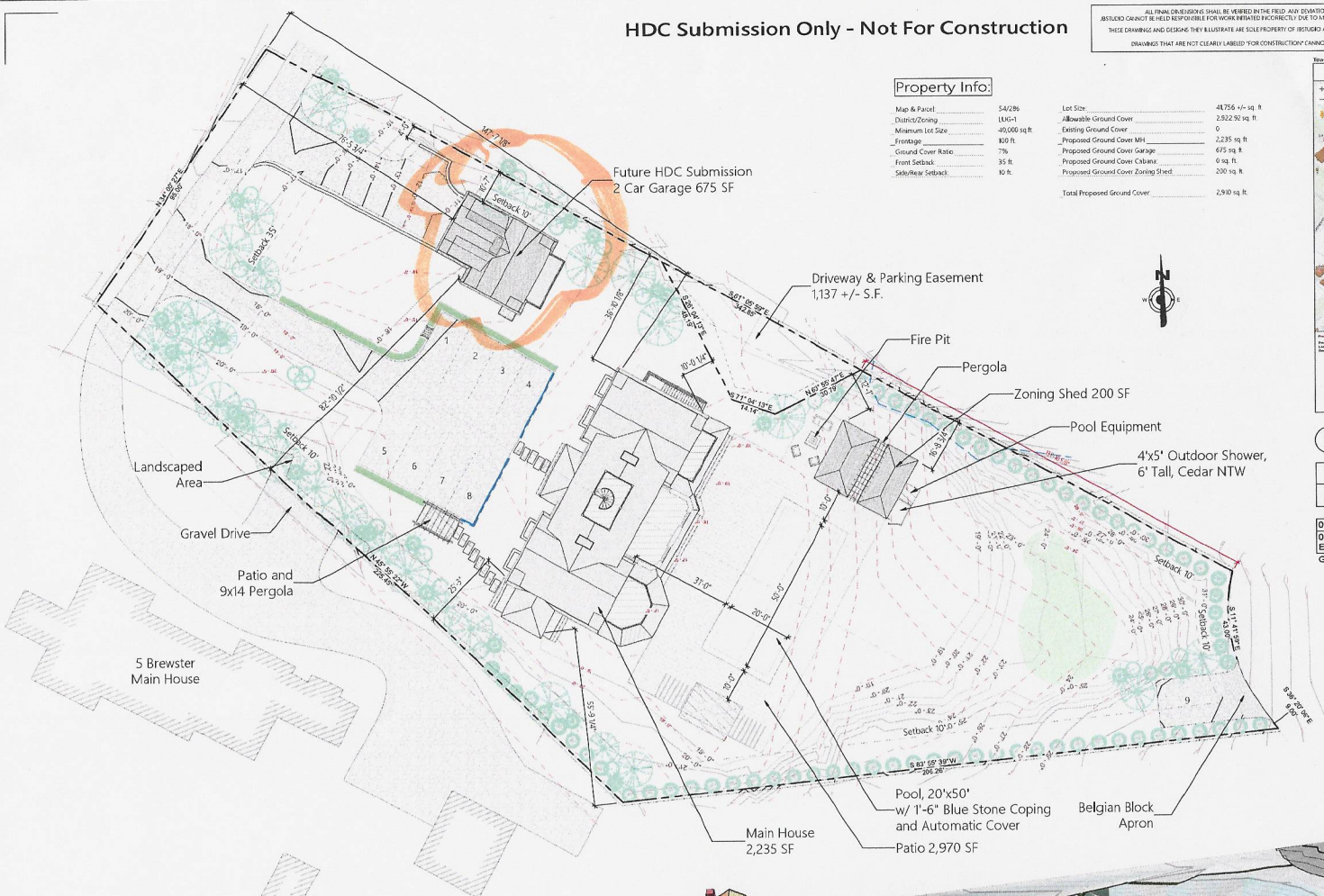
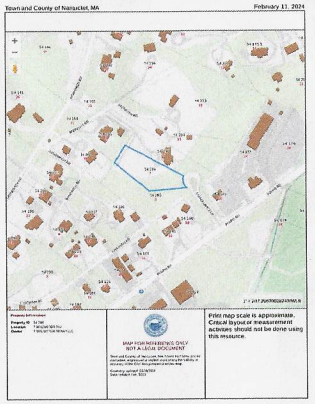
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel	54/286	Lot Size	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
03 - New	23031.64 CF	0.00 CF	-23031.64 CF
01 - Existing	1924.91 CF	48.32 CF	-1876.59 CF

Grand total: 2



4 3D View Topo

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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

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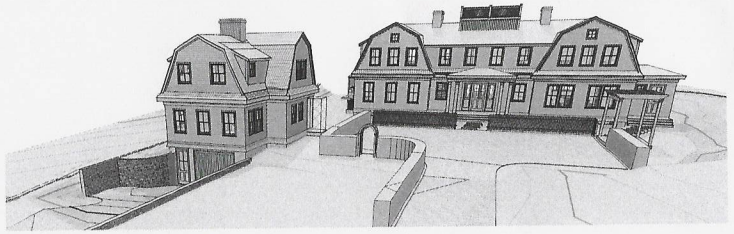
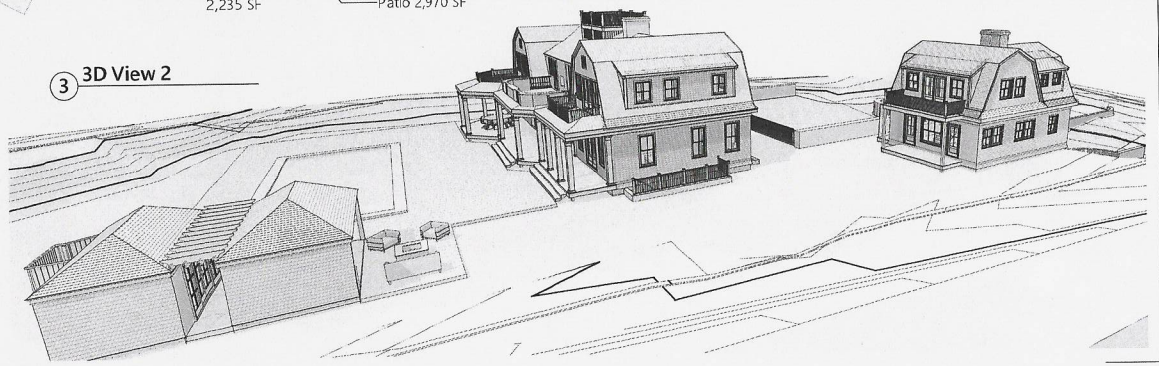


2 3D View 1

1 Site Plan New
1/16" = 1'-0"

3 3D View 2



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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"

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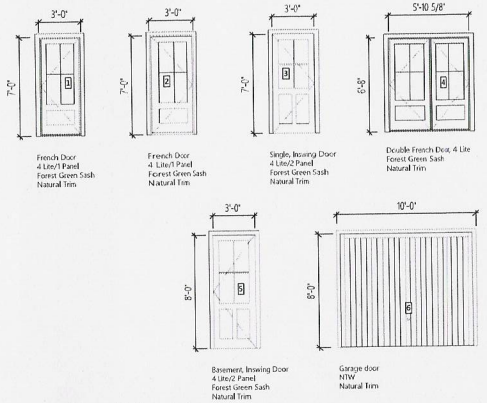
Door Schedule

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"



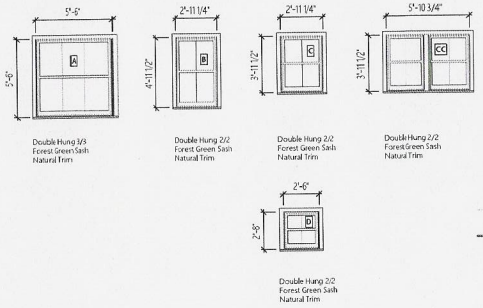
1 Proposed South/West Elevation
1/4" = 1'-0"



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"

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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

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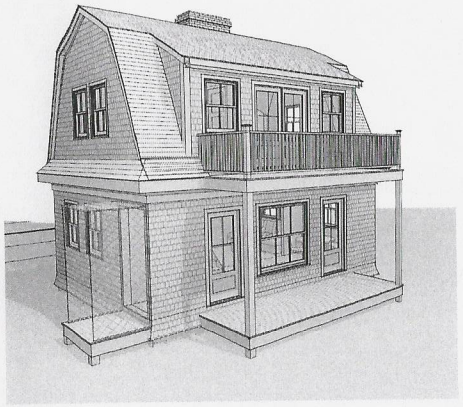
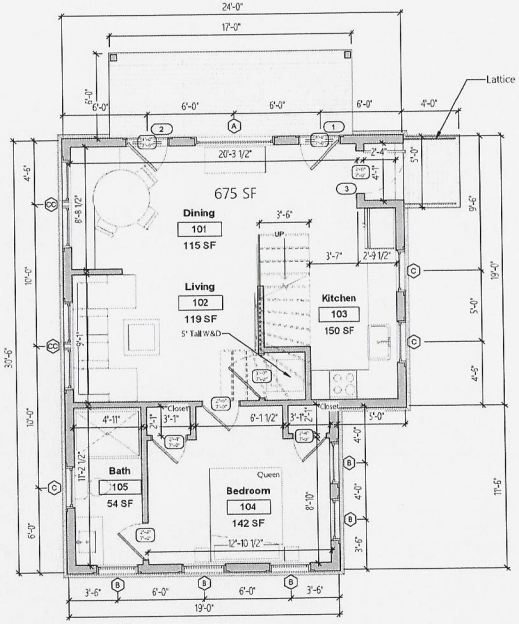
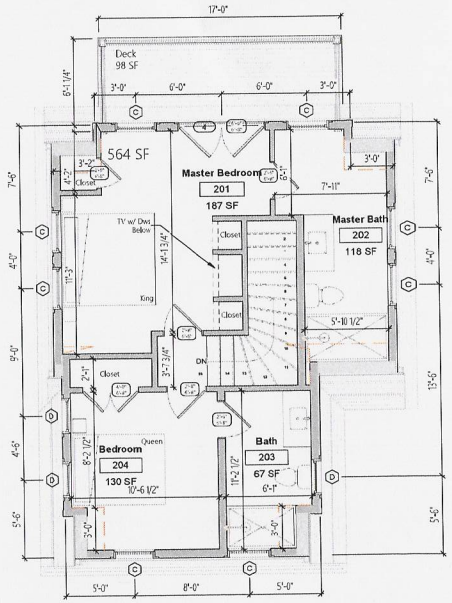


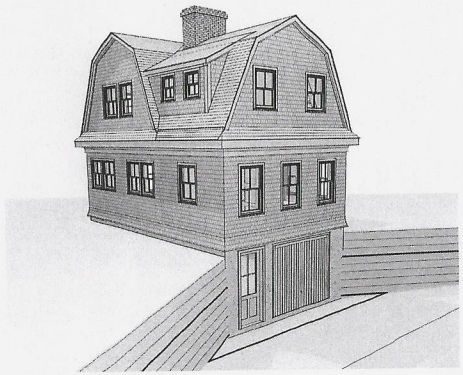
5 3D View 1



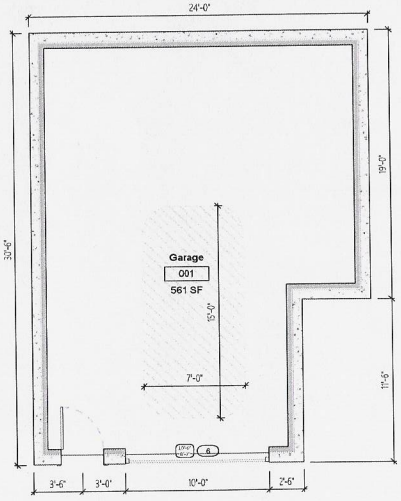
1 Level 1
1/4" = 1'-0"



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



6 3D View 2



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

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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

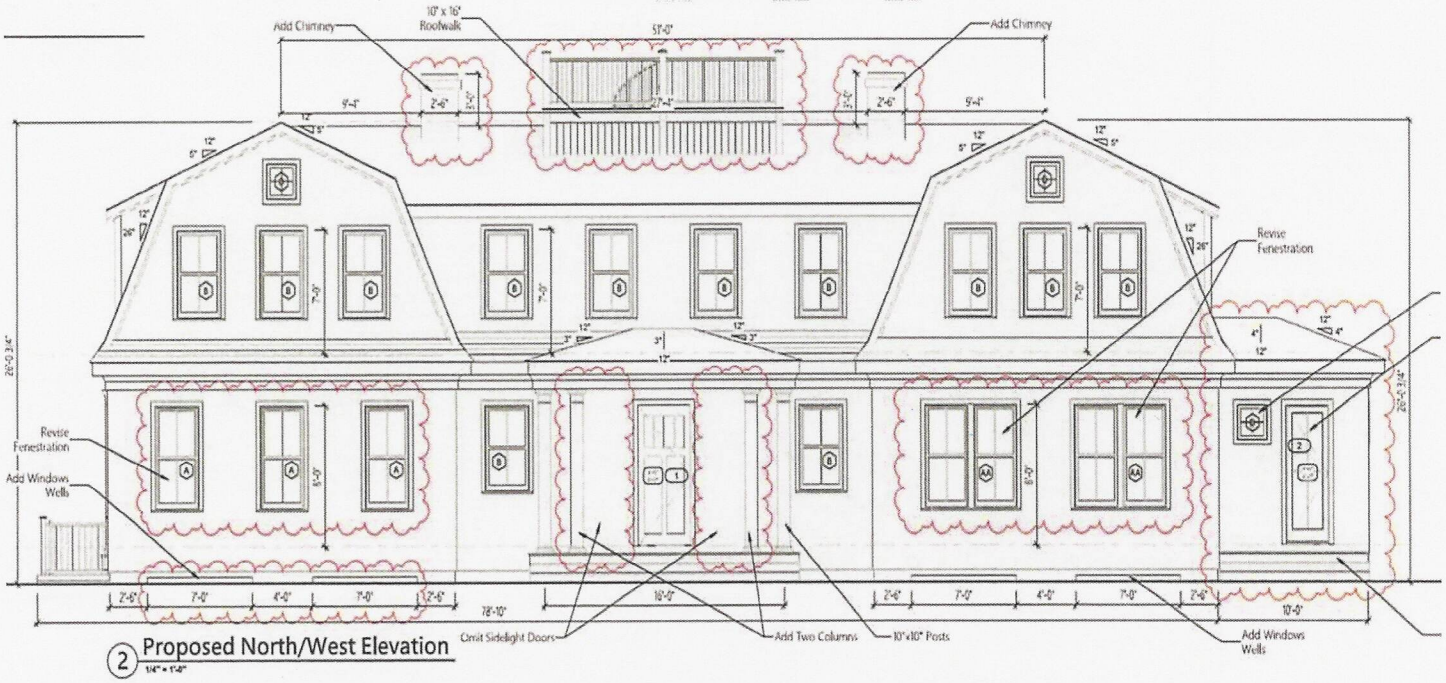




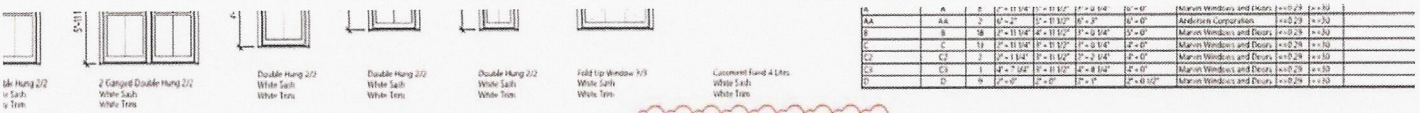
ACCESS TO 7 BREWSTER ROAD IS EAST OF 3 BREWSTER ROAD BY PRIVATE EASEMENT



HDC DWELLING APPROVAL

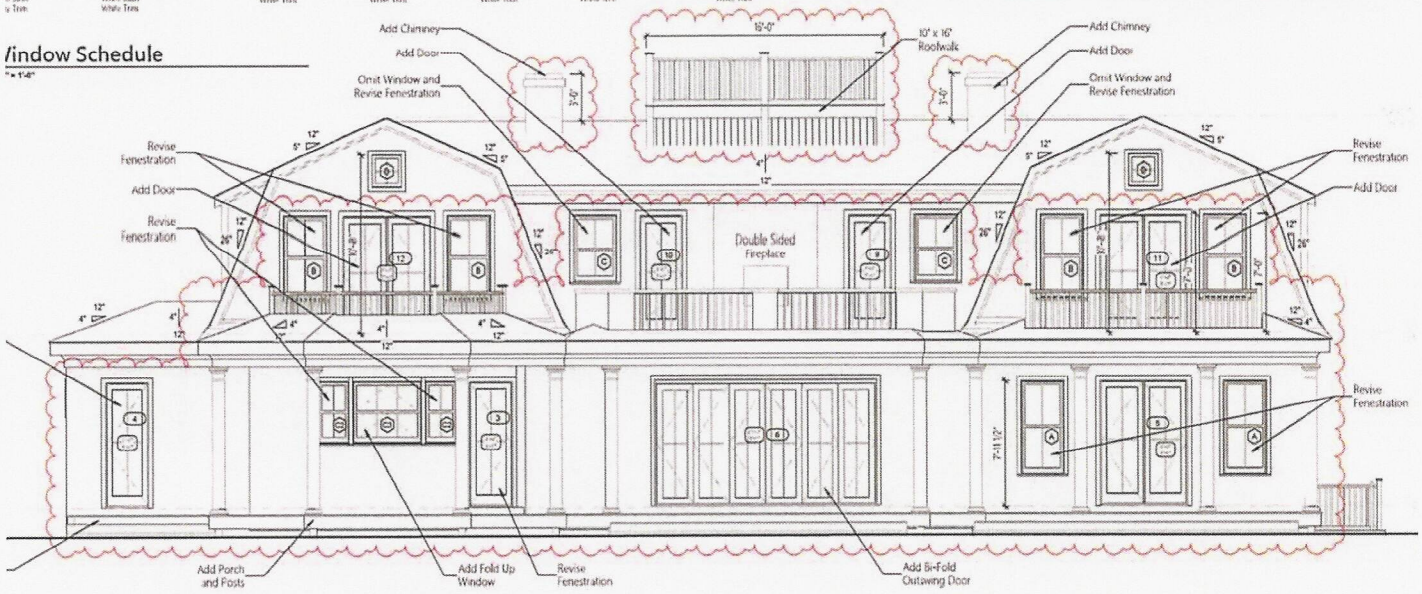


② Proposed North/West Elevation
1/4" = 1'-0"

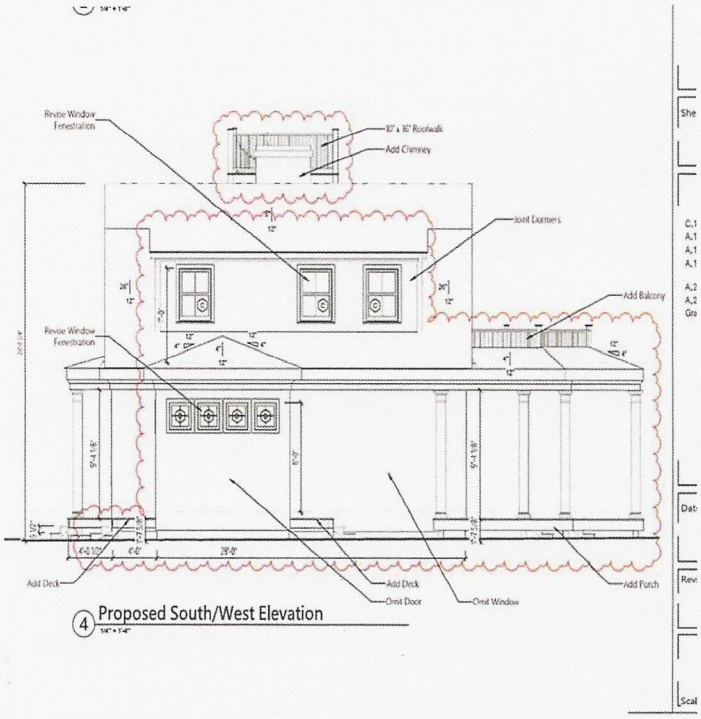


A	A	8	2' - 11 1/4"	5' - 11 1/2"	6' - 3 1/4"	6' - 0"	Marvin Windows and Doors	<=0.29	<=30
AA	AA	2	6' - 2"	5' - 11 1/2"	6' - 3"	6' - 0"	Anderson Corporation	<=0.29	<=30
B	B	18	2' - 11 1/4"	4' - 11 1/2"	5' - 0 1/4"	5' - 0"	Marvin Windows and Doors	<=0.29	<=30
C	C	13	2' - 11 1/4"	3' - 11 1/2"	3' - 0 1/4"	4' - 0"	Marvin Windows and Doors	<=0.29	<=30
C2	C2	2	2' - 1 1/4"	3' - 11 1/2"	3' - 2 1/4"	4' - 0"	Marvin Windows and Doors	<=0.29	<=30
C3	C3	1	4' - 7 1/4"	3' - 11 1/2"	4' - 8 1/4"	4' - 0"	Marvin Windows and Doors	<=0.29	<=30
D	D	9	2' - 0"	2' - 0"	2' - 1"	2' - 0 1/2"	Marvin Windows and Doors	<=0.29	<=30

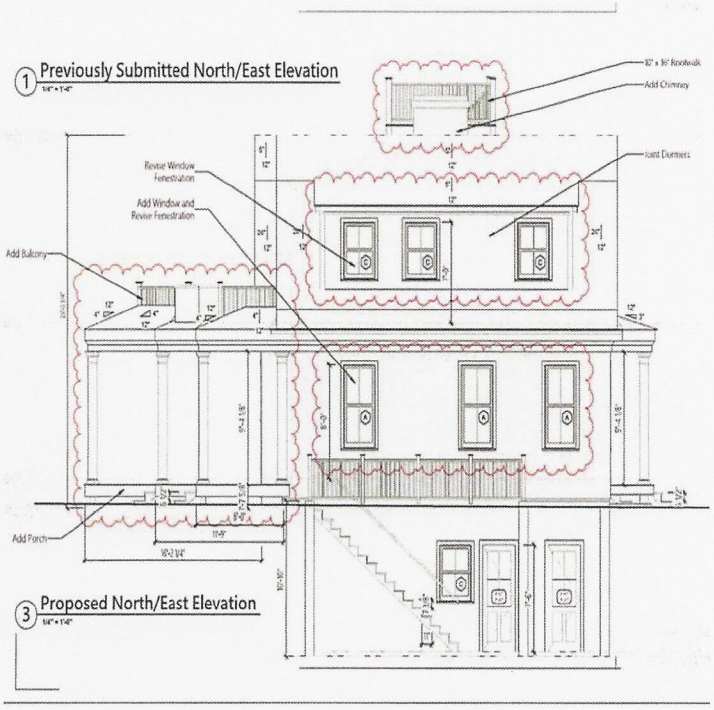
Window Schedule



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

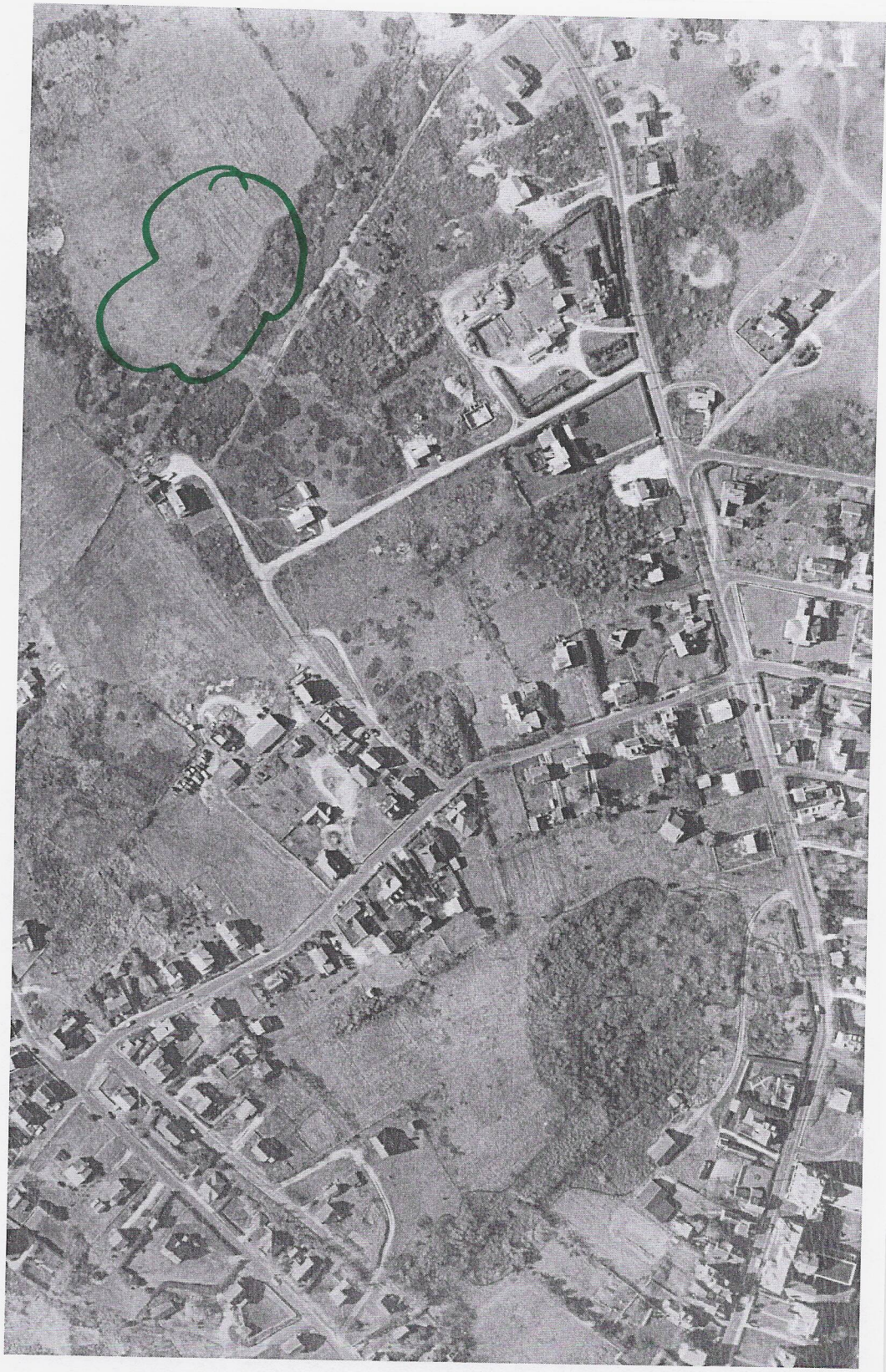
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

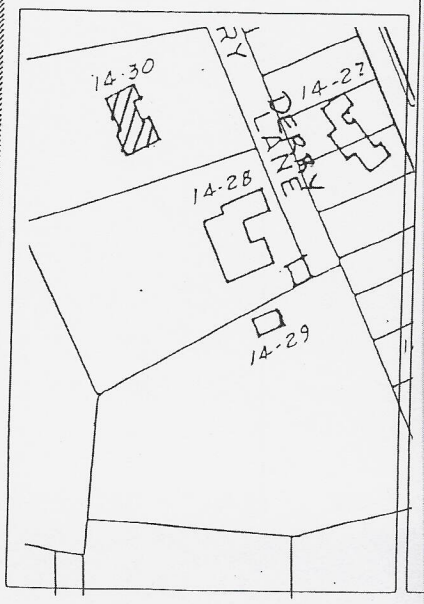
4. Present Owner: GARDNER, CHARLES J.

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

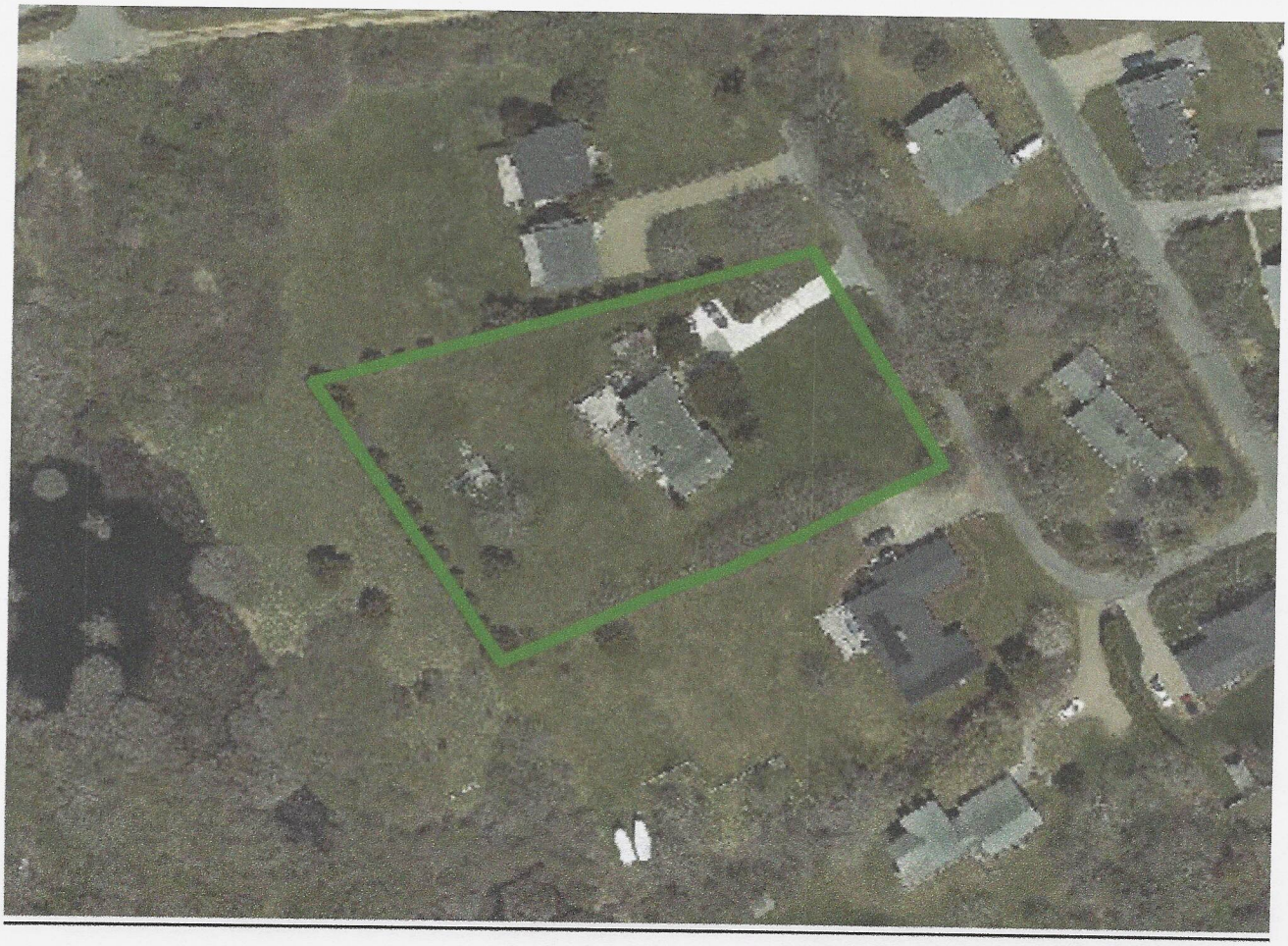
SIGNIFICANCE

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.

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

The certificate is valid for three years from 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.







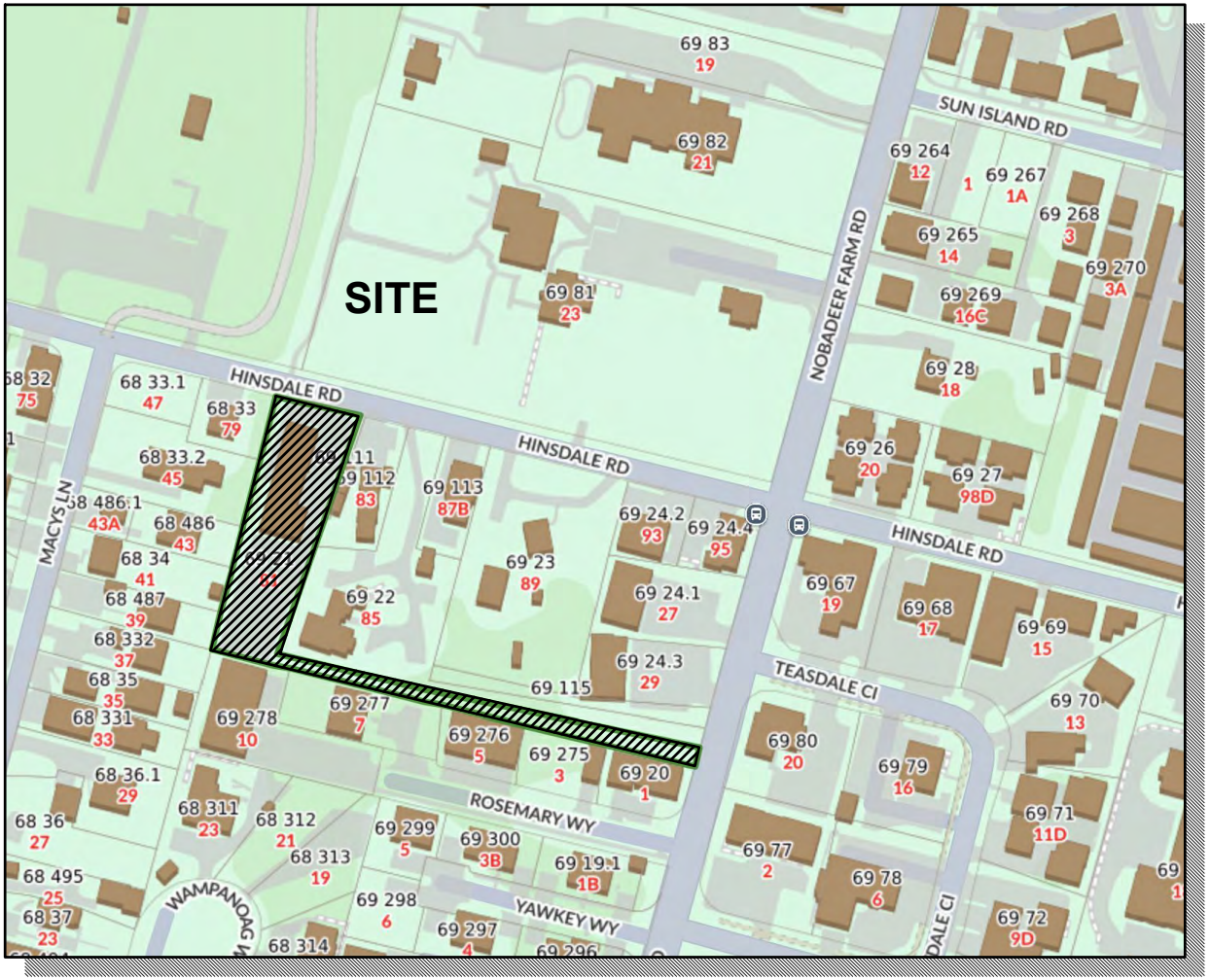

FLAMMABLE
MATERIALS


CHEVROLET

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589

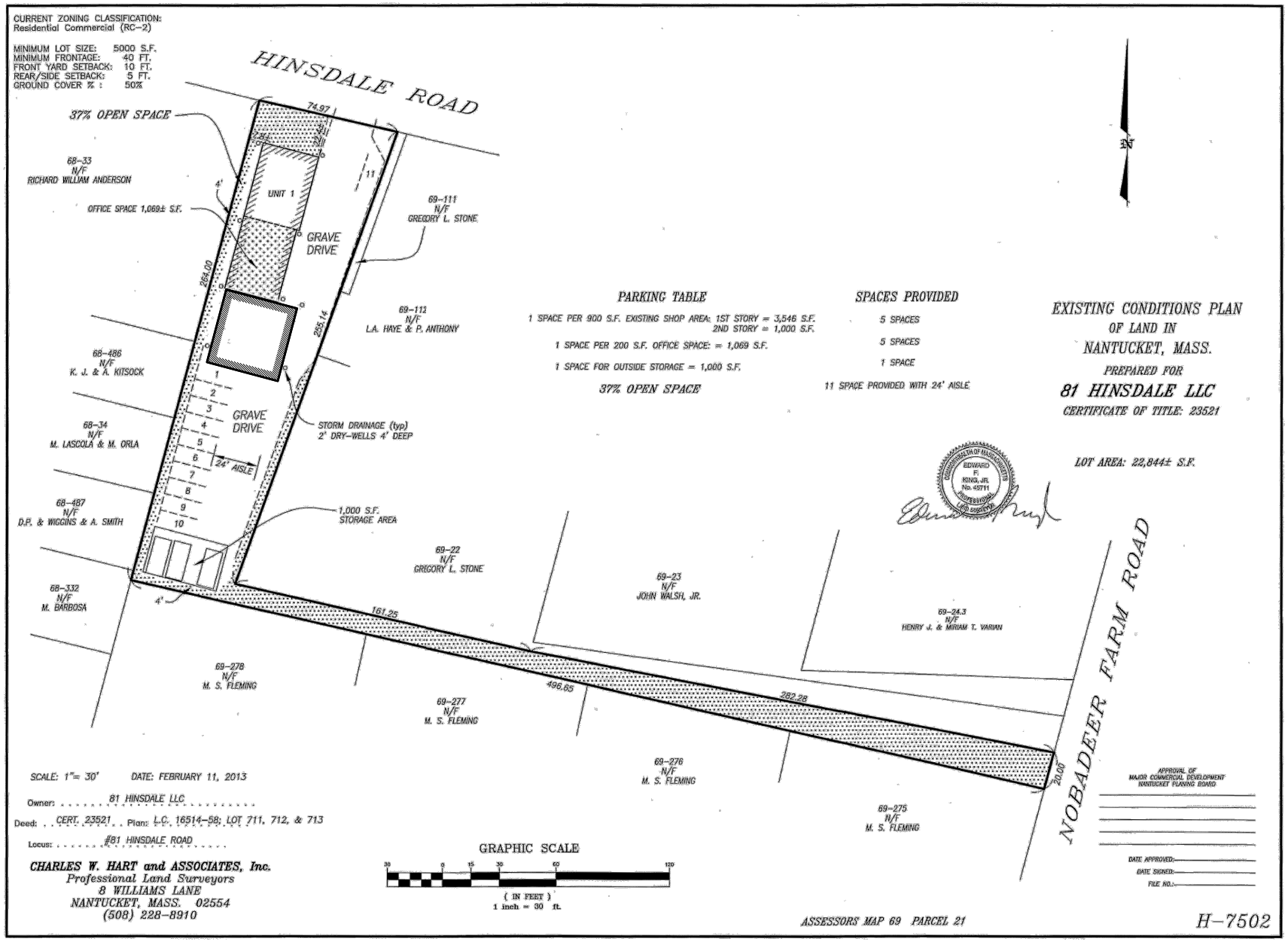
www.smroethkedesign.com



81 Hinsdale Road
(.52 ACRES)

MAP: 69
PARCEL: 21

81 Hinsdale Road
Locus Plan
Not to Scale



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589

www.smroethkedesign.com

81 Hinsdale Road

Site Plan

Not to Scale

S. M. ROETHKE
design, inc.

19 old south road
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589

www.smroethkedesign.com

81 Hinsdale Road

EXTERIOR **WINDOW** SCHEDULE

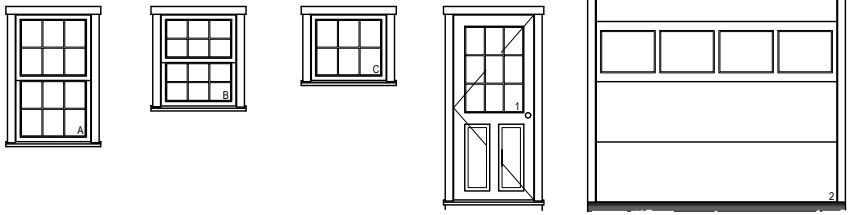
Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout	DP Rating
Ⓐ	Andersen	TW2846	84"	400 Series Tilt-Wash Double-Hung	6/6	50
Ⓑ	Andersen	TW2832	84"	400 Series Tilt-Wash Double-Hung	6/6	50
Ⓒ	Andersen	A281	108"	400 Series Awning	6 Lite	50

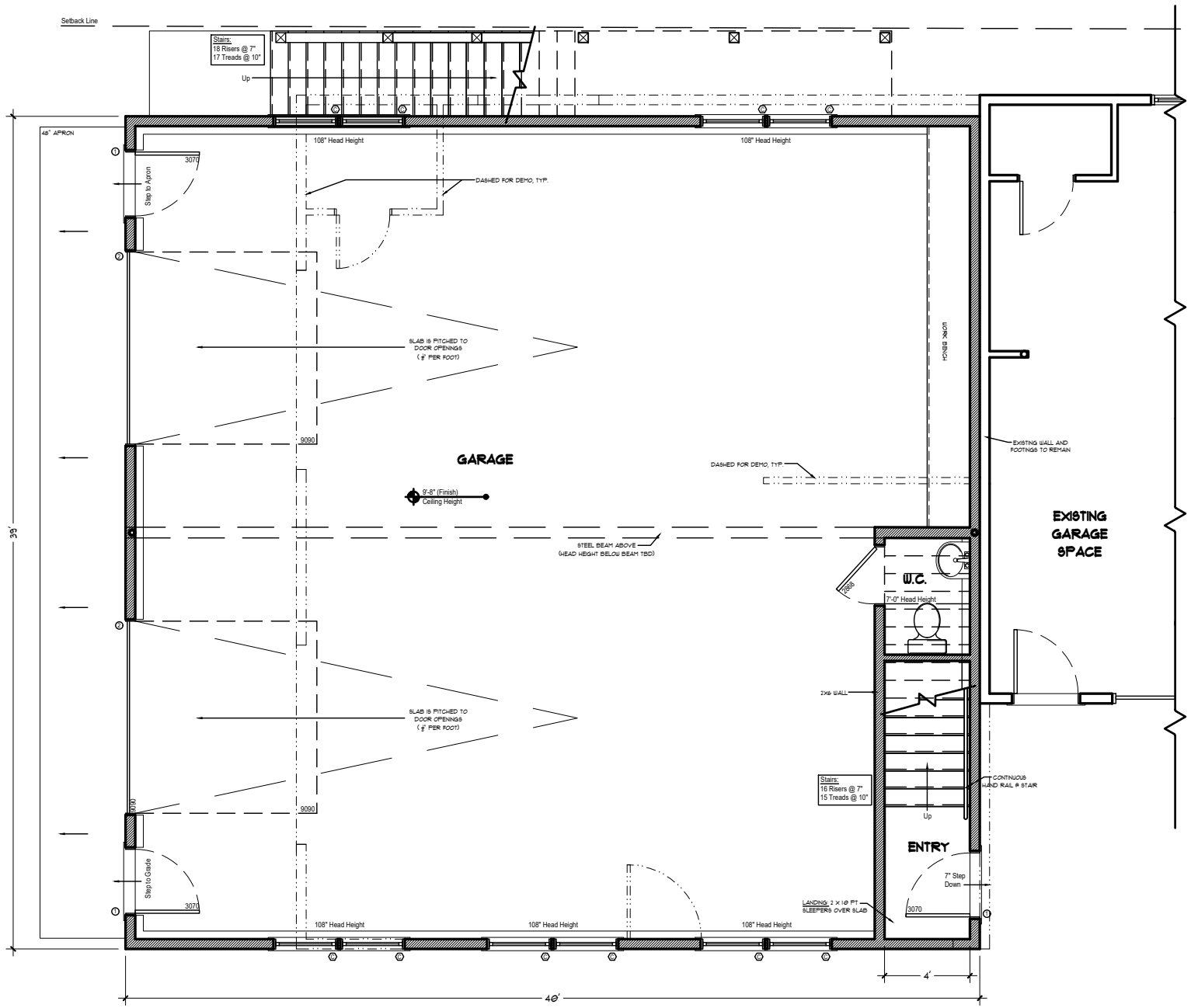
EXTERIOR **DOOR** SCHEDULE

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.





S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589

www.smroethkedesign.com

81 Hinsdale Road

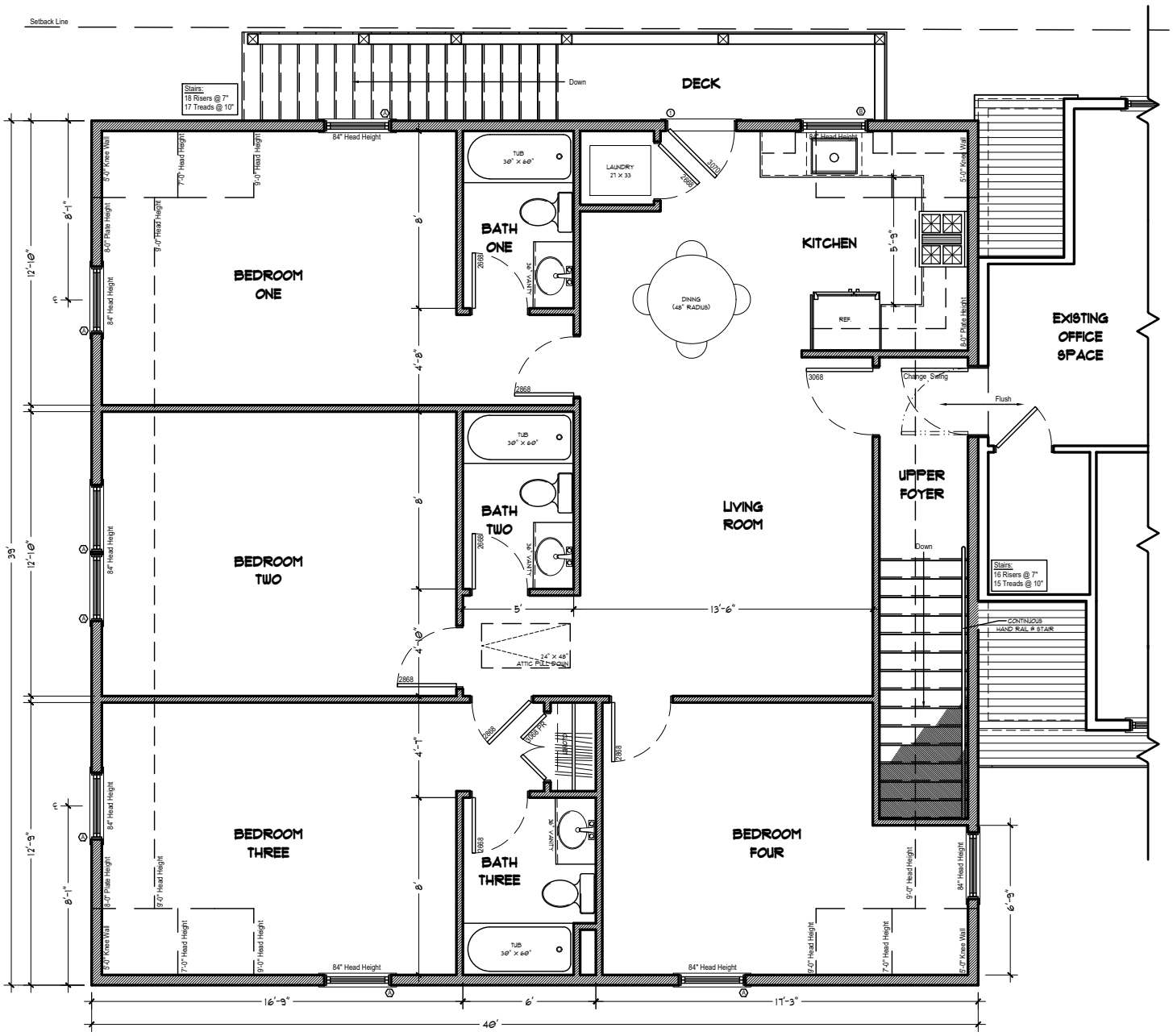
First Floor Plan

Not to Scale

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589

www.smroethkedesign.com



81 Hinsdale Road

Second Floor Plan

Not to Scale

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589

www.smroethkedesign.com



81 Hinsdale Road

South Elevation

Not to Scale

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589

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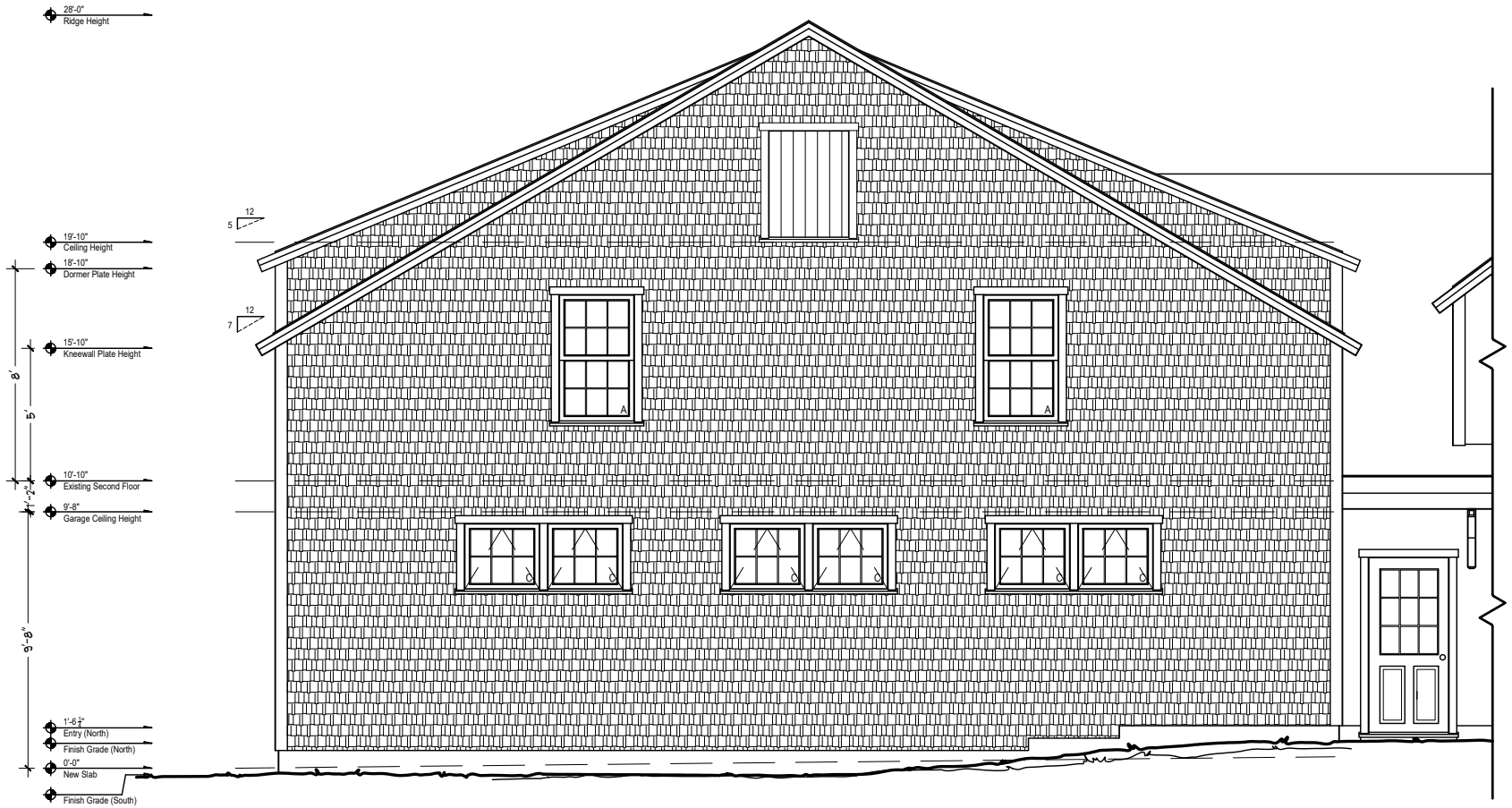

81 Hinsdale Road

East Elevation

Not to Scale

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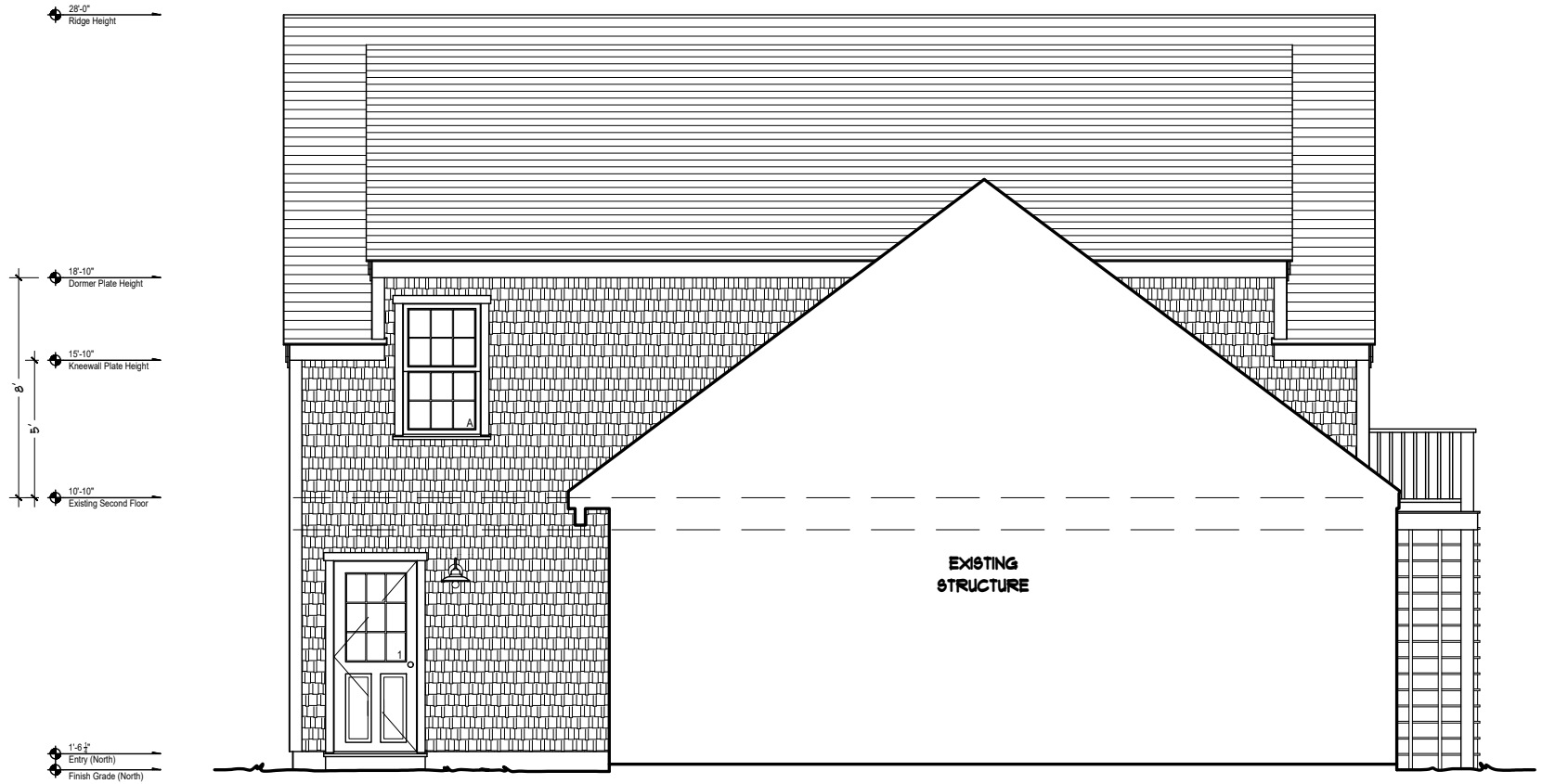

81 Hinsdale Road

North Elevation

Not to Scale

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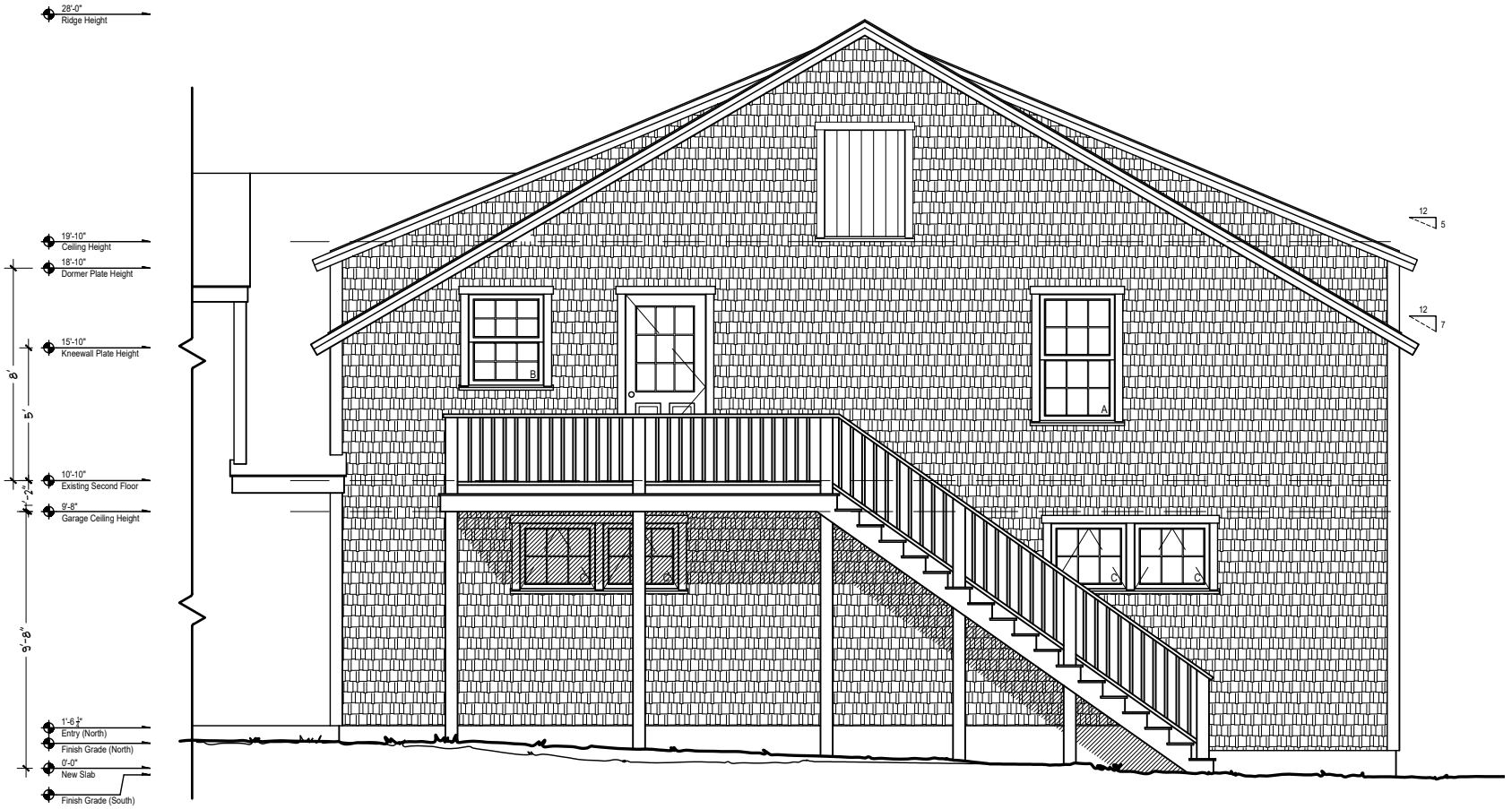
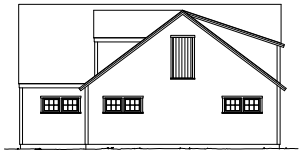


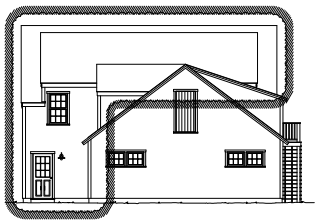
81 Hinsdale Road

West Elevation

Not to Scale



North Elevation - Existing
1/8" = 1'-0"



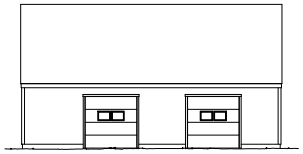
North Elevation - Proposed



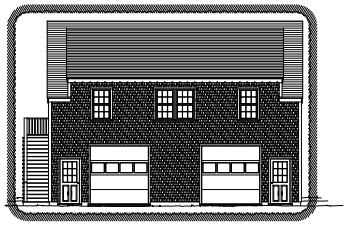
East Elevation - Existing
1/8" = 1'-0"



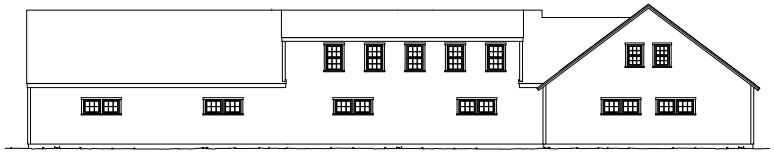
East Elevation - Proposed



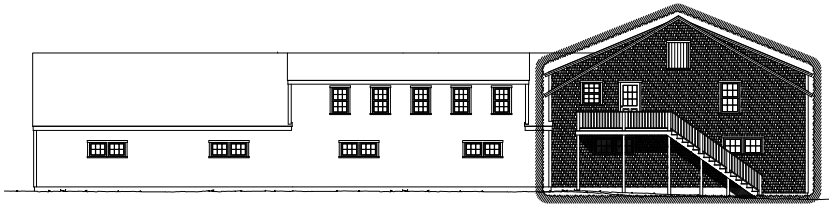
South Elevation - Existing
1/8" = 1'-0"



South Elevation - Proposed



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Proposed

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Building Elevations - Whole

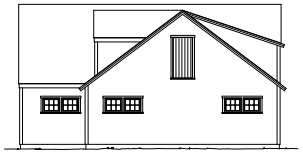
81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:
2411-0318

HDC Review
23 January 2025

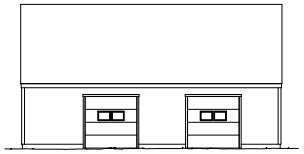
A3



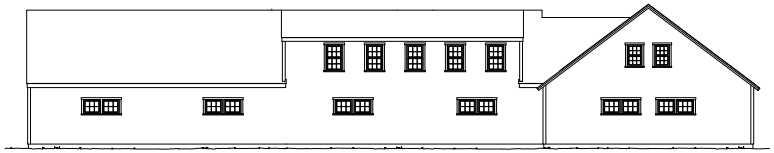
North Elevation - Existing
1/8" = 1'-0"



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

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81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:

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HDC Review
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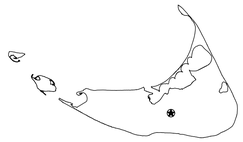
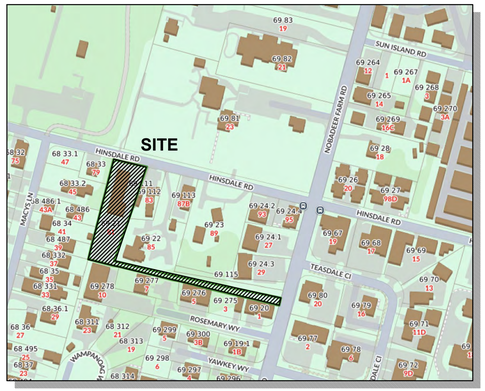
EX

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)

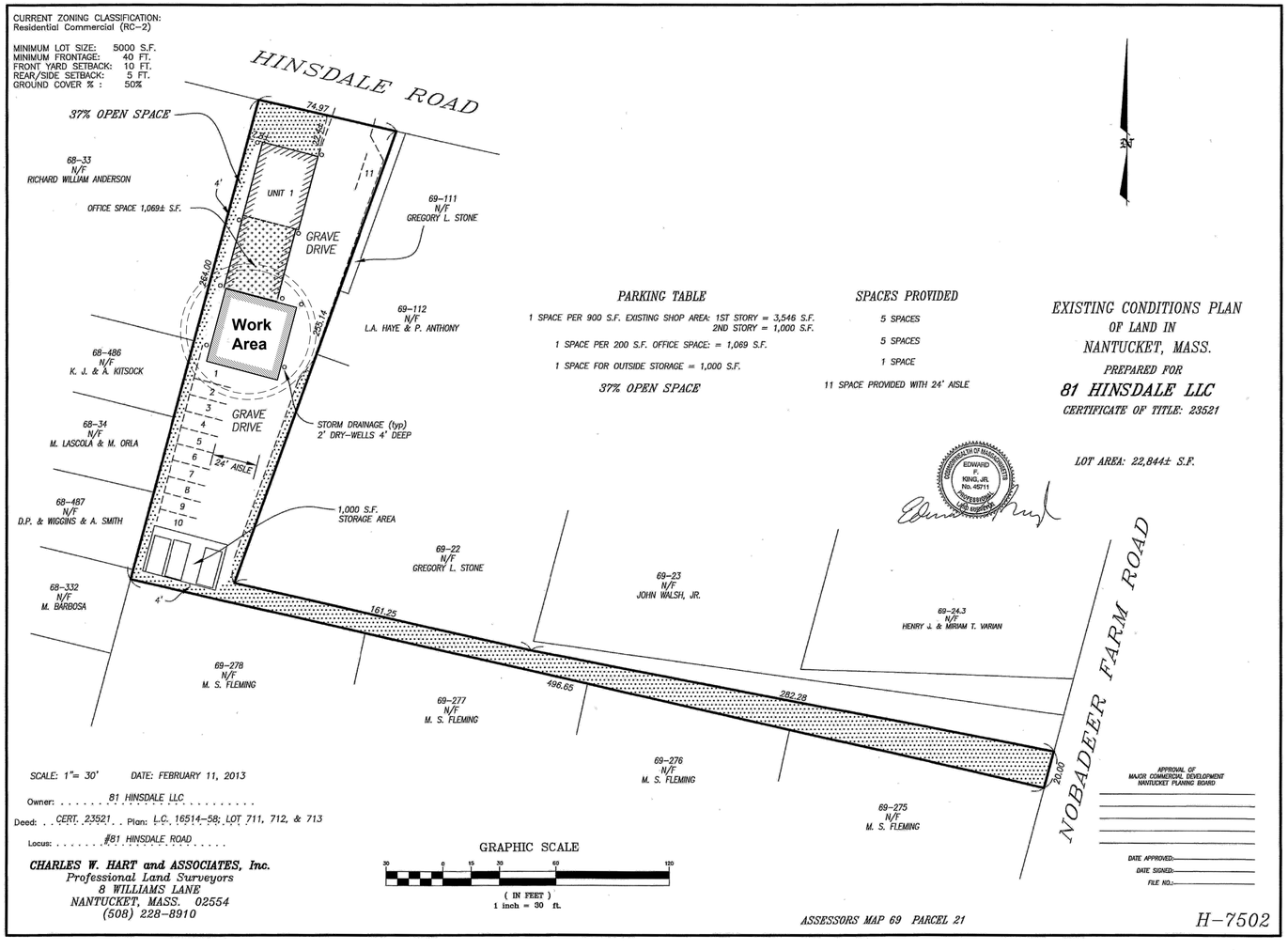
MAP: 69
PARCEL: 21

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:

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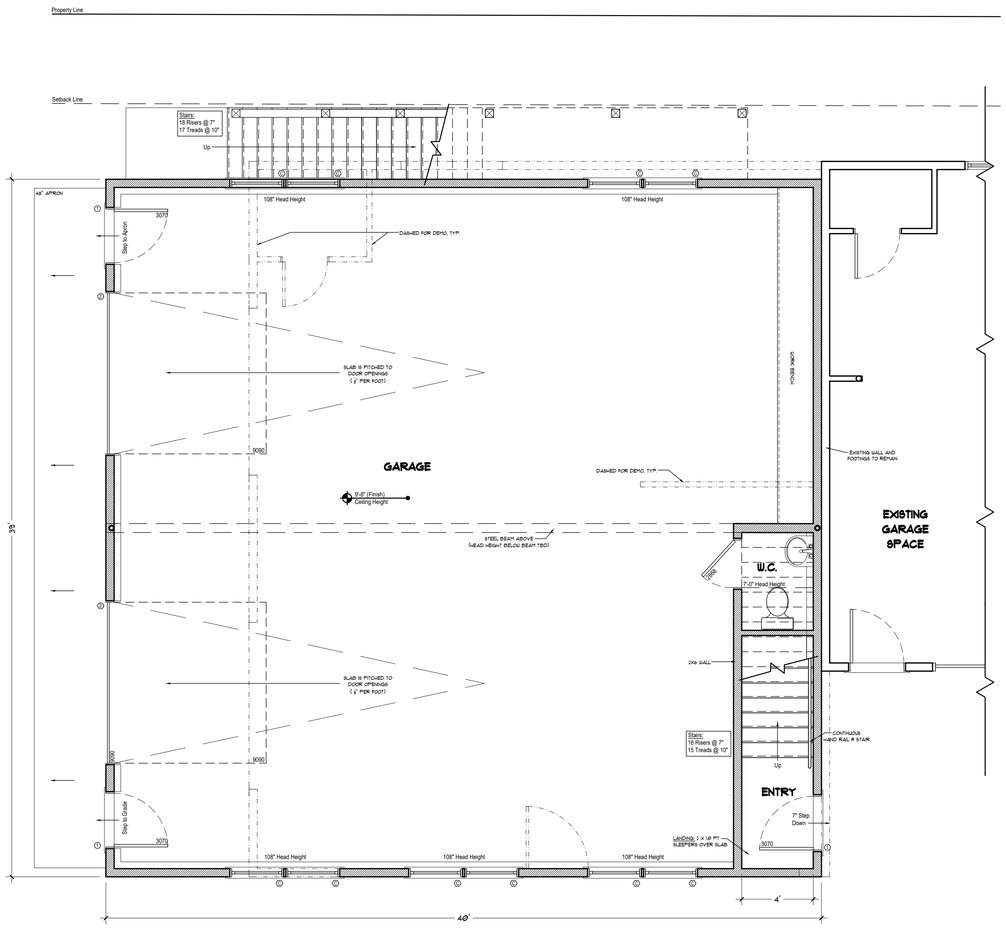
23 January 2025

CO

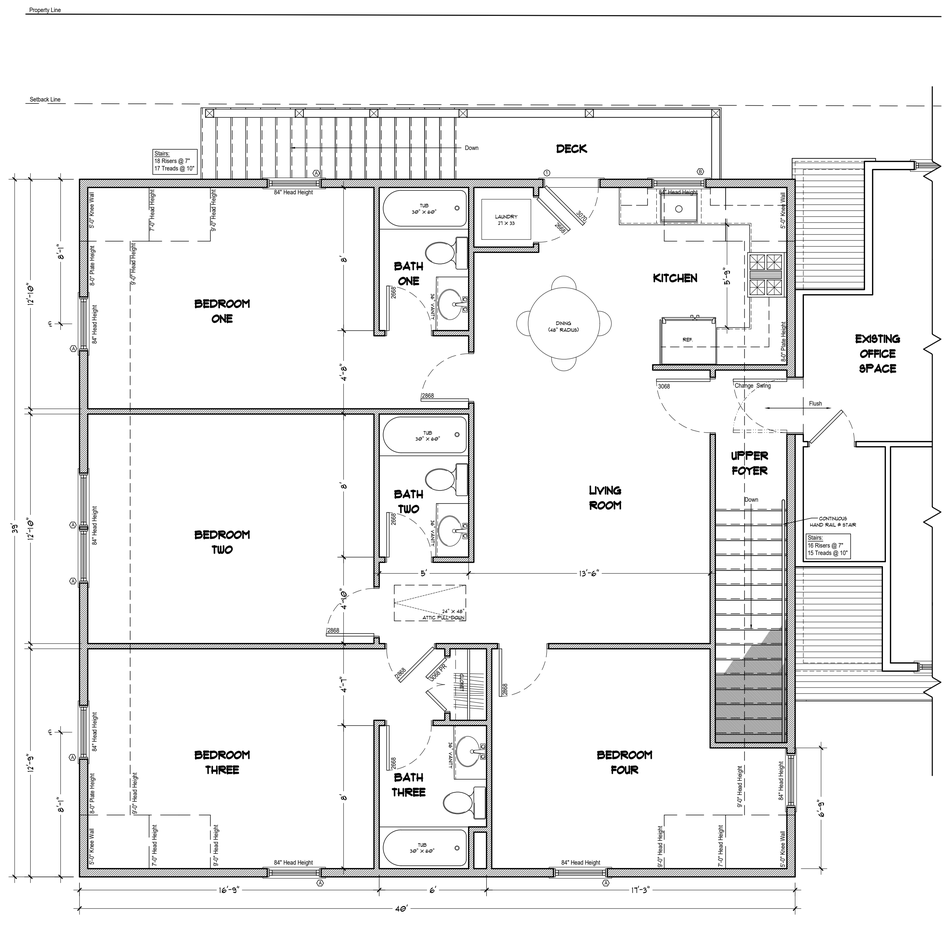
WALL LEGEND:

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

81 Hinsdale, LLC - New Addition
81 Hinsdale Road, Nantucket, MA 02554

REVISIONS:

PROJECT NUMBER:

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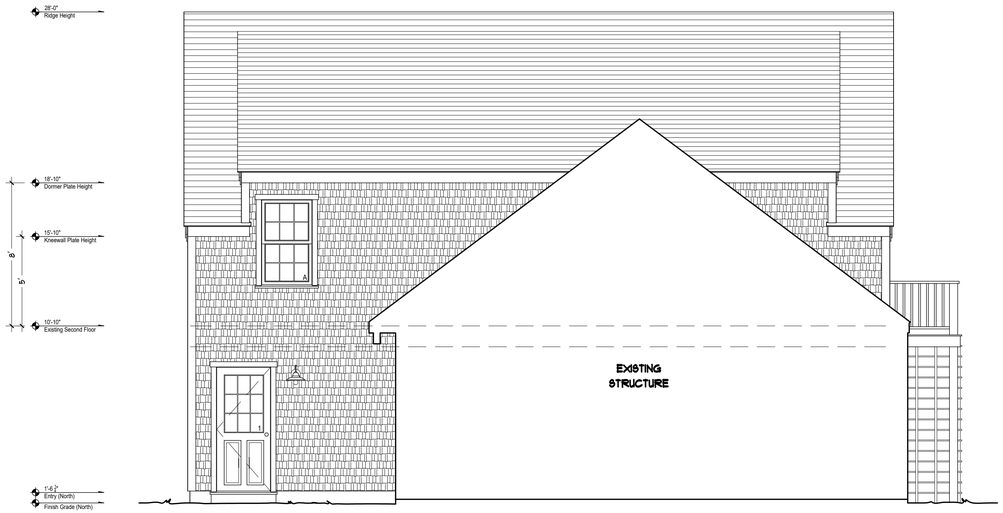
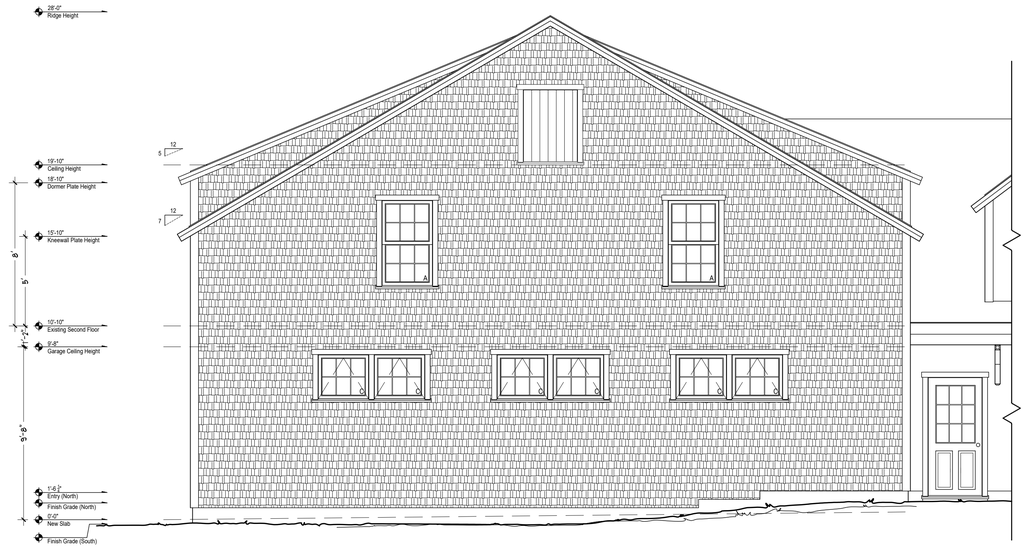
HDC Review
23 January 2025

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:

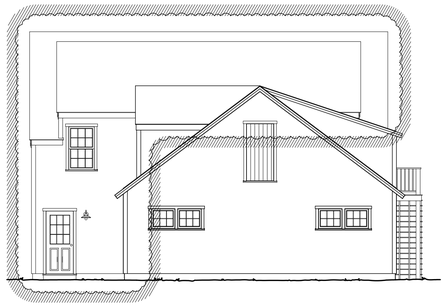
2411-0318

HDC Review
23 January 2025

A2



1 North Elevation - Existing
1/8" = 1'-0"



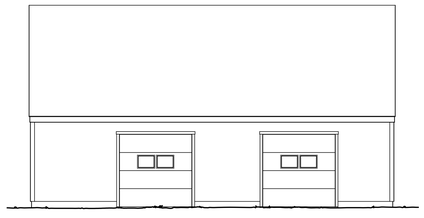
North Elevation - Proposed



2 East Elevation - Existing
1/8" = 1'-0"



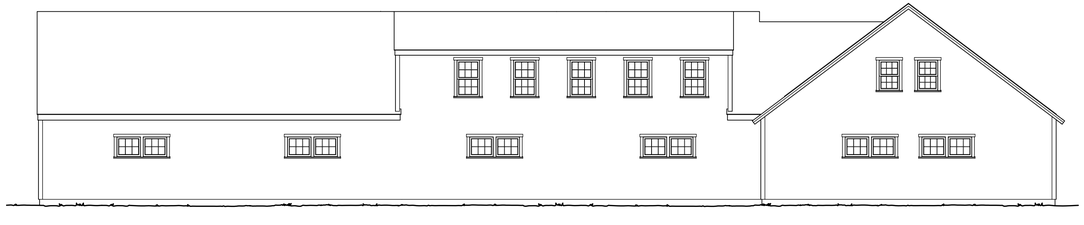
East Elevation - Proposed



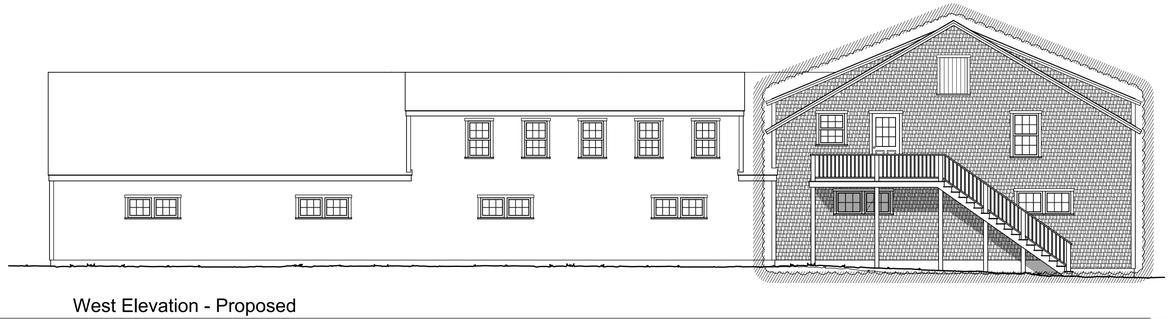
3 South Elevation - Existing
1/8" = 1'-0"



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

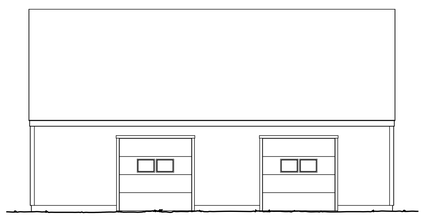
A3



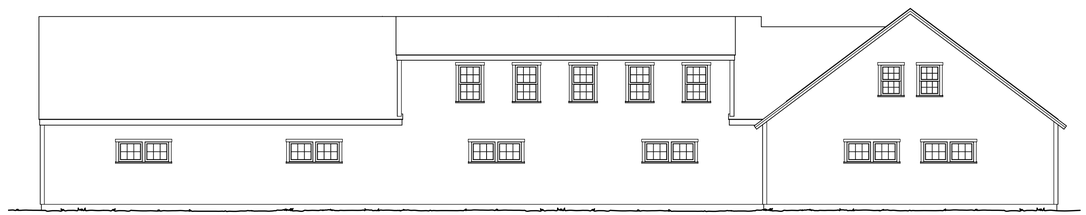
1 North Elevation - Existing
1/8" = 1'-0"



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

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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
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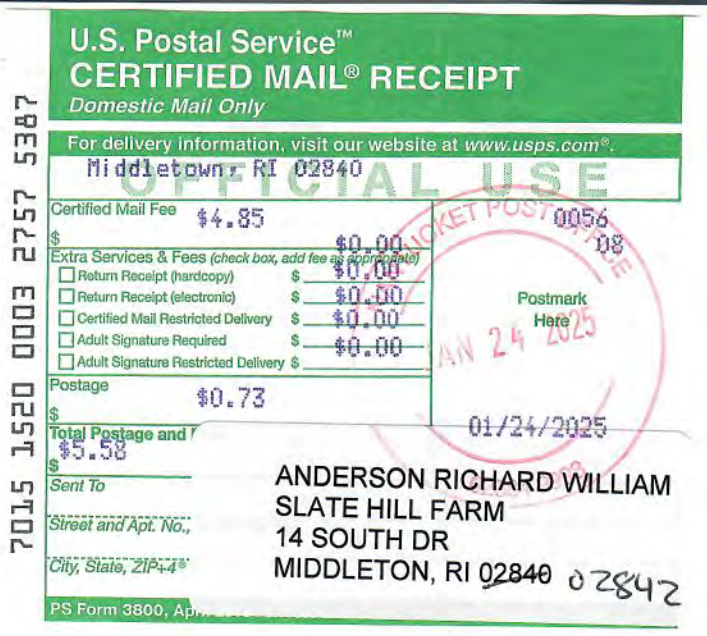
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Adult Signature Restricted Delivery $
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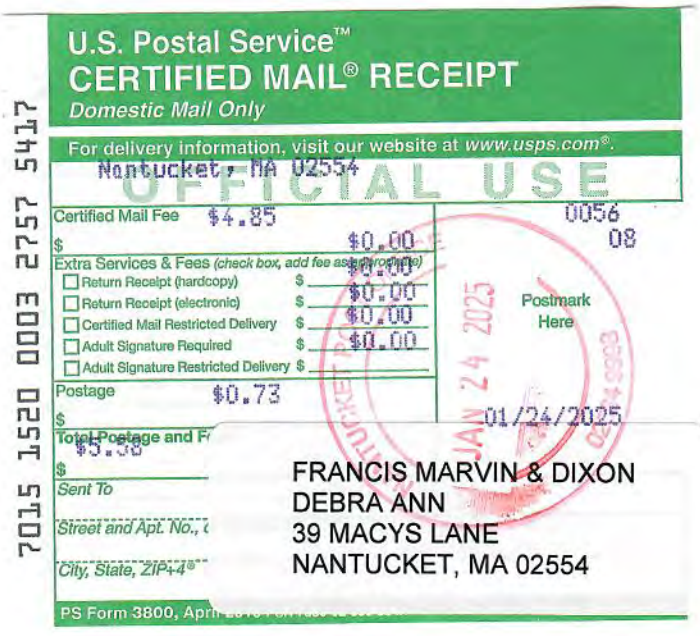
12 BLUEBIRD LANE LLC
19 QUINCY AVE
QUINCY, MA 02169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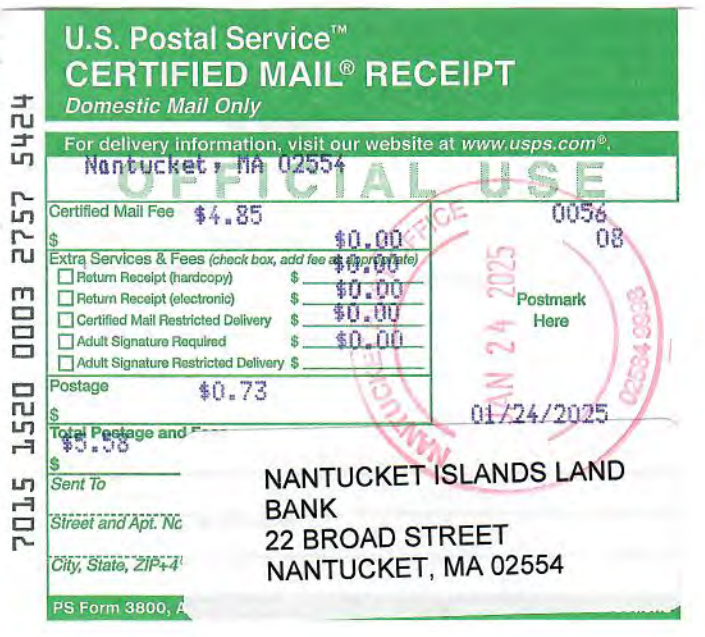
FRANCIS MARVIN & DIXON
DEBRA ANN
39 MACYS LANE
NANTUCKET, MA 02554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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
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BANK
22 BROAD STREET
NANTUCKET, MA 02554

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- Adult Signature Restricted Delivery $

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

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GREAT HARBOR YACHT CLUB INC
Street and Apt. No
96 WASHINGTON STREET
City, State, ZIP+4
NANTUCKET, MA 02554

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Siasconset, MA 02564

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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 $5.58

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STONE GREGORY L
Street and Apt. No.,
PO BOX 45
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SIASCONSET, MA 02564

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01/24/2025

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 $5.58

Sent To
RAMOS ROBERTO O
Street and Apt. No.,
PO BOX 1784
City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, Ap

7015 1520 0003 2757

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JAN 24 2025
01/24/2025

$0.00
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and F $5.58

Sent To
SHARKEY KATHLEEN M
Street and Apt. No.,
264 VALLEY RIDGE RD
City, State, ZIP+4®
HAVERFORD, PA 19041

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7015 1520 0003 27

08

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JAN 24 2025
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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 $5.58

Sent To
JONES DUANE P
Street and Apt. No
41 NOBADEER FARM RD
City, State, ZIP+4
NANTUCKET, MA 02554

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

Postage $0.73

Total Postage and Fees $3.38

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FLEMING MARK S
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61 OLD SOUTH RD #477
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NANTUCKET, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and $5.58

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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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7015 1520 0003 275

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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

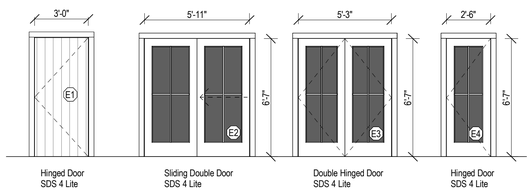


Satellite View

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

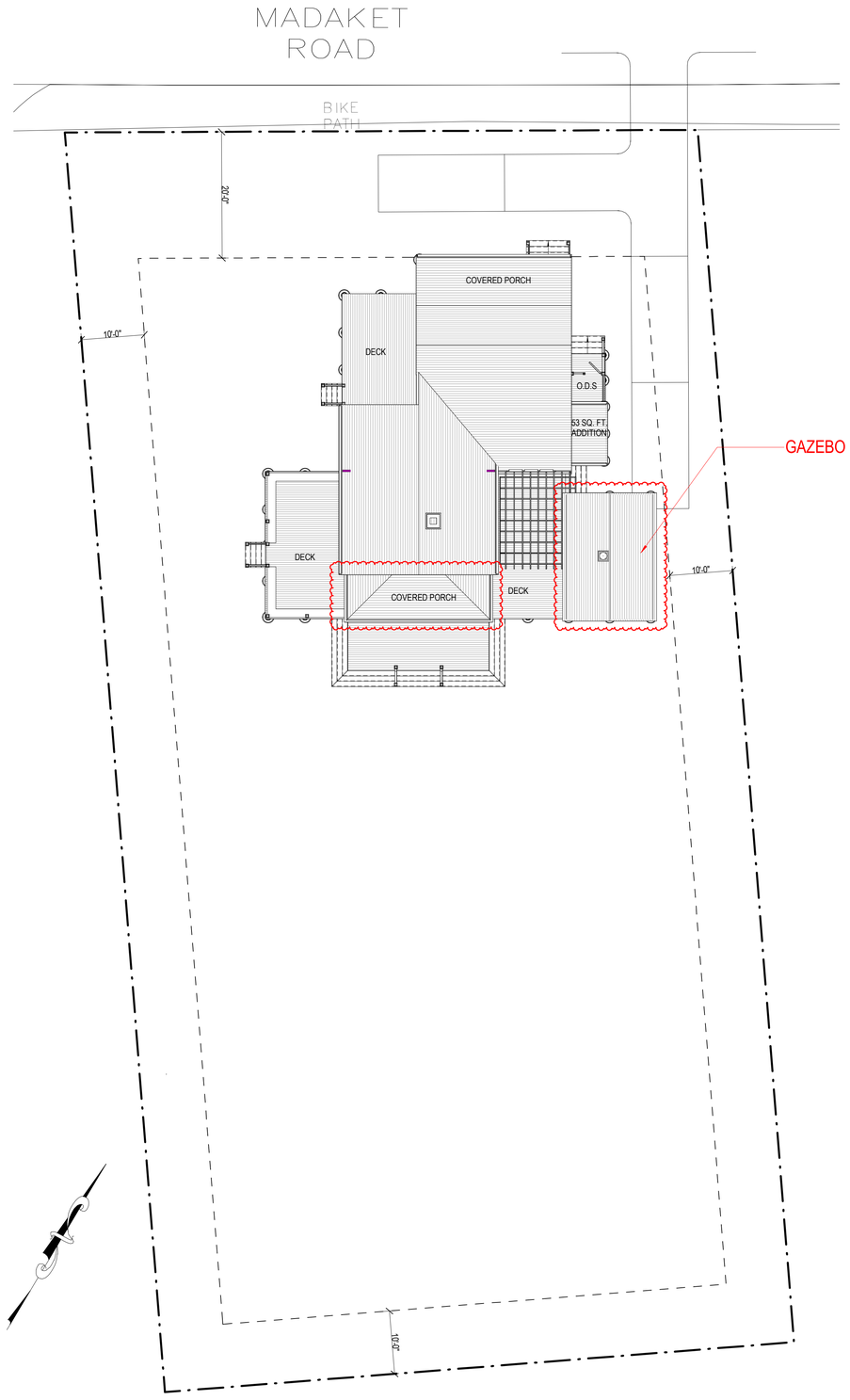
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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.

SHEET INDEX

D.100	TYP. INTERIOR TRIM DETAILS
E.101	LIGHTING & CEILING TREATMENT PLAN
SK.1	KITCHEN PLAN
SK.3	Chimney
G.1.1	Cover Sheet
A.1.1	First Floor Plan
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
D.102	BEDROOM 2 & BEDROOM 3 INTERIOR ELEVATIONS

Revisions

Revision 1 — Date 1

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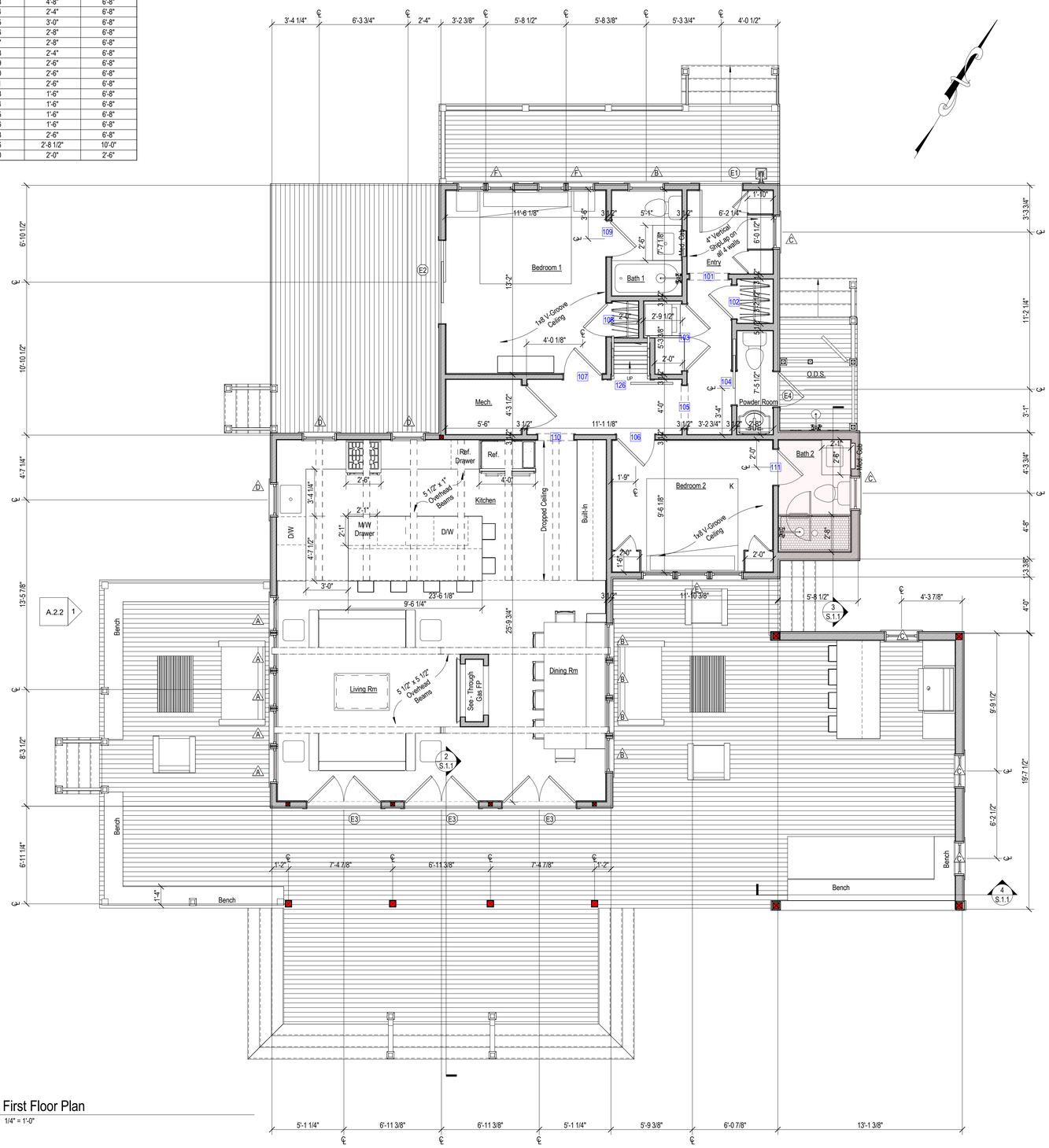
G.1.1

2227

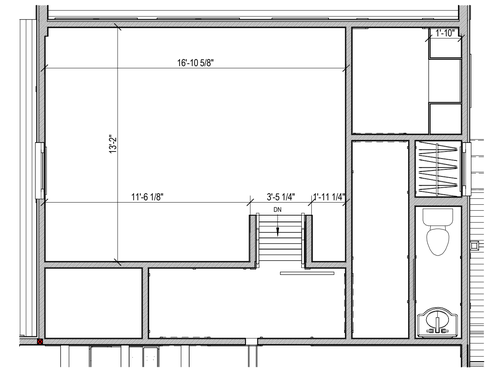
INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
108	2'-4"	6'-8"
109	2'-6"	6'-8"
110	2'-6"	6'-8"
111	2'-6"	6'-8"
113	1'-6"	6'-8"
114	1'-6"	6'-8"
115	1'-6"	6'-8"
116	1'-6"	6'-8"
123	2'-6"	6'-8"
126	2'-8 1/2"	10'-0"
130	2'-0"	2'-6"

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

The Whole Spread, LLC

332 Madaket 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
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.3	Chimney
G.1.1	Cover Sheet
A.1.1	First Floor Plan
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
D.102	BEDROOM 2 & BEDROOM 3 INTERIOR ELEVATIONS

Revisions

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A.1.1

2227

01.27.25

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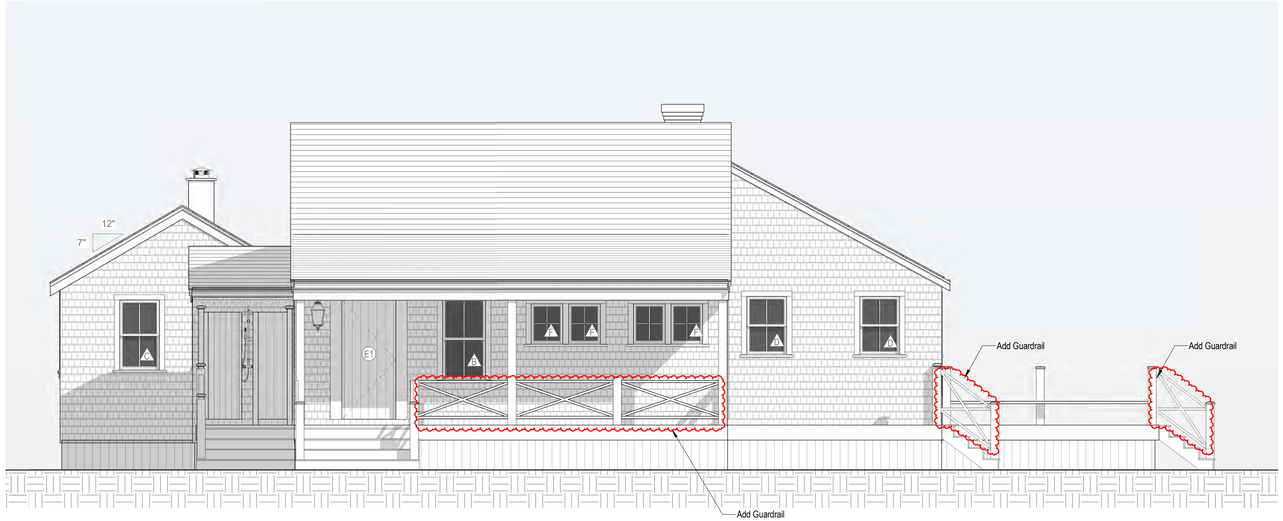
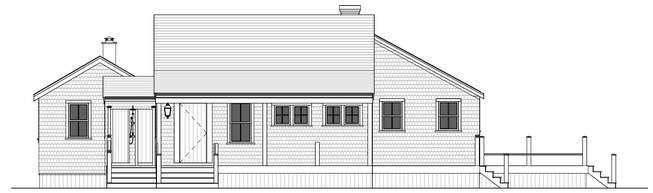
1 Proposed East Elevation
1/4" = 1'-0"



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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Revisions

Revision 1 Date 1

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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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A.2.2

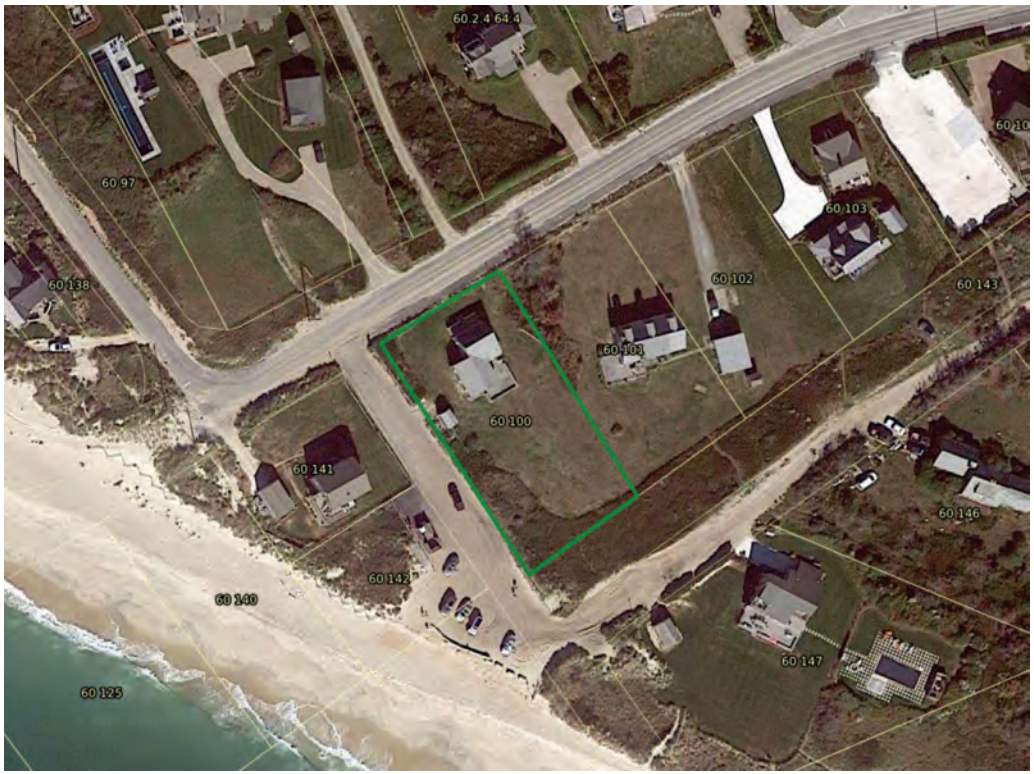
2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554



Locus Map



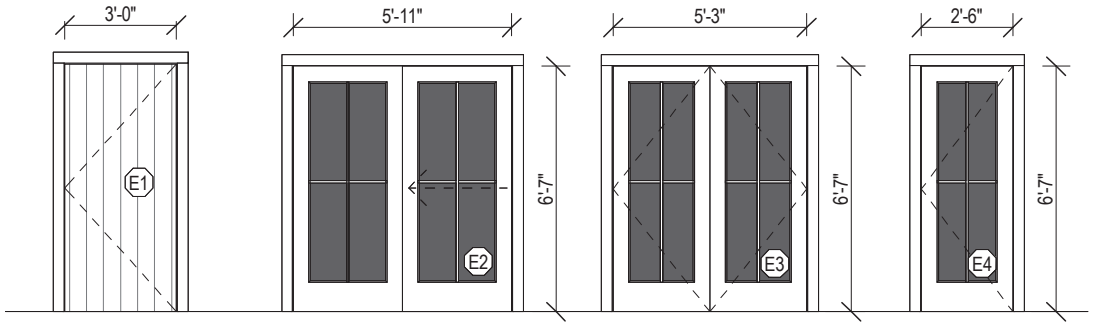
Satellite View



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

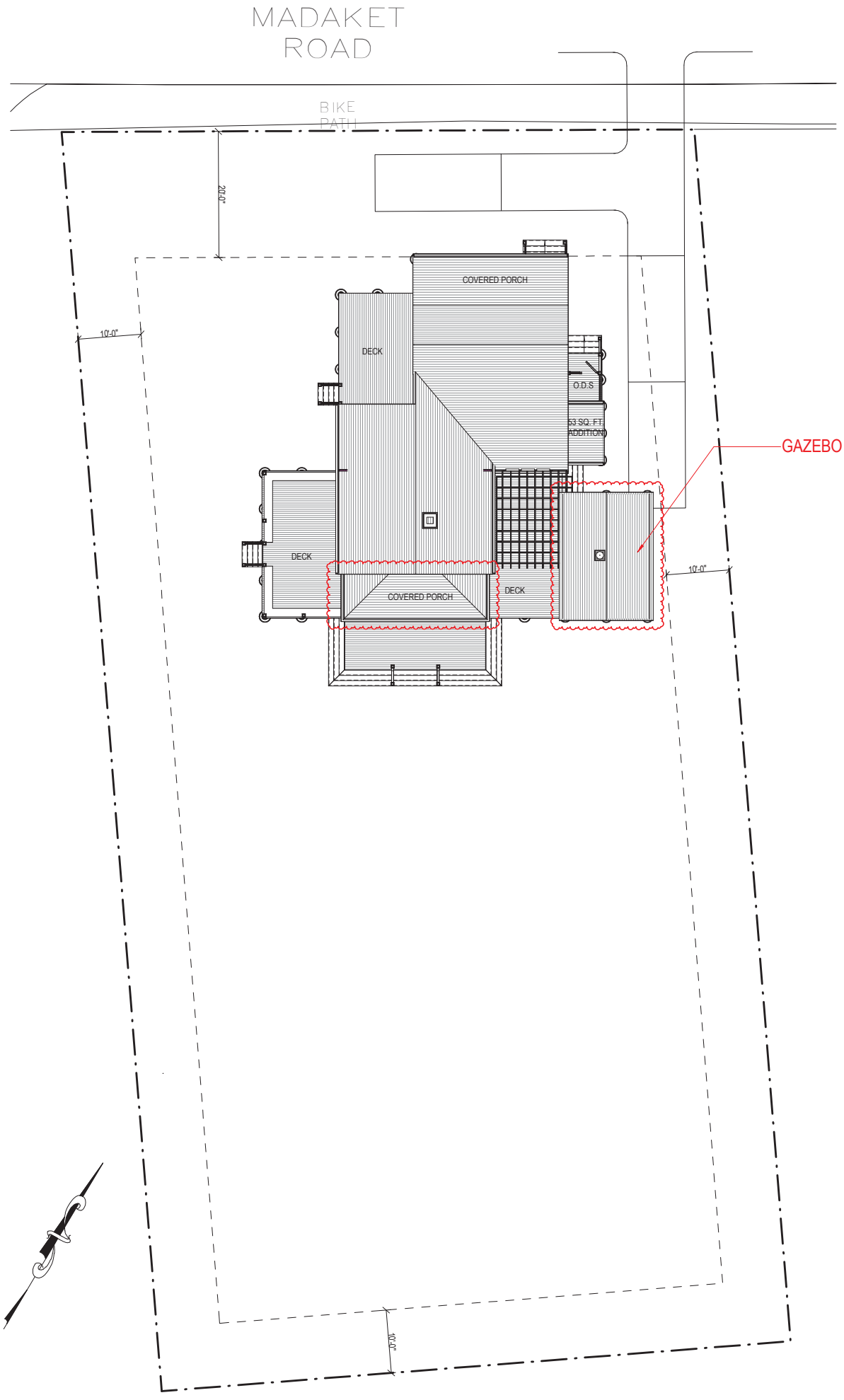
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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
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"

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"
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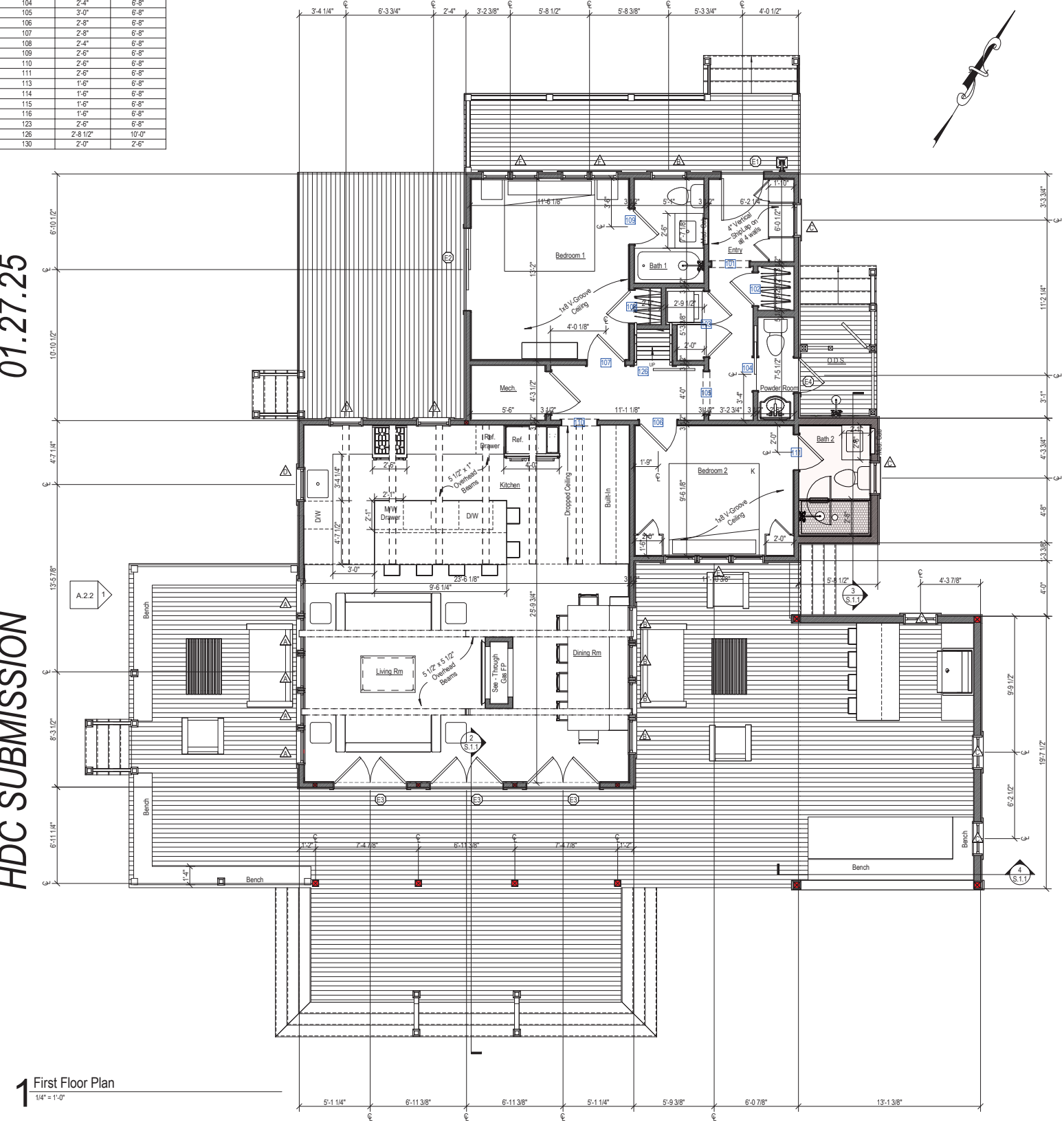
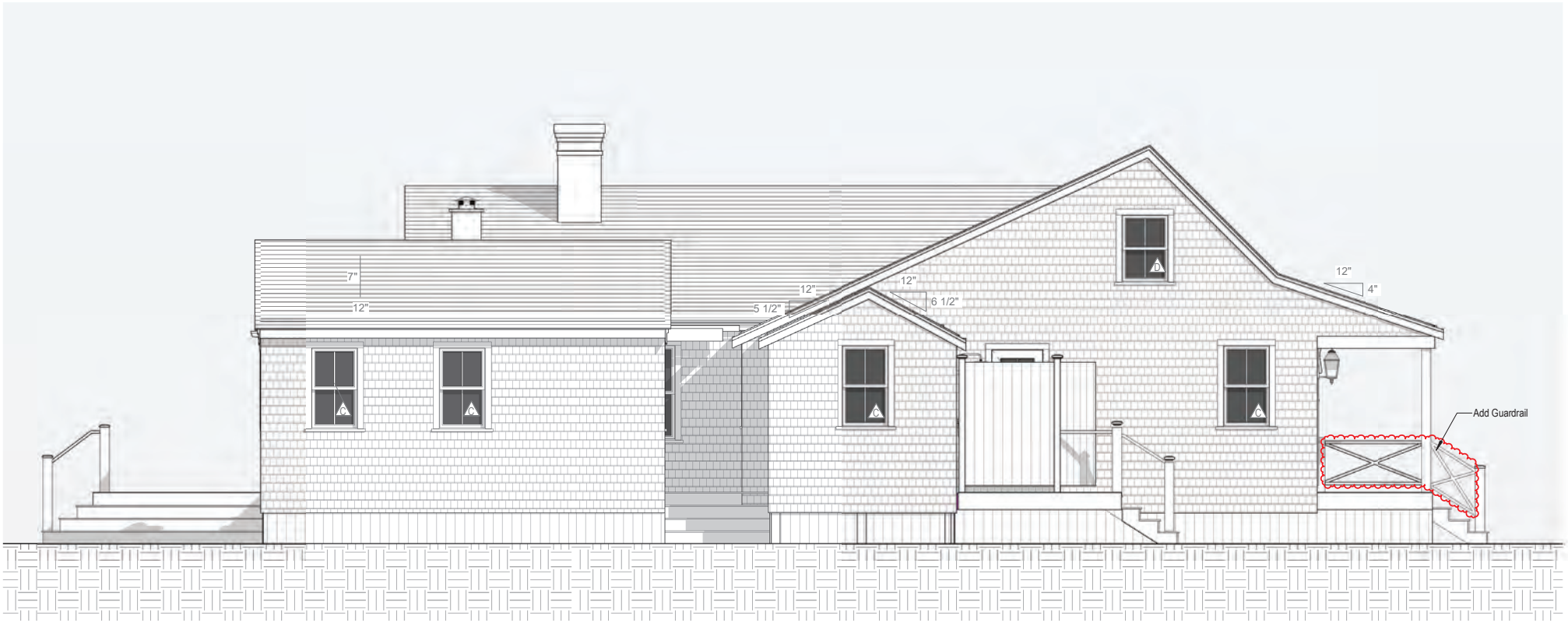
115	1'-6"	6'-8"
116	1'-6"	6'-8"
123	2'-6"	6'-8"
126	2'-8 1/2"	10'-0"
130	2'-0"	2'-6"



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

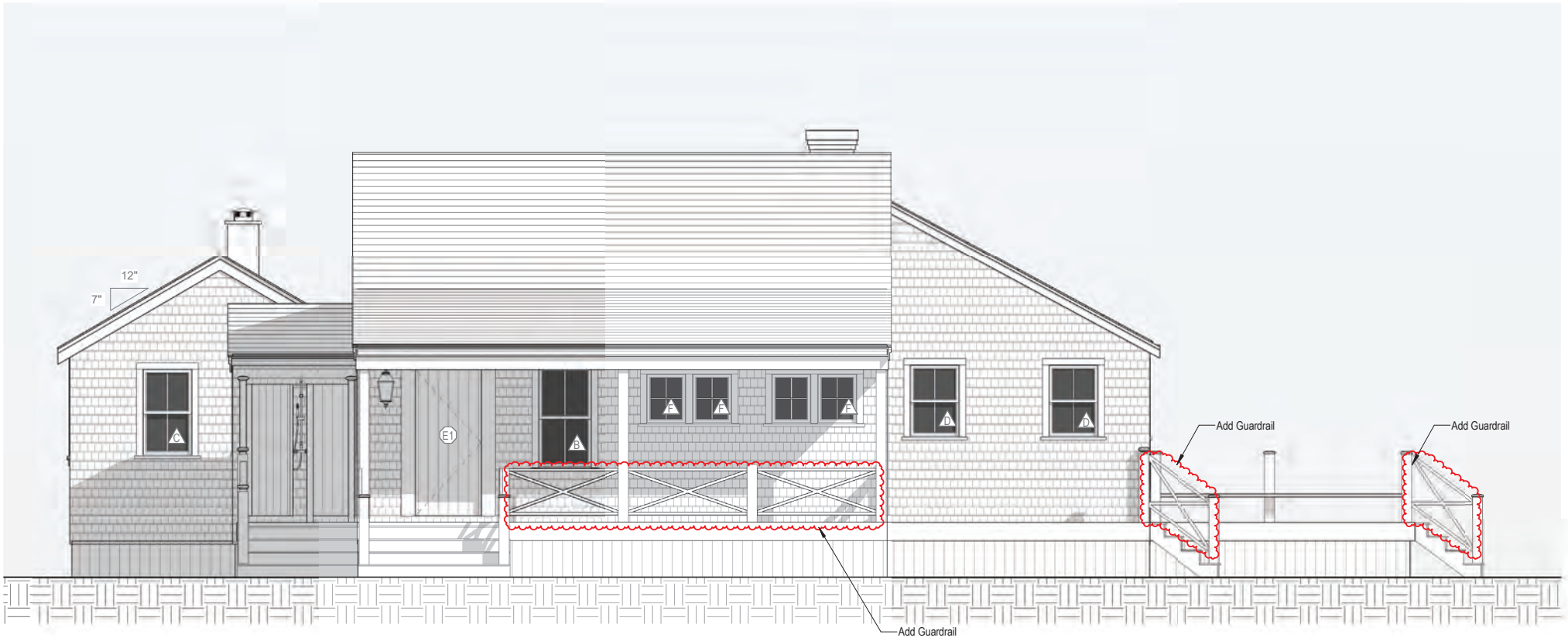
01.27.25

HDC SUBMISSION



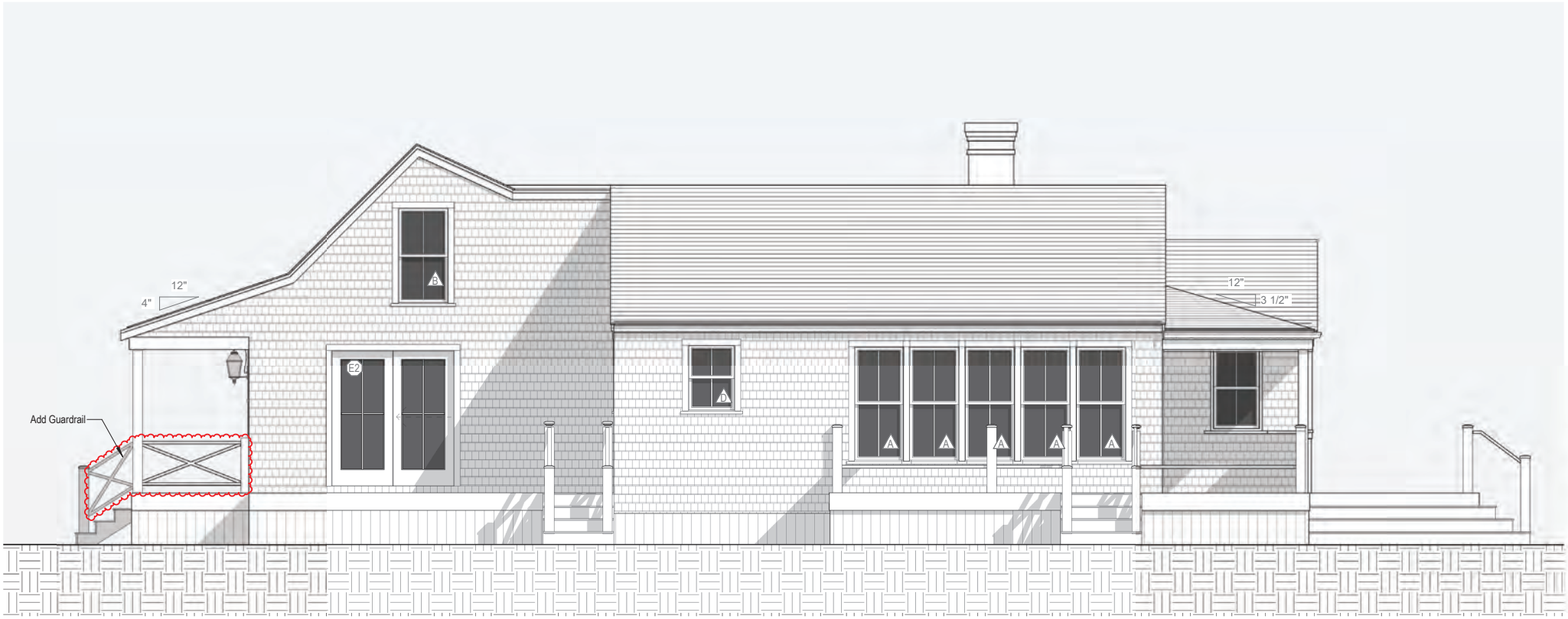
1 Proposed East Elevation

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

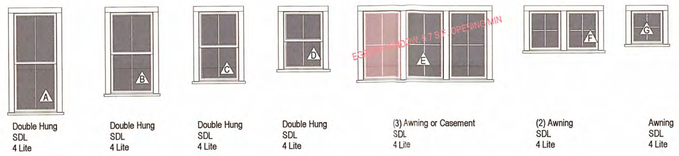
HDC ATS SUBMISSION



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
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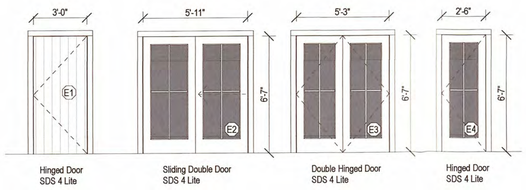

Door Legend

EXTERIOR DOOR SCHEDULE

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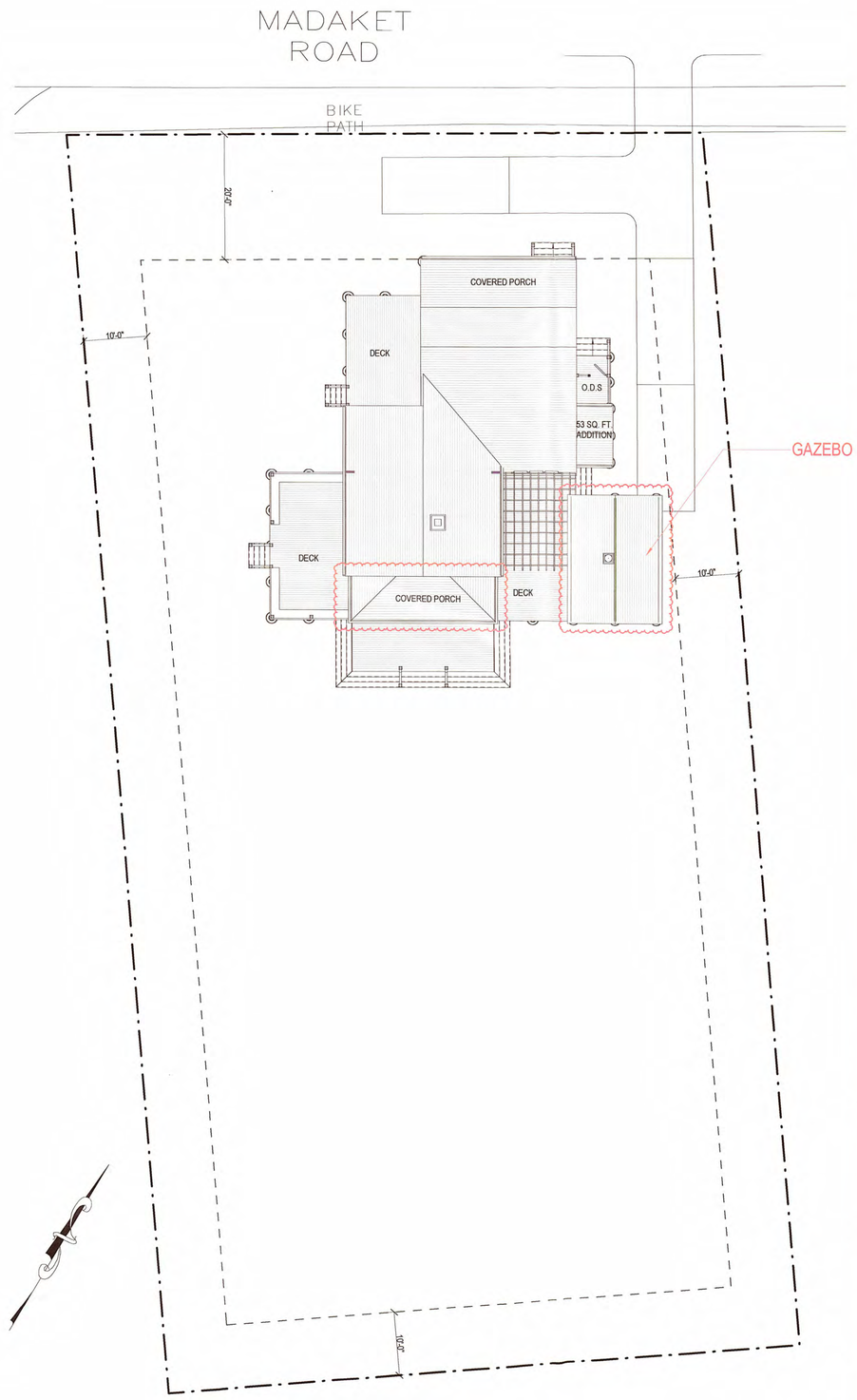
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



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2227

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Cover Sheet

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D.101 LIVING & DINING INT. ELEVATIONS

APPROVED
HDC2024.09.11124
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
NOV 01 2024
By

Revisions

Revision 1	Date 1

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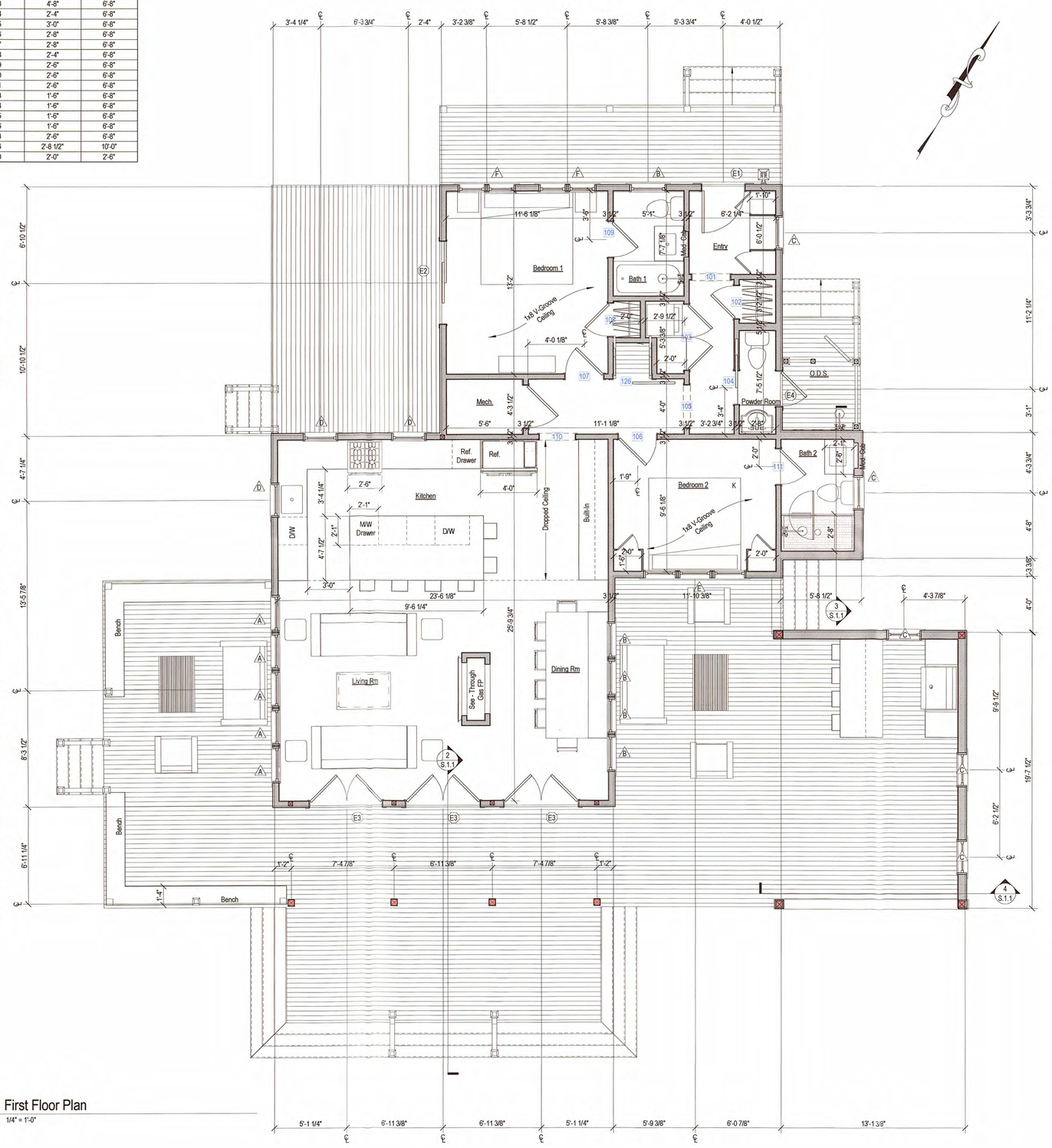
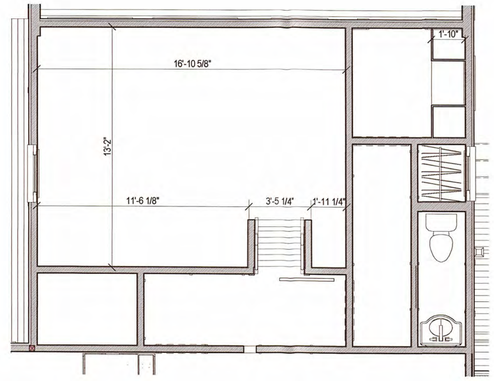
G.1.1

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
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.

SHEET INDEX

E.101 LIGHTING PLAN
SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
A.1.1 First Floor Plan
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

Revisions

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A.1.1
2227

10.31.24

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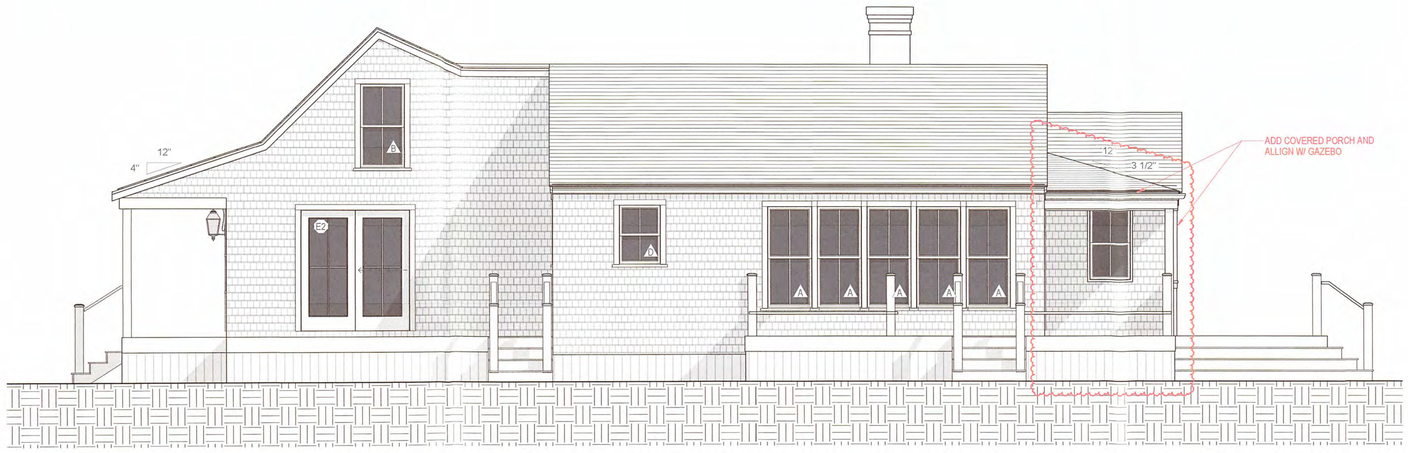
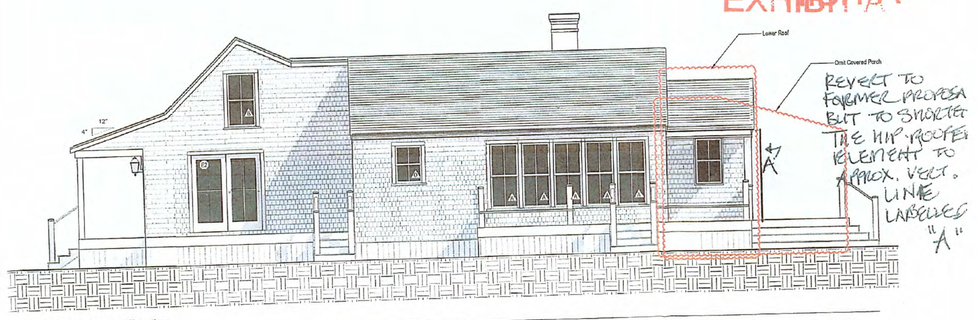


4 Proposed West Elevation
1/4" = 1'-0"

EXHIBIT A



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

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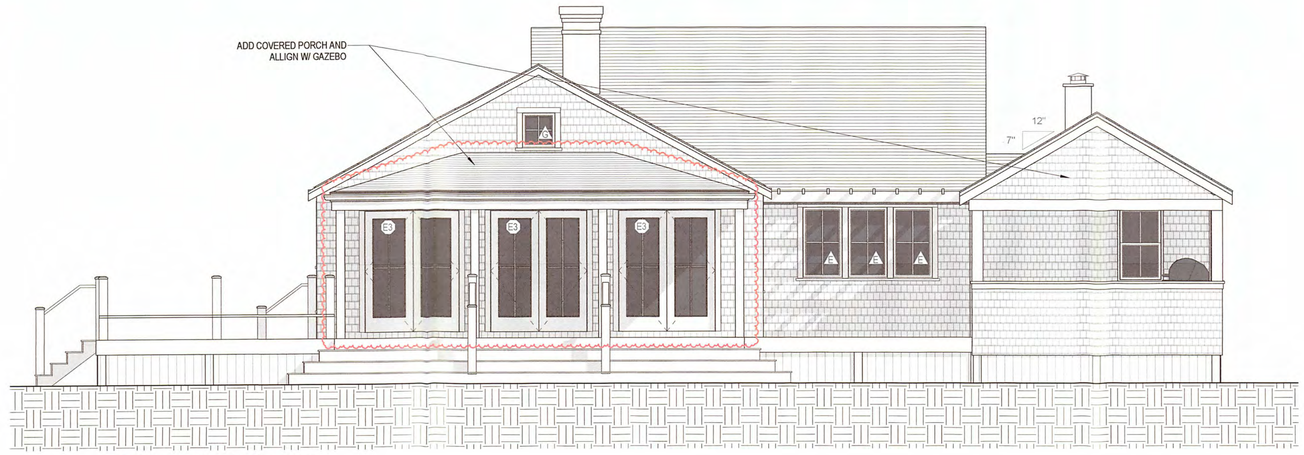
By
OCT 29 2024



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
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APPROVED
HDC2024.09.11121
NO EXTERIOR CHANGES
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Revisions

Revision 1 Date 1

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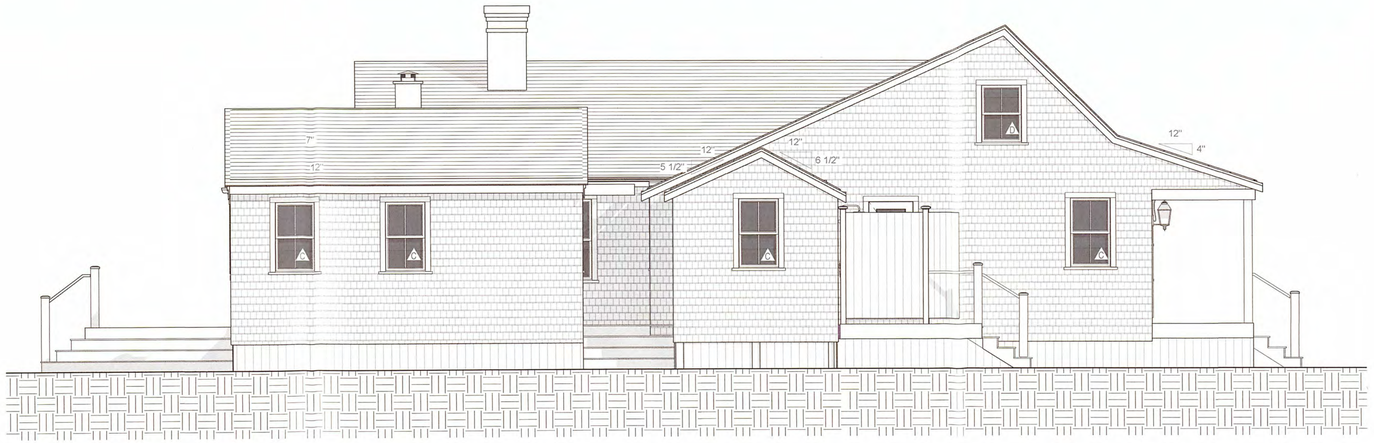
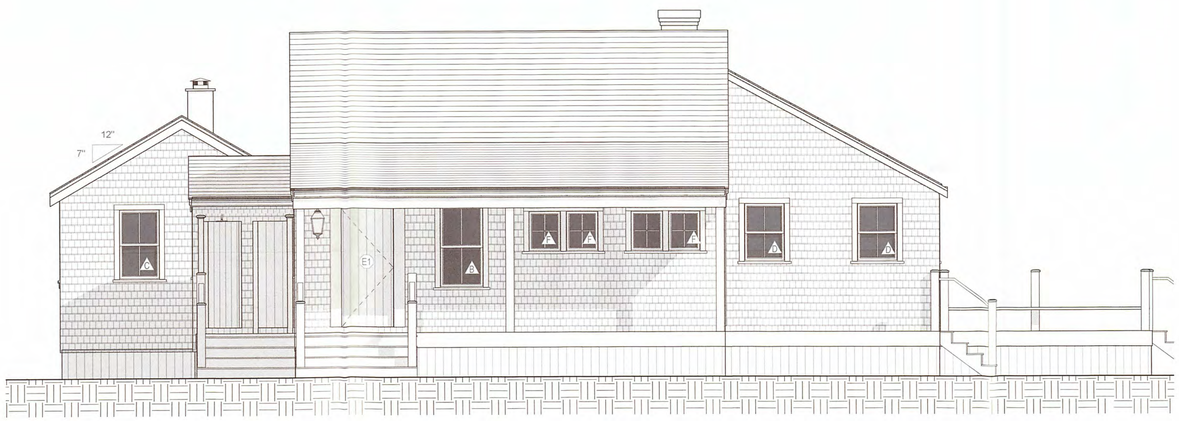
A.2.2
2227

10.31.24

HDC ATS SUBMISSION



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



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

2227

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emeritus
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Nantucket, MA 02554
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Exterior Elevations

Site Information

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APPROVED
HDC 1024-09-11121
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By

Revisions

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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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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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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

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

Locus Plan

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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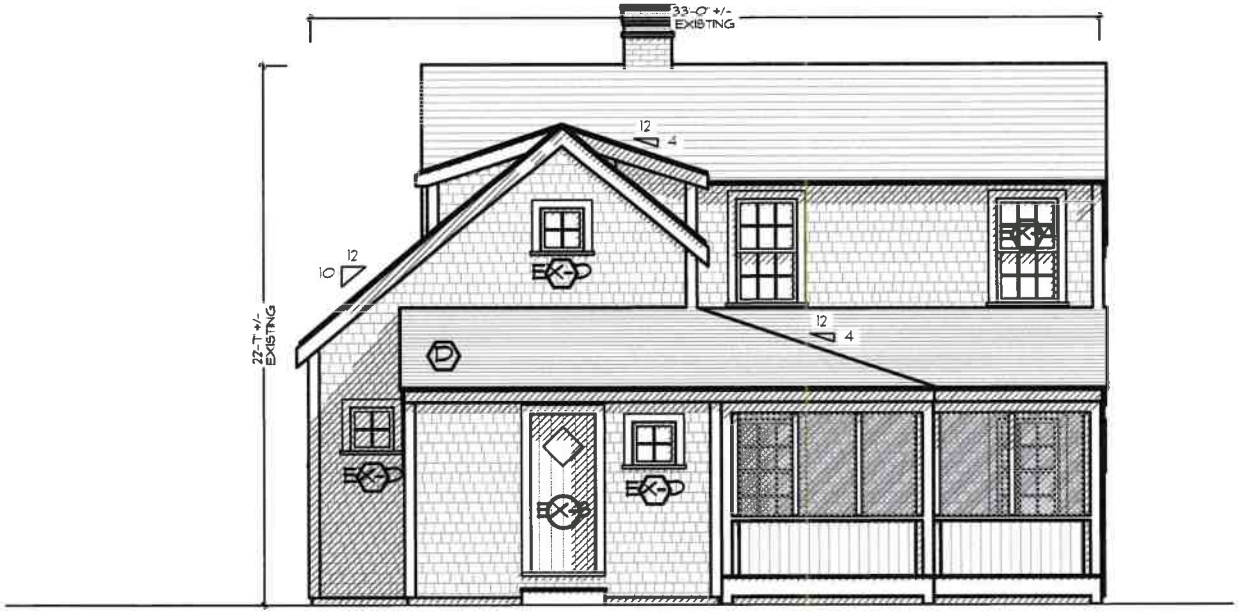
Site Plan

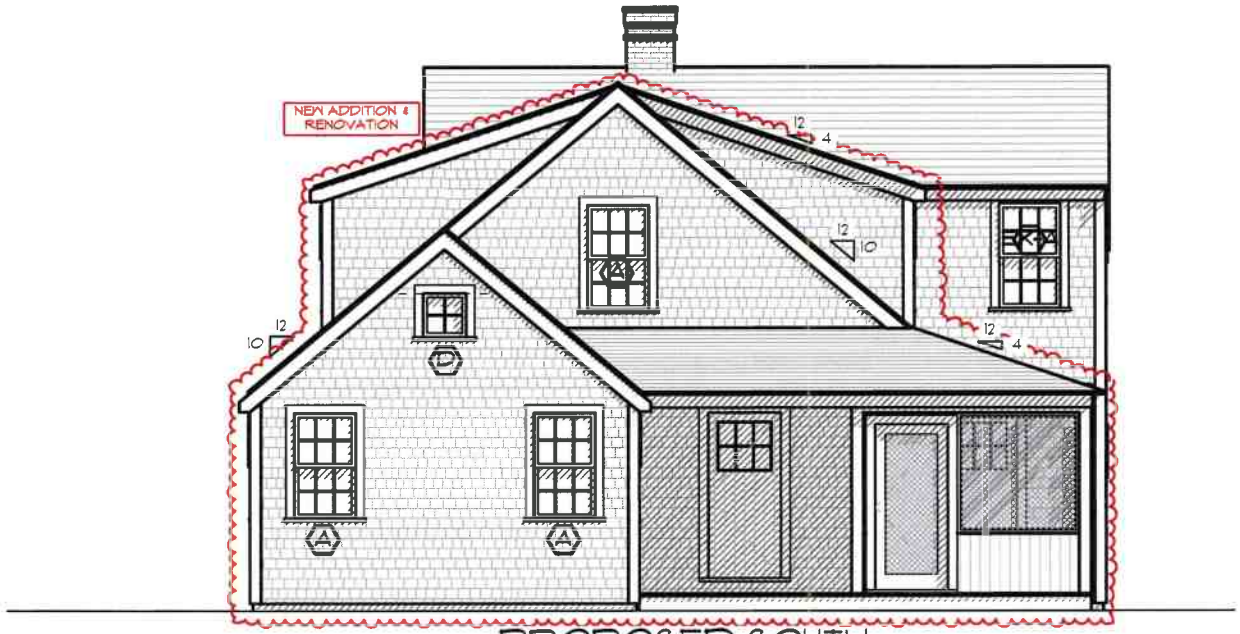
DATE	REVISIONS

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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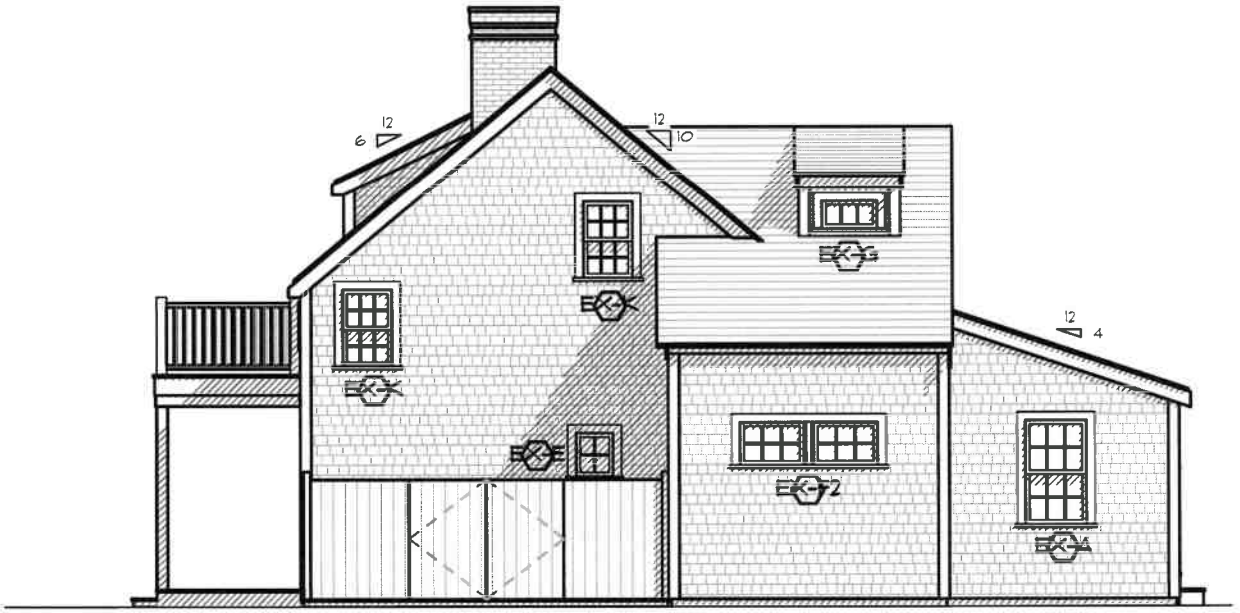
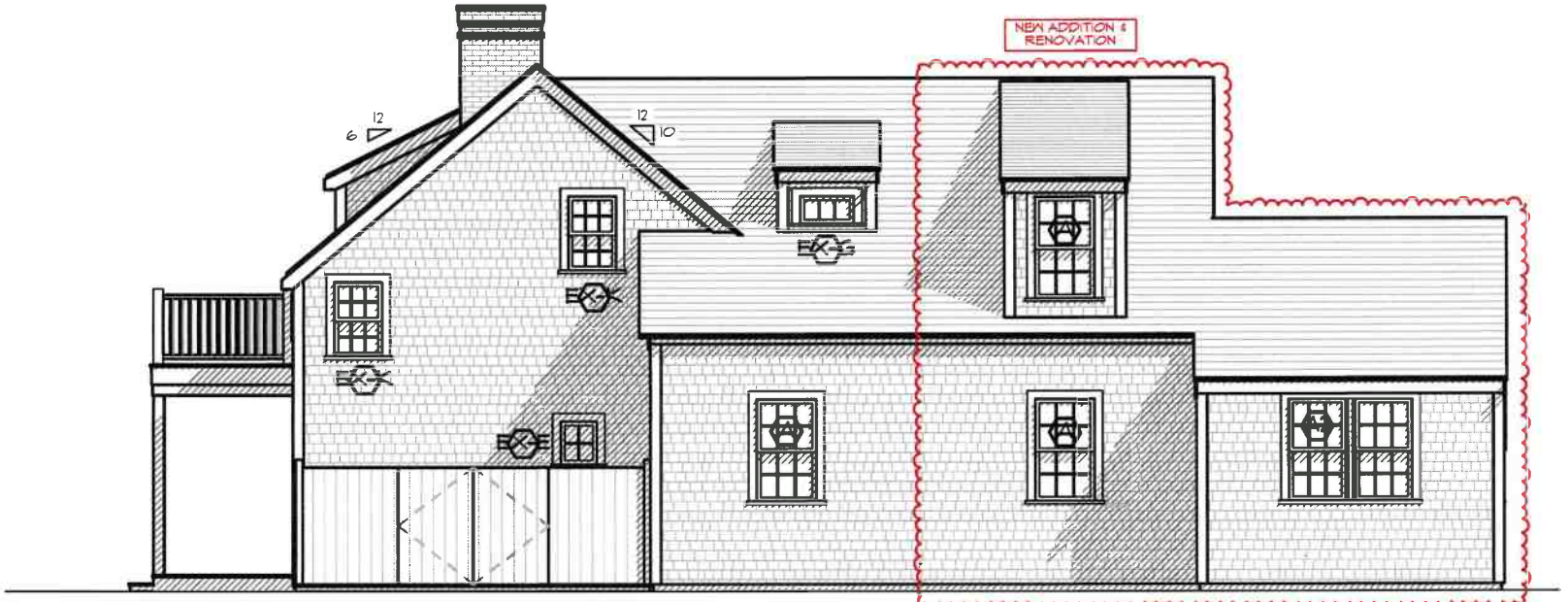
A-2.1



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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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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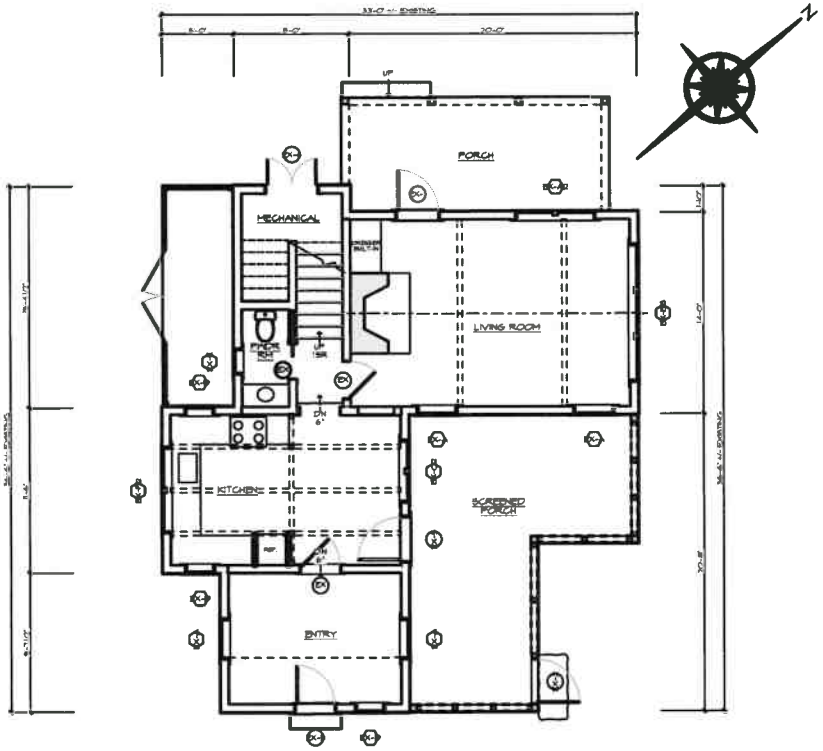
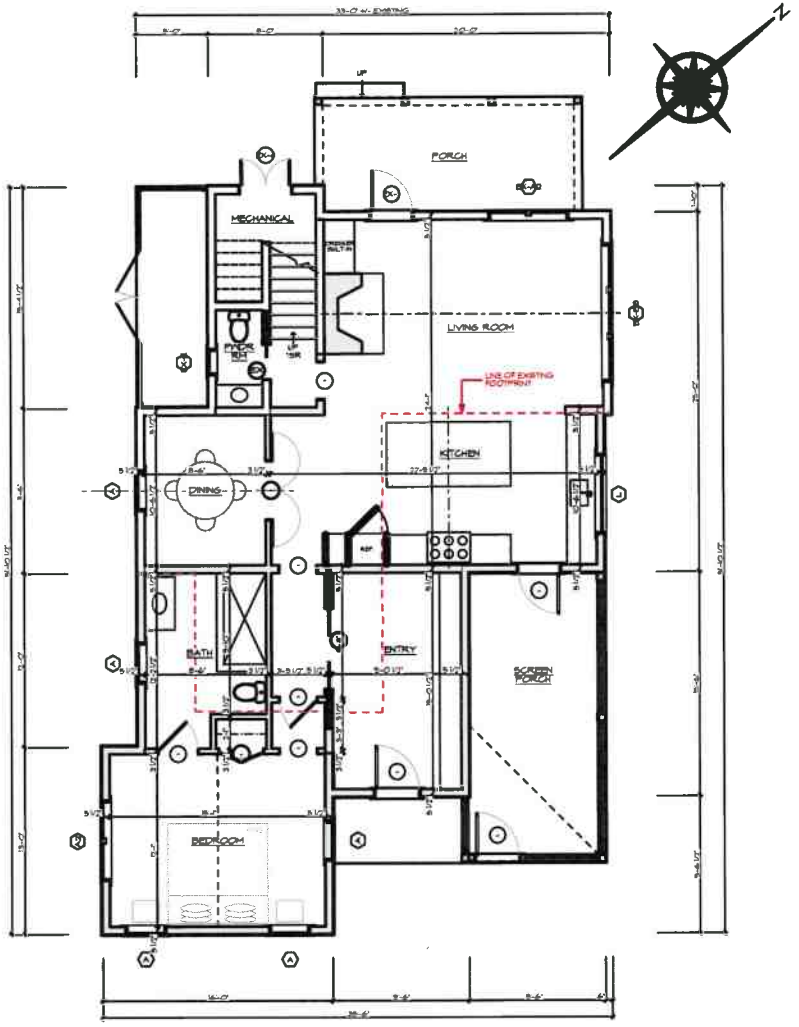


EXISTING FIRST FLOOR PLAN



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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ID#
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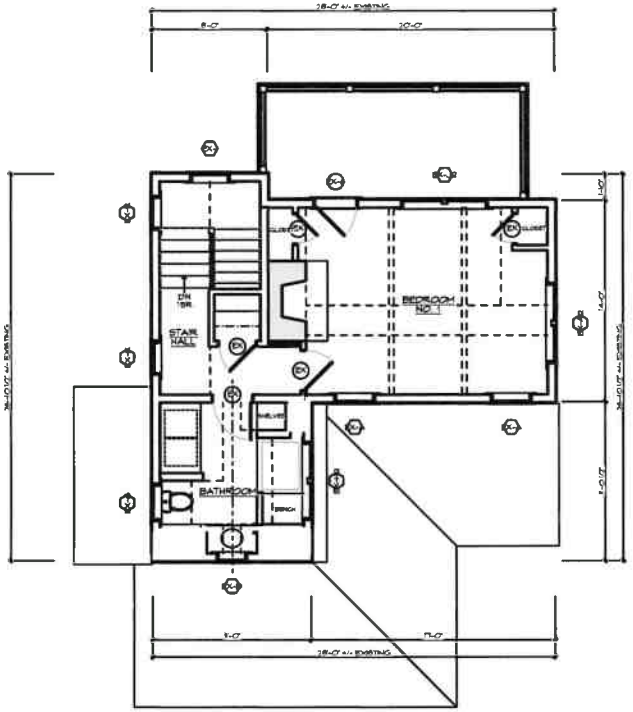
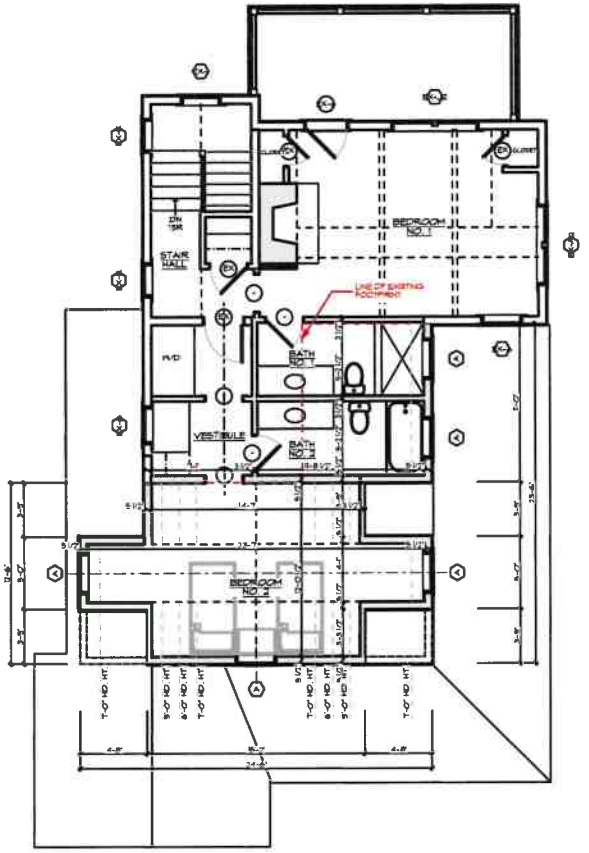


EXISTING SECOND FLOOR PLAN



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:

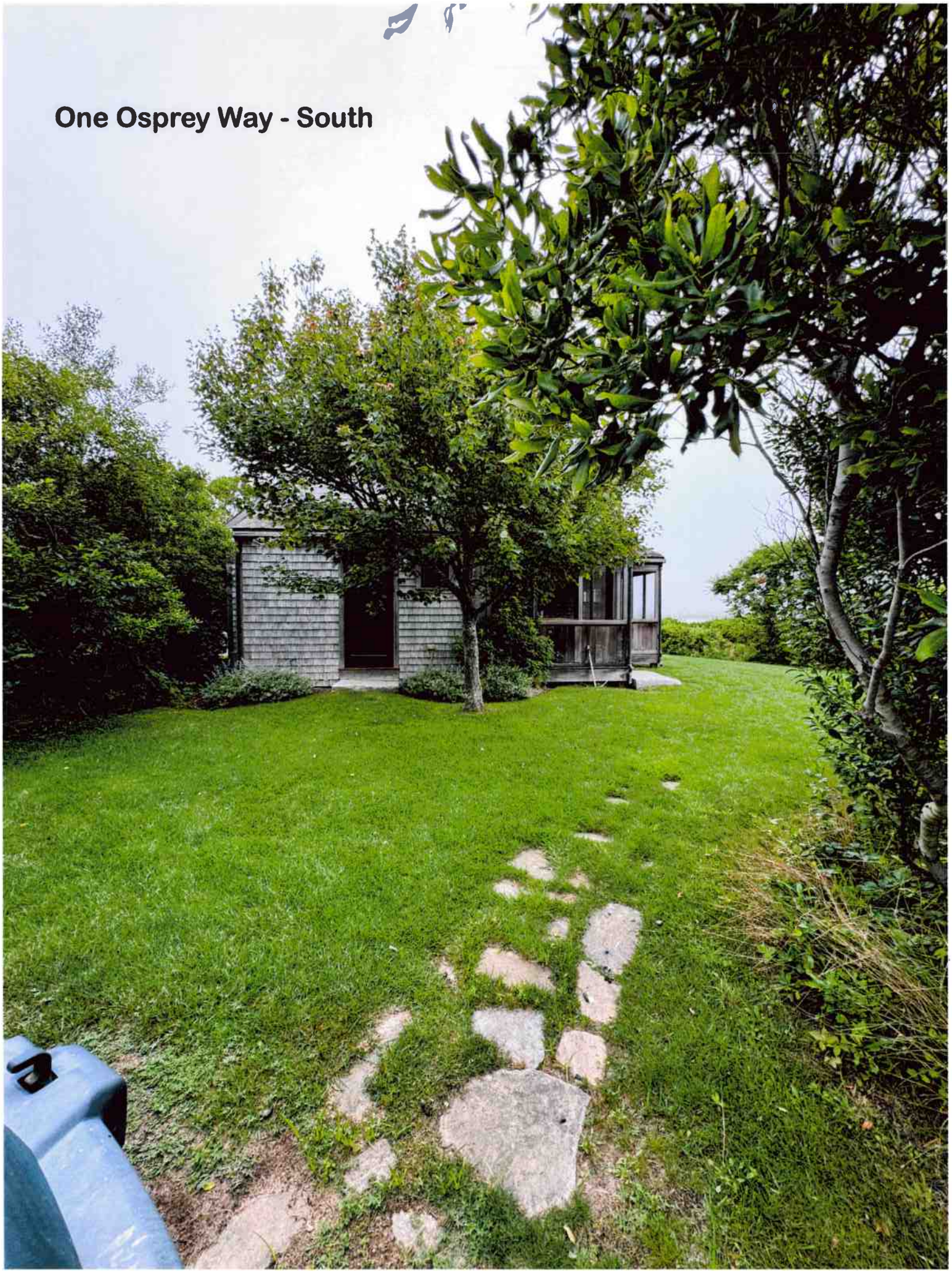
1. All windows noted in this schedule are exisitng with muntin configurations as shown on drawings.
2. Verify all dimensions, exisitng conditions & sizes for windows + doors

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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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.

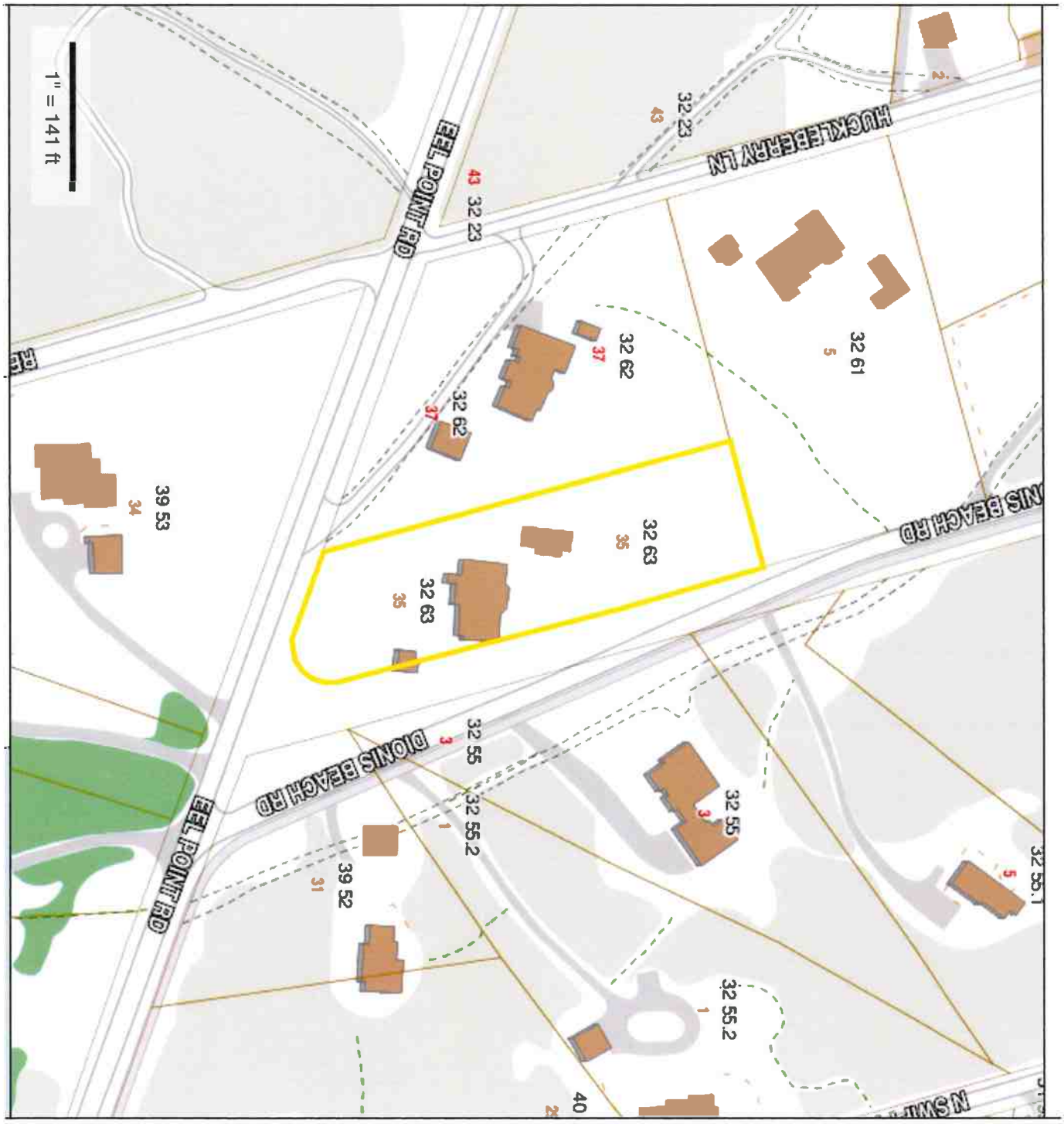
COLORS

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

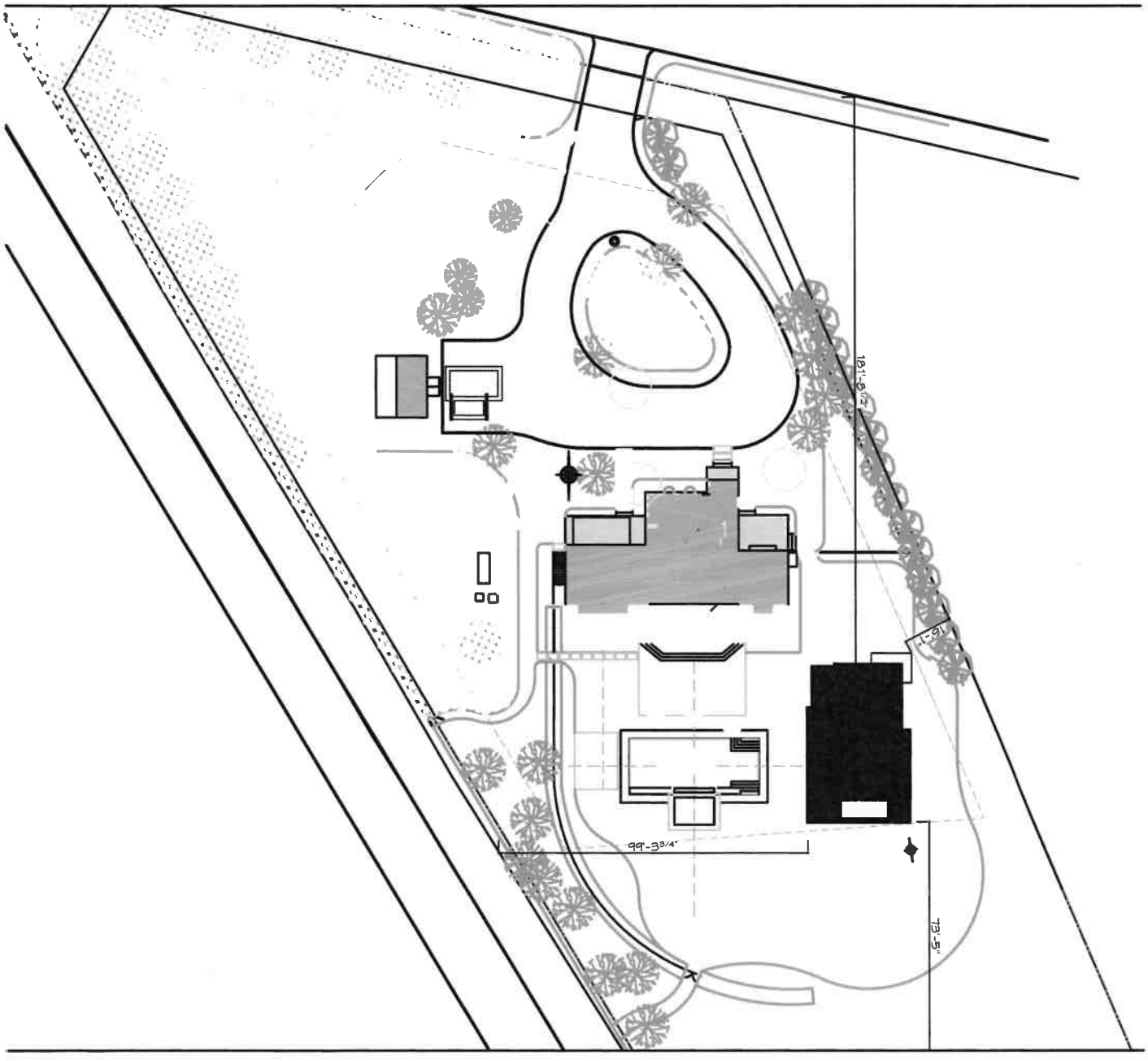
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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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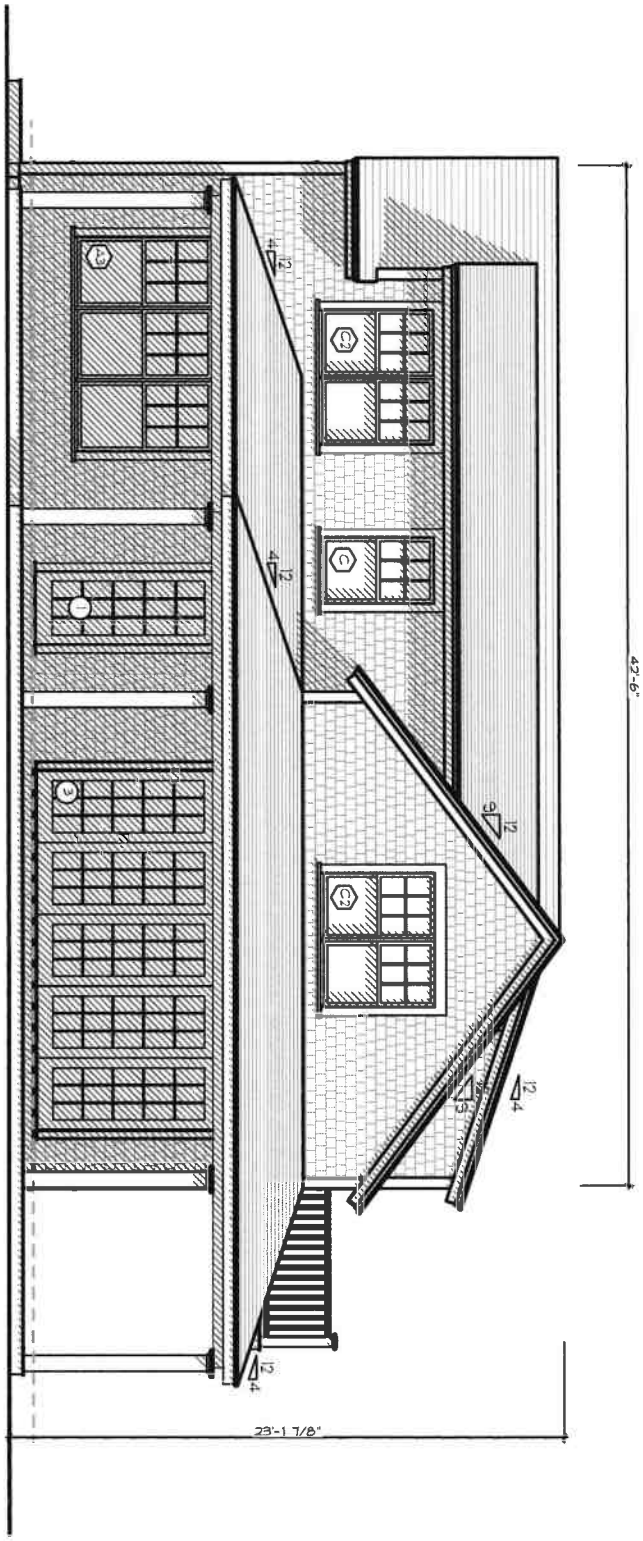
Site Plan

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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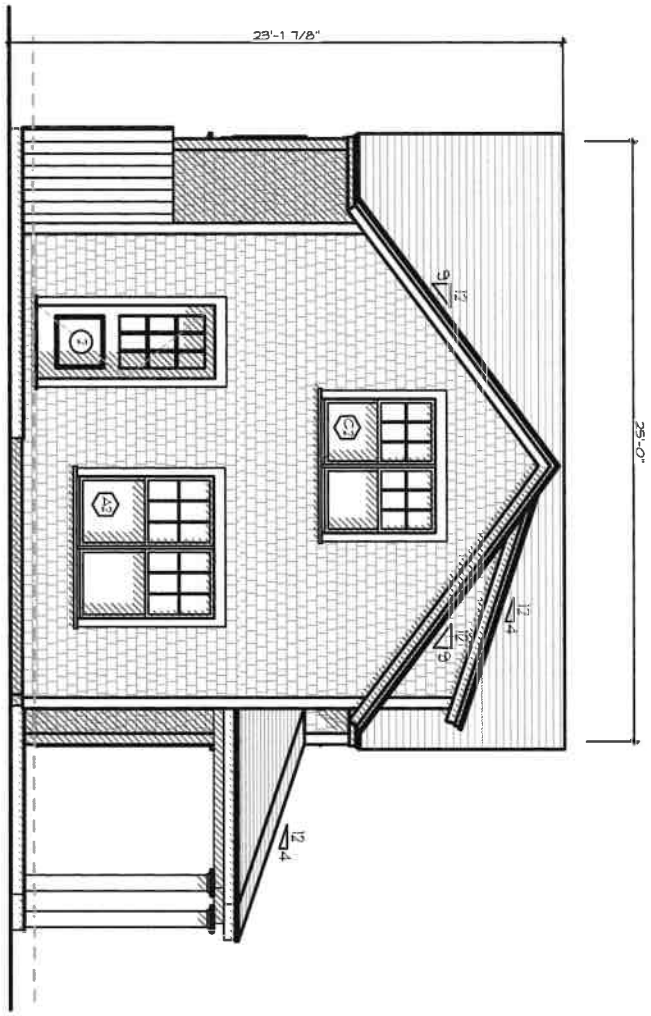
East Elevation

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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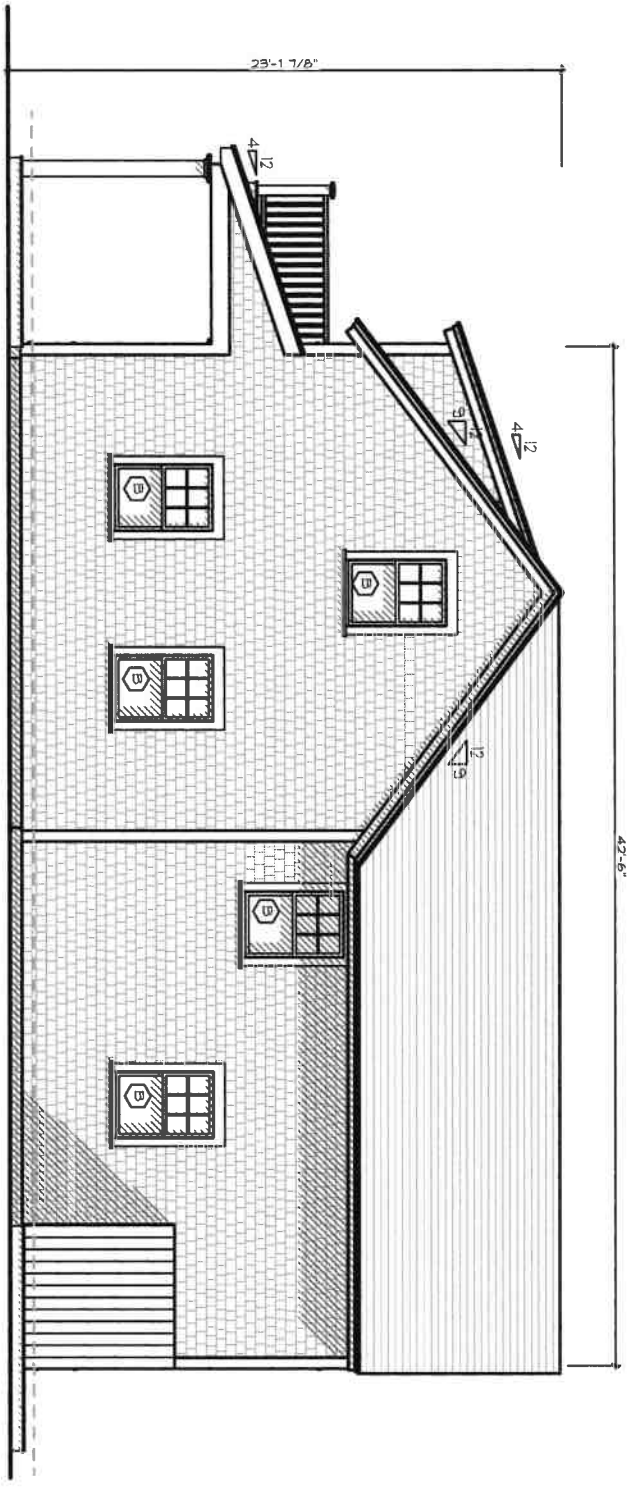
South Elevation

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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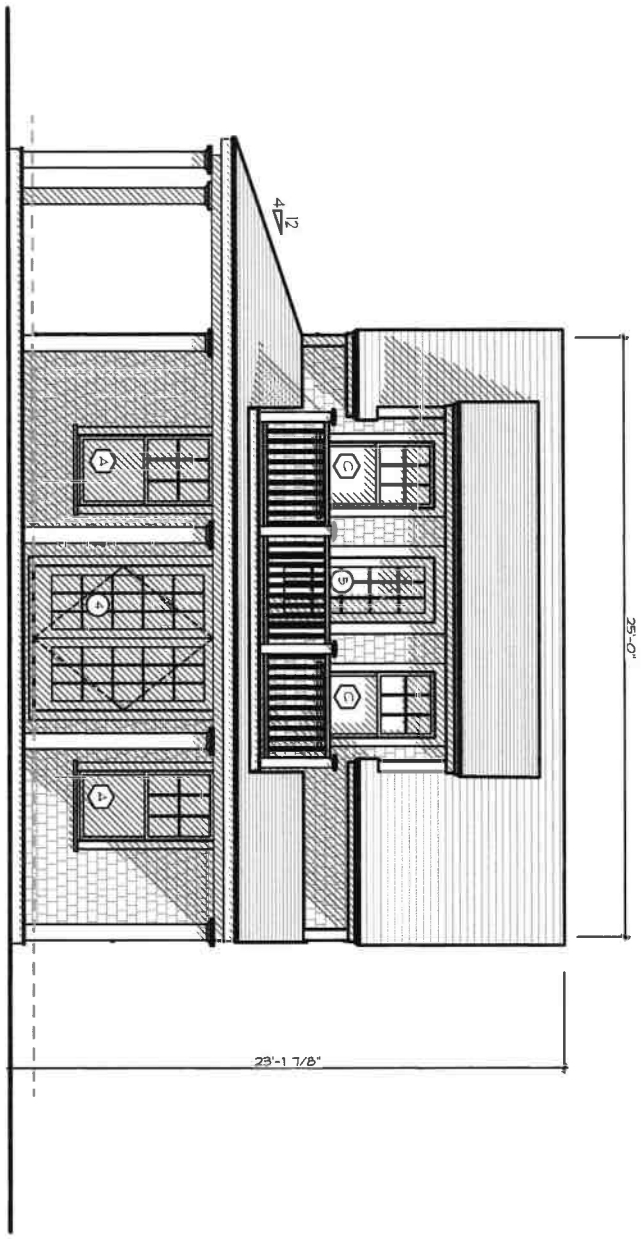
West Elevation

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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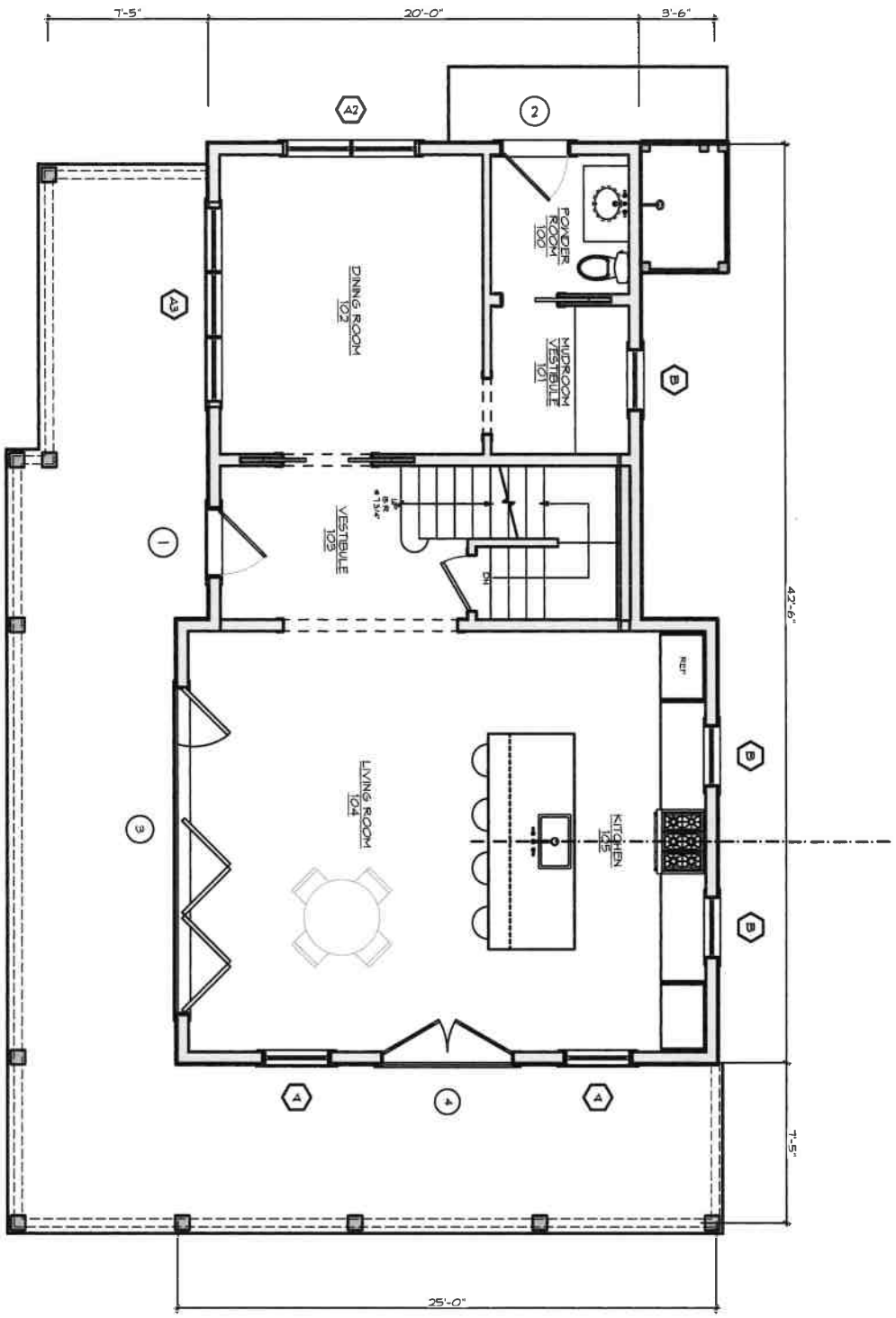
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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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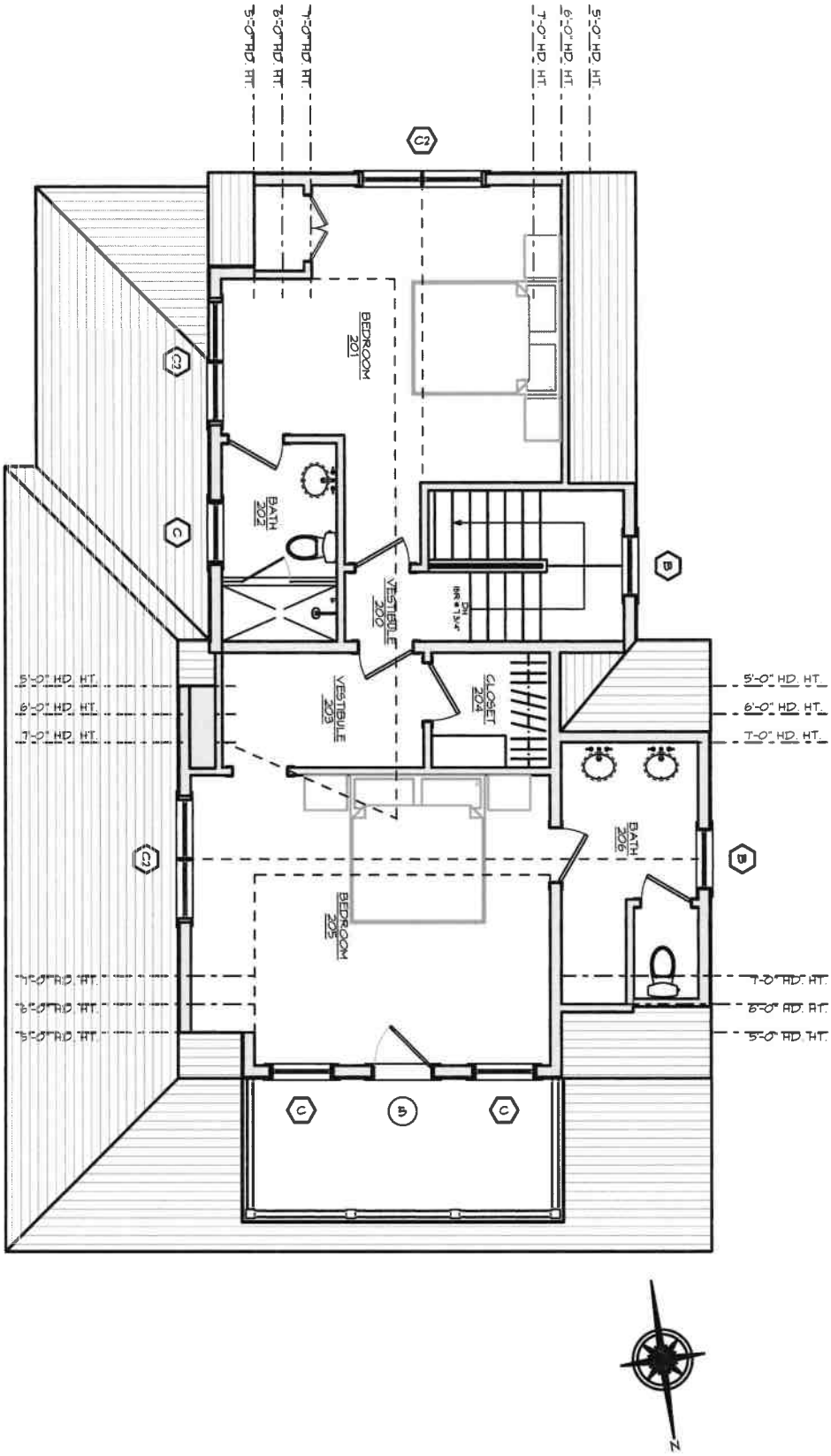
First Floor Plan

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:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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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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For delivery information, visit our website at *www.usps.com®*.

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

Postage
$

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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Sent 4 SPEARHEAD LLC
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NANTUCKET, MA 02554
City, State, ZIP+4®

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- ☐ Adult Signature Restricted Delivery $

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City, State, Z NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

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Tota
$

Sen NANTUCKET HOUSEWORKS INC
Stre 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
City

Postmark Here

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

Postage
$

Total Po
$

Sent To COLLINS CRONIN & CORCORAN LLC
Street ar PO BOX 51687
NEW BEDFORD, MA 02745
City, State, ZIP+4®

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

Postag
$

Total I
$

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

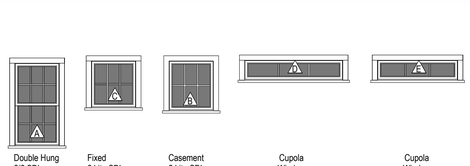
Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

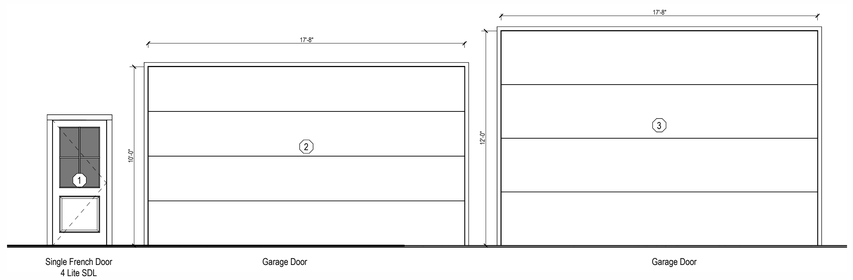
01/27/2025



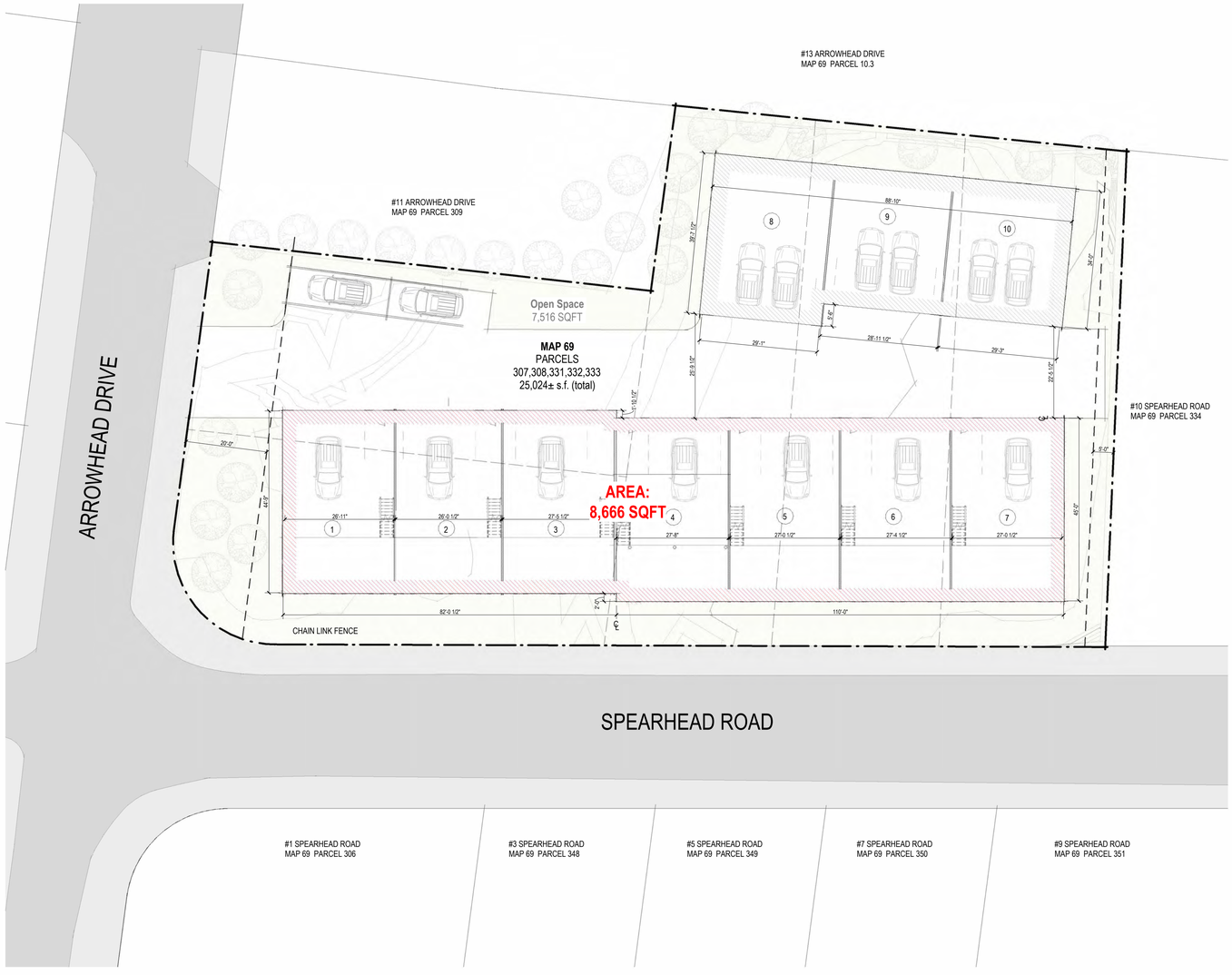
Locus Map
1/2" = 1'-0"



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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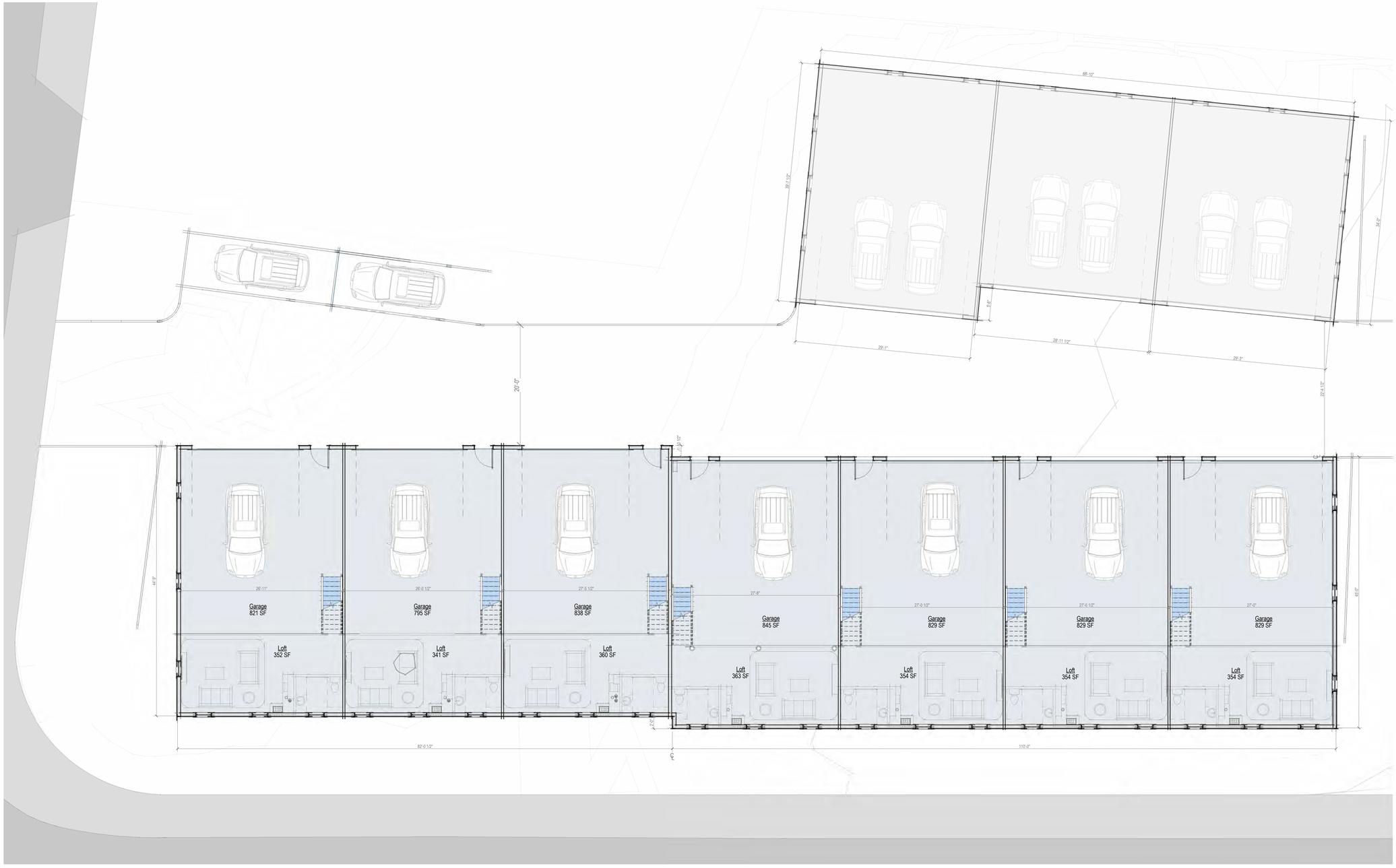
A.0.1
2504

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

Site Information

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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

First Floor Plan

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A.1.1

2504

01/27/2025

HDC Submission



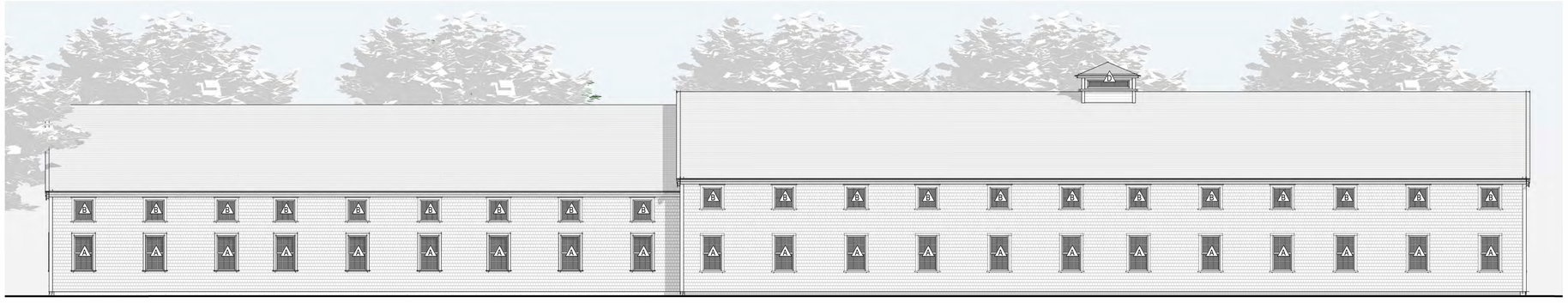
North Elevation - Proposed
1/8" = 1'-0"



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
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

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

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
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Min. Lot Size:	-
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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

Perspective

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P.01

2504

01/27/2025

HDC Submission













2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

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

Site Information

Map & Parcel:	69/307
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Minimum Frontage:	75 FT
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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Existing Photos

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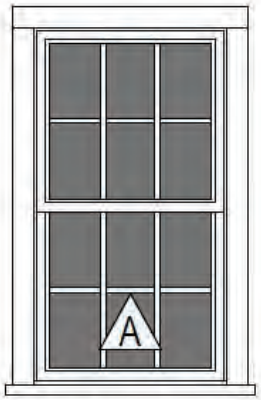
2 Spearhead Rd
Nantucket, MA 02554

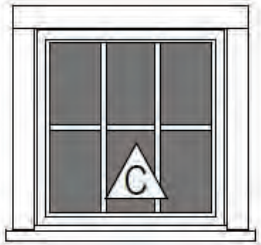


Locus Map

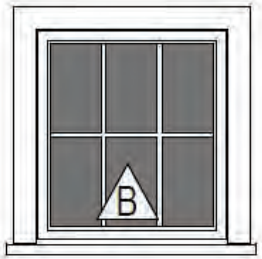
1/2" = 1'-0"



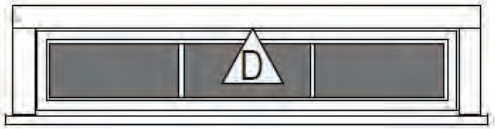
Double Hung
6/6 SDL



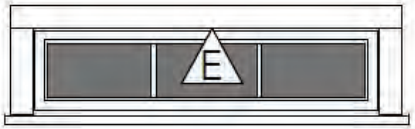
Fixed
6 Lite SDL



Casement
6 Lite SDL



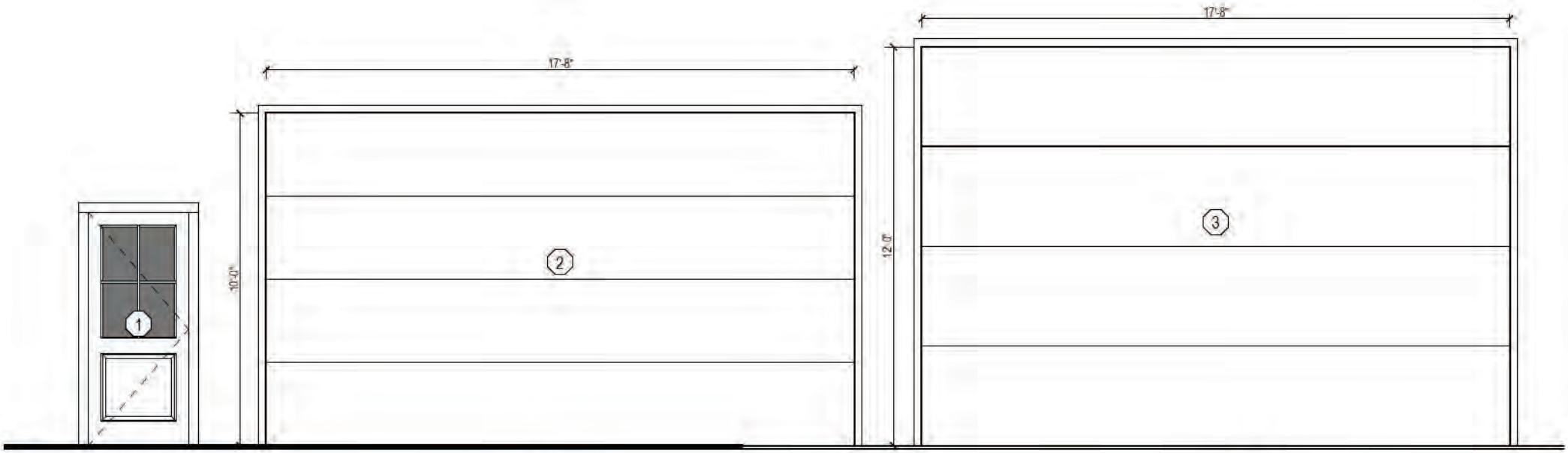
Cupola
Window



Cupola
Window

Window Legend

1/4" = 1'-0"



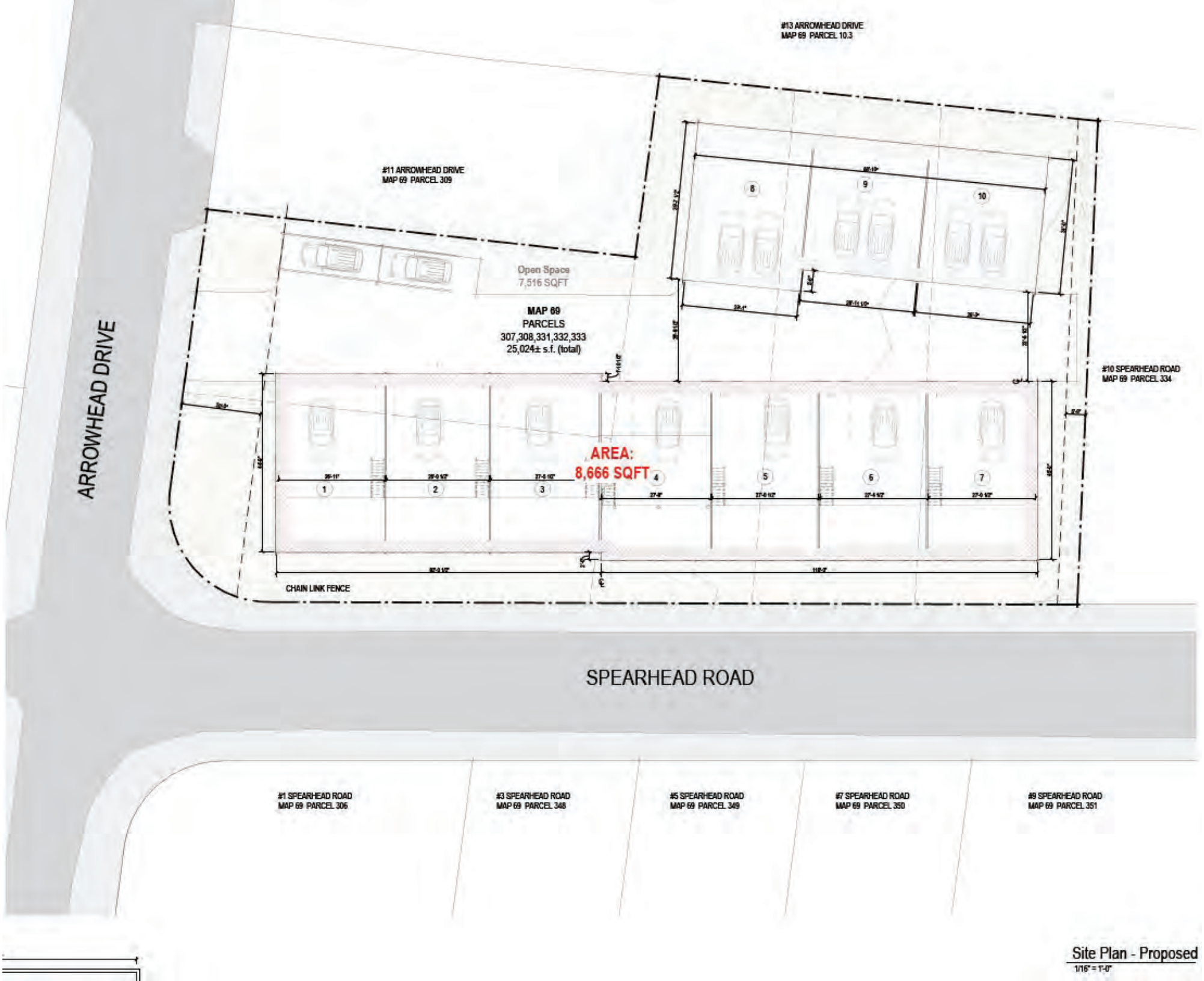
Single French Door
4 Lite SDL

Garage Door

Garage Door

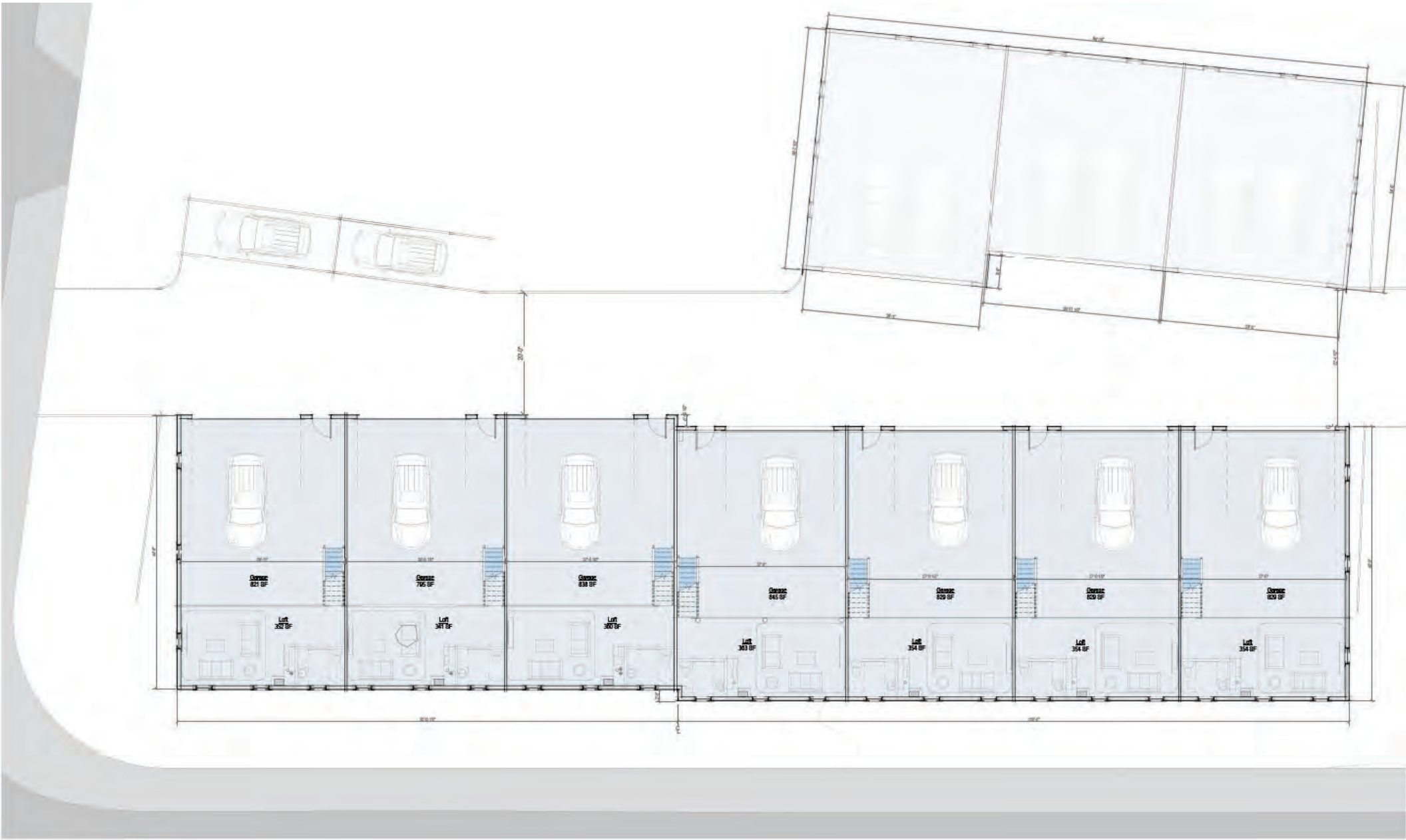
Exterior Door Legend

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**								

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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Sent 4 SPEARHEAD LLC
Stree 6 TEASDALE CIR
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City, State, ZIP+4®

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$

Total Postag
$

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37 CENTER STREET
City, State, Z NANTUCKET, MA 02554

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Postage
$

Tota
$

Sen NANTUCKET HOUSEWORKS INC
Stre 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
City

Postmark Here

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Postage
$

Total Po
$

Sent To COLLINS CRONIN & CORCORAN LLC
Street ar PO BOX 51687
NEW BEDFORD, MA 02745
City, State, ZIP+4®

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- ☐ Adult Signature Restricted Delivery $

Postag
$

Total I
$

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

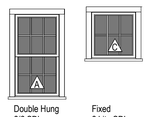
Storage Facility B- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

01/27/2025



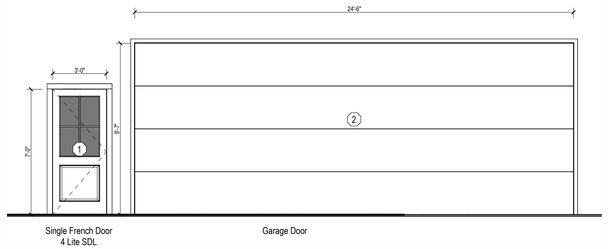
Locus Map
1/2" = 1'-0"



Double Hung
6/6 SDL

Fixed
6 Lite SDL

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

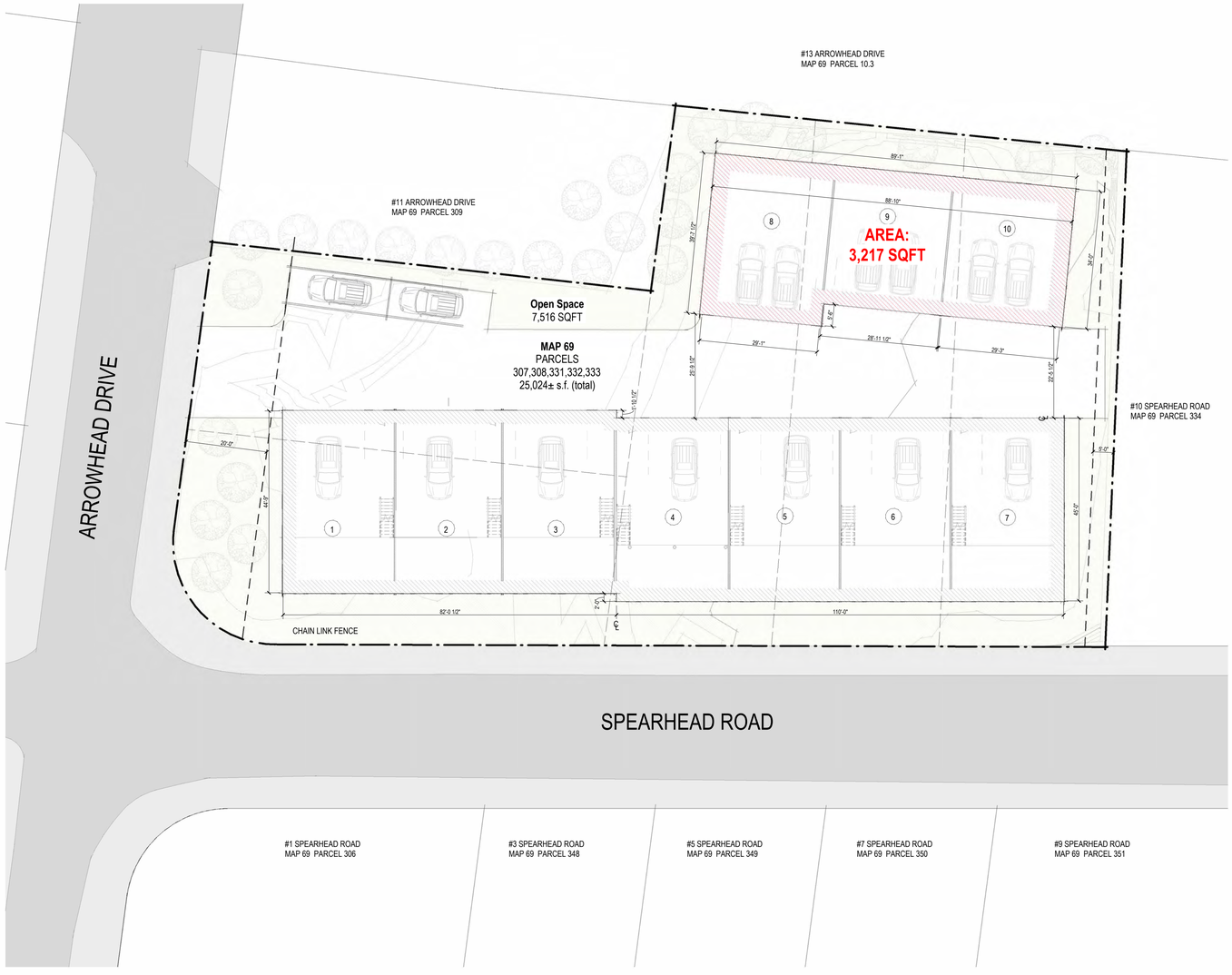


Single French Door
4 Lite SDL

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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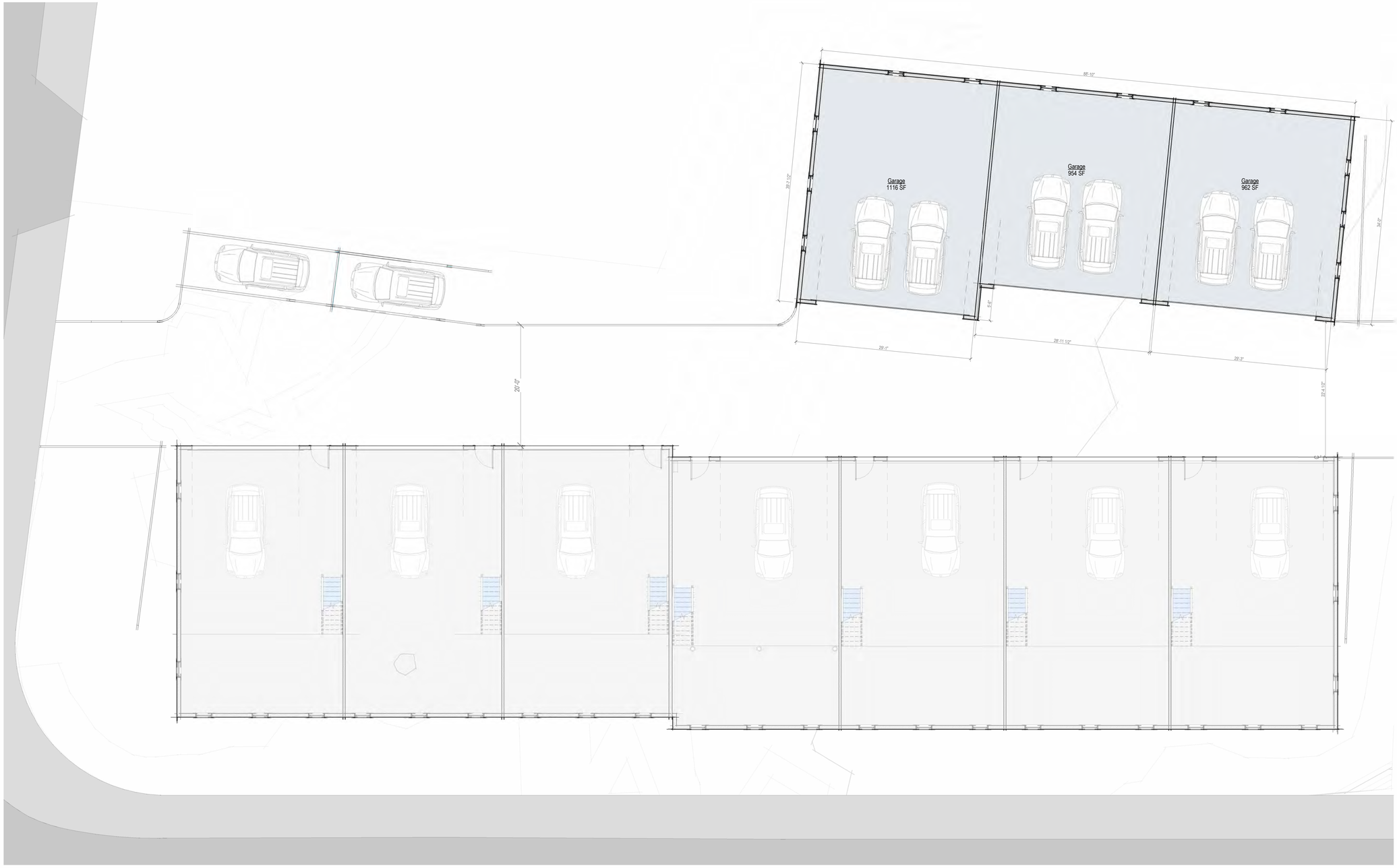
A.01
2504

01/27/2025

HDC Submission



First Floor Plan -Proposed

1/8" = 1'-0"

2504

Storage Facility B · 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus

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Proposed G.C.:	------
Total Proposed G.C.:	------

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

Site Information

Map & Parcel:	69/307
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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

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Proposed G.C.:	------
Total Proposed G.C.:	------

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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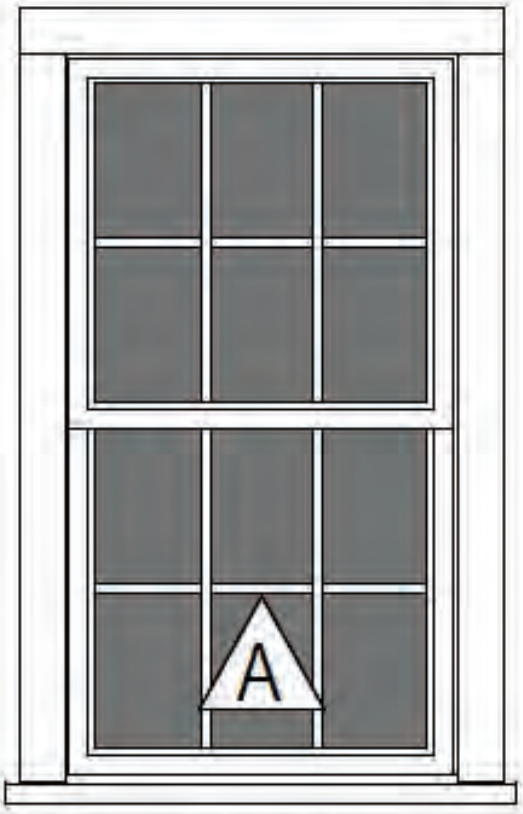
2 Spearhead Rd
Nantucket, MA 02554

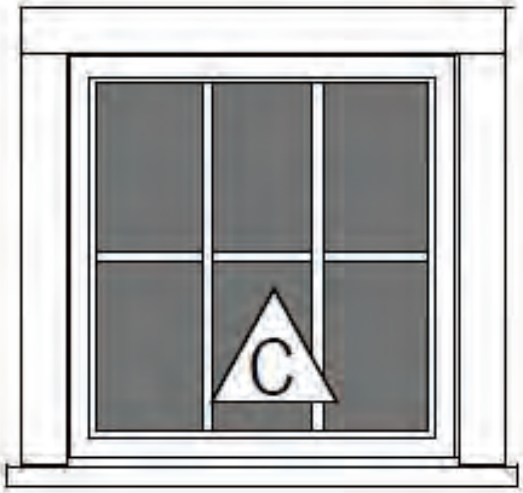


Locus Map

1/2" = 1'-0"



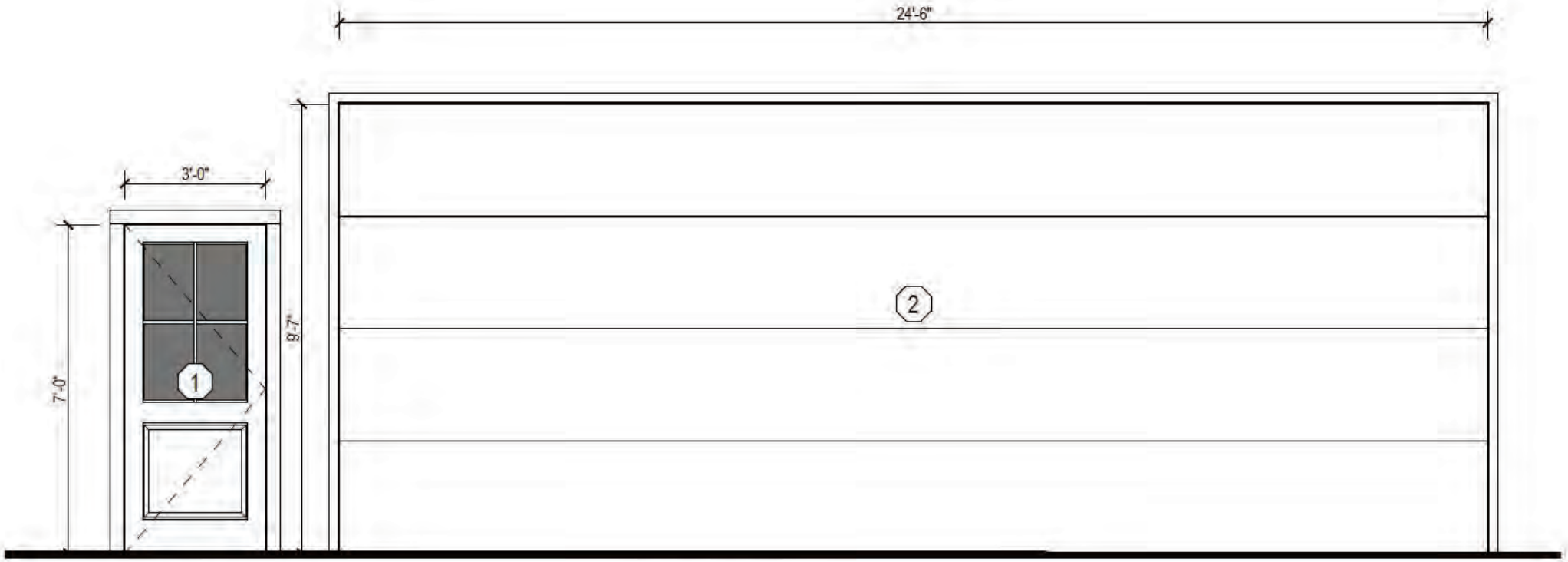
Double Hung
6/6 SDL



Fixed
6 Lite SDL

Window Legend

1/4" = 1'-0"

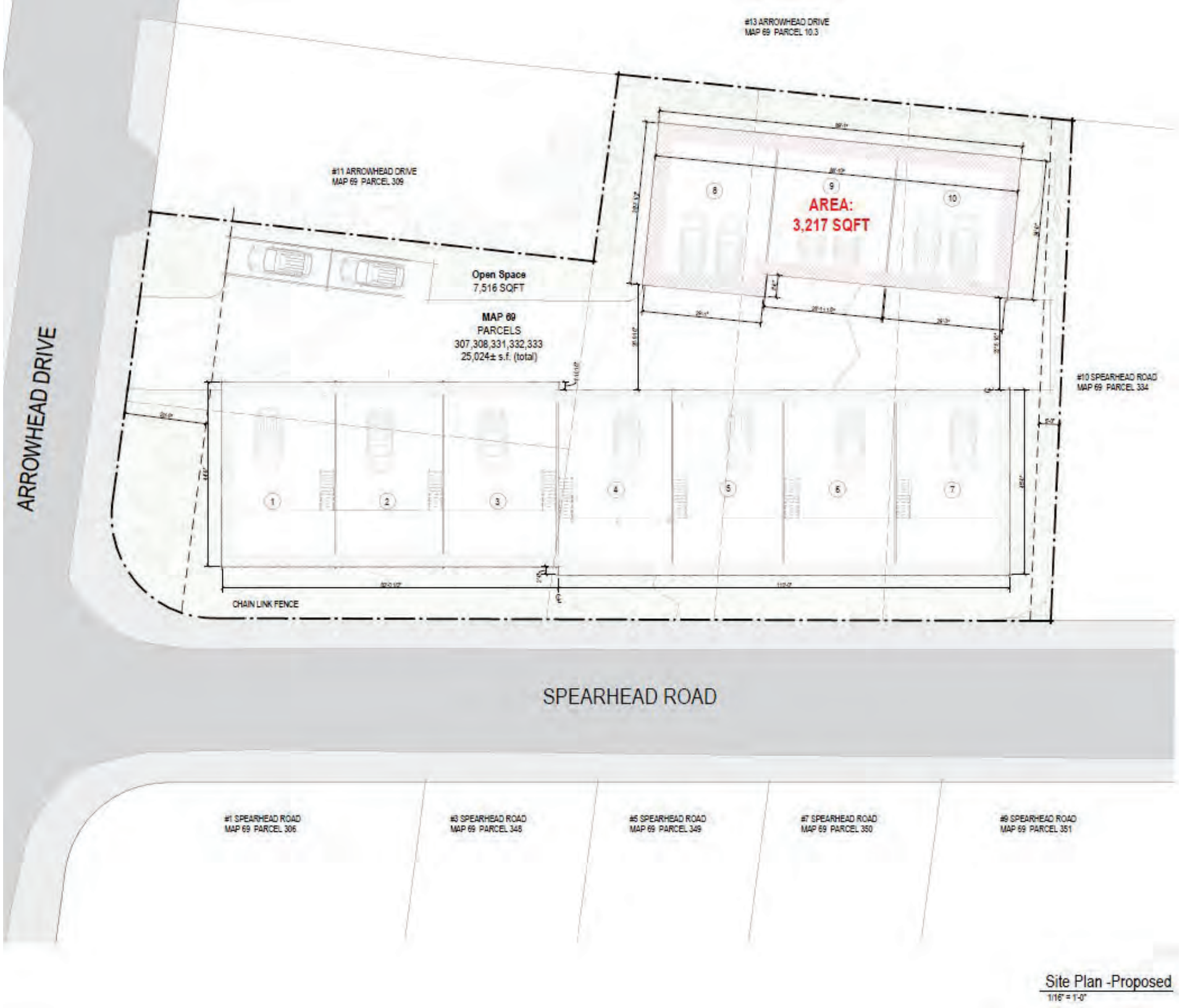


Single French Door
4 Lite SDL

Garage Door

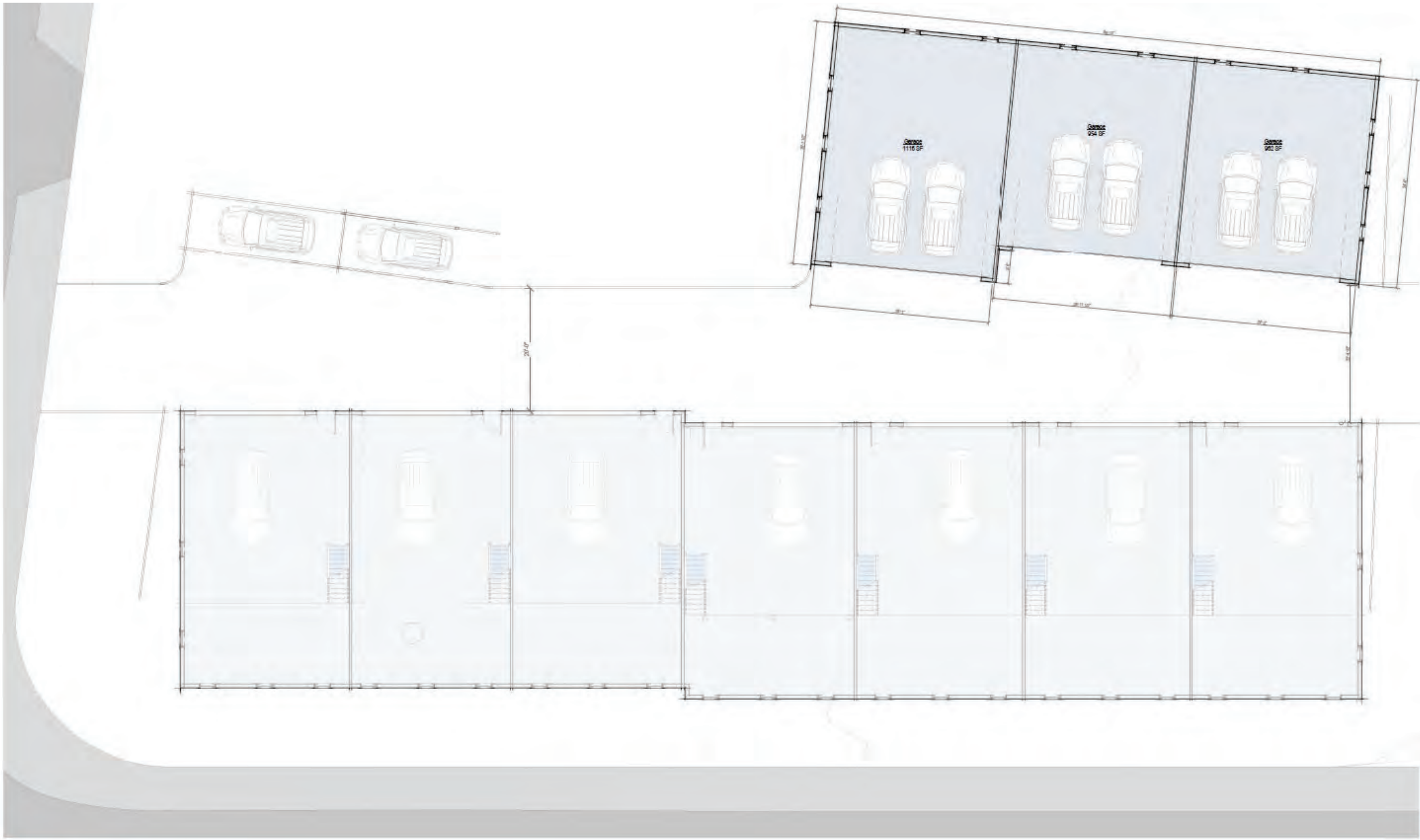
Exterior Door Legend

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"



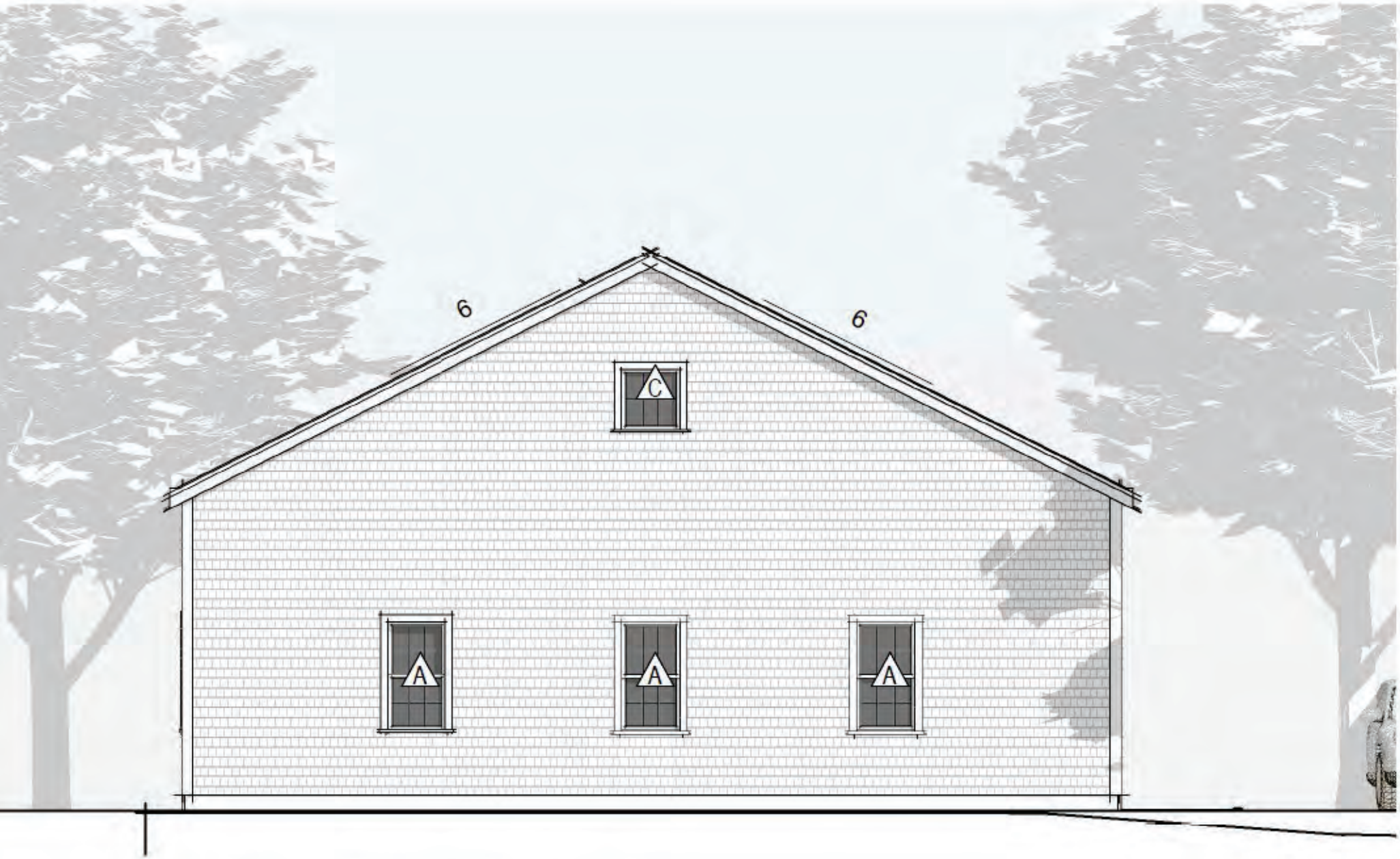
South Elevation _ Proposed

1/8" = 1'-0"



East Elevation _ Proposed

1/8" = 1'-0"



West Elevation _ Proposed

1/8" = 1'-0"



Perspective_View

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 Victoria Ewing c/o LINK 02554

AS AGENT FOR Tom & Louise Middleton

STREET ADDRESS 28 Nonantum Ave.

MAP/PARCEL 87/21.1

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.

Victoria P Ewing 1/27/25

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°: 87 PARCEL N°. 21.1

Street & Number of Proposed Work: 28 NONANTUM AVE

Owner of record: TOM & LOUISE MIDDLETON

Mailing Address: 667 ESPLANADE
PELHAM MANOR, NY 10803

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #(508)221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

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

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

Additional Remarks

Historic Name:

Original Date: 2003

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 SHELL Walkways GME Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

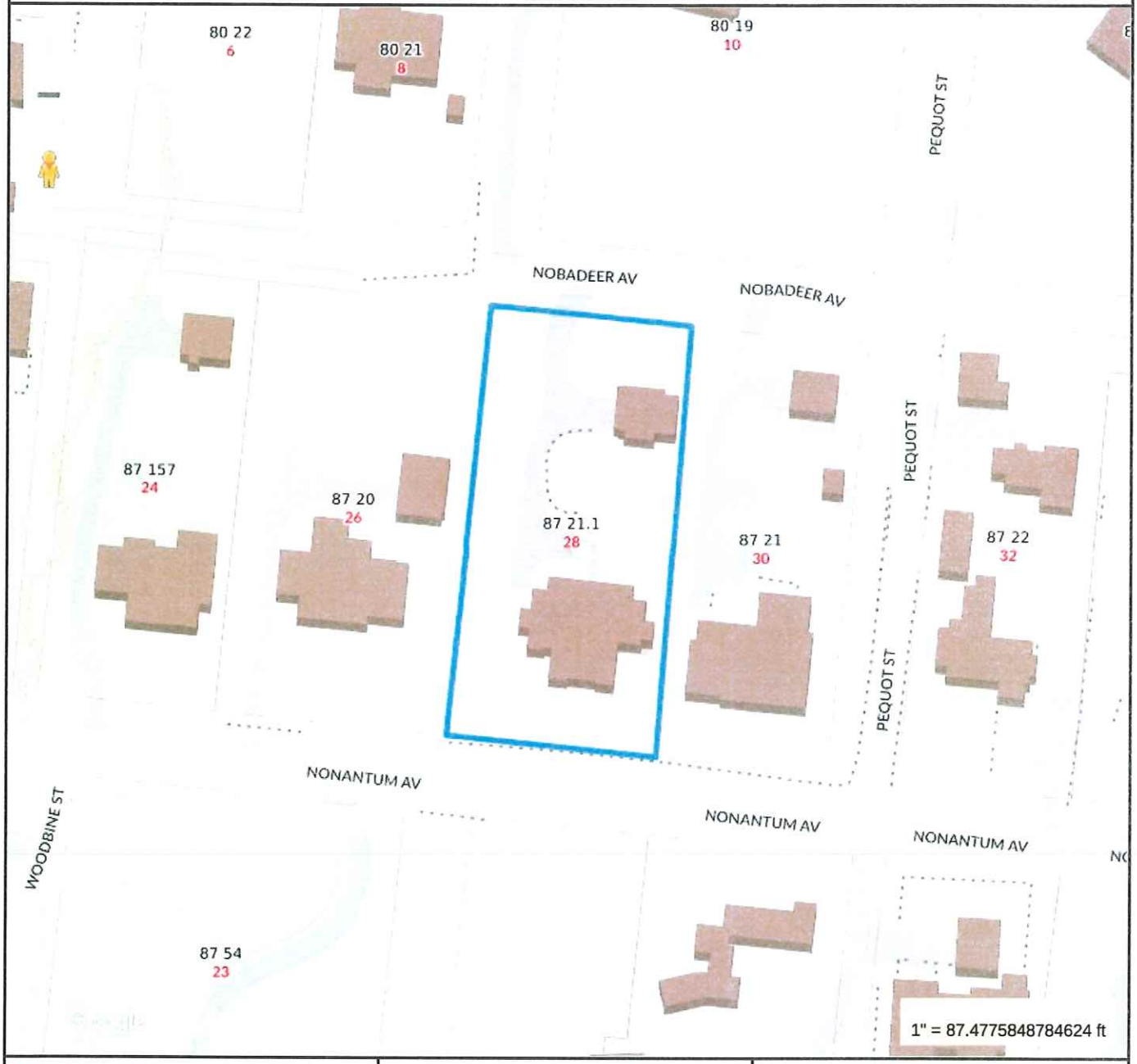
Trim _____ Sash _____ Doors _____

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 1/27/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	8491
Location	28 NONANTUM AV
Owner	MIDDLETON THOMAS S & LOUISE M

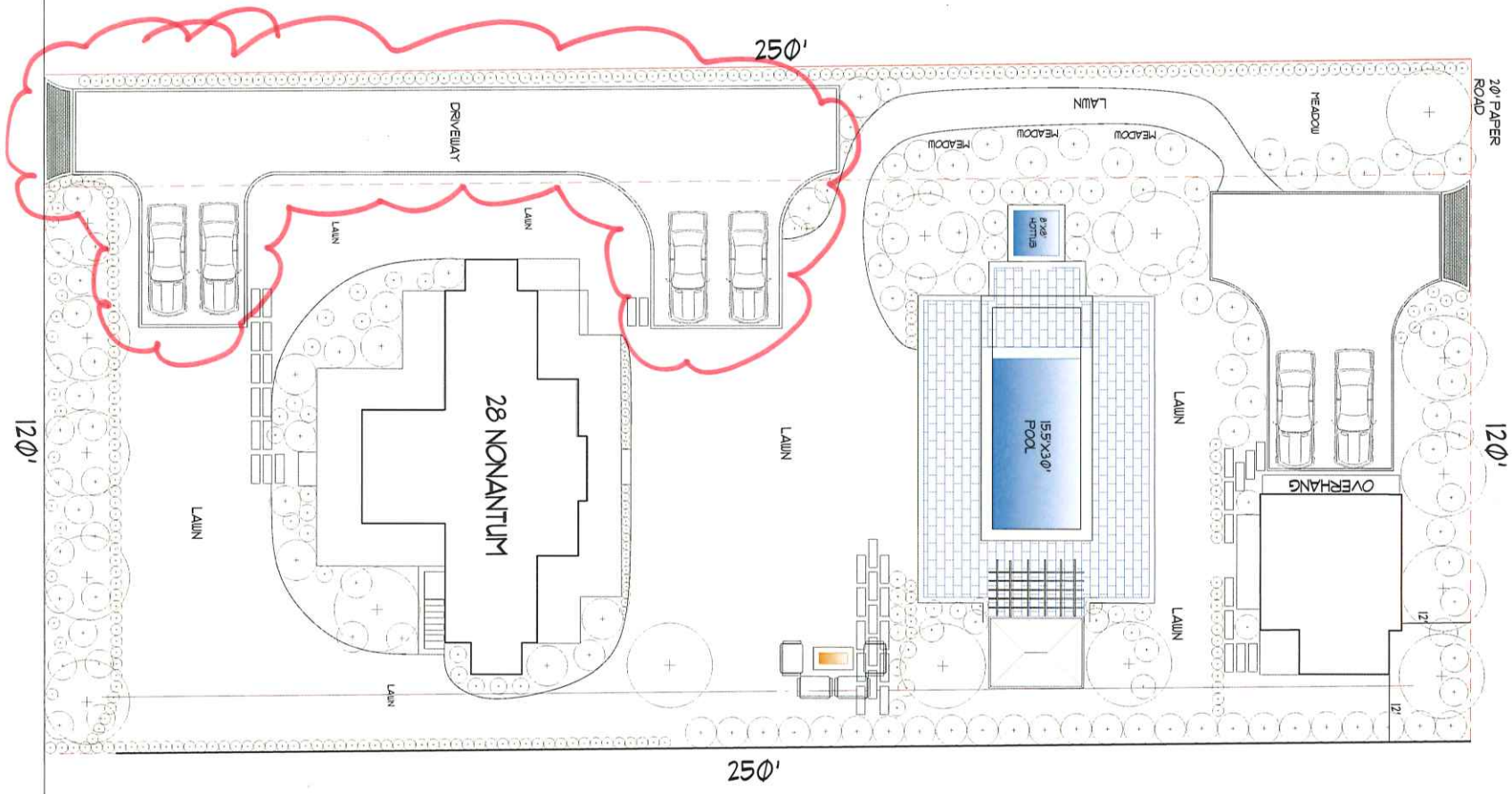
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

NONANTUM AVE



NOTES:
-15.5'X3Ø' POOL
-BLUESTONE PATIO TO SURROUND
-PERGOLA WITH DINING TABLE
-8'X8' HOT TUB, ELEVEATED, BUILT INTO STONEWALL
-NATIVE WILDFLOWER MEADOW
-2'X5' FIRE PIT WITH LOOSE DIMENTIONAL STONE TO SURROUND (GRASS BETWEEN STONES)
-PARKING FOR 6 VEHICLES
-6' FENCE, PAINTED BLACK, ALONG EASTERN PROPERTY LINE
-STEPPING STONES TO ENTRY WAYS
-NATIVE PRIVACY PLANTINGS ALONG BOTH ROADS TO THE NORTH AND SOUTH.
-GREEN SPACE (LAWN) TO SURROUND MAIN HOUSE

N

Revision #: 3 Date: 10/23/2024	Scale: 1" = 30'	Landscape Plan: L1 28 Nonantum	Landscape Design by: G. Keller Studio Viburnum

28 NONANTUM AVE SOUTH



28 NONANTUM AVE SOUTH



28 NONANTUM AVE NORTH



28 NONANTUM AVE NORTH



28 NONANTUM AVE GARAGE SOUTH



HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR 30 Eel Point LLC

STREET ADDRESS 30 Eel Point Rd

MAP/PARCEL 40 / 44.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/21/24

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

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

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

Victoria P Ewing 10/21/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 44.1

Street & Number of Proposed Work: 30 EEL POINT ROAD

Owner of record: 30 EEL POINT LLC

Mailing Address: c/o LATHAM & WATKINS
31 AVENUE PRINCESSE GRACE
MONACO, MONACO 98000

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 676+/-SF Decks/Patio: Size: 5'x23' ☑ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 403+/-SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 22'-1" South 22'-1" East 22'-1" West 22'-1"

Additional Remarks

Historic Name:

Original Date: MH 1998, CTG 2012, GRGE 2020

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ 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 ANDERSEN 400's

Doors* (type and material): ☐ TDL ☑ SDL Front 9LT 2 PANEL Rear _____ Side 9LT 2PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STELL TYME Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

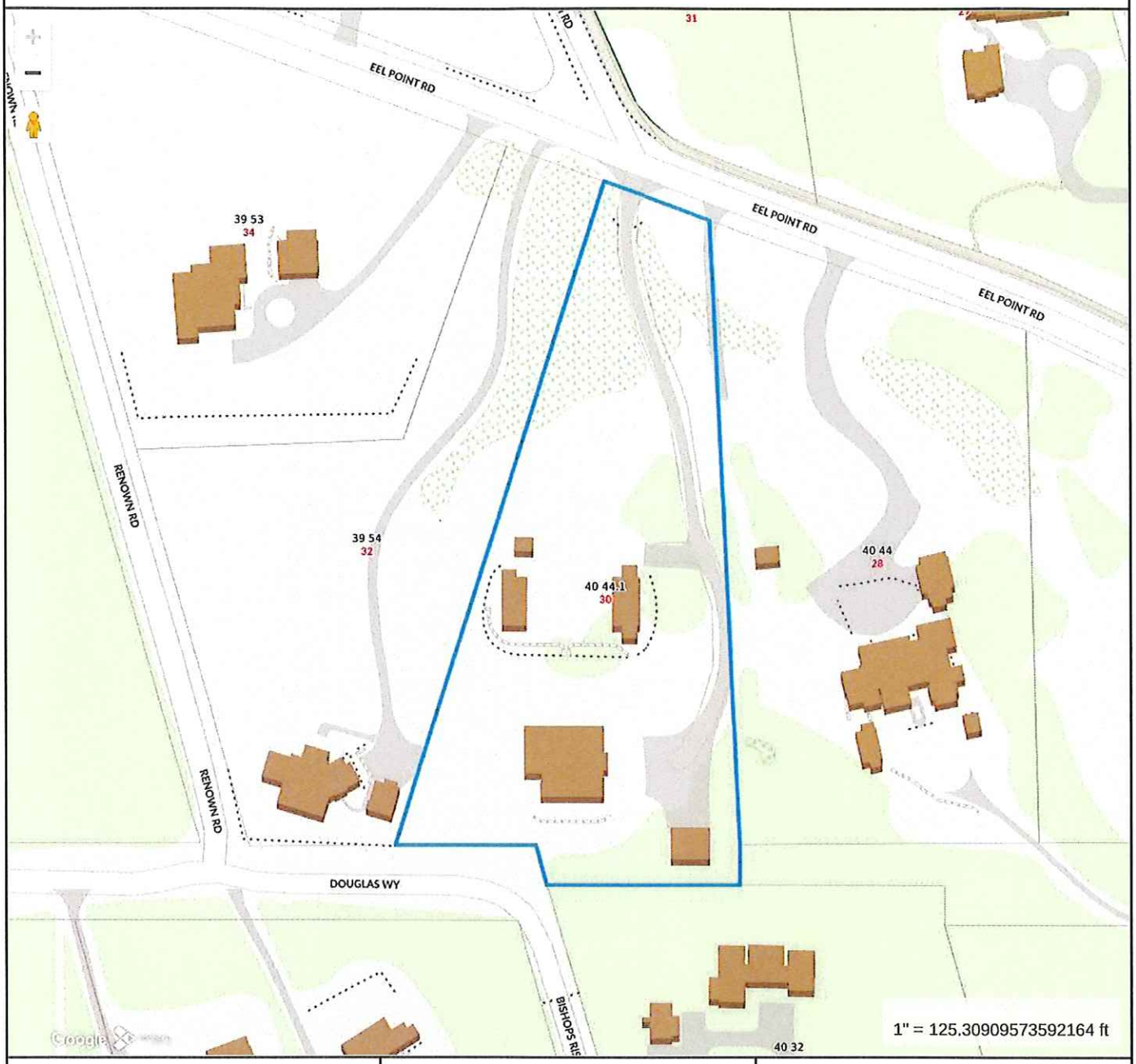
COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof DUAL BLACK
Trim WHITE TYME Sash WHITE TYME Doors WHITE TYME
Deck MAHOGANY NTW Foundation _____ Fence _____ Shutters _____

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

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

Date 10/21/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

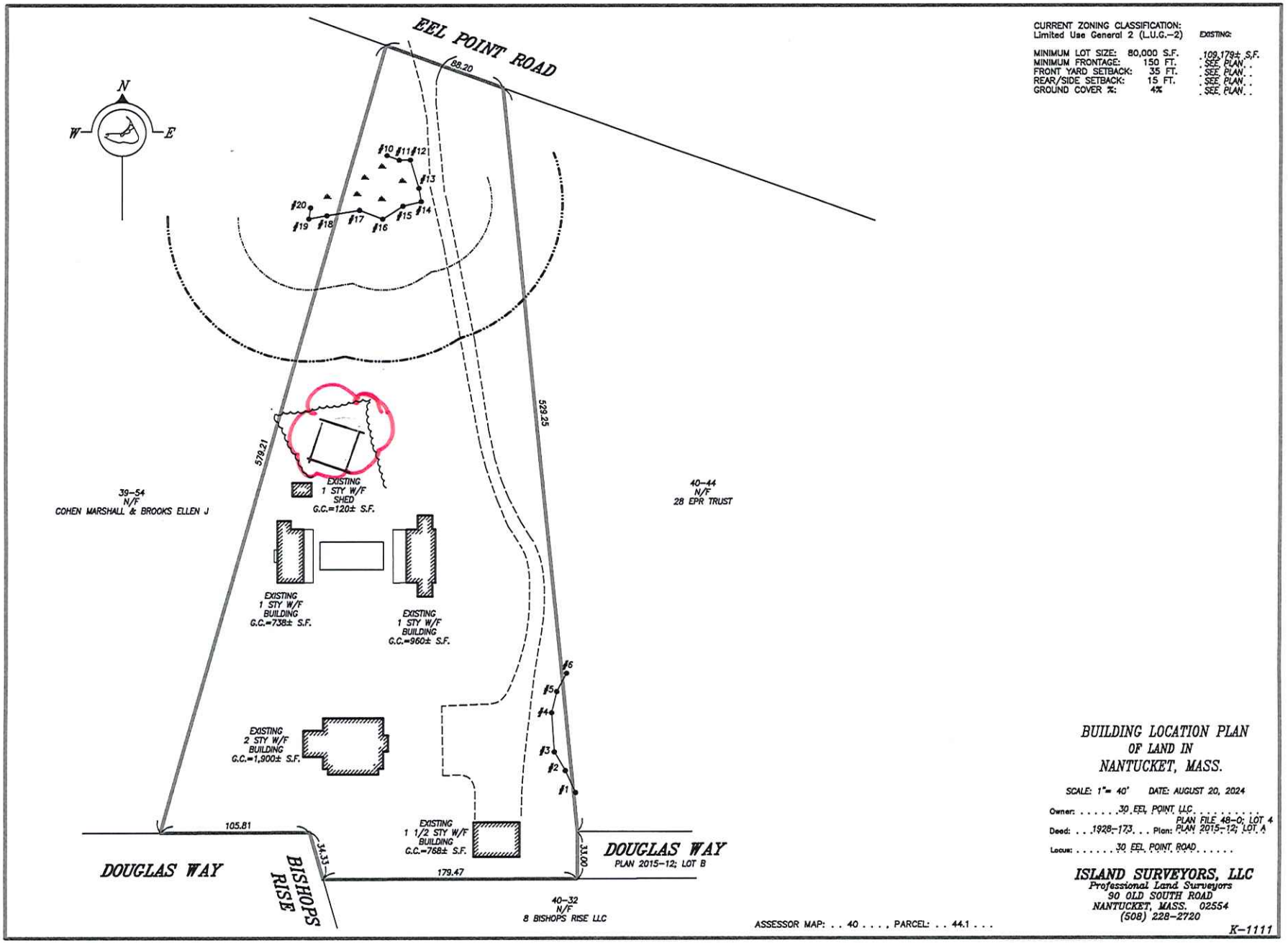
Property ID	1646
Location	30 EEL POINT RD
Owner	30 EEL POINT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



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

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	109,179± S.F.
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

ASSESSOR MAP: . . 40 . . . . , PARCEL: . . 44.1 . . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

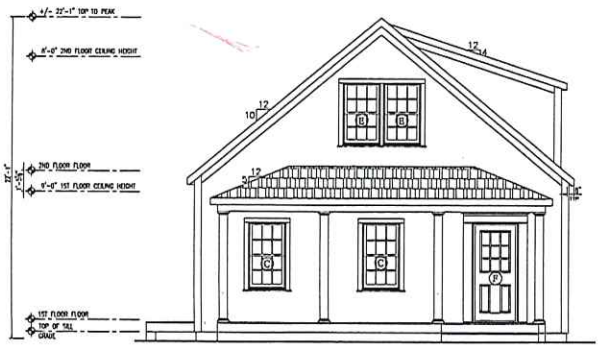
SCALE: 1"= 40' DATE: AUGUST 20, 2024

Owner: . . . . . 30 EEL POINT LLC . . . . . .
Deed: . . . 1928–173. . . Plan: PLAN FILE 48–O; LOT 4 PLAN 2015–12; LOT A
Locus: . . . . . 30 EEL POINT ROAD . . . . .

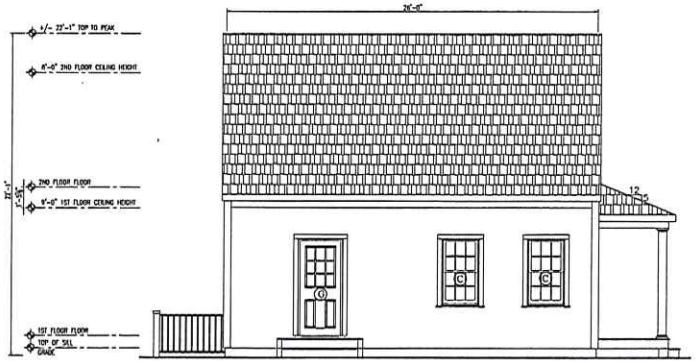
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–1111

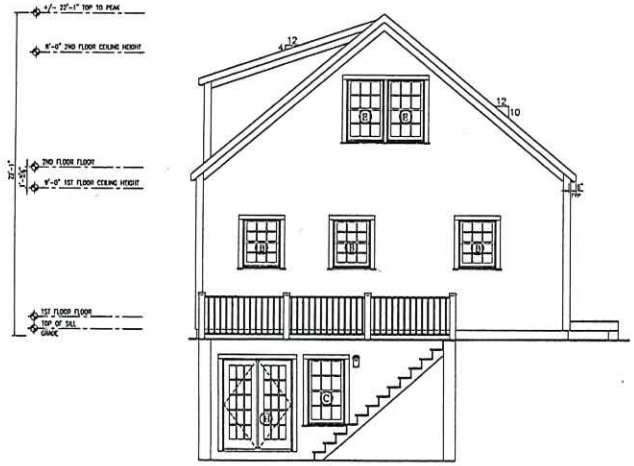
NORTH



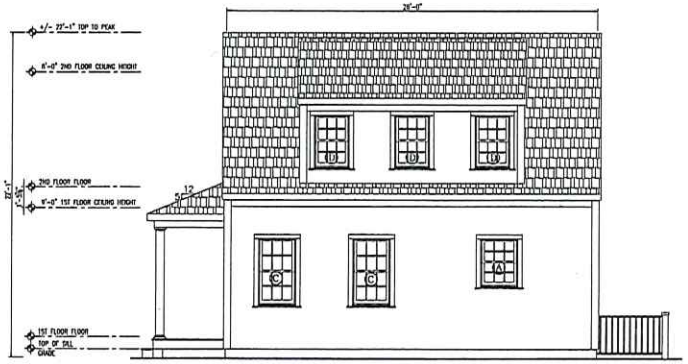
EAST



SOUTH



WEST



NOTES:

30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

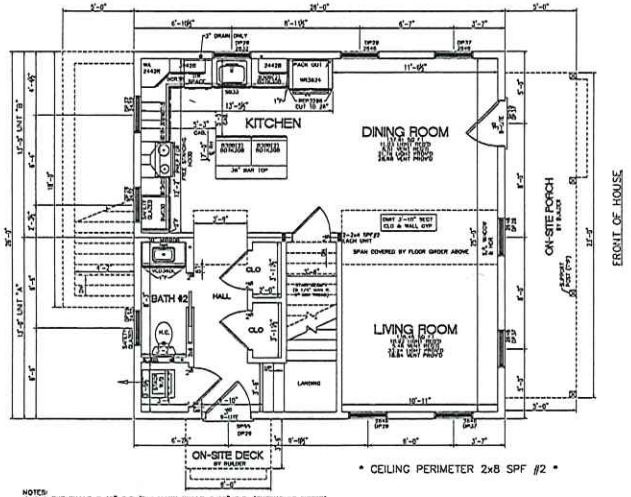
PROJECT:
45334
4-BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

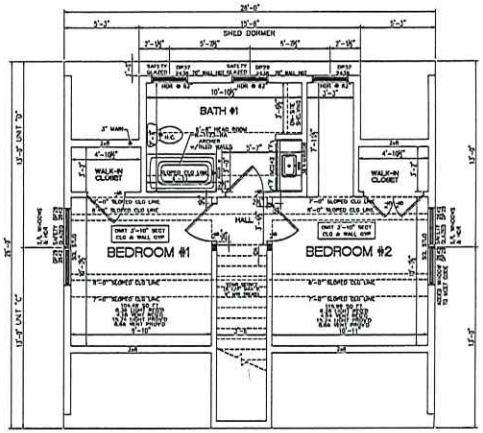
SHEET:
ELEV-

FIRST FLOOR PLAN



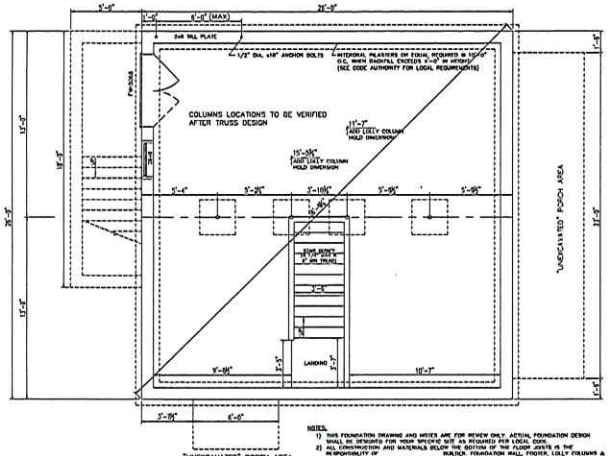
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 9'-0" CLG HT.
3. 2x10 SPF #2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA(NANTUCKET COUNTY); 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF #2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. CLG BEAM OVER BORM #1/BORM #2 TO BE: 1-1 1/2"x9 1/4"x26'-0" M.L. (PER MODULE)
7. FLR GIRDER UNDER BORM #2 TO BE: 2-1 1/2"x9 1/4"x11'-9 1/2" M.L. (PER MODULE)

FOUNDATION



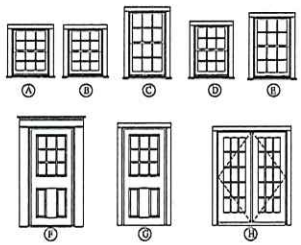
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DETAILED FOR YOUR SPECIFIC SITE AS REQUIRED BY THE LOCAL CODE.
2) THE RESPONSIBILITY OF AND MATERIALS SELECTION FOR THE FOUNDATION AS DESIGNED IS THE RESPONSIBILITY OF THE BUILDER. FOUNDATION WALL FOOTER, 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. ADDL COLUMNS MAY BE REQD & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION WALLS TO BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK.
6) FOUNDATION SIZES REFLECT MOVE TO WOOD OVERHANG OF MODULAR UNITS ALLOWING SHEARING AND SIDING TO OVERHANG THE FOUNDATION. IF STRIPFOAM 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 MANUFACTURING, BUILDER
9) MODULAR MANUFACTURING TO PROVIDE ALL INTERIOR PLUMBING, ELECTRICAL AND HEATING TO PROVIDE AND INSTALL STOP, VENT AS REQ'D BY MODULAR MANUFACTURER, AHEAD
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) LIFTS RECEPT 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
2627	A	32 1/8" X 49 7/8"	ANDERSEN 400	DH WINDOW	.28	8.97	5.34	3.17
2432	B	30 1/8" X 41 1/4"	ANDERSEN 400	DH WINDOW	.28	8.40	5.09	2.94
2646	C	32 1/8" X 54 7/8"	ANDERSEN 400	DH WINDOW	.28	12.49	8.21	4.71
2436	D	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.28	9.23	5.53	3.18
2842	E	32 1/8" X 52 7/8"	ANDERSEN 400	DH WINDOW	.28	11.81	7.62	4.33
			DOORS					
SP50 FRONT	F	38 3/4"x82 3/4"	MILLWORK MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.24
SP50 SIDE	G	38 3/4"x82 3/4"	MILLWORK MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.28
FWINSWR-2	H	80" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98



SQUARE FOOTAGE:

FIRST FLOOR:	670	SQ. FT.
SECOND FLOOR:	486	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,102	SQ. FT.
OVERALL SIZE	-	
MODEL:	4-BOX CAPE	

30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45334
4-BOX CAPE

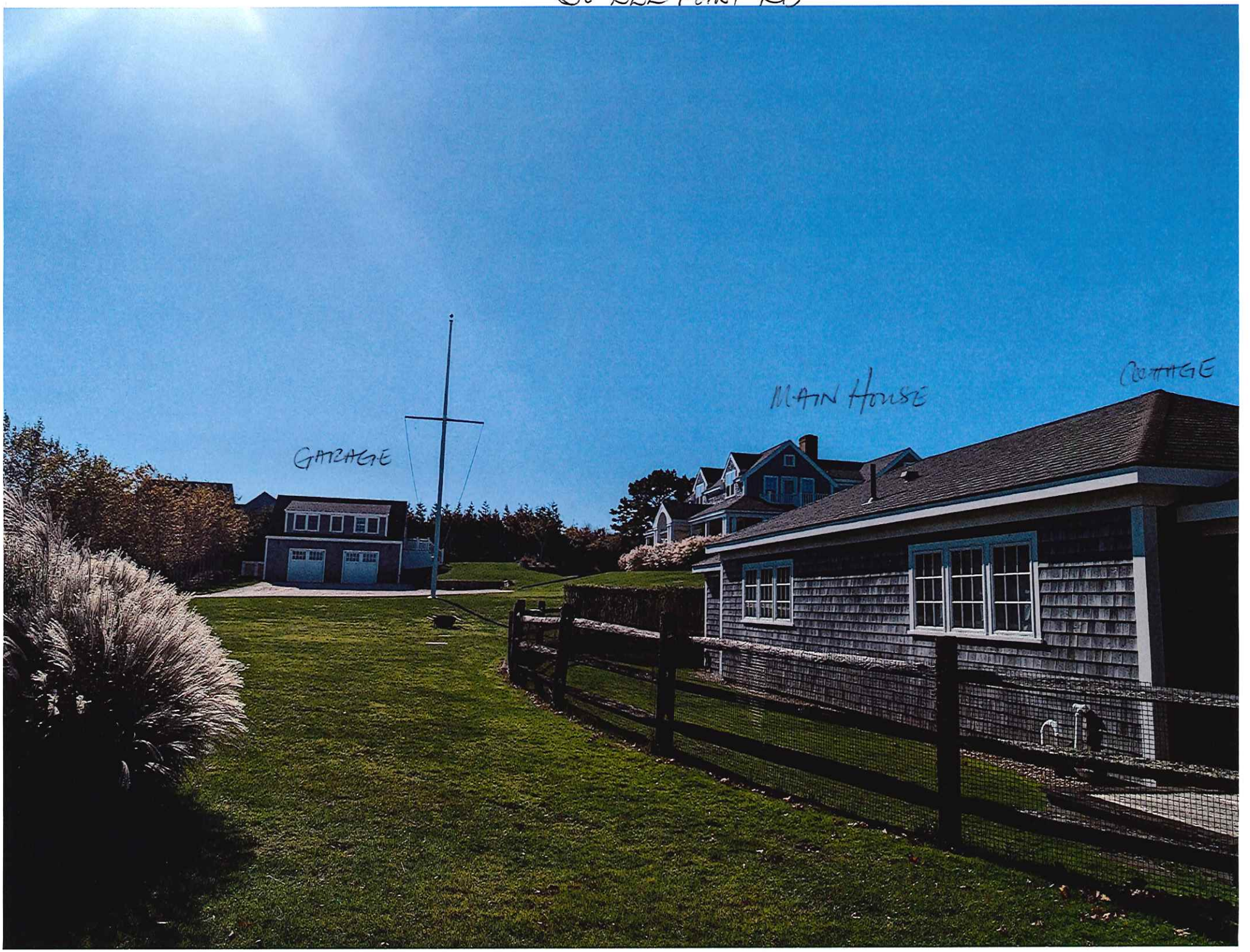
TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
PLAN -

30 REL POINT RD STREET LOOKING SOUTH




30 EEL POINT RD
GARAGE
MAIN HOUSE
COTTAGE

30 EEL POINT RD COTTAGE



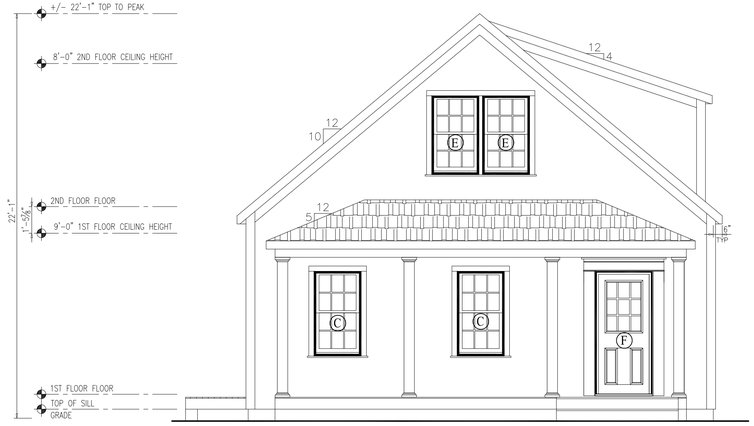



30
30

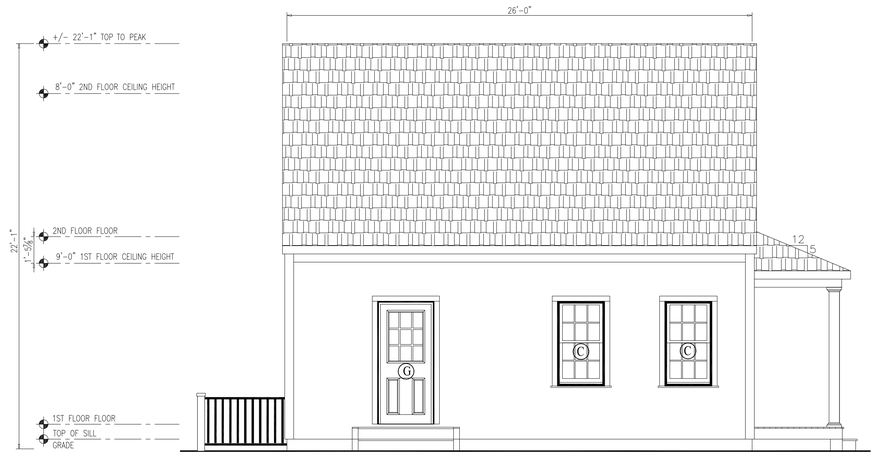




NORTH



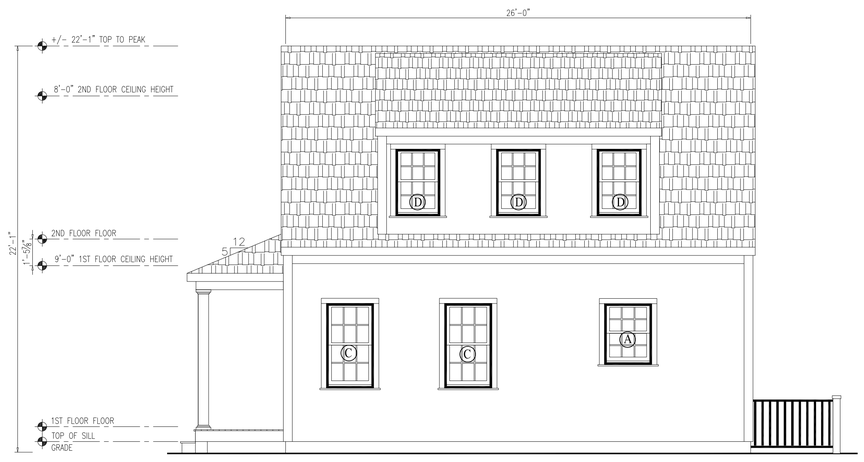
EAST



SOUTH



WEST



NOTES:

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

30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

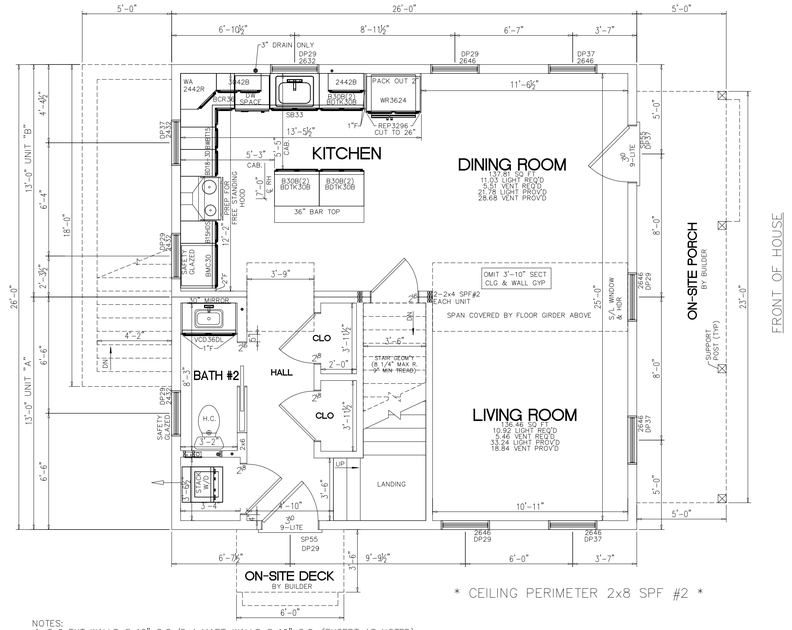
PROJECT:
45334
4-BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
ELEV-

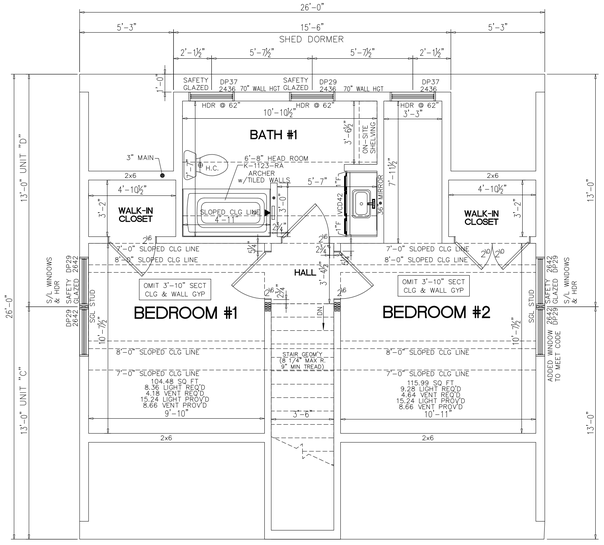
FIRST FLOOR PLAN



* CEILING PERIMETER 2x8 SPF #2 *

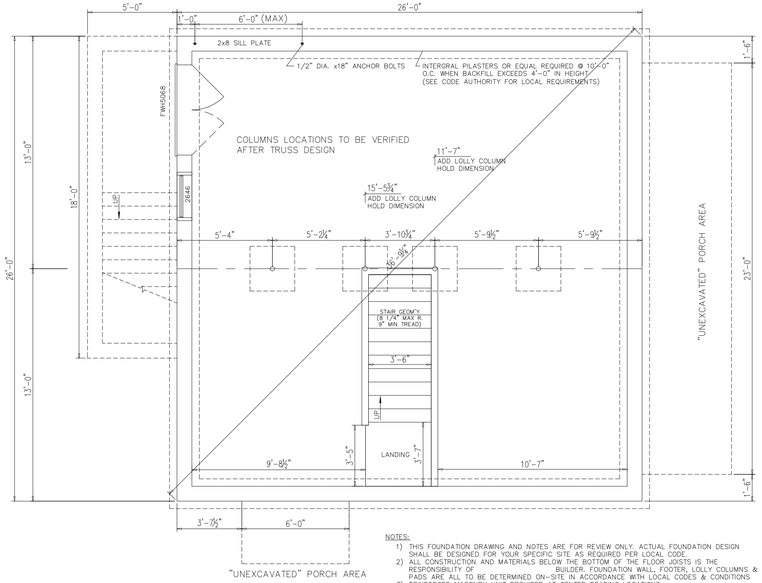
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 9'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. CLG BEAM OVER BDRM #1/BDRM #2 TO BE: 1-1 1/2"x9 1/4"x26'-0" M.L. (PER MODULE)
7. FLR GIRDER UNDER BDRM #2 TO BE: 2-1 1/2"x9 1/4"x11'-9 1/2" M.L. (PER MODULE)

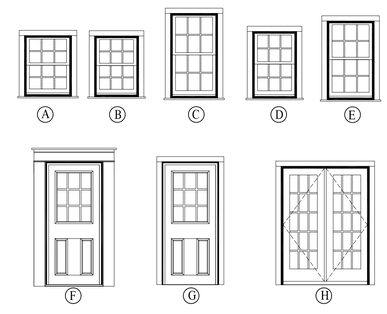
FOUNDATION



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
2632	A	32 1/8" X 40 7/8"	ANDERSEN 400	DH WNDOW	.28	8.97	5.54	3.17
2432	B	30 1/8" X 41 1/4"	ANDERSEN 400	DH WNDOW	.28	8.40	5.09	2.94
2646	C	32 1/8" X 56 7/8"	ANDERSEN 400	DH WNDOW	.28	12.49	8.31	4.71
2436	D	30 1/8" X 44 7/8"	ANDERSEN 400	DH WNDOW	.28	9.23	5.73	3.18
2642	E	32 1/8" X 52 7/8"	ANDERSEN 400	DH WNDOW	.28	11.61	7.62	4.33
DOORS								
SP55 FRONT	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
SP55 SIDE	G	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWH5068-2	H	60" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98



SQUARE FOOTAGE:

FIRST FLOOR:	676	SQ. FT.
SECOND FLOOR:	486	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,162	SQ. FT.
OVERALL SIZE	-	
MODEL:	4-BOX CAPE	

30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45334
4-BOX CAPE

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
PLAN -

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 Victoria Ewing c/o Link 02554

AS AGENT FOR PASCON

STREET ADDRESS 4 MacLean Lane

MAP/PARCEL 55/44.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/21/25

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.

Victoria P Ewing 1/21/25

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°: 55 PARCEL N°. 44.1

Street & Number of Proposed Work: 4 MACLEAN LANE

Owner of record: PASCON

Mailing Address: 57 PROSPECT STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ 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: 2005

Original Builder:

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

REVISIONS* (describe)
1. East Elevation
2. South Elevation NEW GATE
3. West Elevation
4. North Elevation NEW DRIVEWAY W/ BELGIAN BLOCK 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 SHELL/BELGIAN BLOCK Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

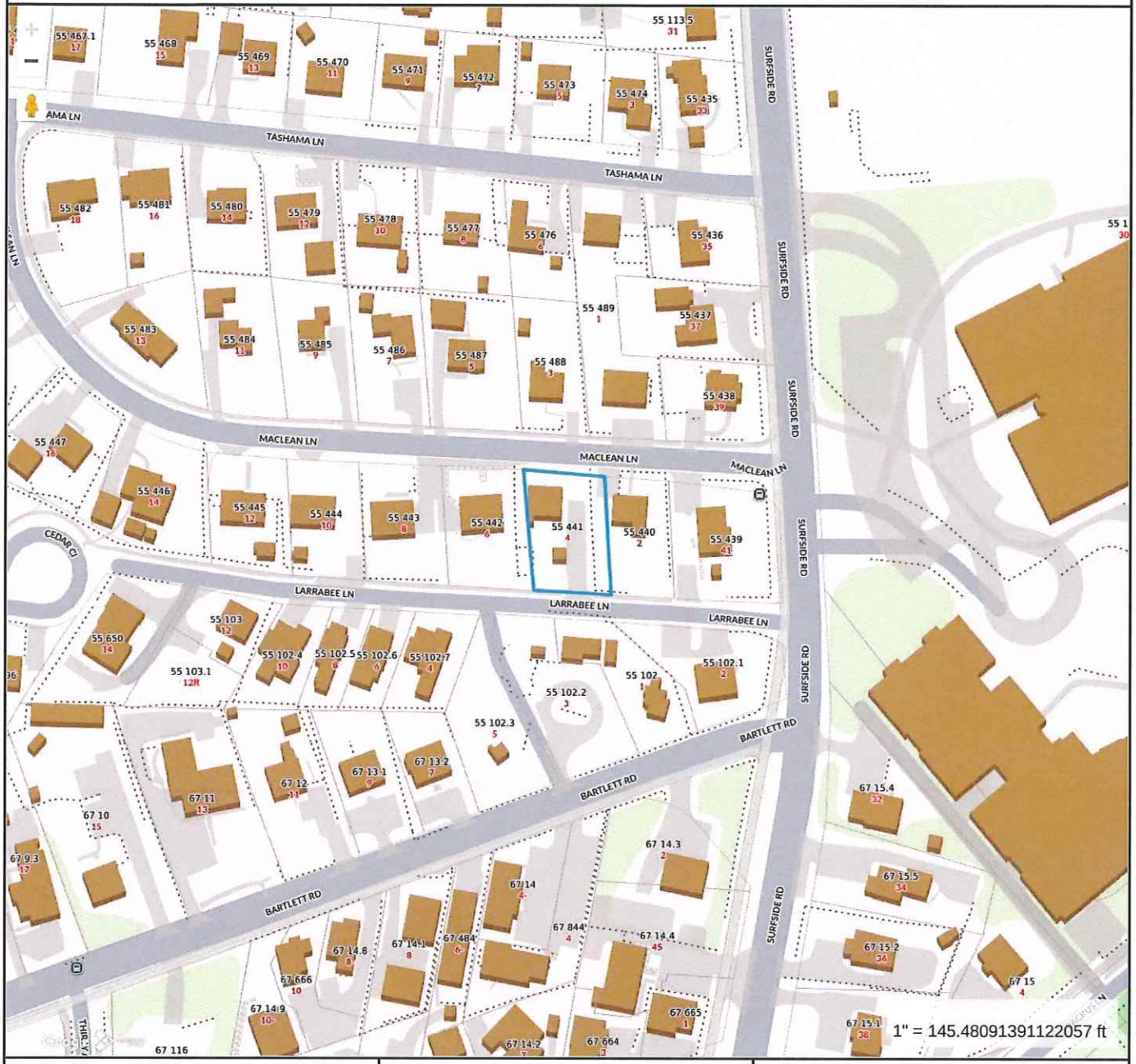
COLORS

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 1/27/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3699
Location	4 MACLEAN LN
Owner	PALLIATIVE & SUPPORTIVE CARE OF NANT

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

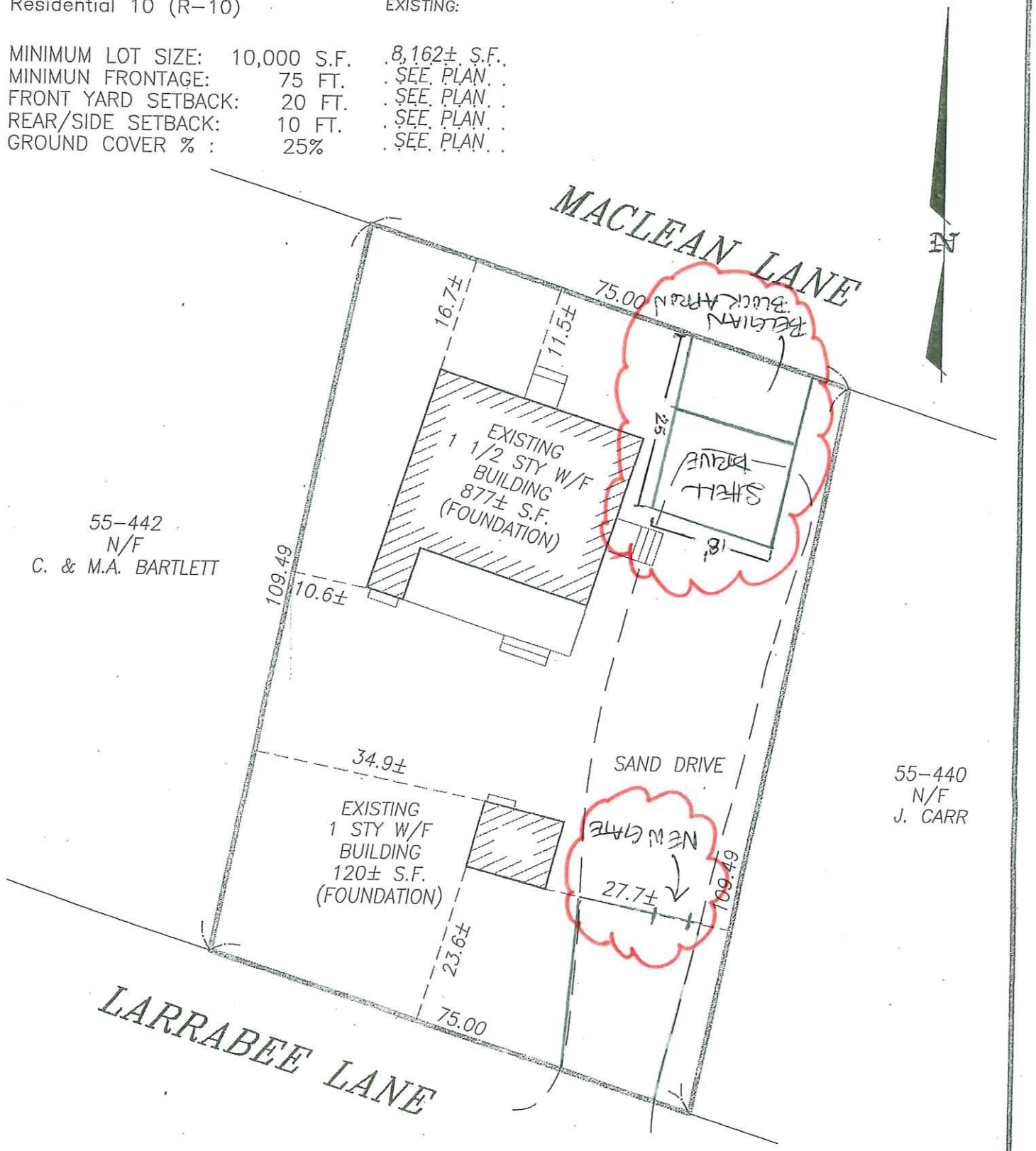
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

		EXISTING:
MINIMUM LOT SIZE:	10,000 S.F.	8,162± S.F.
MINIMUN FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	25%	SEE PLAN



I CERTIFY, AS OF : 8/2/2014, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1"= 20' DATE: AUGUST 2, 2014





CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 36

Street & Number of Proposed Work: 22 Main St Sconset

Owner of record: Geoffrey Smith

Mailing Address: PO Box 861

Siasconset, MA 02564

Contact Phone #: 617-834-3322 E-mail: GLS1200@comcast.net

AGENT INFORMATION (if applicable)

Name: SCIA

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 Windows

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*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 Certainteed Landmark Moire 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 Andersen "A"

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 additions 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: 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 Geoffrey S. R

AS AGENT FOR self

STREET ADDRESS 22 Coffin St. Siasconset

MAP/PARCEL 73A/36

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.

Signature 1/27/25

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 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.**

The Deep Six, 22 Coffin Street, 'Sconset



Property Information

Property ID	12224
Location	22 COFFIN SIAS ST
Owner	SMITH GEOFFREY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

The Property at
22 Coffin Street
Siasconset
Map/Parcel 7341/36



* "The Deep Six" is a one bedroom, one bath single-family dwelling in the village of 'Sconset. This Ranch style home is wood frame with 1,068sqft of living area on the Main floor, and an unfinished 448sqft basement according to the Assessors property card.

* This home sits on a lot of .11 acres.

* The property is Zoned SR1

* The neighborhood is almost entirely made up of residences that are only used seasonally.

* The home is visible from the street.

22 COFFIN STREET
SIASCONSET






Jeep

22 Coffin Street, Sconset
Below: Bedroom window
All windows similar construction





ANDERSEN WINDOWS & DOORS

MARINE Home Center

SOLD BY:

Marine Home Center
134 Orange St.
Nantucket, MA 02554
508-228-0900 - X-1141
Jim Gilrein

SOLD TO:

CREATED DATE
12/14/2024

LATEST UPDATE
1/18/2025

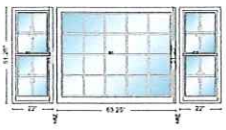
OWNER
Jim Gilrein

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
22 COFFIN ST. SCONSET	GEOFF SMITH - ACT.16~~4~~12-617-834-3322	6853421		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location
100	1	AA - Fixed - AA	PICTURE WINDOW

RO Size: 112" x 52" **Unit Size: 111 1/4" x 51 1/4"**

Mull: Job Site Mulled, Custom Spacing Ribbon Mull, Custom Spacing Material
ADH 1' 10"X4' 3 1/4" - APW5444 - ADH 1' 10"X4' 3 1/4", Unit, 8 Degrees - Moderate, Unit 1, 3: A Series Double-Hung, Unit 2: A Series Picture Window, 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, Unit 1, 3: AA, Unit 2: Fixed, Dual Pane Low-E4 Standard Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Double-Hung Windows - Equal Sash, Unit 1 Glass 1, 1 Glass 2, 3 Glass 1, 3 Glass 2: 2 Wide, Unit 2: 5 Wide, Unit 1 Glass 1, 1 Glass 2, 3 Glass 1, 3 Glass 2: 2 High, Unit 2: 4 High, Specified Equal Light 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, Half Screen, Aluminum

ADH 1' 10"X4' 3 1/4" - APW5444 - ADH 1' 10"X4' 3 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 w/Energy Spacer 2 Wide, 2 High, Specified Equal Light 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, Half Screen, Aluminum

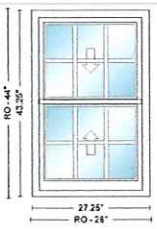
ADH 1' 10"X4' 3 1/4" - APW5444 - ADH 1' 10"X4' 3 1/4", Unit, A Series Picture Window, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Double-Hung Windows - Equal Sash, 5 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer

ADH 1' 10"X4' 3 1/4" - APW5444 - ADH 1' 10"X4' 3 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 w/Energy Spacer 2 Wide, 2 High, Specified Equal Light 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, Half Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH 22 x 51.25 8 Degrees - Moderate Half Screen Aluminum White

Insect Screen 1: A Series Double-Hung, ADH 22 x 51.25 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	17.9440	20.9790	2.61420
B1	0.27	0.28		C1	17.9440	20.9790	2.61420
C1	0.29	0.27					



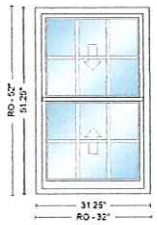
Item	Qty	Operation	Location
200	1	AA	WINDOW -2 - KITCHEN

RO Size: 28" x 44" **Unit Size: 27 1/4" x 43 1/4"**

ADH2438, 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 w/Energy Spacer 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, Half Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2438 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	23.1875	17.0000	2.73000



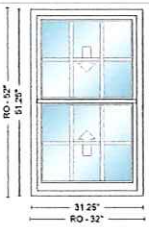
Item	Qty	Operation	Location
300	2	AA	WINDOW 3 - KITCHEN/ WINDOW 4 - BATH

RO Size: 32" x 52" **Unit Size: 31 1/4" x 51 1/4"**

ADH2844, 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 w/Energy Spacer 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, Half Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2844 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	27.1875	21.0000	3.96000



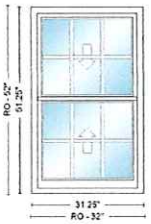
Item	Qty	Operation	Location
400	2	AA	WINDOW 5 AND 6 - BEDROOM

RO Size: 32" x 52" **Unit Size: 31 1/4" x 51 1/4"**

ADH2844, 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 w/Energy Spacer 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, Half Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2844 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	27.1875	21.0000	3.96000



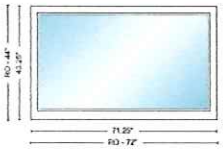
Item	Qty	Operation	Location
500	3	AA	DEN WINDOWS - 7, 8, 9

RO Size: 32" x 52" **Unit Size: 31 1/4" x 51 1/4"**

ADH2844, 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 w/Energy Spacer 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, Half Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2844 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	27.1875	21.0000	3.96000

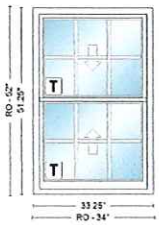


Item	Qty	Operation	Location
600	1	Fixed	picture window kitchen - faces east

RO Size: 72" x 44" **Unit Size: 71 1/4" x 43 1/4"**

APW6038, Unit, A Series Picture Window, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Argon Fill Chamfer Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.31	NO



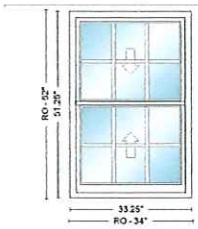
Item	Qty	Operation	Location
700	1	AA	TEMPERED - BATH 1

RO Size: 34" x 52" **Unit Size: 33 1/4" x 51 1/4"**

ADH21044, 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 Tempered Argon Fill Full Divided Light w/Energy Spacer 3 Wide, 2 High, Specified Equal Light 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, ADH21044 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	29.1875	21.0000	4.25000



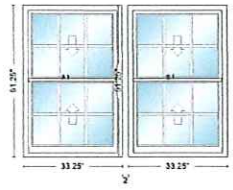
Item	Qty	Operation	Location
800	1	AA	DEN MIDDLE ROOM - SINGLE

RO Size: 34" x 52" **Unit Size: 33 1/4" x 51 1/4"**

ADH21044, 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 w/Energy Spacer 3 Wide, 2 High, Specified Equal Light 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, ADH21044 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	29.1875	21.0000	4.25000



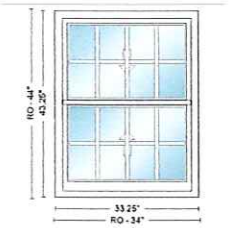
Item	Qty	Operation	Location
900	1	AA-AA	DEN MIDDLE ROOM - MULLED WINDOW

RO Size: 69 1/4" x 52" **Unit Size: 68 1/2" x 51 1/4"**

Mull: Job Site Mulled, Custom Spacing Ribbon Mull, Custom Spacing Material
ADH21044-2, 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 w/Energy Spacer 3 Wide, 2 High, Specified Equal Light 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, ADH21044 8 Degrees - Moderate Full Screen Aluminum White
Insect Screen 1: A Series Double-Hung, ADH21044 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	29.1875	21.0000	4.25000
B1	0.29	0.27		B1	29.1875	21.0000	4.25000



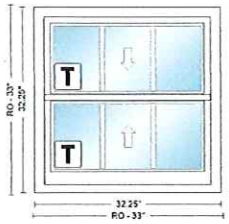
Item	Qty	Operation	Location
1000	1	AA	BEDROOM 2

RO Size: 34" x 44" **Unit Size: 33 1/4" x 43 1/4"**

ADH21038, 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 w/Energy Spacer 4 Wide, 2 High, Specified Equal Light 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, ADH21038 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	29.1875	17.0000	3.44000



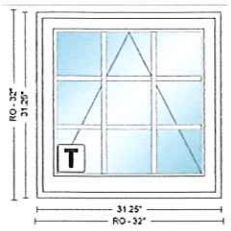
Item	Qty	Operation	Location
1100	1	AA	bath 2

RO Size: 33" x 33" **Unit Size: 32 1/4" x 32 1/4"**

ADH 2' 8 1/4"X2' 8 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 Tempered Argon Fill Full Divided Light w/Energy Spacer 3 Wide, 1 High, Specified Equal Light 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 32.25 x 32.25 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	28.1940	11.4790	2.24750



Item	Qty	Operation	Location
1200	1	Vent	LOFT AWNING WINDOW

RO Size: 32" x 32" **Unit Size: 31 1/4" x 31 1/4"**

AAN2828, Unit, A Series Awning-AW, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 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, Vent, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light w/Energy Spacer 3 Wide, 3 High, Specified Equal Light 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 Folding, White, White, Full Screen, Aluminum

Hardware: AAN Traditional Folding White PN:0400205

Insect Screen 1: A Series Awning-AW, AAN2828 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.23	NO

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 7341 PARCEL N°. 36

Street & Number of Proposed Work: 22 Coffin St Siasconset

Owner of record: Geoffrey Smith

Mailing Address: PO Box 861

Siasconset, MA 02564

Contact Phone #: 617-834-3322 E-mail: GLS1206 comcast.net

AGENT INFORMATION (if applicable)

Name: Self

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Belgian block Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/27/25 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised
It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing -DPW/ Type: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Select Board.
	All documents MUST be legible. All sets MUST BE collated and stapled.
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see reverse side.

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: _____

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 Geoffrey S. H

AS AGENT FOR self

STREET ADDRESS 22 Coffin St Sconset

MAP/PARCEL 73 41/36

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.

Signature 1/27/25

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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.

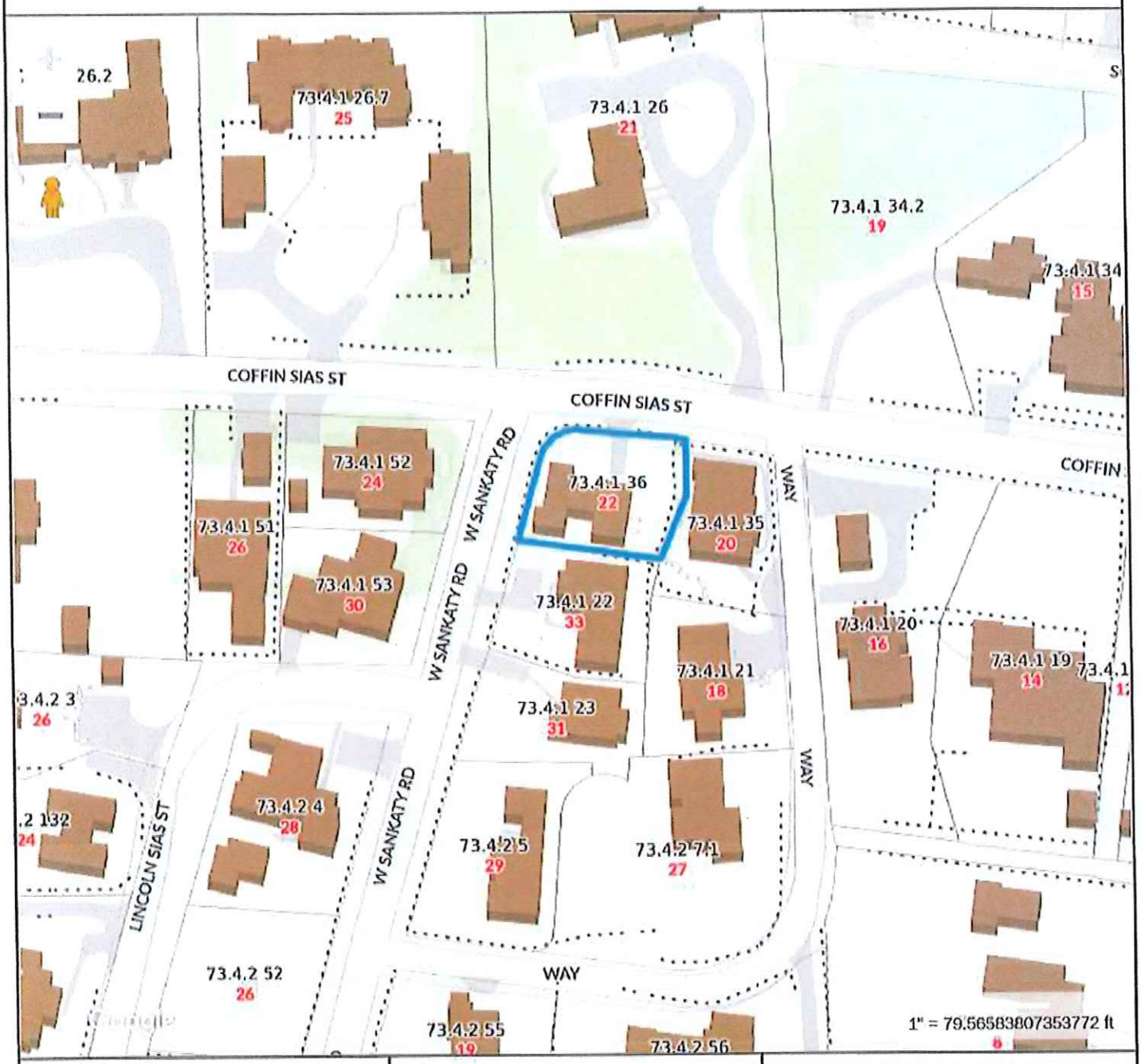
_____ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(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.**

The Deep Six, 22 Coffin Street, 'Sconset



Property Information

Property ID	12224
Location	22 COFFIN SIAS ST
Owner	SMITH GEOFFREY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

The Property at
22 Coffin Street
Siasconset
Map/Parcel 7341/36



* "The Deep Six" is a one bedroom, one bath single-family dwelling in the village of 'Sconset. This Ranch style home is wood frame with 1,068sqft of living area on the Main floor, and an unfinished 448sqft basement according to the Assessors property card.

* This home sits on a lot of .11 acres.

* The property is Zoned SR1

* The neighborhood is almost entirely made up of residences that are only used seasonally.

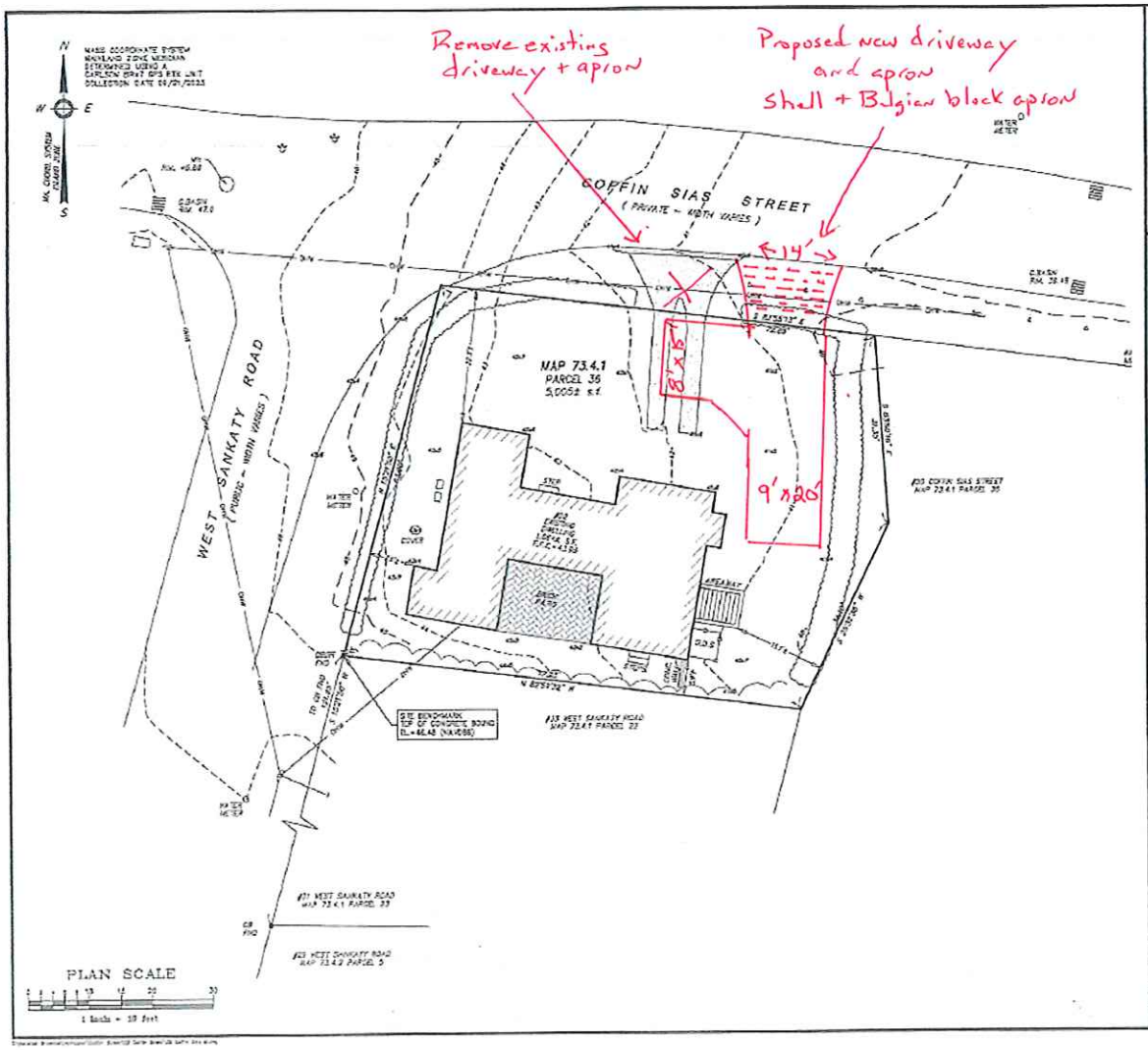
* The home is visible from the street.

22 COFFIN STREET
SIASCONSET



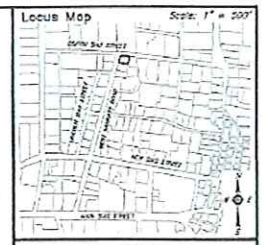






Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #22 COFFIN SIAS STREET MAP 73.4.1 PARCEL 136
2. OWNER: GEOFFREY SMITH 114 FOOG WAY HINGHAM, MA. 02043
3. DEED REF: BK. 1760 PG. 37
4. PLAN REF: File 55-G (LOT 1)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 250190-00114-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: SR-1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,005± s.f.
FRONTAGE:	50'	72.89'
FRONT YARD:	10'	22.3'±
SIDE YARD:	5'	5.5'±
GROUND COVER:	30% (MAX)	21.3%

Prepared By:

BRACKEN ENGINEERING INC

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

TOPHAM DESIGN, LLC

#22 COFFIN SIAS STREET
MAP 73.4.1 PARCEL 36

No.	Date	Revision Description	By
-	-	-	-

Date	Drawn	Checked	Sheet
SEPTEMBER 26, 2023	JMD/DAF/DB	DFB/DAF	1 of 1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

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ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link02554

AS AGENT FOR Lindsley S. Matthews

STREET ADDRESS 37 W. Cester St.

MAP/PARCEL 41 / 150

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.

Victoria P Ewing 1/27/25

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°: 41 PARCEL N°. 150

Street & Number of Proposed Work: 37 W. CHESTER ST.

Owner of record: LINDSLEY S. MATTHEWS

Mailing Address: 37 W. CHESTER ST
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ 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: 1924

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 DRIVEWAY, WITH BELGIAN BLOCK APRON AND GATE TO MATCH EXISTING FENCE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 STEEL/BELGIAN BLOCK Walkways BLUESTONE 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 1/27/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	1883
Location	37 W CHESTER ST
Owner	MATTHEWS LINDSLEY S

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.

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ NC8-19
FILM ROLL #: 41-150
MAP/PARCEL#:

Recorded by: WAS Date: 07/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 37 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

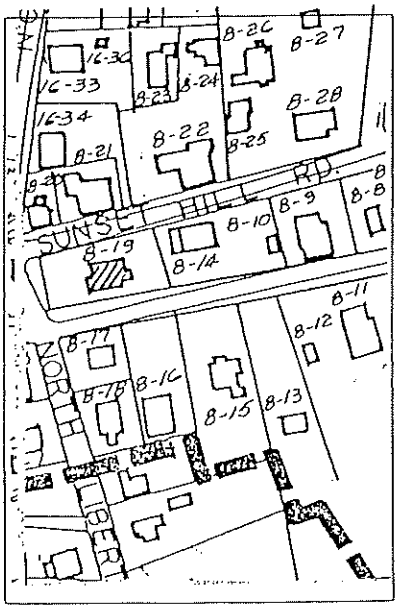
4. Present Owner: PRATT, GORDON W

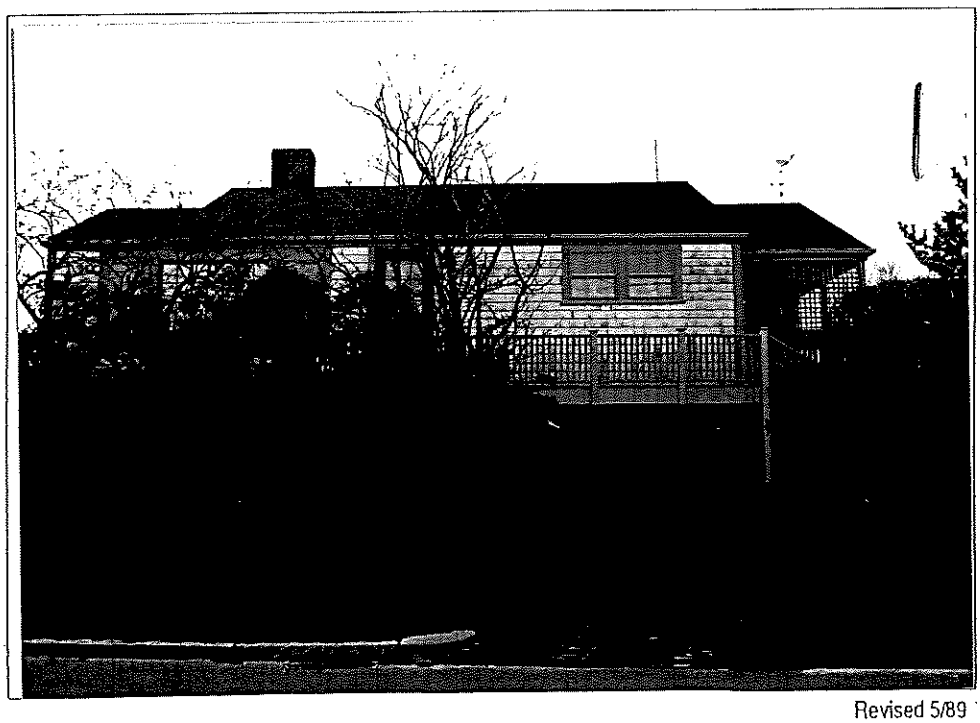
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 60
12. Setback from Street (ft.):30 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck,Parking
16. Other Notable Features:
garage beneath building

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

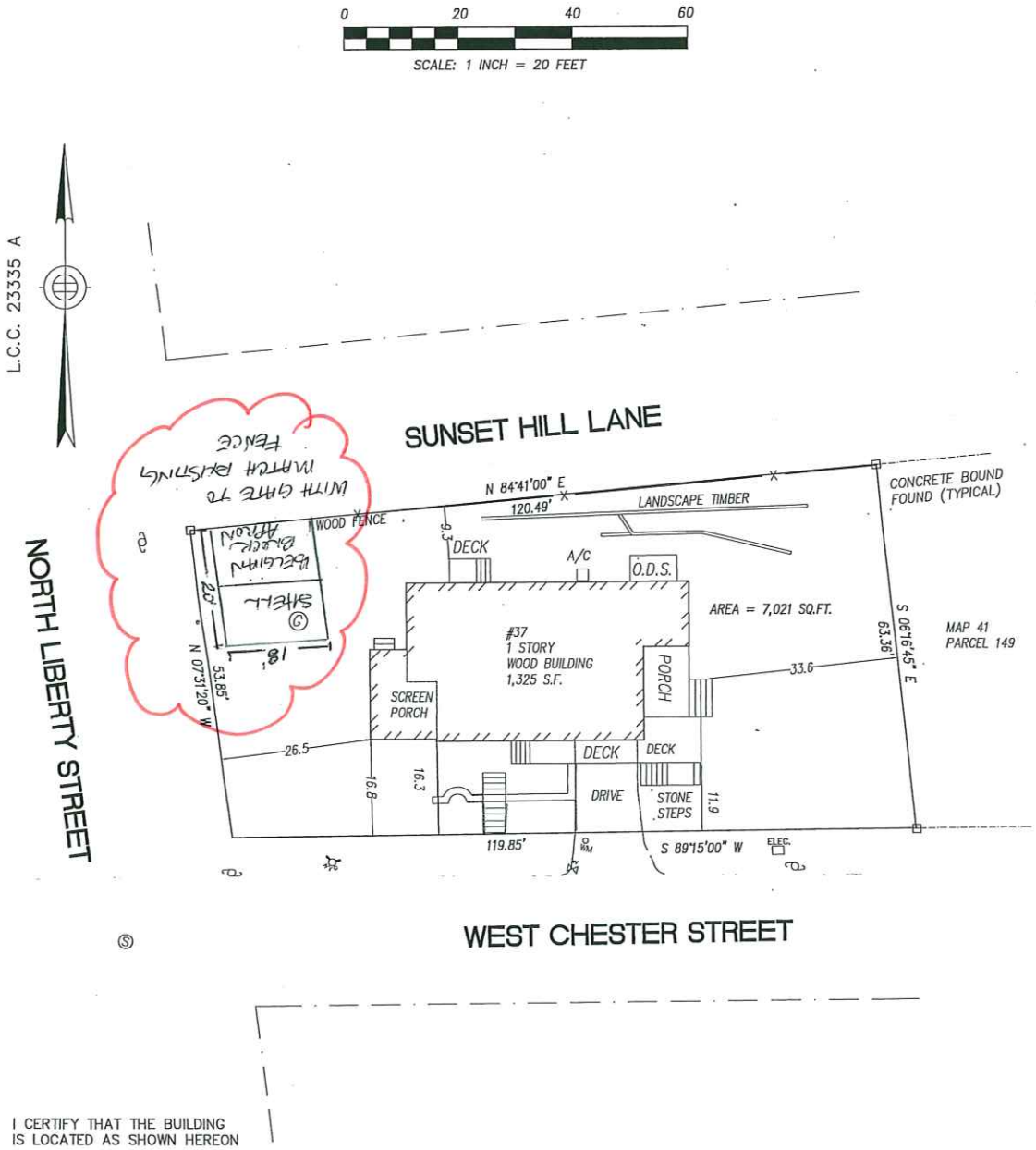
36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

Survey/Film Roll #: NC8-19

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1953
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company



I CERTIFY THAT THE BUILDING
IS LOCATED AS SHOWN HEREON

JOSEPH MARCKLINGER P.L.S.

ZONING CLASSIFICATION: ROH

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 40%

EXISTING GROUND COVER RATIO = 18.9%

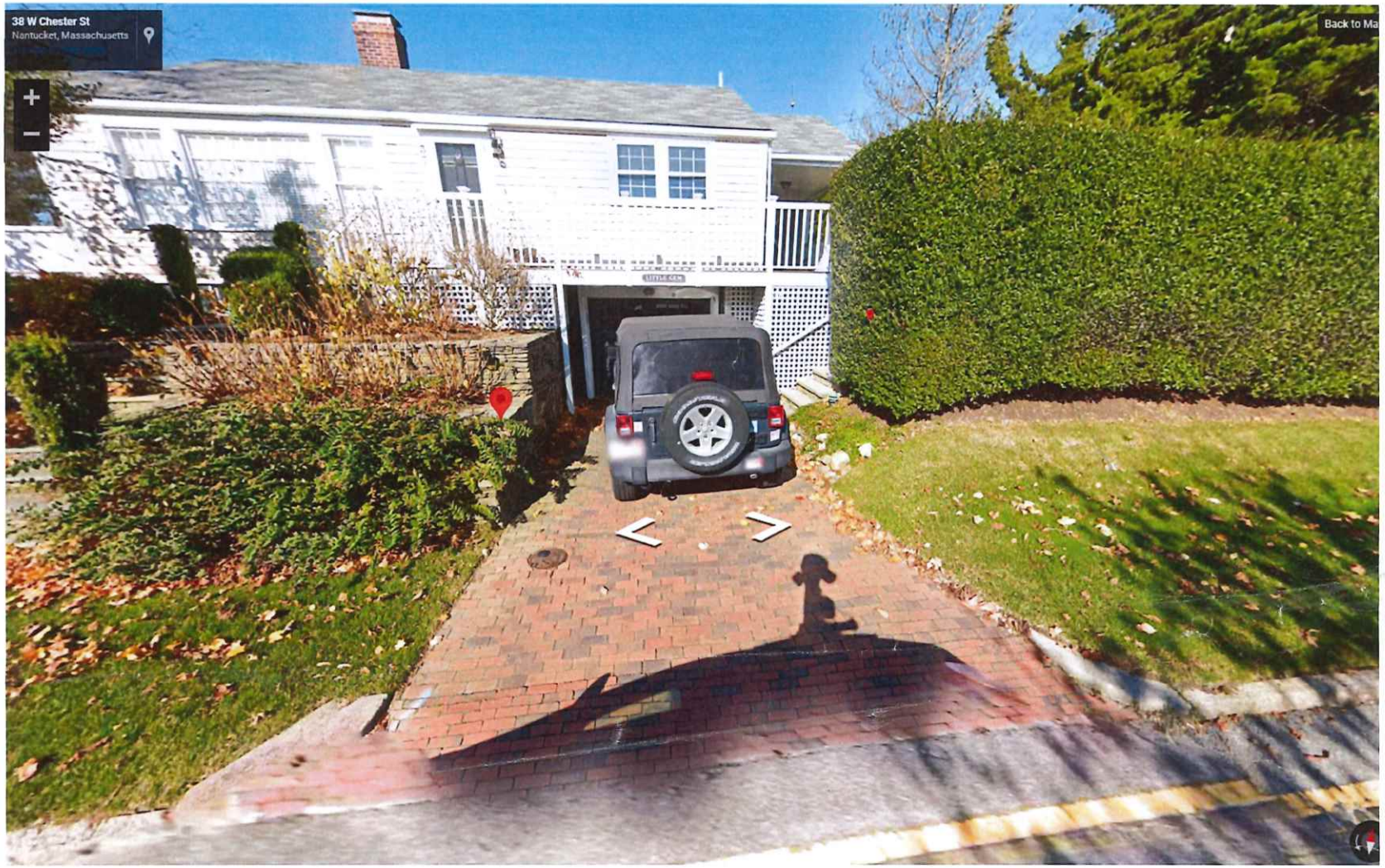
"AS-BUILT" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT
37 WEST CHESTER STREET
JULY 12, 2021

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

L.C.C. 23335A CERT.: 20888
ASSESSORS MAP 41, PARCEL 150
OWNER: HARRIET P. BERLIN
PREPARED FOR: BARRY DONOVAN



37 W. CHESTER STREET South



37 W. CHESTER STREET NORTH

(SUNSET HILL)
LANE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

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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 Victoria Ewing c/o Link 02554

AS AGENT FOR Forrest Ave LLC

STREET ADDRESS 6 Forrest Ave

MAP/PARCEL 68/12.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/21/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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Victoria P Ewing 1/21/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 12.1

Street & Number of Proposed Work: 6 FORREST AVE

Owner of record: FORREST AVENUE LLC

Mailing Address: 52 MIACOMET AVE

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001

NANTUCKET, MA 02554

Contact Phone #(508)221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 192+-SF Decks/Patio: Size: _____ ☐ 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 N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 15'-1" South 15'-1" East 15'-1" West 15'-1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation 6LT WINDOW
2. South Elevation (2) 6LT WINDOWS
3. West Elevation 6LT WINDOW
4. North Elevation DBL DOORS W/ 8 LT WINDOW / VERTICLE BOARD

NEW ZONING SHED

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete SLAB ☐ 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 Andersen 400's

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) - Roof RED CEDAR

Trim NTW CEDAR TIME Sash NTW CEDAR TIME Doors NTW MAHOGANY

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 1/27/25 Signature of owner of record

Signed under penalties of perjury



Property Information

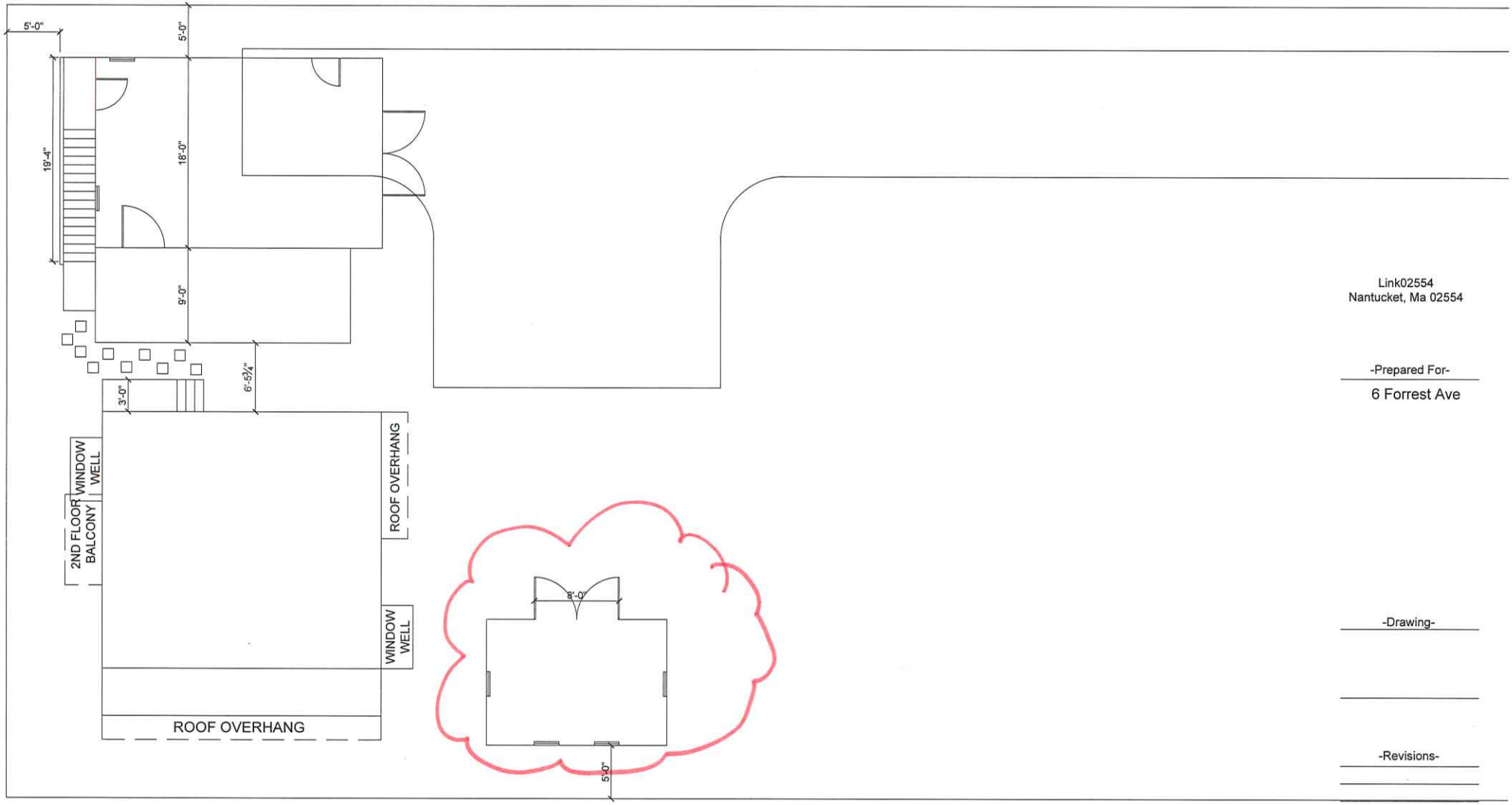
Property ID	191441
Location	6 FORREST AV
Owner	FORREST AVENUE LLC

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.



Link02554
Nantucket, Ma 02554

-Prepared For-

6 Forrest Ave

-Drawing-

-Revisions-

1

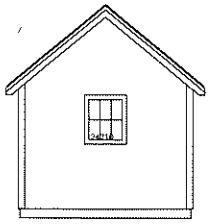
Site Plan

SCALE: 1/4" = 1'-0"

Link02554
Nantucket, Ma 02554

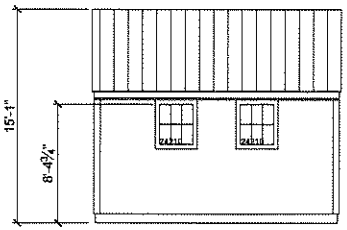
-Prepared For-

6 Forrest Ave



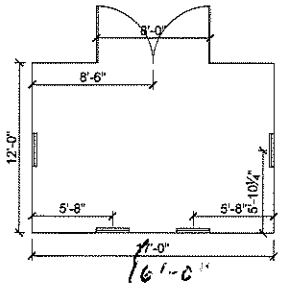
2 East Elevation

SCALE: 1/4" = 1'-0"



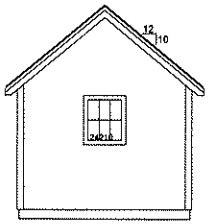
3 South Elevation

SCALE: 1/4" = 1'-0"



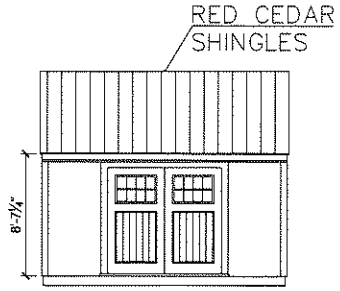
6 Floor Plan

SCALE: 1/4" = 1'-0"



4 West Elevation

SCALE: 1/4" = 1'-0"



5 North Elevation

SCALE: 1/4" = 1'-0"

-Drawing-

-Revisions-



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:

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.

x 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

x 3. **As-Built Plans (1copy):** of existing elevations

na 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

na 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

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.

ga 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

na 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

na 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines *Building with Nantucket in Mind,* prior to submittal of application Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 59

Street & Number of Proposed Work: 5 Moby Way

Owner of record: Mc Donough

Mailing Address: 523 Valley Road
New Canaan CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Typhon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 2282820 E-mail: hellotyphon@mac.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024 02 1994
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____ 2024 07 10799

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: 2024

Original Builder: Levesque

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Revise fenestration "Traditionalize" trim & massing

Is there an HDC survey form for 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 1-27-25 Signature of owner of record _____ Signed under penalties of perjury

Signed By Agent Authority of Owner

CERTIFICATE NO: _____ DATE ISSUED: 2/19/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 59

Street & Number of Proposed Work: 5 Micky Way

Owner of record: Susan + John McDonough

Mailing Address: 533 Valley Road

New London CT 06320

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228 2870 E-mail: hello@sg-arch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: Roger Poe Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Valerie

Member: _____

Notes - Comments - Restrictions - Conditions

Return to approved 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: 30' Sq. Footage 1st floor: 1028 +

Width: 50' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 10x20 ☑ 1st floor ☐ 2nd floor

Size: 2x5 ☑ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North Even South Even East Even West Even

Height of ridge above final finish grade: North 16 South 19 East 19 West 19

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 3x4 Size _____ Location S Roof

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): 3x4 Square Smooth

Sidewall: ☐ White cedar shingles _____ ☒ Clapboard (exposure: 6 inches) Front ☐ _____ Side ☒ ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x3+1x8 Rake 1x3+1x6 Soffit (Overhang) 9 Corner boards N/A Frieze N/A

Window Casing 2x2 Door Frame 7x2 Columns/Posts: Round _____ Square X 6x6 & Shingled

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☒ Other Pocket & Fixed

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front French Rear French Side French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof NTW

Trim White Sash White Doors White

Deck NTW Foundation NTW 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 2.23.24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 7/23/24

HDC2024-01-1099

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 51

Street & Number of Proposed Work: 5 Misty Way

Owner of record: Susan + John McDonough

Mailing Address: 523 Valley Road

New Canaan CT 06840

Contact Phone #: _____ Email: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 725

Nantucket, MA 02554

Contact Phone #: 508-228-2224 E-mail: info@gryphonarc.com

FOR OFFICE USE ONLY

Date application received: 7/8/24 Fee Paid: $ 50.00 50:1

Must be acted on by: 9/13/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member _____

Member _____

Member. _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☒ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-02-1595

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: _____ Decks/Patio: Size: 11'x6' ☒ 1st floor ☐ 2nd floor

Width: 50' Sq. footage 2nd floor: _____ Size: 20'x5' ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 11' South 11' East 11' West 11'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SE Elevation: screen door

SW Elevation: roof pitch per plan; add window; add exterior light

NW Elevation: [illegible]

NE Elevation: triple window; add exterior light

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-1" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 Wasco Rough Opening 14"x28" Size _____ Location S Roof

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☒ Clapboard (exposure: 6" inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x2 w/ 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other * per plans

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front French Rear French Side French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof NTW

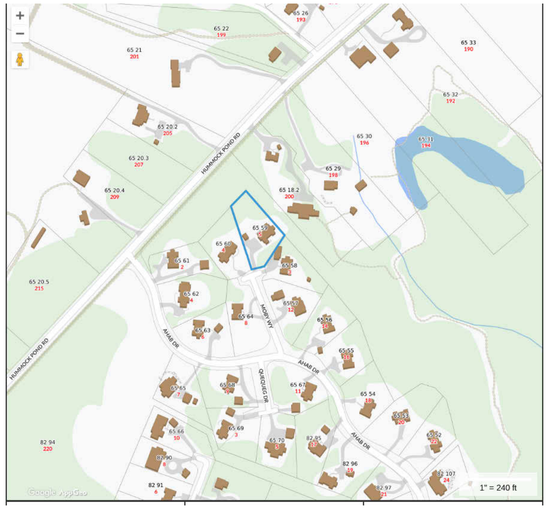
Trim White Sash White Doors _____

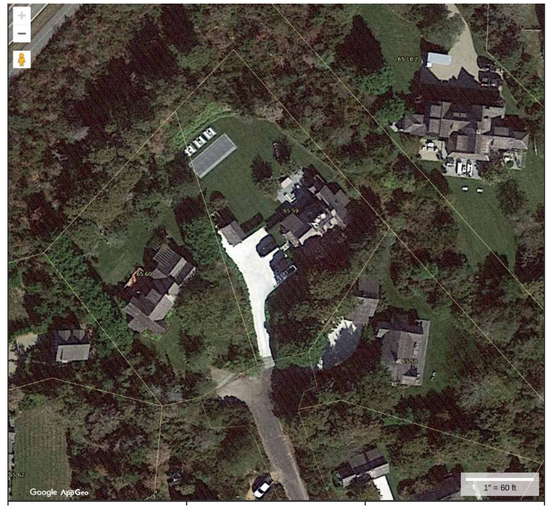
Deck NTW Foundation NTW Fence N/A Shutters N/A

* 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 7.2.24 Signature of owner of record Signed By Susan McDonough Sign under penalties of perjury











1 Site - HDC
1/16" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 1/27/2025 12:18:30 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McDonough Family

Project
Site Plan

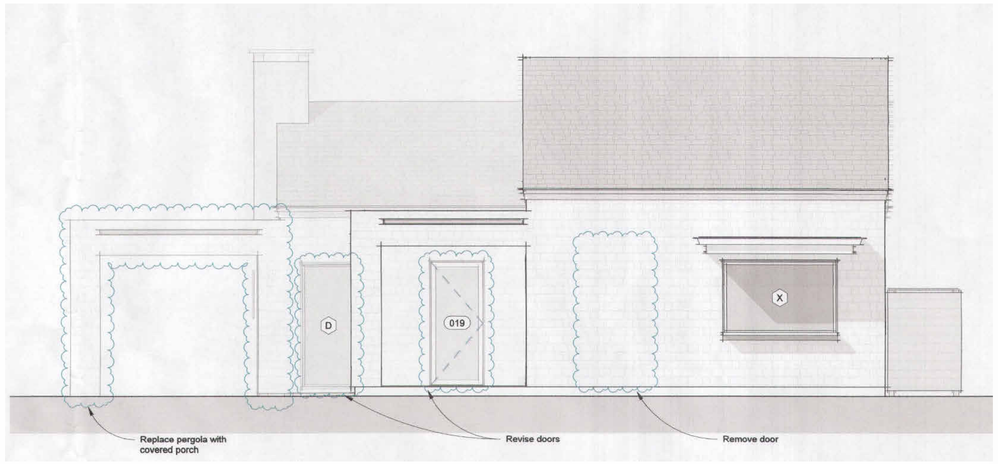
Location
5 Moby Way
Nantucket MA
65 / 59

Structure
Site

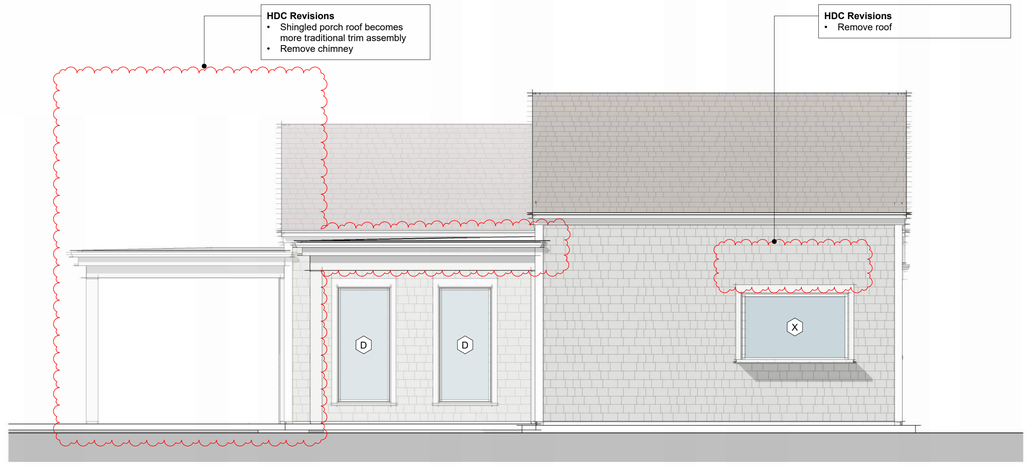
#	Description	Date
4	HDC Submission	2024.02.26
7	HDC Submission	2024.06.17
9	HDC Submission	2024.07.15
11	HDC Submission	2025.01.27

Site

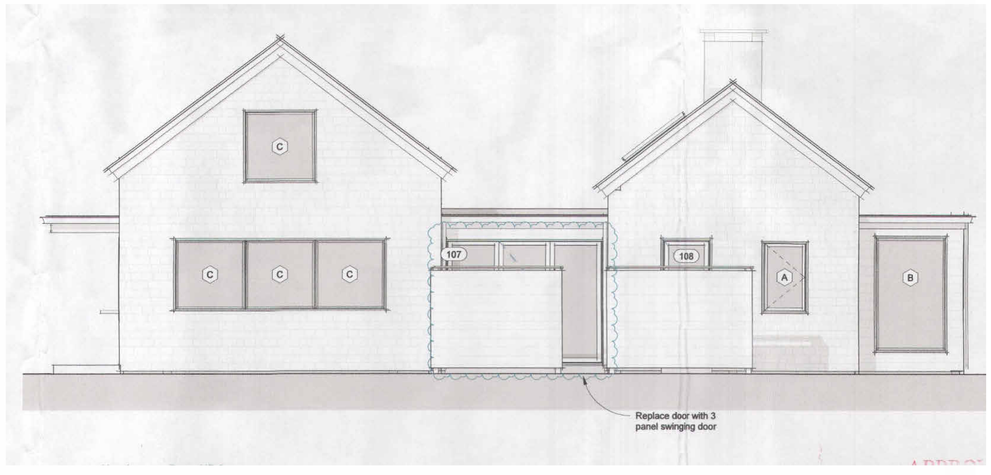
HDC3.0



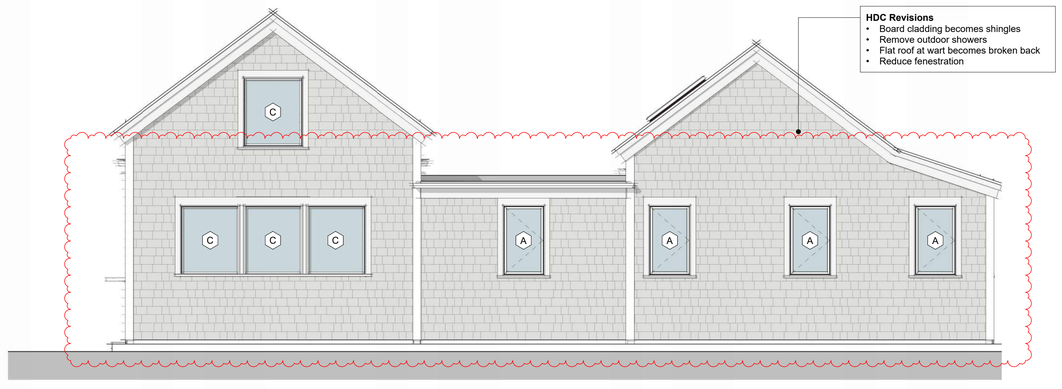
1 **South East - HDC2 Previously Approved**
1/4" = 1'-0"



2 **Southeast - Yard HDC**
1/4" = 1'-0"



3 **North East - HDC2 Previously Approved**
1/4" = 1'-0"



4 **Northeast - Rear HDC**
1/4" = 1'-0"

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The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McDonough Family

Project
Second Dwelling

Location
5 Moby Way
Nantucket MA

65 / 59

Structure
Cottage

General Contractor
Levesque Builders
Pat Levesque
66 South Shore Rd
Nantucket MA
508-221-0231

Survey
Nantucket Engineering & Survey
Art Gassbarro, PE
20 Mary Ann Drive
Nantucket MA
508-825-5053

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61 Old South Road
Nantucket, MA
508-325-5736

Interiors
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Tori Legge
41 Pine Street
New Canaan, CT
203-594-9596

Design Review

#	Description	Date
5	HDC Submission	2024.02.26
12	HDC Submission	2024.07.15
22	HDC Submission	2025.01.27

HDC Elevations 2

HDC3.2

HDC Submission

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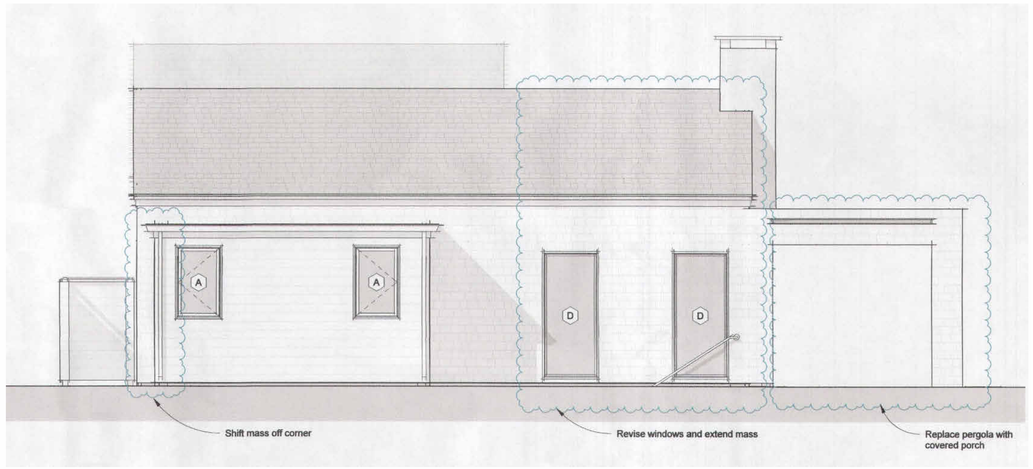
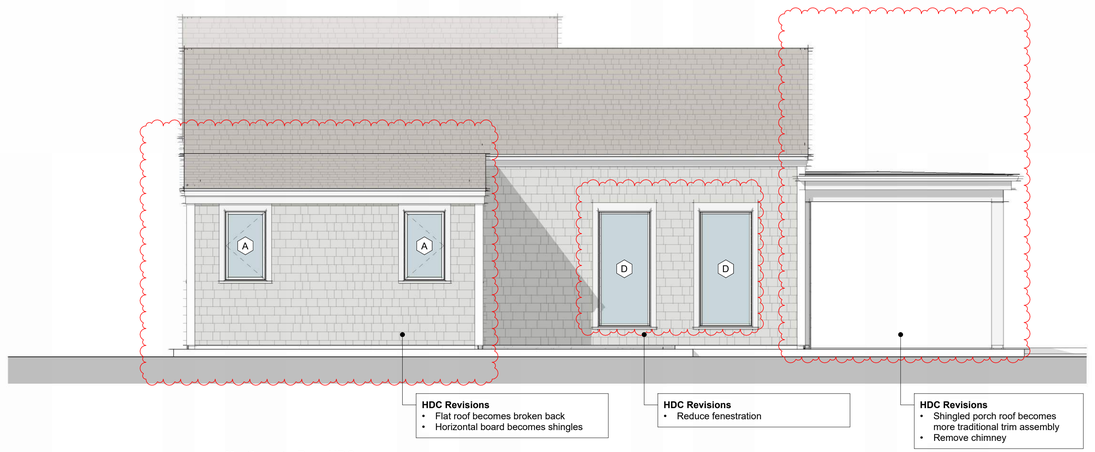
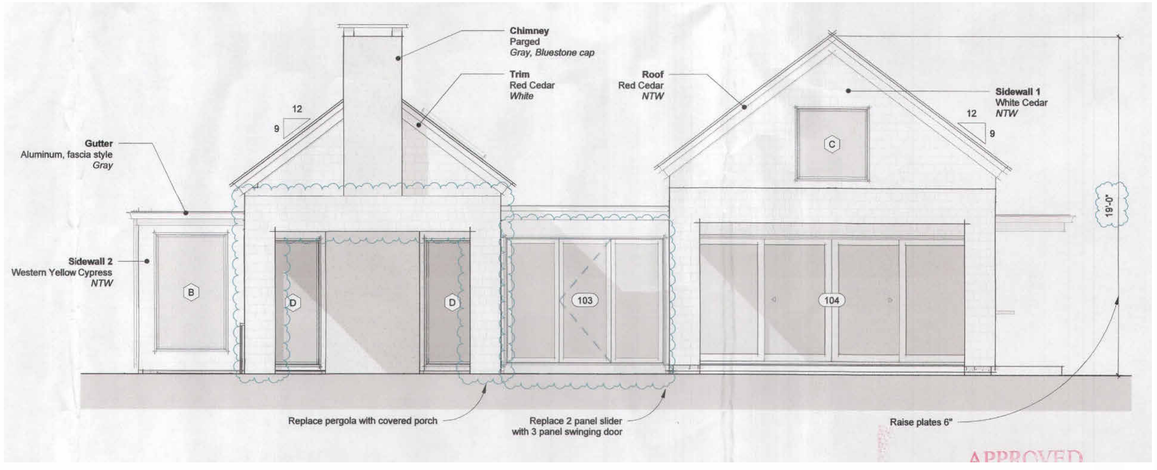
HDC Submission



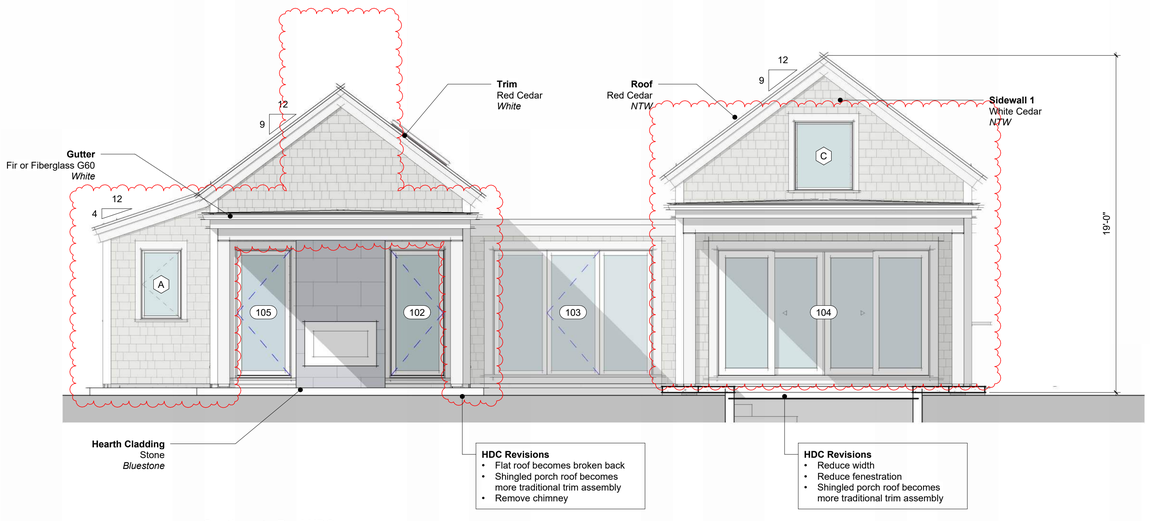
3 **North West - HDC2 Previously Approved**
1/4" = 1'-0"



2 **Northwest - Rear HDC**
1/4" = 1'-0"



1 **South West - HDC2 Previously Approved**
1/4" = 1'-0"



4 **Southwest - Pool HDC**
1/4" = 1'-0"

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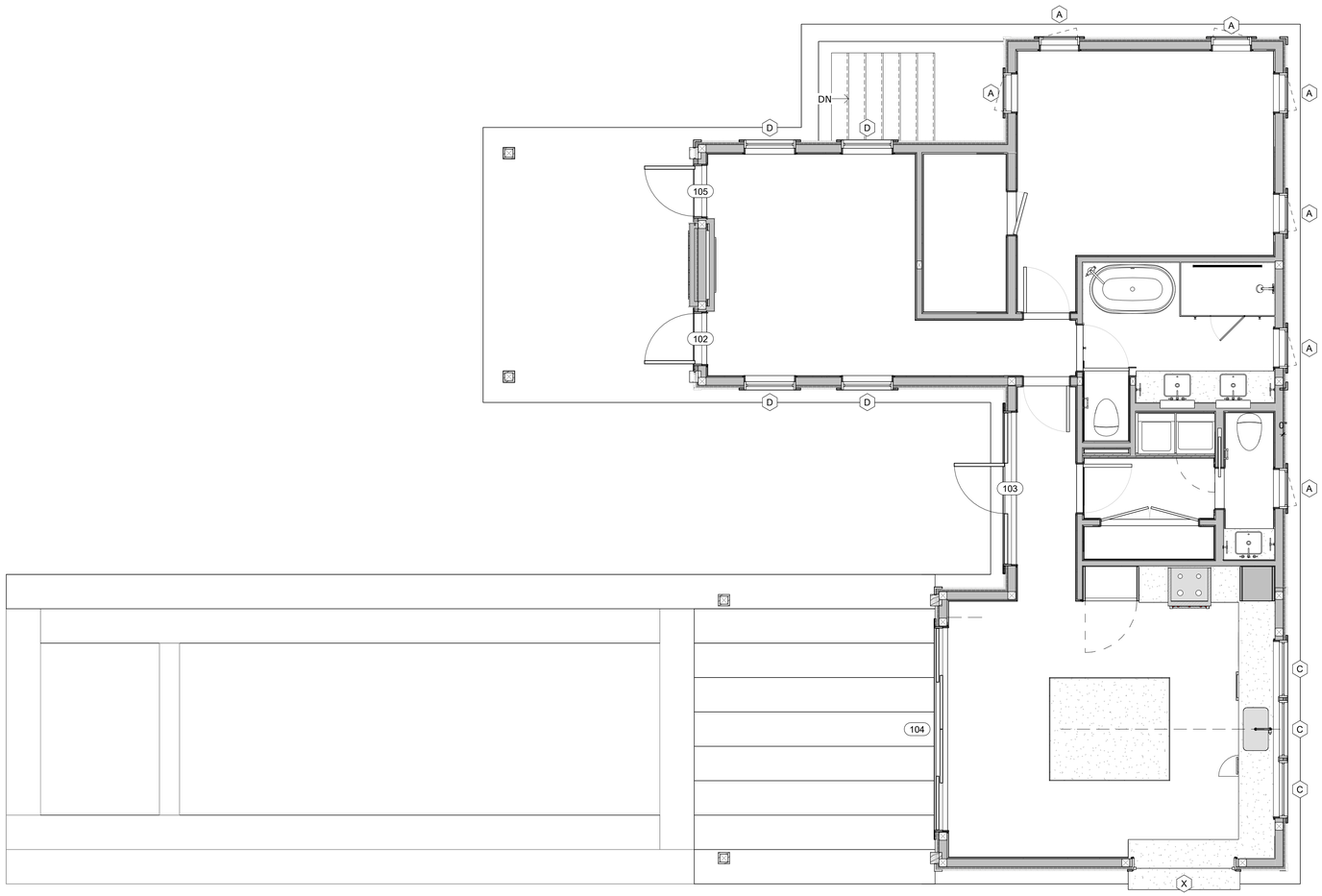
22	HDC Submission	2025.01.27

HDC Elevations 1

HDC3.1



2 **Floor 1 HDC**
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Family	Type	Width	Height	Cladding Material	Comments
Floor 1	A	Marvin Windows and Doors	Window-Casement-Marvin-Elevate	ELCA2947	2'-4"	3'-11 1/8"	Ultrex-Marvin-Stone White	
Floor 1	C	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze_Rectangle-Elevate	ELDGRECT4047	3'-4"	3'-11"	Ultrex-Marvin-Stonewhite	
Floor 1	D	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze_Rectangle-Elevate	ELDGRECT3678	3'-0"	6'-6"	Ultrex-Marvin-Stonewhite	
Floor 1	X	Flipout Windows	Fixed	72x46	6'-0"	3'-10"		
Porch Beam - Suite	C	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze_Rectangle-Elevate	ELDGRECT4047	3'-4"	3'-11"	Ultrex-Marvin-Stonewhite	
Suite	W	VELUX	Window-skylight-VELUX_FS-deck_mounted-fixed	S06	3'-9 9/16"	3'-11 1/4"		

Door Schedule

Level	Mark	Manufacturer	Door Type	Model	Width	Height	Function	Cladding Material	Comments
TO Slab	001	To be Determined		Board	4'-0"	4'-0"	Exterior		
Floor 1	102	Marvin Windows and Doors	Ultimate Outswing Door	UOD 3070	3'-1 7/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	103	Marvin Windows and Doors	Ultimate Outswing Door	UOD 9070	8'-11 13/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	104	Marvin Windows and Doors	Ultimate Sliding French Door G2	USFDG2 12070	11'-11"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	105	Marvin Windows and Doors	Ultimate Outswing Door	UOD 3070	3'-1 7/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	FIXED

HDC Submission

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HDC Floor Plans

HDC3.3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

Garage/main House

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 48.1

Street & Number of Proposed Work: 48 Jefferson Avenue

Owner of record: Mark Gotwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, Va 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10045
☐ 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: No Change From ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks Contributing

Historic Name: N/A

Original Date: +/-1923 (extensive history on file)

Original Builder: Unknown (Historic Determination on file)

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation (north) – change window from G2 to B2
4. North Elevation (east) – change garage doors to 6 LT

Is there an HDC survey form for 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 AWNING
☐ 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 6 Light Batten Material MAHOGANY

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors Robin's Egg Blue
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 1/27/25 Signature of owner of record _____ Signed under penalties of perjury

4R JEFFERSON AVENUE



Property Information

Property ID [redacted]
Location [redacted]
Owner [redacted]

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOPHAM DESIGN

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 2/4 Jefferson Ave. M 29 /P 138

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,

Mark Gottwald
326 Lynton Lane
Richmond ,VA 23221

TOPHAM DESIGN llc
architecture

4R JEFFERSON AVENUE
Garage





TOPHAM DESIGN llc.
architecture





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

August 15, 2024

Address: 4R Jefferson Avenue, Nantucket, MA 02554
Map/Parcel: 29/ 48.1
Property Owner: Gottwald Family Trust

Dear Nantucket Building Commissioner,

At its March 26, 2024, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1923 outbuilding convert to cottage) located at 4R Jefferson Avenue (formerly Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- As-built conditions vs. proposed changes;
- Current photographs of the structure;
- 1938 Aerial photo of the locus; Courtesy of the Town of Nantucket;
- 1940 Aerial photos of the locus, Courtesy of Nantucket Historical Association (AP1940-108 & -109);
- 1971 Aerial photo of the locus, Courtesy of Nantucket Historical Association (AP1971-1);
- 1923 & 1949 Sanborn Insurance Maps;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.217.)
-

Based on this evidence, the HDC finds that 4R Jefferson Ave (formerly known as 70 Jefferson Ave) (c.1923 outbuilding to cottage) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, while this garage will be renovated into a cottage, following the HDC's Resilient Nantucket Design Guidelines, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2024-03-10046; HDC2024-03-10047

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.216
Historic Name:	
Common Name:	
Address:	70 Jefferson Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-048; BP7-36;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
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;
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: Thursday, December 14, 2023 at 9:52 AM

NAN.216

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP7-36
MAP/PARCEL#: 29-048

216

Recorded by: BW Date: 03/16/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 70 JEFFERSON AVE

2. Building Name: N/A

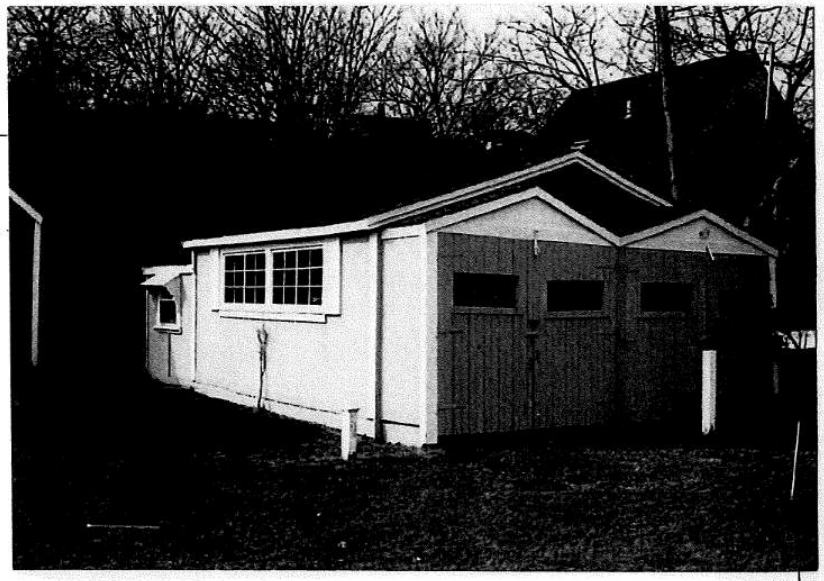
3. Ownership: Private

4. Present Owner: HAMBLIN, ROBERT S.

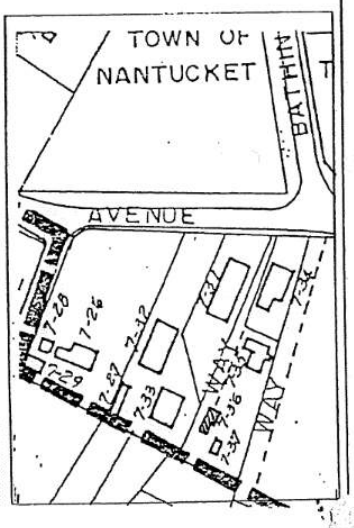
5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A



8. MAP -- 3X2"



Revised 5/89

NAN.216

Survey/Film Roll #: BP7-36

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 0
12. Setback from Street (ft.):400 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP7-35,BP7-37
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Plywood
20. Exterior Wall Material, Side Elevations: Plywood
21. Exterior Wall Material, Rear Elevation: Plywood
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: N/A
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: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Fair
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: ND
  Source: Unknown
    Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Assessors Records

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

INDEX

1) General Information on 4R Jefferson Avenue. Sometimes referred to as 70 North Beach Street or as part of 4 Jefferson Avenue prior to recent subdivision.
   a. Property photos
   b. Locus Map
   c. Most recent Site Plan showing new subdivision to 4R
   d. Assessors Property Cards, (3; one current for 4R, one for 4R obtained from the Assessors Office when GIS was down, one for 4 Jefferson Avenue with info on the Cottage prior to subdivision to 4R).

2) Sanborn Maps for 1923, 1949
   a. 1923, pages 19 and 21, both show a structure in approximately the same locus.
   b. 1949, pages 19 and 21, both show a structure in approximately the same locus.

3) MACRIS/Nantucket Island Architectural Survey for the property once known as 70 Jefferson Avenue, now known as part of 4R Jefferson Avenue. The Cottage is deemed to be Contributing, perhaps because it is listed as being built in 1923.

4) Nantucket Historical Association's Aerial photographs which show structures on the property (1940, 1971, 1993).

5) A history of Site Plans showing the property currently owned by the Gottwalds, (1993, 1994, 1995).

6) Photographs obtained from the Nantucket Historical Association.

7) Inquirer & Mirror Property Transfer showing purchase by the Gottwalds.

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

8) An Order of Conditions issued October 17, 2023 permitting the renovation, relocation, and elevation of the two structures on 4R Jefferson Avenue, and the restoration associated grading, landscaping and utilities within Land Subject to Coastal Storm Flowage and the buffer zones to Coastal Bank and Bordering Vegetated Wetland. Waivers are required for this project.

9) Massachusetts Registry of Deeds, history of ownership.

10) Worcester Polytechnic Institute (WPI), Project Report: Managing Flooding in Nantucket, December 2020.

11) WPI Data Sheet on island area flooding during the "Perfect Storm" of October 30, 1991

12) The Nantucket Island Architectural and Cultural Resources Surveys for the abutters.

GOTTWALD RESIDENCE
ADDITIONS & ALTERATIONS
HDC SUBMISSION
4R JEFFERSON AV, NANTUCKET, MA, 02554



L

4R JEFFERSON AV LOCUS MAP

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
	/ /	

LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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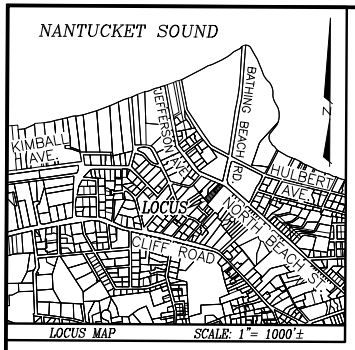
HDC-0.1



OWNER INFORMATION

THOMAS E. GOTTWALD, TRUSTEE
THE MARK H. GOTTWALD FAMILY TRUST
Deed Bk./Pg.: 1308/322
Deed Bk./Pg.: 1308/325
Plan No.: 2022-60, LOT C
ASSESSOR'S MAP 29-48.1
#4R JEFFERSON AVENUE

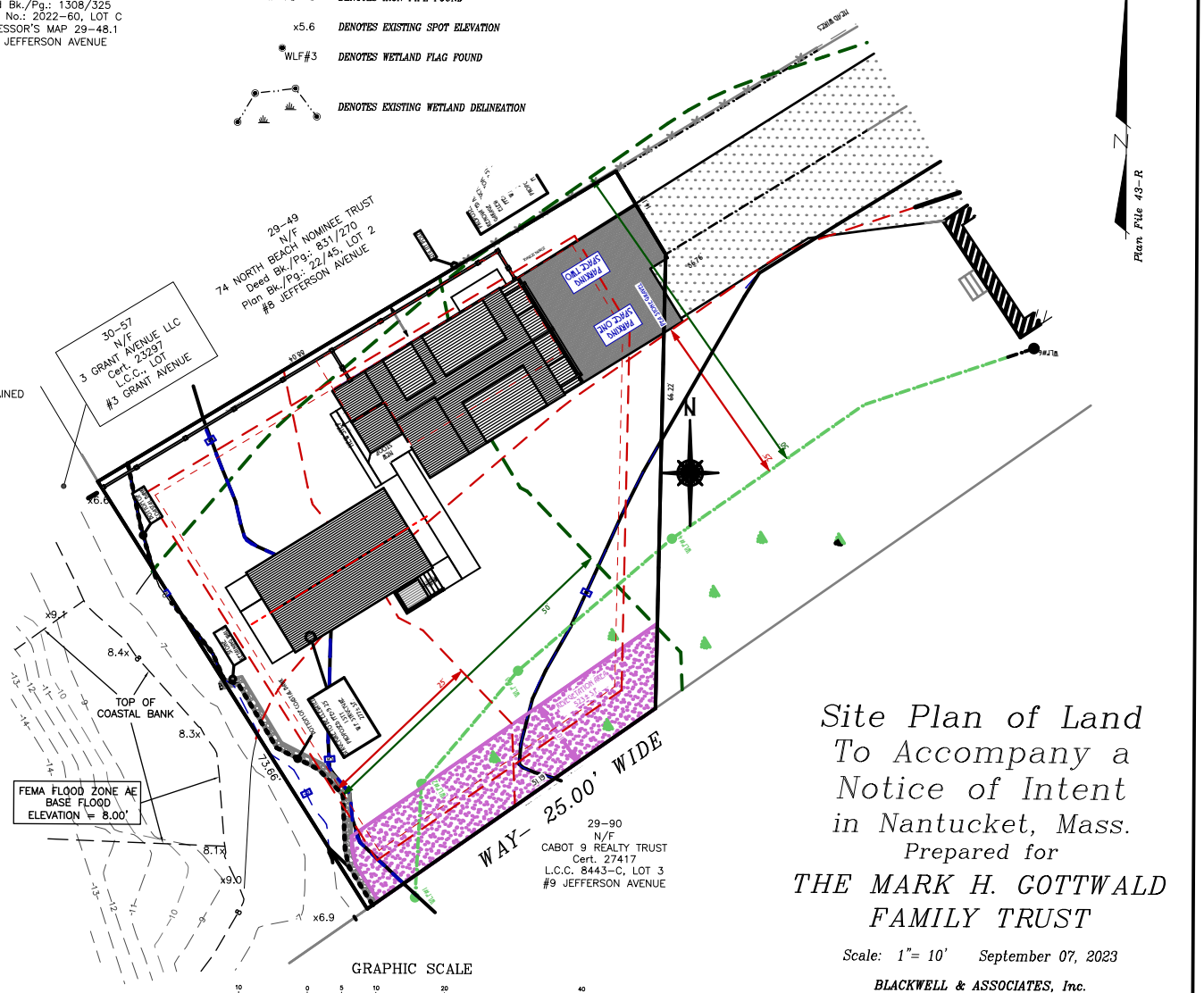
LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
x5.6	DENOTES EXISTING SPOT ELEVATION
WLF#3	DENOTES WETLAND FLAG FOUND
	DENOTES EXISTING WETLAND DELINEATION

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	5,221± 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%	15% ±

NOTE: ZONING BYLAW 139-16(C)3
FOR R-1 ZONING DISTRICT- 10' SETBACK TO BE MAINTAINED FROM ALL WAYS, WHETHER CONSRTUCTED OR NOT.



Site Plan of Land
To Accompany a Notice of Intent
in Nantucket, Mass.
Prepared for
THE MARK H. GOTTWALD FAMILY TRUST

Scale: 1"= 10' September 07, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8286

T:\LUCAS JOB 5

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BLACKWELL & ASSOCIATES, INC. - PROPOSED HDC SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING - R-1	ALLOWABLE G.C.:30.0%

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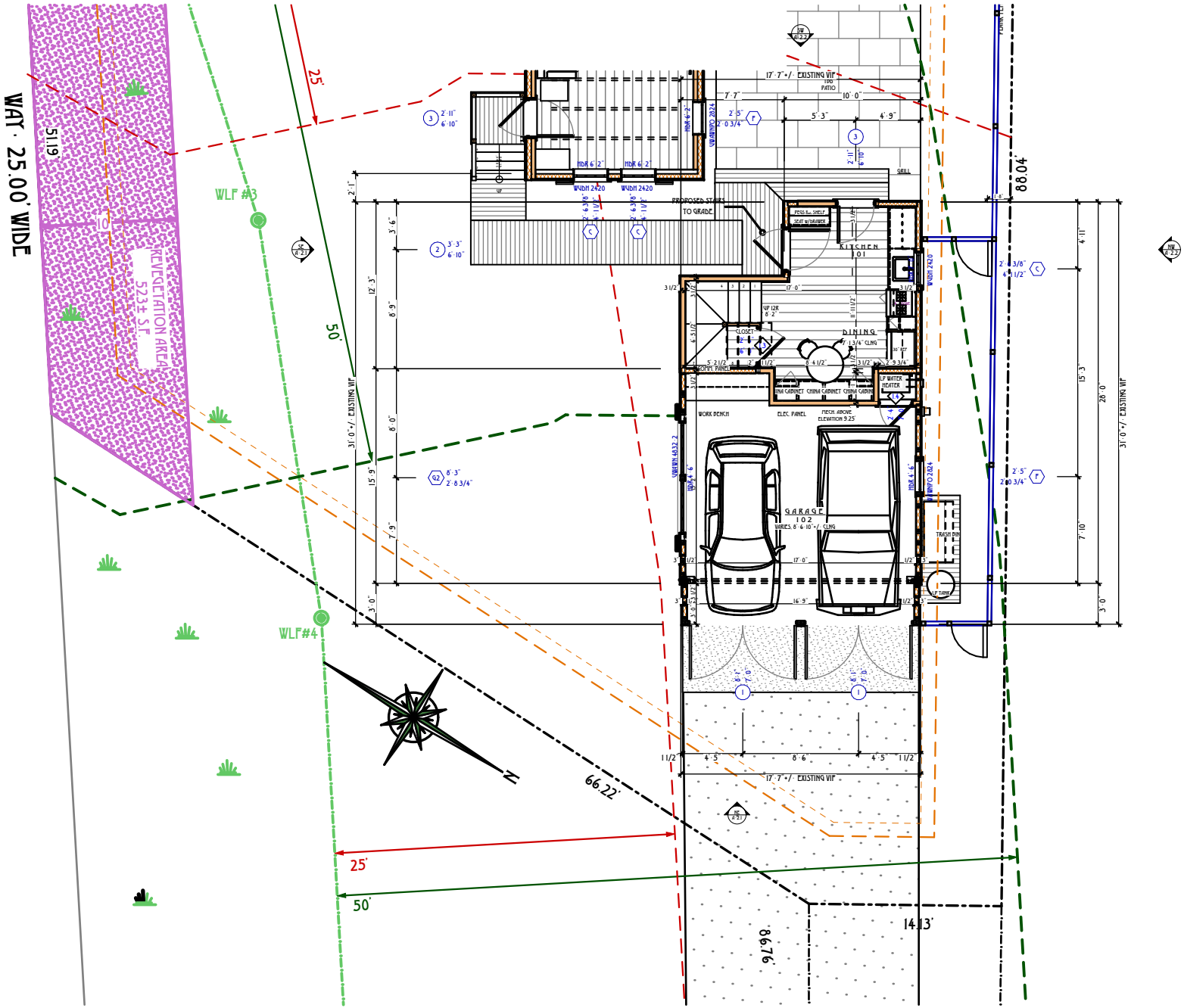
HDC - 0.2

S

BLACKWELL & ASSOCIATES, INC. PROPOSED SITE PLAN

SCALE: 1" = 10'



1 PROPOSED MAIN HOUSE FIRST FLOOR PLAN · 503.0 S.F+/·

SCALE: 3/32" = 1'-0"

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 · 503.0 S.F+/·

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING: R-1	ALLOWABLE G.C.:30.0%

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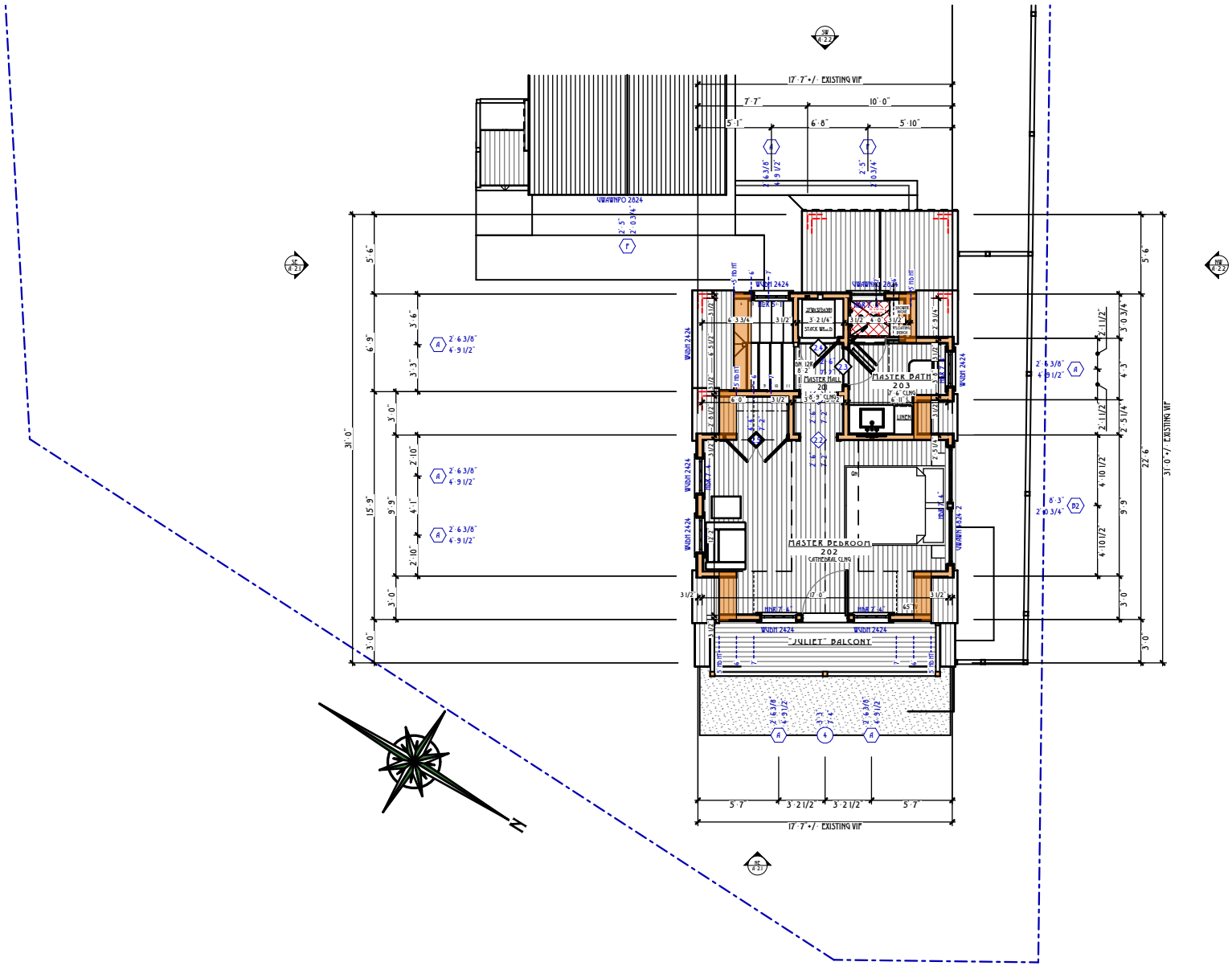
HDC·1.1



2 PROPOSED MAIN HOUSE SECOND FLOOR PLAN · 400.0 S.F+/·

SCALE: 3/32" = 1'-0"

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 · 400.0 S.F +/·

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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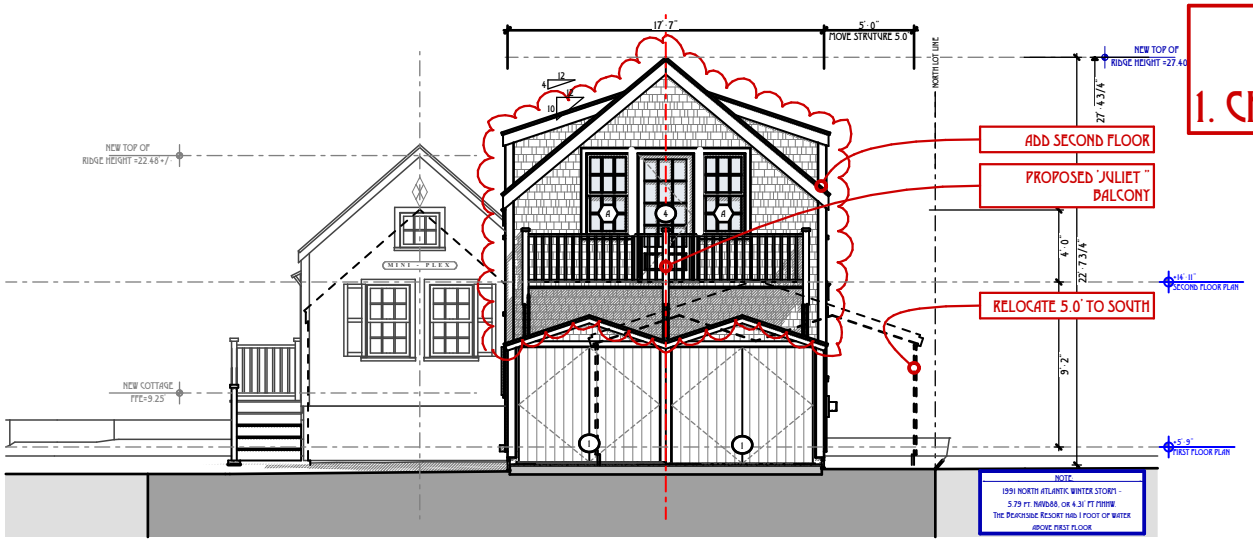
HDC-1.2

REVISIONS: 16 JAN 2025

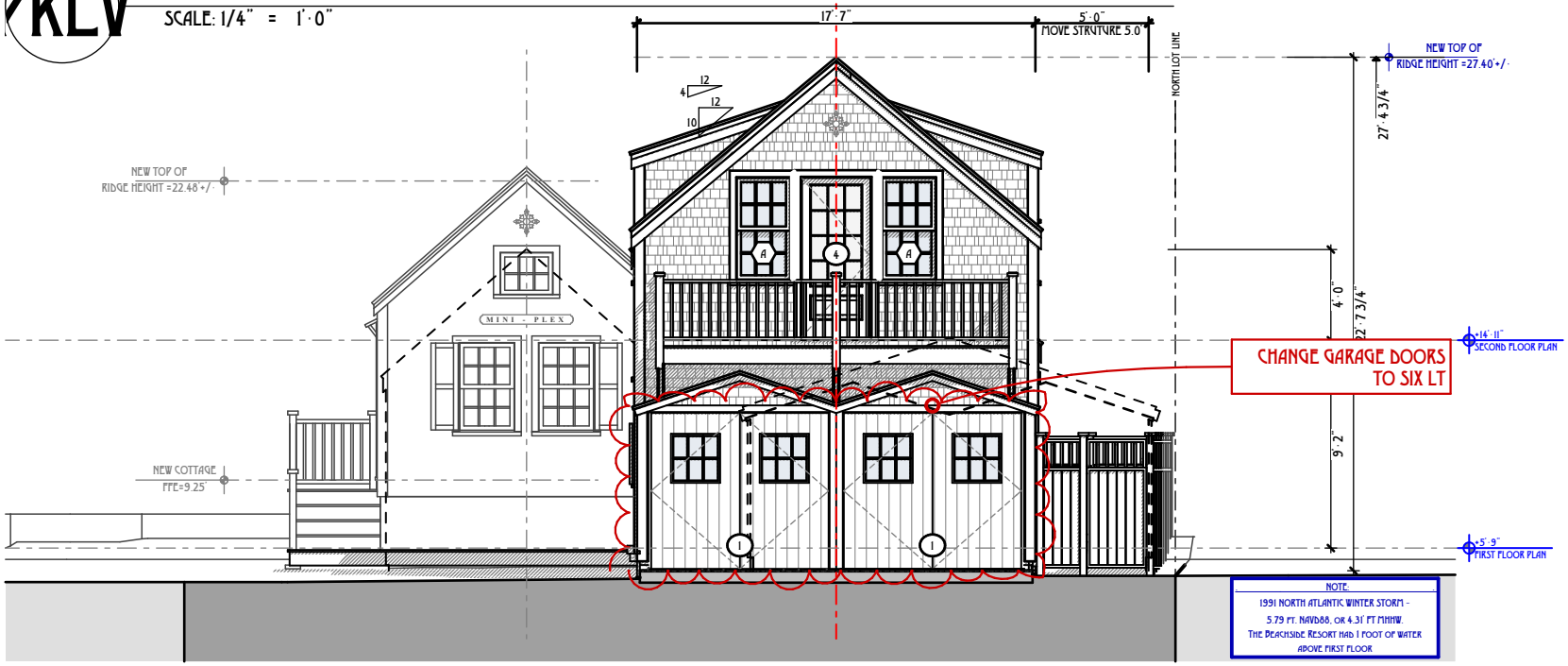
1. CHANGE GARAGE DOORS TO SIX LT



PREV

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



NE

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING - R-1	ALLOWABLE G.C.:30.0%

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HDC - 2.1



PREV

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



SE

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS: 16 JAN 2025

1. NO CHANGE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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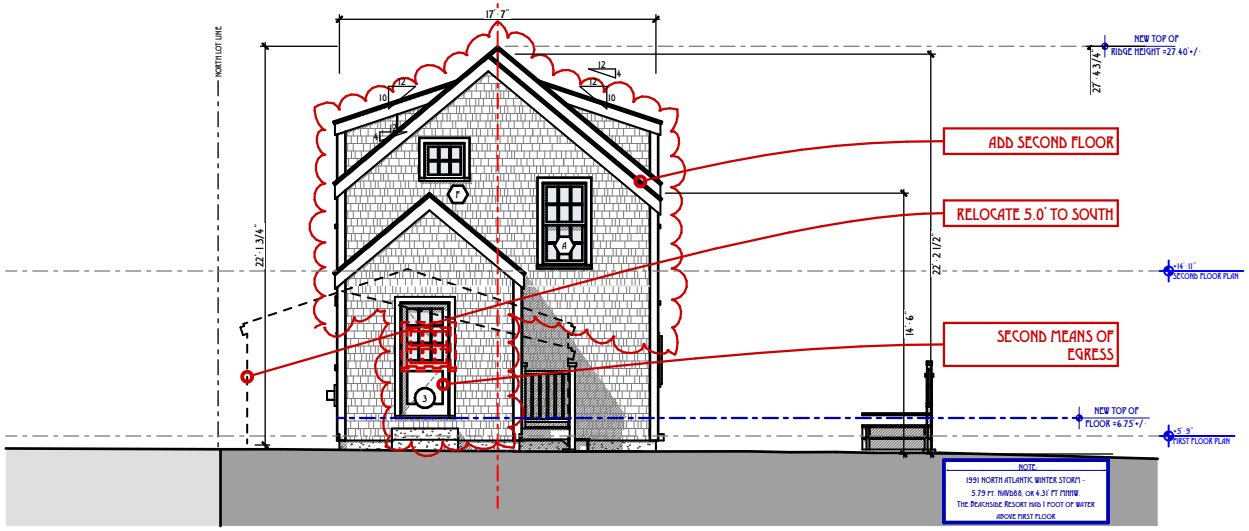
HDC-2.2

REVISIONS: 16 JAN 2025

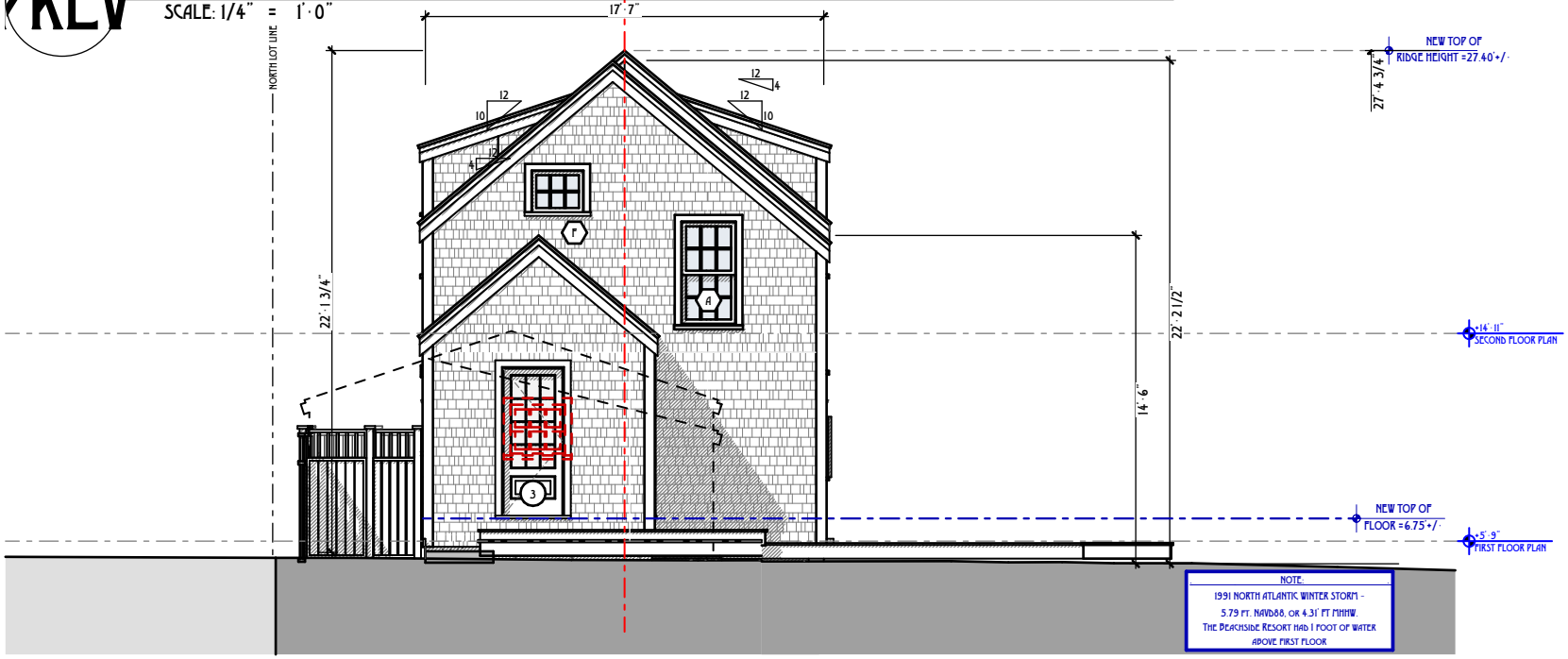
1. NO CHANGE



PREV

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SW

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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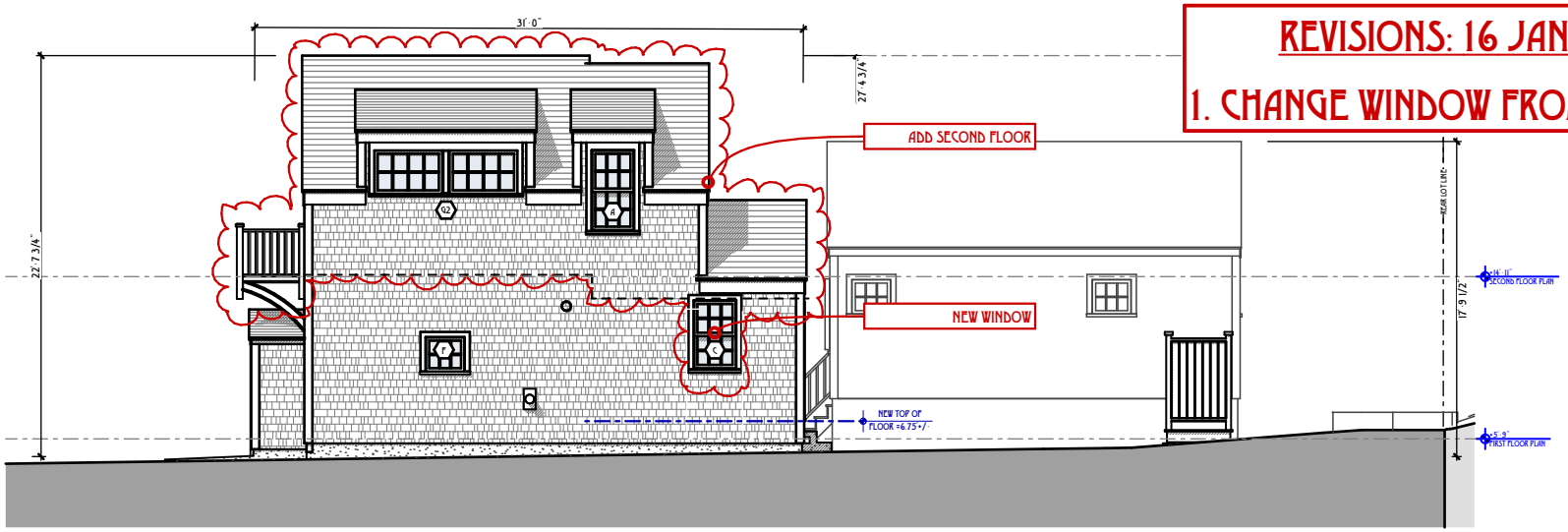
HDC-2.3

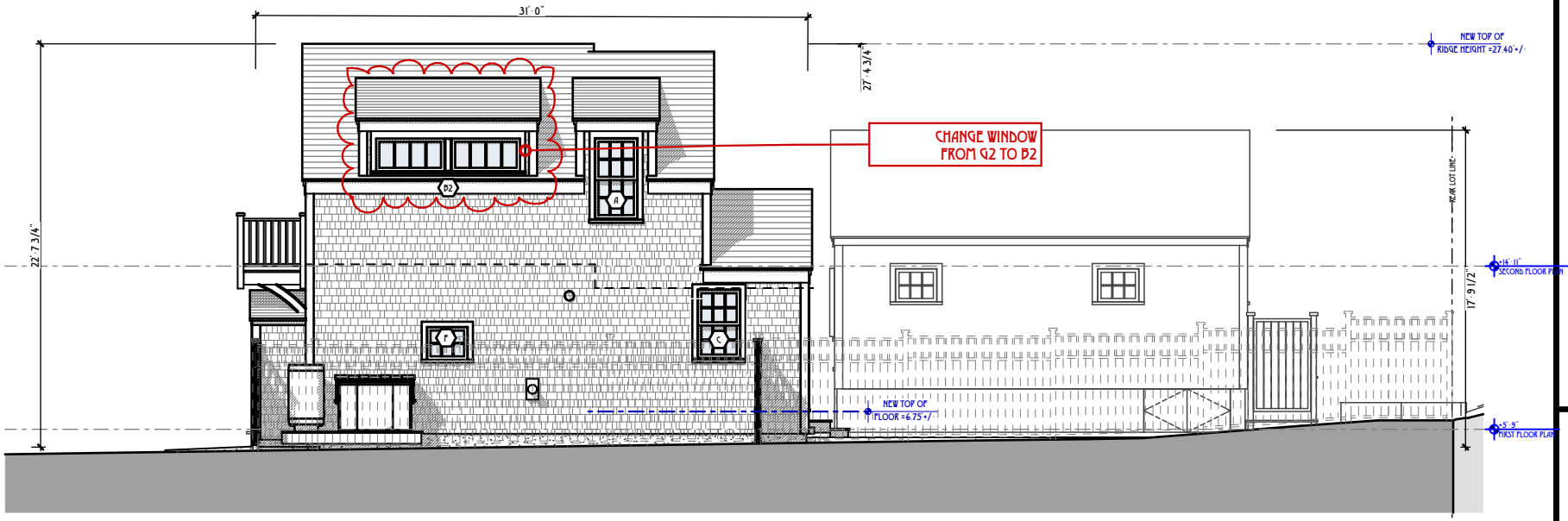
REVISIONS: 16 JAN 2025

1. CHANGE WINDOW FROM G2 TO B2



PREV PROPOSED MAIN HOUSE NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



NW PROPOSED MAIN HOUSE NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE NORTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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HDC-2.4

GOTTWALD RESIDENCE, 4R JEFFERSON AVENUE, NANTUCKET, MA 02554

MARVIN WINDOW & EXTERIOR DOOR SCHEDULE

WINDOW SCHEDULE — 1/13/2025

"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

NO.	TYPE	MANUF	FRAME SIZE	ROUGH OPENING	LIGHTS	COMMENTS
A	DOUBLE·HUNG	MARVIN	2'·5 3/8" X 4'·9"	2'·6 3/8" X 4'·9 1/2"	6 OVER 6	WUDH 2424
B	RESERVED	-	-	-	-	
C	DOUBLE·HUNG	MARVIN	2'·5 3/8" X 4'·1"	2'·6 3/8" X 4'·1 1/2"	6 OVER 6	WUDH 2420
D	RESERVED	-	-	-	-	
E	RESERVED	-	-	-	-	
F	AWNING	MARVIN	2'·4" X 2'·0 1/16"	2'·5" X 2'·0 3/4"	6 LIGHT	UWAWNPO 2824
G2	AWNING	MARVIN	(2) 4'·0" X 2'·0 1/16"	8'·3" X 2'·0 3/4"	4 LIGHT	UWAWN 4824

EXTERIOR DOOR SCHEDULE

"MARVIN EXTERIOR DOORS, SWING PER PLAN. ALL EXTERIOR SURFACES TO BE PAINTED ROBIN'S EGG 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

NO.	LOCATION/TYPE	MANUF	SLAB SIZE	ROUGH OPENING	LIGHTS	COMMENTS
1	MH · OUTSWING GARAGE	SEE COMMENTS	(2) 3'·11" X 6'·11"	8'·1" X 7'·0"	6 LT BATTEN	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
2	MH – SIDE DOOR	SEE COMMENTS	3'·0" X 6'·8"	3'·3" X 6'·10"	1 LT BATTEN	STORM DOOR, MAIN SLAB TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
3	MH · REAR DOOR	SEE COMMENTS	2'·8" X 6'·8"	2'·11" X 6'·10"	9 LT/1 PNL	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
4	MH · 2ND FLR DOOR	SEE COMMENTS	3'·0" X 7'·2"	3'·3" X 7'·4"	12 LT/1 PNL	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
3	COTTAGE – ENTRY DOOR	SEE COMMENTS	3'·0" X 6'·8"	3'·3" X 6'·10"	9 LT/1 PNL	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY

GENERAL NOTES

1	CONTRACTOR AND LUMBER COMPANY SHALL 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	WOOD MOUNTED 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	UPSTATE DOORS OR NANTUCKET MILLWORKS, INC. 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: 00/00/2024

GOTTWALD WINDOW & DOOR SCHEDULE

SCALE: 1:50.53

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024·01

MAP NO.:29 MAP NO.: 48.1

ZONING · R·1 ALLOWABLE G.C.:30.0%

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HDC · W&

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 184.2

Street & Number of Proposed Work: 2 MADAKET RD

Owner of record: CSS OF NANTUCKET

Mailing Address: BOX 735

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CALEB KARDELL

Mailing Address: 298 POCUS RD.

Contact Phone #: 5082803345 E-mail: CALEBKARDELL@HOTMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 FROM CEDAR TO ARCHITECTURAL (19 SQ.)

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 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

CHANGE FROM CEDAR TO ARCHITECTURAL (19 SQ.)

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 WEATHERED WOOD

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 1/28/25 Signature of owner of record _____ Signed under penalties of perjury

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

Kaley.
1/28/25

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.

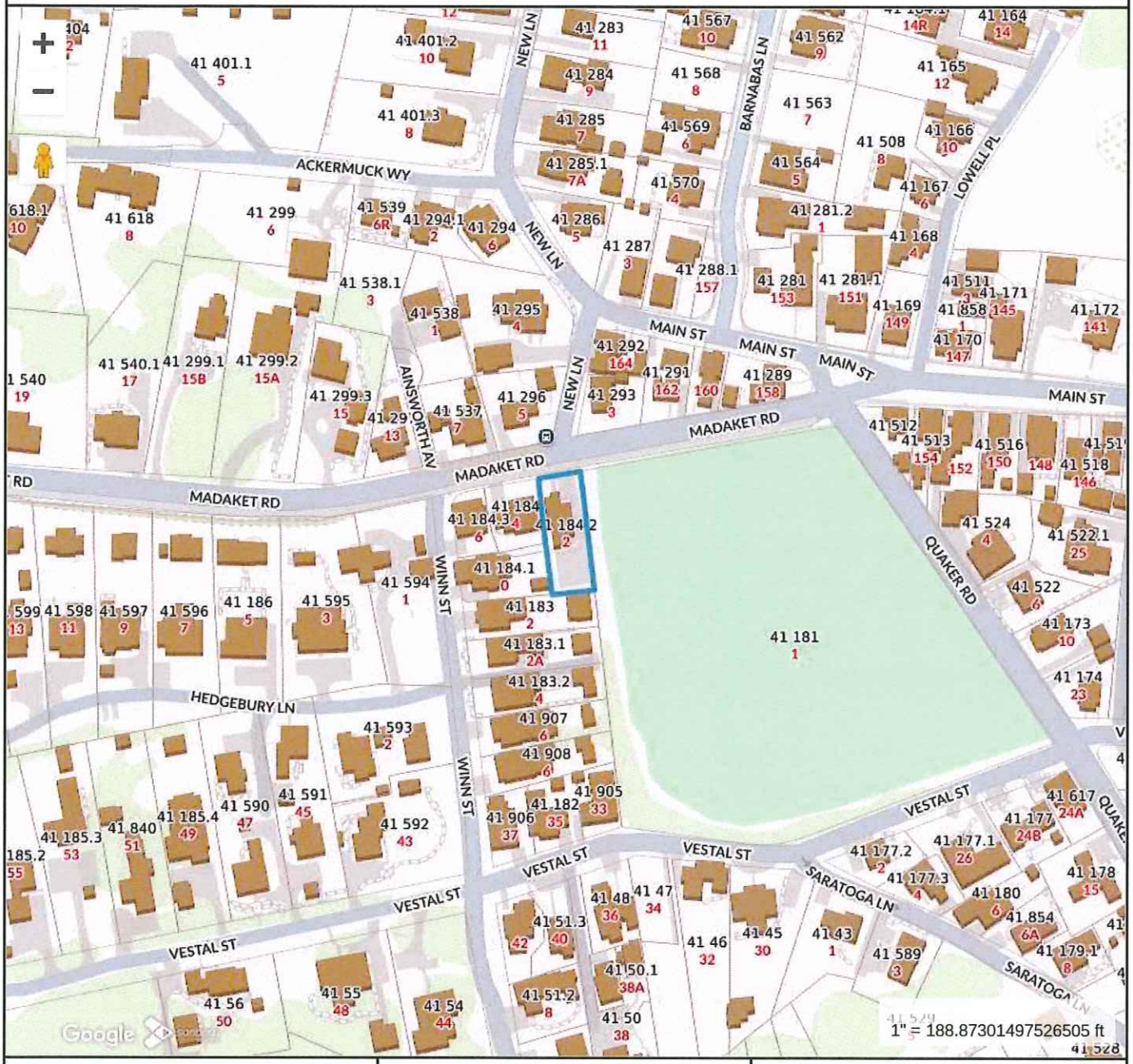
REQUIRED WHERE APPLICABLE:

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.**


CHRISTIAN SCIENCE SOCIETY



Property Information

Property ID	1925
Location	2 MADAKET RD
Owner	CHRISTIAN SCIENCE SOCIETY OF N

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 1 CHERRY STREET

Owner of record: THE FLAGSHIP CLUB

Mailing Address: 117 ORANGE STREET

NANTUCKET MA 02554

Contact Phone #: 508 901 9251 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other MOVE BUILDING OFF

Size of Structure or Addition: Length: 24'± Sq. Footage 1st floor: 393± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16'± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1978

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

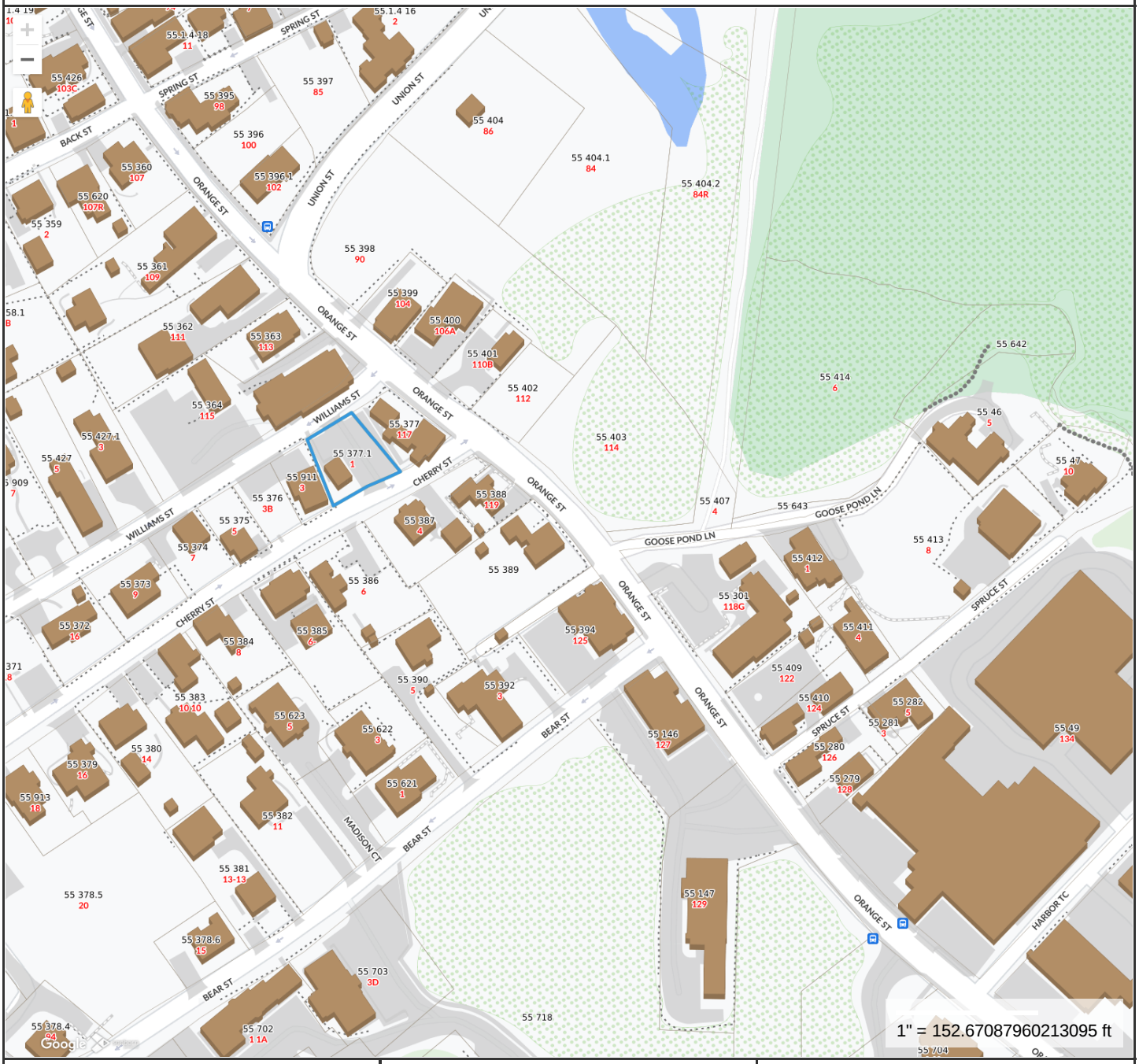
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3610
Location	1 CHERRY ST
Owner	FISHER SUSAN J TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 CHERRY ST

Location	1 CHERRY ST	**Mblu**	55/ / 377/1 /
Acct#	00003610	**Owner**	FISHER SUSAN J TRST
Assessment	$489,662	**PID**	3610
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$109,400	$380,262	$489,662

Owner of Record

Owner	FISHER SUSAN J TRST	**Sale Price**	$0
Co-Owner	BLUE WATER NOMINEE TRUST	**Certificate**	
Address	19 GOLDFINCH DRIVE NANTUCKET, MA 02554	**Book & Page**	01453/0348
		Sale Date	10/08/2014
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FISHER SUSAN J TRST	$0		01453/0348	99	10/08/2014
FISHER SUSAN J	$0		00519/0321	99	11/14/1996
SPEER GLENN L & FISHER SUSAN J	$215,000		00367/0165	00	07/03/1991
YOUNG BRENT B & JULIE A	$140,000		00228/0068		04/16/1985

Building Information

Building 1 : Section 1

Year Built:	1978
Living Area:	384
Replacement Cost:	$130,148
Building Percent Good:	82
Replacement Cost Less Depreciation:	$106,700

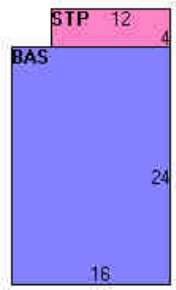
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Use:	REST/CLUBS M94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3260
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\1%20cherry_28644.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3610_4260.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	384	384
WDK	Deck, Wood	48	0
		432	384

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94

Land Line Valuation

Size (Acres)	0.12
Frontage	0

Zone	CMI	**Depth**	0
Neighborhood	C52	**Assessed Value**	$380,262
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1500.00 S.F.	$2,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$109,400	$380,262	$489,662
2023	$107,700	$345,659	$453,359
2022	$103,300	$314,290	$417,590
2021	$103,300	$273,300	$376,600
2020	$94,400	$273,300	$367,700

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
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4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

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3. **As Built Plans (1 copy):** of existing elevations
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5. **Topographic Map:** Must show existing and 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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7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008



N
W E
S
MA. COORD. SYSTEM
ISLAND ZONE

#115 ORANGE STREET
MAP 55 PARCEL 364
N/F GRACE J. ROSE, TRUSTEE
ROSE NOMINEE TRUST

WILLIAMS STREET

ORANGE STREET

SOLID WHITE LINE

DOUBLE YELLOW LINE

EXISTING BRICK WALK

GRANITE CURB

ROD/CAP

6.1'±

S 55°31'31" E 44.35'

ZONE AE(EL.8)
ZONE X

RAMP

PT

MAP 55
PARCEL 377
5,049± s.f.

S 52°01'01" E 90.86'

FLAG POLE

STOOP

EX COMMERCIAL BUILDING
1,506± S.F.±
F.F.E. = 10.2'±

4.2'±

SITE BENCHMARK
SURVEY NAIL
IN PAVEMENT
EL.=8.29 (NAVD88)

13.4'±

8 EXISTING SPACES

3 EXISTING SPACES

MAP 55
PARCEL 377.1
5,015± s.f.

#1 CHERRY STREET
MAP 55 PARCEL 377.1
N/F SUSAN J. FISHER, TRUSTEE
BLUE WATER NOMINEE TRUST

BRICK WALK (TYP.)

AC

T. BIN

CONCRETE CURB

APPROXIMATE FLOOD ZONE LINE ZONE AE(EL.8) ZONE X

PROPANE TANKS

2.9'±

SOLID YELLOW LINE

L=67.54'
R=183.71'

IP

BIN

EX COMMERCIAL BUILDING
F.F.E. = 14.3'±

#3 CHERRY STREET
MAP 55 PARCEL 911
N/F MICHAEL J. WILSON TRUST

SAWCUT

#4 CHERRY STREET
MAP 55 PARCEL 387
N/F KRISTEN MORTENSEN

CHERRY STREET

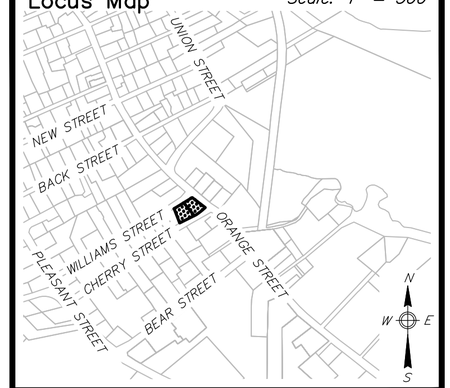
SSM

DRAFT

PLAN SCALE
0 2 4 6 8 10 15 20 30
1 inch = 10 feet

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #117 ORANGE ST
   MAP 55 PARCEL 377
2. OWNER: BLOOM, CHRISTOPHER PHILLIP
   PO BOX 2100
   NANTUCKET, MA 02584
3. DEED REF: Bk 1457 Pg 262
4. PLAN REF: Bk 22 Pg 97
5. A PORTION OF LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. LOCUS SUBJECT TO:
   SPECIAL PERMIT; SEE BOOK 382 PAGE 91
   PARKING EASEMENT; SEE BOOK 367 PAGE 174
   VARIANCE SEE BOOK; 353 PAGE 270
   ELECTRIC EASEMENT; SEE BOOK 182 PAGE 88

ZONE: CMI

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,049± s.f.
FRONTAGE:	50'	202.75'
FRONT YARD:	0'	4.2'±
SIDE/REAR YARD:	0'	2.9'±/13.4'±
GROUND COVER:	50% (MAX) (2,524 s.f.)	29.8± s.f. (1,506 s.f.)

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

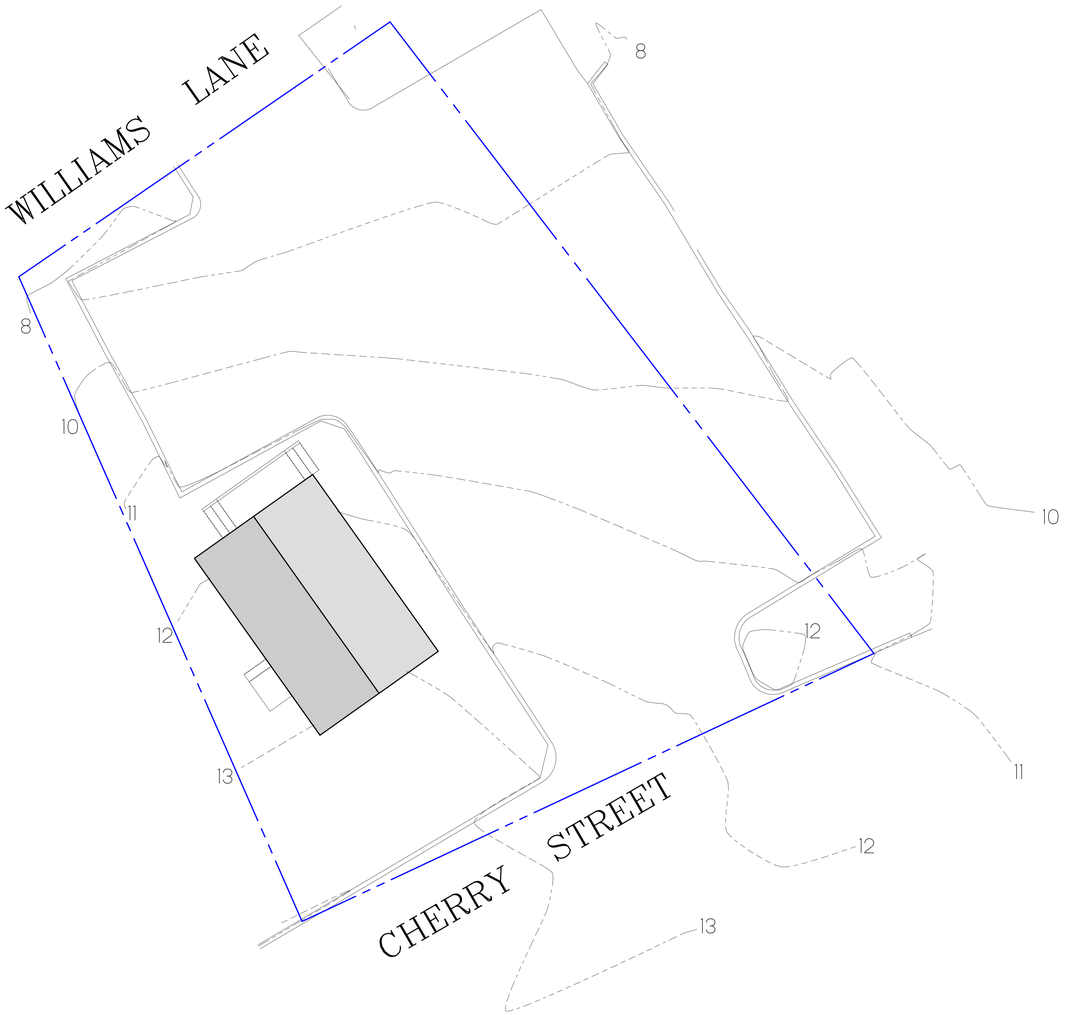
EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:
ISAIAH TRUYMAN
#117 ORANGE STREET
MAP 55 PARCEL 377

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 25, 2020 | Drawn: CJS/BEI | Checked: DFB/AMG | Sheet: 1 of 1

S:\Autocad Drawings\Nantucket\Orange Street\117 Orange Street\117 Orange Street.dwg



ZONING CLASSIFICATION: C.M.I.
MAP: 55 PARCEL: 337.1

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



REVISIONS:
9/25/2024: AS-BUILT MEASURING
10/7/2024: AS-BUILT PLANS
1/24/2025: HDC PRINT (MOVE OFF)

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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© Ethan McMorrow Design & Associates Inc.

THE FLAGSHIP CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377
H.D.C. SITE PLAN ONLY

ADDRESS: 1 CHERRY STREET NANTUCKET, MA 02554
DATE: 1/24/2025
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1


TRD OFF ROAD



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



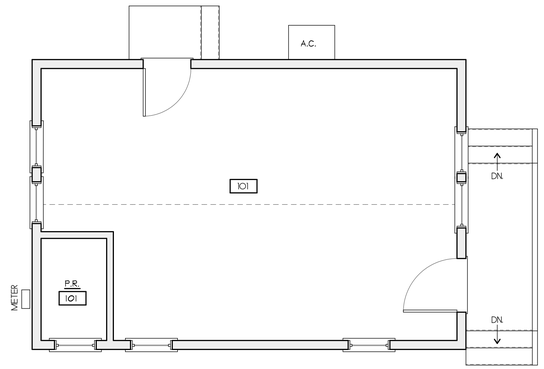
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

393 S.F.

N

REVISIONS:
9/25/2024: AS-BUILT MEASURING
10/7/2024: AS-BUILT PLANS
1/24/2025: HDC PRINT (MOVE OFF)

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
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COPYRIGHT NOTICE
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© Ethan McMorrow Design & Associates Inc.

THE FLAGSHIP CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethand7@comcast.net

MAP: 55 PARCEL: 3771

FLOOR PLANS (MOVE OFF)

ADDRESS:
1 CHERRY STREET
NANTUCKET, MA 02554

DATE:
1/24/2025

SCALE:
1/4" = 1'-0"

SHEET NO.
a 1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 1 CHERRY STREET

Owner of record: THE FLAGSHIP CLUB

Mailing Address: 117 ORANGE ST

NANTUCKET MA 02554

Contact Phone #: 508 901 9251 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 76' Sq. Footage 1st floor: 2,309

Width: 36 Sq. footage 2nd floor: 1,613

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: 9'x10' ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North -0 South -0- East -0- West -0-

Height of ridge above final finish grade: North 29'-11"±6" South 18'-6"±6" East 28'-0"±6" West 27'-0" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 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 3'± TO 6"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer _____/12 Other 6/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER 3"

Leaders (material and size): COPPER 3"

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) FLUSH Corner boards 6" Frieze 1x8

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 ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front ANDERSEN Rear BROSCO Side BROSCO

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL

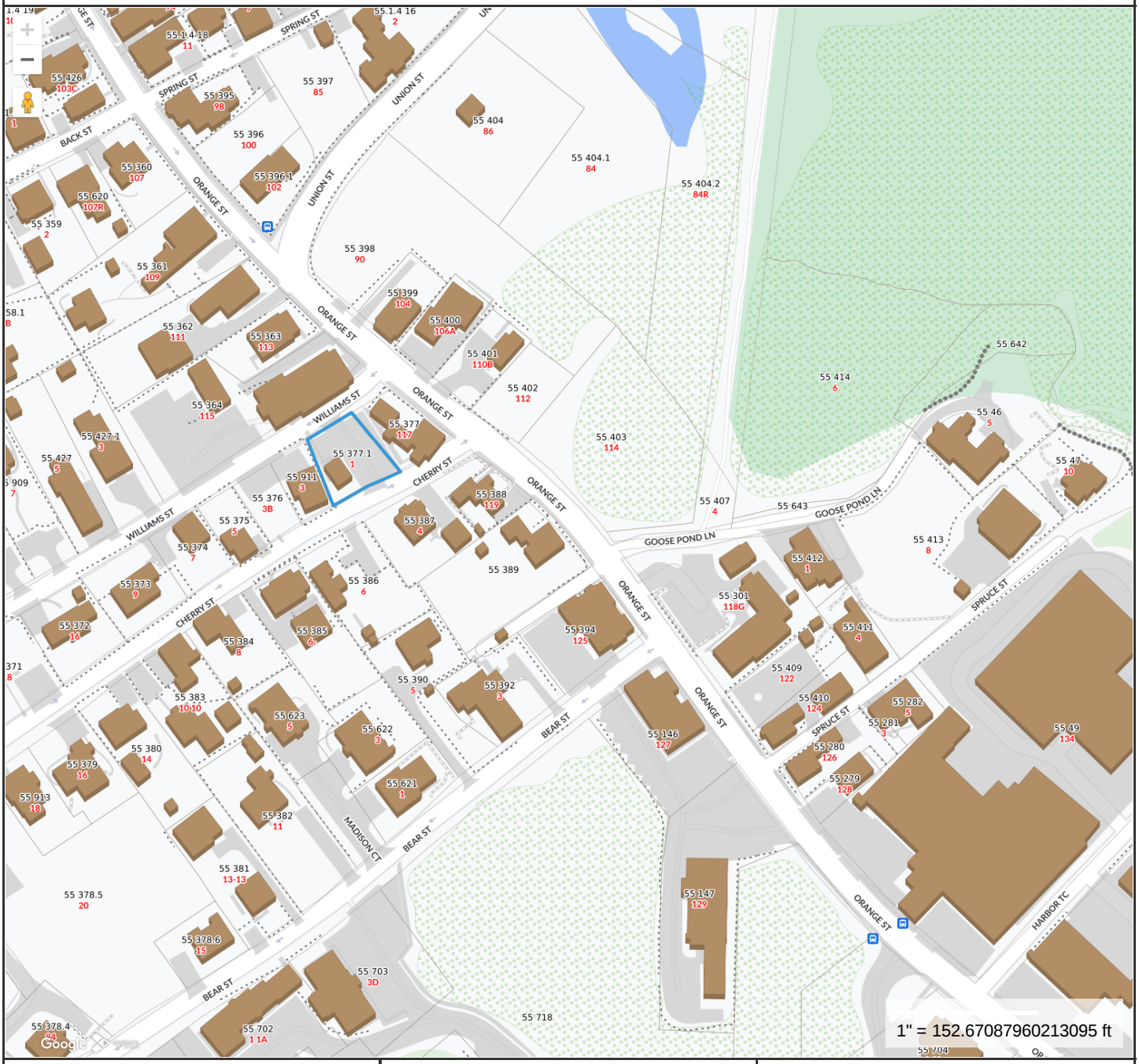
Trim NATURAL QUAKER GRAY Sash BLACK Doors BLACK

Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3610
Location	1 CHERRY ST
Owner	FISHER SUSAN J TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 CHERRY ST

Location	1 CHERRY ST	**Mblu**	55/ / 377/1 /
Acct#	00003610	**Owner**	FISHER SUSAN J TRST
Assessment	$489,662	**PID**	3610
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$109,400	$380,262	$489,662

Owner of Record

Owner	FISHER SUSAN J TRST	**Sale Price**	$0
Co-Owner	BLUE WATER NOMINEE TRUST	**Certificate**	
Address	19 GOLDFINCH DRIVE NANTUCKET, MA 02554	**Book & Page**	01453/0348
		Sale Date	10/08/2014
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FISHER SUSAN J TRST	$0		01453/0348	99	10/08/2014
FISHER SUSAN J	$0		00519/0321	99	11/14/1996
SPEER GLENN L & FISHER SUSAN J	$215,000		00367/0165	00	07/03/1991
YOUNG BRENT B & JULIE A	$140,000		00228/0068		04/16/1985

Building Information

Building 1 : Section 1

Year Built:	1978
Living Area:	384
Replacement Cost:	$130,148
Building Percent Good:	82
Replacement Cost Less Depreciation:	$106,700

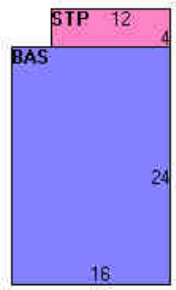
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Use:	REST/CLUBS M94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3260
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\1%20cherry_28644.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3610_4260.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	384	384
WDK	Deck, Wood	48	0
		432	384

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94

Land Line Valuation

Size (Acres)	0.12
Frontage	0

Zone	CMI	**Depth**	0
Neighborhood	C52	**Assessed Value**	$380,262
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1500.00 S.F.	$2,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$109,400	$380,262	$489,662
2023	$107,700	$345,659	$453,359
2022	$103,300	$314,290	$417,590
2021	$103,300	$273,300	$376,600
2020	$94,400	$273,300	$367,700

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

PORRINI CYNTHIA STENTA ETAL
11 WINDING WAY
WAYNE, PA 19087

CALLEN MILLER INC
117 ORANGE ST
NANTUCKET, MA 02554

GELDART STEVEN G & MARGARET D
147 CEDAR ST
LEXINGTON, MA 02421

MORTENSEN KRISTINE
4 CHERRY ST
NANTUCKET, MA 02554

BEAUTIFUL SWIMMER REAL ESTATE LLC
PO BOX 277
OSTERVILLE, MA 02655

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Callen Miller Inc.....

MAILING ADDRESS.....117 Orange St. Nantucket, MA 02554.....

PROPERTY LOCATION.....1 Cherry Street.....

ASSESSORS MAP/PARCEL.....55 377.1.....

SUBMITTED BY:.....Ethan McMorrow Designs Inc.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 24, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.24 08:40:53 -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
55	362		PORRINI CYNTHIA STENTA ETAL		11 WINDING WAY	WAYNE	PA	19087	111 ORANGE ST
55	377		CALLEN MILLER INC		117 ORANGE ST	NANTUCKET	MA	02554	117 ORANGE ST
55	386		GELDART STEVEN G & MARGARET D		147 CEDAR ST	LEXINGTON	MA	02421	6 CHERRY ST
55	387		MORTENSEN KRISTINE		4 CHERRY ST	NANTUCKET	MA	02554	4 CHERRY ST
55	911		BEAUTIFUL SWIMMER REAL ESTATE LLC		PO BOX 277	OSTERVILLE	MA	02655	3 CHERRY ST
Count:	**5**								

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.






TRD OFF ROAD

N
W E
S
MA. COORD. SYSTEM
ISLAND ZONE

#115 ORANGE STREET
MAP 55 PARCEL 364
N/F GRACE J. ROSE, TRUSTEE
ROSE NOMINEE TRUST

WILLIAMS STREET

ORANGE STREET

SOLID WHITE LINE

DOUBLE YELLOW LINE

EXISTING BRICK WALK

GRANITE CURB

ROD/CAP

6.1'±

S 55°31'31" E 44.35'

ZONE AE(EL.8)
ZONE X

RAMP

PT

MAP 55
PARCEL 377
5,049± s.f.

S 52°01'01" E 90.86'

FLAG POLE

STOOP

EX COMMERCIAL BUILDING
1,506± S.F.±
F.F.E. = 10.2'±

4.2'±

SITE BENCHMARK
SURVEY NAIL
IN PAVEMENT
EL.=8.29 (NAVD88)

13.4'±

8 EXISTING SPACES

3 EXISTING SPACES

MAP 55
PARCEL 377.1
5,015± s.f.

#1 CHERRY STREET
MAP 55 PARCEL 377.1
N/F SUSAN J. FISHER, TRUSTEE
BLUE WATER NOMINEE TRUST

BRICK WALK (TYP.)

AC

T. BIN

CONCRETE CURB

APPROXIMATE FLOOD ZONE LINE ZONE AE(EL.8) ZONE X

PROPANE TANKS

2.9'±

SOLID YELLOW LINE

L=67.54'
R=183.71'

IP

BIN

EX COMMERCIAL BUILDING
F.F.E. = 14.3'±

#3 CHERRY STREET
MAP 55 PARCEL 911
N/F MICHAEL J. WILSON TRUST

SAWCUT

#4 CHERRY STREET
MAP 55 PARCEL 387
N/F KRISTEN MORTENSEN

CHERRY STREET

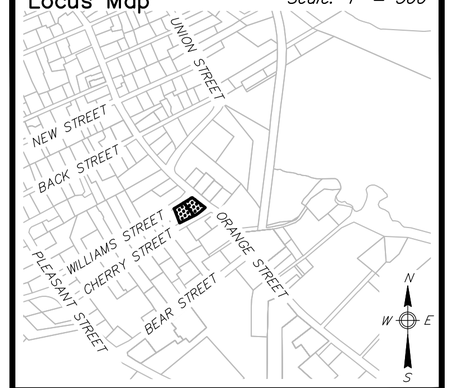
SSM

DRAFT

PLAN SCALE
0 2 4 6 8 10 15 20 30
1 inch = 10 feet

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #117 ORANGE ST
   MAP 55 PARCEL 377
2. OWNER: BLOOM, CHRISTOPHER PHILLIP
   PO BOX 2100
   NANTUCKET, MA 02584
3. DEED REF: Bk 1457 Pg 262
4. PLAN REF: Bk 22 Pg 97
5. A PORTION OF LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. LOCUS SUBJECT TO:
   SPECIAL PERMIT; SEE BOOK 382 PAGE 91
   PARKING EASEMENT; SEE BOOK 367 PAGE 174
   VARIANCE SEE BOOK; 353 PAGE 270
   ELECTRIC EASEMENT; SEE BOOK 182 PAGE 88

ZONE: CMI

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,049± s.f.
FRONTAGE:	50'	202.75'
FRONT YARD:	0'	4.2'±
SIDE/REAR YARD:	0'	2.9'±/13.4'±
GROUND COVER:	50% (MAX) (2,524 s.f.)	29.8± s.f. (1,506 s.f.)

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:
ISAIAH TRUYMAN
#117 ORANGE STREET
MAP 55 PARCEL 377

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 25, 2020 | Drawn: CJS/BEI | Checked: DFB/AMG | Sheet: 1 of 1

S:\Autocad Drawings\Nantucket\Orange Street\117 Orange Street\117 Orange Street.dwg



ZONING CLASSIFICATION: C.M.I.	
MAP: 55	PARCEL: 377.1
MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-0" X 5'-4"	9	2/2 D.H.
B	ANDERSEN	2'-4" X 4'-7"	14	2/2 D.H.
C				
D	ANDERSEN	1'-9" X 2'-4"	11	4 LT. CASEMENT
E	ANDERSEN	1'-9" X 2'-4 7/8"	1	4 LT. FIXED UNIT
F				
G				
H				
1	CUSTOM	3'-0" X 7'-0"	2	4 LT. 1 PNL. DBL. EXTERIOR WD. DR.
2	BROSCO	3'-0" X 6'-8"	3	4 LT. 1 PNL. EXTERIOR WD. DR.
3	BROSCO	3'-0" X 6'-8"	1	6 PNL. EXTERIOR DOOR
4				
5				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/23/2024: PROGRESS PRINT

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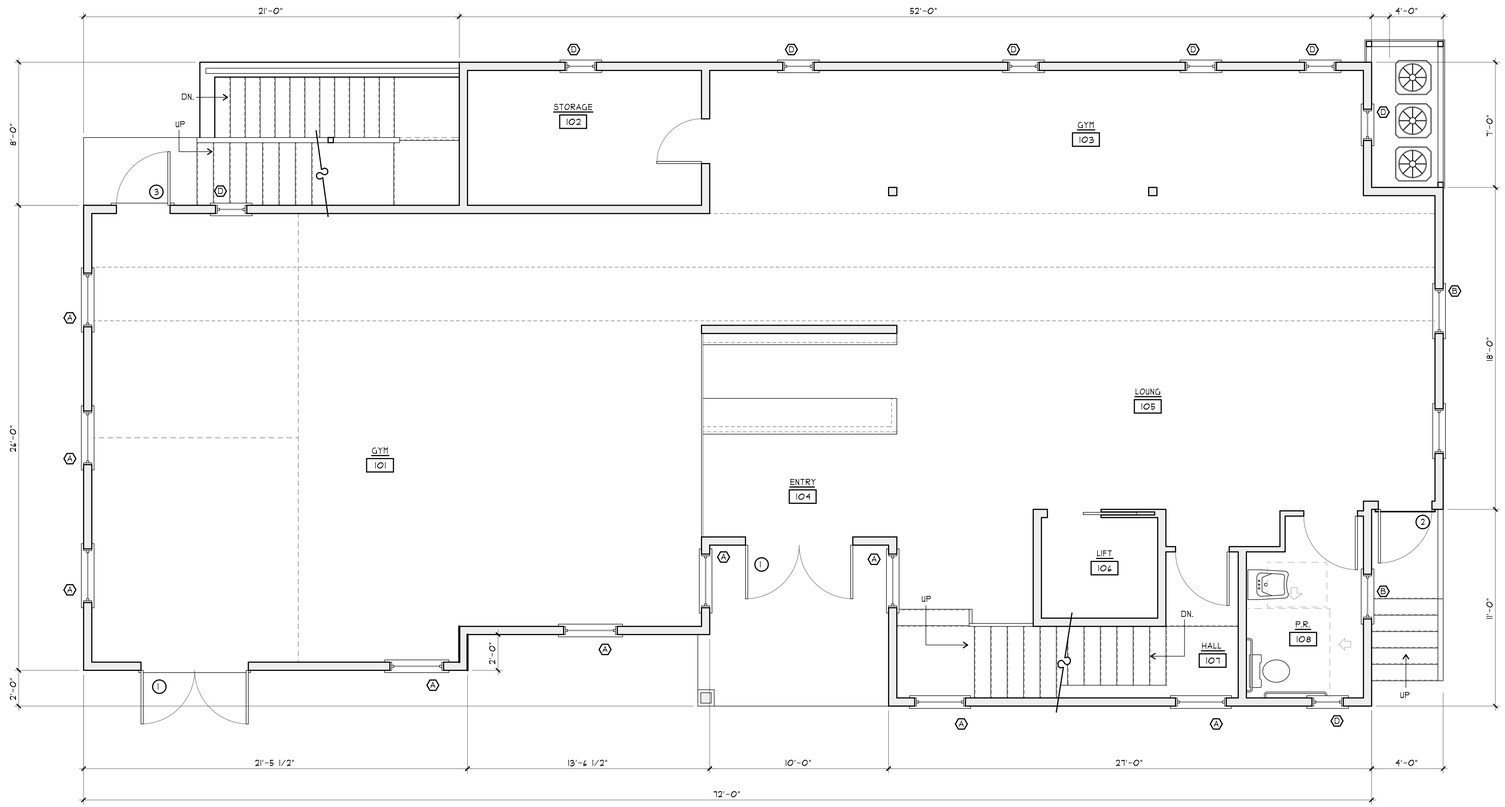
THE FLAGSHIP CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377.1
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
1 CHERRY STREET NANTUCKET, MA 02554	11/23/2024	1/8" = 1'-0"

SHEET NO.
S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

2,309 SF.

N

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/23/2024: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
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PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 3771

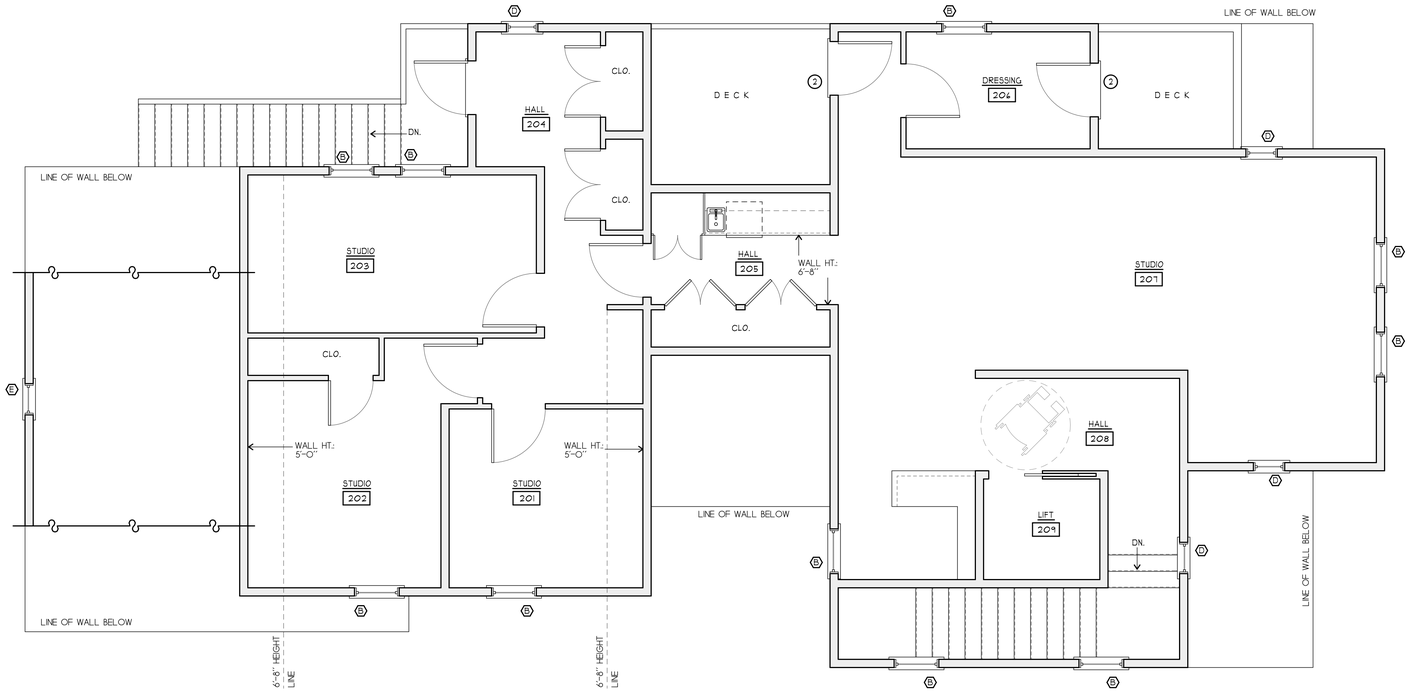
FLOOR PLANS

ADDRESS: 1 CHERRY STREET NANTUCKET, MA 02554

DATE: 11/23/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

1,613 S.F.

N

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/23/2024: PROGRESS PRINT

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DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

THE FLAGSHIP CLUB

MAP: 55 PARCEL: 3771

FLOOR PLANS

ADDRESS: 1 CHERRY STREET NANTUCKET, MA. 02554

DATE: 11/23/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 3



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/223/2024: PROGRESS PRINT
1/24/2025: HDC PRINT

NOTE:
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THE FLAGSHIP CLUB

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NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 3771

ELEVATIONS

ADDRESS:
1 CHERRY STREET
NANTUCKET, MA 02554

DATE:
1/24/2025

SCALE:
1/4" = 1'-0"

SHEET NO.
a 4



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/223/2024: PROGRESS PRINT
1/24/2025: HDC PRINT

NOTE:
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THE FLAGSHIP CLUB

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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 3771

ELEVATIONS

ADDRESS: 1 CHERRY STREET NANTUCKET, MA. 02554

DATE: 1/24/2025

SCALE: 1/4" = 1'-0"

SHEET NO. a 5

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.2 PARCEL N°. 64

Street & Number of Proposed Work: 16 KING STREET

Owner of record: REID FAMILY TRUST

Mailing Address: 32 HOOPER FARM ROAD

NANTUCKET MA 02554

Contact Phone #: 508 737 6191 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO Box 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 51'-6" ± Sq. Footage 1st floor: 1,150

Width: 32'-3" ± Sq. footage 2nd floor: 835

Sq. footage 3rd floor: _____

Decks/Patio: Size: 6'-9" x 19' ± ☒ 1st floor ☐ 2nd floor

Size: 10' x 22' ± ☒ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1930? (MOVED TO CURRENT LOCATION) DATE: UNKOWN

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ROTATE BUILDING 90° COUNTER-CLOCKWISE SO EXISTING FRONT FACES STREET (NORTH) NEW ADDITION @ WEST SIDE

Is there an HDC survey form for 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) EXISTING ☐ Other _____

Roof Pitch: Main 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) TO MATCH EXISTING

Leaders (material and size): TO MATCH EXISTING

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear BROSCO Side BROSCO

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER

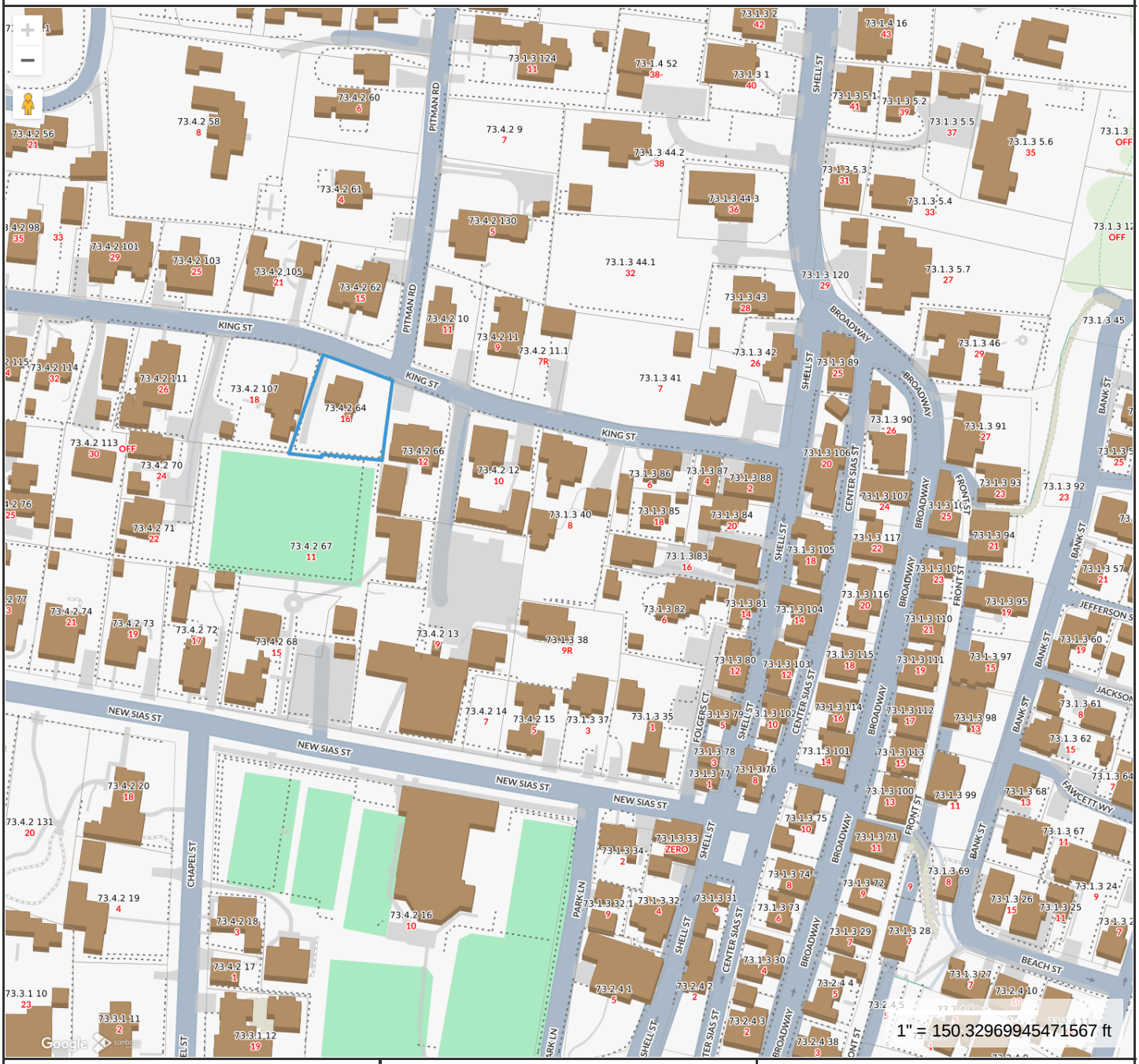
Trim WHITE (TME) Sash ~~WHITE~~ BLACK Doors (FRONT) EXISTING (SALMON PINK)

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 1-10-2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	12293
Location	16 KING ST
Owner	BROWN BYRON J & MARIE H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

16 KING ST

Location	16 KING ST	**Mblu**	7342/ / 64/ /
Acct#	00012293	**Owner**	BROWN BYRON J & MARIE H TRS
Assessment	$1,568,100	**PID**	12293
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$307,100	$1,261,000	$1,568,100

Owner of Record

Owner	BROWN BYRON J & MARIE H TRS	**Sale Price**	$0
Co-Owner	BROWN NOMINEE TRUST	**Certificate**	
Address	224 BONITA AVE PIEDMONT, CA 94611	**Book & Page**	0595/222
		Sale Date	10/09/1998
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BROWN BYRON J & MARIE H TRS	$0		0595/222	99	10/09/1998
BROWN BYRON J & MARIE	$1		0363/161	99	04/24/1991
BROWN BYRON J & MARIE	$30,000		0216/096	1A	07/03/1984

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	1,253
Replacement Cost:	$467,655
Building Percent Good:	64
Replacement Cost Less Depreciation:	$299,300

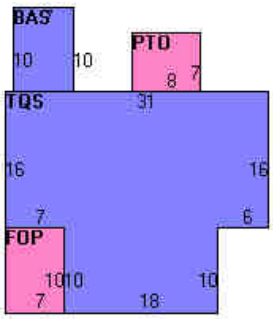
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Below Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\64\05.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12293_14094.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	746	746
TQS	Three Quarter Story	676	507
FOP	Porch, Open, Finished	70	0
PTO	Patio	56	0
		1,548	1,253

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$7,800	1

Land

Land Use

Land Line Valuation

Use Code	1010	**Size (Acres)**	0.18
Description	Single Fam M01	**Frontage**	0
Zone	SOH	**Depth**	0
Neighborhood	775	**Assessed Value**	$1,261,000
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$307,100	$1,261,000	$1,568,100
2024	$710,100	$1,179,600	$1,889,700
2023	$312,900	$1,046,300	$1,359,200
2022	$231,900	$711,700	$943,600
2021	$209,800	$776,400	$986,200

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16




HOUSE LOCATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Brown Byron J & Marie H Trust.....

MAILING ADDRESS.....224 Bonita Ave, Piedmont, CA 94611.....

PROPERTY LOCATION.....16 King Street.....

ASSESSORS MAP/PARCEL.....73.4.2 64.....

SUBMITTED BY:.....Ethan McMorrow Designs Inc.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 23, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 08:26:52 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1
7342	10		CHAMBERS VIRGINIA G TR		PO BOX 83
7342	62		THOMPSON TRISA J & JACOBI JOHN		717 W ANNIE ST
7342	66		CUDDY FAMILY LLC		16 PRINCETON AVE
7342	67		SIASCONSET CASINO ASSOC INC		PO BOX 315
7342	107		PLAYAWAY ACK LLC		1410 VISCAINO RD
Count:	**5**				

City	State	Zip	Location
SIASCONSET	MA	02564	11 KING ST
AUSTIN	TX	78704	15 KING ST
BEVERLY	MA	01915	12 KING ST
SIASCONSET	MA	02564	11 NEW SIAS ST
PEBBLE BEACH	CA	93953	18 KING ST

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.

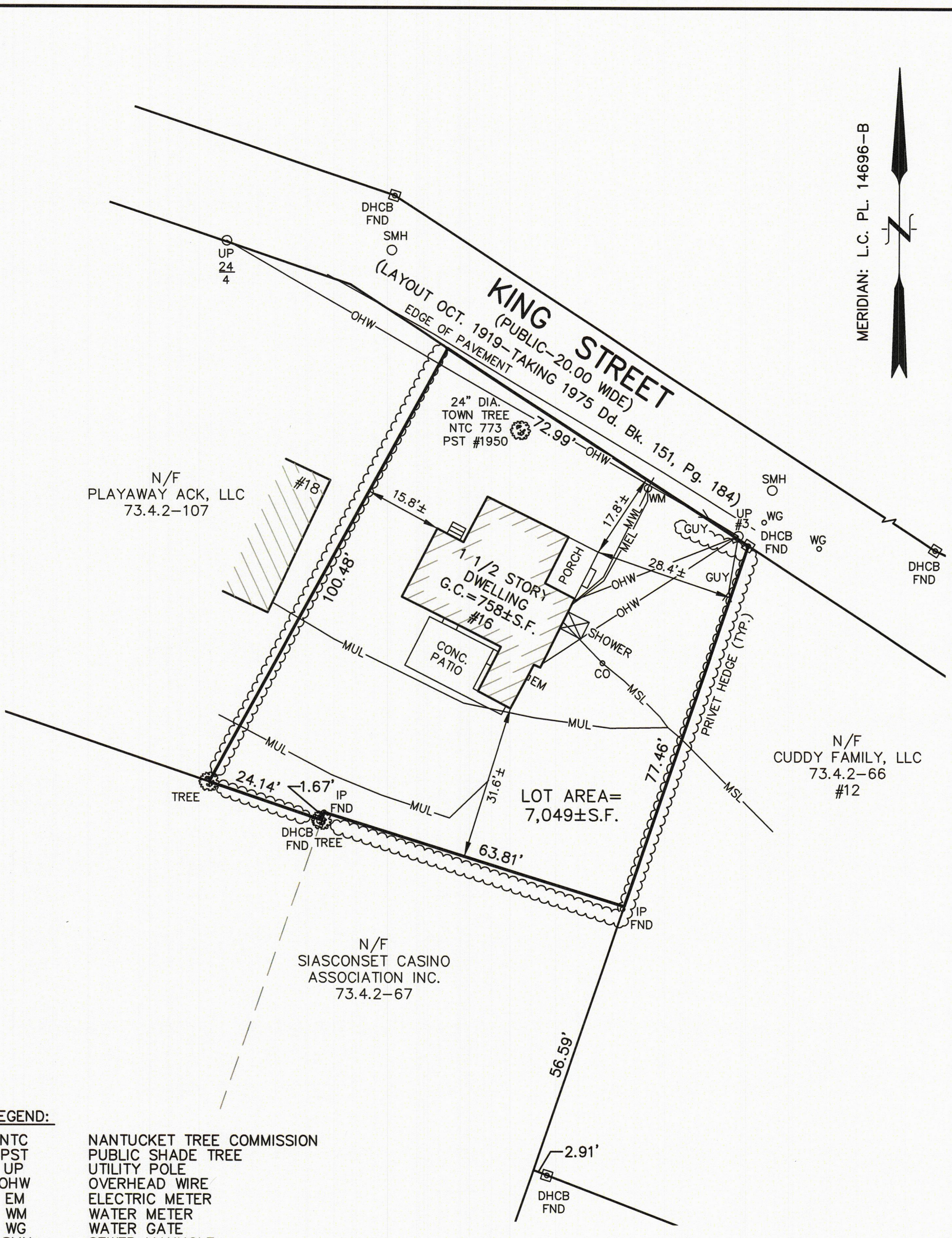
CHAMBERS VIRGINIA G TR
PO BOX 83
SIASCONSET, MA 02564

THOMPSON TRISA J & JACOBI JOHN
717 W ANNIE ST
AUSTIN, TX 78704

CUDDY FAMILY LLC
16 PRINCETON AVE
BEVERLY, MA 01915

SIASCONSET CASINO ASSOC INC
PO BOX 315
SIASCONSET, MA 02564

PLAYAWAY ACK LLC
1410 VISCAINO RD
PEBBLE BEACH, CA 93953



LEGEND:

NTC	NANTUCKET TREE COMMISSION
PST	PUBLIC SHADE TREE
UP	UTILITY POLE
OHW	OVERHEAD WIRE
EM	ELECTRIC METER
WM	WATER METER
WG	WATER GATE
SMH	SEWER MANHOLE
CO	CLEANOUT
MWL	MARKED WATER LINE
MEL	MARKED ELECTRIC LINE
MSL	MARKED SEWER LINE
MUL	MARKED UTILITY LINE

CURRENT ZONING: SOH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: NONE
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 50% (3,524 S.F.)
EXISTING G.C.R.: 10.8%± (CORNERBOARDS)

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 131/129 – 471/82(GPS) – 479/66

ADVANCE PLAN

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

AS–BUILT PLOT PLAN
#16 KING STREET
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 12/12/24

DEED REFERENCE: Dd. Bk. 595 Pg. 225
BOUNDARY LINE AGREEMENT AND LICENSE Dd. Bk. 488 Pg. 93
PLAN REFERENCE: PL. Bk. 2 Pg. 88

ASSESSOR'S REFERENCE:
MAP: 73.4.2 PARCEL: 64

PREPARED FOR:
ROB REID

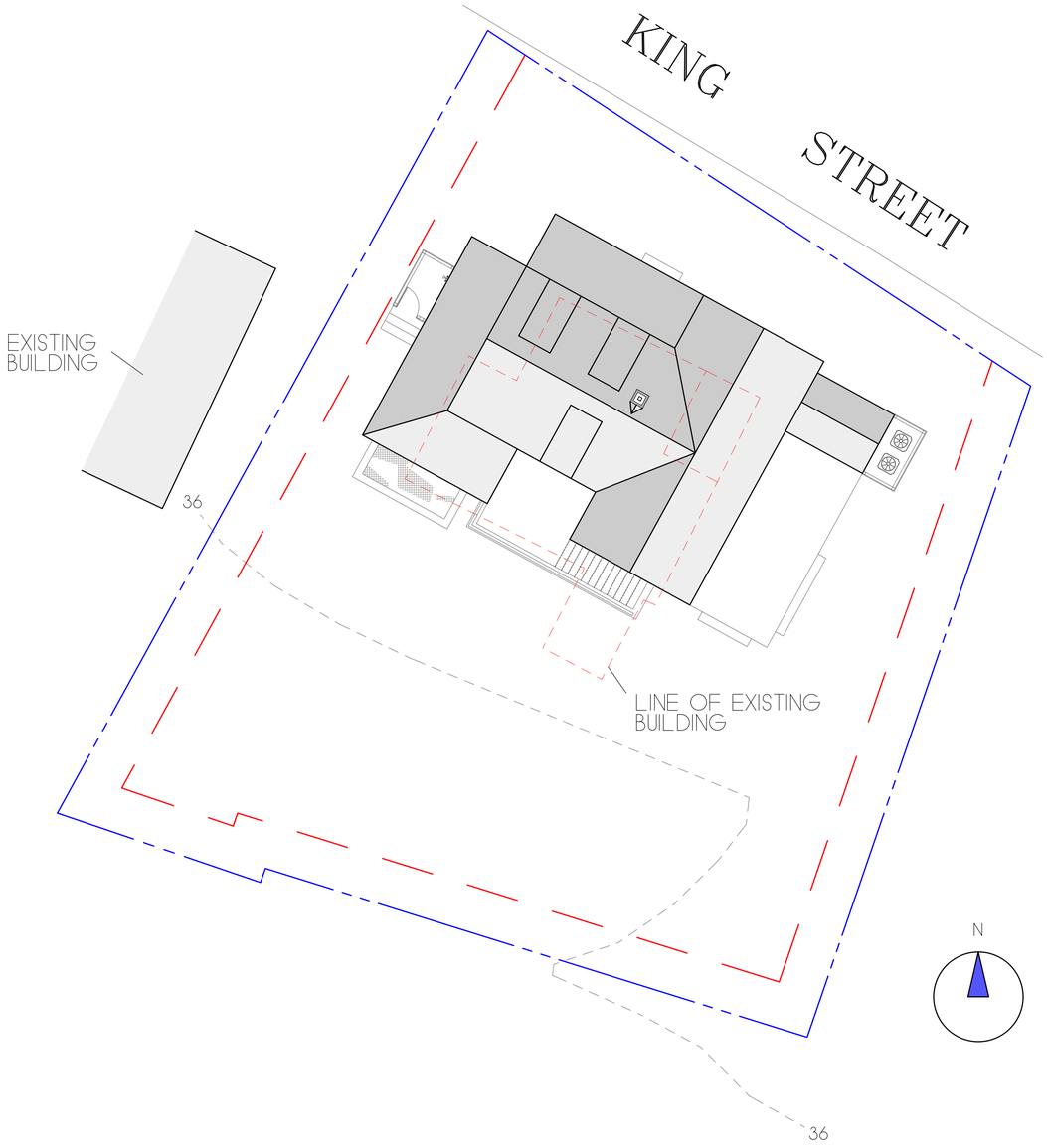
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N–11676

I:\JOBS 11000-12999\11000's\11600-11699\11670-11679\11676\AUTOCAD\N11676 ASB 12-13-24.dwg, 1:1

ZONING CLASSIFICATION: SOH		
MAP: 73.4.2	PARCEL: 64	
MIN. AREA:		5,000 sqft.
MIN. FRONTAGE:		50 ft.
FRONT YARD S.B.:		0 ft.
REAR & SIDE S.B.:		5 ft.
GROUND COVER (%):		50%





REVISIONS:
11/01/2024: AS-BUILT MEASURING
11/25/2024: AS-BUILT PLANS
12/12/2024: PROGRESS PRINT
1/05/2025: PROGRESS PRINT
1/22/2025: HDC PRINT

NOTE:
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NOTE:
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NOTE:
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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

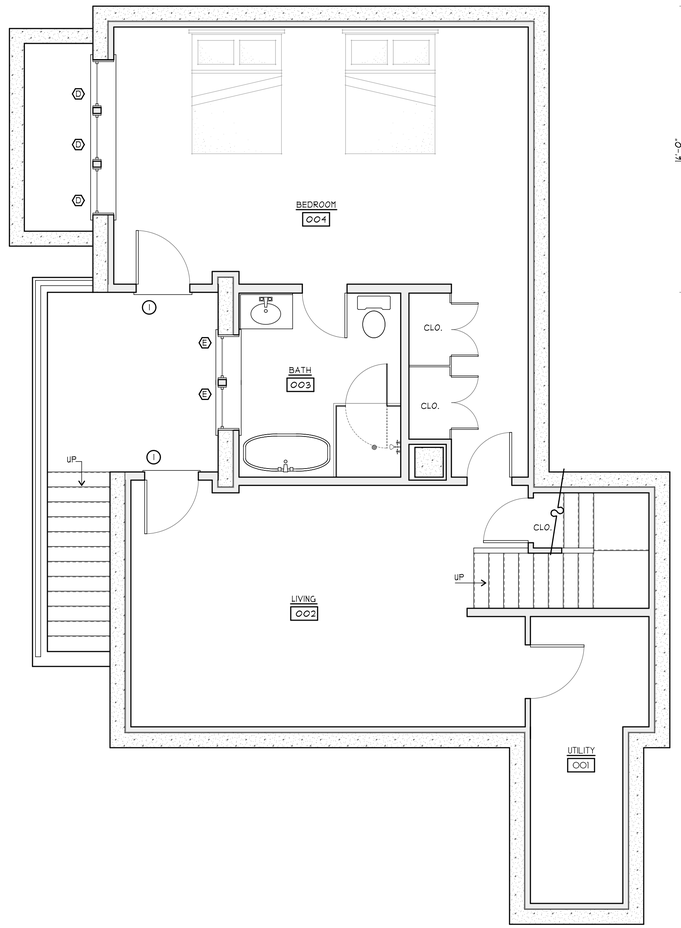
MAP: 73.4.2 PARCEL: 64

H.D.C. SITE PLAN

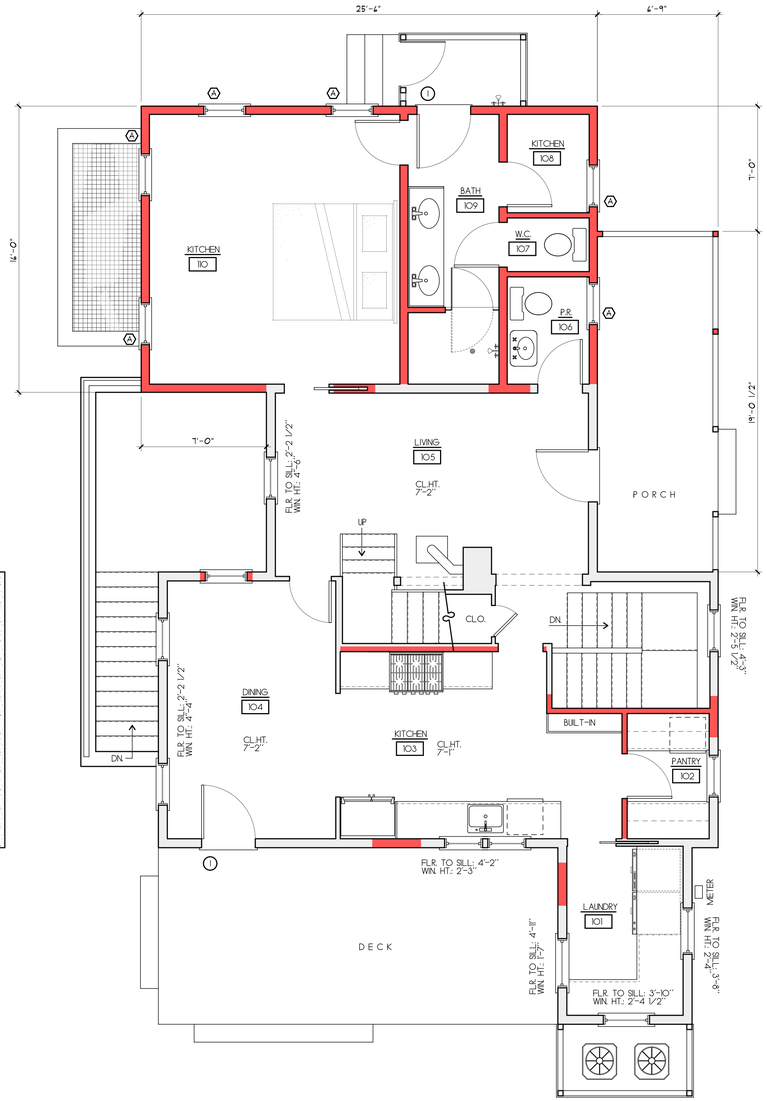
ADDRESS:	DATE:	SCALE:	SHEET NO.
16 KING STREET NANTUCKET, MA 02554	1/22/2025	1/8" = 1'-0"	S 1

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-4" X 4'-4"	10	2/2 D.H. (T.M.E.)
B	BOSTON SASH	2'-4" X 4'-1"	2	2/2 D.H. (T.M.E.)
C	BOSTON SASH	2'-4" x 4'-4"	1	4 LT CASEMENT W/ CHECKRAIL (EGRESS)
D	ANDERSEN	2'-8" X 5'-0"	3	2/2 D.H. (T.M.E.)
E	ANDERSEN	2'-4" X 5'-0"	2	RE-USE EXISTING
I	CUSTOM	3'-0" X 6'-8"	4	4 LT. 1 PNL. EXTERIOR WD. DR.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

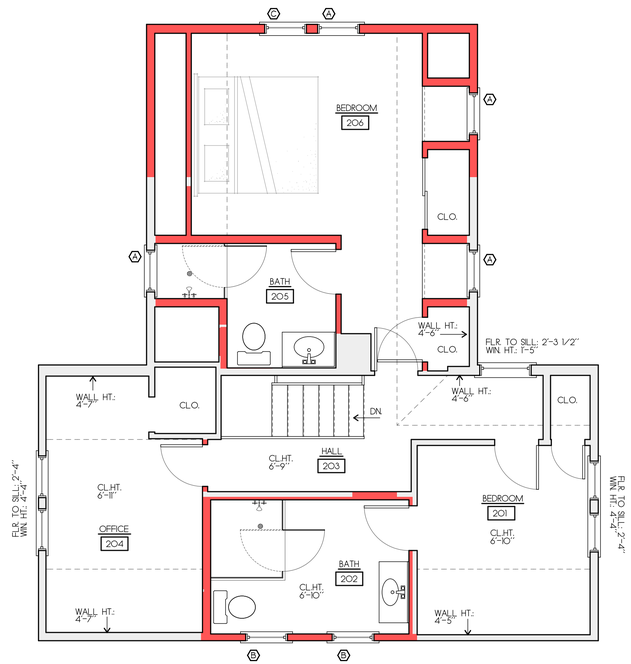


BASEMENT PLAN
SCALE: 1/4"=1'-0" 1150 S.F.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1150 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 635 S.F.

REVISIONS:
11/01/2024: AS-BUILT MEASURING
11/25/2024: AS-BUILT PLANS
12/12/2024: PROGRESS PRINT
1/05/2025: PROGRESS PRINT
1/22/2025: HDC PRINT

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P.O. BOX 1062
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PHONE 508-228-0456 email: ethan67@comcast.net

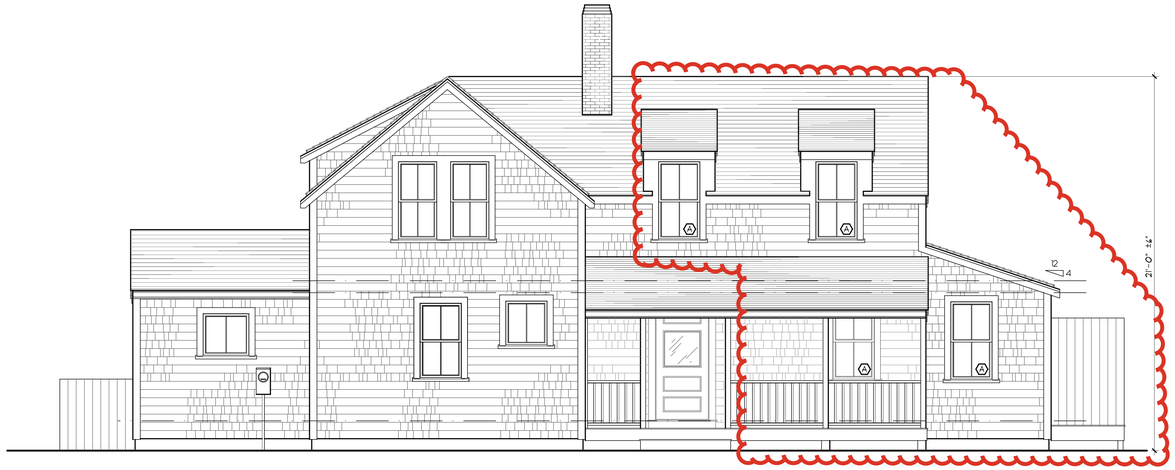
MAP: 73.4.2 PARCEL: 64
FLOOR PLANS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 1/22/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



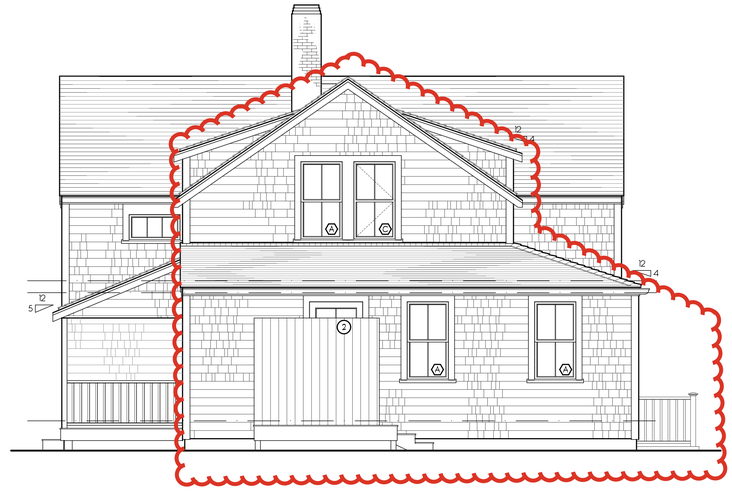
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
11/01/2024: AS-BUILT MEASURING
11/25/2024: AS-BUILT PLANS
12/12/2024: PROGRESS PRINT
1/06/2025: PROGRESS PRINT
1/22/2025: HDC PRINT

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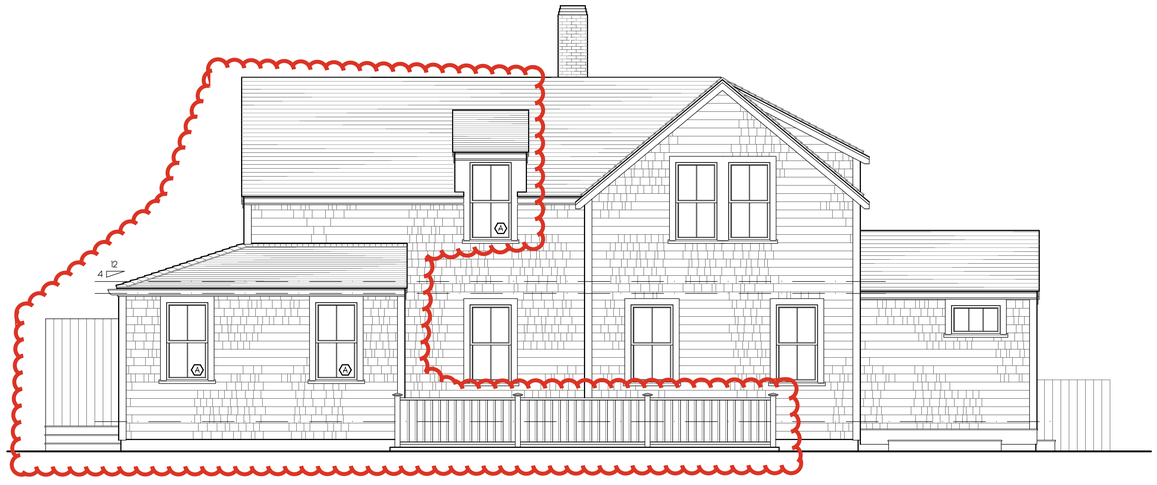
MAP: 73.4.2 PARCEL: 64
ELEVATIONS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 1/22/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



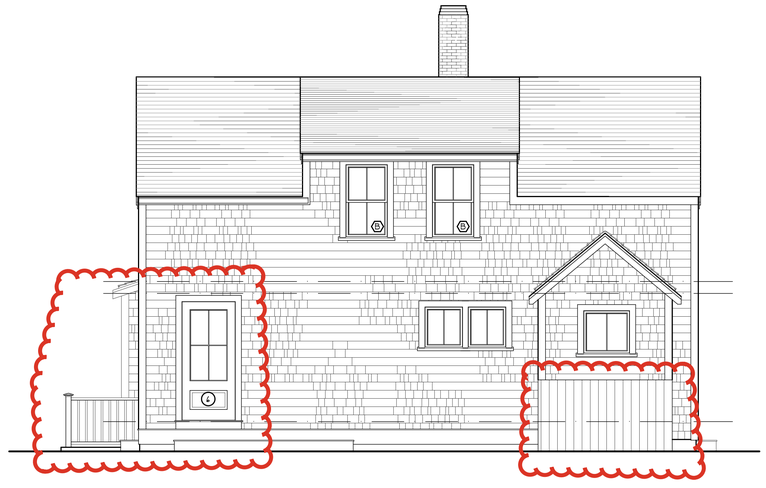
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
11/01/2024: AS-BUILT MEASURING
11/25/2024: AS-BUILT PLANS
12/12/2024: PROGRESS PRINT
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NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 73.4.2 PARCEL: 64
ELEVATIONS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 1/22/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 106

Street & Number of Proposed Work: 25 INDIA STREET

Owner of record: ERIC GERSTENBERG & CHRISTINE CLANCY

Mailing Address: 84 SHORE DRIVE
PLYMOUTH MA 02360

Contact Phone #: 617.347.6767 E-mail: christineclancy@comcast.net

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other SHED DORMER / WINDOW

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1794 FOR DANIEL COFFIN

Original Builder:

REVISIONS* (describe)
1. East Elevation NEW 3rd FLOOR WINDOW
2. South Elevation
3. West Elevation
4. North Elevation NEW SHED DORMER & ROOF WINDOW

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TME

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer CUSTOM Rough Opening _____ Size _____ Location _____
Manufacturer MAHOGANY BOX Rough Opening TME Size TME Location THIRD FLOOR NORTH

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE (TME) Sash WHITE (TME) 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 1/15/2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10218
Location	25 INDIA ST
Owner	GERSTENBERG ERIC W & CLANCY CHRISTINE

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.

25 INDIA ST

Location	25 INDIA ST	**Mblu**	4234/ / 106/ /
Acct#	00010218	**Owner**	GERSTENBERG ERIC W & CLANCY CHRISTINE
Assessment	$5,519,500	**PID**	10218
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$3,523,500	$1,996,000	$5,519,500

Owner of Record

Owner	GERSTENBERG ERIC W & CLANCY CHRISTINE	**Sale Price**	$3,750,000
Co-Owner		**Certificate**	
Address	84 SHORE DRIVE PLYMOUTH , MA 02360	**Book & Page**	1769/160
		Sale Date	10/01/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GERSTENBERG ERIC W & CLANCY CHRISTINE	$3,750,000		1769/160	00	10/01/2020
GEOGHEGAN MICHAEL G ETAL	$2,900,000		1293/088	00	09/19/2011
BEPLER STEPHEN E & KIM B	$3,325,000		0898/219	1C	06/22/2004
25 INDIA LLC	$1,505,000		0856/154	1O	10/28/2003
RUGGE JOHN S	$0		0153/155		03/05/1976

Building Information

Building 1 : Section 1

Year Built:	1820
Living Area:	3,925
Replacement Cost:	$3,578,439
Building Percent Good:	98

Replacement Cost
Less Depreciation: $3,506,900

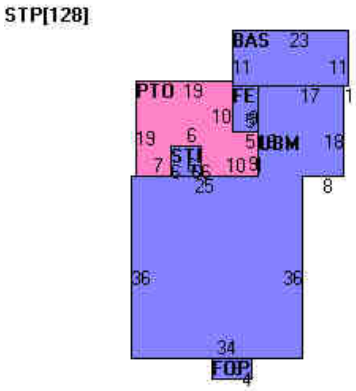
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Excellent +
Stories:	2.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0027\25%20india_27403.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10218_11695.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,783	1,783
FUS	Upper Story, Finished	1,530	1,530
FHS	Half Story, Finished	1,224	612
FEP	Porch, Enclosed, Finished	45	0
FOP	Porch, Open, Finished	32	0
PTO	Patio	370	0
STP	Stoop	164	0
UBM	Basement, Unfinished	1,530	0
		6,678	3,925

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL3	2 STORY CHIM	1.00 UNITS	$12,000	1
FPO	EXTRA FPL OPEN	5.00 UNITS	$4,600	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)	0.10
Frontage	0
Depth	0
Assessed Value	$1,996,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$3,523,500	$1,996,000	$5,519,500
2024	$3,430,200	$2,033,000	$5,463,200
2023	$2,326,100	$1,936,000	$4,262,100
2022	$1,948,800	$1,760,000	$3,708,800
2021	$1,894,700	$1,408,000	$3,302,700

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18 Built 1767 for Silas Paddock, gambrel roof house. 1½-story, ridge chimney, 3-bayed façade, door with transom, 12/12-paned windows, extension on west end trapezoid shape covered by shed roof served as rum shop, once had 2nd door on India Street. New brick steps to main entrance. (H. B. Worth, *Nantucket Lands,* p. 272, 1881 photo facing p. 247; E. U. Crosby, *Ninety Five Per Cent,* photo p. 62)

19 Built 1809 for Zaccheus Hussey, frame with brick ends. 2-storied shingle front, end chimneys, brick basement, 5-bayed façade, center doorway in Federal style with transom and sidelights, restored porch on stoop of brick and brownstone, 6/6-paned windows. (M. M. Coffin, *H. A. B. S.* #1013)

20 Typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, 12/12- and 9/9-paned windows, later pilastered Greek Revival doorway. (N. H. A. *Photo Albums,* Book 2, p. /19/)

21 Built *ca.* 1800 for John Howland Swain, typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway, wood stoop, 6/6-paned windows. (M. M. Coffin, *H. A. B. S.* #1013)

23 Built *ca.* 1800 by John & Perez Jenkins, builders, sold to Capt. Reuben Baxter 1801, originally a typical Nantucket house. 2½-story shingle, had ridge chimney, 4-bayed street side with 6/6-paned windows, entrance moved to east end, pilastered Greek Revival doorway with sidelights. (M. M. Coffin, *H. A. B. S.* #1013)

25 Built *ca.* 1794 for Daniel Coffin, typical Nantucket house, remodeled in Greek Revival style. 2½-story shingle on brick foundations, ridge chimney, 4-bayed façade, entrance with sidelights sheltered by distyle Doric portico, later 2/2-paned windows. (M. M. Coffin, *H. A. B. S.* #1013)

27 Built 1794 for Robert Folger, typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, wood quoins at corners, stoop before doorway, 12/12-paned windows. (H. B. Worth, *Transcript of Books,* pp. 320–326; M. M. Coffin, *H. A. B. S.* #1013)

28 Built 2nd quarter 19th century probably for David Baxter, attributed to John Coleman, Greek Revival style. 2½-story clapboard on high brick basement (no windows in front), 4 end chimneys, roof walk, vertical panel shafts at corners, 5-bayed façade, center doorway sheltered by distyle Doric portico, wood stoop with stairs both sides. 6/6-paned windows, parapet over cornice. (G. A. Fowlkes, *Mirror of Nantucket,* p. 112; Worth-Palmer, *Photos,* p. 42; E. U. Crosby, *Ninety Five Per Cent,* photo p. 62)

29 Built 1795 for Benjamin Swift, typical Nantucket house. 2½-story shingle, ridge chimney, originally 4-bayed façade (front window nearest east corner closed), 12/12-paned windows. Later pilastered Greek Revival doorway, pediment atop front of wing added northeast corner, curved staircase installed in enlarged front hall. (Prof. George C. Wood; H. B. Worth, *Transcript of Books,* pp. 320–326; M. M. Coffin, *H. A. B. S.* #1013; N. H. A. *Photo Albums,* Book 2, p. /19/)

30 Late Federal style. 2½-story clapboard, high brick basement (no windows in front), 2 ridge chimneys, 5-bayed façade, pilastered doorway with sidelights, swirled meander in fascia, stoop, 6/6-paned windows.

31 Built *ca.* 1795 for Eliab Hussey, unusually wide typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway, still later 2/2-paned windows and dormers. (M. M. Coffin, *H. A. B. S.* #1013)

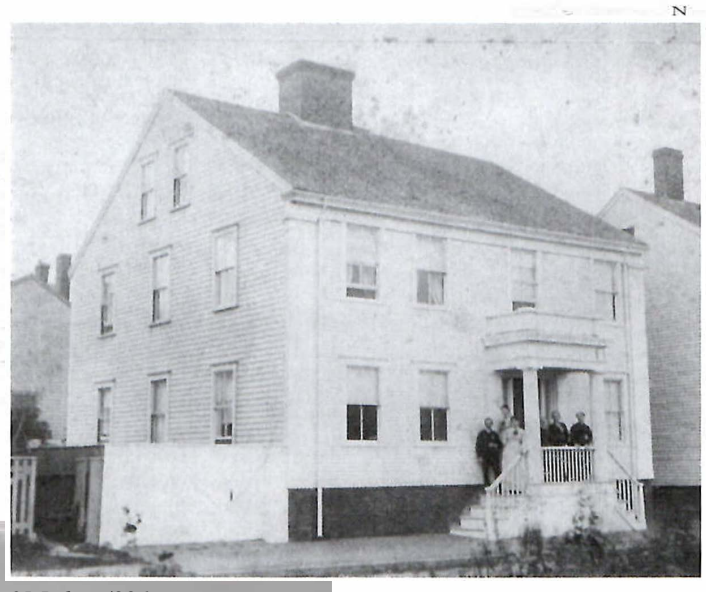
32 Originally typical Nantucket house. 2½-story shingle on high brick basement, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway with sidelights occupying space of former 2 east openings, stoop, 12/12-paned windows.

33 Built probably for John Russell end 18th century, typical Nantucket house, exceptionally wide front. 2½-story shingle, ridge chimney (modern), 4-bayed façade, pilastered doorway with transom, 6/6-paned windows. After Civil War period fore-section of southeast room made into stairhall. Staircase afterward put back in original position using later railing. (M. M. Coffin, *H. A. B. S.* #1013)

34 Greek Revival style. 1¾-story clapboard, high brick basement (no windows in front), end chimneys, heavy pilasters at corners supporting entablature, 4-bayed façade with "Gothic" pointed windows in pediment, 6/6-paned windows, doorway with distyle square-piered portico on west side.

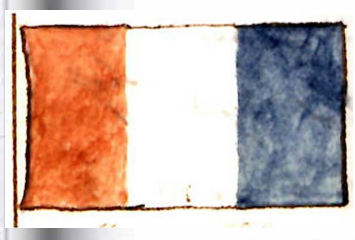
35 Built *ca.* 1786 for George Lawrence, typical Nantucket house. 2½-story shingle, ridge chimney,

25 India Street: built circa 1794 for Mary Norris of Pennsylvania



25 India, /886

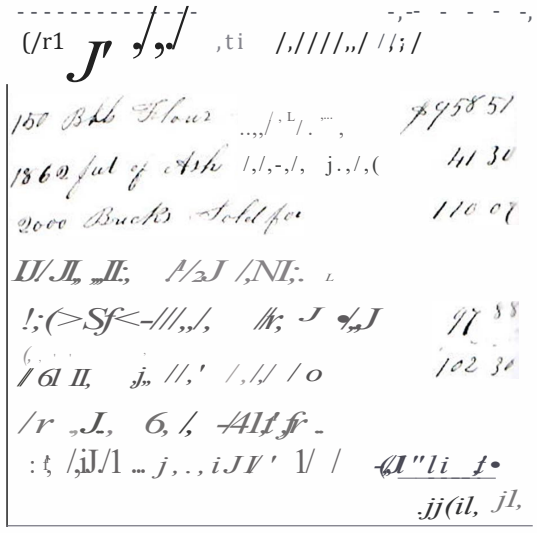
In 1794 house-carpenter John Jenkins exercised a power of attorney for Mary Norris of Chester, Pennsylvania, when he purchased this land for her in 1794, and when he sold the land and buildings to Daniel Comn in 1810, he had a power of attorney from Charles Norris of Norriton, Pennsylvania. It does not appear that either Mary or Charles Norris ever lived on Nantucket, and their relationship to Jenkins is unclear.



Edwin Coffin, who owned 25 India from 1831 to 1838. was captain of the Mount Vernon *from 1832 to 1835*

It is known that John and his brother Perez built 23 India Street around the year 1795, and it seems certain that they built 25 India Street as well. Only a few of the houses built by the Jenkins brothers have been identified, so it is possible that they built other houses on India Street around the turn of the nineteenth century. The occupants of the house before 1810 are not known, but the first local owner of the property, Daniel Colfin, was a yeoman, married in 1784 to Huldah Bunker, with four children ranging in age from twelve to twenty-one.

The names associated with the house for most of the nineteenth century were Rebecca Jones Coffin Nickerson, widow of John G. Coffin, and her husband, Joseph H. Nickerson, a trader, shipowner, and captain, whose account books in the collection of the Nantucket Historical Association Research Library reveal a lucrative business in staples ranging from apples to shingles, including such luxury items as cigars, wine, and tobacco. The Greek Revival portico and pilasters on the sides of the south-facing facade were probably added by the Nickersons, whose family owned the house for eighty years, from 1838 until 1918, when Rebecca's daughter, Kezia J. Coffin, sold it to Sarah Elizabeth Thomas and Mary Louise Standish.



Joseph H. Nickerson's account book, 1851-51, Nantucket Historical Association Research Library

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

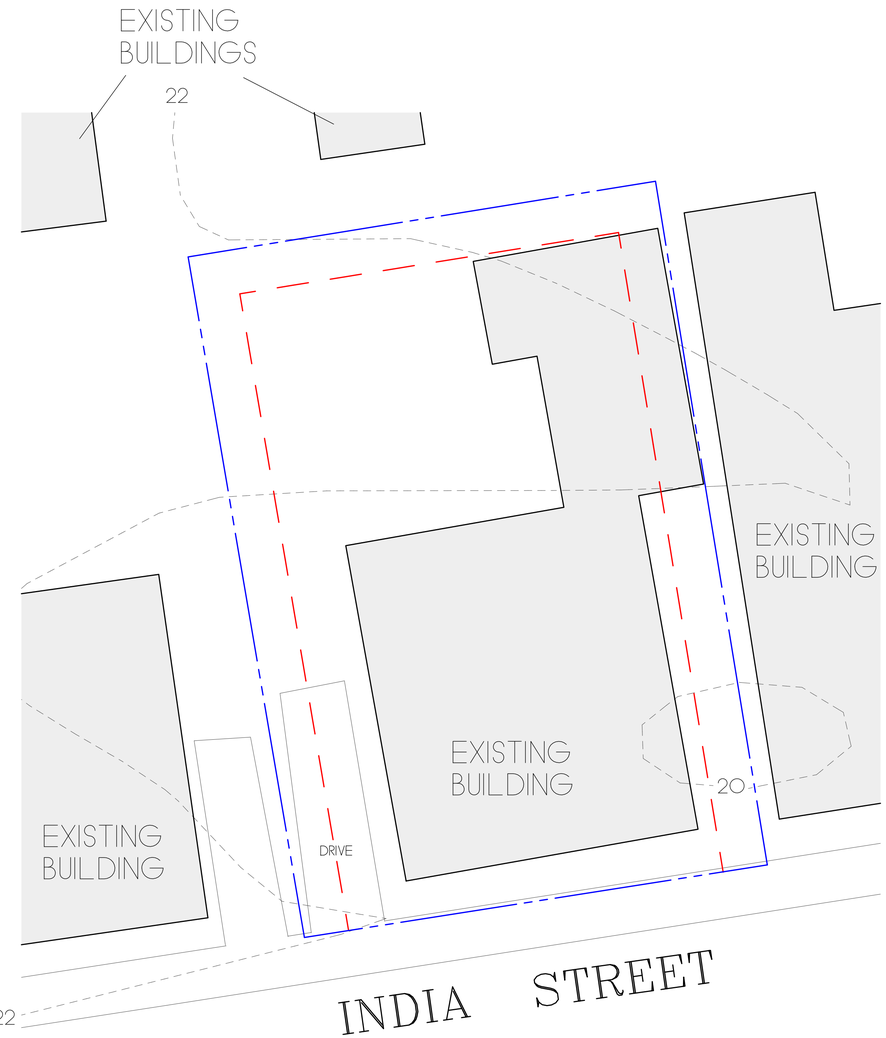
Revised December 5, 2008


SOUTH
EAST
25
1VLS23


SOUTH WEST

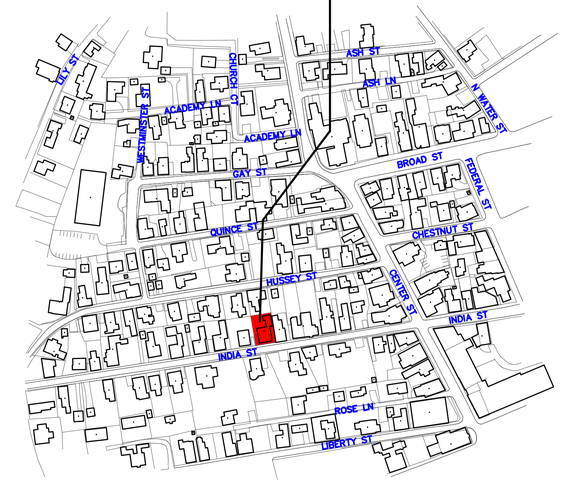

(NORTH)
HOUSE LOCATION
12
HUSSEY STREET


HOUSE LOCATION
HUSSEY STREET



ZONING CLASSIFICATION: R.O.H.
MAP: 42.3.4 PARCEL: 106

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%



REVISIONS:
10/18/2024: AS-BUILT MEASURING
12/2/2024: AS-BUILT PLANS
12/5/2024: PROGRESS PRINT
12/11/2024: PROGRESS PRINT
1/24/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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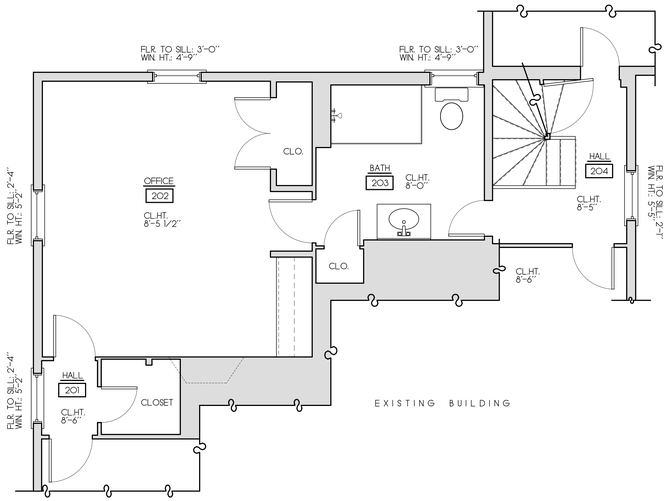
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

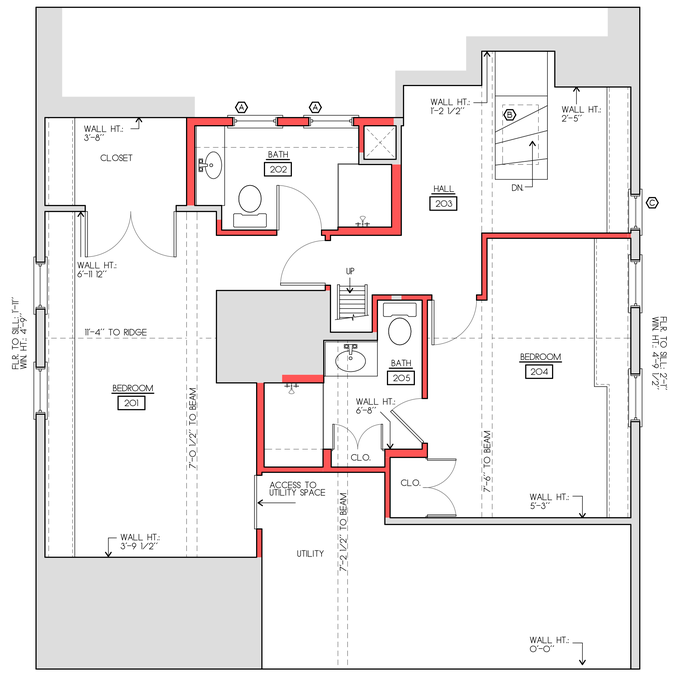
MAP: 42.3.4 PARCEL: 106
H.D.C. SITE PLAN
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 1/24/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
S 1



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

N



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
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PHONE 508-228-0456 email ethan67@comcast.net

MAP: 42.3.4 PARCEL: 106
FLOOR PLANS
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 1/24/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 4'-4 1/2"	2	8 LT. AWNING
B	BOSTON SASH	2'-0" X 4'-0"	1	MAHOGANY BOX COVER & ROOF WINDOW
C	BOSTON SASH	2'-0" X 4'-0"	1	4/4 D.H.
D				
E				
I				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
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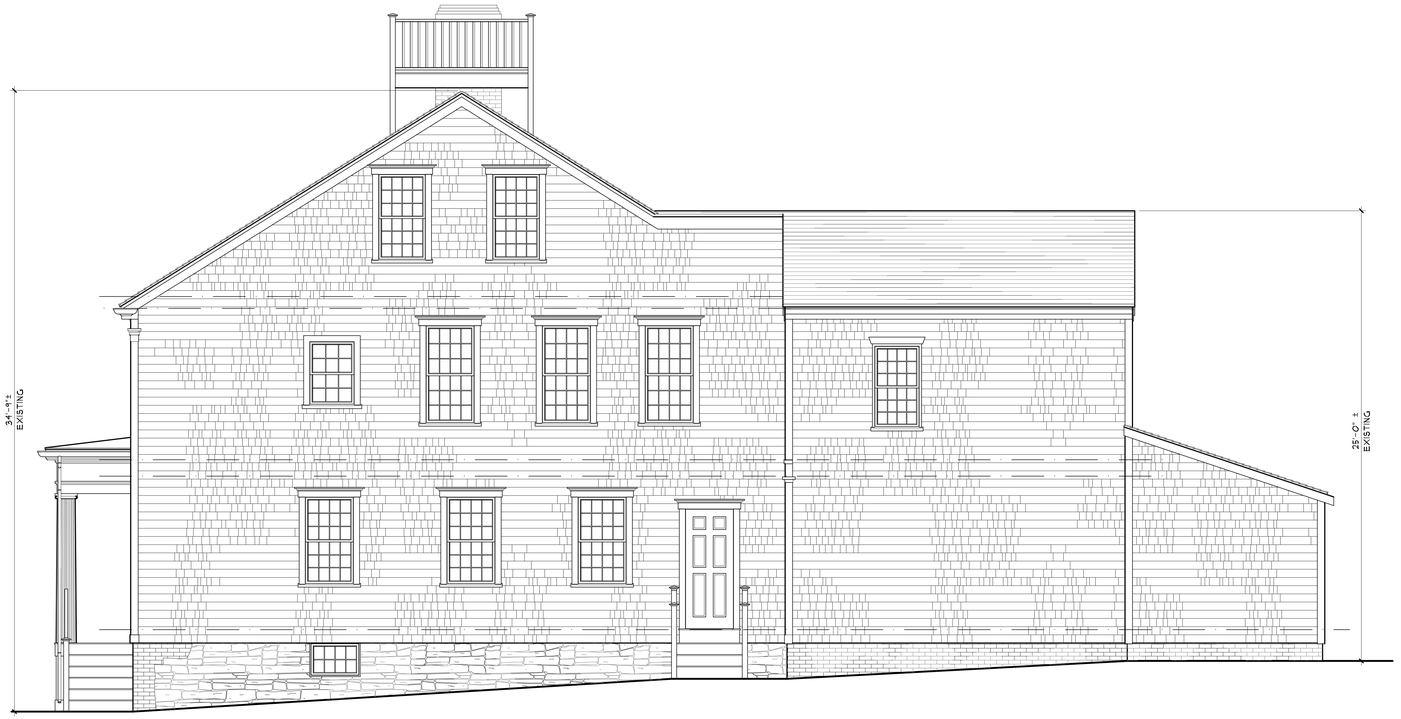
ELEVATIONS
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 1/24/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 42.3.4 PARCEL: 106
ELEVATIONS
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 1/24/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 76

Street & Number of Proposed Work: 30 Pocomo Rd.

Owner of record: Rockbyrne LLC

Mailing Address: Po Box 3577
Nantucket MA 02584

Contact Phone #: 508.685.9717 E-mail: jibonana@yaho.com

AGENT INFORMATION (if applicable)

Name: Carey Company Inc.

Mailing Address: 35 Meadow View Dr.
Nantucket MA 02554

Contact Phone #: 785.633.8926 E-mail: Chris@careycompanyinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural Change to Red Cedar
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Red Cedar

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/26/2026 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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.

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.

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.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Chris Camy

AS AGENT FOR Camy Company

STREET ADDRESS PO Box 3577

MAP/PARCEL 14 76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 28th 25'

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

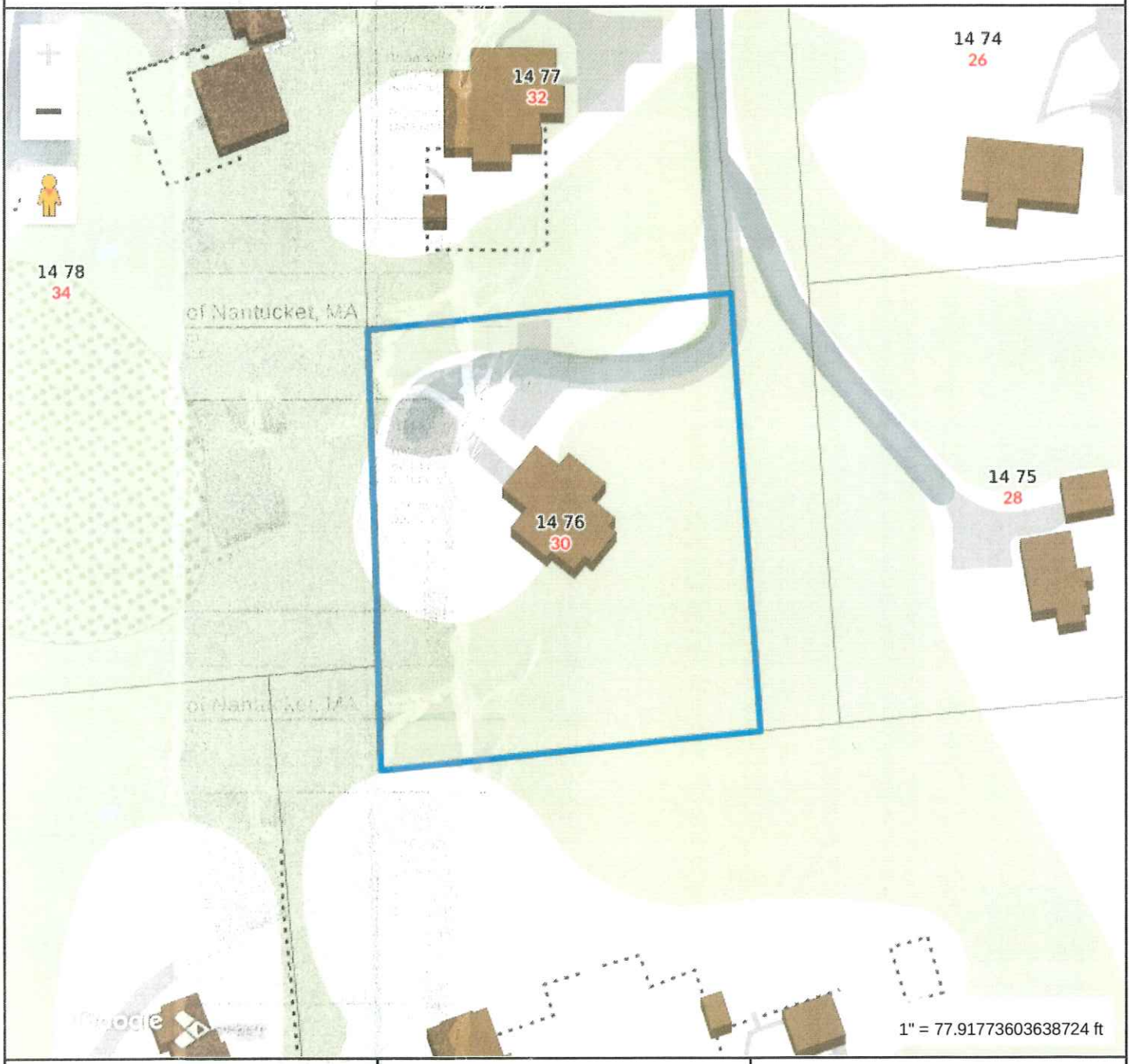
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

January 28th 25'

Date



Property Information

Property ID	238
Location	30 POCOMO RD
Owner	ROCKBYRNE 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.





Goodwin
6½ South Pasture

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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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N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 429

Street & Number of Proposed Work: 6 South Pasture lane.

Owner of record: Robert Gordon Trust

Mailing Address: PO Box 977
Hyannis, MA 02601

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, Ma 02554

Contact Phone #: 508-325-5890 E-mail: Joseph@
ThophamDesignNck.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 24x60 Sq. Footage 1st floor: 1,532.7 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 1,532.7 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South no change East no change West No change

Height of ridge above final finish grade: North 28'-10" +/- South 28'-10" +/- East 26'-0" +/- West 28'-10" +/-

Additional Remarks

Historic Name:

Original Date: 2014

Original Builder:

REVISIONS* (describe)

1. East Elevation Proposed Addition
2. South Elevation Proposed Addition
3. West Elevation Proposed Addition
4. North Elevation proposed Addition

Is there an HDC survey form for 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 9 /12 Dormer _____/12 Other _____

Roofing material: ☐ 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) Wood Boxed out

Leaders (material and size): Wood 4x5

Sidewall: ☒ White cedar 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 5/4x6 Frieze 1x6
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 9LT/2PNL, WD Rear 2PNL, Wood Side _____
Garage Door(s): Type Batten Material WD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to Weather Clapboard (if applicable) _____ Roof Natural to Weather
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/28/25 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 Kerry Flynn for Topham Design, LLC

AS AGENT FOR Robert Goodwin Trust

STREET ADDRESS 6 South Pasture Lane

MAP/PARCEL 80/429

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.

Kerry Flynn 1/28/25

Signature Date

Subject: Re: HDC authorization
Date: Tuesday, January 28, 2025 at 1:16:49 PM Eastern Standard Time
From: Lisa Bob
To: Kerry Flynn

Am traveling and unable to do until weekend. Feel free to endorse with my permission. Bob
Sent from my iPhone

> On Jan 28, 2025, at 12:47PM, Kerry Flynn <kerry@tophamdesignack.com> wrote:
>
> Hi there,
>
> I never heard back from you and I'm hoping to get the application in today. Could you please sign and return the attached authorization at your earliest convenience.
>
> Thanks,
>
> Kerry
> Topham Design, LLC

From: Kerry Flynn <kerry@tophamdesignack.com>
Date: Friday, January 17, 2025 at 2:23 PM
To: lisaandbob9@comcast.net <lisaandbob9@comcast.net>
Subject: HDC authorization

Hi there,

Could I please ask you to update your authorization paperwork for the HDC application(s) we're submitting on your behalf? I have attached a form for you to print, sign, scan and return at your earliest convenience. Let me know if you have any questions.

Enjoy your weekend,

Kerry
Topham Design, LLC

TOPHAM DESIGN

Goodwin Residence
6 South Pasture Lane

SOUTH ELEVATION



WEST ELEVATION



18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

NORTH ELEVATION



EAST ELEVATION



18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 email: joseph@TophamDesignAck.com

6 South Pasture Lane



Property Information

Property ID	187874
Location	6- S PASTURE LN
Owner	GOODWIN ROBERT H TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

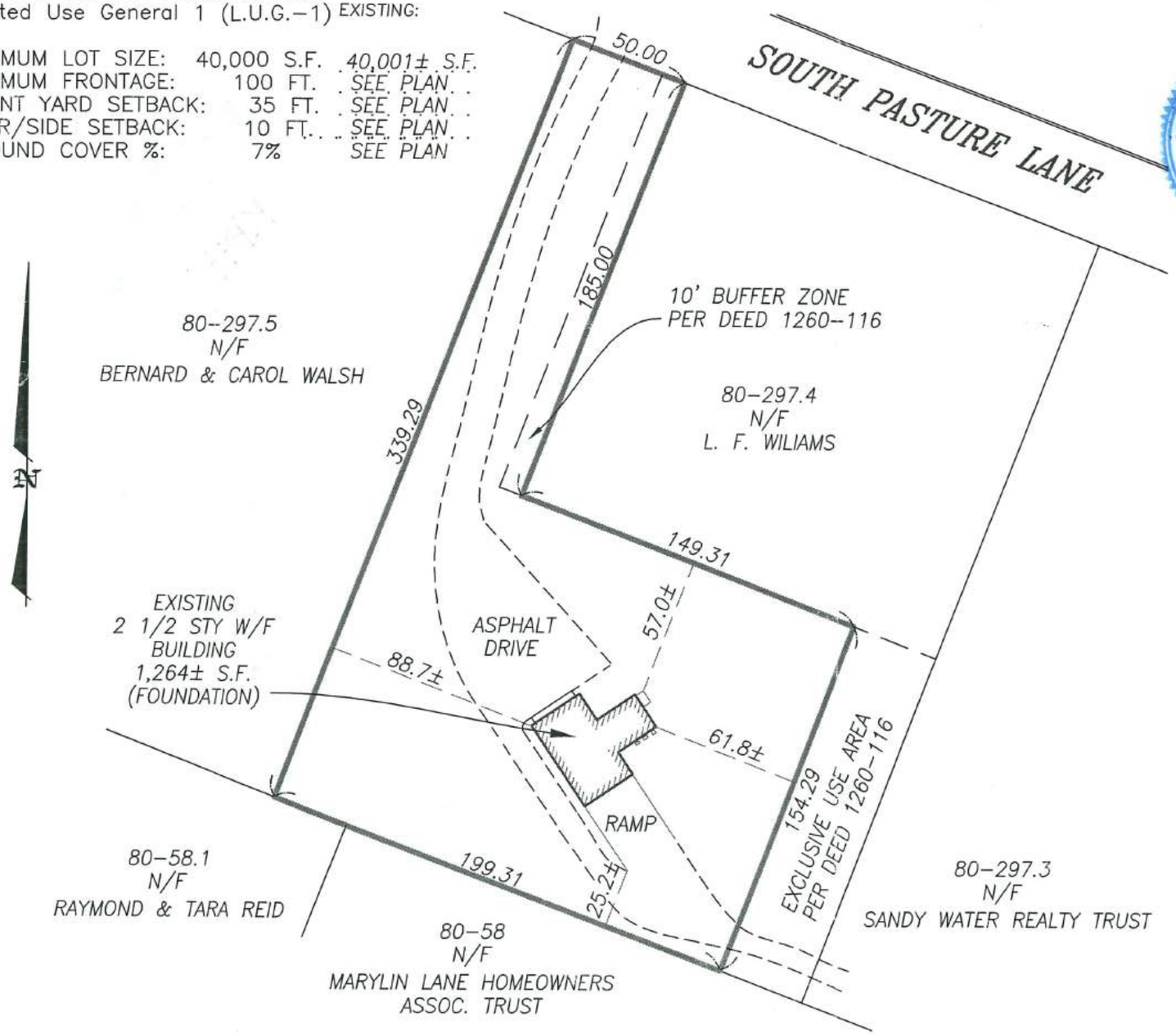
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Limited Use General 1 (L.U.G.–1)

		EXISTING:
MINIMUM LOT SIZE:	40,000 S.F.	40,001± S.F.
MINIMUM FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER %:	7%	SEE PLAN



I CERTIFY, AS OF : 7/31/2014 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 60' DATE: JULY 31, 2014

Owner: . . . SANDY WATER II REALTY TRUST . . . . . .

Deed: . . 1260–116 . . . Plan: . 2010–61; LOT 2 . .

Locus: . . . . #6A SOUTH PASTURE LANE . . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

ASSESSOR MAP: . . 80 . . , PARCEL: . . 429 . .

K–368

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Robert Goodwin Trust

MAILING ADDRESS..... PO Box 977, Hyannis, MA 02601

PROPERTY LOCATION..... 6 ½ South Pasture Lane

ASSESSORS MAP/PARCEL..... 80/429

SUBMITTED BY:..... Topham Design LLC

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 28, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.28 14:29:28 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

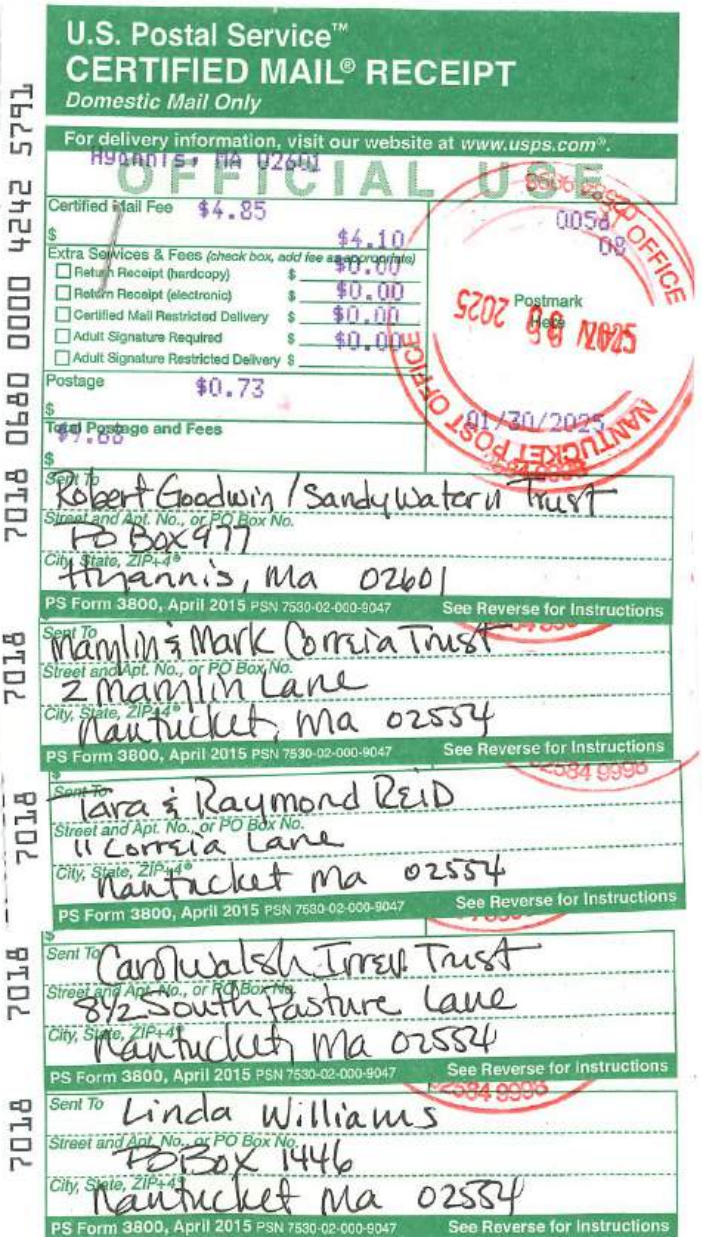
CORRIEA MARYLIN R & MARK A TRST
MARYLIN LANE HOMEOWNERS ASSC
TRUST
2 MARYLIN LN
NANTUCKET, MA 02554

REID RAYMOND A & TARA
11 CORREIA LN
NANTUCKET, MA 02554

WILLIAMS LINDA F
PO BOX 1446
NANTUCKET, MA 02554

CAROL A WALSH IRRV TRUST
8 1/2 SOUTH PASTURE LN
NANTUCKET, MA 02554

GOODWIN ROBERT H TRST
SANDY WATER II REALTY TR`
PO BOX 977
HYANNIS, MA 02601

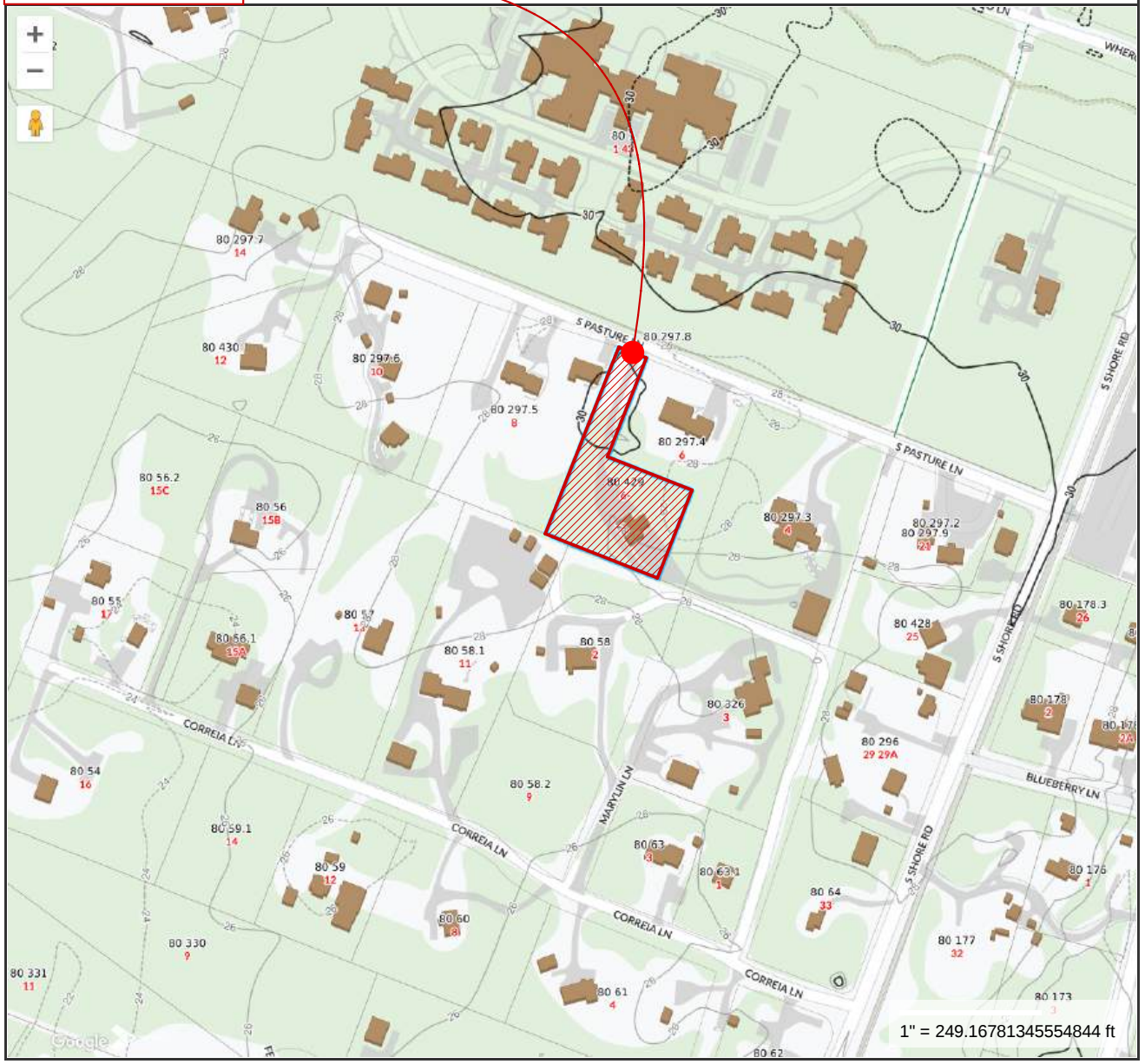


Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	58		CORRIEA MARYLIN R & MARK A TRST	MARYLIN LANE HOMEOWNERS ASSC TRUST	2 MARYLIN LN	NANTUCKET	MA	02554	2 MARYLIN LN
80	58	1	REID RAYMOND A & TARA		11 CORREIA LN	NANTUCKET	MA	02554	11 CORREIA 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	02554	8 S PASTURE LN
80	429		GOODWIN ROBERT H TRST	SANDY WATER II REALTY TR`	PO BOX 977	HYANNIS	MA	02601	6- S PASTURE LN
Count:	**5**								

LOCUS

6 SOUTH PASTURE LN



L

6 SOUTH PASTURE LN LOCUS MAP

SCALE: 1:50.53

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

6 SOUTH PASTURE LN LOCUS MAP

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

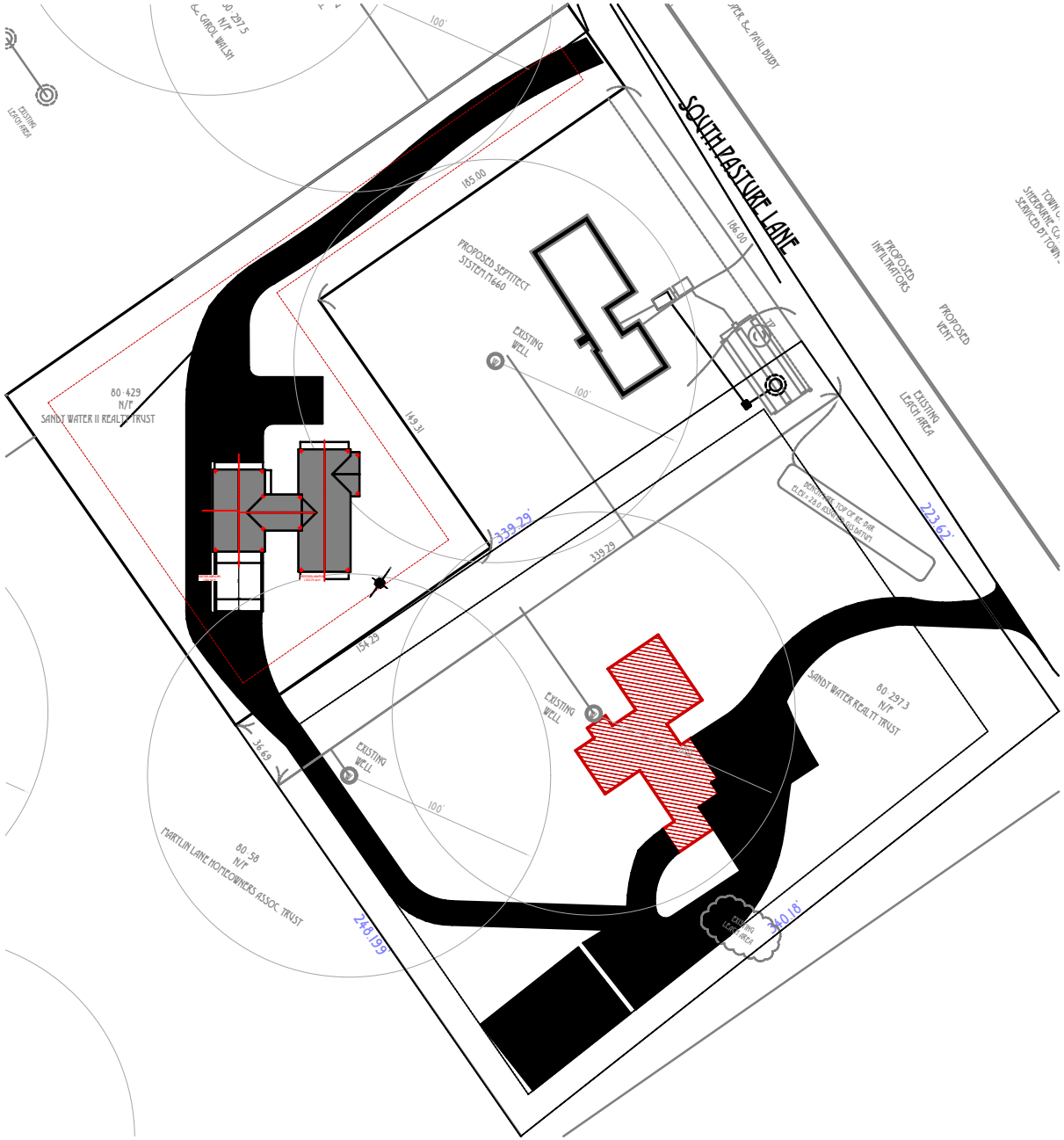
6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25	
MAP NO.: 80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.:

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DESIGNS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 0.1



PROPOSED SITE PLAN

S

SCALE: 1:960

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

Map No.: 80	Parcel: 429
Zoning: LVG-1	Allowable G.C.

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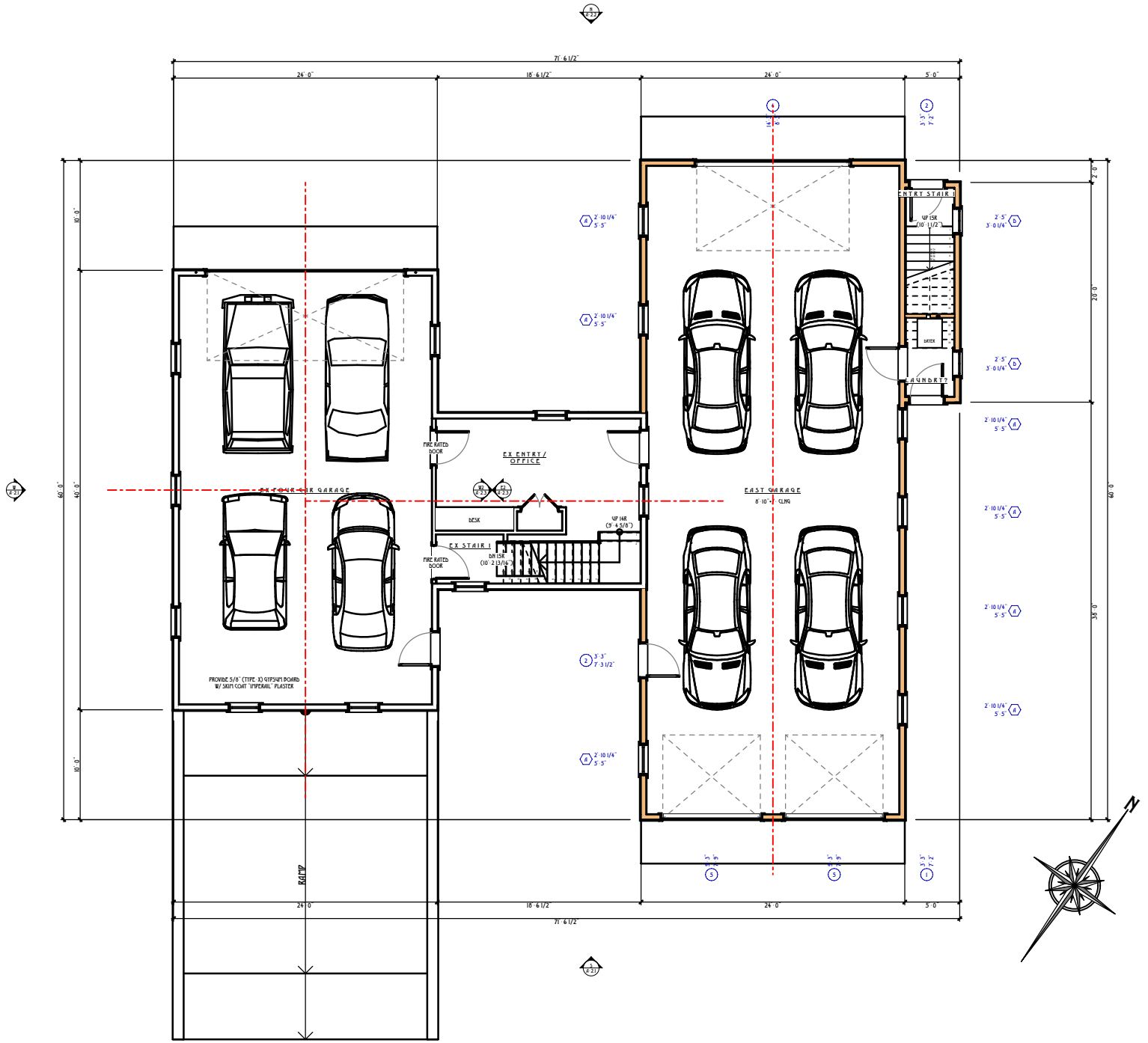
HDC 0.2



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

Building Permit No.: XX OCT 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

Map No.:80 Parcel: 429

Zoning: LVG-1 Allowable G.C.

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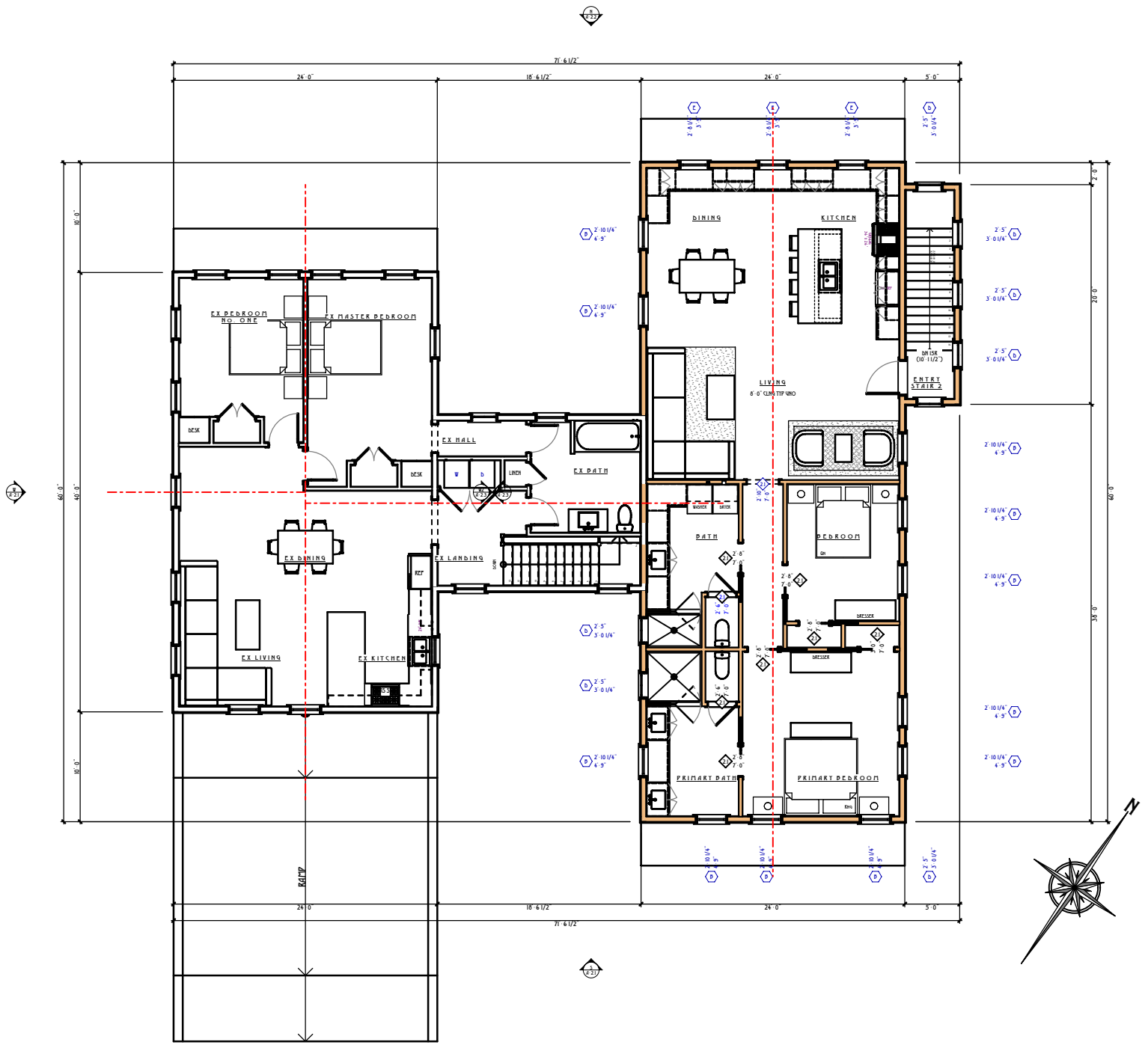
HDC 1.1



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

Building Permit No.: XX OCT 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

Map No.:80	Parcel: 429
Zoning: LVG-1	Allowable G.C.

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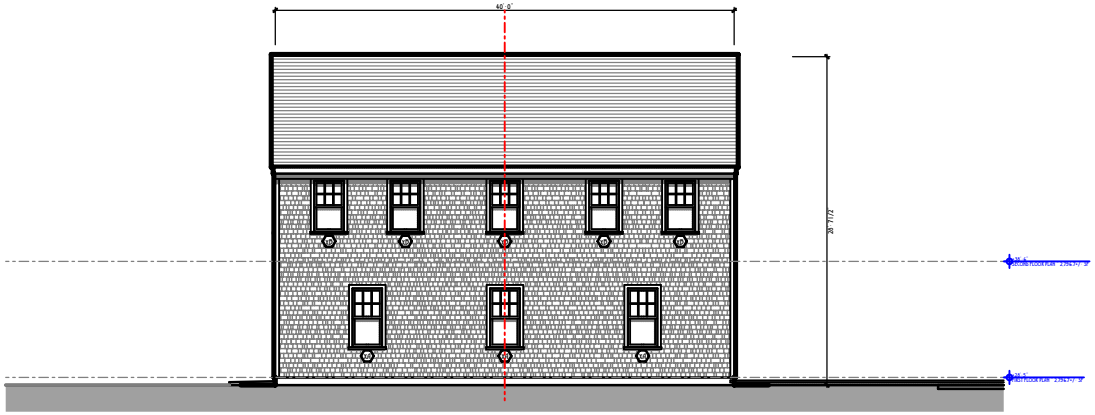
HDC 1.2

REVISIONS: 16 OCTOBER 2025

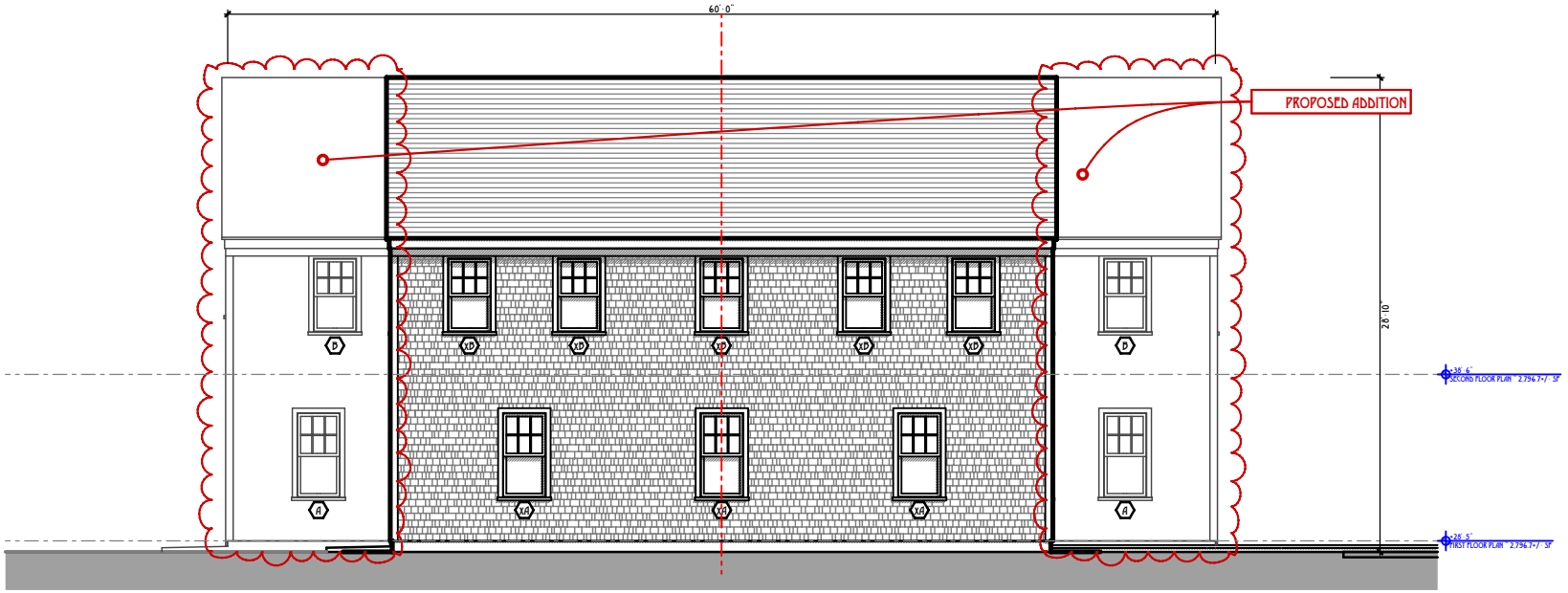
1. PROPOSED ADDITION



EW

EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"



W

PROPOSED WEST ELEVATION

SCALE: 3/32" = 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 ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO.: 80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.

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HDC 2.1

REVISIONS: 16 OCTOBER 2025

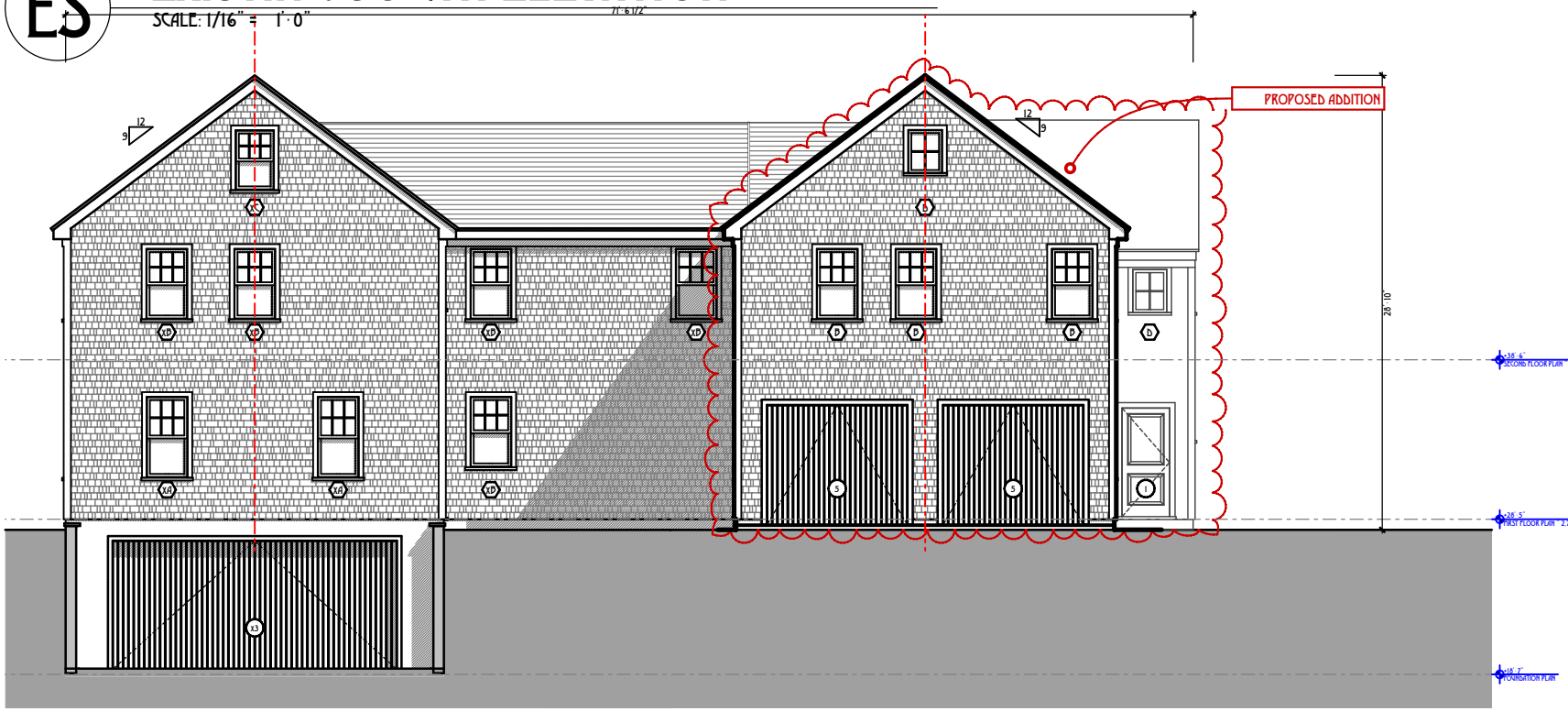
1. PROPOSED ADDITION



ES

EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



S

PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC

18 HUNTTOCK POND RD NANTUCKET MA 02554

TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.: ####

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO. 80 PARCEL: 429

ZONING: LVG-1 ALLOWABLE G.C.

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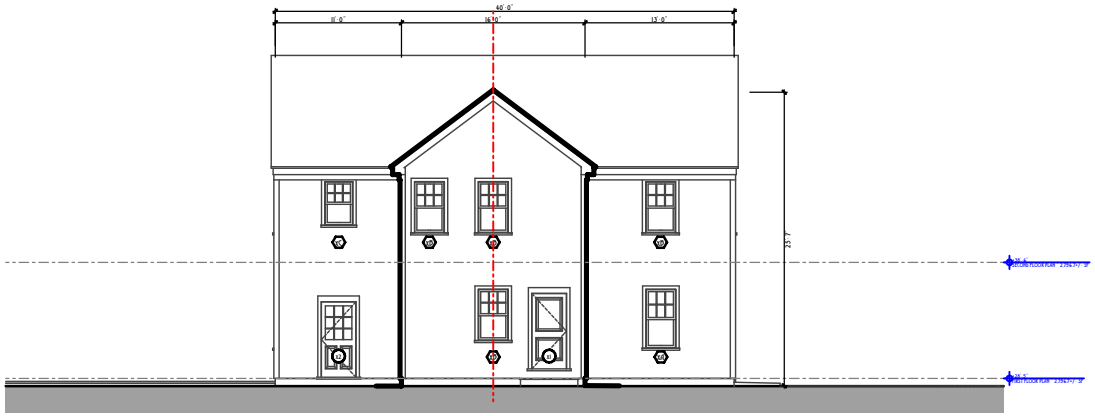
HDC 2.2

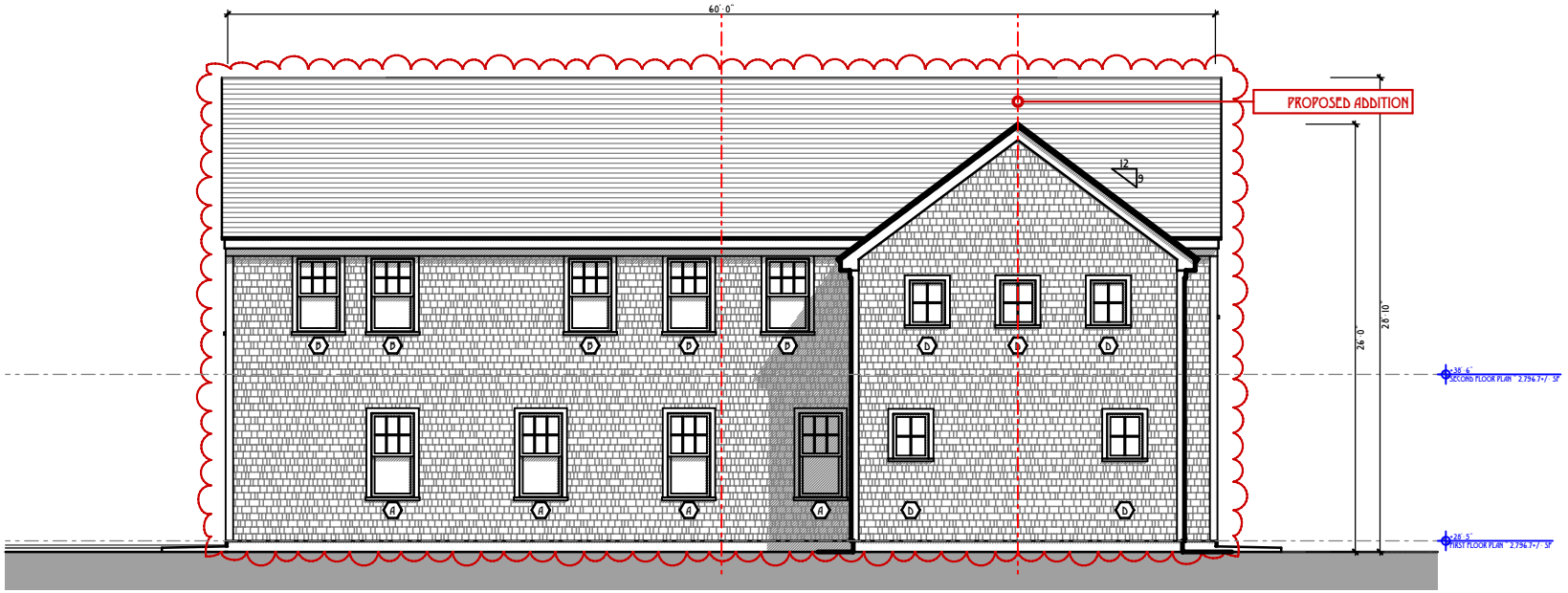
REVISIONS: 16 OCTOBER 2025

1. PROPOSED ADDITION



EE EXISTING EAST ELEVATION

SCALE: 1/16" = 1'-0"



E PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUNTTOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO. 80 PARCEL: 429

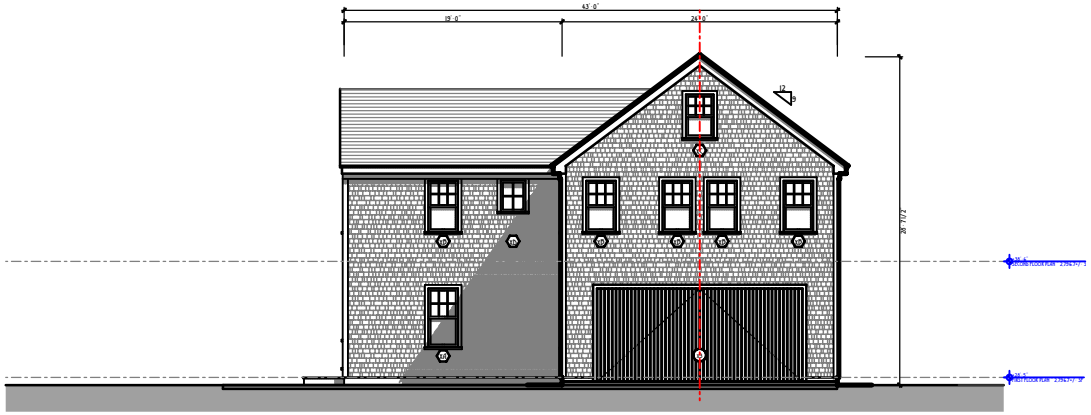
ZONING: LVG-1 ALLOWABLE G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 2.3

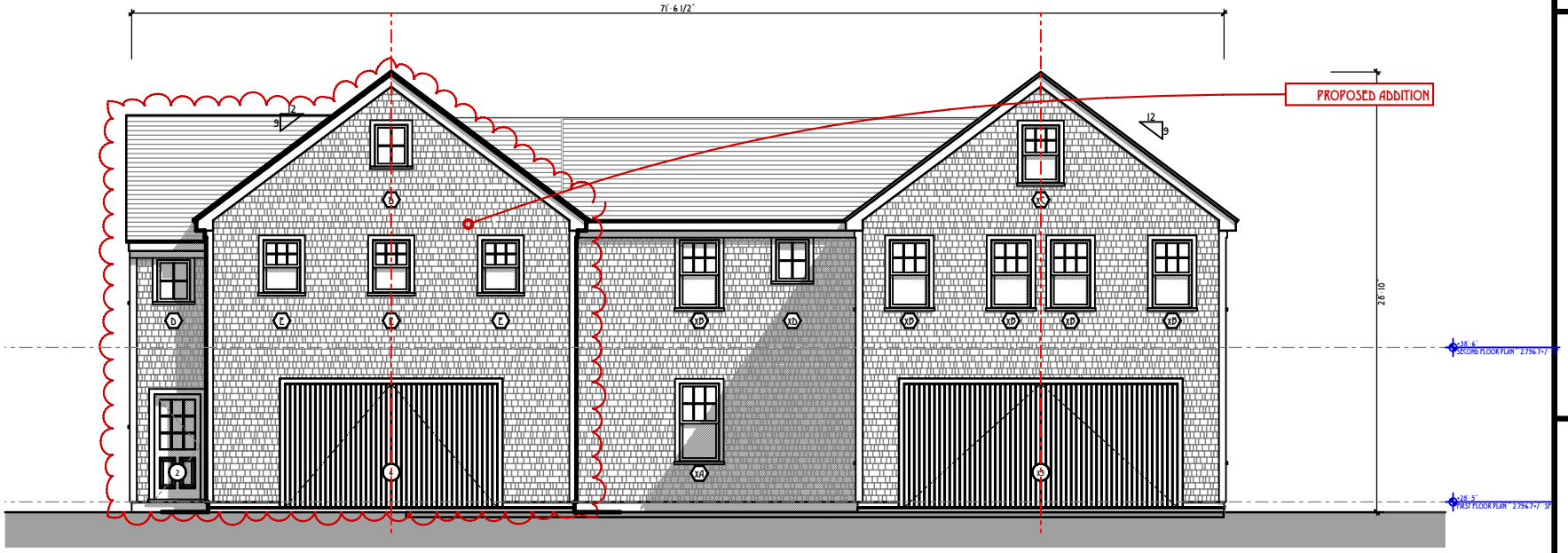
REVISIONS: 16 OCTOBER 2025

1. PROPOSED ADDITION



EN EXISTING NORTH ELEVATION

SCALE: 1/16" = 1'-0"



N PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUNTTOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

MAP NO.:80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.

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HDC 2.4

GOODWIN RESIDENCE, 6 South Pasture Ln, Nantucket, MA

Exterior Door and Window Schedule

January 17, 2025

No.	Qn.	Type	Manuf.	Unit Dimension	Model No.	Rough Opening	Lights	Comments
A		Double Hung	Andersen	2'-9 5/8" x 5'-4 5/8"	TW 2856	2'-10 1/4" x 5'-5 1/4"	6 over 1	
B		Double Hung	Andersen	2'-9 5/8" x 4'-8 7/8"	TW 2846	2'-10 1/4" x 4'-9 1/4"	6 over 1	
C		Double Hung	Andersen	2'-7 5/8" x 4'-0 7/8"	TW 26310	2'-8 1/4"x 4'-1 1/4"	6 over 1	
D		Casement	Andersen	2'-4 1/2" x 3'-0"	CW 13		4	

Exterior Door Schedule

No.	Qn.	Type	Manuf.	Unit Dimension	Model No.	Rough Opening	Lights	Comments
1	1	4 Panel	Upstate Door	3'-0" x 7'-0"	F-xxxx	3'-3" x 7'-2"	~	To be Upstate DR or Nantucket Millworks, Inc, Mahogany
2	1	Nine Light, 2 Panel	Upstate Door	3'-0" x 7"-0"	F-5944	3'-3" x 7'-2"	9	To be Upstate DR or Nantucket Millworks, Inc, Mahogany
x3	1	Garage Door	Overhead Door	18'-0" x 8'-0"		18'-3"x 8'-3"	~	1x6 Red Cedar V-groove
4	1	Garage Overhead	Custom	14'-0" x 8'-0"		14'-3"x 8'-3"	~	1x6 Red Cedar V-groove
5	2	Garage Overhead	Custom	9'-0" x 7'-6"		9'-3"x 7'-9"	~	1x6 Red Cedar V-groove

Notes

1. All windows to have Anderson Finelight grilles.
2. Contractor to provide tempered glass in all locations as required by code.
3. Provide all windows, including sidelights, transoms, and fixed windows, with baked enamel combination storm units by Anderson; color to match exterior trim.
4. Provide all window and doors with red cedar 5/4 x 4 side casings, 5/4 x 4 head casings and sloped 2x sills. See Details
5. Contractor will verify all rough opening sizes, glass sizes and quantities before placing window order.
6. All exterior doors, including Simpson doors, will be provided with mahogany thresholds. Oil thresholds after installation.
7. No finger joints on casings or sill. Back primed jamb, casing and sill.
8. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.

Revisions:

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignAck.com

Mark	Date	Description
	/ /	

Window & Door Schedule

Building Permit No.: XX Oct 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE
6 South Pasture Ln
Nantucket, MA 02554

HDC Submission
1/30/25

Project No:2013-25
Map No.:80 Parcel: 429
Zoning: LVG-1 Allowable G.C.:

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HDC 3.1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 60.3

Street & Number of Proposed Work: 117 Madaket Rd.

Owner of record: Hunter William Trust

Mailing Address: 33 Lyall Mews
London England SW1X8DJ

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District WG2) ☐ 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

12' x 26' pool with wood patio

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ 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.

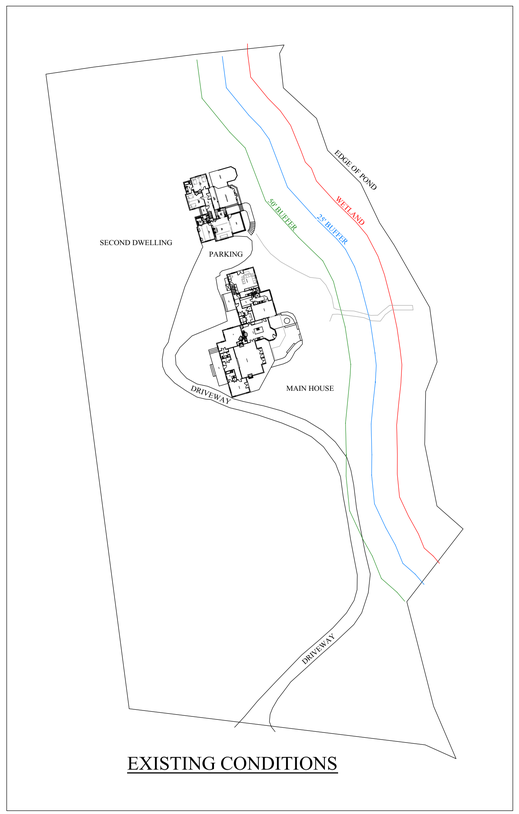
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/31/2025 Signature of owner of record _____ – agent Signed under penalties of perjury

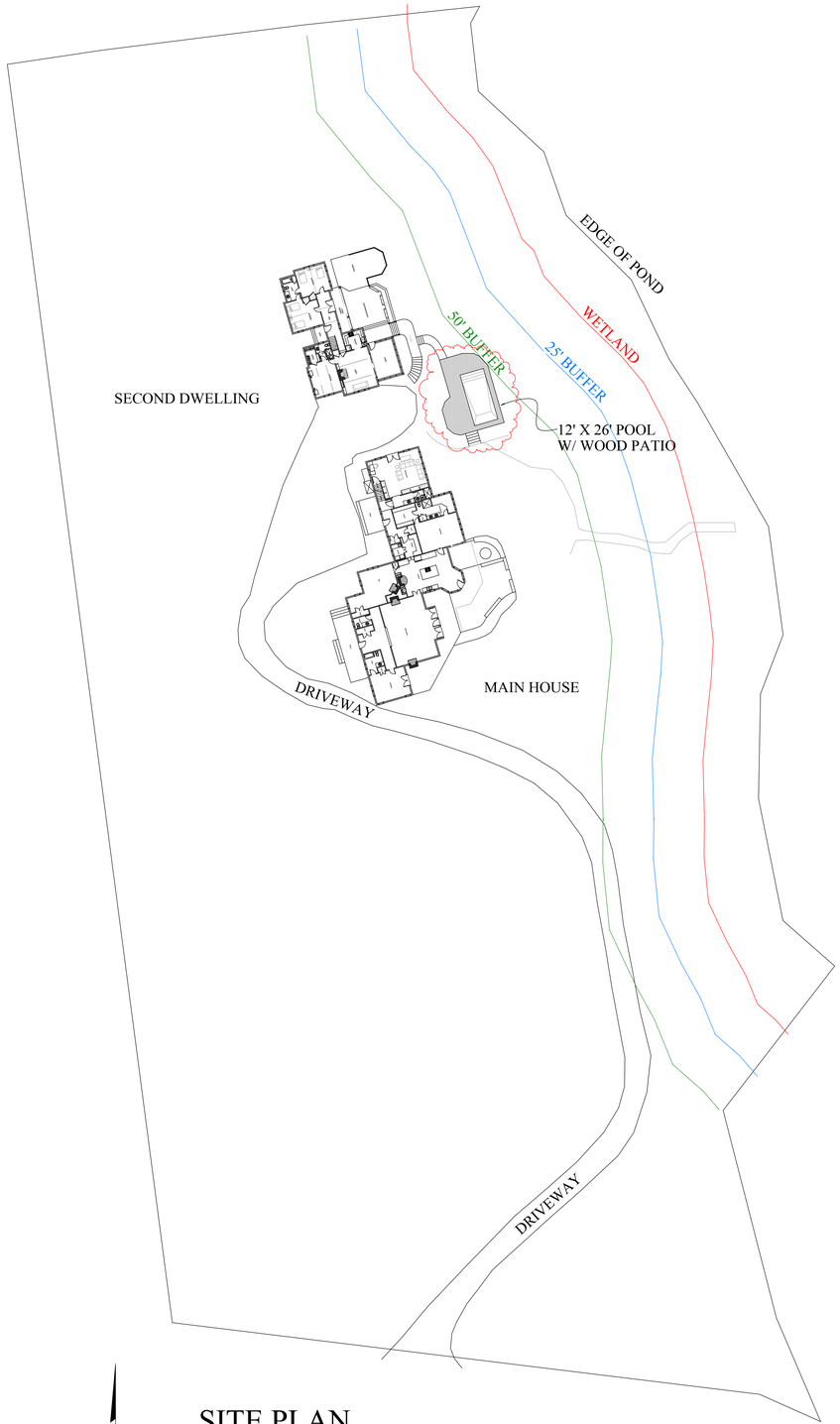

Pool Location

THE HALE RESIDENCE
117 MADAKET ROAD
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN
SCALE: 1" = 35'

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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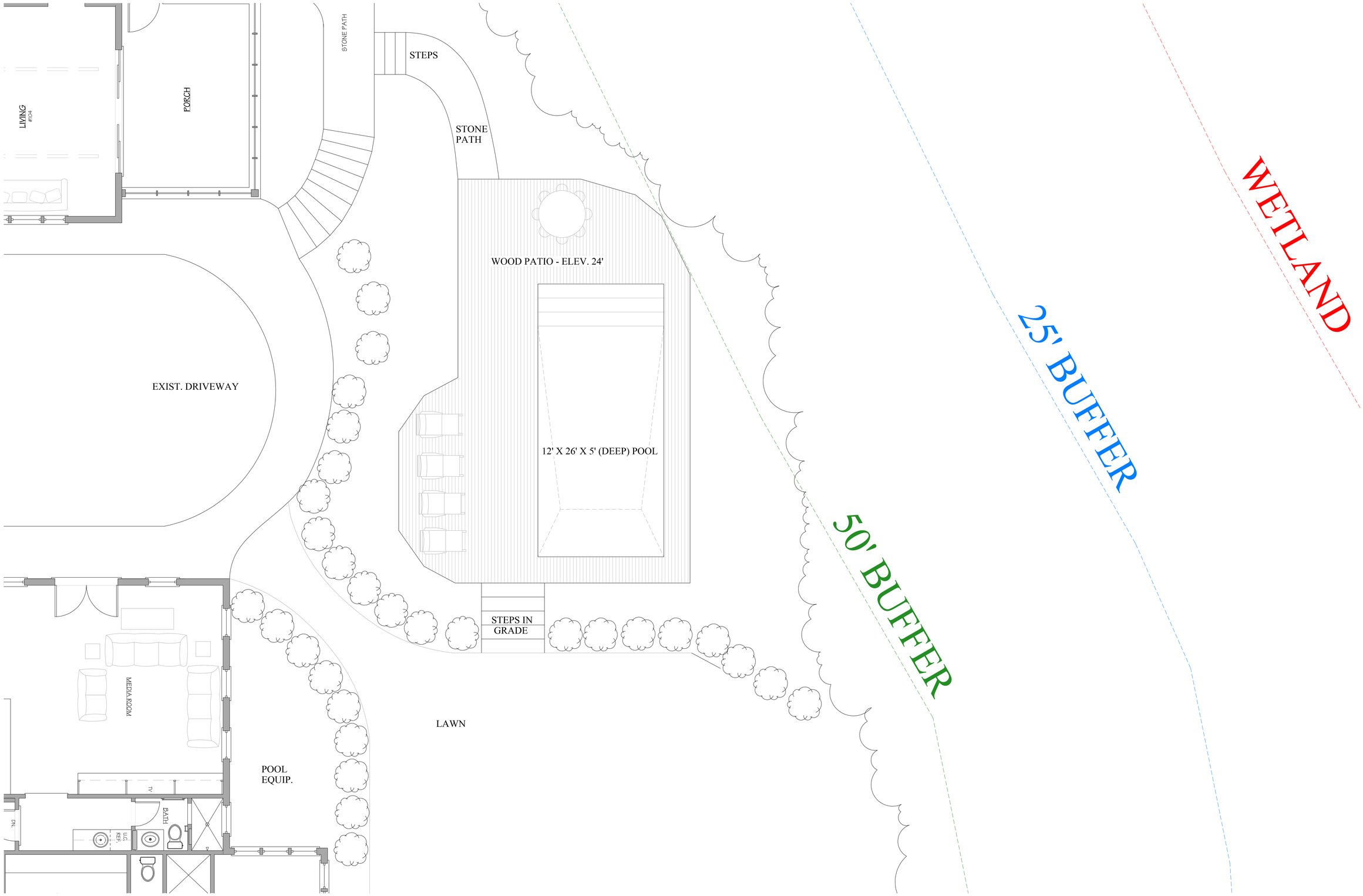
COVER SHEET
DATE: 01/31/2025
SCALE: AS NOTED

M/P: 40 / 60.3

THE HALE RESIDENCE
117 MADAKET RD.
NANTUCKET, MA

A



NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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POOL AREA DETAIL
DATE: 01/31/2025
SCALE: AS NOTED

M/P: 40 / 60.3

THE HALE RESIDENCE
117 MADAKET RD.
NANTUCKET, MA

1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Naimond

AS AGENT FOR Hunter William Trust

STREET ADDRESS 117 Nashaket Rd.

MAP/PARCEL 40/60.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/31/2025

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 1/31/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$200 ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (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

✓ 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.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (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)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 16

Street & Number of Proposed Work: 47 Brewster Rd.

Owner of record: Lisa & David Blatt Trust

Mailing Address: 2936 Albemarle St. NW

Washington DC 20008

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 446 s.f.
Width: _____ Sq. footage 2nd floor: 240 s.f.
Sq. footage 3rd floor: _____

Decks/Patio: Size: 60 s.f. ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1974

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Additions, fenestration changes, Side porch

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4 x 6 Frieze 1x4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side 15 light
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/30/2025 Signature of owner of record [signature] -agent Signed under penalties of perjury

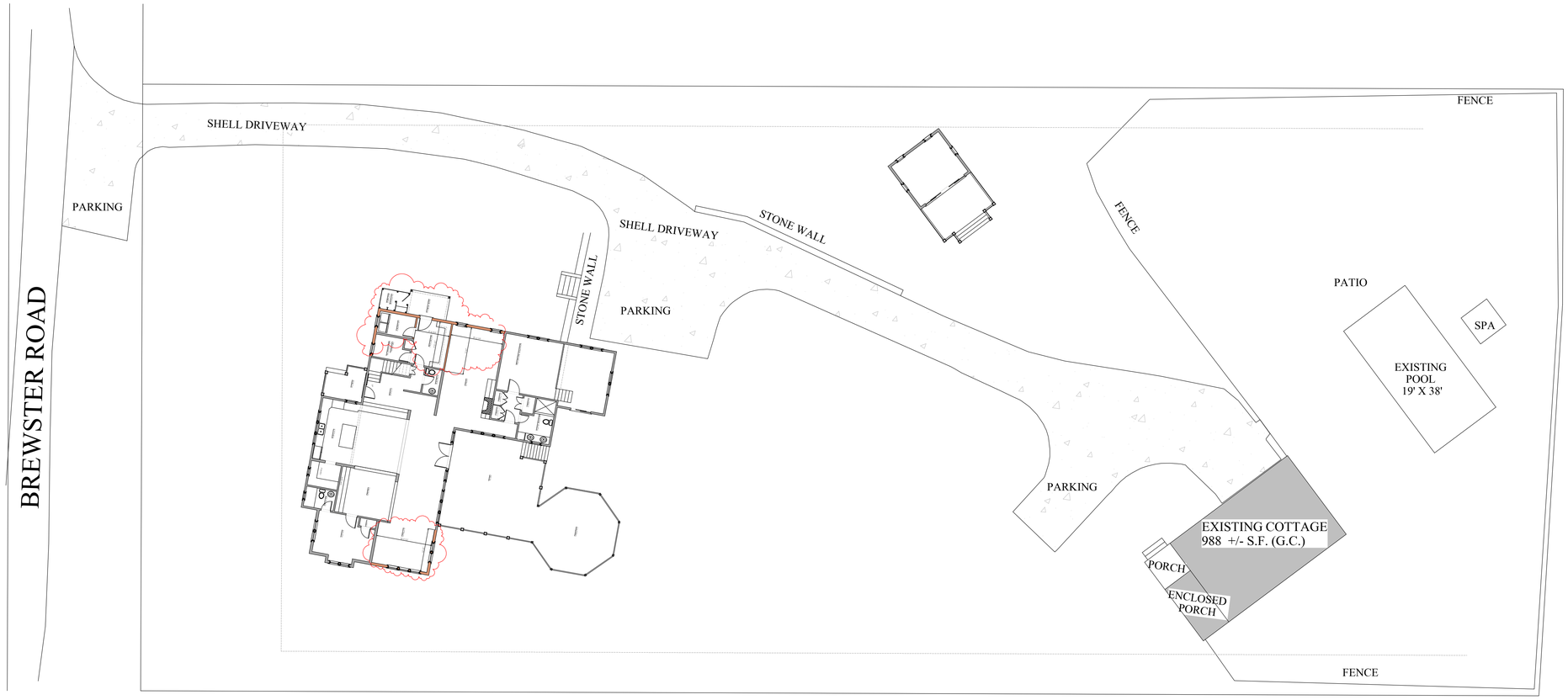

AL

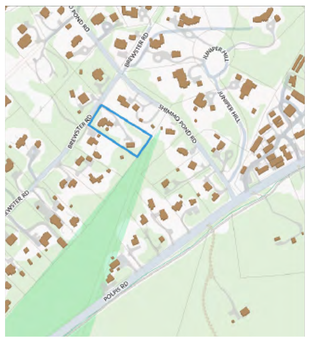



Ford
F150


Existing Cottage

THE BLATT RESIDENCE
47 BREWSTER ROAD
NANTUCKET, MA 02554





MAP & PARCEL: 54 X 16
ZONE: LUG-1
FRONT / REAR SETBACKS: 35' X 10'
MINIMUM LOT SIZE: 40,000 S.F.
LOT AREA: 52,871 S.F.
GROUND COVER RATIO: 7%
EXISTING GROUND COVER:
- MAIN HOUSE: 2,250 S.F.
- COTTAGE: 988 S.F.

PROPOSED NEW GROUND COVER:
- MAIN HOUSE: 446 S.F.
- SHED: 198 S.F. (EXEMPT)

TOTAL GROUND COVER: 3,684 S.F.
ALLOWABLE GROUND COVER: 3,701 S.F.

SITE PLAN
SCALE: 1" = 20'

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

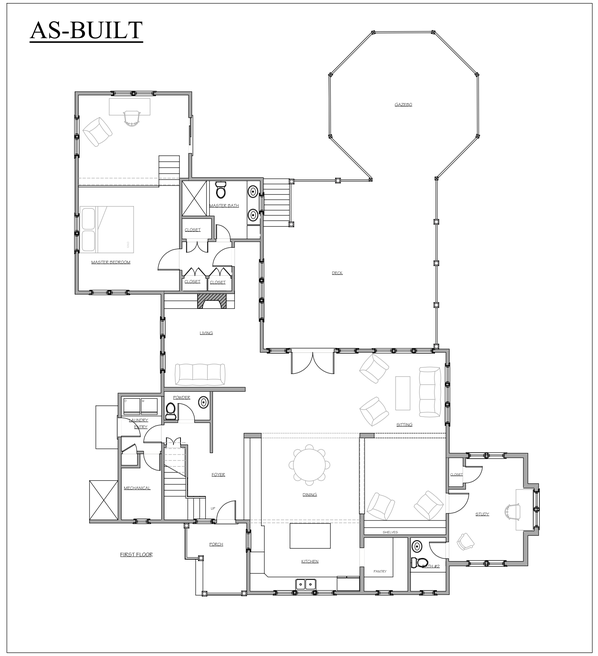
COVER SHEET
DATE: 01/30/2025
SCALE: AS NOTED

M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

A

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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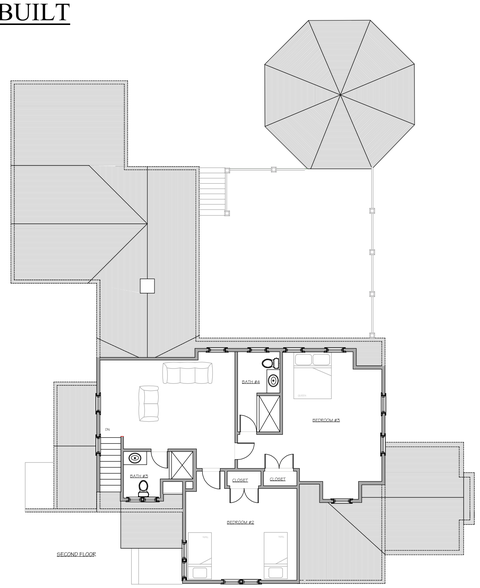
FIRST FLOOR PLAN
DATE: 01/30/2025
SCALE: 1/4" = 1'0"

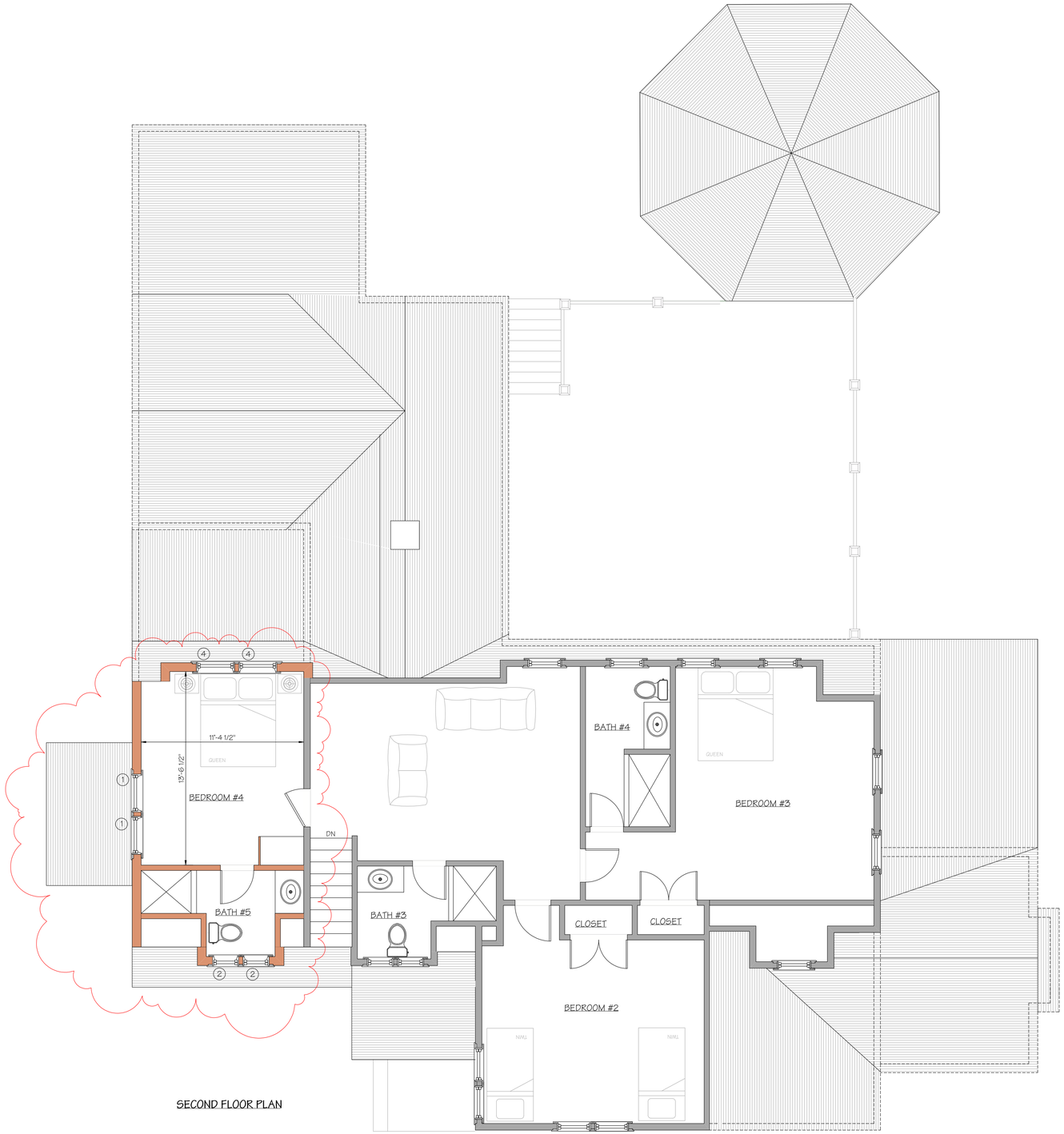
M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

1

AS-BUILT





SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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SECOND FLOOR PLAN
DATE: 01/30/2025
SCALE: 1/4" = 1'0"

M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

2







Blatt Residence						1/30/2025	
Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 7 5/8" x 4' 8 7/8"	2' 8 1/8" x 4' 8 7/8"	Andersen	6/6 double hung	Single		9
2	2' 0" x 3' 0"	TBD	Andersen	3/6 Double hung	Single	TME	2
3	2' 4 3/8" x 2' 11 15/16"	2' 4 7/8" x 3' 0 1/2"	Andersen	9 light casement	Single		2
4	2' 7 1/2" x 2' 4 3/8"	2' 8" x 2' 4 7/8"	Andersen	6 light awning	Single		2
A	3' 0" x 6' 8"	TBD	TBD	15 light	Single		1



NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 01/30/2025
SCALE: 1/4" = 1'0"

M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

3







EAST ELEVATION



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

4

ben@normandresidential.com

From: Blatt, David <DBlatt@wc.com>
Sent: Thursday, January 30, 2025 2:51 PM
To: Benjamin normand
Subject: Agent email

Town of Nantucket, Historic District Commission, I allow Benjamin Normand to sign applications and represent said applications for my property at 47 Brewster Rd.
Sincerely,
David Blatt

This message and any attachments are intended only for the addressee and may contain information that is privileged and confidential. If you have received this message in error, please do not read, use, copy, distribute, or disclose the contents of the message and any attachments. Instead, please delete the message and any attachments and notify the sender immediately. Thank you.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR David & Lisa Blatt

STREET ADDRESS 47 Brewster Rd.

MAP/PARCEL 54/16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/31/2025

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

1/30/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ ~~137.~~ 3. **Application Fee:** See back of application for fee schedule or call the office. MH: 137.20 Shed: 50.00 } $187.20

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✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 16

Street & Number of Proposed Work: 47 Brewster Rd.

Owner of record: Lisa & David Blatt Trust

Mailing Address: 2836 Albemarle St. NW
Washington DC 20008

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 13' Sq. Footage 1st floor: 195 s.f. Decks/Patio: Size: 150 s.f. ☑ 1st floor ☐ 2nd floor
Width: 15' 3" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 14' 0" South 15' 6" East 14' 9" West 14' 9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — New shed
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 7 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: ~~Red Cedar~~, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other fixed
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 1 light Slider 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 _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

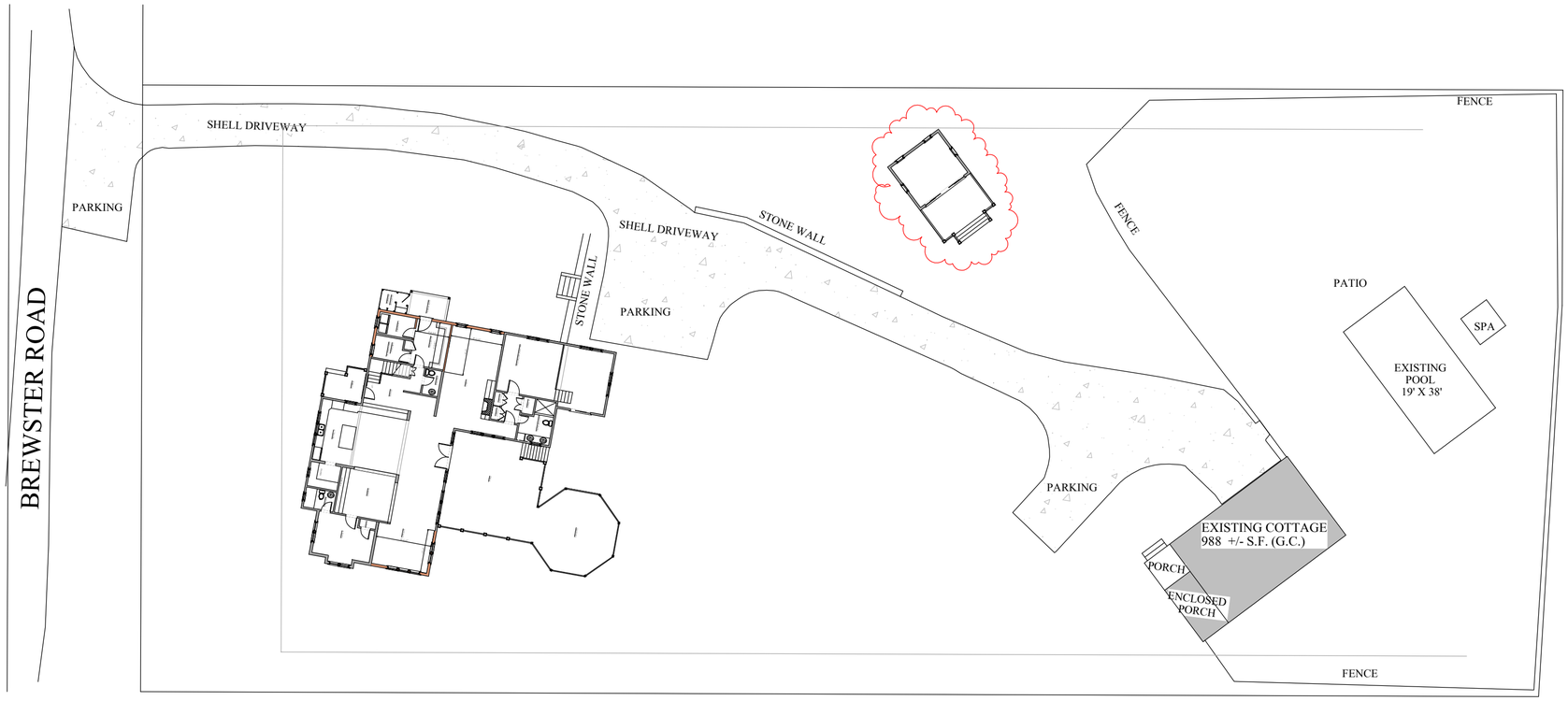
Date 1/30/2025 Signature of owner of record [signature] agent Signed under penalties of perjury


Shed Location


AL


Existing Cottage

THE BLATT RESIDENCE
47 BREWSTER ROAD
NANTUCKET, MA 02554



SITE PLAN
SCALE: 1" = 20'

MAP & PARCEL: 54 X 16
ZONE: LUG-1
FRONT / REAR SETBACKS: 35' X 10'
MINIMUM LOT SIZE: 40,000 S.F.
LOT AREA: 52,871 S.F.
GROUND COVER RATIO: 7%
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- COTTAGE: 988 S.F.

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- MAIN HOUSE: 446 S.F.
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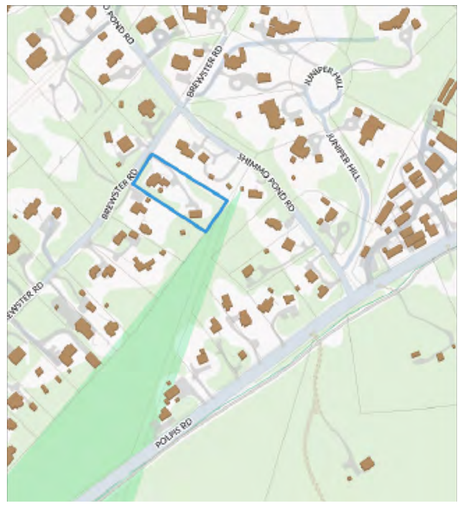
ALLOWABLE GROUND COVER: 3,701 S.F.



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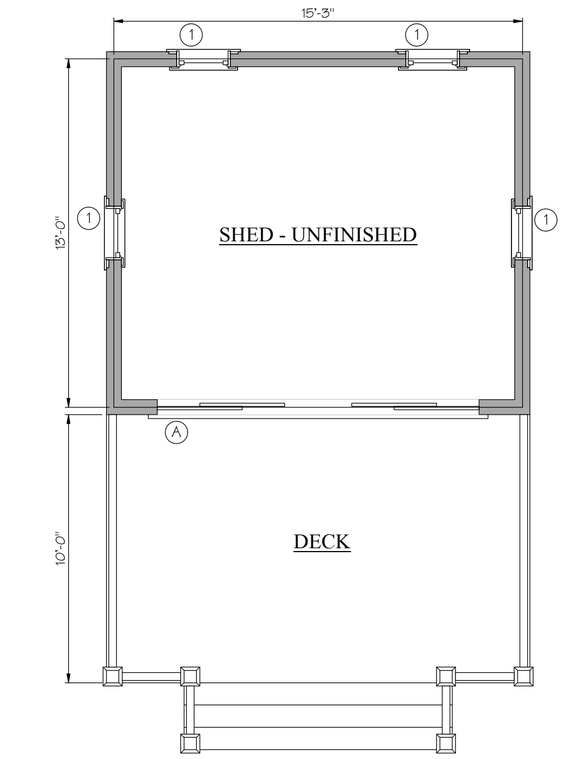
COVER SHEET
DATE: 01/30/2025
SCALE: AS NOTED

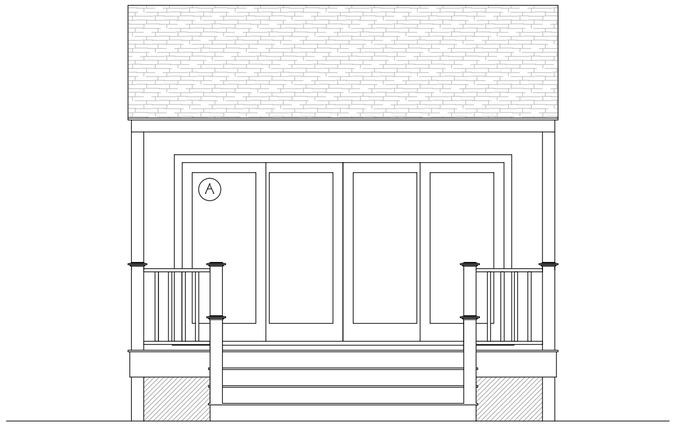
M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

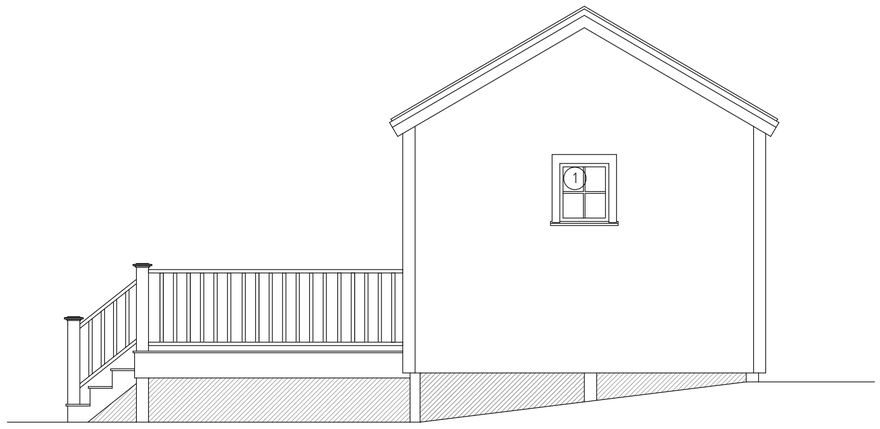
A



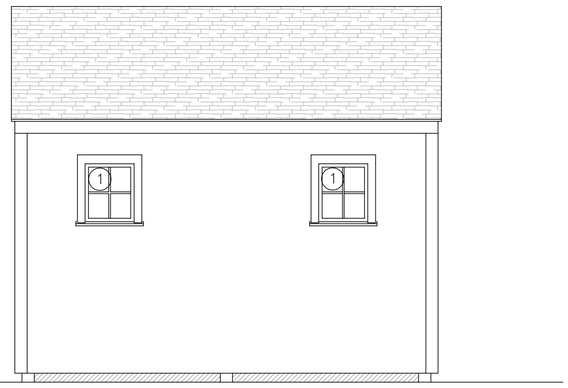
1 - 2' 2" X 2' 6" 4 LIGHT FIXED WINDOW
A - (4) 3' 0" X 6' 8" SLIDER DOOR



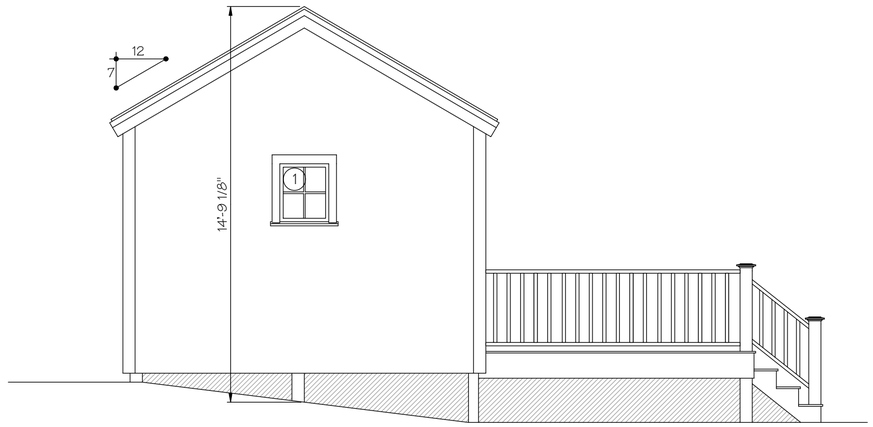
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOT FOR CONSTRUCTION

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SHED FLOOR PLAN AND ELEVATIONS
DATE: 01/30/2025
SCALE: 1/4" = 1'0"

M/P: 54 / 16

THE BLATT RESIDENCE
47 BREWSTER RD.
NANTUCKET, MA

1

ben@normandresidential.com

From: Blatt, David <DBlatt@wc.com>
Sent: Thursday, January 30, 2025 2:51 PM
To: Benjamin normand
Subject: Agent email

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Ray Pohl
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR David & Lisa Blatt

STREET ADDRESS 47 Brewster Rd.

MAP/PARCEL 54/16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/31/2025

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1/30/2025
Date

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Telephone: 508.325.7587

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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

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 547

Street & Number of Proposed Work: 21 Woodbury Ln.

Owner of record: Trevor & Randi Dunlap

Mailing Address: 1720 South Military Hwy

Chesapeake VA 23320

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 98 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No Change South _____ East _____ West _____

Height of ridge above final finish grade: North No Change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1992

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation • Infill existing porch - 98 s.f.
3. West Elevation • fenestration changes
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing TMK Door Frame TMK Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 15 light french 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 Existing

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.

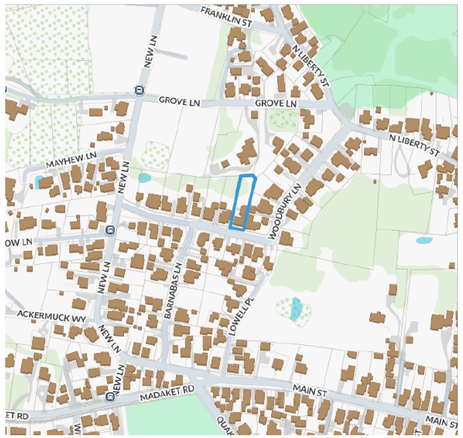
Date 1/30/2025 Signature of owner of record _____ Signed under penalties of perjury







THE DUNLAP RESIDENCE
21 WOODBURY LANE
NANTUCKET, MA 02554



MAP & PARCEL: 41 x 547
ZONE: R1
FRONT / REAR SETBACKS: 10' x 5'
MINIMUM LOT SIZE: 5,000 SF
LOT AREA: 14,090 s.f.
GROUND COVER RATIO: 30%
EXISTING GROUND COVER: 2,115 S.F. +/-
PROPOSED NEW GROUND COVER: 98 S.F.
TOTAL GROUND COVER: 2,212 S.F.
ALLOWABLE GROUND COVER: 4,227 S.F.



SITE PLAN
SCALE: 1" = 15'

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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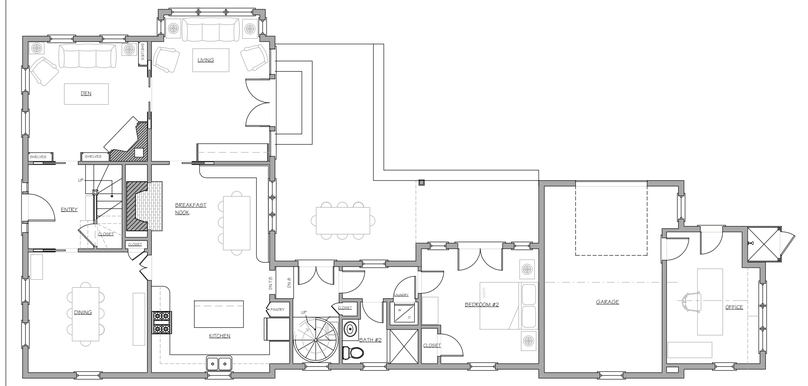
COVER SHEET
DATE: 01/30/2025
SCALE: AS NOTED

M/P: 41 / 547

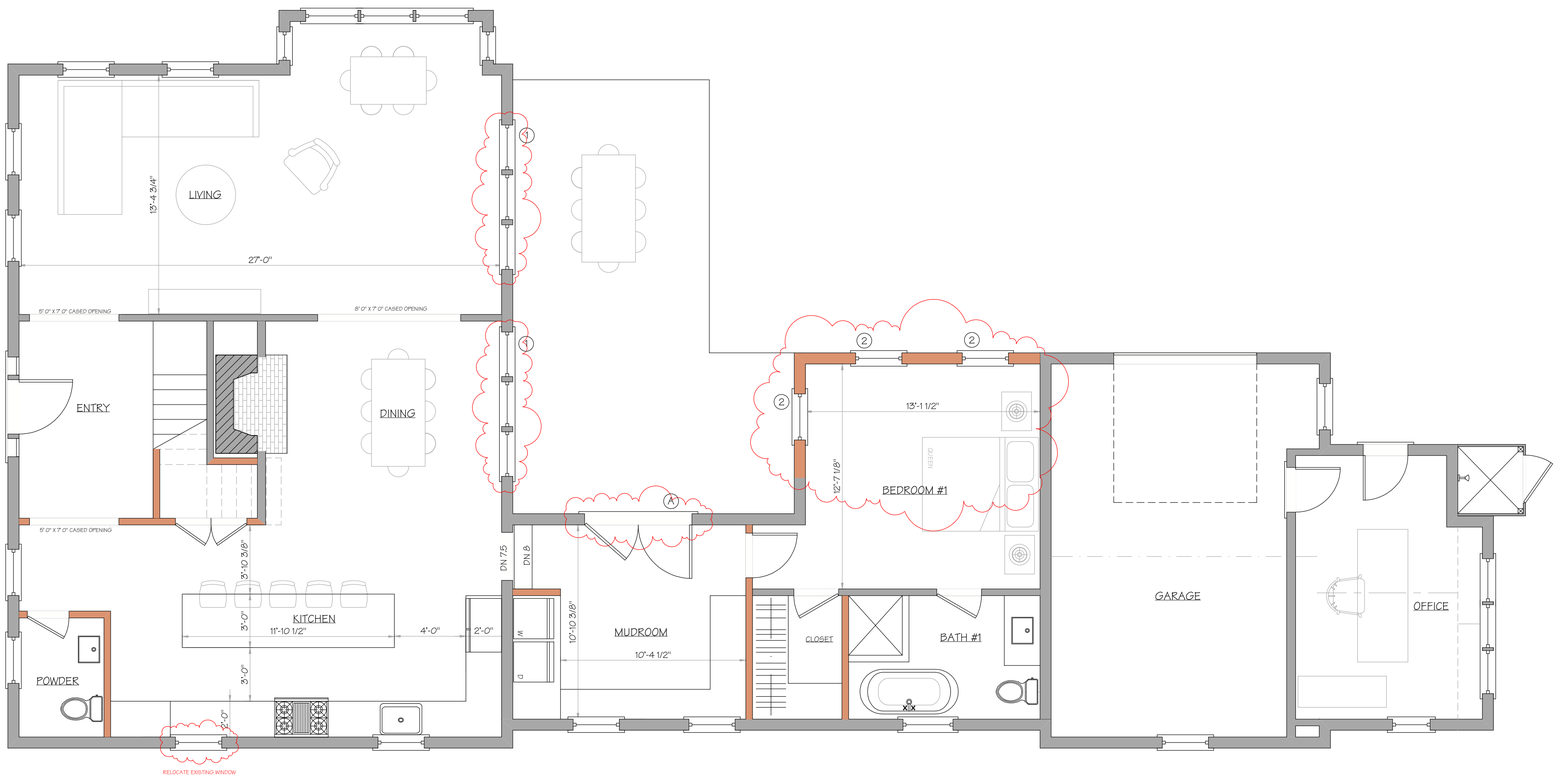
THE DUNLAP RESIDENCE
21 WOODBURY LN.
NANTUCKET, MA

A

AS BUILT



FIRST FLOOR PLAN



FIRST FLOOR PLAN

1 - (3) 2' 10 X 5' 4" DBL HUNG
2 - 2' 8- X 4' 9" DBL HUNG
A - (2) 3' 0" X 6' 8" FRENCH DOORS

NOT FOR CONSTRUCTION

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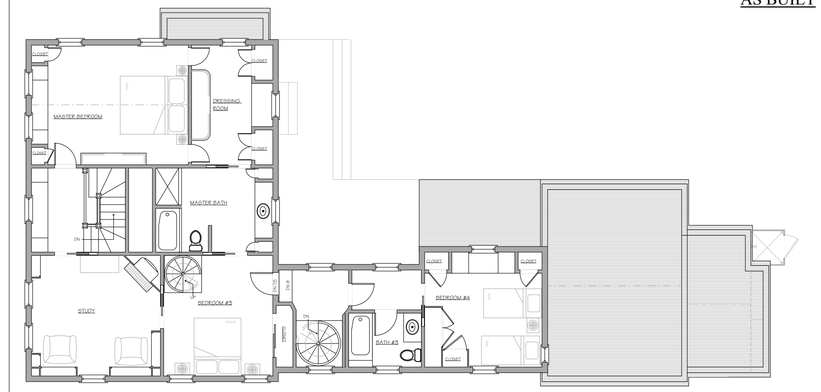
FIRST FLOOR PLAN
DATE: 01/30/2025
SCALE: 1/4" = 1' 0"

M/P: 41 / 547

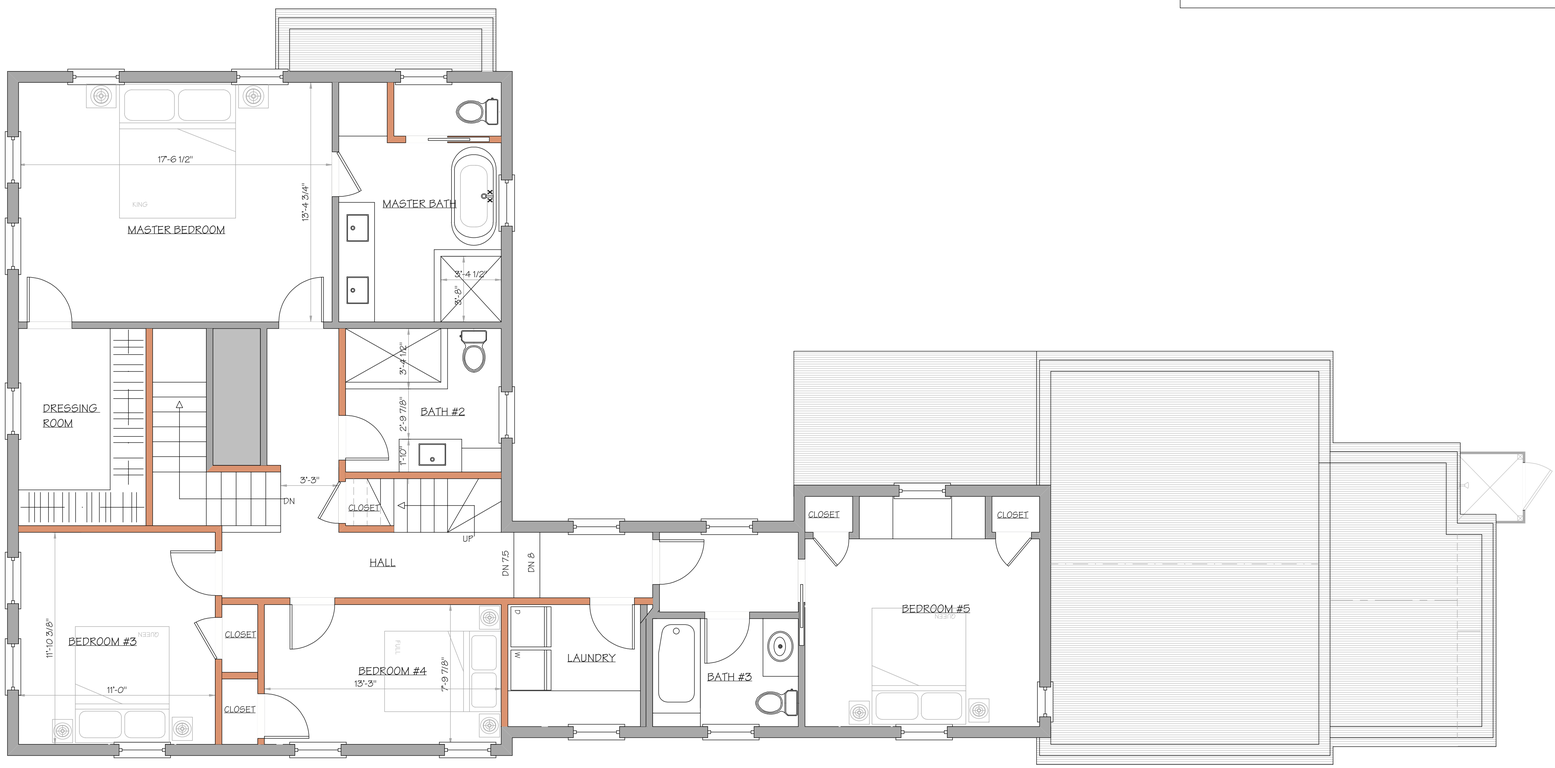
THE DUNLAP RESIDENCE
21 WOODBURY LN.
NANTUCKET, MA

1

AS BUILT



SECOND FLOOR PLAN



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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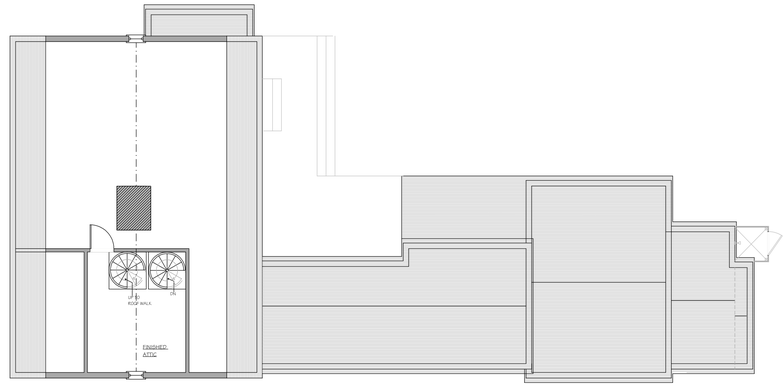
SECOND FLOOR PLAN
DATE: 01/30/2025
SCALE: 1/4" = 1'0"

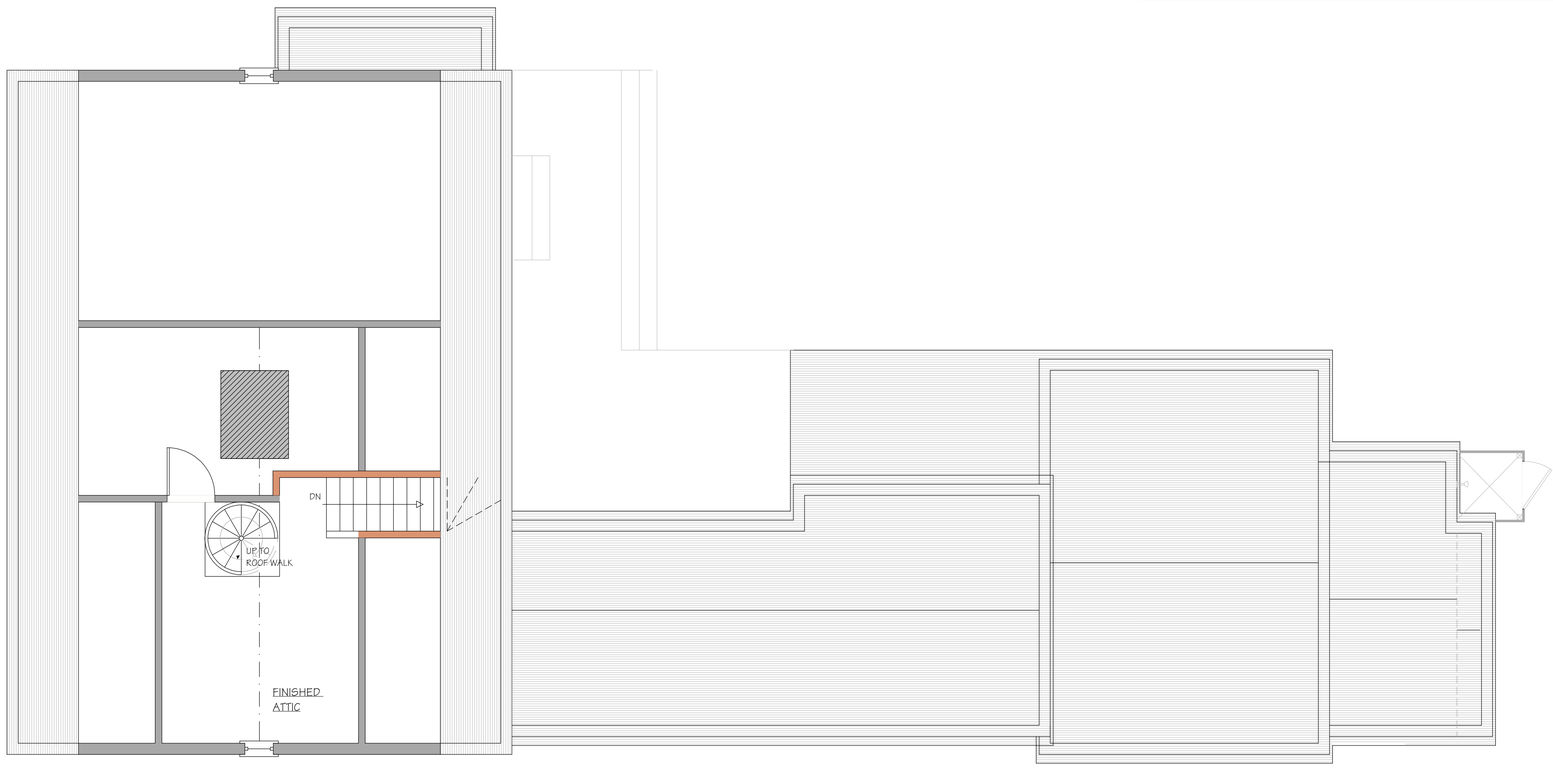
M/P: 41 / 547

THE DUNLAP RESIDENCE
21 WOODBURY LN.
NANTUCKET, MA

AS BUILT



ATTIC PLAN



ATTIC PLAN

NOT FOR CONSTRUCTION

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ATTIC PLAN
DATE: 01/30/2025
SCALE: 1/4" = 1' 0"

M/P: 41 / 547

THE DUNLAP RESIDENCE
21 WOODBURY LN.
NANTUCKET, MA



SOUTH ELEVATION

AS BUILT



SOUTH ELEVATION

AS BUILT



WEST ELEVATION

1 - (3) 2' 10 X 5' 4" DBL HUNG
2 - 2' 8- X 4' 9" DBL HUNG
A - (2) 3' 0" X 6' 8" FRENCH DOORS



WEST ELEVATION

NOT FOR CONSTRUCTION

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DESIGN, INC
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ELEVATIONS
DATE: 01/30/2025
SCALE: 1/4" = 1' 0"

M/P: 41 / 547

THE DUNLAP RESIDENCE
21 WOODBURY LN.
NANTUCKET, MA

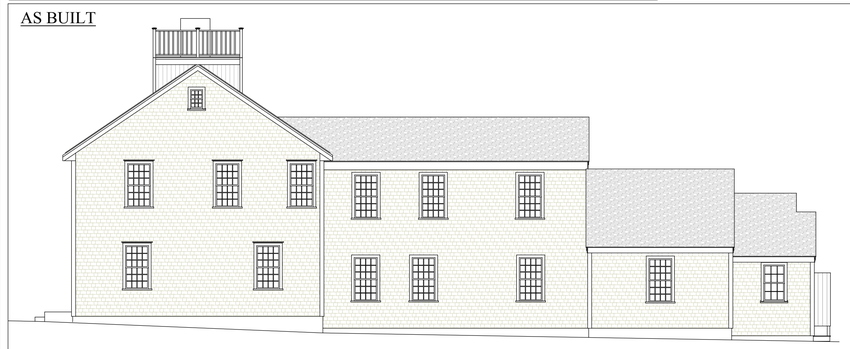
4

AS BUILT



NORTH ELEVATION

AS BUILT



EAST ELEVATION



NORTH ELEVATION

1 - (3) 2' 10 X 5' 4" DBL HUNG
2 - 2' 8- X 4' 9" DBL HUNG
A - (2) 3' 0" X 6' 8" FRENCH DOORS



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2644 - NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 01/30/2025
SCALE: 1/4" = 1'0"

M/P: 41 / 547

THE DUNLAP RESIDENCE
21 WOODBURY LN.
NANTUCKET, MA

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Trevor & Randi Dunlap

STREET ADDRESS 21 Woodbury Ln.

MAP/PARCEL 41/547

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/31/2025

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

1/30/2025

Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ $50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

44 Warrens Landing

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.

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N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
√	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
√	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
TE (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 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Tad Elliott

AS AGENT FOR Joseph Delogu

STREET ADDRESS 44 Warrens Landing

MAP/PARCEL 38 / 23

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

31 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:

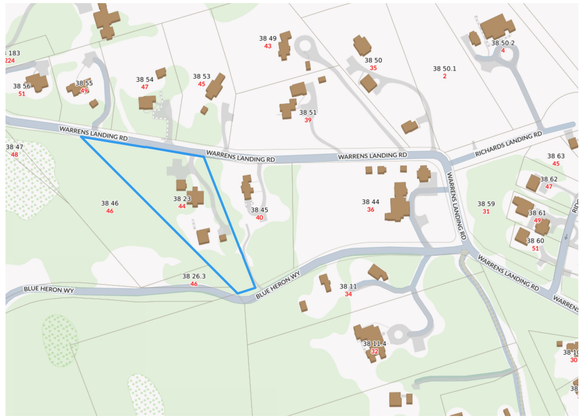
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 31 January 2025

Signature Date

44 WARREN'S LANDING ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1	COVER SHEET
A1.0-A1.1	FLOOR PLANS
A1.2	ROOF PLAN
A2.1-A2.3	EXTERIOR ELEVATIONS
A3.1-A3.3	INTERIOR ELEVATIONS



SITE PLAN: 1" = 30'-0"

VISIBILITY FROM ROAD



PHOTO A

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

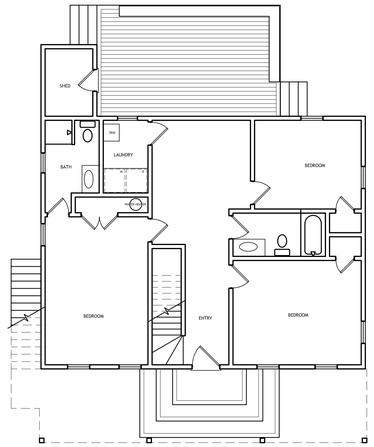
SECOND DWELLING ADDITION

44 WARREN'S
44 WARREN'S LANDING ROAD
NANTUCKET, MA 02554
MAP: 38 PARCEL: 23

COVER SHEET

C1.1

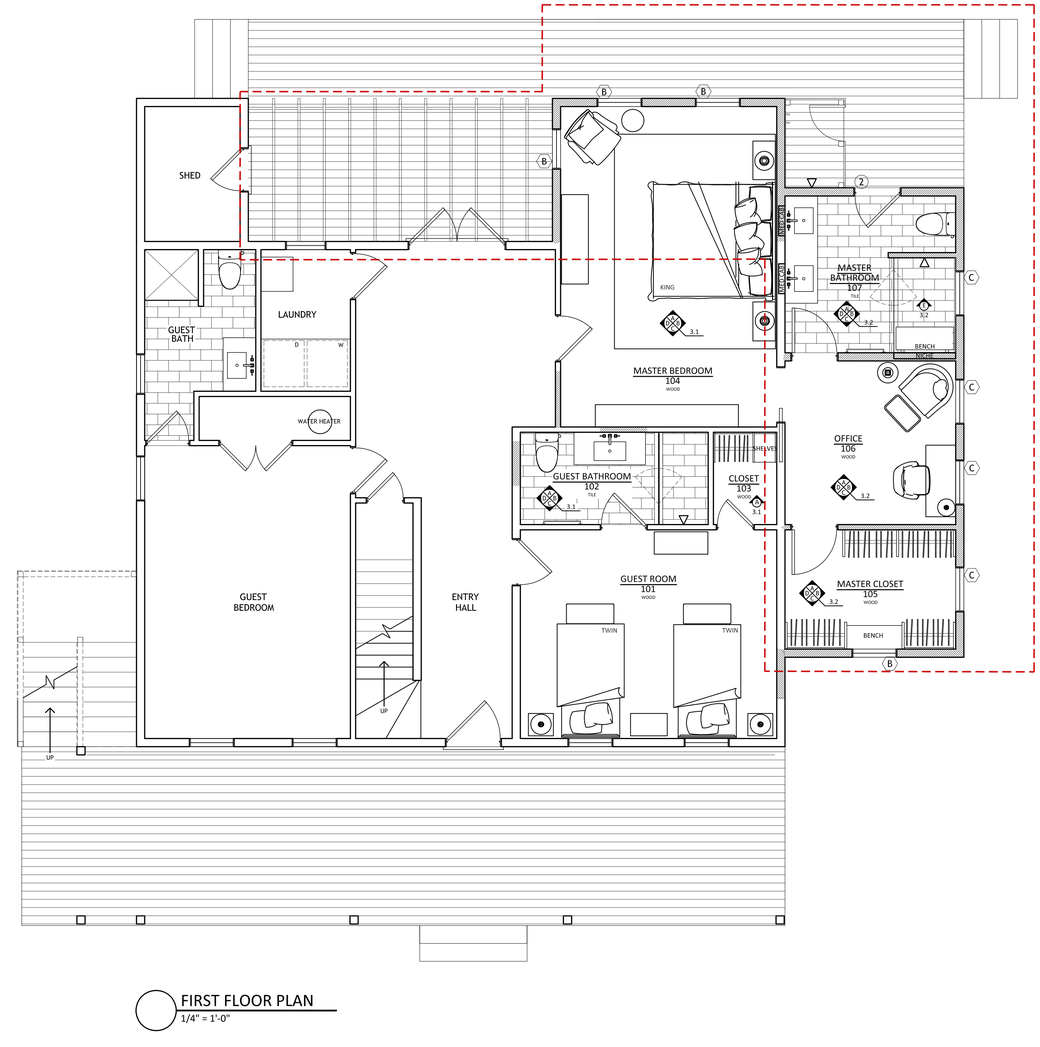
14 FEBRUARY 2025



EXISTING

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	-	ANDERSEN TW2032	R.O.: 2'-2 1/8" x 3'-4 7/8"	6/6 DOUBLE HUNG WINDOW
B	6	ANDERSEN TW2446	R.O.: 2'-6 1/8" x 4'-8 7/8"	6/6 DOUBLE HUNG WINDOW (MATCH EXISTING)
C	4	ANDERSEN TW2444	R.O.: 2'-6 1/8" X 4'-6 7/8"	6/6 DOUBLE HUNG WINDOW (MATCH EXISTING)
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
2	1	WOOD DOOR	R.O.: 2'-6" x 6'-8"	8 LIGHT OVER 1 PANAL (MATCH EXISTING)

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS



FIRST FLOOR PLAN
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

SECOND DWELLING FIRST FLOOR PLAN

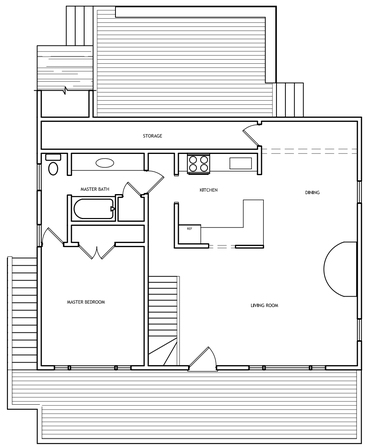
44 WARREN'S

44 WARREN'S LANDING ROAD
NANTUCKET, MA 02554
MAP: 38 PARCEL: 23

FLOOR PLAN

A1.0

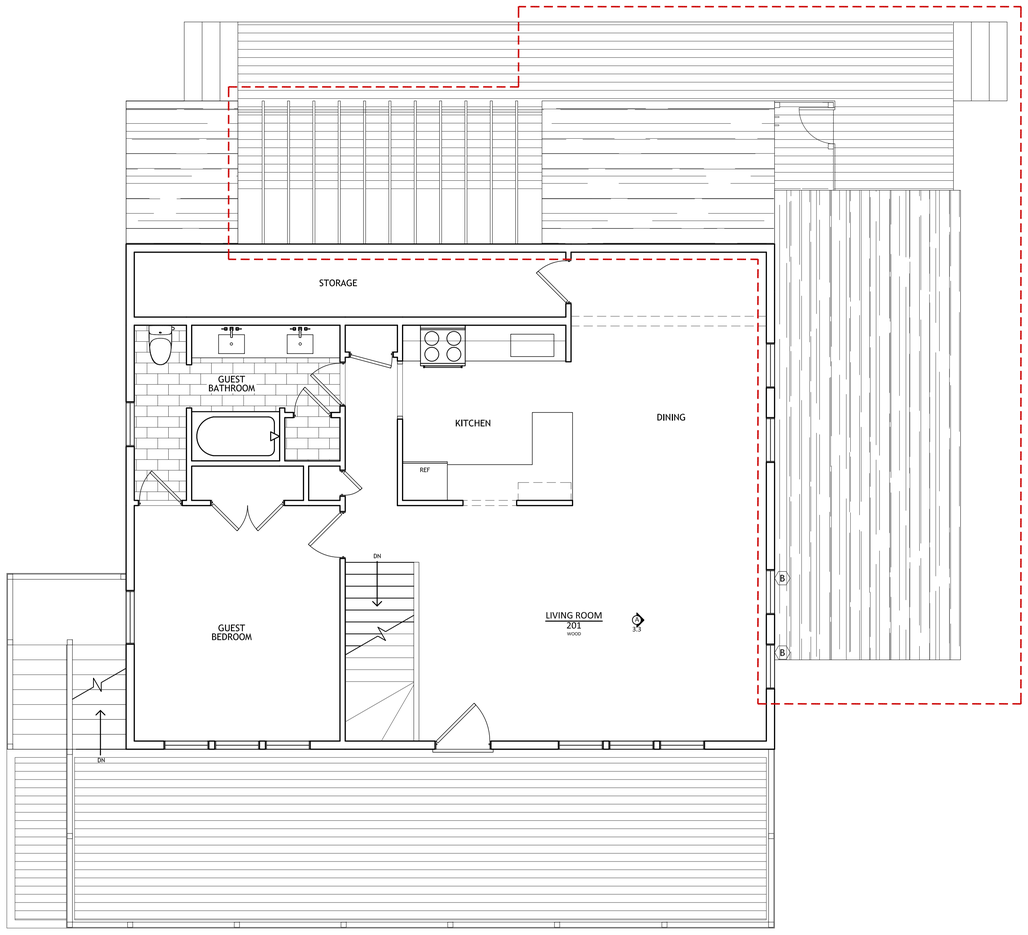
14 FEBRUARY 2025



EXISTING

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	-	ANDERSEN TW2032	R.O.: 2'-2 1/8" x 3'-4 7/8"	6/6 DOUBLE HUNG WINDOW
B	6	ANDERSEN TW2446	R.O.: 2'-6 1/8" x 4'-8 7/8"	6/6 DOUBLE HUNG WINDOW (MATCH EXISTING)
C	4	ANDERSEN TW2444	R.O.: 2'-6 1/8" X 4'-6 7/8"	6/6 DOUBLE HUNG WINDOW (MATCH EXISTING)
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
2	1	WOOD DOOR	R.O.: 2'-6" x 6'-8"	8 LIGHT OVER 1 PANAL (MATCH EXISTING)

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS



SECOND FLOOR PLAN
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

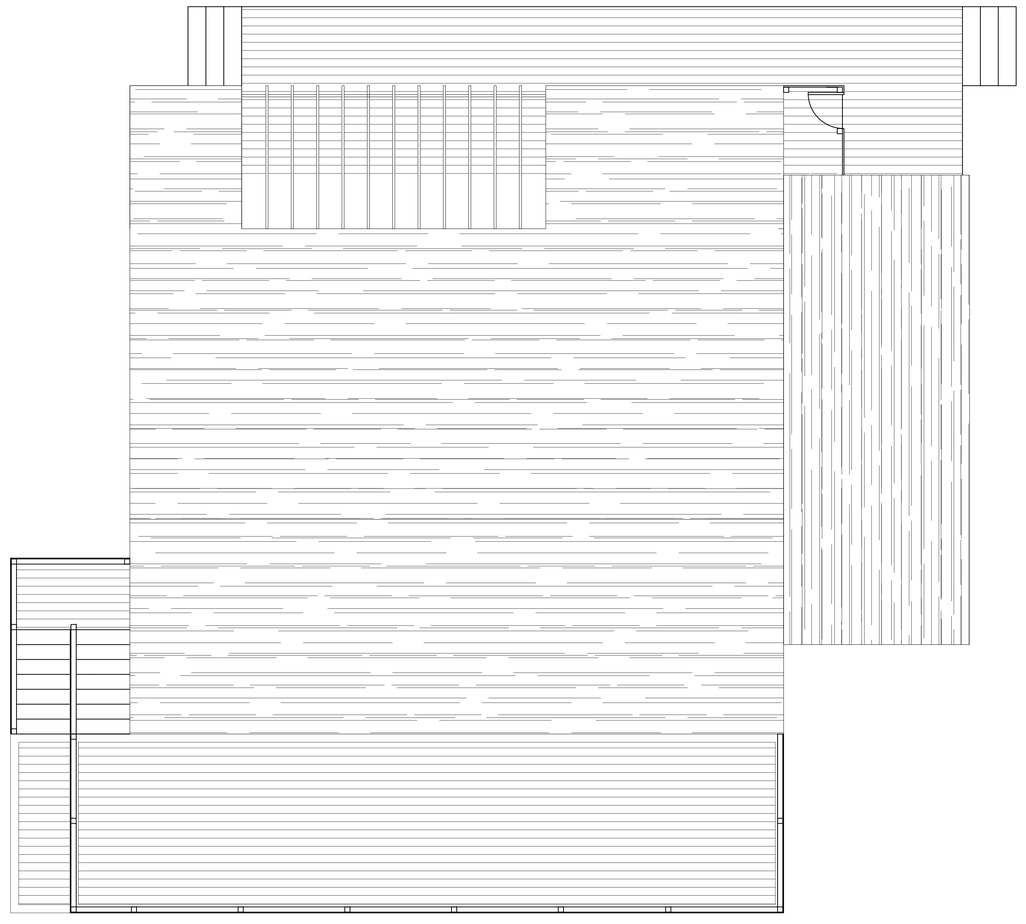
SECOND DWELLING SECOND FLOOR PLAN

44 WARREN'S
44 WARREN'S LANDING ROAD
NANTUCKET, MA 02554
MAP: 38 PARCEL: 23

FLOOR PLAN

A1.1

14 FEBRUARY 2025



ROOF PLAN
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

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

SECOND DWELLING ROOF PLAN

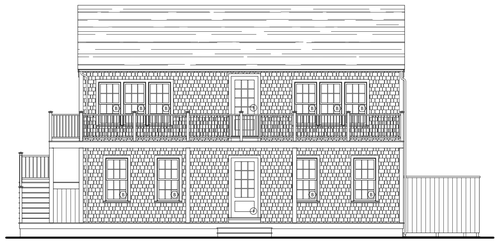
44 WARREN'S

44 WARREN'S LANDING ROAD
NANTUCKET, MA 02554
MAP: 38 PARCEL: 23

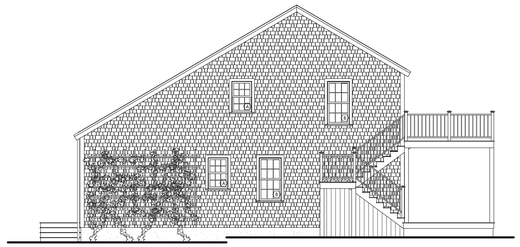
ROOF PLAN

A1.2

14 FEBRUARY 2025



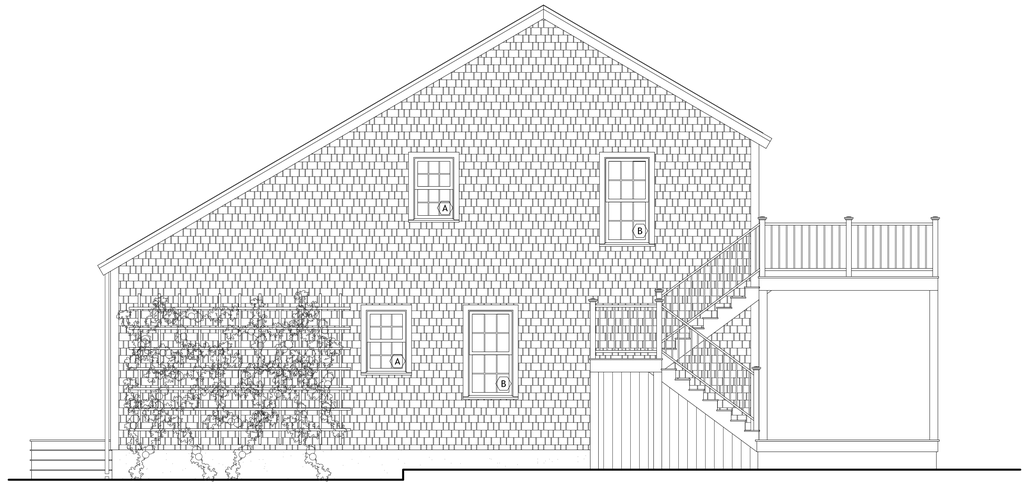
EXISTING ELEVATION



EXISTING ELEVATION



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
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

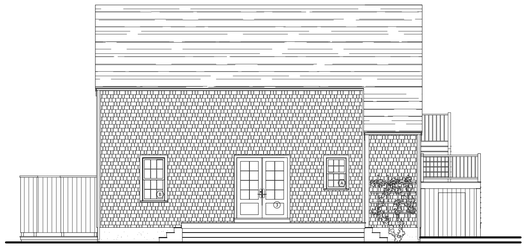
SECOND DWELLING EXTERIOR ELEVATIONS

44 WARREN'S
44 WARREN'S LANDING ROAD
NANTUCKET, MA 02554
MAP: 38 PARCEL: 23

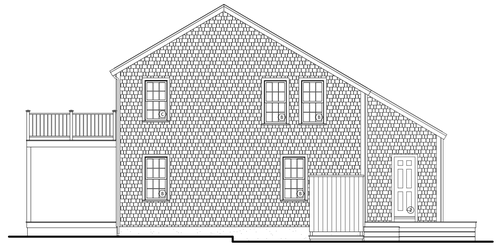
ELEVATIONS

A2.1

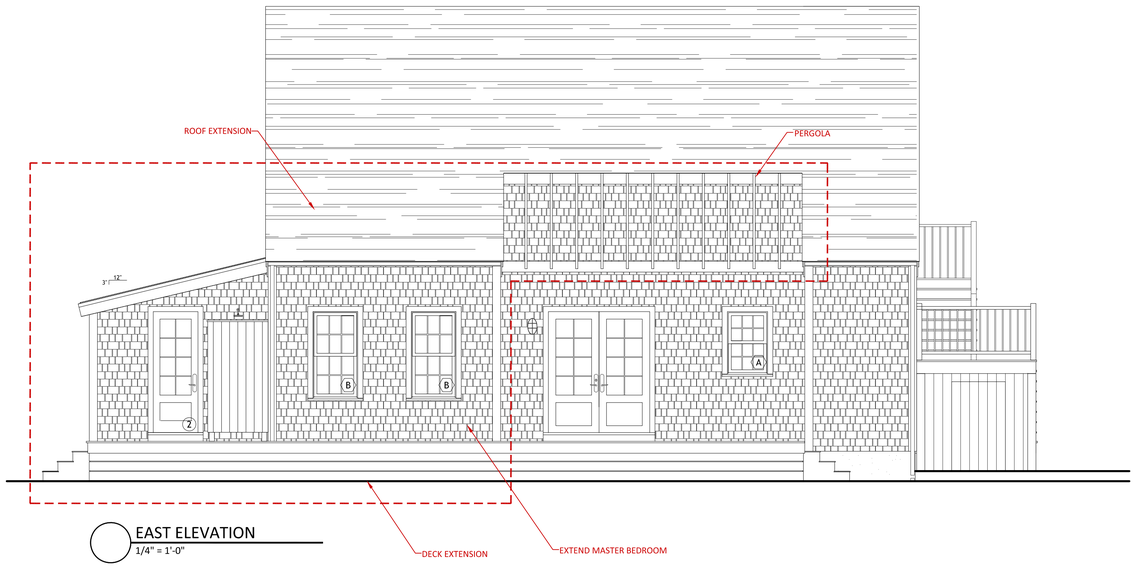
14 FEBRUARY 2025



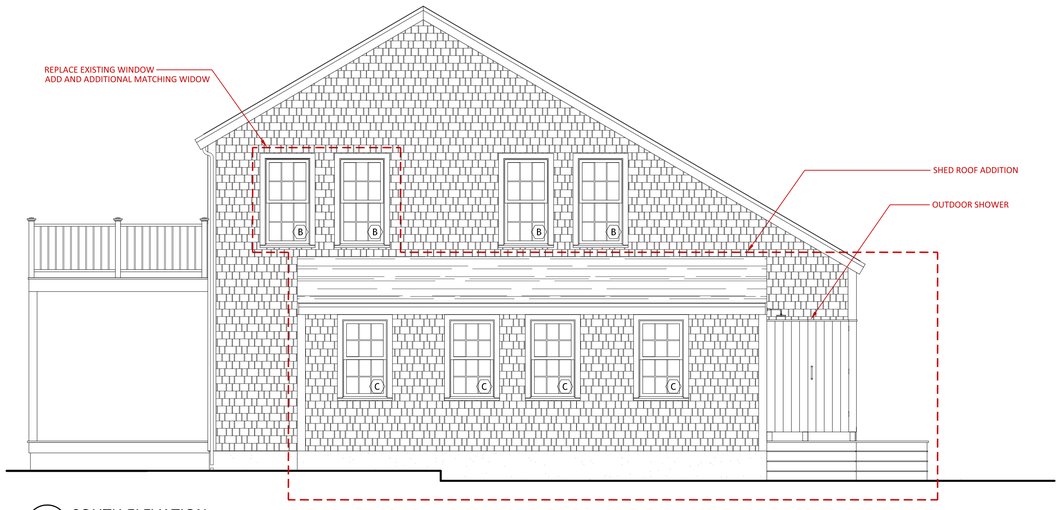
EXISTING ELEVATION



EXISTING ELEVATION



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
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

SECOND DWELLING EXTERIOR ELEVATIONS

44 WARREN'S
44 WARREN'S LANDING ROAD
NANTUCKET, MA 02554
MAP: 38 PARCEL: 23

ELEVATIONS

A2.2

14 FEBRUARY 2025

CERTIFICATE NO: _____ DATE ISSUED 10/15/24

HDC2024-09-11 099

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 173

Street & Number of Proposed Work: 6 Plainfield Road

Owner of record: David & Avery Keller

Mailing Address: 425 Woodland Rd
Lake Forest IL 60045

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Champion Landscape

Mailing Address: Po Box 518
Nantucket MA 02584

Contact Phone #: 508-560-3368 E-mail: Renchamp1@Gmail

FOR OFFICE USE ONLY

Date application received: 9/6/24 Fee Paid: $ 200 191.20

Must be acted on by: 11/8/24

Extended to: X

Approved: _____ Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments - Restrictions - Conditions

X Pool not to be visible at time of inspection and in perpetuity
No grade change from existing or as noted on the application.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District SR20) ☐ Roof ☑ Other Spa 8'x8' / Pool 20'x40' / Pergola 15'x10' / Apron 125 ⌀

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: _____ Decks/Patio Size: 640 ⌀ Deck ☐ 1st floor ☐ 2nd floor

Deck & Ipe Landings → Width: 11' Sq. footage 2nd floor: _____ Size: 508 ⌀ Patio ☐ 1st floor ☐ 2nd floor

(13x5) & (3x4) Sq. footage 3rd floor: _____ Ipe Deck

Difference 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

SEP 06 2024

Is there an HDC survey form for 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:	7 FT	7 FT
Type:	Board	Wire in
Length:	42 FT	Veg = 245 FT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/6/2024 Signature of owner of record [signature] Signed under penalties of perjury

7.	NIR Retail LLC	Zero Main St	PROJECTING SIGN (ATM)	42.3.1/481	POYANT SIGNS
	SAC recommends approval through staff subject to sign being made of wood				
8.	NIR Retail LLC	Zero Main St	WALL SIGN (HOURS)	42.3.1/481	POYANT SIGNS
	SAC recommends hold for revisions				

IV. OLD BUSINESS 10/08/2024 HEARD LAST WEEK

Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
LM Kelly	81 Cliff Rd	Hardscape arbor	30/165	R. Newman	JP

- *Commissioners: **Welch**, Pohl, Oliver, MacLeod and Thornewill; Alt: Patten, Paul -- **Last heard October 08, 2024***

V. NEW BUSINESS 09/03/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	E Foley	76 Orange St	Relocate parking	55.1.4/25	R. Newman	JP
2.	Laura Lorio	12 New St	New Fence	55/340	Self	VO
3.	Robert Jepson	32 Hinsdale Rd	As-Built Shed	68/19.2	Ryan Jepson	VO
4.	Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM
5.	7 Brewster Rd LLC	7 Brewster Rd	New Dwelling	54/286	LFW	AC

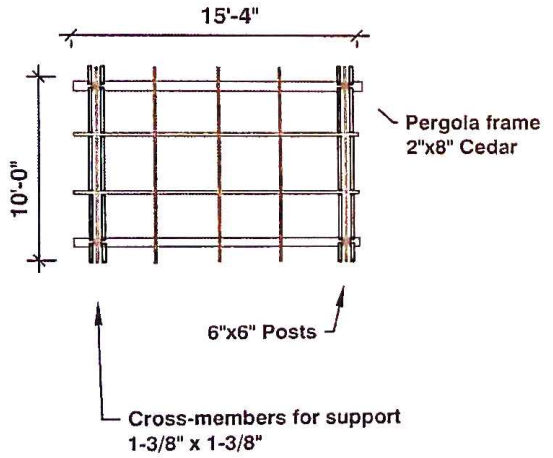
VI. NEW BUSINESS 09/17/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Carl & Sharon Nielson	50 Wanoma Way	New Dwelling	92.4/244	Thornewill	RP
2.	Tic T'ACK Toe	2 Fawn Ln	Rev To Chimney	68/972	Shouldice	SW
3.	3 Pops Lane Trust	3 Pops Ln	Demo garage	60.2.4/64.1	MCA+	JP
4.	3 Pops Lane Trust	3 Pops Ln	Demo MH	60.2.4/64.1	MCA+	JP
5.	3 Pops Lane Trust	3 Pops Ln	New Dwelling MH	60.2.4/64.1	MCA+	JP
6.	3 Pops Lane Trust	3 Pops Ln	New Garage	60.2.4/64.1	MCA+	JP
7.	3 Pops Lane Trust	3 Pops Ln	New Guest House	60.2.4/64.1	MCA+	JP
8.	3 Pops Lane Trust	3 Pops Ln	Pool	60.2.4/64.1	MCA+	JP
9.	Dave & Avery Keller	6 Plainfield Rd	Pool Spa Pergola	49/173	Ben Champoux	VO
10.	Pixie Hollow LLC	109 Tom Nevers Rd	Alterations	91/27	MCA+	VO
11.	John Murray	75 Fairgrounds Rd	New Dwelling	67/180.1	J Martinez	VO
12.	Brendan Swords	10 Marion Ave	Deck Alterations	82/409	Val Oliver	AM
13.	The Whole Spread LLC	332 Madaket Rd	Rev COA 7660 MH	60/100	Emeritus LTD	CT
14.	The Whole Spread LLC	332 Madaket Rd	New 2nd Dwelling	60/100	Emeritus LTD	CT
15.	Herlihy	3 Rudder Ln	Color Change	66/361	LINK	CT
16.	Nantucket Development	8 Sconset Ave	MH Rev's	49.3.2/28	LINK	CT
17.	Nantucket Development	8 Sconset Ave	Pool	49.3.2/28	LINK	CT
18.	Gerwirtz	4 Starbuck Rd	Replace garage roof	59.3/66	LINK	AC
19.	Wallace	65 Polpis Rd	Move on	43/13	LINK	AC
20.	Tracy Root	20 Broad St	Fenestration Add Lift	42.4.2/33	Emeritus LTD	AC
21.	Stephen Frohwein	32 N Liberty St	Rev 6873	41/159	Emeritus LTD	CP
22.	Clay Street Dev	44 Skyline Dr	Move on dwelling	79/990	LFW	CP
23.	Kim Glowacki	20 Greglen Ave	Move off dwelling	68/141	LFW	CP

VII. NEW BUSINESS 10/01/2024

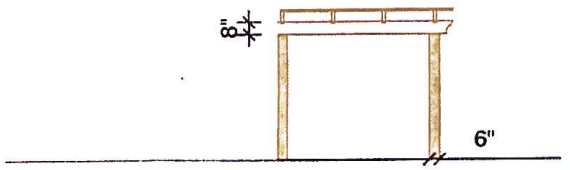
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Nancy Waterhouse Tr	15 Liberty St	Access Ramp	42.3.4/67	Brook Meerbergen	RP
2.	McAuley, Kenneth	24 Derrymore Rd	Dormer	41/610	NAG/WMM	SW
3.	88 Pocomo Trust	88 Pocomo Rd	Demo	15/42	Emeritus LTD	SW
4.	VBDC, LLC	116 Polpis Rd	Pickleball Court	44/4	Ahern LLC	SW
5.	Hanson, Peter	27 Osprey Wy	Replace deck	83/9	Self	SW
6.	NT Property Owner	1 Beach Grass Rd	Hardscape	68/885	LFW	JP
7.	NT Property Owner	5 Beach Grass Rd	Hardscape	68/883	LFW	VO
8.	NT Property Owner	17 Honeysuckle Dr	Hardscape	68/398	LFW	VO
9.	NT Property Owner	19 Honeysuckle Dr	Hardscape	68/397	LFW	VO
10.	NT Property Owner	21 Honeysuckle Dr	Hardscape	68/396	LFW	VO
11.	Flaster, Michele	7 N Pasture Ln	Move house on-site	44/67	LFW	VO
12.	Flaster, Michele	7 N Pasture Ln	Patio/ walls	44/67	LFW	VO
13.	5 Surfside Rd LLC	5 Surfside Rd	Rev Doors/ ac	55/253	LFW	VO
14.	Red Mill Lane LLC	8 Red Mill Ln	New dwelling	55/928	LFW	VO
15.	Red Mill Lane LLC	8 Red Mill Ln	Hardscape pool	55/928	LFW	VO
16.	Red Mill Lane LLC	8 Red Mill Ln	Cabana	55/928	LFW	VO
17.	Dustin Murray	32 Cannonbury Ln	New dwelling	73/24	Reid Yenor	VO
18.	450 Green Park LLC	2 Stone Alley	Alterations/rev COA 8882	42.3.1/102	Self	AM

Top View

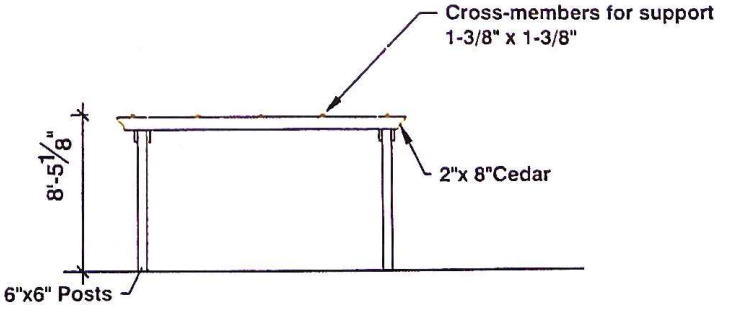


Pergola Built
Using natural to weather Cedar

North Elevation



West Elevation



CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller

6 Plainfield Road
Siasconset, MA 02564

- DRAWING -

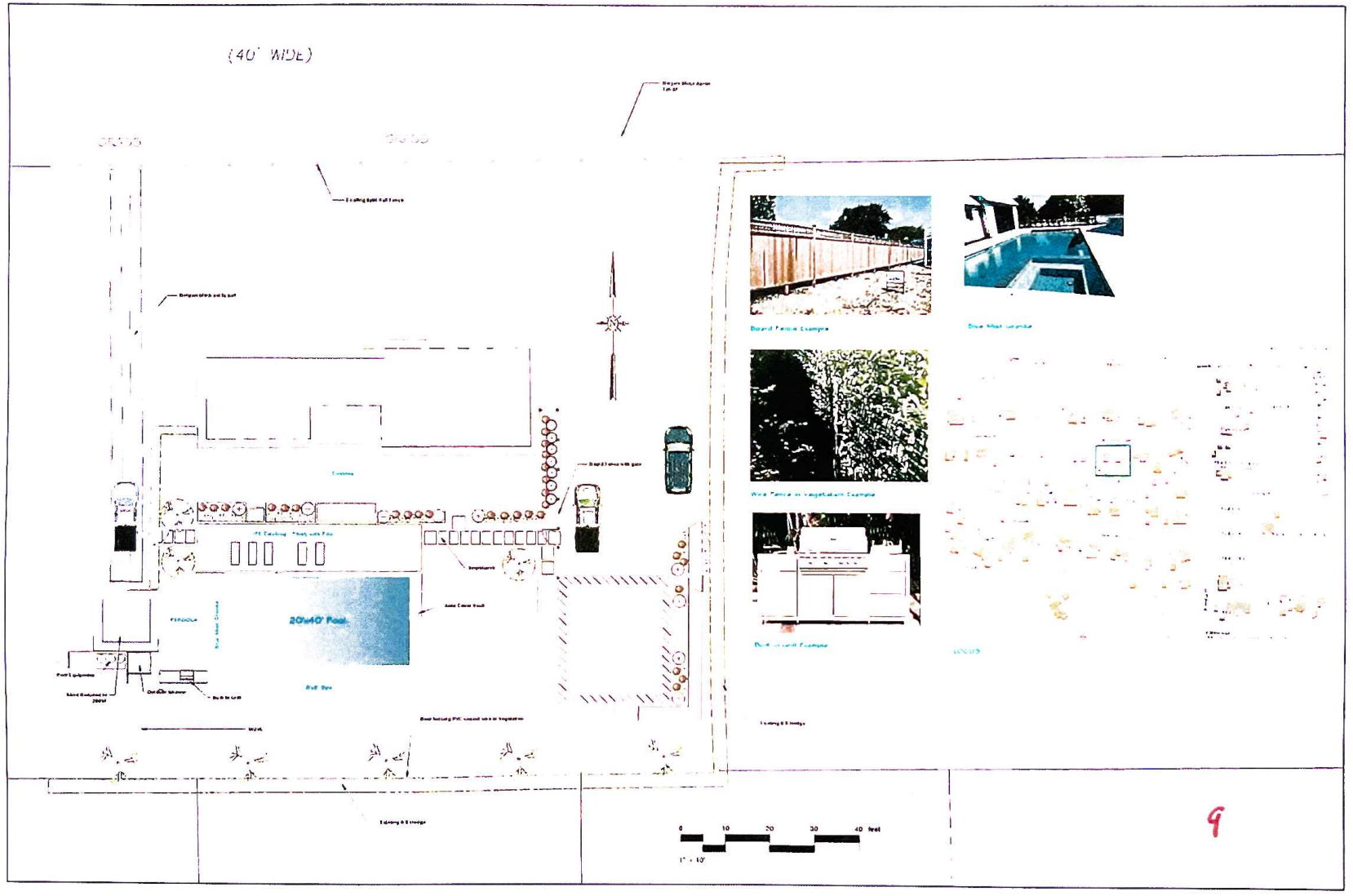
Pergola

- REVISIONS -

9/5/2024

Scale 1" = 10'

L-1



CHAMPOUX
LANDSCAPE

- PREPARED FOR -

Peter G Plainfield Road
Susconset MA 02564

- DRAWING -

REVISIONS
9/5/2021

Scale 1" = 10'

L-1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 173

Street & Number of Proposed Work: 6 Plainfield Road

Owner of record: David Avery Keller

Mailing Address: 425 Woodland Road

Lake Forest IL 60045

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Champaux Landscape

Mailing Address: Po Box 3195

Nantucket MA 02584

Contact Phone #: 508-560-3368 E-mail: Fenchamp1@Gmail

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District SE20) ☐ Roof ☑ Other Revision to Pool Orientation HDC2024-09-11099

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

Pool Orientation Change From East/West to North/South
Size Down From 20x40 To 18x38
Decking to 430SF From 640SF

Is there an HDC survey form for 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 _____ Signature of owner of record _____ Signed under penalties of perjury

PLAINFIELD (40' WIDE) ROAD

GRASS

GRASS

Belgain Block Apron
125 SF

Existing Split Rail Fence

Belgian block set in turf

58.2

58.2

Existing

Board Fence with gate

IPE Decking - Flush with Pool

Stepstones

Revision to Pool:

Orientation changed From East/West to North/South

Size changed from 20'x40' to 18'x38'

Spa Shifted West

Decking Sized Down from 640sf to 430sf

18'x38' Pool

PERGOLA

Blue Mist Granite

8'x8' Spa

Pool Equipment

Shed Reduced to 200SF

Outdoor Shower

Built in Grill

Blue Mist Granite Coping

Auto Cover Vault

Deer fencing PVC coated wire in Vegetation

Existing 8 ft Hedge

Existing 8 ft Hedge

0 10 20 30 40 feet

1" = 10'



Board Fence Example



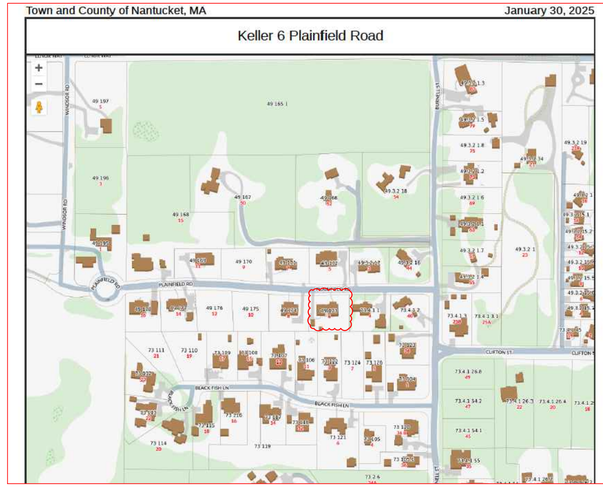
Blue Mist Granite



Wire Fence in Vegetation Example



Built in Grill Example



CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller 6 Plainfield Road
Siasconset MA 02564

- DRAWING -

- REVISIONS -
1/30/2025

Scale 1" = 10'

L-1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 738/1

Street & Number of Proposed Work: 26A DAFFODIL LANE #2

Owner of record: NAUGHTY CAL LLC

Mailing Address: 15260 HIGHWAY 105 WEST STE
MONTGOMERY, TX 77356

Contact Phone #: 281-802-6291 E-mail: JASON@JOBESYSTEMS.COM

AGENT INFORMATION (if applicable)

Name: Timothy Holmes / SunWind, LLC

Mailing Address: Po Box 700
Brewster, MA 02631

Contact Phone #: 5082466350 E-mail: THOLMES@SUNWINDLLC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other S/AR PARKING CANOPY

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.) _____

CARPORT/CANOPY
~~Skylights (flat only)~~: Manufacturer World4SOLAR Rough Opening 22'x24' Size _____ Location _____

Fence: Height: _____
Type: _____
Length: _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☑ Other PAINTED STEEL. SOLAR PANELS ARE ALL BLACK. CANOPY STRUCTURE FLAT BLACK

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 2-3-2025 Signature of owner of record Timothy Holmes Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nanmc11et-ma.a:ov

COM!\llSSION ERS

Ray Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COl\fl\HSSIONERS

Jesse Dutra

Can'i l homewill

Siephen Welch

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HOCCompliance
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Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Naughty Cal LLC

STREET Address 26A Daffodil Lane Nantucket,

MAP/PARCEL 68 / 738 UNDESTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

February 3, 2025

WILL Not BE REVIEWED BY HIST0RIC DISTRICICT COMMISSION,DUE INCREASED DEMAND; WITHIN THE 10DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HOC enabling legislation: ... The Commission shall meet within ten (10) day$ of the receipt of an application for certificate of appropriateness or permit for removal...

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC 2/3/2025
Signature • Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Naughty Cal LLC
26A Daffodil Lane #2
Nantucket, MA 02554

Assessors Map Number: 68
Lot Number: 738

Property ID: 185940

Year Built: 2004

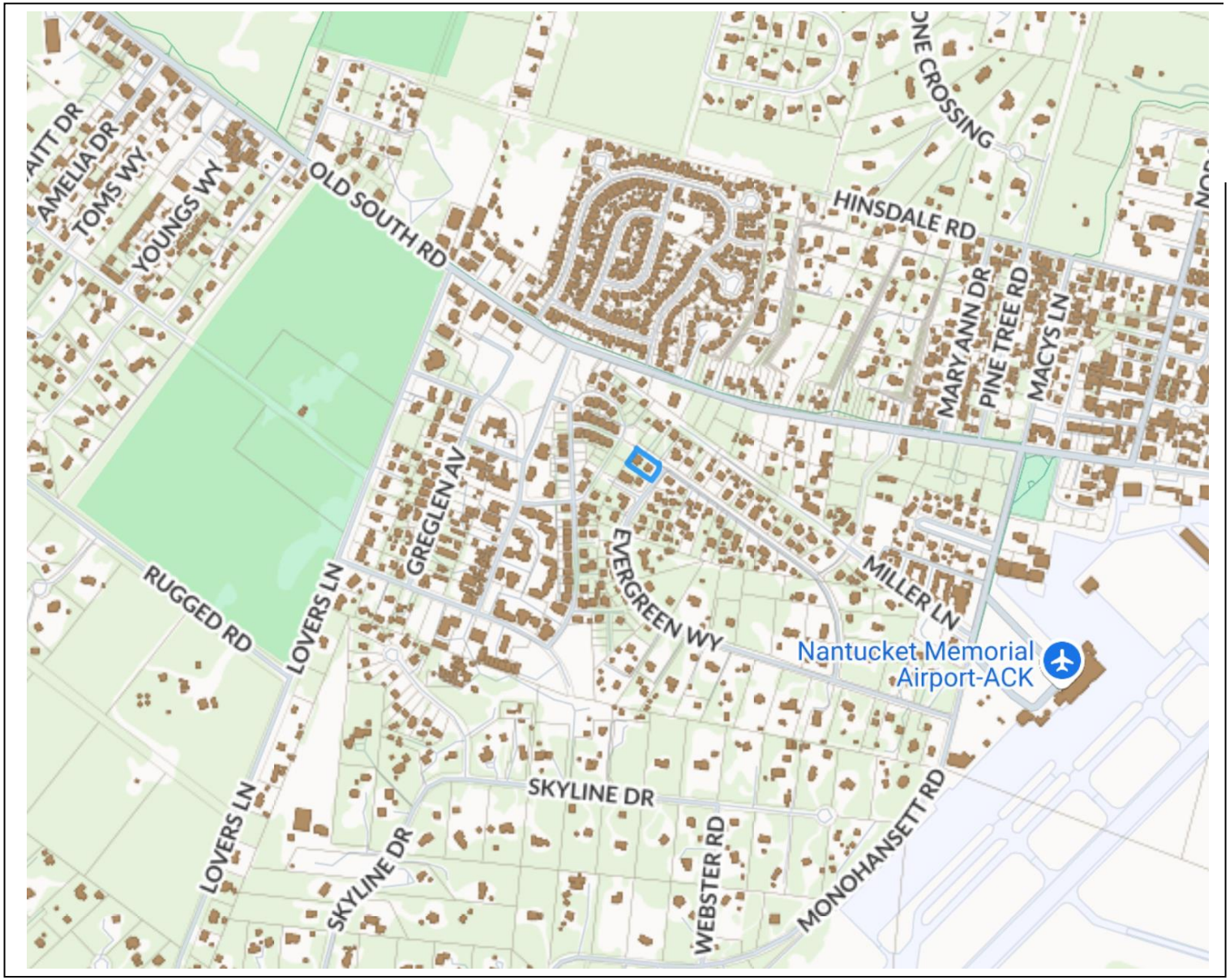
Use: 1020

Description: Condo

Zone: R20

Property Size: 0 Acres

Locus Map 26A Daffodil Lane #2



26A Daffodil Lane #2 GIS Map



Rendering of Proposed Solar Carport / Canopy



Intersection of Evergreen Way and Daffodil Lane looking west

Rendering of solar canopy in driveway



Heliowing 7 Solar Carport



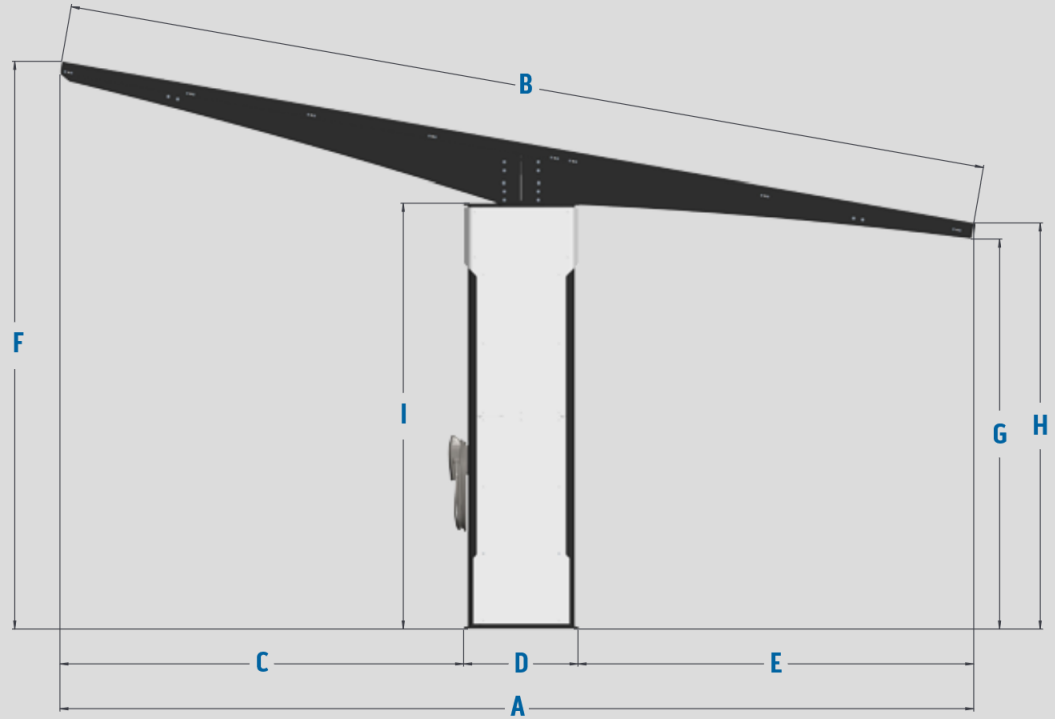
Heliowing 7 Specifications

Design standard	**ASCE 7-22**
Solar Roof (Gap free)	**500 sq ft**
Min. Drive-through Clearance	**9‘ 10“**
Solar Power (Max)	**9.84 kWp**
Material Structure	**Steel**
Light Control	**Motion sensor and control box**
Roof Lights	**IP67 LED strip lights**
Ambient Light	**IP67 LED strip lights**
Integrated Battery Pack (optional)	**8.3 – 24.9 kWh**
Width x Depth x Height	**22.7 x 22.4 x 13.10 ft**

WORLD4SOLAR

DIMENSIONS
HELIOWING 7

Roof area	**512 sqf**
Roof inclination	**10°, fixed**
Covered depth **A**	**22‘ 4“**
Solar array length **B**	**22‘ 8“**
Overhang column to eaves **C**	**9‘ 11”**
Column depth **D**	**2‘ 10”**
Overhang column to ridge **E**	**9‘ 8”**
Ridge height with flush foundation **F**	**13‘ 10”**
Entry height with flush foundation **G**	**9‘ 6”**
Eaves height with flush foundation **H**	**9‘ 11”**
Crossbeam hight with flush foundation **I**	**10‘ 5“**



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAG.

AS AGENT FOR Mr & Mrs Kevin & Casey

STREET ADDRESS 6 Wrights Landing.

MAP/PARCEL 91 / 128

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/3/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

2/3/25

Date



Property Information

Property ID 8759
Location 6 WRIGHTS LANDING
Owner CASEY KEVIN & LAUREN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 91 PARCEL N°. 128

Street & Number of Proposed Work: 6 WRIGHTS LANDING

Owner of record: KEVIN & LAUREN CASEY

Mailing Address: PO BOX 790
NANTUCKET MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THERIAULT NMQ

Mailing Address: PO BOX 1814
NANTUCKET MA.

Contact Phone #: 228-563 XX E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0 Sq. Footage 1st floor: 160SF 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 6 South 6 East 0 West 6

Height of ridge above final finish grade: North 13'-0 South 13'-0 East 13'-0 West 13'-0

Additional Remarks: CONSTRUCT 10'X16' SHED FOR POOL EQUIPMENT.

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 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 1X8 Rake 1X8 Soffit (Overhang) _____ Corner boards 5/4X4 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 ~~ANDERSON HOUSEWORKS~~ THE

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE Clapboard (if applicable) _____ Roof T.M.E

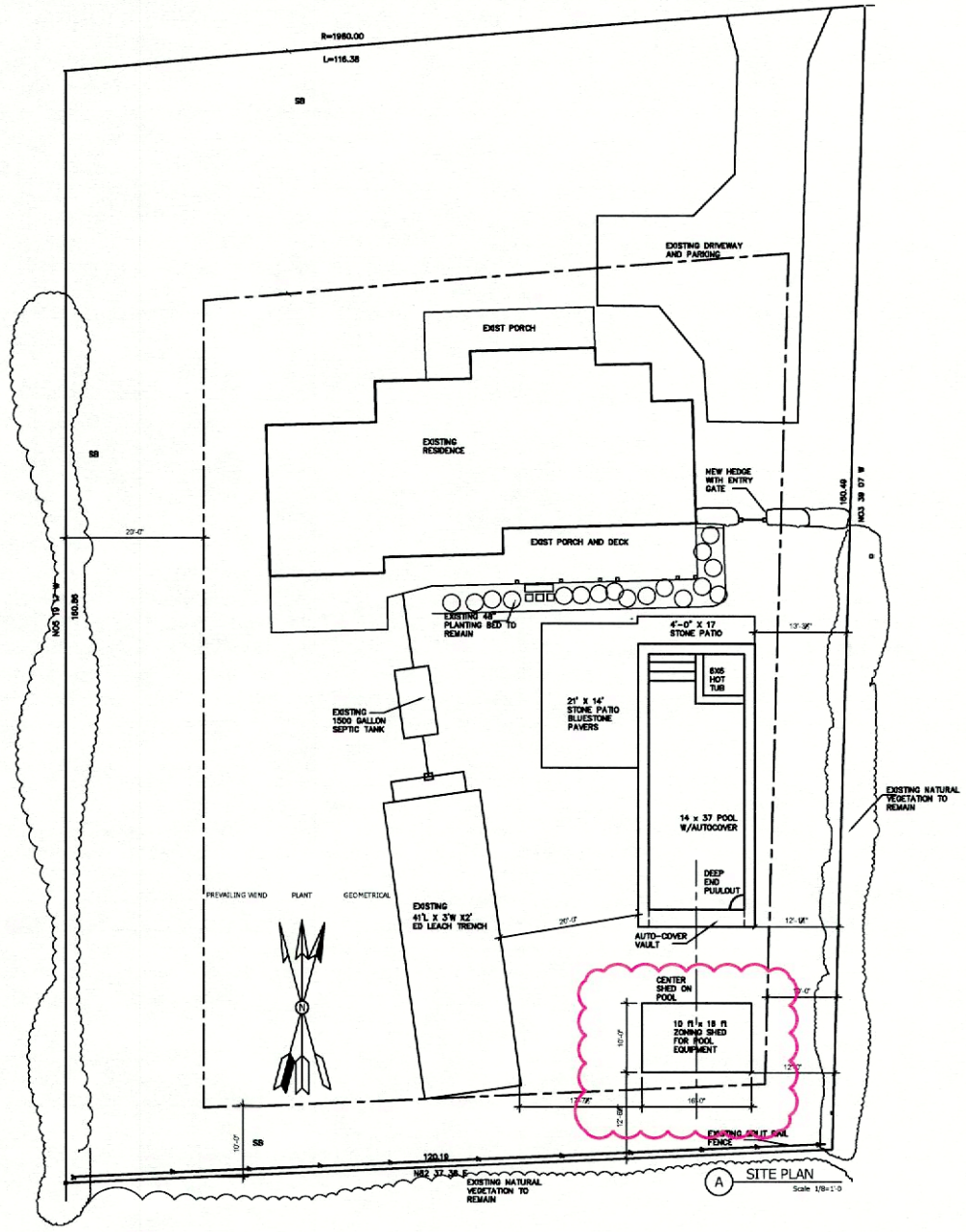
Trim WHITE Sash WHITE Doors WHITE

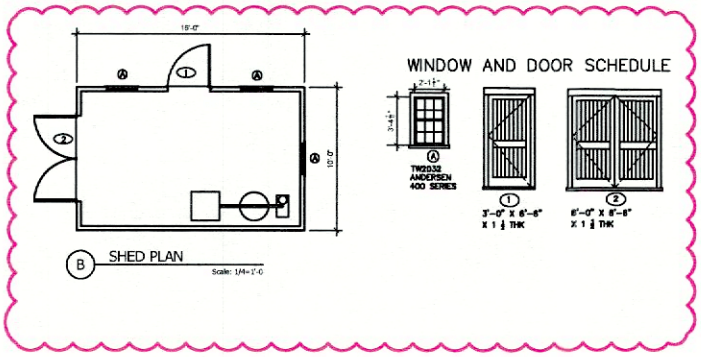
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/3/25 Signature of owner of record _____ Signed under penalties of perjury





NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

POOL PLAN FOR:
MR. AND MRS KEVIN CASEY
6 WRIGHTS LANDING NANTUCKET, MASSACHUSETTS, 02554

PLAN

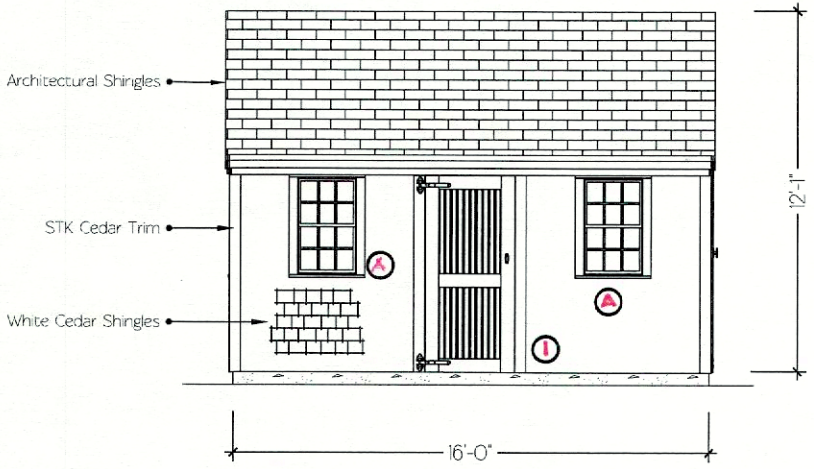
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B: xxx copyright nag 2015
client number

A1

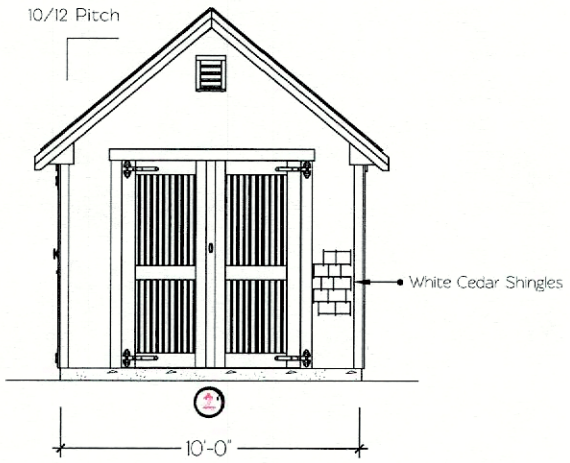
1 Front Elevation

SCALE: 1/4" = 1'-0"



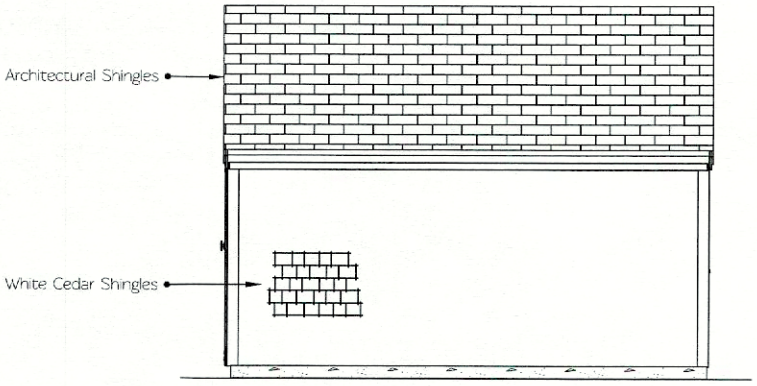
2 Right Elevation

SCALE: 1/4" = 1'-0"



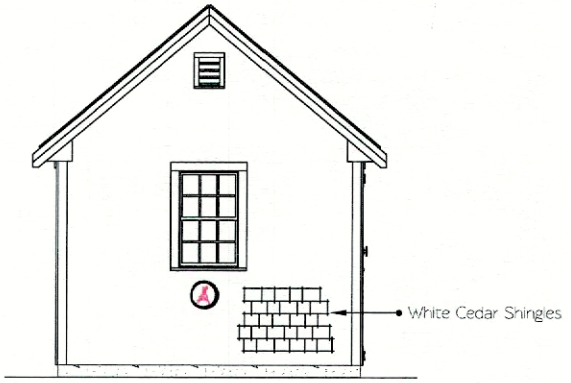
3 Rear Elevation

SCALE: 1/4" = 1'-0"



4 Left Elevation

SCALE: 1/4" = 1'-0"



PINE HARBOR
WOOD PRODUCTS

PINEHARBOR.COM
1-800-368-SHED

259 Queen Anne Road
Harwich, MA 02645
p: (508) 430-2800
f: (508) 430-1115
barns@pineharbor.com

ENGINEER'S STAMP

PROJECT:
10' x 16' Cape Codder

CLIENT:
Lauren Casey

ADDRESS:
6 Wrights Landing
Nantucket, MA 02554

PHONE:
508-826-3284

E-MAIL:
laurencaseyl@gmail.com

ADDRESS OF PROPOSED WORK:
6 Wrights Landing
Nantucket, MA 02554

REVISION DATE:
1/29/25

DRAWN BY:
GB

Scale: 1/4" = 1'-0"
Unless otherwise noted

6 WRIGHTS LANDING

Location	6 WRIGHTS LANDING	**Mblu**	91/ / 128/ /
Acct#	00008759	**Owner**	CASEY KEVIN & LAUREN
Assessment	$2,267,800	**PID**	8759
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,279,200	$988,600	$2,267,800

Owner of Record

Owner	CASEY KEVIN & LAUREN	**Sale Price**	$1,800,000
Co-Owner		**Certificate**	
Address	PO BOX 790 SIASCONSET, MA 02464	**Book & Page**	C28120/0
		Sale Date	01/31/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CASEY KEVIN & LAUREN	$1,800,000		C28120/0	00	01/31/2021
WHEATLEY NANCY J	$969,000		C0019821/0	1O	02/02/2001
KASCHULUK JEFFREY TRUSTEE	$0		C0018/0007	8N	08/29/1997

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 2,808
Replacement Cost: $1,347,420
Building Percent Good: 94
Replacement Cost Less Depreciation: $1,266,600

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

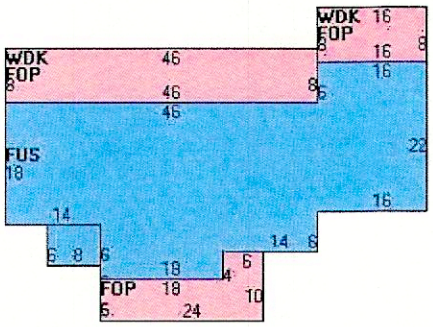
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0028\6%20wrights_

Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/8759_100

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,380	1,380
FOP	Porch, Open, Finished	664	0
STP	Stoop	24	0
UBM	Basement, Unfinished	1,428	0
WDK	Deck, Wood	496	0
		5,420	2,808

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,500	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	$988,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

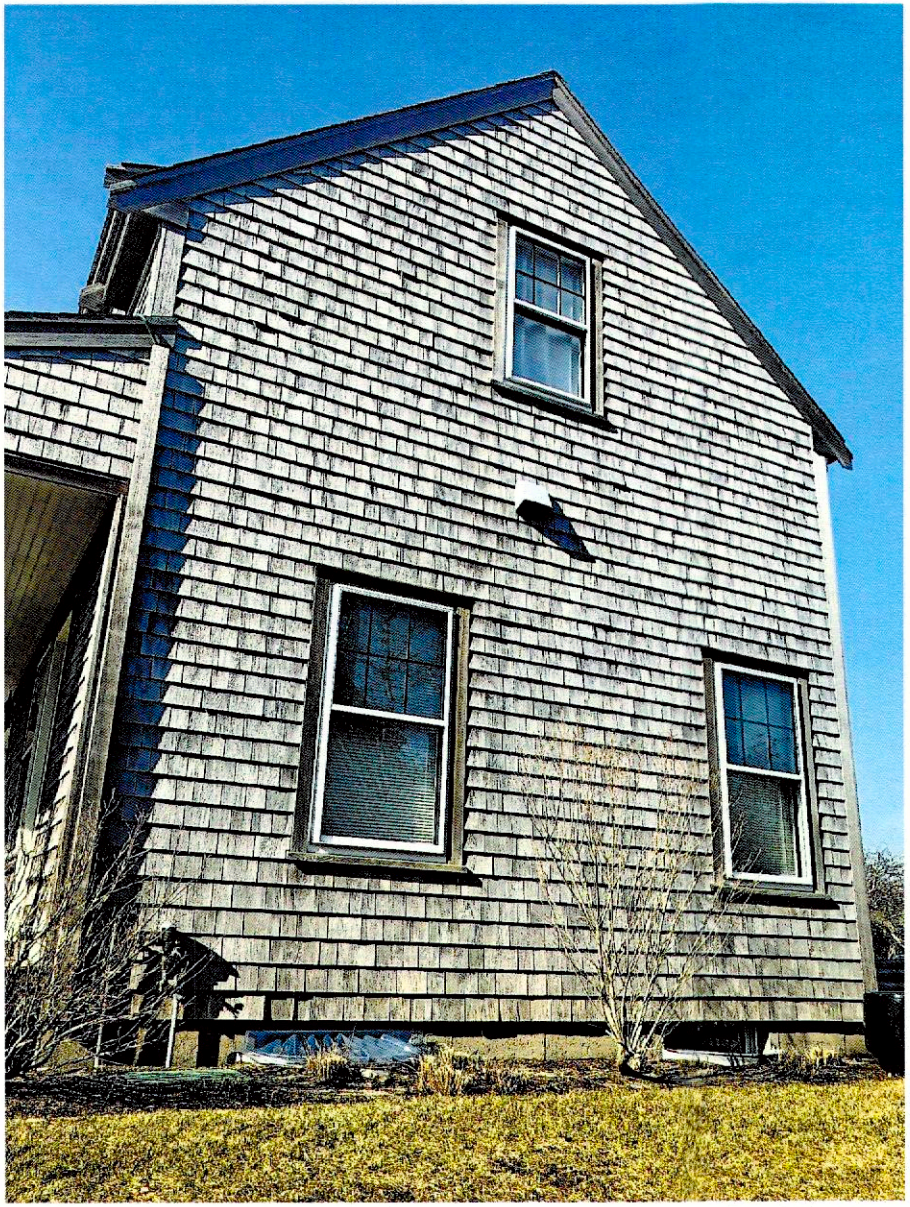
Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,279,200	$988,600	$2,267,800

North elevation



East elevation



South elevation



West elevation



Previous Submittal - Approved

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 128

Street & Number of Proposed Work: 6 Wrights Landing

Owner of record: Casey Kevin & Lauren

Mailing Address: PO Box 790 Siasconset, MA 02464

Contact Phone #: [redacted] E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux RA

Mailing Address: PO Box 1814 Nantucket, MA 02554

Contact Phone #: 608-228-5631 E-mail: Steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District WS3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~14~~ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: ~~37~~ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

14x37

Additional Remarks

REVISIONS* 1. East Elevation CONSTRUCT ~~14~~ INGROUND POOL

Historic Name: (describe) 2. South Elevation W/BLUESTONE PATIO W/AUTOCOVER

Original Date: 2000 3. West Elevation PATIO 14X21.

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: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

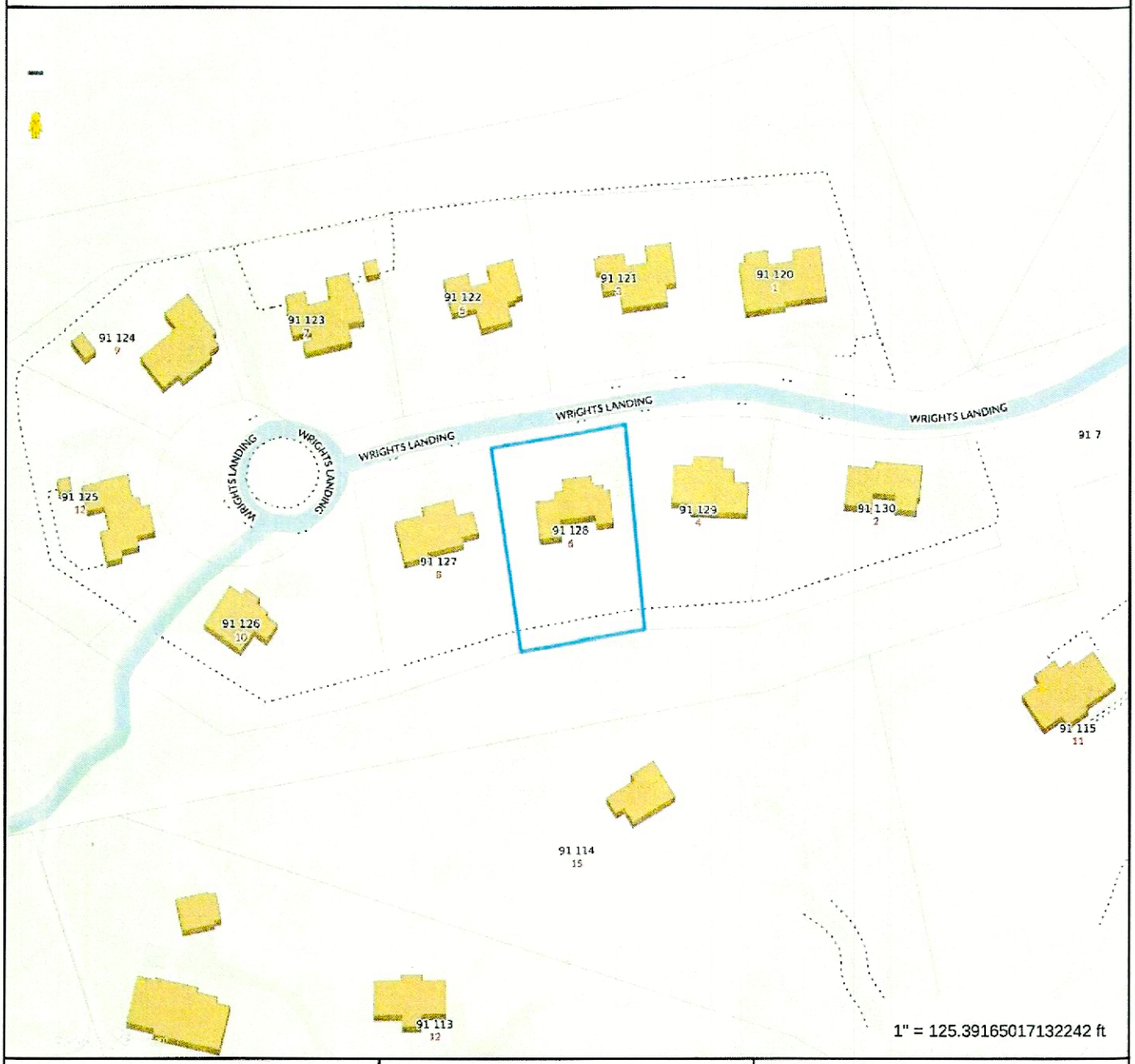
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/11/21 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	8759
Location	6 WRIGHTS LANDING
Owner	CASEY KEVIN & LAUREN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAG

AS AGENT FOR Mr & Mrs Kevin Casey

STREET ADDRESS 6 Wrights Landing

MAP/PARCEL 91 128

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.16.2024

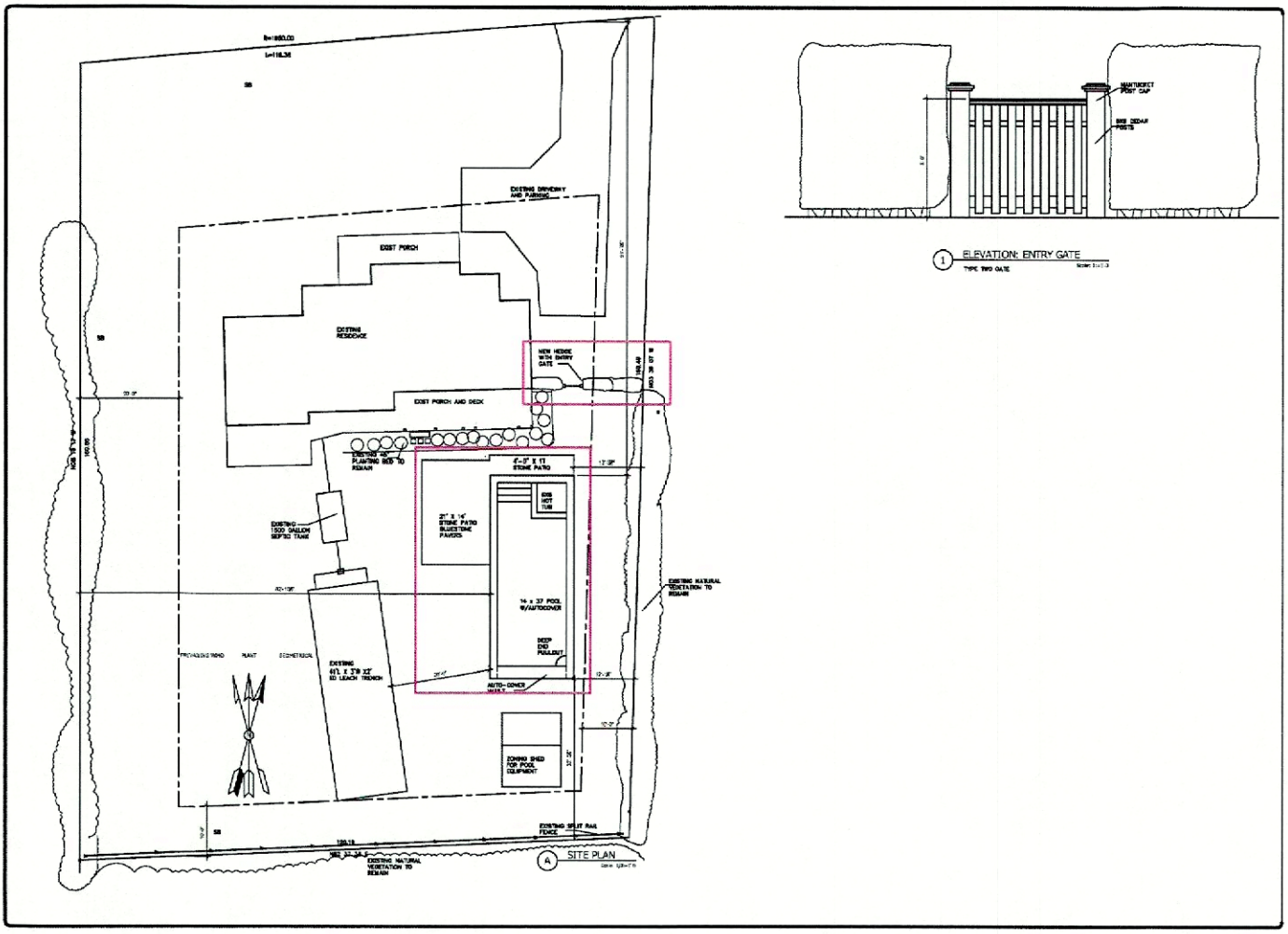
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 12/4/2024

Signature Date



NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1614
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508 228 5831
WWW.NANTUCKETARCHITECTURE.COM

POOL PLAN FOR:
MR. AND MRS. KEVIN CASEY
6 WRIGHTS LANDING NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

DR. xxx copyright nag 2015

client number

A1


www.myLinkMls.com


www.myLinkMls.com


www.myLinkMls.com


Pool
www.myLinkMls.com

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
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.

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**

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4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 663

Street & Number of Proposed Work: 14 KILLDEER LN

Owner of record: MR SCOTT GORDON

Mailing Address: 911 POMPANO DRIVE
JUPITER FLA. 33458-

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO BOX 1814
NANTUCKET, MA.

Contact Phone #: 228-5631x2 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other BASEMENT WINDOW WELLS-

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North EX. South EX East EX West EX

Additional Remarks

Historic Name:

Original Date: 2001

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation ADD BSMT. EGRESS WINDOW & WELL. PT
3. West Elevation 5-4 x 3'-11
4. North Elevation ADD BSMT EGGRESS WINDOW & WELL PT

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON A SERIES-

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

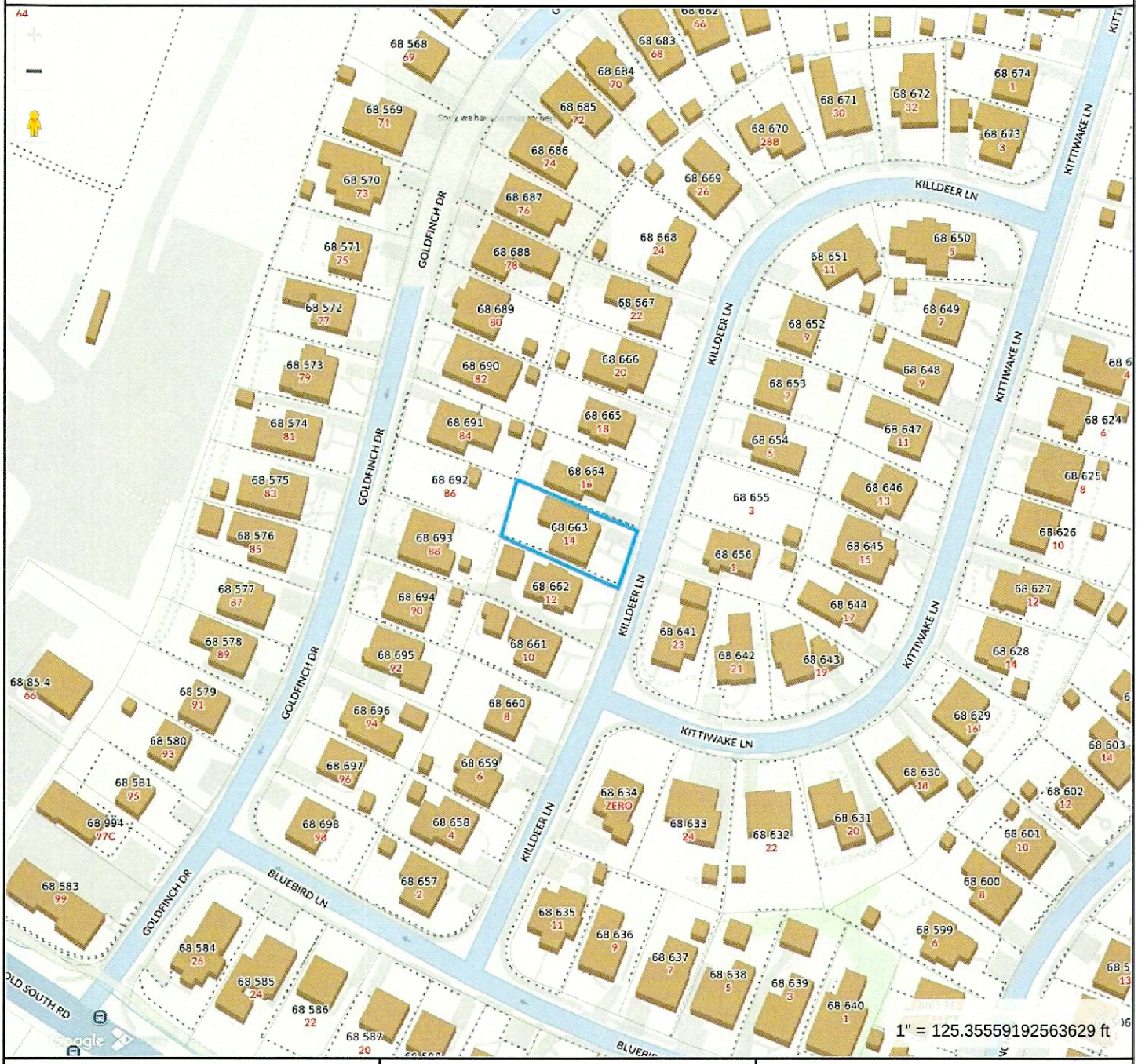
Trim WHITE TUE Sash WHITE Doors _____

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 1/31/2025 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

Property ID	6453
Location	14 KILLDEER LN
Owner	GORDON SCOTT M & VIRGINIA O

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.

Docusign Envelope ID: 58BFCD45-D090-44FE-99C4-4E28AF581493

NAG NANTUCKET ARCHITECTURE GROUP

January 27 ,2025
14 Killdeer Lane
Nantucket, MA 02554

Map: 68 Parcel 663

Authorization Letter:

Nantucket Historic District Commission

I Mr. Scott Gordon the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

Signature

DocuSigned by:
5901C7D74658414...

Date

1/29/2025

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Merrix NAGE.

AS AGENT FOR Mr. Scott Gordon

STREET ADDRESS 14 Killdeer Lane

MAP/PARCEL 68 / 603

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/3/2025

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 2/3/2025
Date

14 KILLDEER LN

Location	14 KILLDEER LN	**Mblu**	68/ / 663/ /
Acct#	00006453	**Owner**	GORDON SCOTT M & VIRGINIA O
Assessment	$1,667,800	**PID**	6453
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,098,200	$569,600	$1,667,800

Owner of Record

Owner	GORDON SCOTT M & VIRGINIA O	**Sale Price**	$738,000
Co-Owner		**Certificate**	
Address	911 POMPANO DRIVE JUPITER, FL 33458	**Book & Page**	C20022/0
		Sale Date	09/05/2001
		Instrument	1P

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GORDON SCOTT M & VIRGINIA O	$738,000		C20022/0	1P	09/05/2001
OCONNOR SCOTT P TRUSTEE	$150,000		C19766/0	1B	12/28/2000
VACANTE DR MICHAEL TRUSTEE	$525,000		C19446/0	1N	05/17/2000
CHRISTOPHER PAPOURAS TR	$1,561,926		C16432/0	1N	08/17/1994
FANTASIA, FRANK D TR	$0		C15384/0	1L	07/20/1992

Building Information

Building 1 : Section 1

Year Built: 2001
Living Area: 2,255
Replacement Cost: $1,149,722
Building Percent Good: 94
Replacement Cost Less Depreciation: $1,080,700

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1

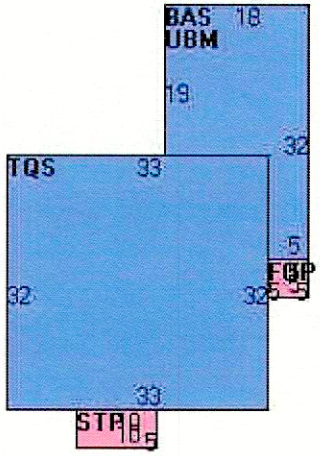
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\81\68.jpg)

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:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6453_746

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,463	1,463
TQS	Three Quarter Story	1,056	792
FOP	Porch, Open, Finished	25	0
STP	Stoop	50	0
UBM	Basement, Unfinished	1,463	0
		4,057	2,255

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$11,500	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R5
Neighborhood	465
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.12
Frontage	0
Depth	0
Assessed Value	$569,600

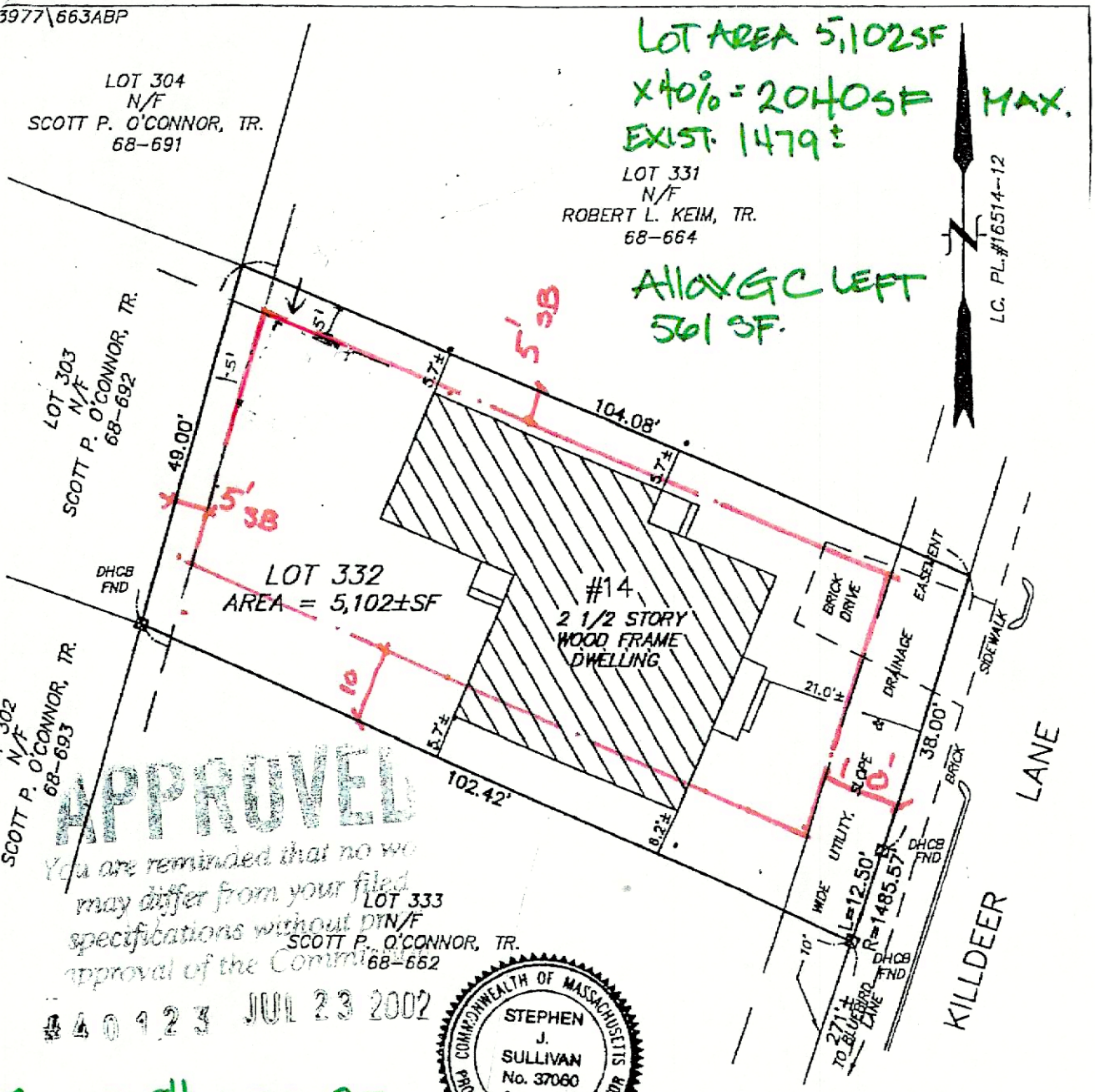
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			240.00 S.F.	$3,100	1
SHD1	SHED FRAME			120.00 S.F.	$2,900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total

3977\663ABP



APPROVED
You are reminded that no wo
may differ from your filed
specifications without pri
approval of the Commissio

40123 JUL 23 2002

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN
No. 37060
REGISTERED PROFESSIONAL LAND SURVEYOR

*ZONING CHANGE TO R5

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: MAY 2, 20(

CURRENT ZONING:	RC-2/PWR
MINIMUM LOT SIZE:	5,000 SF
MINIMUM FRONTAGE:	40 FT
FRONTYARD SETBACK:	20 FT — 10
SIDE AND REAR SETBACK:	5 FT — 5/10
ALLOWABLE G.C.R.:	50% — 40%
EXISTING G.C.R.:	29% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 227/95

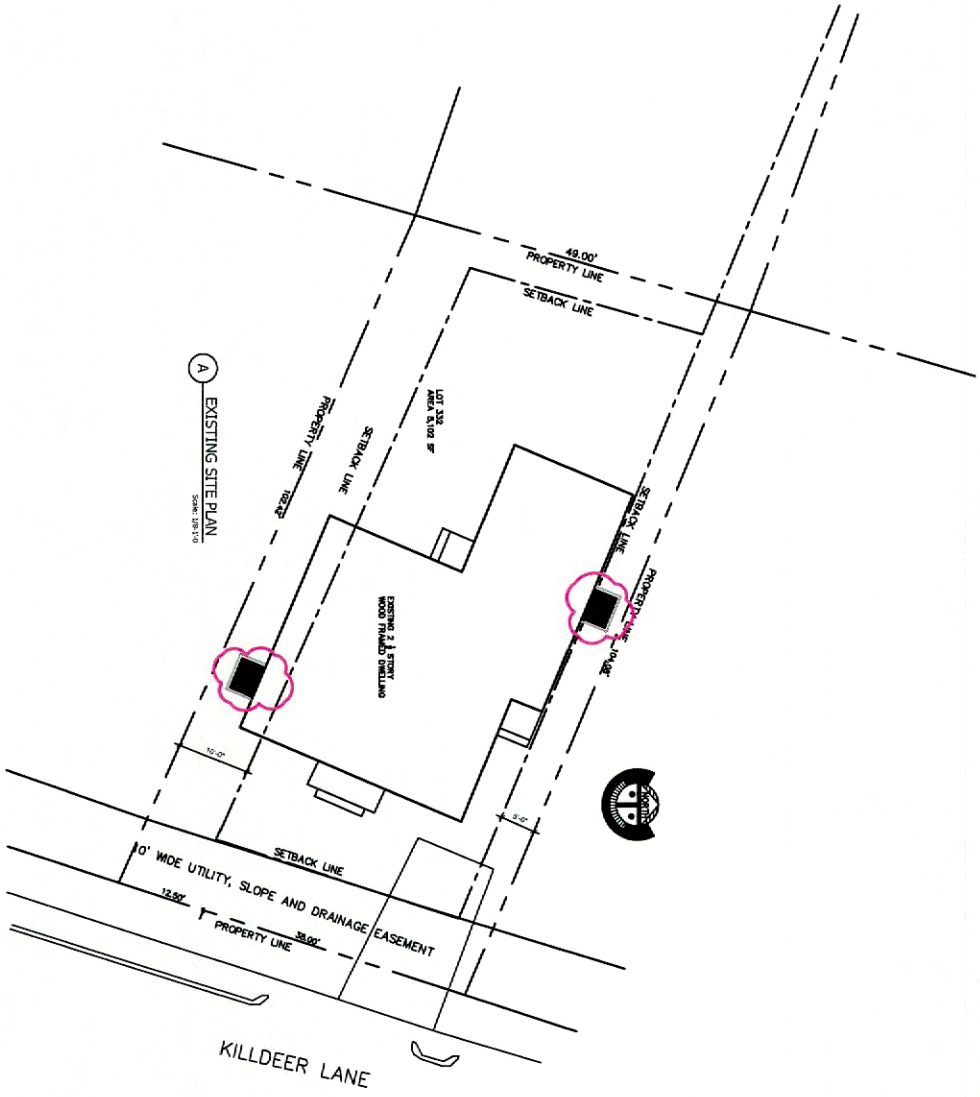
DEED REFERENCE:LC.CERT.#19766
PLAN REFERENCE:LC.PLN.#16514-
ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 663
PREPARED FOR:
SCOTT P. O'CONNOR, TR.

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

RECEIVED JUL 19 2002

N-397

1
40



HDC1

HDC: XX/XX/XX
BIDDING
BLDG. DEPT.
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B
2407.19.1417

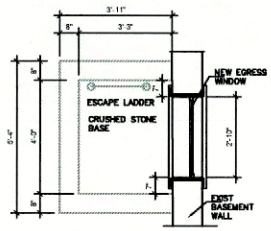
SITE PLAN

RENOVATIONS FOR:
MR. SCOTT GORDON
14 KILLDEER LANE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 663

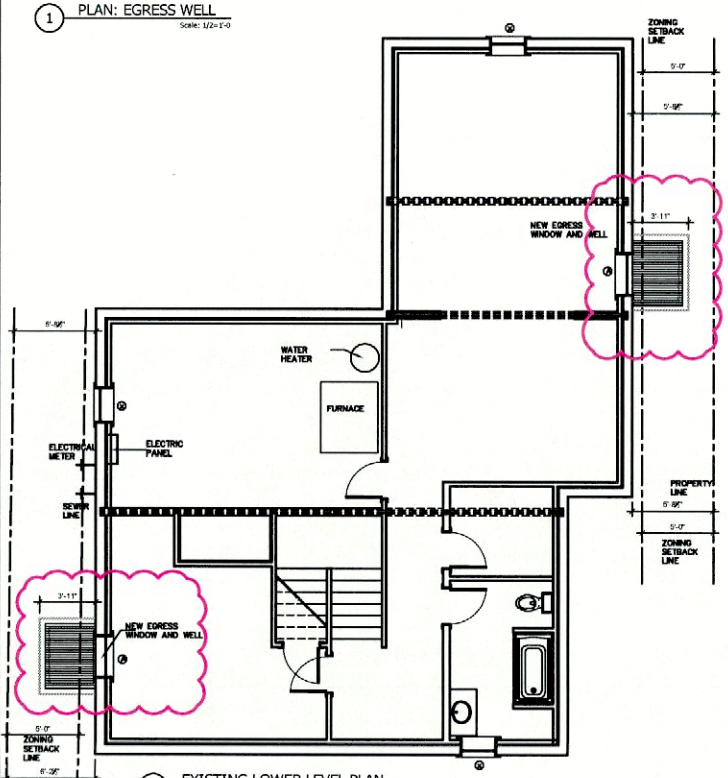
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM



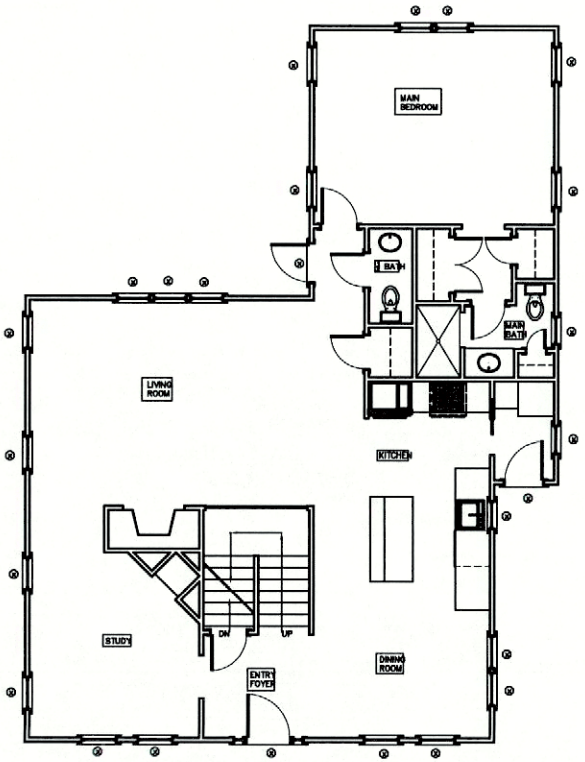
5 EGRESS WINDOW
Scale: 1/4"=1'-0



1 PLAN: EGRESS WELL
Scale: 1/2"=1'-0



1 EXISTING LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0



1 EXISTING FIRST FLOOR PLAN NO CHANGE
SCALE: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

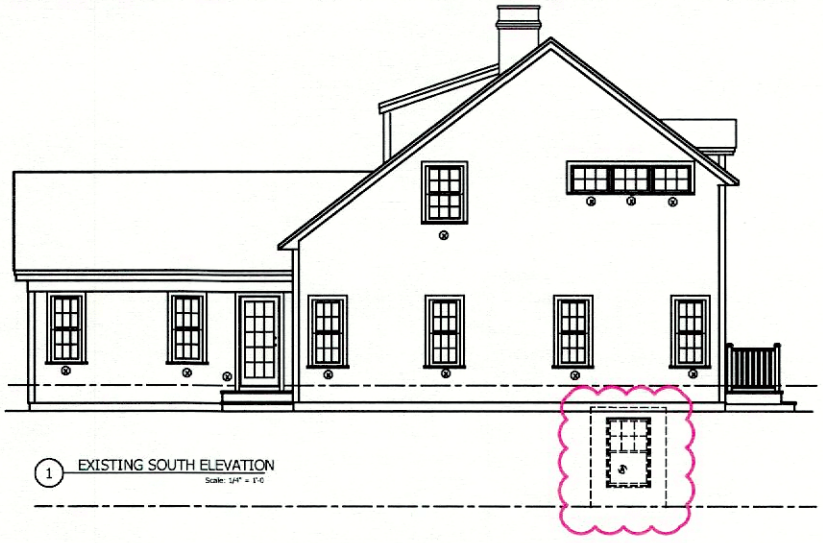
RENOVATIONS FOR:
MR. SCOTT GORDON
14 KILLDEER LANE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 663

FOUNDATION/BASEMENT PLANS
SCALE: 1/4" = 1'-0

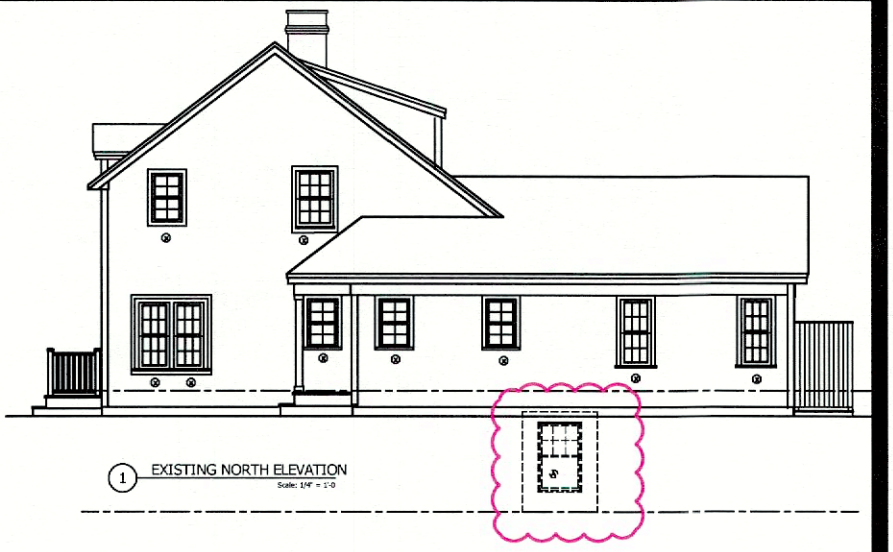
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2407.19.1417

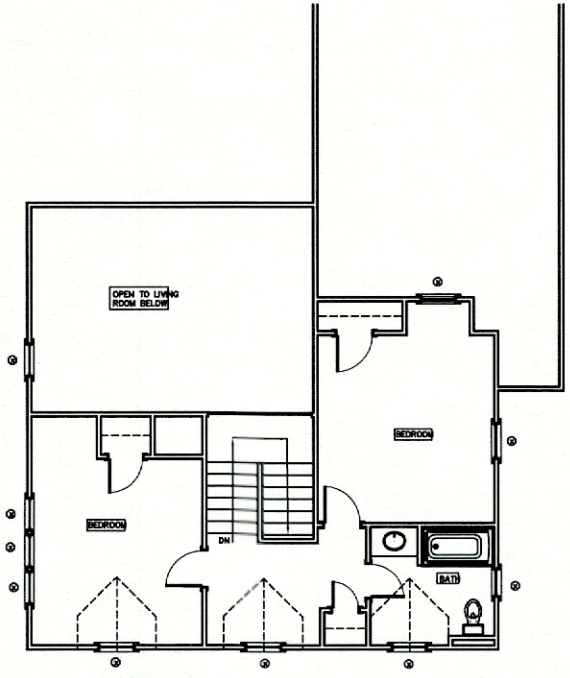
HDC2



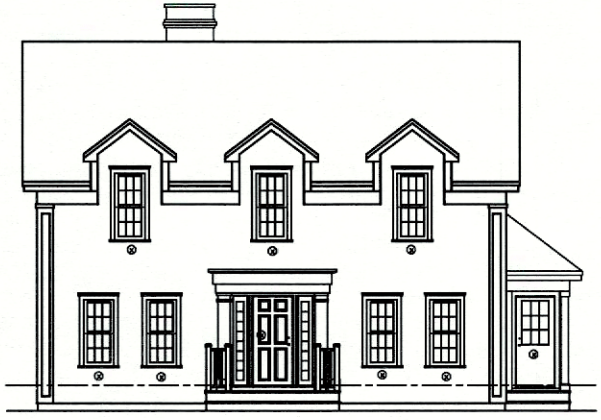
1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



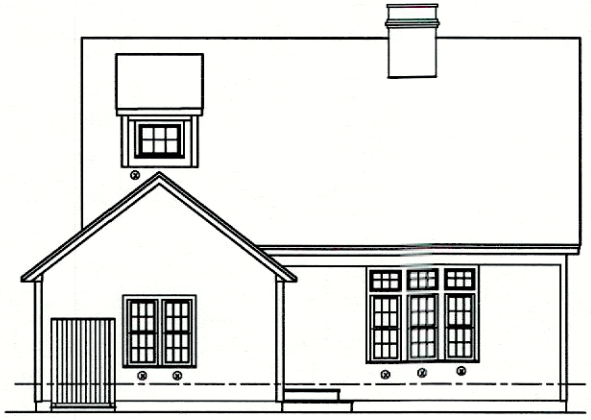
1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



1 EXISTING SECOND FLOOR PLAN NO CHANGE
SCALE: 1/4" = 1'-0



1 EXISTING EAST ELEVATION NO CHANGE
Scale: 1/4" = 1'-0



1 EXISTING WEST ELEVATION NO CHANGE
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
MR. SCOTT GORDON
14 KILLDEER LANE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 663

FIRST AND SECOND FLOOR EXISTING PLANS
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2407.19.1417

HDC3


14
Classic
Jeep
Route 44
Raynham, MA

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 52

Street & Number of Proposed Work: 22 ALTAR DRIVE

Owner of record: LISA MOISAN

Mailing Address: 115 CAT SWAMP RD.
WOODBURY, CT. 06798

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMAL DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: avalv2@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 198 SF
Width: 11'-0 Sq. footage 2nd floor: Ø
Sq. footage 3rd floor: Ø

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 13'-8" South 13'-8" East 13'-8" West +3'-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 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 4"-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 ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front GLASS Rear — Side —

Garage Door(s): Type — Material —

Hardscape materials: Driveways EXIST Walkways EXIST Walls N/A

* Note: Complete door and window schedules are required.

COLORS (TO MATCH HOUSE)

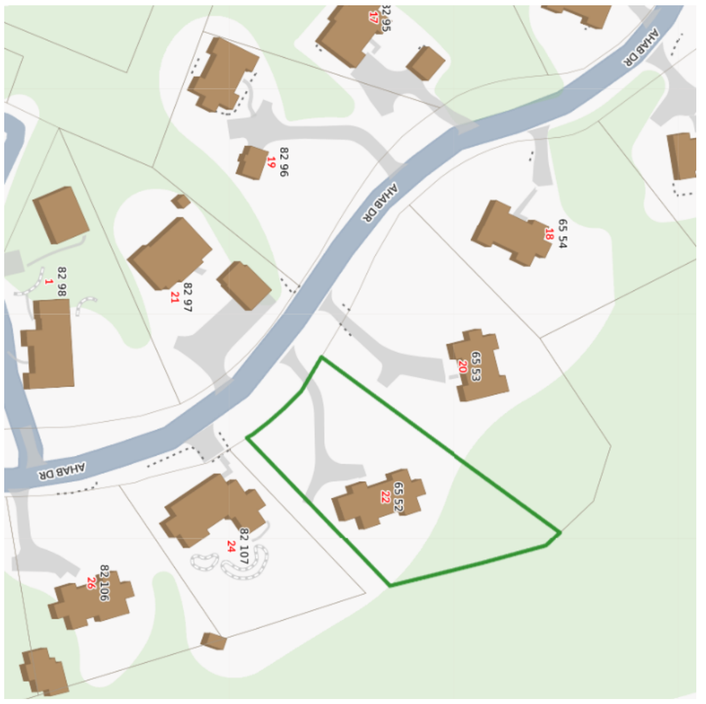
Sidewall NTW Clapboard (if applicable) — Roof WOOD
Trim GREY Sash WHITE Doors WHITE
Deck NTW Foundation GREY Fence — Shutters —

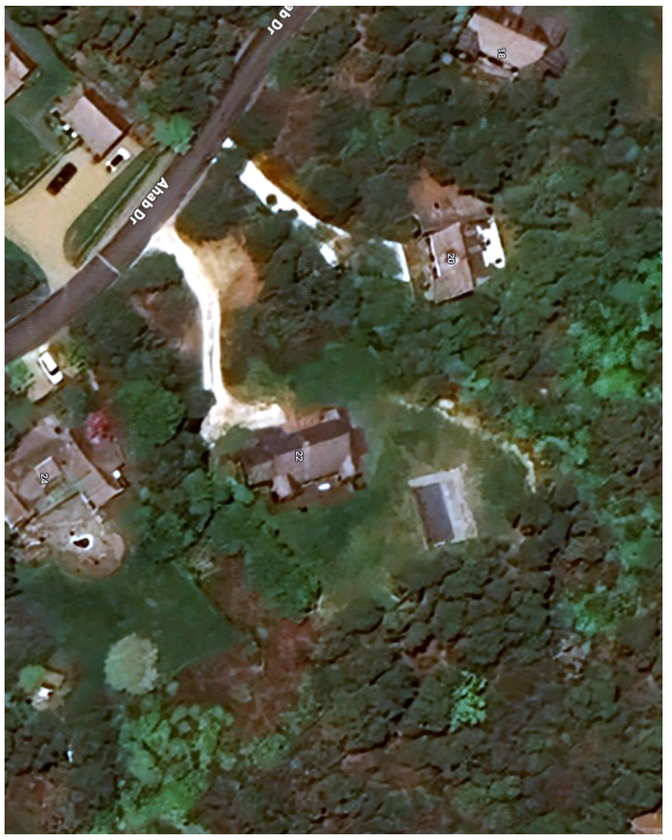
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/3/25 Signature of owner of record _____ Signed under penalties of perjury

MAP 65 PARCEL 52









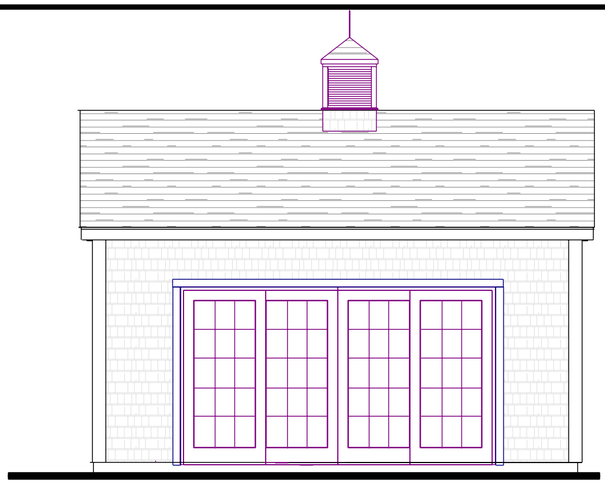
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

PROPOSED SHED
22 AHAB DRIVE

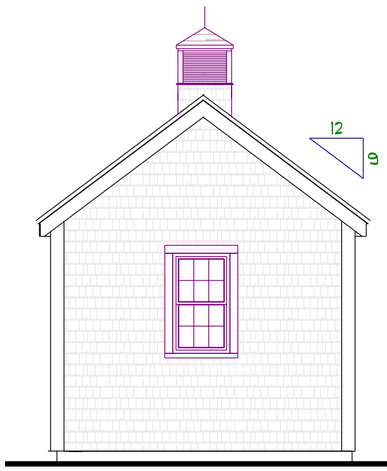
SCALE:1/4"=1'-0"

DRAWN BY: VO

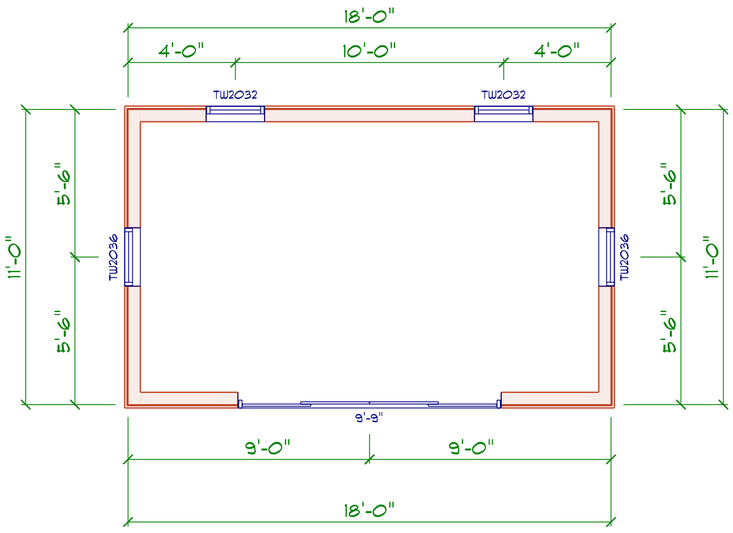
DATE:1-12-25

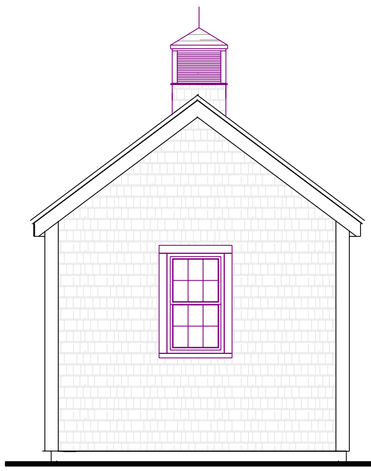


FRONT-FACING POOL (EAST)

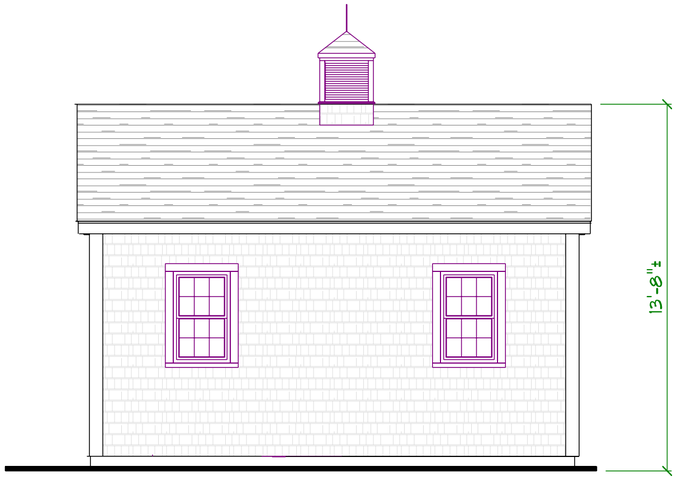


LEFT (SOUTH)





RIGHT (NORTH)



REAR (WEST) FACING RD

SCALE:1/4"=1'-0"

DRAWN BY: VO

DATE:1-12-25

PROPOSED SHED
22 AHAB DRIVE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 426

Street & Number of Proposed Work: _____

Owner of record: Victor Marrett

Mailing Address: 3 Bailey RD
Nantucket M.A. 02554

Contact Phone #: 508-221-8550 E-mail: marrett V @comcast.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ABOVE

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 STUDIO

Size of Structure or Addition: Length: 25' 3" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East 11' 11" West 11' 11"

EAST, West Gable

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 on PT wood

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural Match 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): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other Match House
C. Dimensions: Fascia 1X3 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze 1X3
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Stock OR
☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400

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 Match House
Trim Match House Sash Match House Doors White "
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1-30-2025 Signature of owner of record V. Marrett Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTOR MARRETT

AS AGENT FOR OWNER

STREET ADDRESS 3 BAILEY RD

MAP/PARCEL 56 - 426

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:

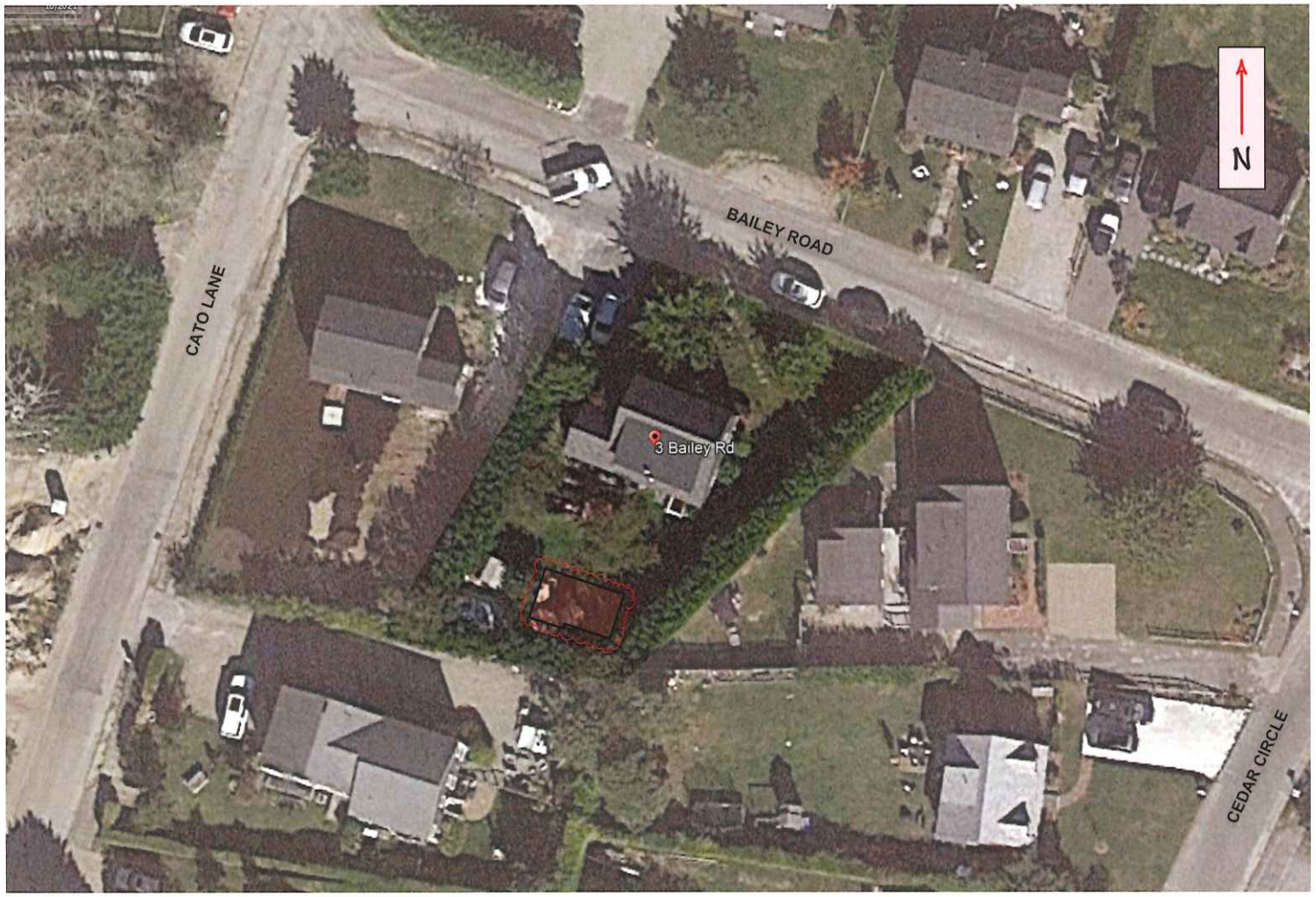
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

V. Marrett 2-4-25

Signature Date

LOCUS & AERIAL VIEW
3 BAILEY ROAD (STUDIO)



SITE PLAN
3 BAILEY ROAD (STUDIO)

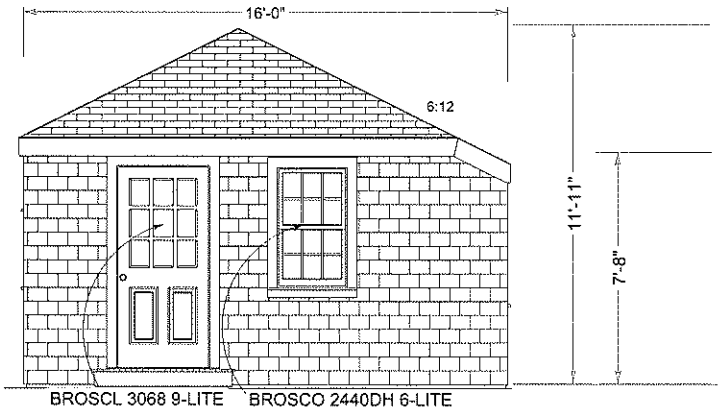


PROJECT & SITE NOTES:

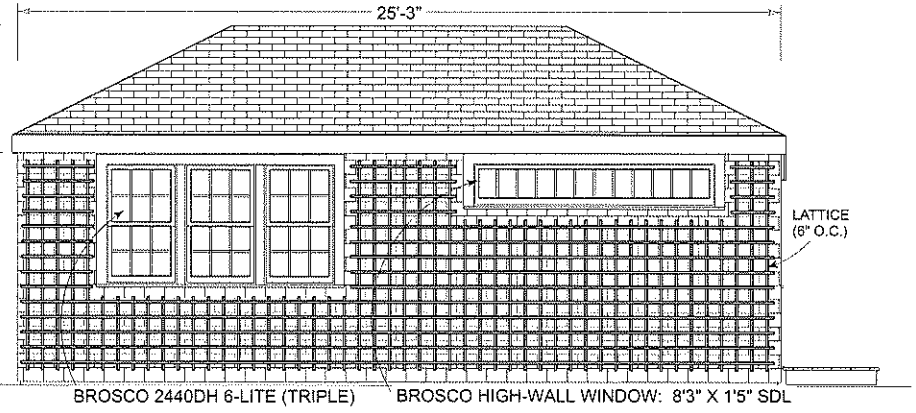
1. Studio as proposed is located at the rear of the rear yard, largely behind the existing house.
2. Its location is approximately 115' from Bailey Road.
3. Three side of the property (the rear and both sides) are enclosed by dense, mature hedge--see Locus & Aerial View, sheet 1.
4. The side yard (towards the street) includes an EXG "5-n-1" fence.
5. There is EXG privet left-to-right along the front yard of the EXG DWG, along the street.
6. The location shown observes current setbacks; relief is being sought to locate the Studio 5' closer to rear and side property lines. Application to the HDC is for the location shown, and as may be allowed under special permit.

ELEVATIONS
3 BAILEY ROAD (STUDIO)

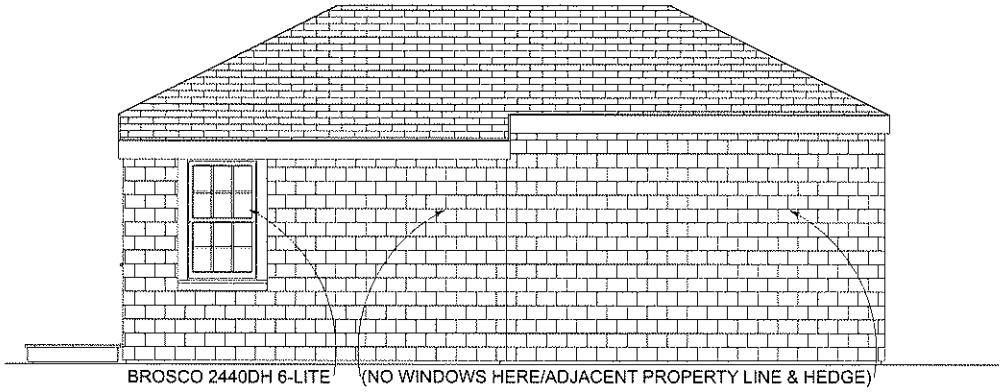
SCALE: 1/4" = 1' (TYP.)



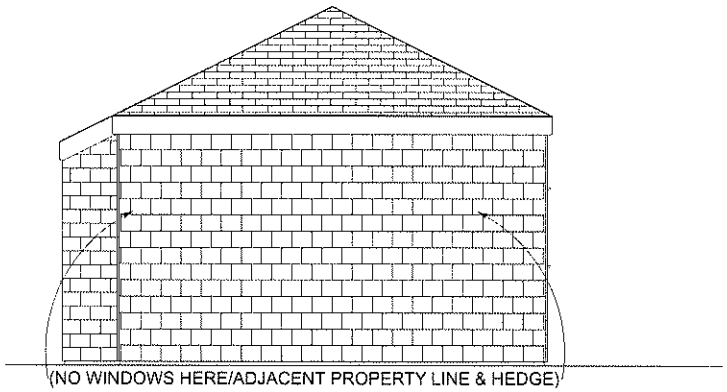
West Elevation - Front



North Elevation - Left side of building (SOB) facing its Front



South Elevation - Right SOB while facing its Front

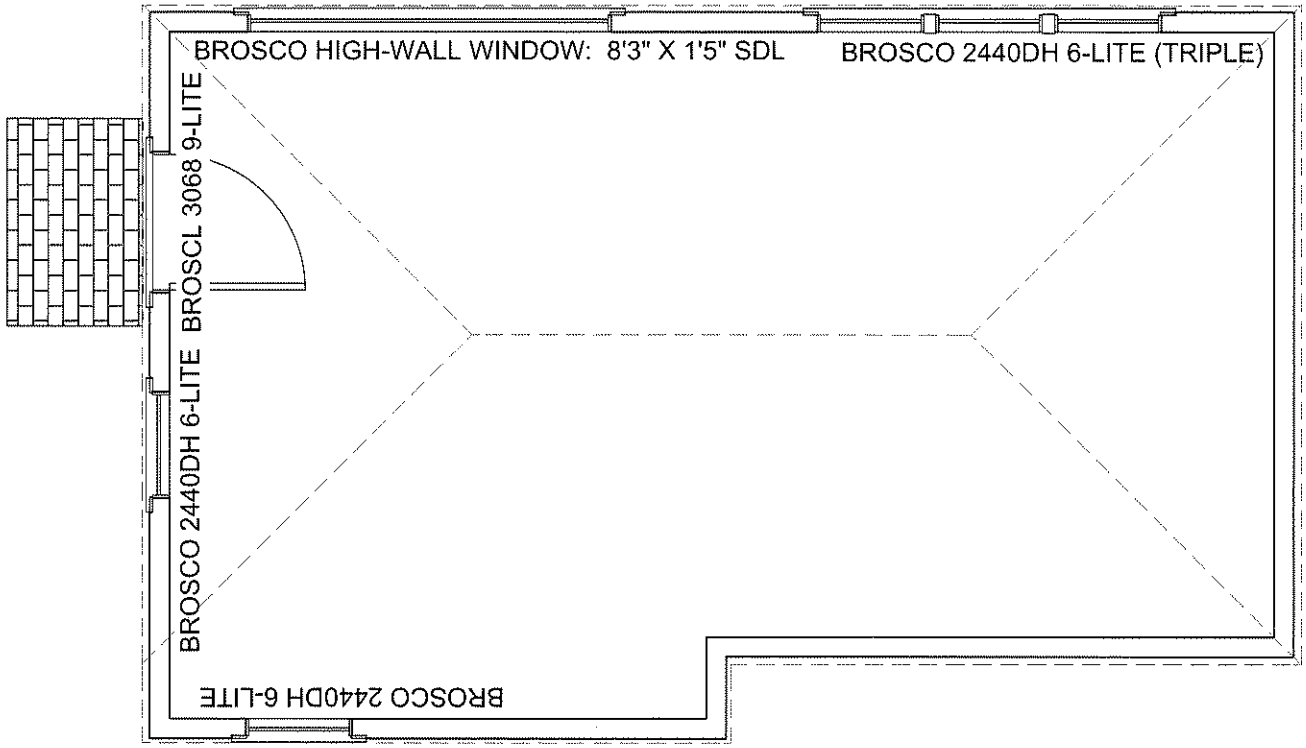


East Elevation - Rear SOB while facing its Front

FLOOR PLAN

3 BAILEY ROAD (STUDIO)

SCALE: 1/4" = 1' (TYP.)



CERTIFICATE NO: _____ No Visibility DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may invalidate issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 103.1

Street & Number of Proposed Work: 12 R LARRABEE LN

Owner of record: JASPER YOUNG

Mailing Address: 12R LARRABEE LN
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 17 NANCY ANN LN
NANTUCKET, MA

Contact Phone #: 228-0689 E-mail: STRUCTURES UNLTD @ 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: 12 FT Sq. Footage 1st floor: 120 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10 FT Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 12'-10" South 12'-10" East 12'-10" West 12'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe) SHED

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 NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x5 Frieze 1x5
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other ANDERSEN
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 9LITE FIBERGLASS Rear _____ Side TAG UTILITY DOOR
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

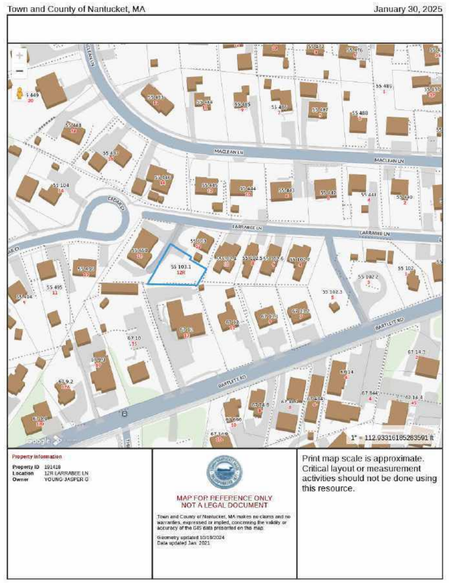
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK
Trim _____ 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



Locus Map

Owner: Jasper Young / Lindsey Bryne

Zoning Classification: R-10

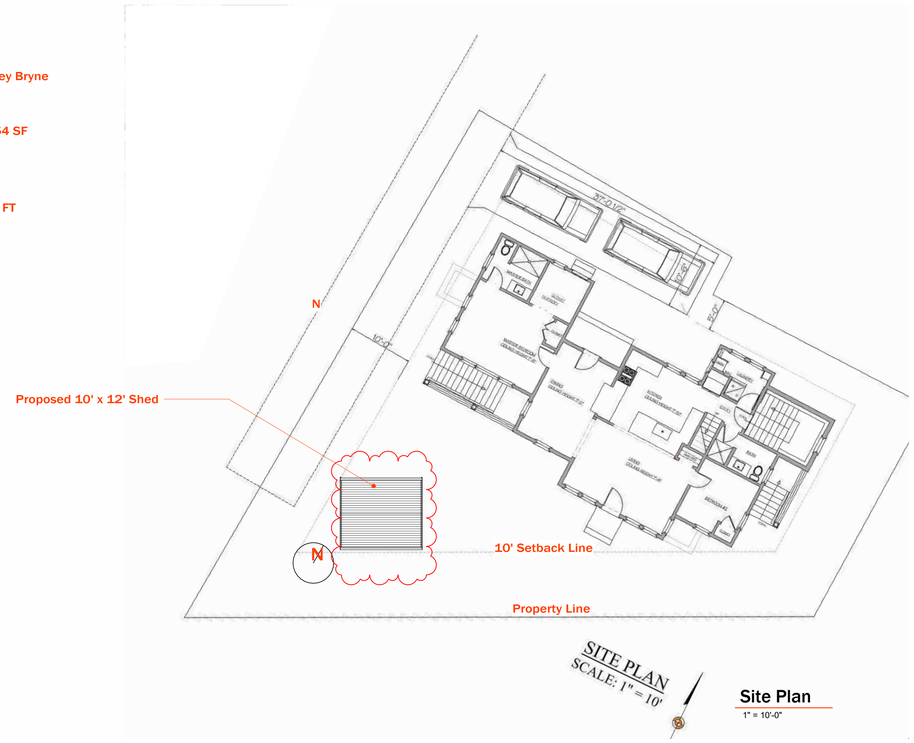
Min Area: 10,000 SF / 10,454 SF

Min Frontage: 75 FT

Front Yard Setback: 20 FT

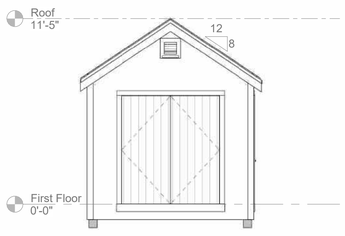
Side/Rear Setback: 10 FT/5 FT

Ground Cover: 12.5%



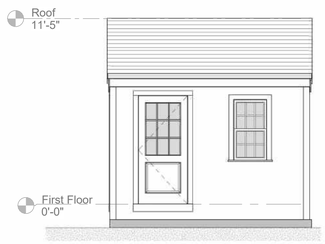
Site Plan

1" = 10'-0"



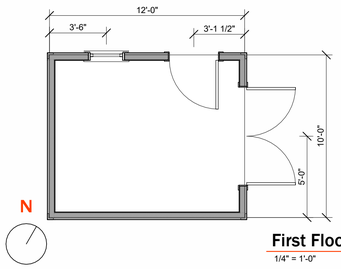
East Elevation - Proposed

1/4" = 1'-0"



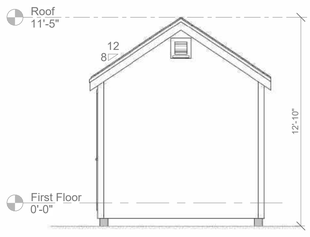
North Elevation - Proposed

1/4" = 1'-0"



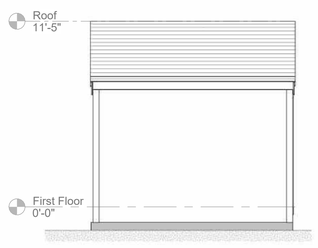
First Floor

1/4" = 1'-0"



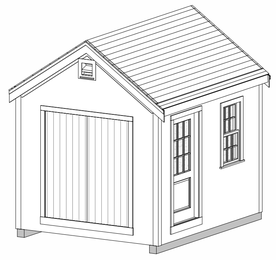
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



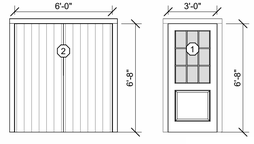
12R Larabee Lane



6/6 Window
Andersen SDL
QTY: 1

Window Legend

1/4" = 1'-0"



Utility Door
T&G Custom
6'-0" x 6' -8"

Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ

Young - Byrne 12R Larrabee Lane

Nantucket, MA 02554

DA	01.30.2025
PROJEC T NO	2410047
REVISION	DATE
1	Date 1

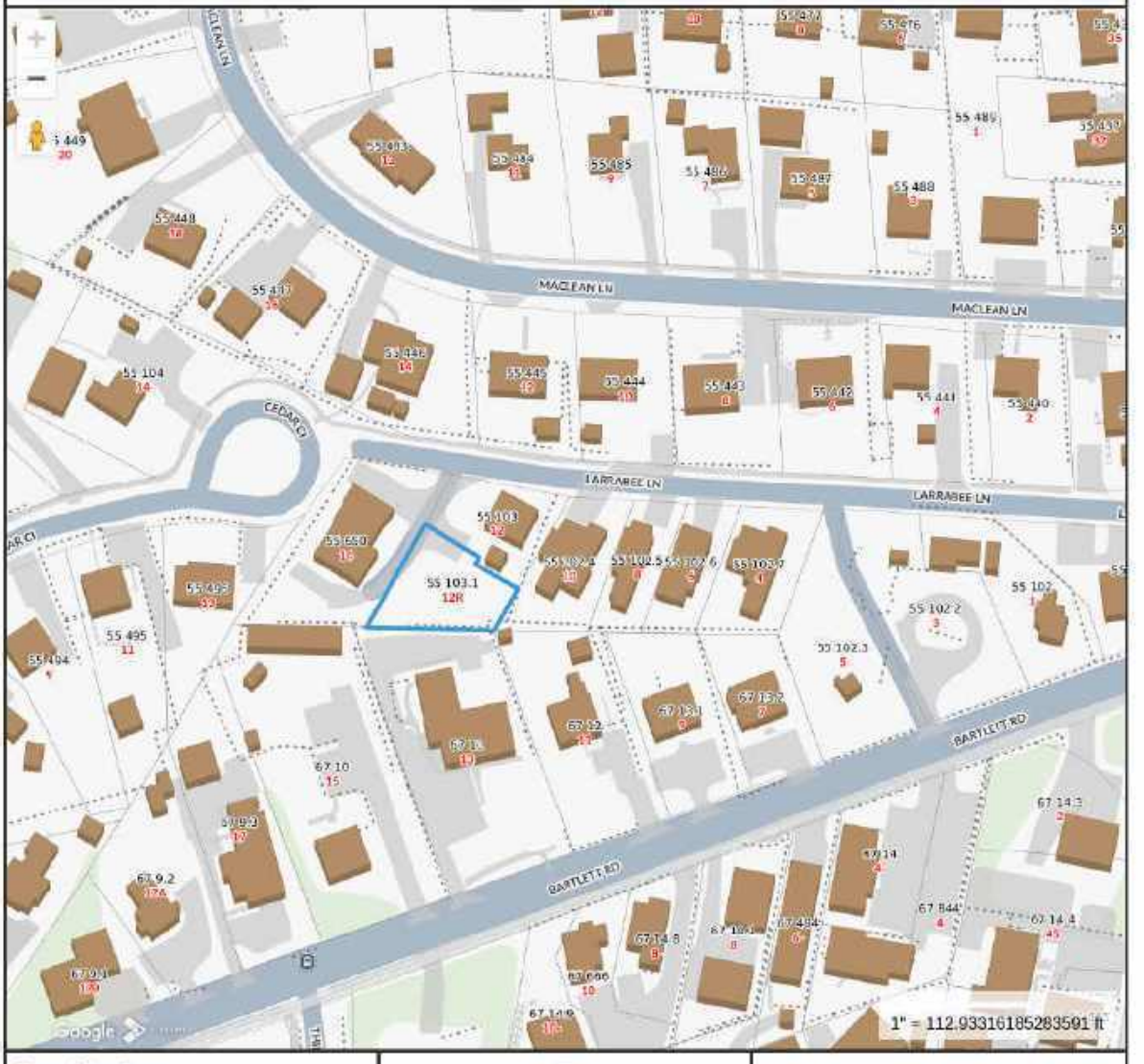
NOTES:

HDC Submission

Plan

A.100

DRAWN BY: KG



Property Information

Property ID	191418
Location	12R LARRABEE LN
Owner	YOUNG JASPER G

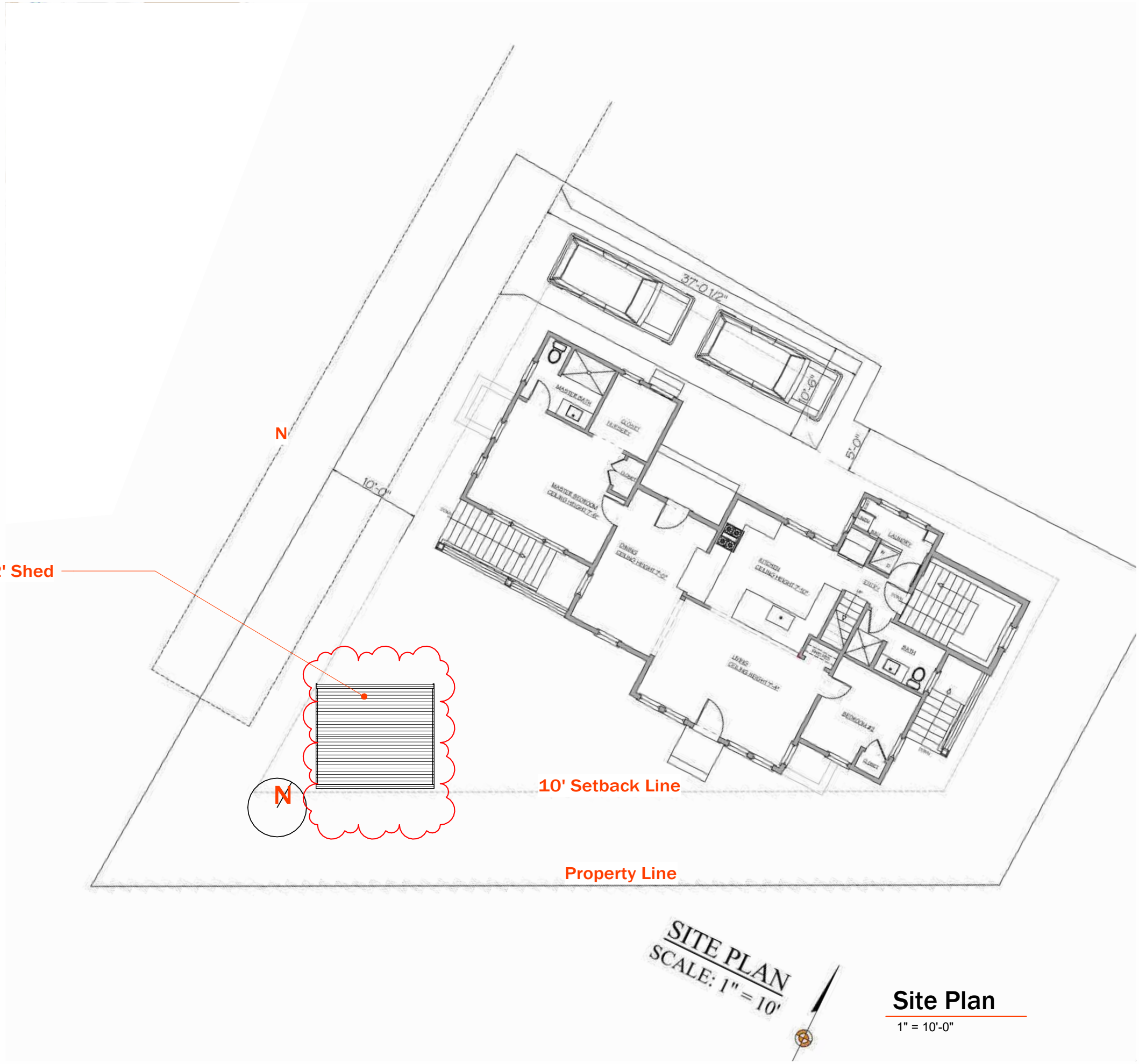
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map



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Min Area: 10,000 SF / 10,454 SF

Min Frontage: 75 FT

Front Yard Setback: 20 FT

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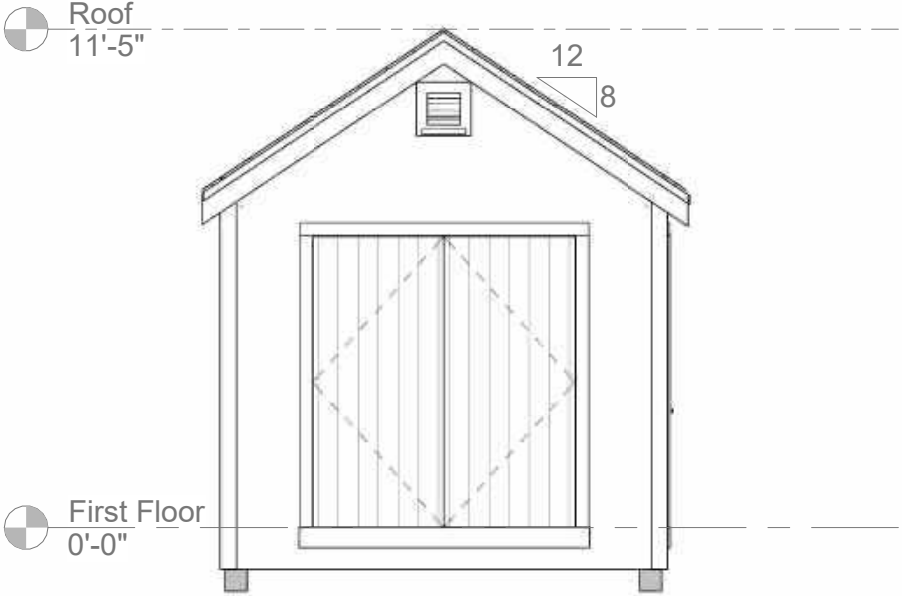
North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

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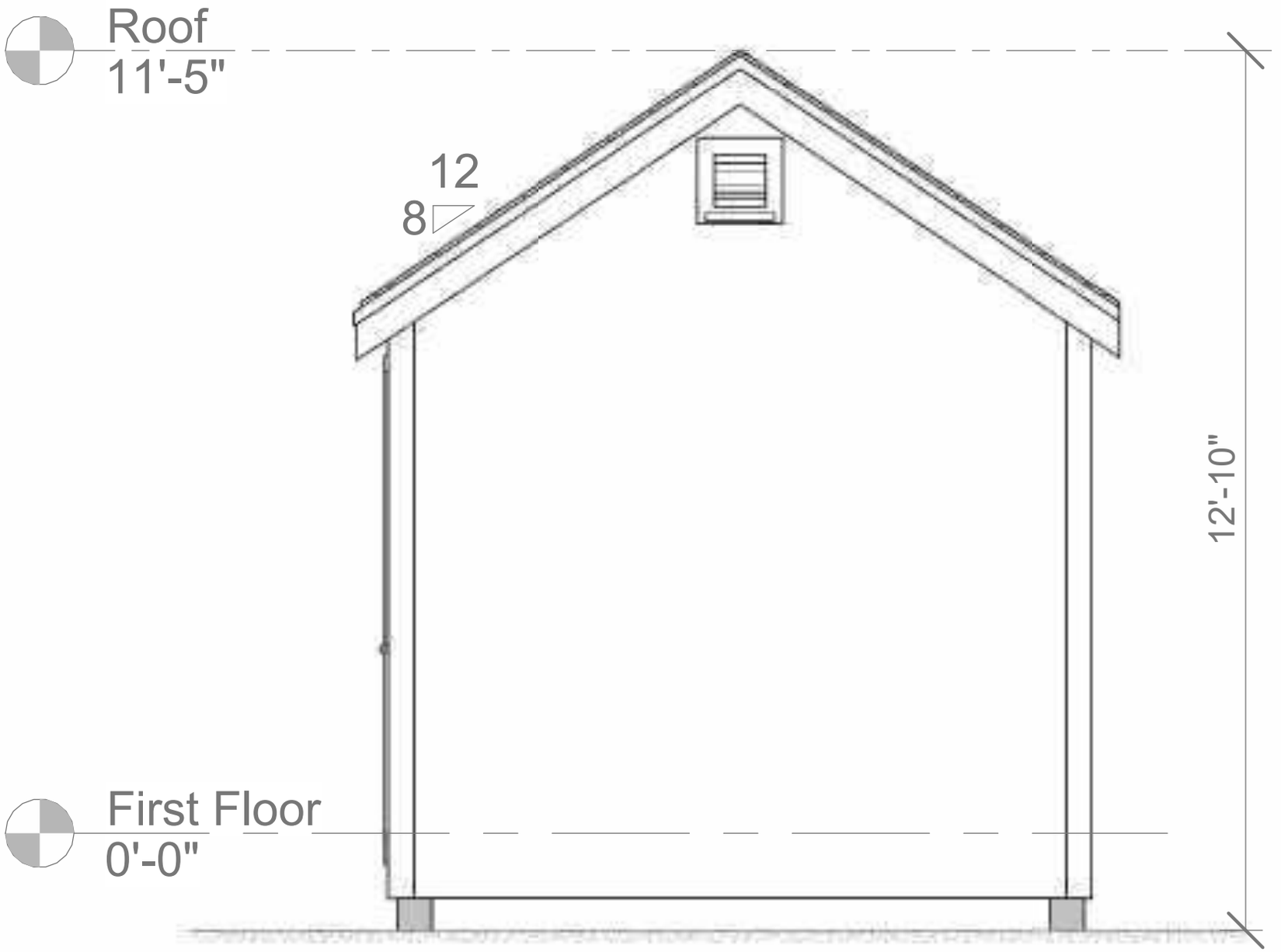
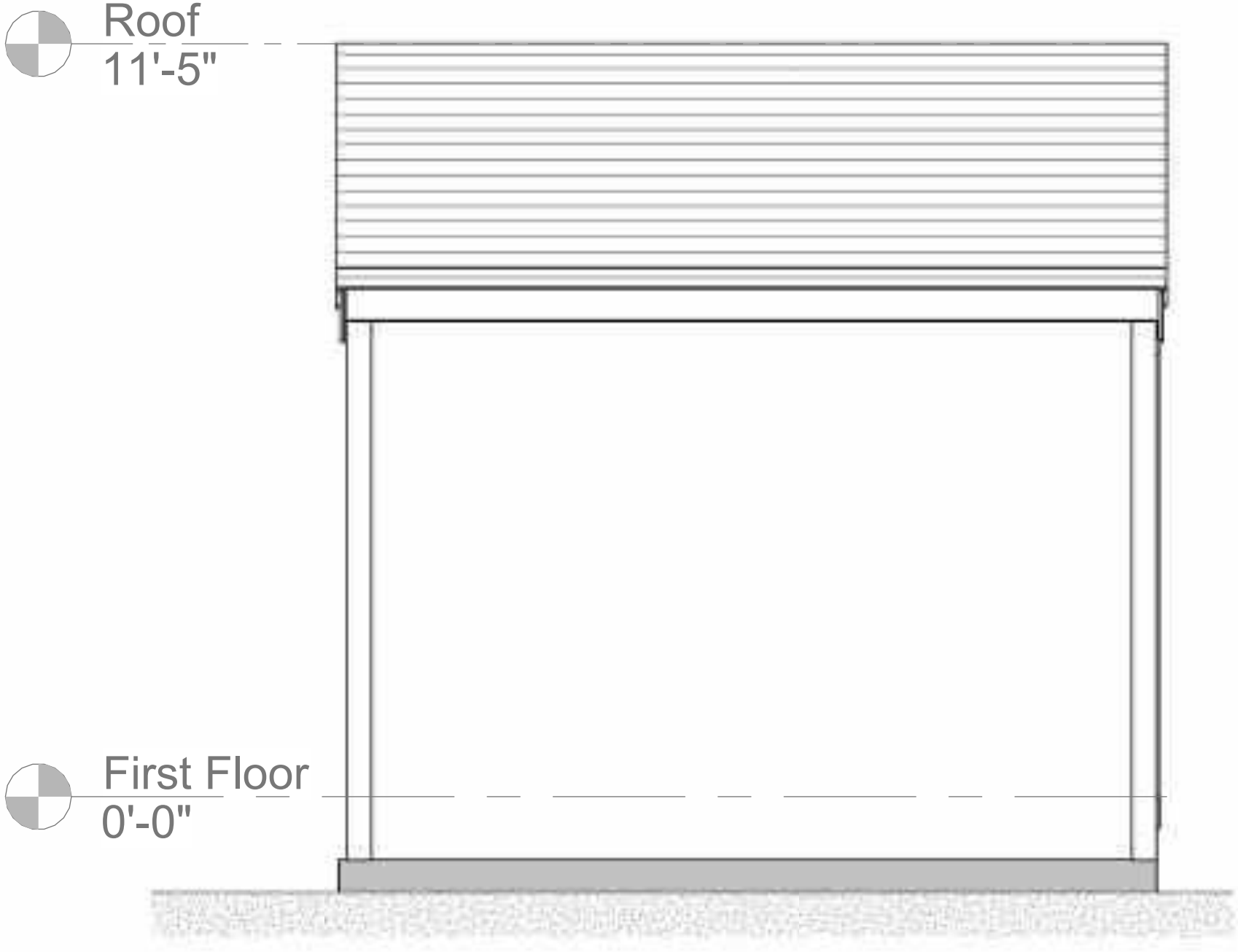


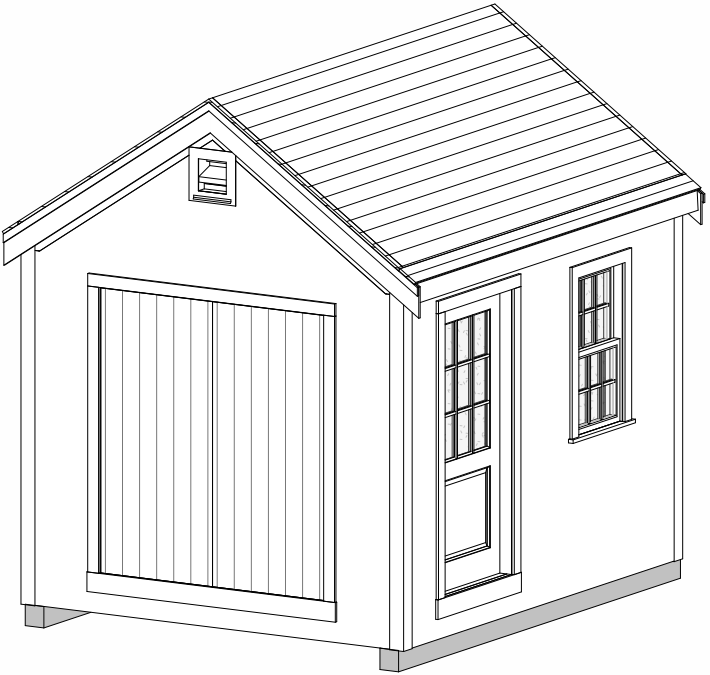
West Elevation - Proposed

1/4" = 1'-0"

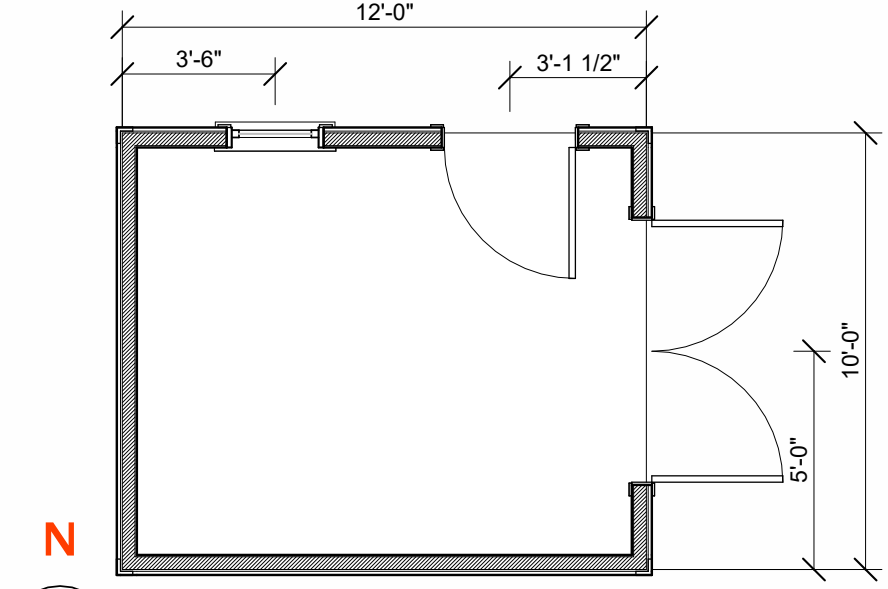


South Elevation - Proposed

1/4" = 1'-0"



12R Larabee Lane



First Floor

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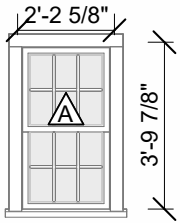

6/6 Window
Andersen SDL
QTY: 1

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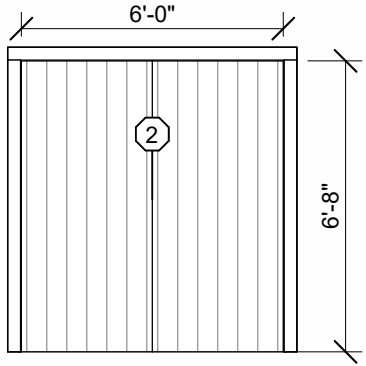

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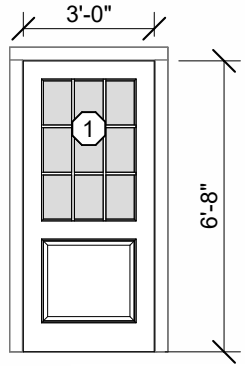
T&G Custom
6'-0" x 6' -8"



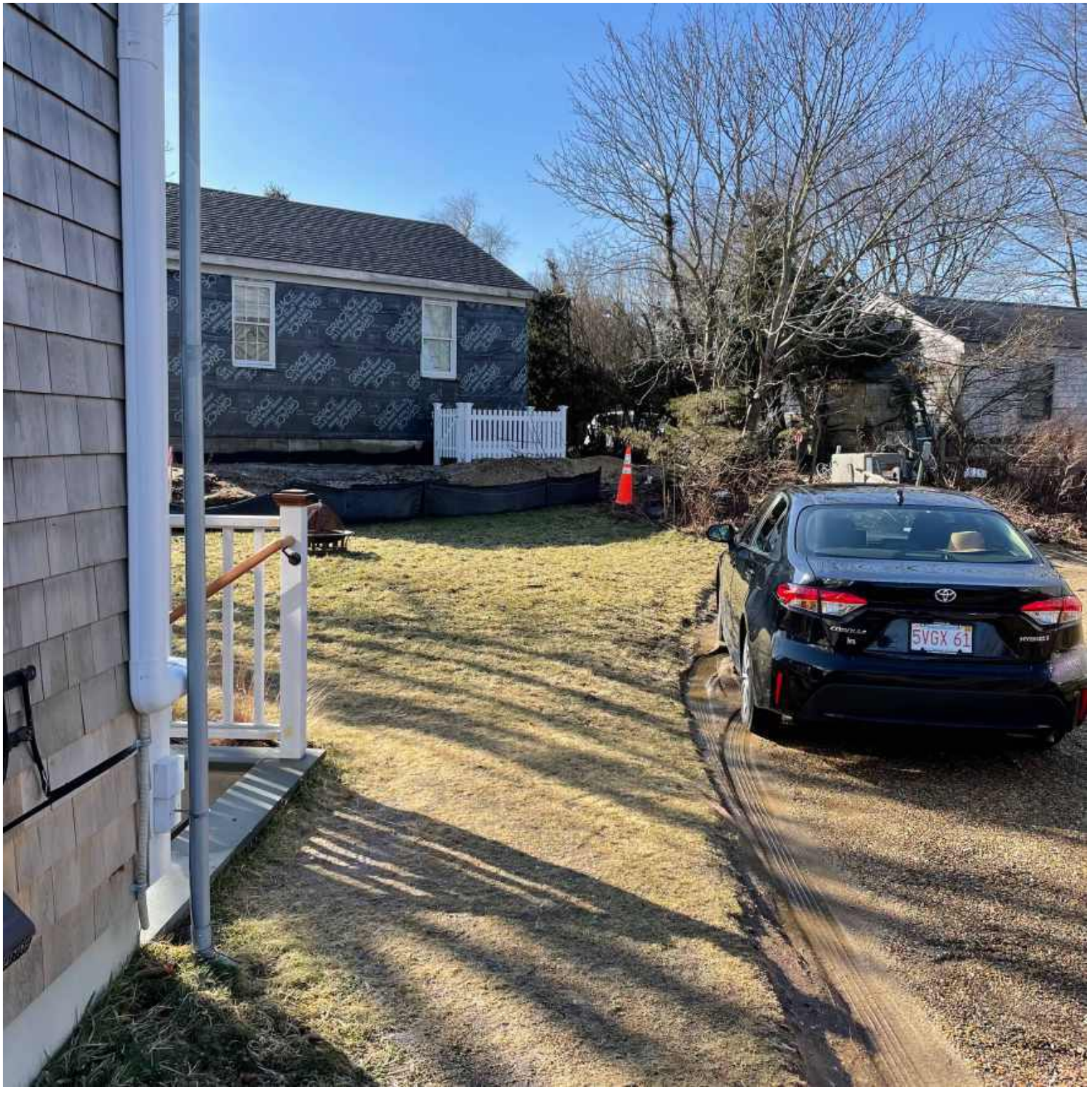
Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"



Back of House and Yard



Shed Location - Looking Southwest



Shed Location - Looking South

CERTIFICATE NO: _____ NO VISIBILITY DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 900.3

Street & Number of Proposed Work: 2D ANNA DRIVE

Owner of record: BRADY & SUE MILLER

Mailing Address: 8 Relay Court
COS COB, CT 06807

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET STRUCTURES UNLTD

Mailing Address: 17 NANCY ANN LANE
NANTUCKET, MA 02554

Contact Phone #: 228-0669 E-mail: STRUCTURESUNLTD@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120SF 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 Ø South Ø East Ø West Ø
Height of ridge above final finish grade: North 12'-10" South 12'-10" East 12'-10" West 12'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SHED

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 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 NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x5 Frieze 1x5
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other BROSCO
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 9LITE FIBER GLASS Rear _____ Side T&G UTILITY DOOR PINE PAINTED RED
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

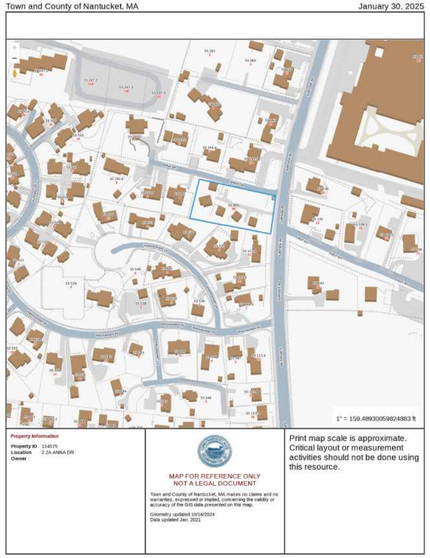
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GREY
Trim NTW Sash NTW Doors RED / RED
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 Feb 03 2025 Signature of owner of record _____ Signed under penalties of perjury



Locus Map

MAP: 55 PARCEL: 900.3

Owner: Brady and Sue Miller

Zoning Classification: R-10

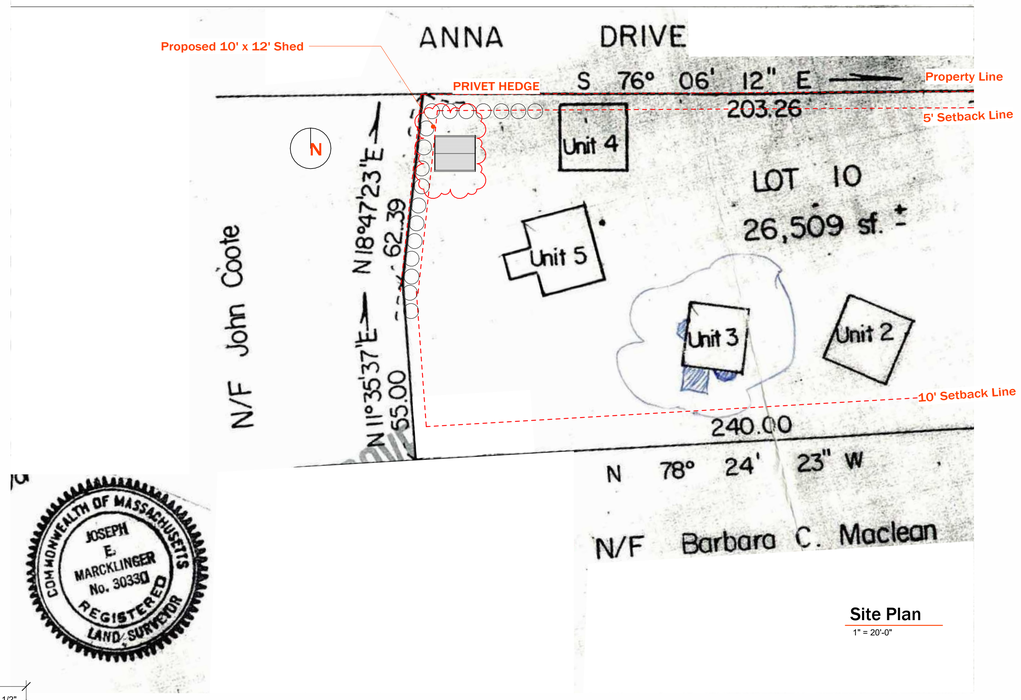
Min Area: 10,000 SF / 24,077 SF

Min Frontage: 75 FT

Front Yard Setback: 20 FT

Side/Rear Setback: 10 FT/5 FT

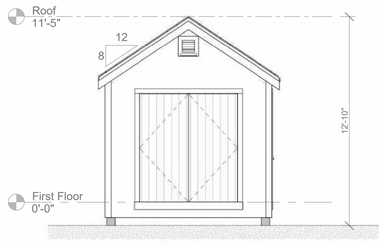
Ground Cover: 12.5%



Site Plan

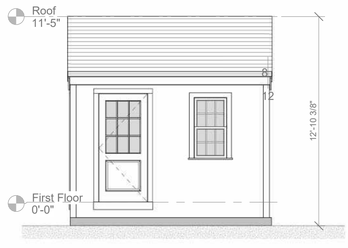
1" = 20'-0"

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E. MARCKLINGER
No. 30330
REGISTERED LAND SURVEYOR



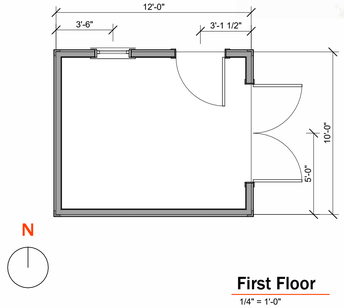
East Elevation - Proposed

1/4" = 1'-0"



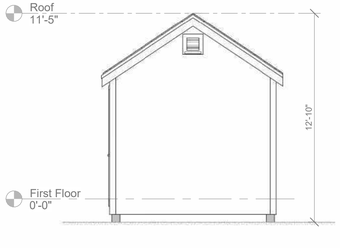
North Elevation - Proposed

1/4" = 1'-0"



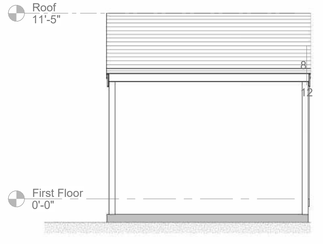
First Floor

1/4" = 1'-0"



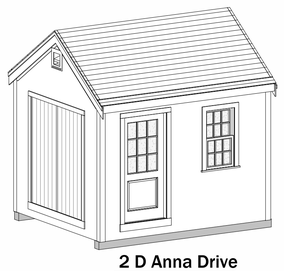
West Elevation - Proposed

1/4" = 1'-0"

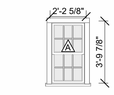


South Elevation - Proposed

1/4" = 1'-0"



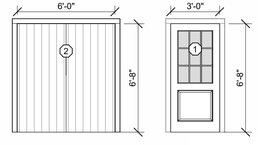
2 D Anna Drive



6/6 Window
Andersen SDL
QTY: 1

Window Legend

1/4" = 1'-0"



Utility Door
T&G Custom
6'-0" x 6' -8"

Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Miller
2D Anna Drive

Nantucket, MA 02554

DA	01.30.2025
PROJEC T NO	2410047
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Plan

A.100

DRAWN BY: PQ



Property Information

Property ID	114575
Location	2 2A ANNA DR
Owner	

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

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Locus Map

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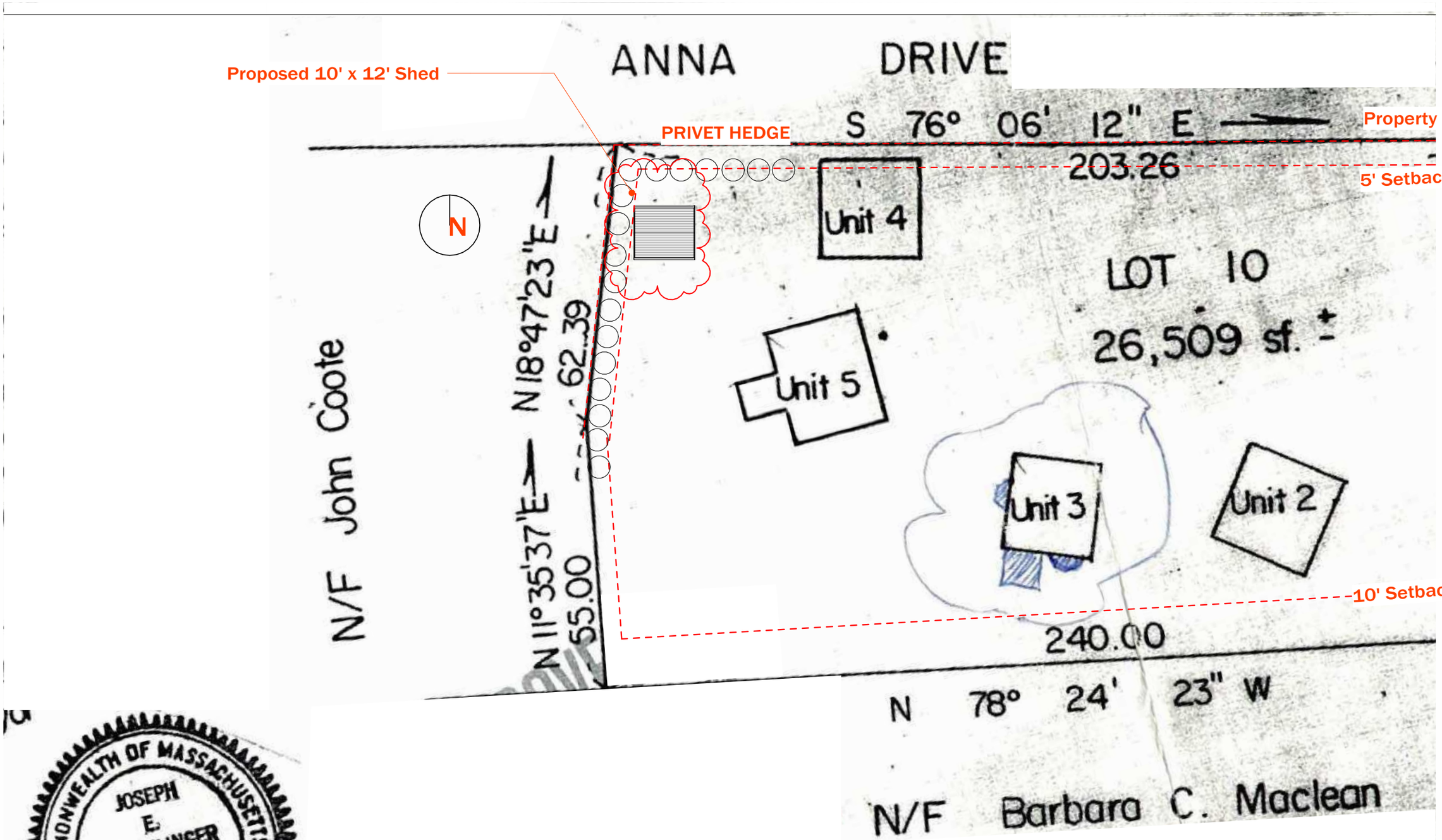

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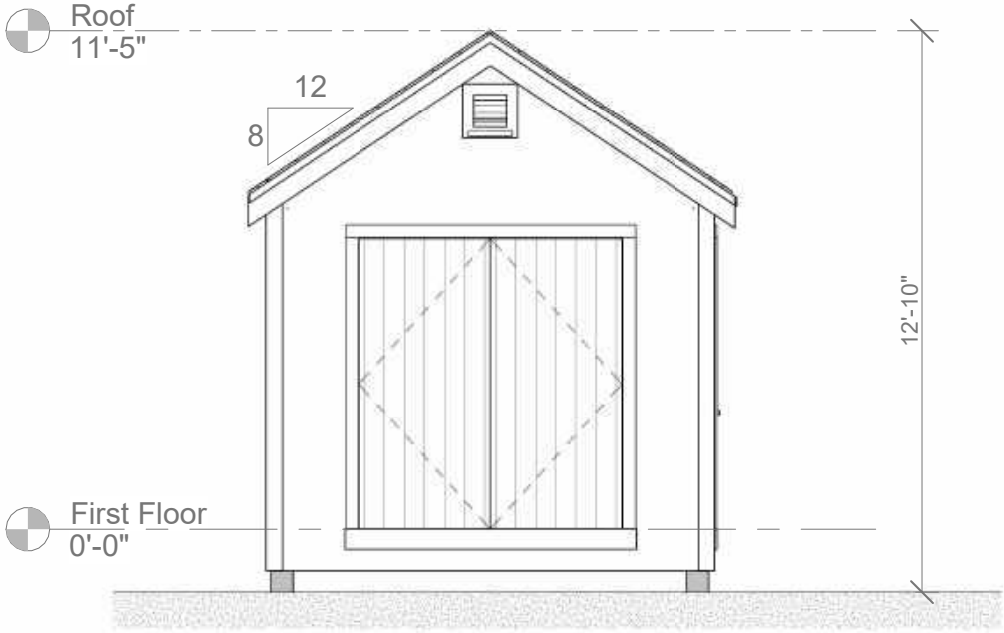

East Elevation - Proposed

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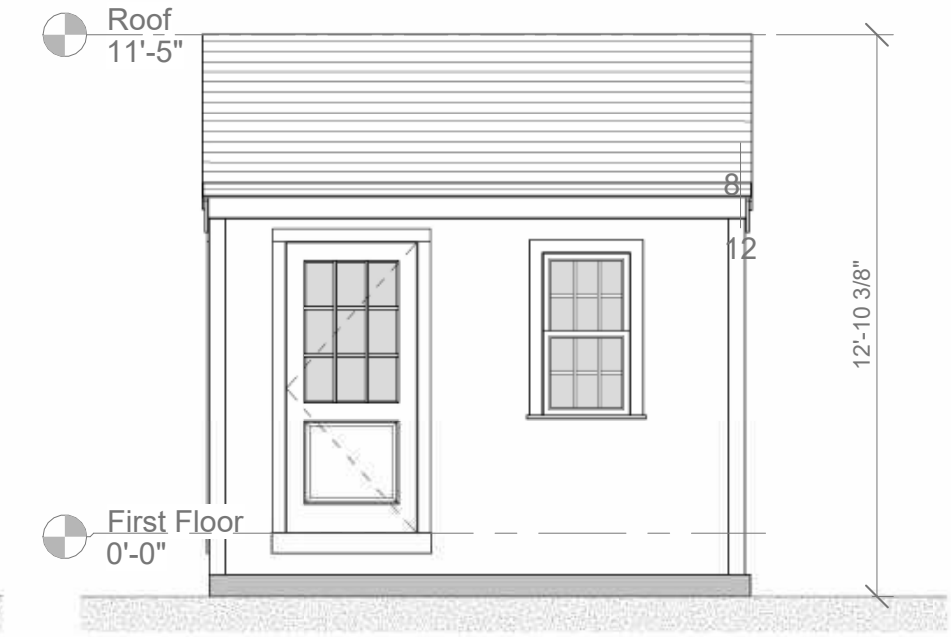

North Elevation - Proposed

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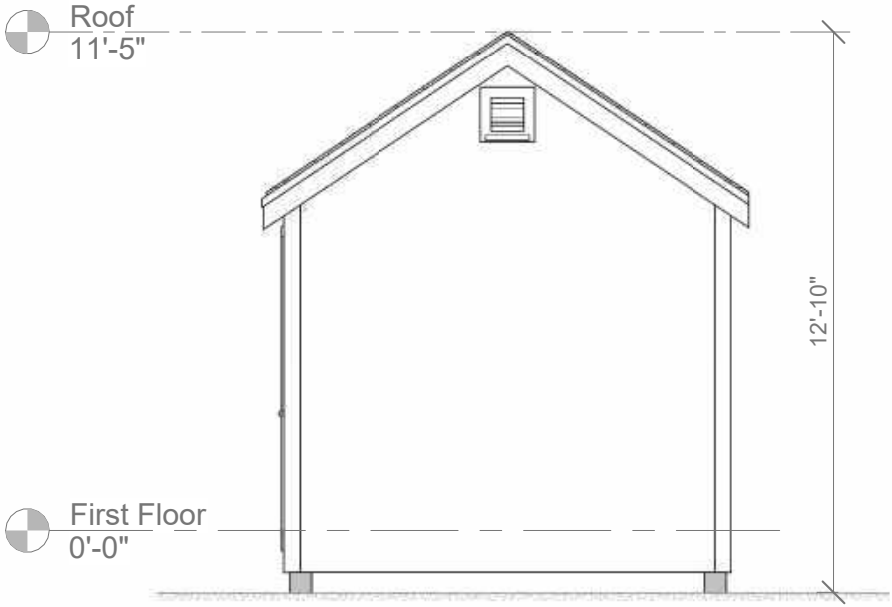
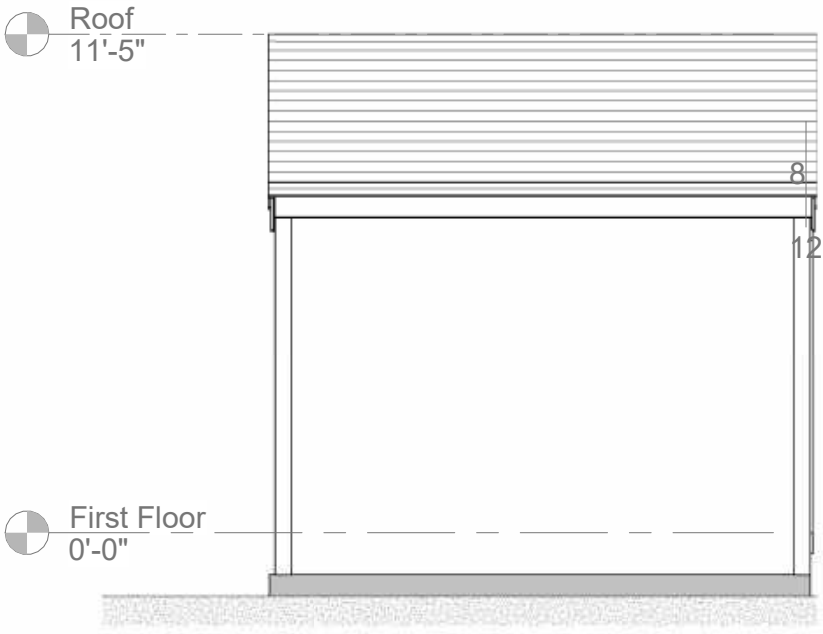


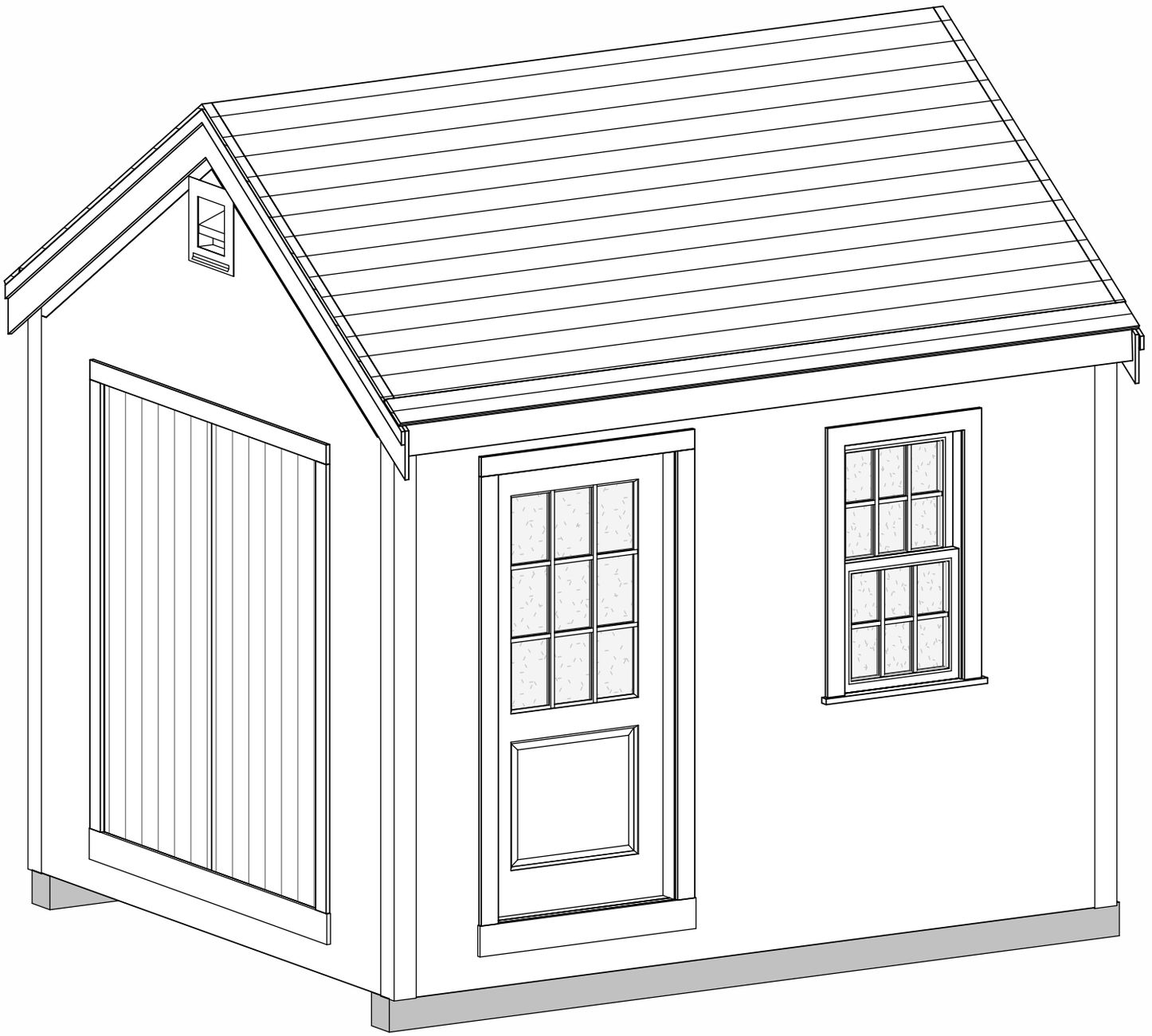
West Elevation - Proposed

1/4" = 1'-0"

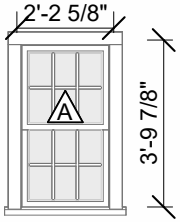


South Elevation - Proposed

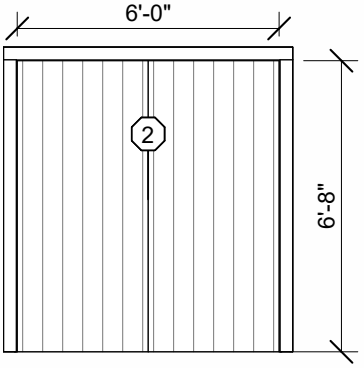
1/4" = 1'-0"



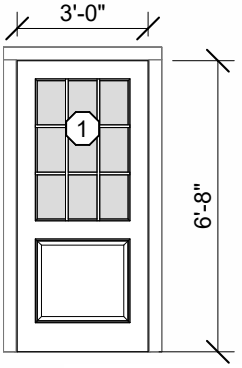
2 D Anna Drive



6/6 Window
Andersen SDL
QTY: 1



Utility Door
T&G Custom
6'-0" x 6' -8"



Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Window Legend

1/4" = 1'-0"

Door Legend

1/4" = 1'-0"



Anna Drive - Front of House Looking West



Anna Drive - Back of House Looking East



Shed Location - Back Yard

CERTIFICATE NO: _____ NO VISIBILITY DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 12

Street & Number of Proposed Work: 35 LONG POND ROAD

Owner of record: ACK LONG POND LLC/

Mailing Address: 35 LONG POND ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET STRUCTURES UNLTD

Mailing Address: 17 NANCY ANN LN
NANTUCKET, MA 02554

Contact Phone #: 228-0689 E-mail: STRUCTURES UNLTD @ 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: 16'-6" 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 Ø South Ø East Ø West Ø
Height of ridge above final finish grade: North 12'-10" South 12'-10" East 12'-10" West 12'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SHED

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 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 NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x5 Frieze 1x5
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 9LITE FIBERGLASS Rear _____ Side 1/2 UTICITY DOOR

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE NTW Clapboard (if applicable) _____ Roof BLACK
Trim WHITE Sash WHITE Doors WHITE/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.

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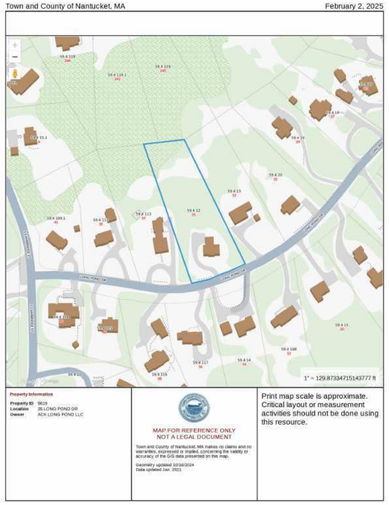


Locus Map

MAP: 59.4 PARCEL: 12

Owner: ACK LONG POND LLC

Zoning Classification: Lug-1

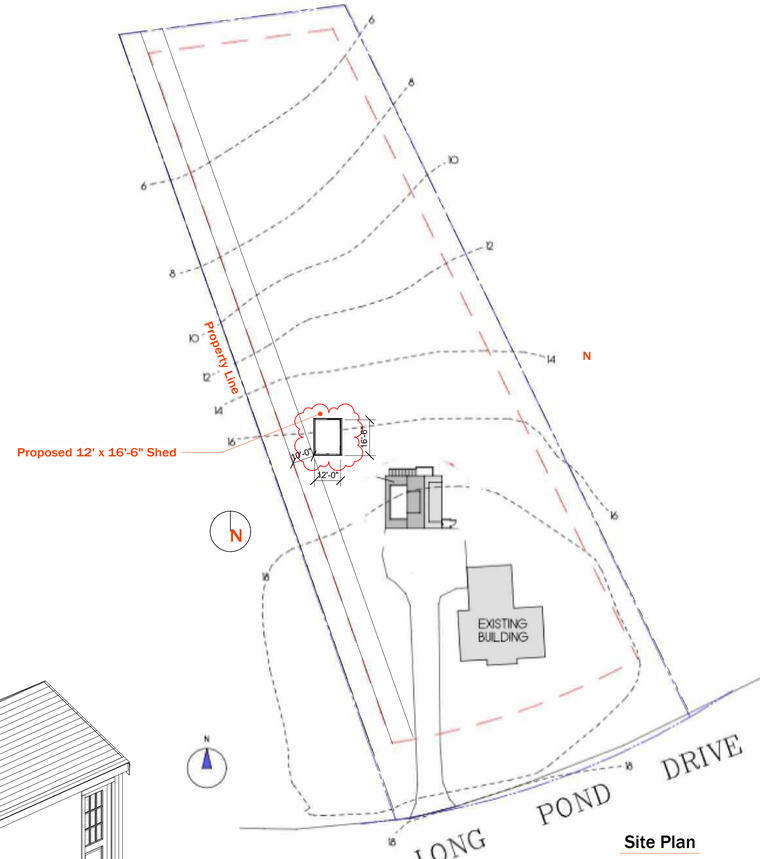
Min Area: 40,000 SF / 43,560 SF

Min Frontage: 100 FT

Front Yard Setback: 35 FT

Side/Rear Setback: 10 ft

Ground Cover: 7%

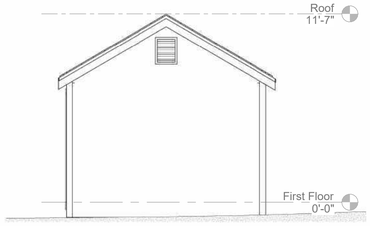


Site Plan



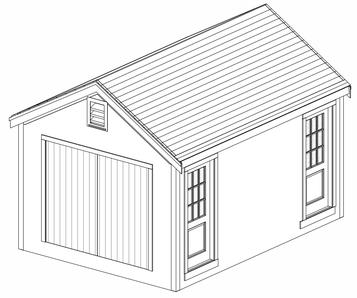
East Elevation - Proposed

1/4" = 1'-0"

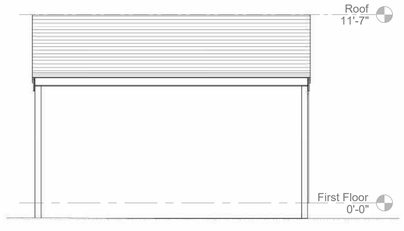


North Elevation - Proposed

1/4" = 1'-0"

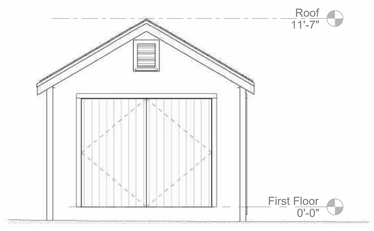


Southeast - Proposed



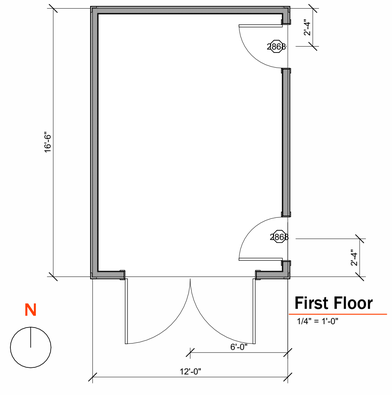
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



First Floor

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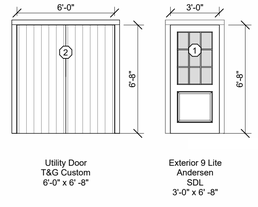

Door Legend

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
35 Long Pond Road

Nantucket, MA 02554

DA	02/03/2025
PROJEC T NO	2410048
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Plan

A.100

DRAWN BY: PQ

RESIDENCE:
Ack Long Pond LLC.
35 Long Pond Road
Nantucket, MA 02554

January 31, 2025

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
Russell Simpson Inc.
Agent for
Ack Long Pond LLC.
35 Long Pond Road
Nantucket MA, 02554

To whom it may concern:

Please be advised that Nantucket Structures Unlimited Inc. is hereby authorized to act on our behalf as it relates to the shed submission placed on 35 Long Pond Road to the Nantucket Historic District Commission Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Russell Simpson
Agent for Ack Long Pond LLC.

2/3/25
Date:



Property Information

Property ID	9019
Location	35 LONG POND DR
Owner	ACK LONG POND LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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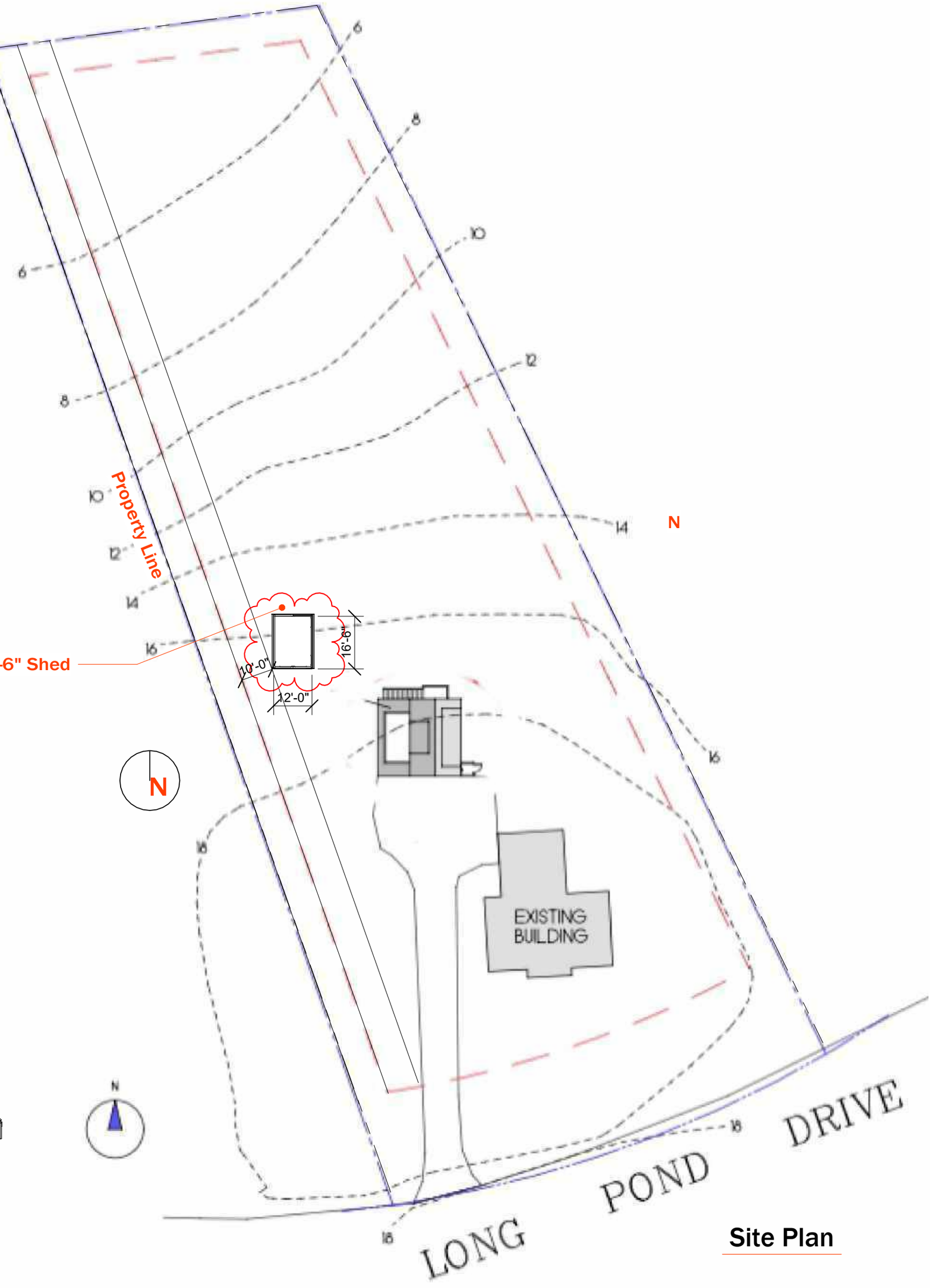
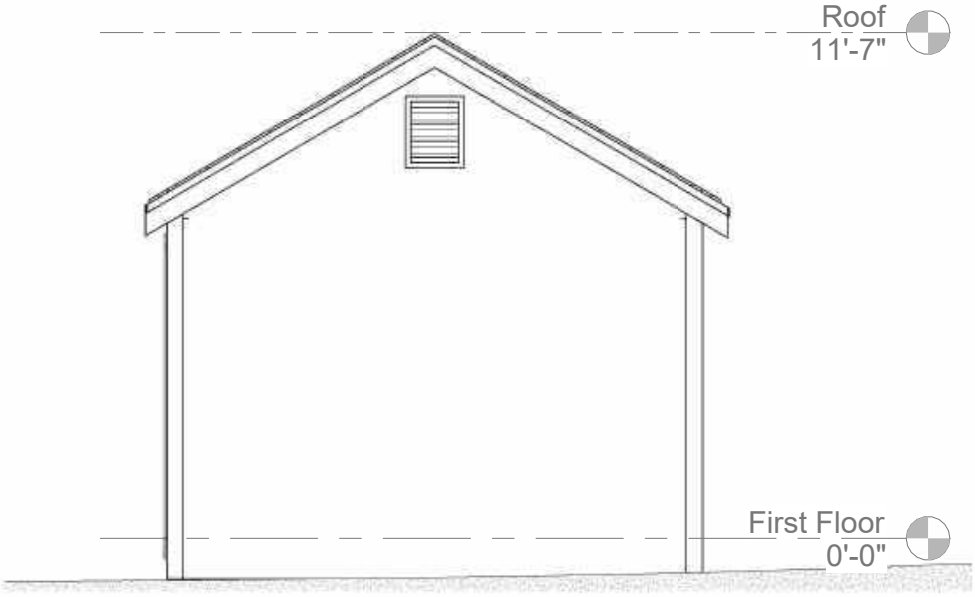

Property Line
6" Shed
10'-0"
16'-6"
12'-0"
N
EXISTING BUILDING
LONG POND DRIVE

Site Plan



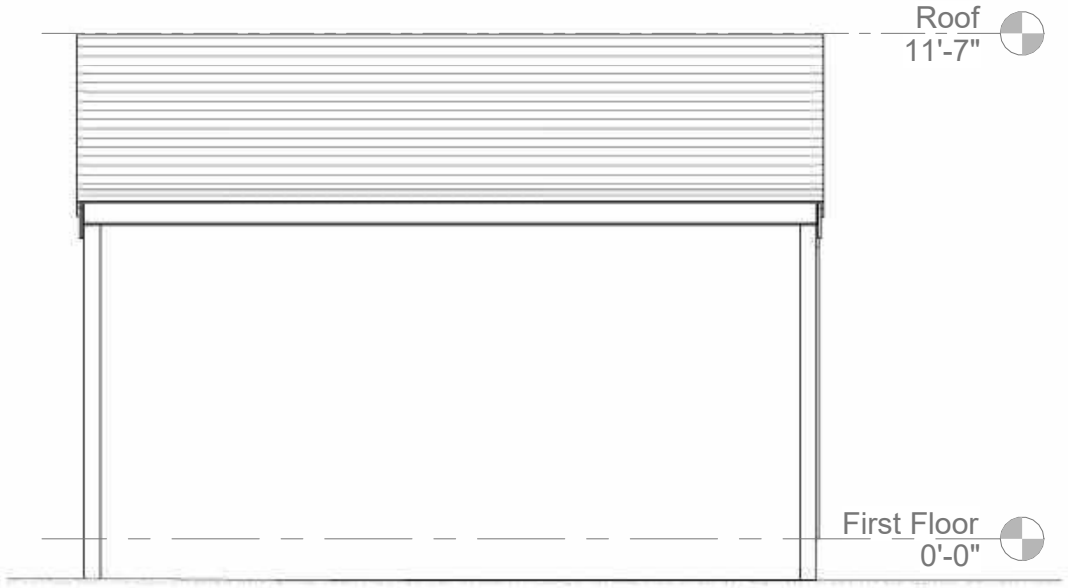
East Elevation - Proposed

1/4" = 1'-0"



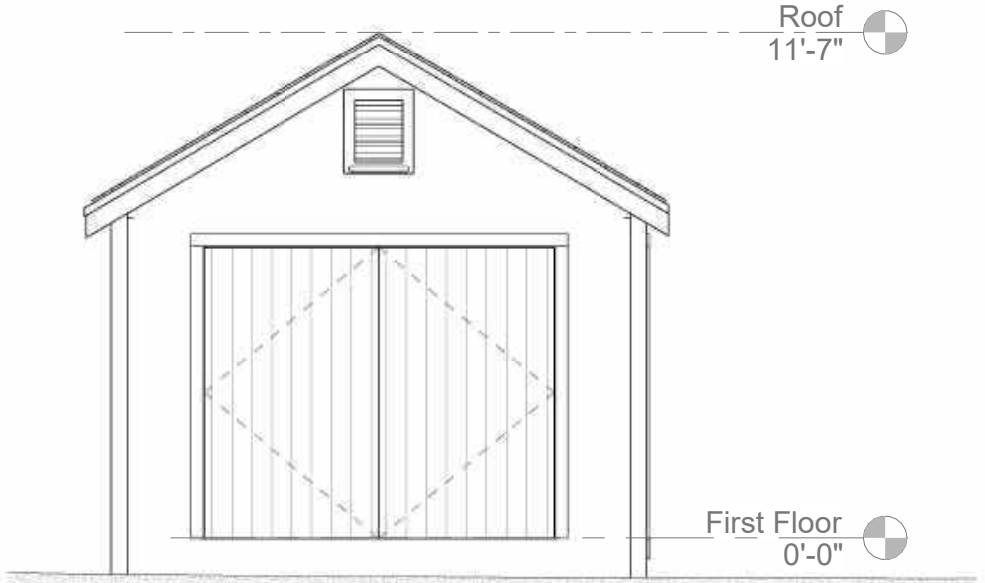
North Elevation - Proposed

1/4" = 1'-0"



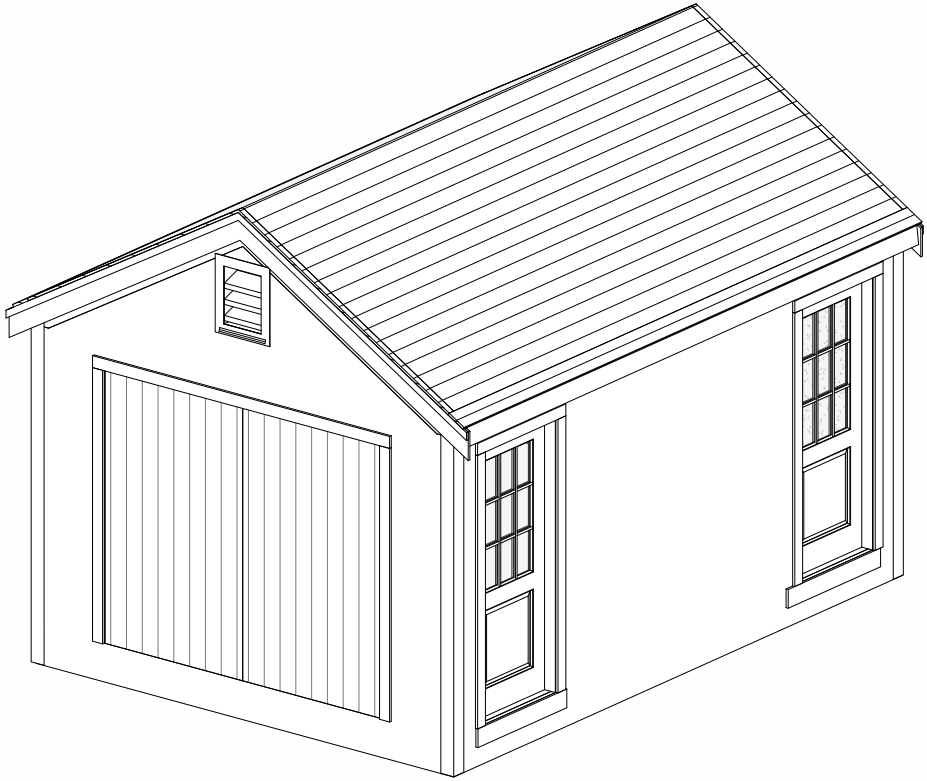
West Elevation - Proposed

1/4" = 1'-0"

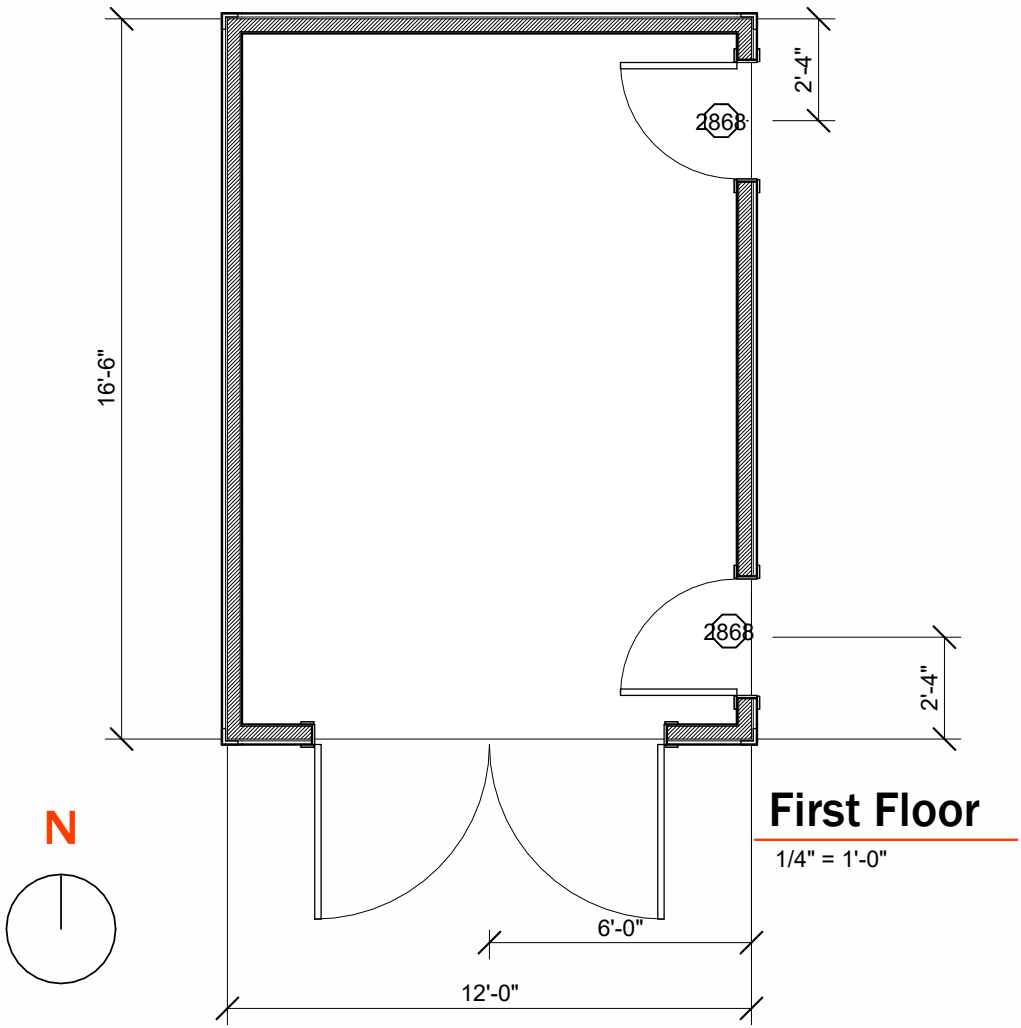


South Elevation - Proposed

1/4" = 1'-0"

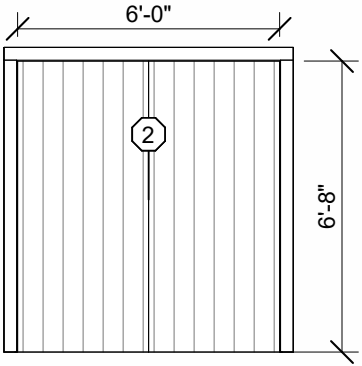


Southeast - Proposed

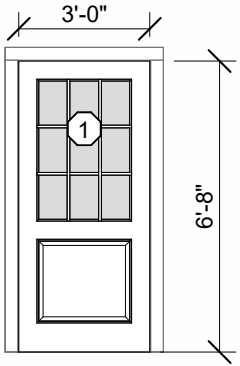


First Floor

1/4" = 1'-0"



Utility Door
T&G Custom
6'-0" x 6' -8"



Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"



Street View - 35 Long Pond Drive



Front of Garage



West Side of Garage



Shed Location - Back Yard

Docusign Envelope ID: A3377402-9E5C-4434-A02B-B892A4C630CC

Sent via email to: hdcsubmissions@nantucket-ma.gov

PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property at 16, 16 ½ and 18 Williams Street

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 are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: Julie Fish 57D0D7DEC8CA42A...

Name Julie Fish

Date 1/12/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Greenstick LLC

STREET ADDRESS 16 Williams St

MAP/PARCEL 55/371

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/4/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

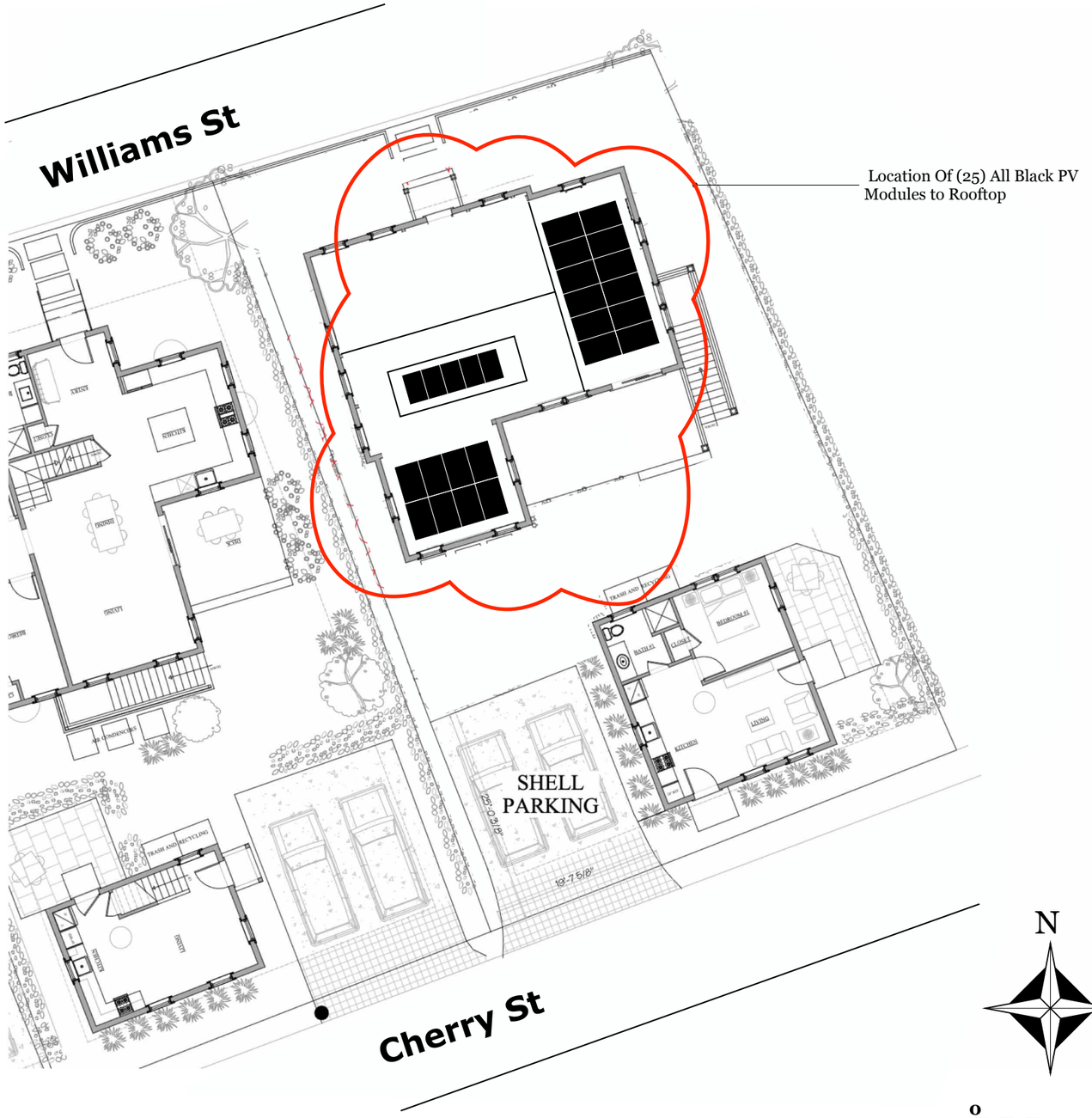
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2/4/25
Date



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10 ft
Side/Rear Setback: 5ft/5 ft



ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

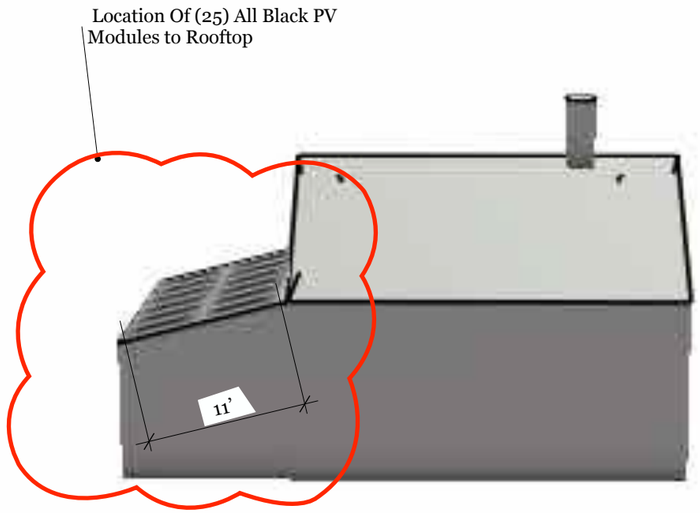
ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

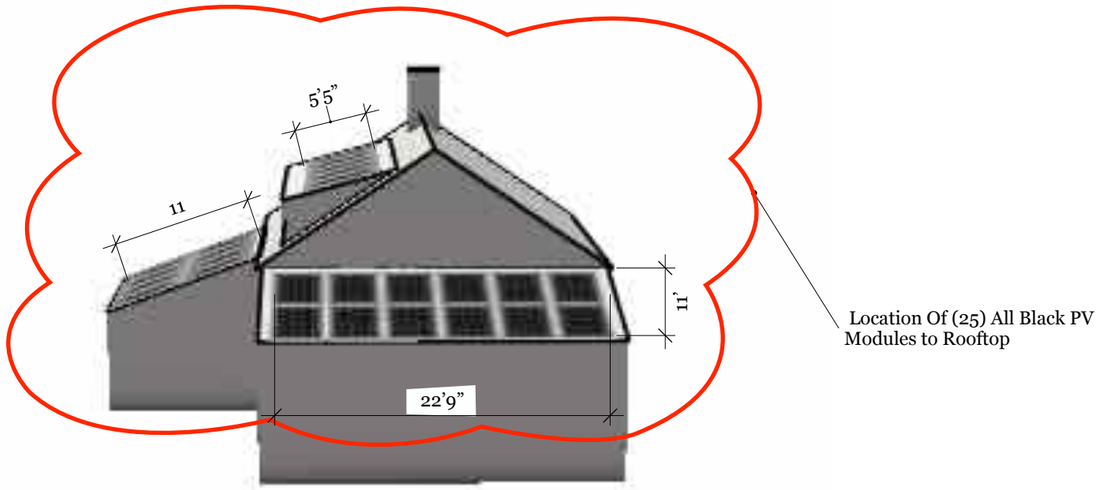
REVISIONS

	MM/DD/YY	REMARKS
1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

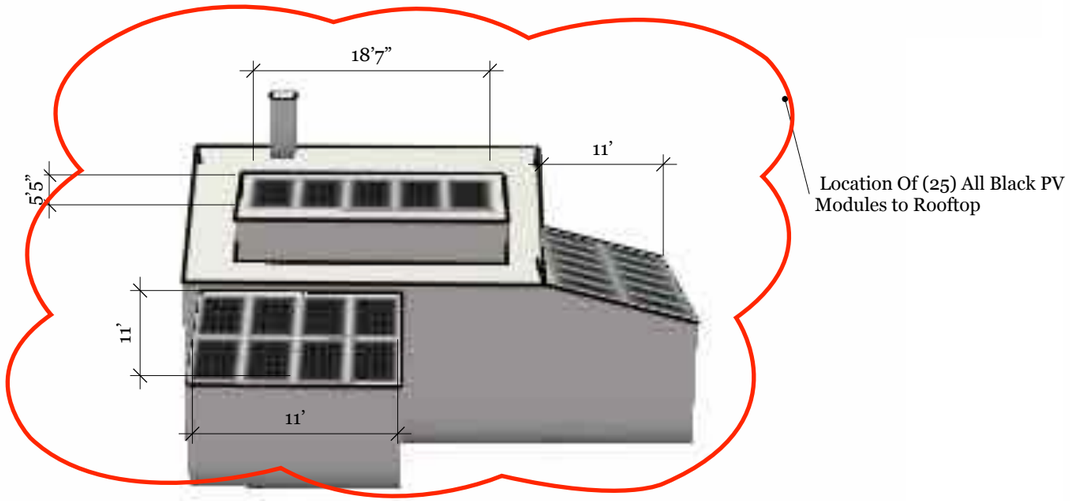
PV 01



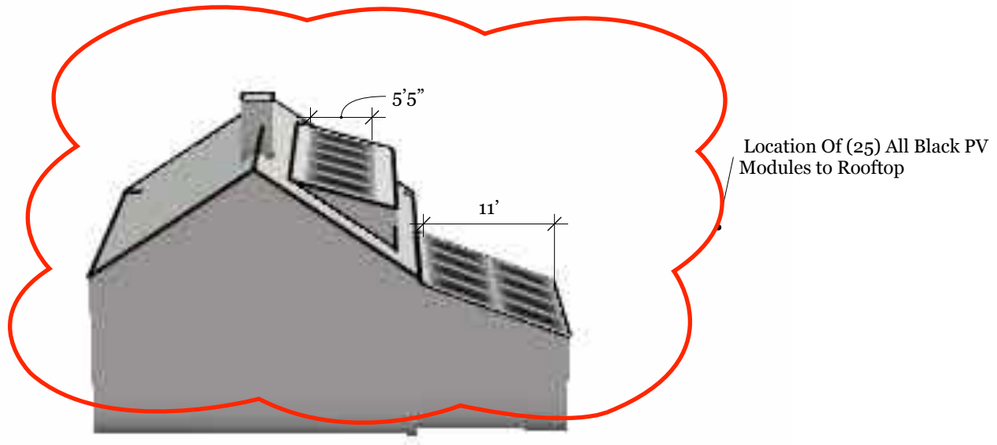
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



The structure has not been built yet.



PHOTO A



PHOTO C



PHOTO B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

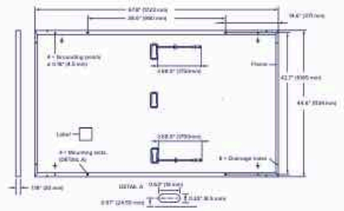
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable, (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Staubli MC4; IP68

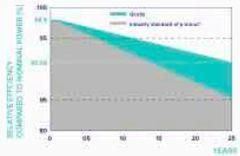


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1]Measurement tolerances P_{STC} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2]800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

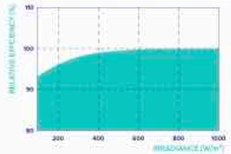


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

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

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS		
1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 371

Street & Number of Proposed Work: 16.5 william st

Owner of record: Greenstick LLC

Mailing Address: 21 East Street
Winchester, MA 01890

Contact Phone #: _____ E-mail: julie@julieco-lotfish.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500
Nantucket, MA 02554

Contact Phone #: 508-332-9605 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 (18) 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

*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 2/4/25 Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: A3377402-9E5C-4434-A02B-B892A4C630CC

Sent via email to: hdcsubmissions@nantucket-ma.gov

PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property at 16, 16 ½ and 18 Williams Street

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 are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: Julie Fish 57D0D7DEC8CA42A...

Name Julie Fish

Date 1/12/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Greenstick LLC

STREET ADDRESS 16.5 Williams St

MAP/PARCEL 55/372

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/4/25

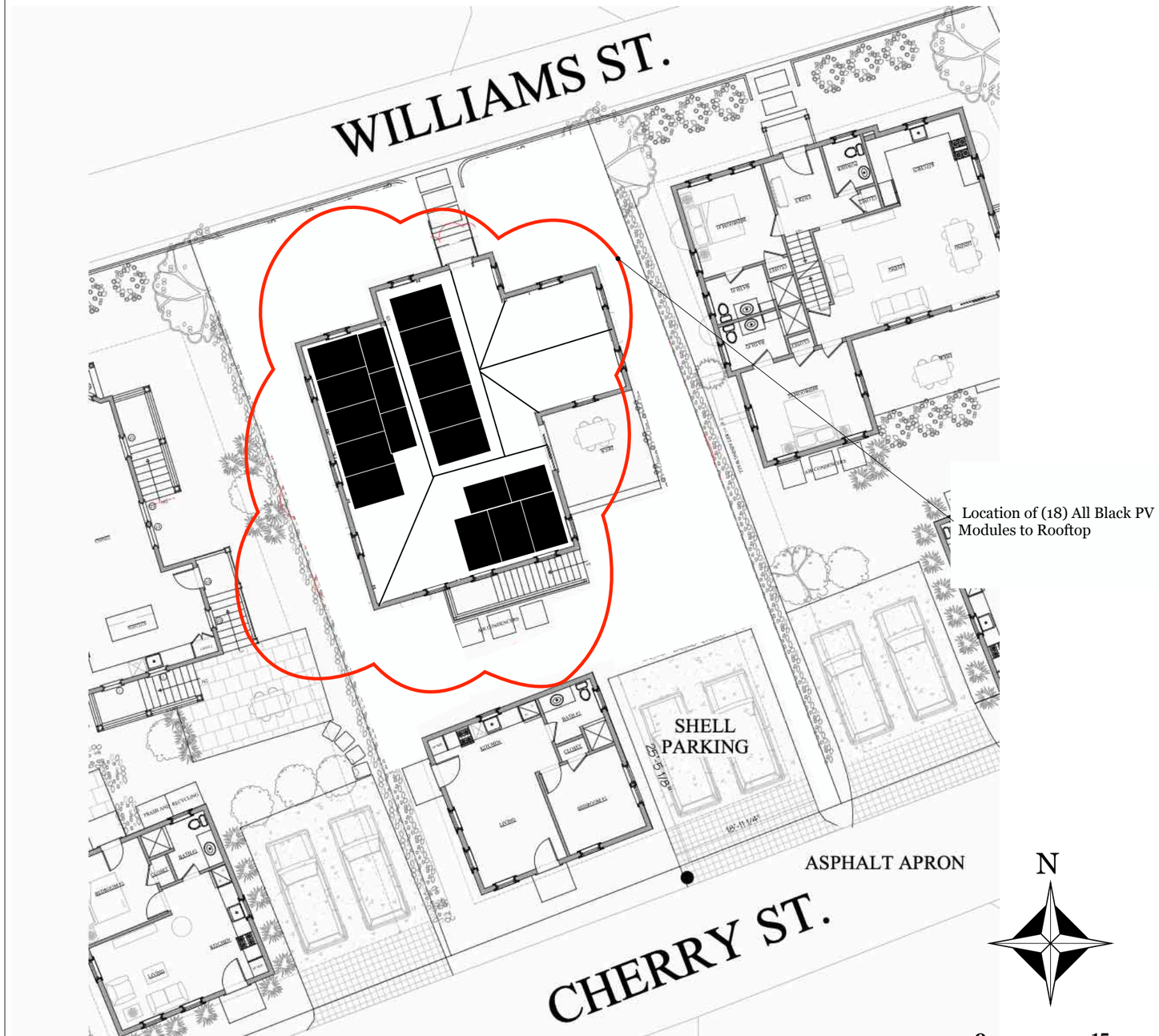
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 — 2/4/25

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10 ft
Side/Rear Setback: 5ft/5 ft

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

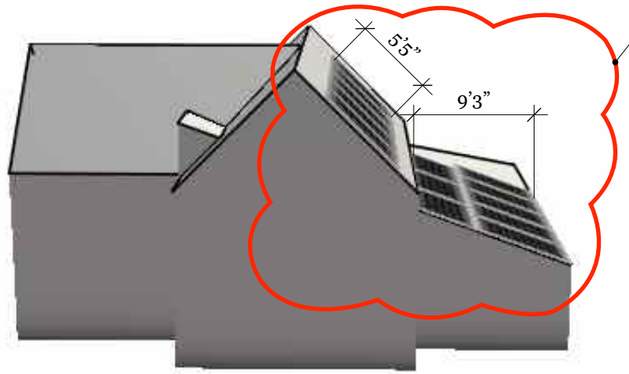
ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

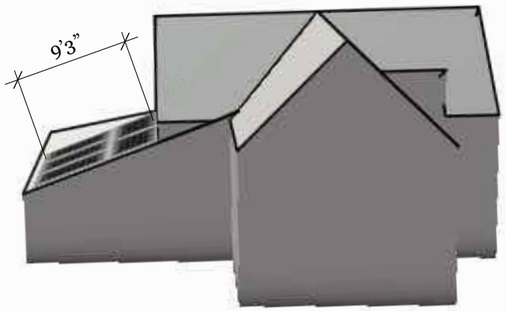
	MM/DD/YY	REMARKS
1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



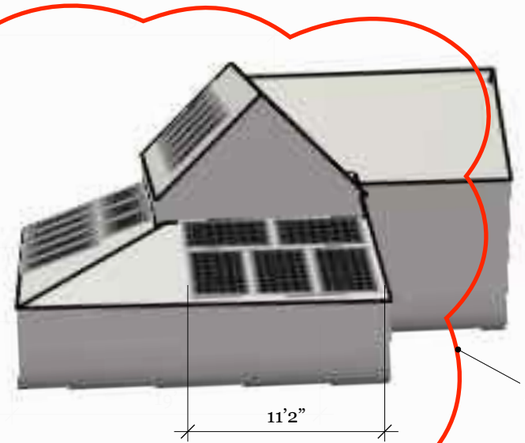
Location of (18) All Black PV Modules to Rooftop

NORTH ELEVATION



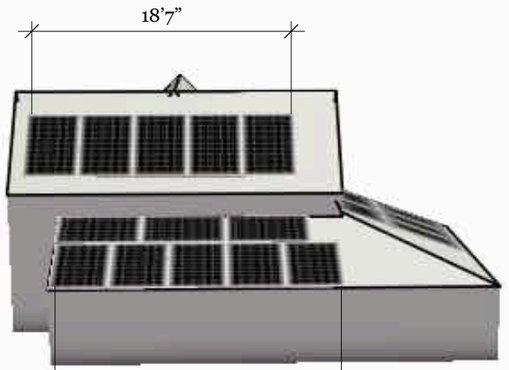
Location of (18) All Black PV Modules to Rooftop

EAST ELEVATION



Location of (18) All Black PV Modules to Rooftop

SOUTH ELEVATION



Location of (18) All Black PV Modules to Rooftop

WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



The structure has not been built yet.



PHOTO A



PHOTO C



PHOTO B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

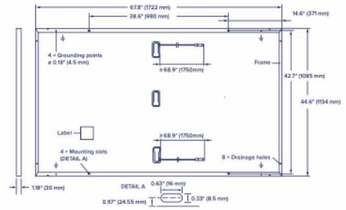
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

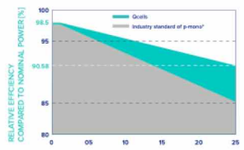


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

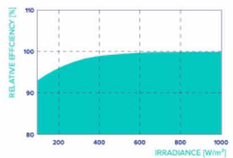


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

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

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART (508) 257-1786 www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 7613 PARCEL N°. 281

Street & Number of Proposed Work: 26 Arlington Street

Owner of record: Brandon W. Eldridge

Mailing Address: 26 Arlington Street / PO Box 1
Nantucket, MA 02554 / 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket MA 02554

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 ATTACHED OFFICE / SHED

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 200 SQFT 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 N/C South N/C East N/C West N/C
Height of ridge above final finish grade: North 14.1 +/- South 14.1 +/- East 14.1 +/- West 14.1 +/-

Additional Remarks

Historic Name:

Original Date: 1992

Original Builder:

REVISIONS* (describe)
1. East Elevation NEW SHED ADDITION
2. South Elevation NEW SHED ADDITION
3. West Elevation new shed Addition
4. North Elevation new shed Addition

Is there an HDC survey form for 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 _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) WOOD

Leaders (material and size): Wood 4x4

Sidewall: ☑ White cedar 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 5/4 x 6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 4x4

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 _____ Rear French-CLAD Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to Weather Clapboard (if applicable) _____ Roof Natural to Weather
Trim Natural to Weather Sash _____ Doors _____
Deck _____ Foundation Natural to Weather Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

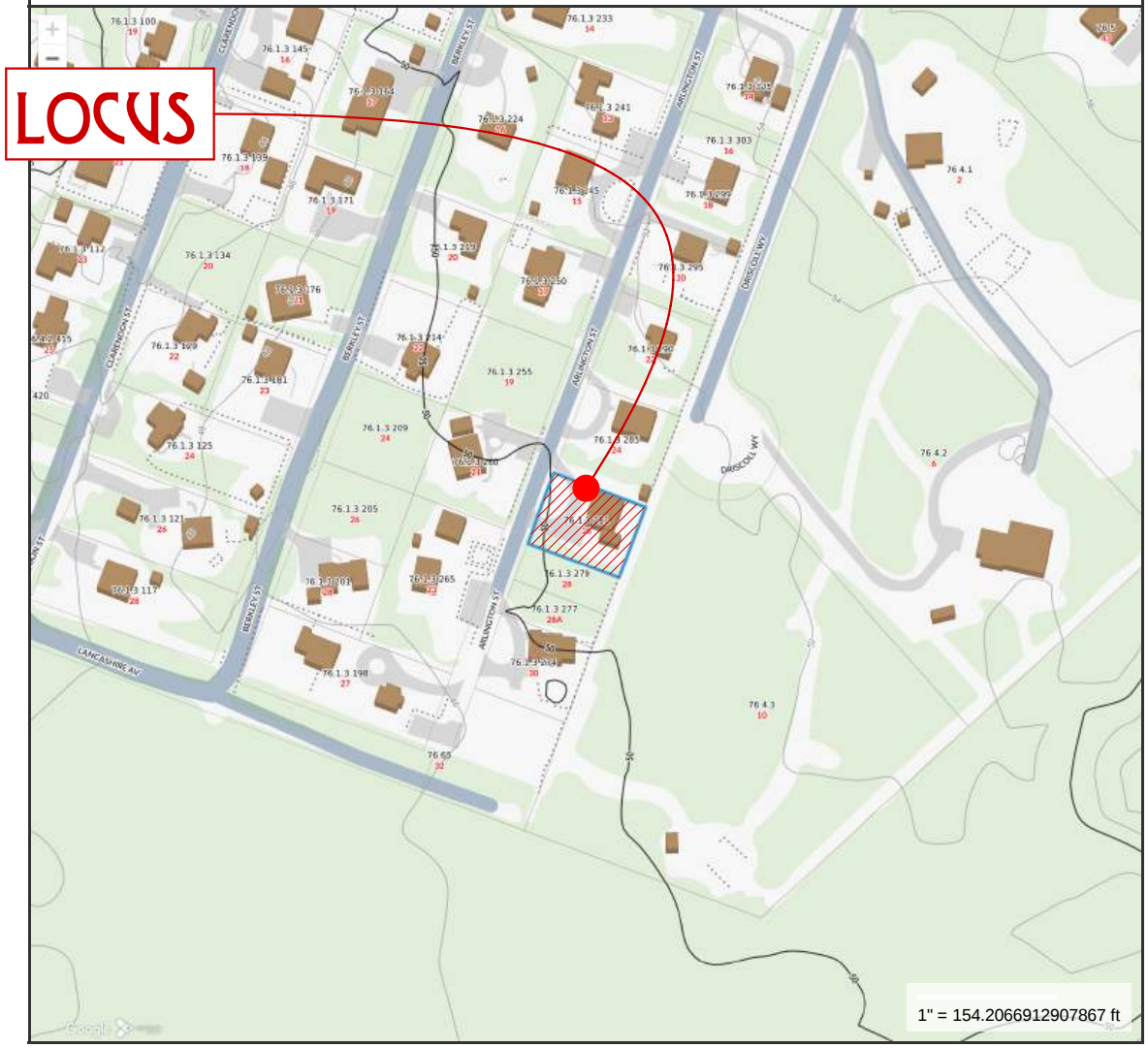
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/27/25 Signature of owner of record _____ Signed under penalties of perjury

ELDRIDGE RESIDENCE

26 ARLINGTON ST, NANTUCKET, MA, 02554

26 ARLINGTON ST LOCUS MAP



L

26 ARLINGTON ST LOCUS MAP

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

26 ARLINGTON ST LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: PLACE VARIES CERTIFICATE NO.:

ELDRIDGE RESIDENCE

26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

PROJECT NO.2024-13 TPD

MAP NO.:7.1.3	MAP NO.: 281
ZONING : LVG-3	ALLOWABLE G.C.=<3%

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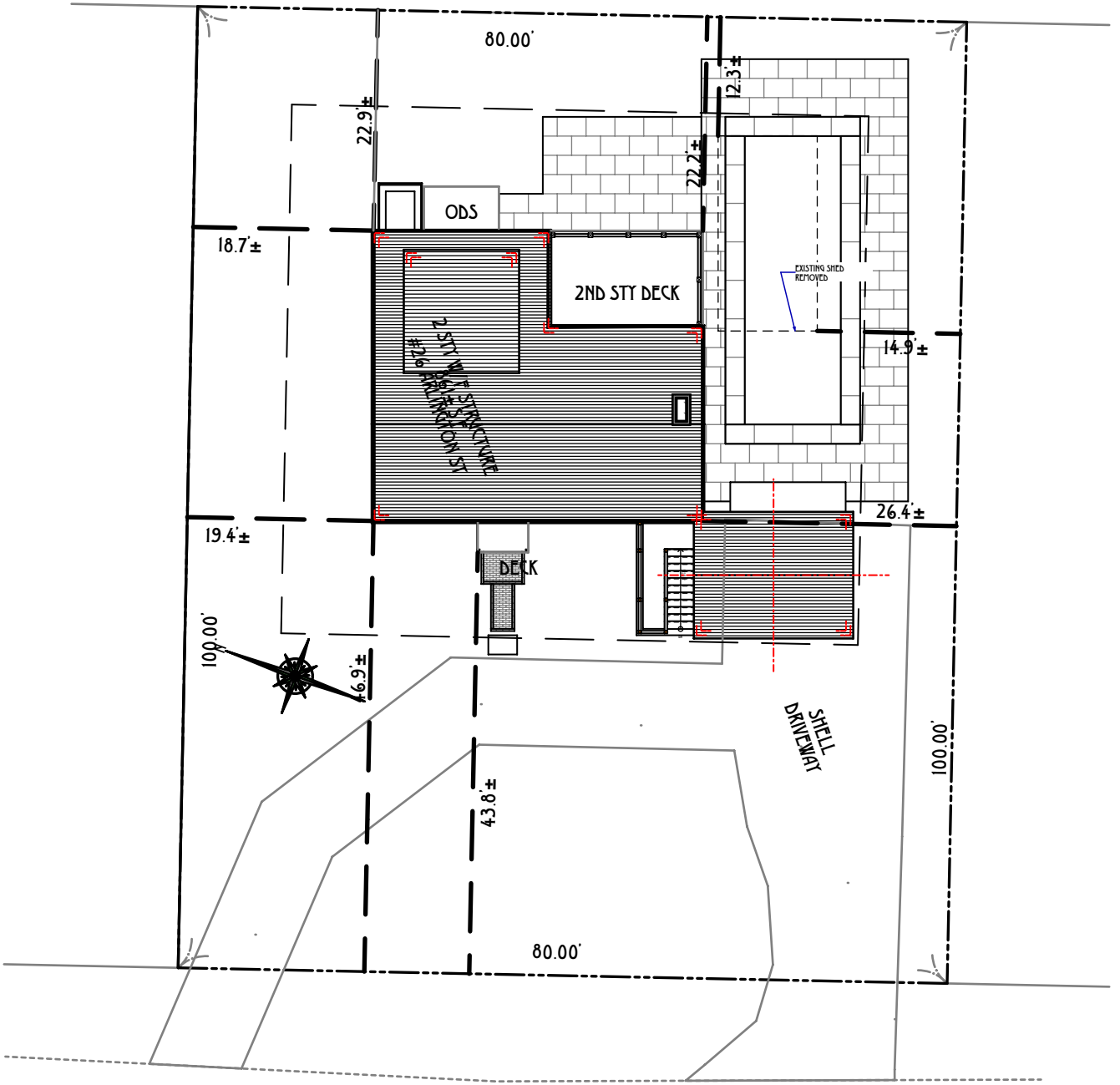
HDC 0.1



S

PROPOSED SITE PLAN

SCALE: 1:200

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: PLACE VR DATE CERTIFICATE NO.:

ELDRIDGE RESIDENCE

26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

PROJECT NO.2024-13 TPD

MAP NO.:7.1.3	MAP NO.: 281
ZONING : LVG-3	ALLOWABLE G.C.<=3%

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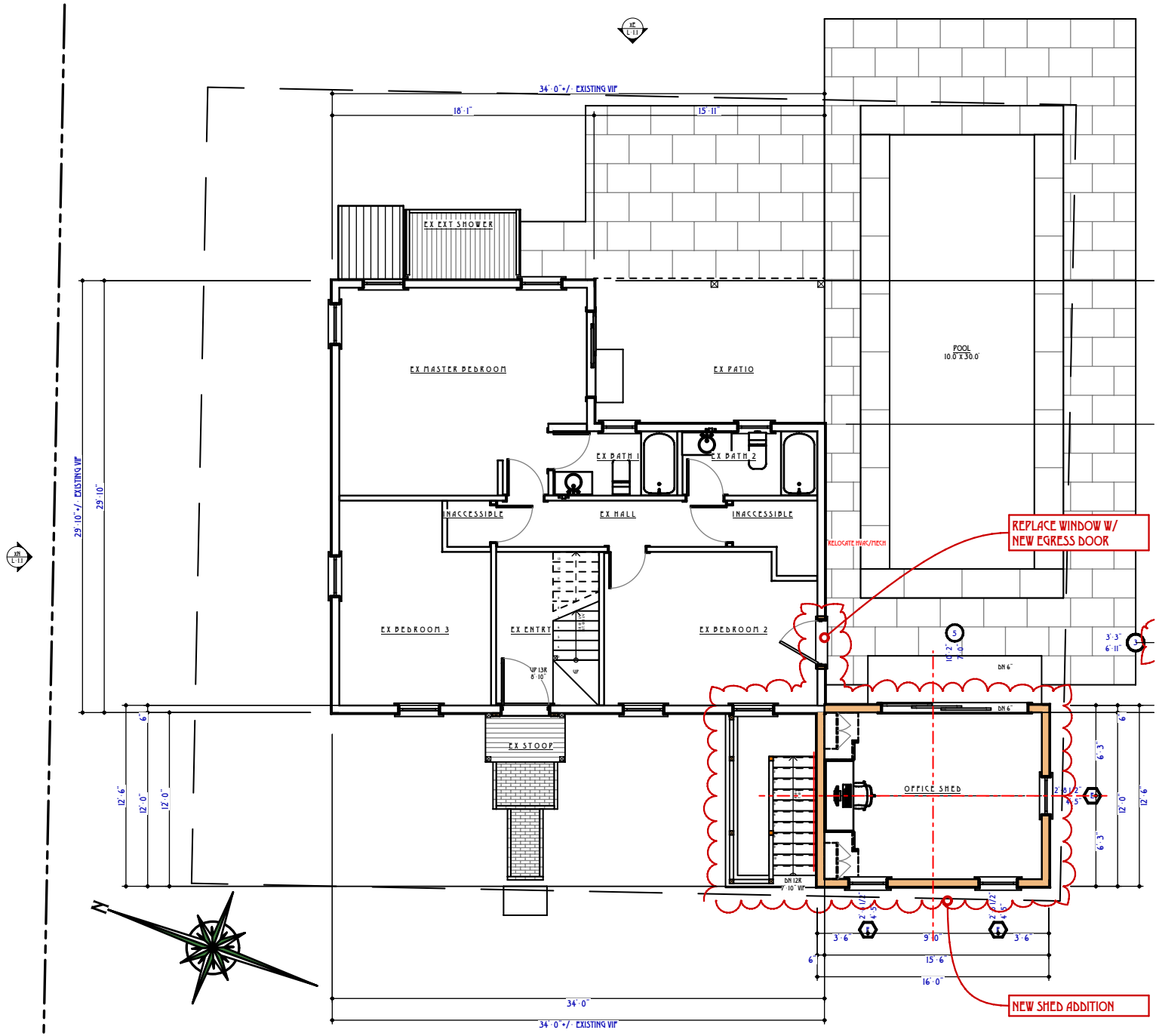
HDC 0.2



1 PROPOSED FIRST FLOOR PLAN ~ 856.5 +/- SF

SCALE: 1" = 10'

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 ~ 199.7 +/- SF

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: PLACE VR PATS CERTIFICATE NO.:

ELDRIDGE RESIDENCE

26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

PROJECT NO.2024-13 TPD

MAP NO.:7.1.3	MAP NO.: 281
ZONING: LVG-3	ALLOWABLE O.C.<3%

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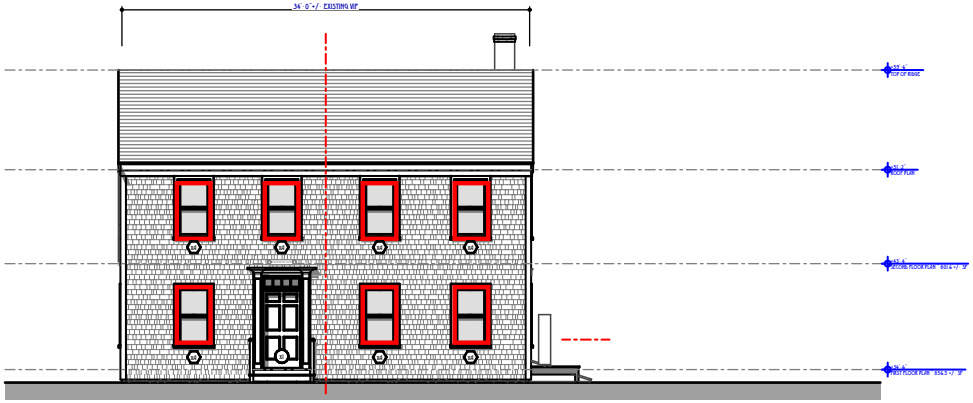
HDC 1.1

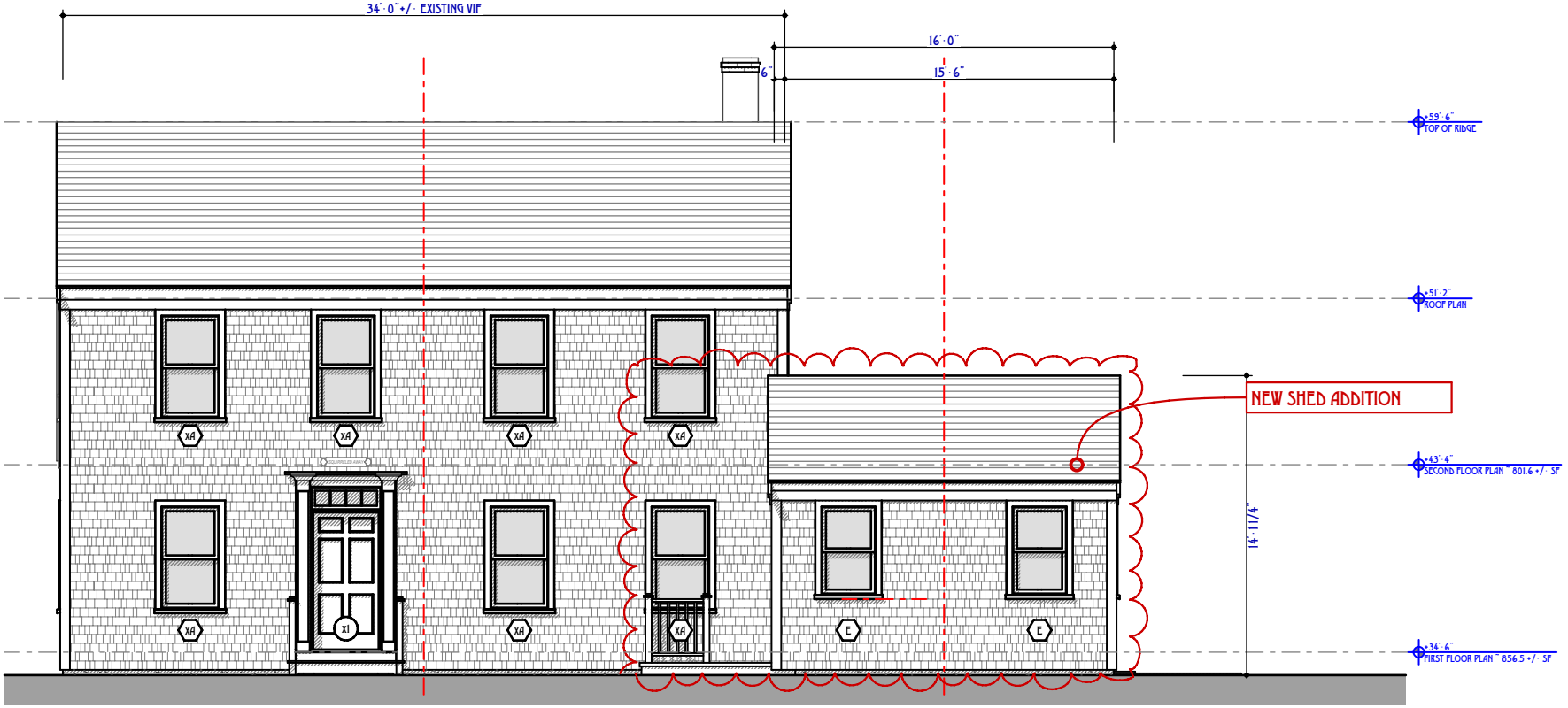
3 FEBRUARY 2025
NEW SHED ADDITION



XW

EXISTING WEST ELEVATION (FRONT)

SCALE: 1/16" = 1'-0"



W

PROPOSED WEST ELEVATION (FRONT)

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 ELEVATION (FRONT)

BUILDING PERMIT NO.:
HDC SUBMISSION: DAY MONTH 2024
HDC APPROVAL: PLACE NUMBERS CERTIFICATE NO.:

ELDRIDGE RESIDENCE
26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

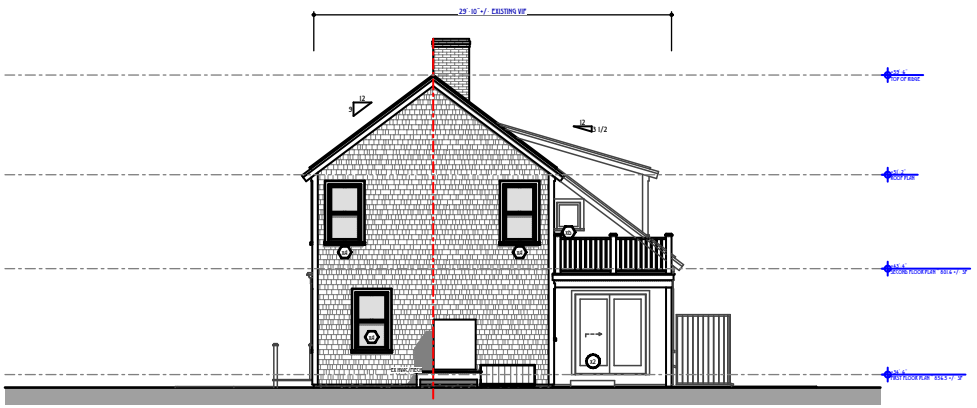
PROJECT NO.2024-13 TPD

MAP NO.:7.1.3	MAP NO.: 281
ZONING: LVG-3	ALLOWABLE O.C.<3%

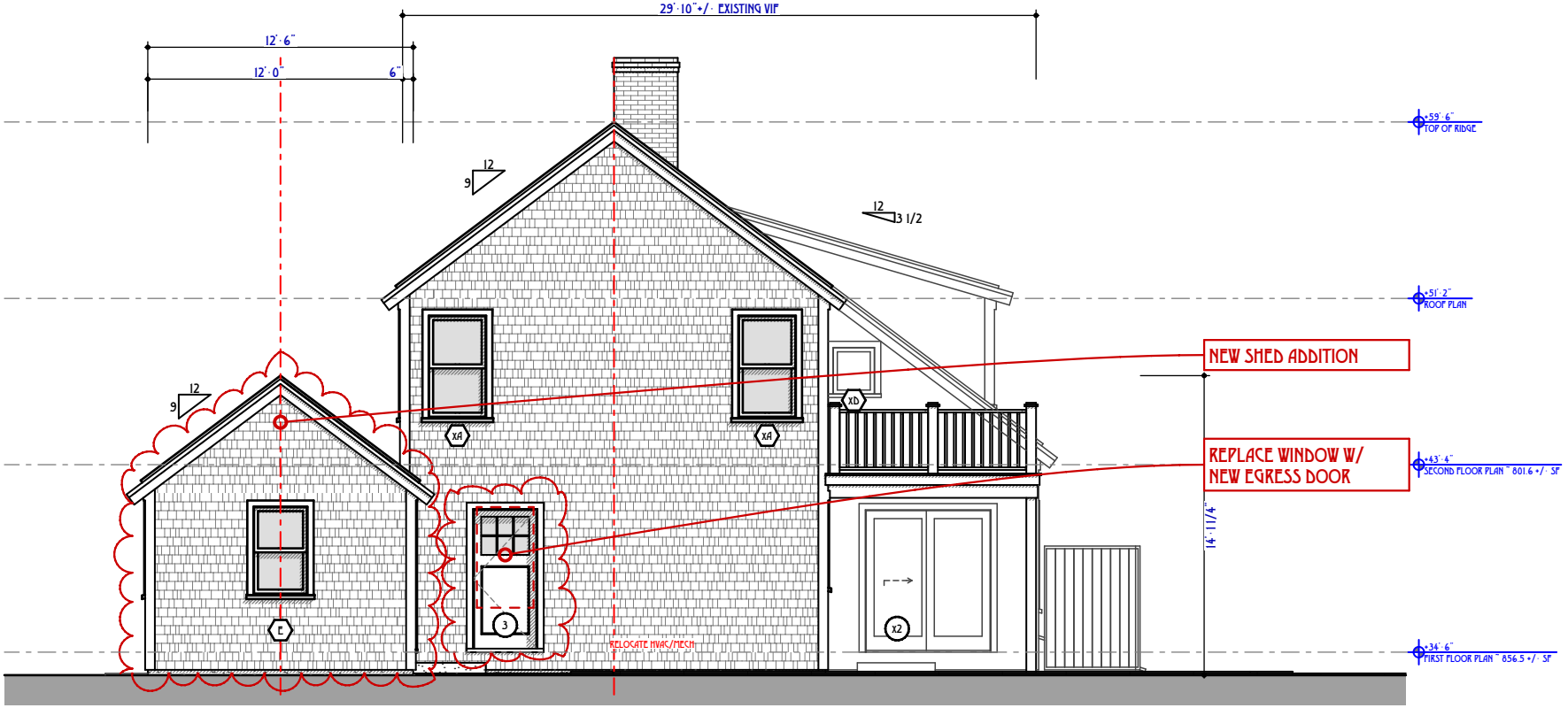
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN LLC. 2024.

HDC 2.1

3 FEBRUARY 2025
~ NEW SHED ADDITION
~ REPLACE WINDOW W/ NEW EGRESS DOOR



XS EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



S PROPOSED SOUTH 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 SOUTH ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: DAY MONTH 2024
HDC APPROVAL: PLACE VR DATE CERTIFICATE NO.:

ELDRIDGE RESIDENCE
26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

PROJECT NO.2024-13 TPD
MAP NO.:7.1.3 MAP NO.: 281
ZONING: LVG-3 ALLOWABLE O.C.<3%

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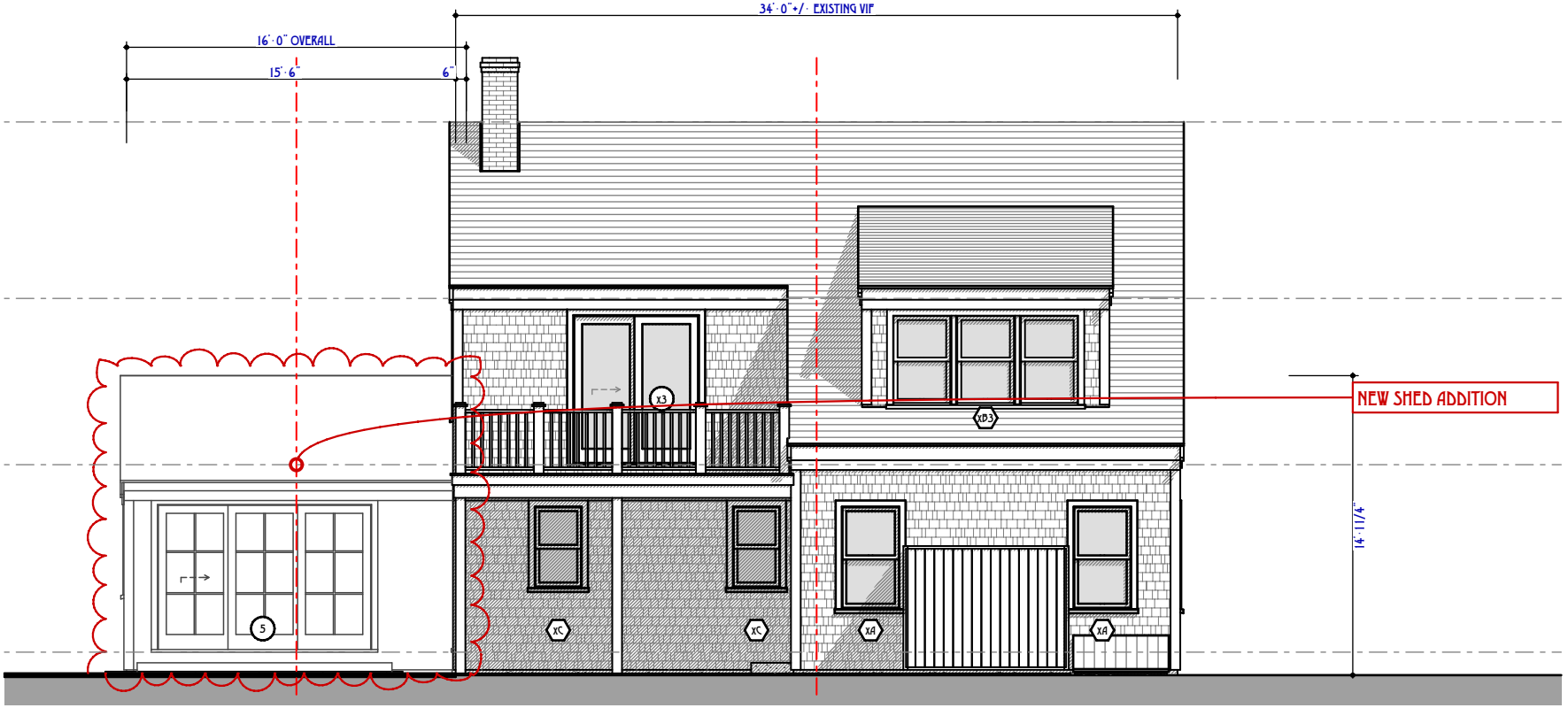
HDC 2.2

3 FEBRUARY 2025
NEW SHED ADDITION



XE EXISTING EAST ELEVATION (REAR)

SCALE: 1/16" = 1'-0"



E PROPOSED EAST ELEVATION (REAR)

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 (REAR)

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: PLACE VR DATE CERTIFICATE NO.:

ELDRIDGE RESIDENCE
26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

PROJECT NO.2024-13 TPD

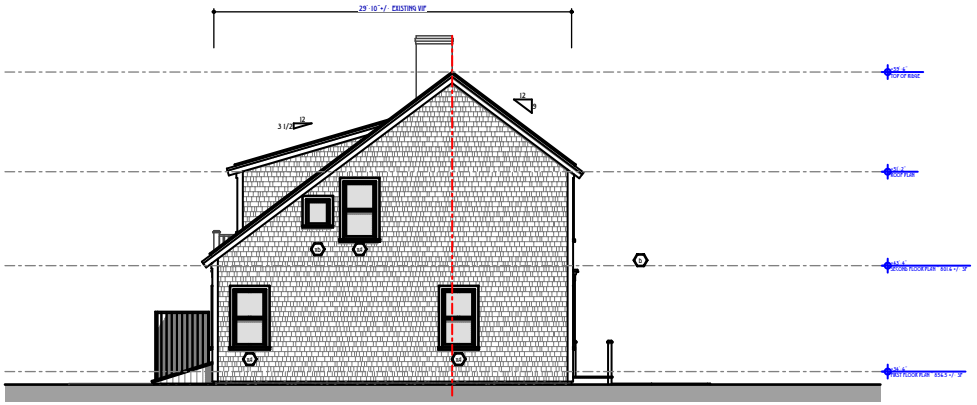
MAP NO.:7.1.3 MAP NO.: 281

ZONING: LVG-3 ALLOWABLE G.C.<=3%

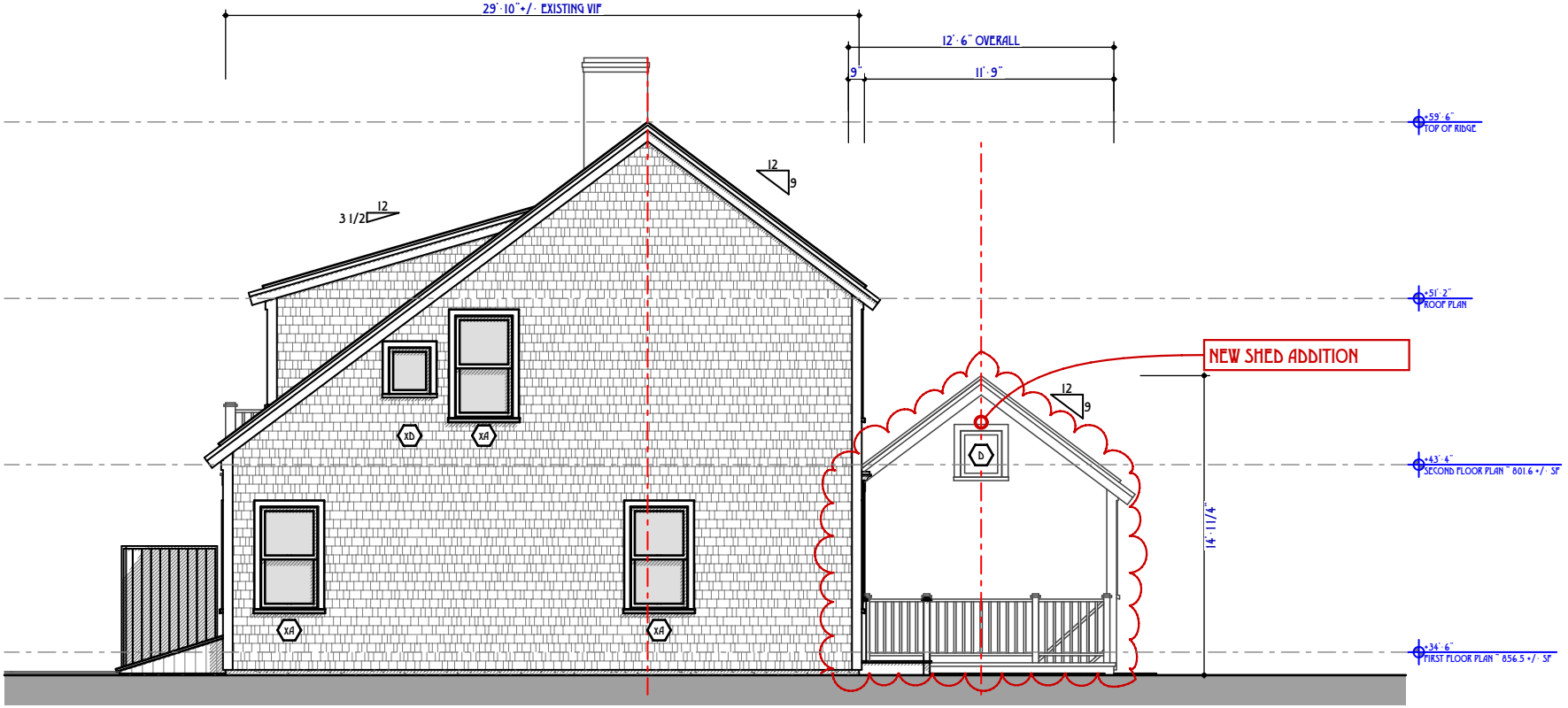
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN LLC. 2024.

HDC 2.3

3 FEBRUARY 2025
NEW SHED ADDITION



XN EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



N PROPOSED NORTH 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 NORTH ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: DAY MONTH 2024
HDC APPROVAL: PLACE VIA PATS CERTIFICATE NO.:

ELDRIDGE RESIDENCE
26 ARLINGTON ST
NANTUCKET, MA 02554

HDC SUBMISSION
2/14/25

PROJECT NO.2024-13 TPD
MAP NO.7.1.3 MAP NO.: 281
ZONING: LVG-3 ALLOWABLE O.C.<3%

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HDC 2.4

Eldridge Existing MH & New Shed

26 Arlington St, Nantucket, MA. 02554

Window & Exterior Door Schedule

February 1, 2025

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
XA	Double·Hung	Existing – Verify		2'·10 3/8" x 5'·1 1/2"	1 Over 1	Existing – Verify Size
XB3	Double·Hung·3W	Existing – Verify		8'·10 1/8" x 4'·5 1/2"	1 Over 1	Existing – Verify Size
XC	Double·Hung	Existing – Verify		2'·4 1/2" x 4'·1"	1 Over 1	Existing – Verify Size
E	Double·Hung	Marvin	2'·7 3/8" x 4'·5"	2'·8 3/8" x 4'·5 1/2"	1 Over 1	WUDH2622
XD	Awning/Push Out	Existing – Verify	2'·0" x 2'·4 1/16"	2'·1" x 2'·4 9/16"	1	Existing – Verify Size

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
X1	Front Door w/Transom	Existing	3'·0" x 6'·8" ·Verify	3'·3" x 6'·8" – Verify	6 Pnl	
X2	Sliding French	Existing		6'·2" x 6'·9" – Verify	1	
X3	Sliding French	Existing		5'·2" x 7'·1" – Verify	1	
R5	Lift & Slide French Doors	Marvin	3W·3'·4" x 6·10"	10'·2" x 7'·0"	6 Lt	

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:

Eldridge Window & Door Schedule

Scale: 1:56.47

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

Mark	Date	Description
	/ /	

Window & Door Schedule

Building Permit No.:

HDC Submission: 1st Month 2024

HDC Approval: Place Numbers Certificate No.:

Eldridge Residence
26 Arlington St
Nantucket, MA 02554

HDC Submission
2/14/25

Project No.2024·13 TBD

Map No.:7.1.3 Map No.: 281

Zoning ·LVG·3 Allowable G.C.<3%

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W&D

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 08 PARCEL N°. 408

Street & Number of Proposed Work: 76A OLD SOUTH RD.

Owner of record: ISABELLA BOY TRUST ETAL

Mailing Address: PO BOX 3084
NANTUCKET, MA 02584

Contact Phone #: minwfe comcast.net mail: 508 367-8452

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone # (508) 325-4379 E-mail: advanolmen@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: N/C ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/C South _____ East _____ West _____

Height of ridge above final finish grade: North N/C South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1995

Original Builder:

REVISIONS* (describe)

1. East Elevation - CHANGE WINDOW TO DOOR
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 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 2 LIGHT DOOR W/ PANELS BELOW 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 NTW Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

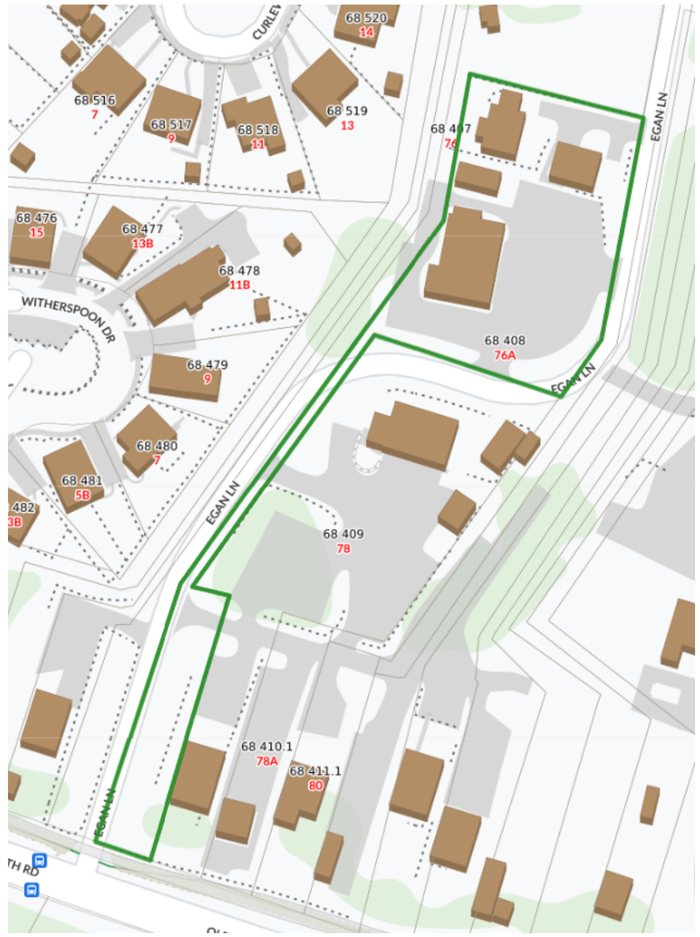
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/3/25 Signature of owner of record _____ Signed under penalties of perjury



CHANGE WINDOW TO DOOR



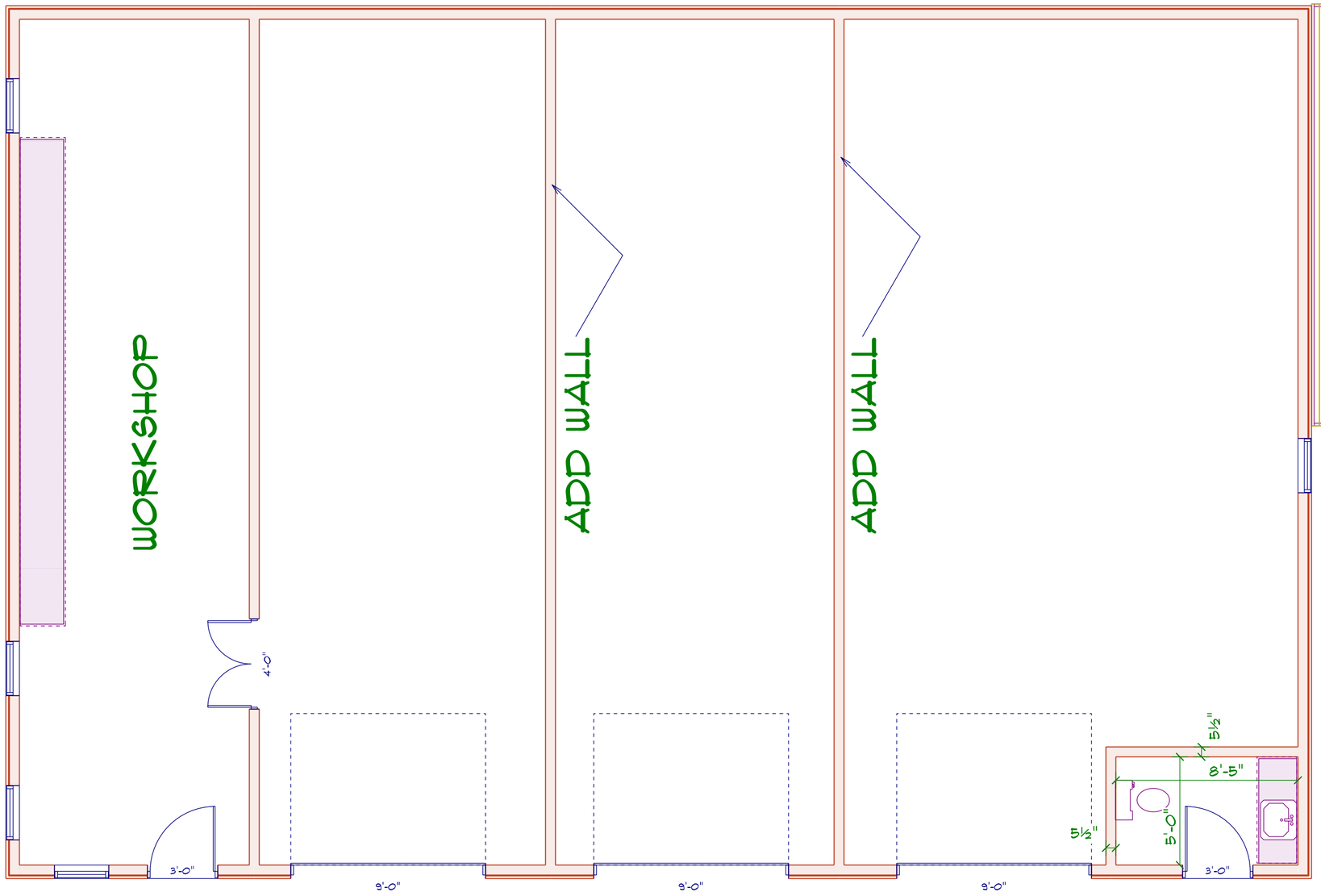


MAP 68 PARCEL 408





ISABELLA DAY
76A OLD SOUTH RD
2-3-25



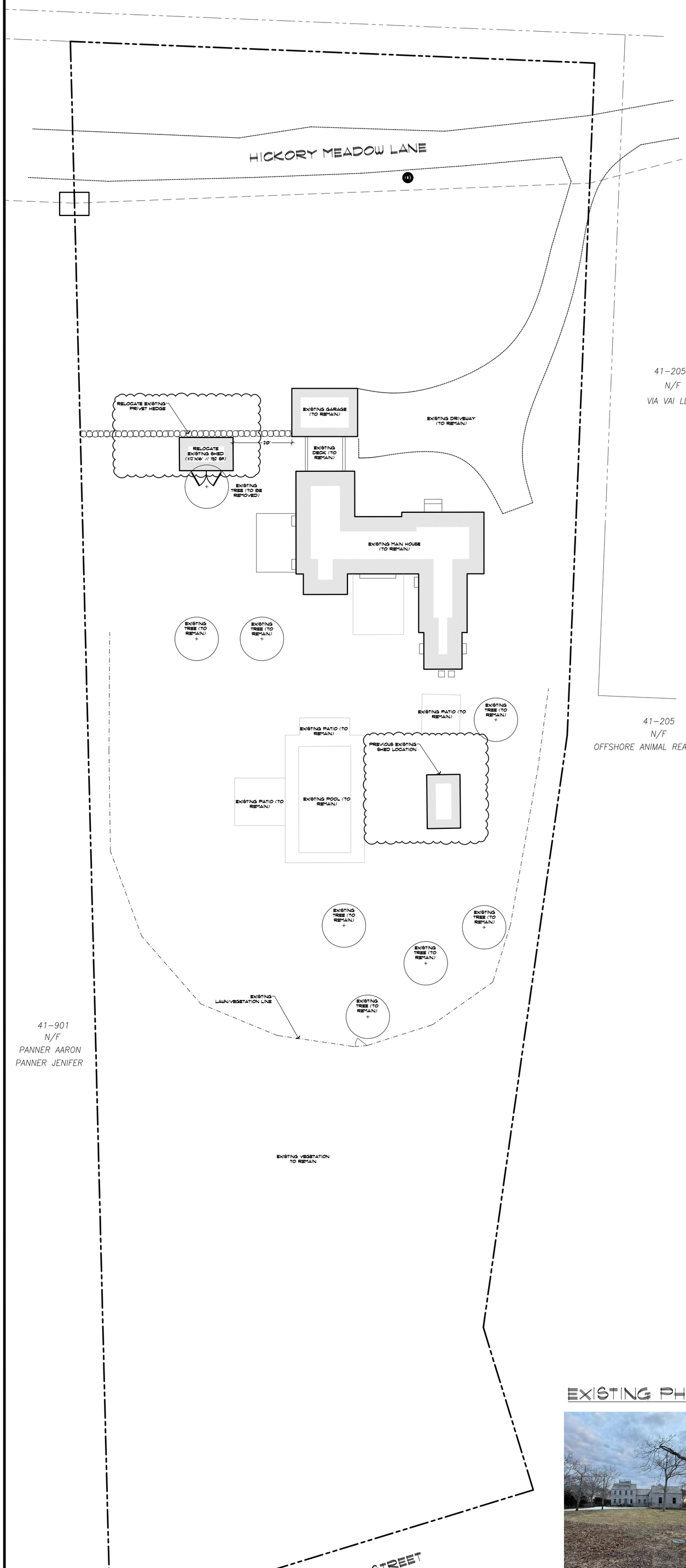
WINDOW CHANGE
TO DOOR

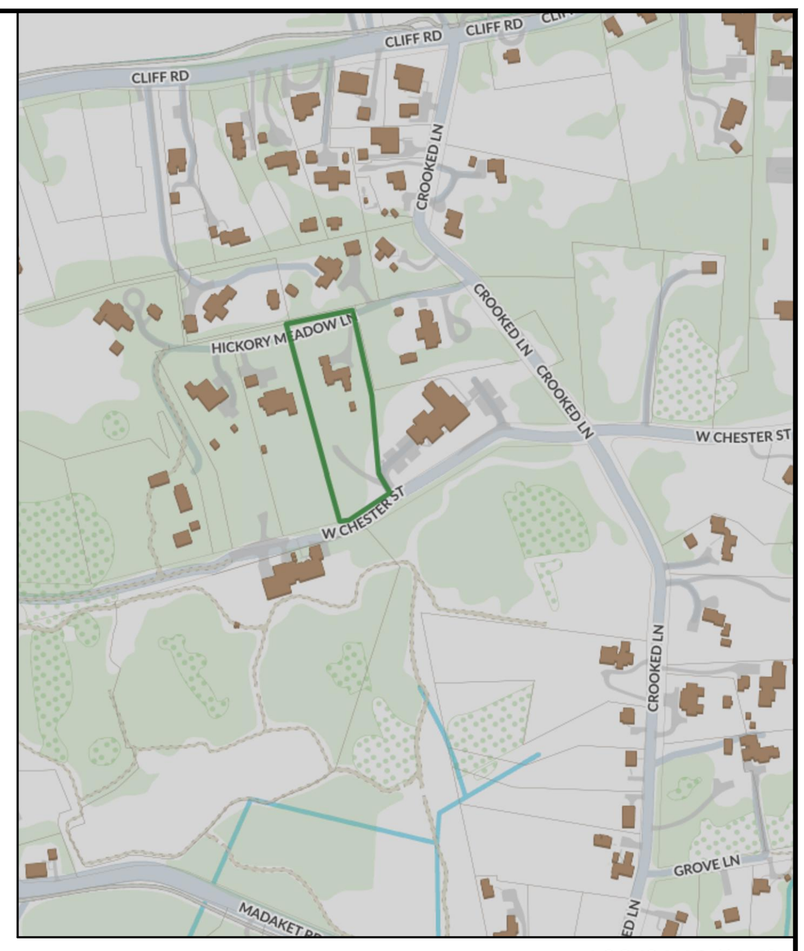






ISABELLA DAY
76A OLD SOUTH RD
2-3-25





LOCUS MAP // NTS

EXISTING SHED PHOTOS



FRONT OF EXISTING SHED



REAR OF EXISTING SHED (PROPOSED VIEW FROM STREET)



LEFT SIDE OF EXISTING SHED (REMOVE OUTDOOR SHOWER FIXTURE)



RIGHT SIDE OF EXISTING SHED (REMOVE OUTDOOR SHOWER FIXTURE)

PREVIOUS SHED LOCATION



PREVIOUS SHED LOCATION AT POOL



PREVIOUS SHED LOCATION AT POOL



PREVIOUS SHED LOCATION AT POOL

EXISTING PHOTOS FROM HICKORY MEADOW LANE

PHOTO OF EXISTING MAIN HOUSE & GARAGE



PHOTO OF EXISTING MAIN HOUSE & GARAGE



PROPOSED SHED LOCATION. REAR OF EXISTING SHED TO FACE HICKORY MEADOW LANE

NORTH

0' 10' 20' 40'

ONE INCH EQUALS TWENTY FEET

SCALE IN FEET

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:
Koyote Realty, LLC.
4 Hickory Meadow Lane
Nantucket, Massachusetts 02554

REVISIONS
1.

PROPOSED SHED RELOCATION PLAN

(HDC SUBMISSION)

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	SK & DK
MAP:	41
PARCEL:	900
DATE:	1 FEBRUARY 2025
PROJECT NO.:	1038

L-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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 900

Street & Number of Proposed Work: 4 Hickory Meadow Lane

Owner of record: Koyote Realty, LLC

Mailing Address: 148 Weeburn Drive

New Canaan, CT 06840

Contact Phone #: 917-494-4501 E-mail: SaraKoch148@Gmail.com

AGENT INFORMATION (if applicable)

Name: Ridgevale Development, LLC

Mailing Address: 32 Deep Wood Drive

Forestdale, MA 02644

Contact Phone #: 508-472-8940 E-mail: RCC@RidgevaleDevelopment.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other MOVE EXISTING SHED TO NEW LOCATION ON PROPERTY (+/- 12'x16')

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.

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Date 2.5.2025 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 2

Street & Number of Proposed Work: 100 SANKATY RD.

Owner of record: SANKATY HEAD GOLF CLUB INC

Mailing Address: 100 SANKATY RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLMOS DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 326-4219 E-mail: ACVanOlmos@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 HDC 2024-10-11356

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: N/C ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: N/C ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East N/C West _____

Height of ridge above final finish grade: North N/C South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation (ALL ELEVATIONS) - WINDOWS - 6/1 INSTEAD OF 6/6
2. South Elevation
3. West Elevation (NORTH & WEST) - ADD CIRCULAR STAIRS + LIFT ENTRANCE
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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6" or 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON OR COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front 12 LIGHT Rear 15 LIGHT (BARN DOORS) Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TO MATCH EXIST BLDGS)

Sidewall NTW Clapboard (if applicable) — Roof BLACK

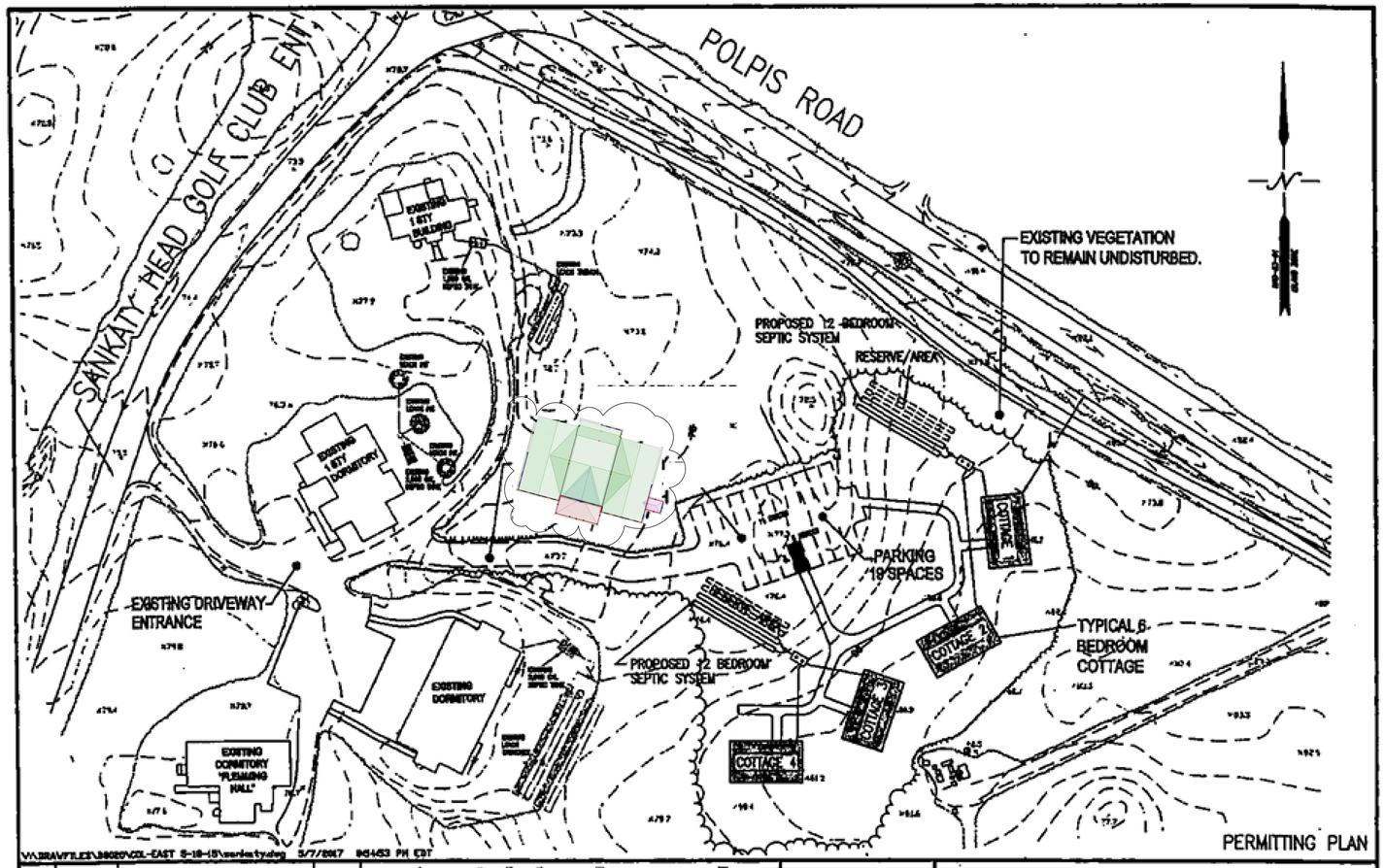
Trim WHITE Sash WHITE Doors WHITE OR DARK GREEN

Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/5/25 Signature of owner of record _____ Signed under penalties of perjury



NO.	DATE	DESCRIPTION	BY
1	5-3-17	COTTAGES RELOCATED	LCA

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

BLACKWELL & ASSOCIATES, inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TERMINAL CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9828
www.blackwellsurvey.com

5/7/17

COTTAGES OPTION PLAN 4

100 SANKATY ROAD, SIASCONSET
prepared for: SANKATY HEAD GOLF CLUB; NANTUCKET, MASSACHUSETTS
1 INCH = 40 FEET MAY 3, 2017

Design/Drawn by: LAmbrosino
Approved by:

SHEET 1 OF 1 B-8020



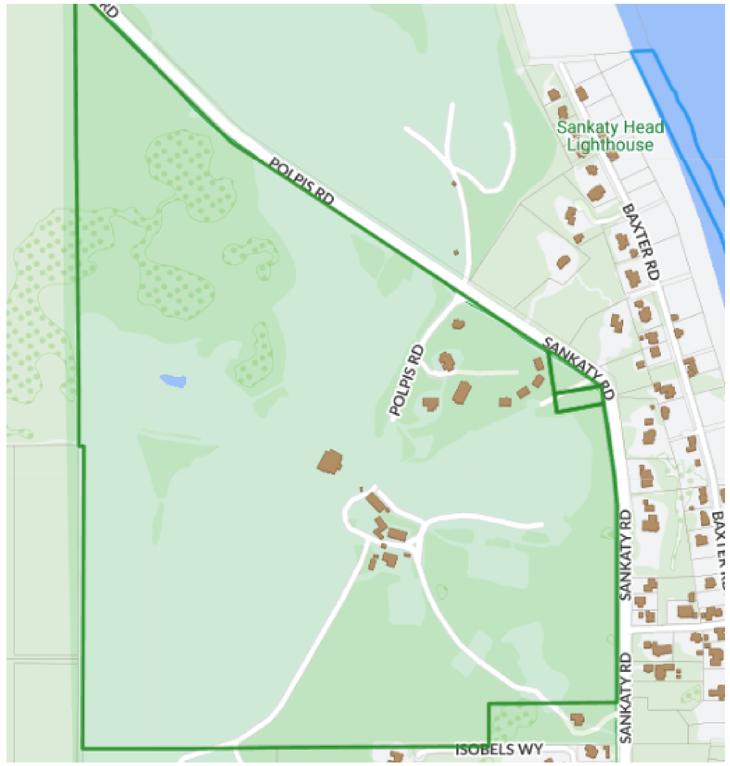









MAP 49 PARCEL 2



SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 1-10-25

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD REVISIONS TO HDC 2024-10-11356

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



FRONT ELEVATION (SOUTH)

WINDOWS CHANGE TO 6/1 GRILLE PATTERN FROM 6/6



LEFT ELEVATION (WEST)

PREVIOUS APPROVAL COA HDC 2024-10-11356



FRONT ELEVATION (SOUTH)



LEFT ELEVATION (WEST)

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 1-10-25

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD

VAL OLIVER DESIGN, INC
PO BOX 3657
NANTUCKET, MA 02584



REAR ELEVATION (NORTH)

WINDOWS CHANGE TO 6/1 GRILLE PATTERN FROM 6/6



RIGHT ELEVATION (EAST)

PREVIOUS APPROVAL COA HDC 2024-10-11356



REAR ELEVATION (NORTH)



RIGHT ELEVATION (EAST)

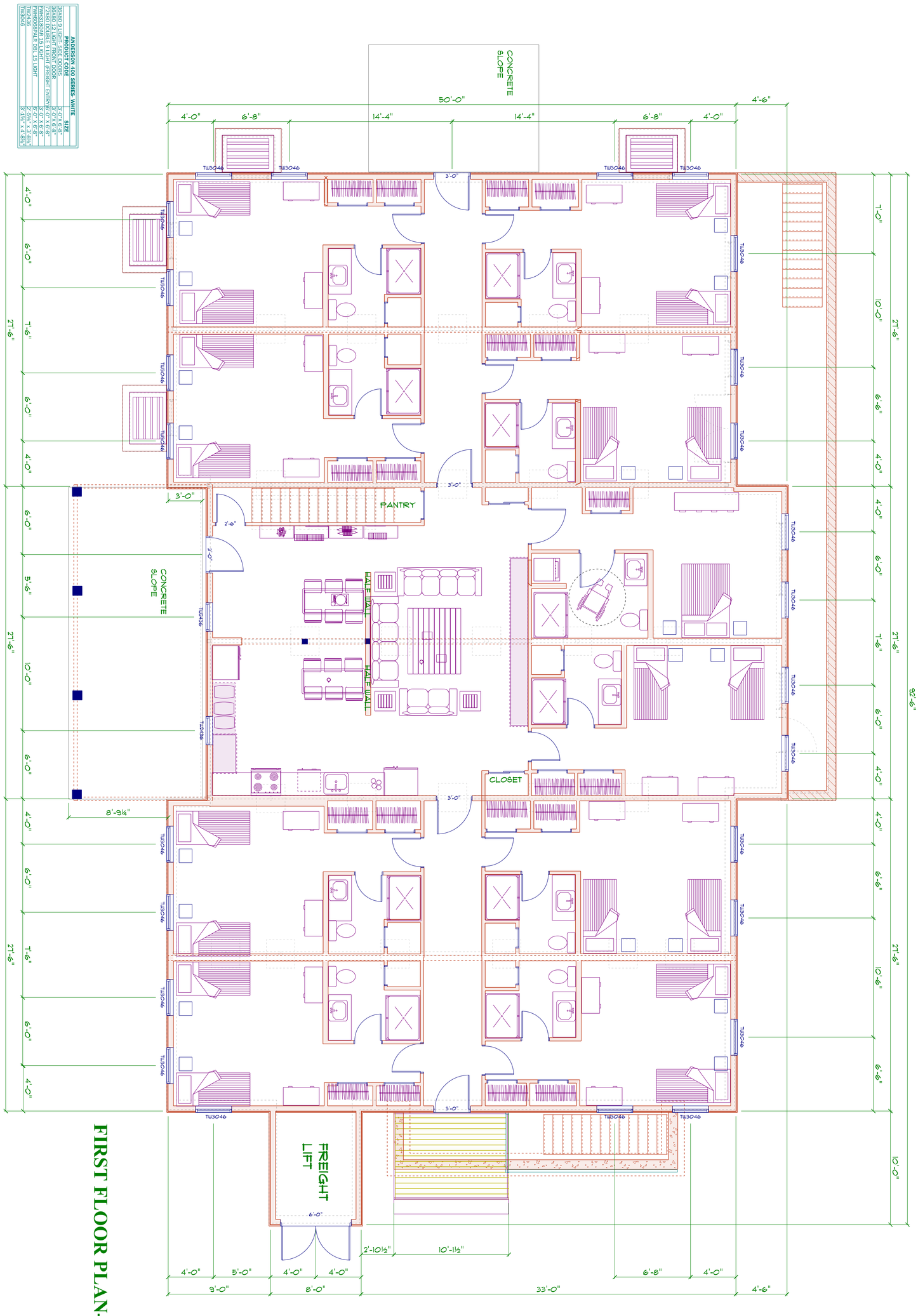
SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 1-10-25

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



FIRST FLOOR PLAN- 4152.5 SF

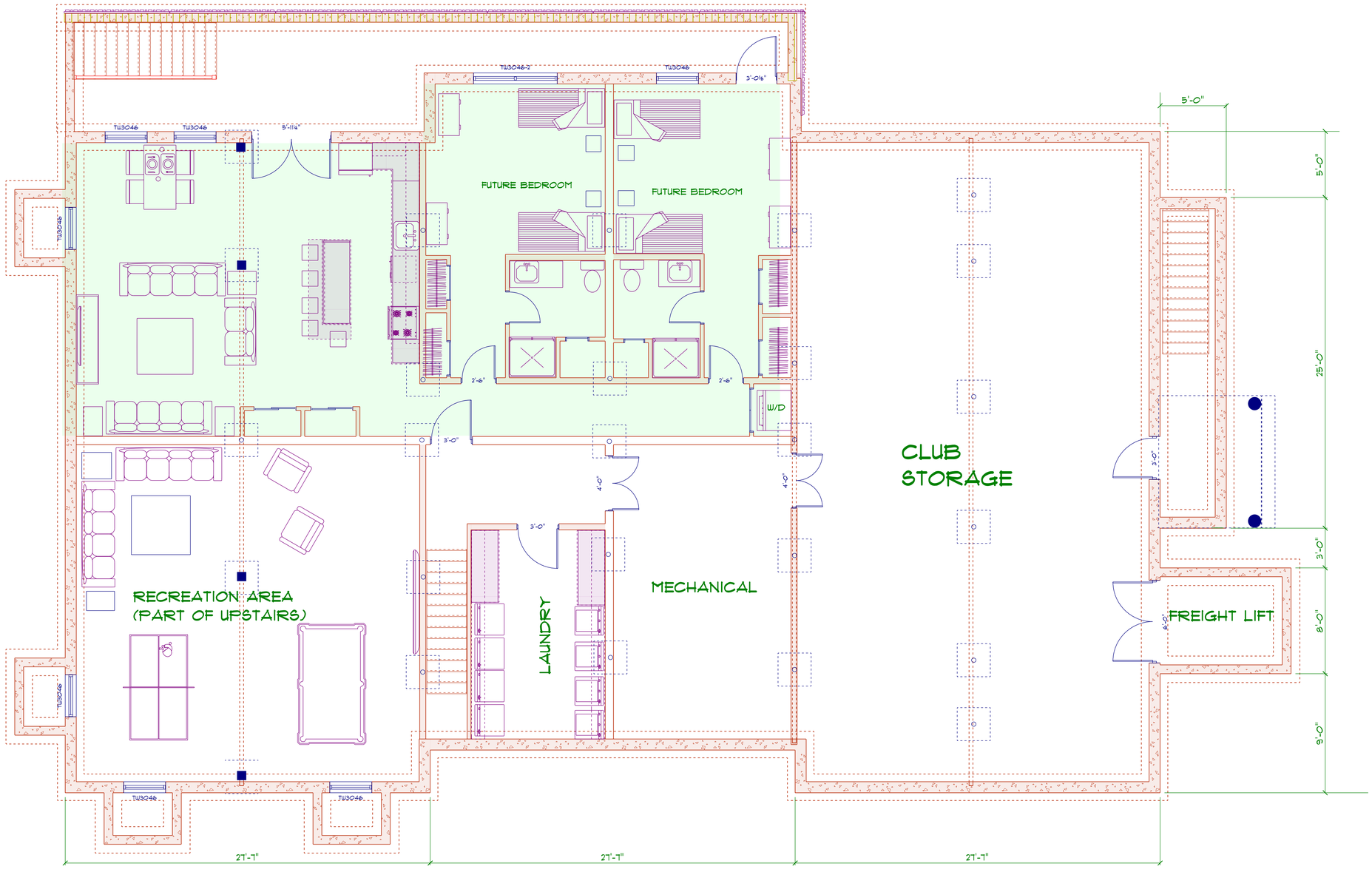
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

SANKATY GOLF CLUB- PROPOSED DORM
(GRAY 2)
100 SANKATY RD

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 1-10-25



LOWER LEVEL FLOOR PLAN (FUTURE)

SEPERATE APT

COMMON AREA

SANKATY GOLF CLUB
DORM PROJECT
LOWER LEVEL (OPTION B)
SEPERATE APT
1-10-25

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 123

Street & Number of Proposed Work: 15 Pleasant Street

Owner of record: Angela Berry

Mailing Address: 3601 Edgemont Ave
Austin, TX 78731

Contact Phone #: 512-968-7337 E-mail: angelaberry@me.com

AGENT INFORMATION (if applicable)

Name: Twig Perkins, Inc.

Mailing Address: PO Box 432
Nantucket, MA 02554

Contact Phone #: 228-3050 E-mail: mail@twigperkins.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: Obed Macy House

Original Date: c. 1801

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation change front + storm door to Essex Green
2. South Elevation no change
3. West Elevation no change
4. North Elevation change side + storm door to essex green

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 Essex Green

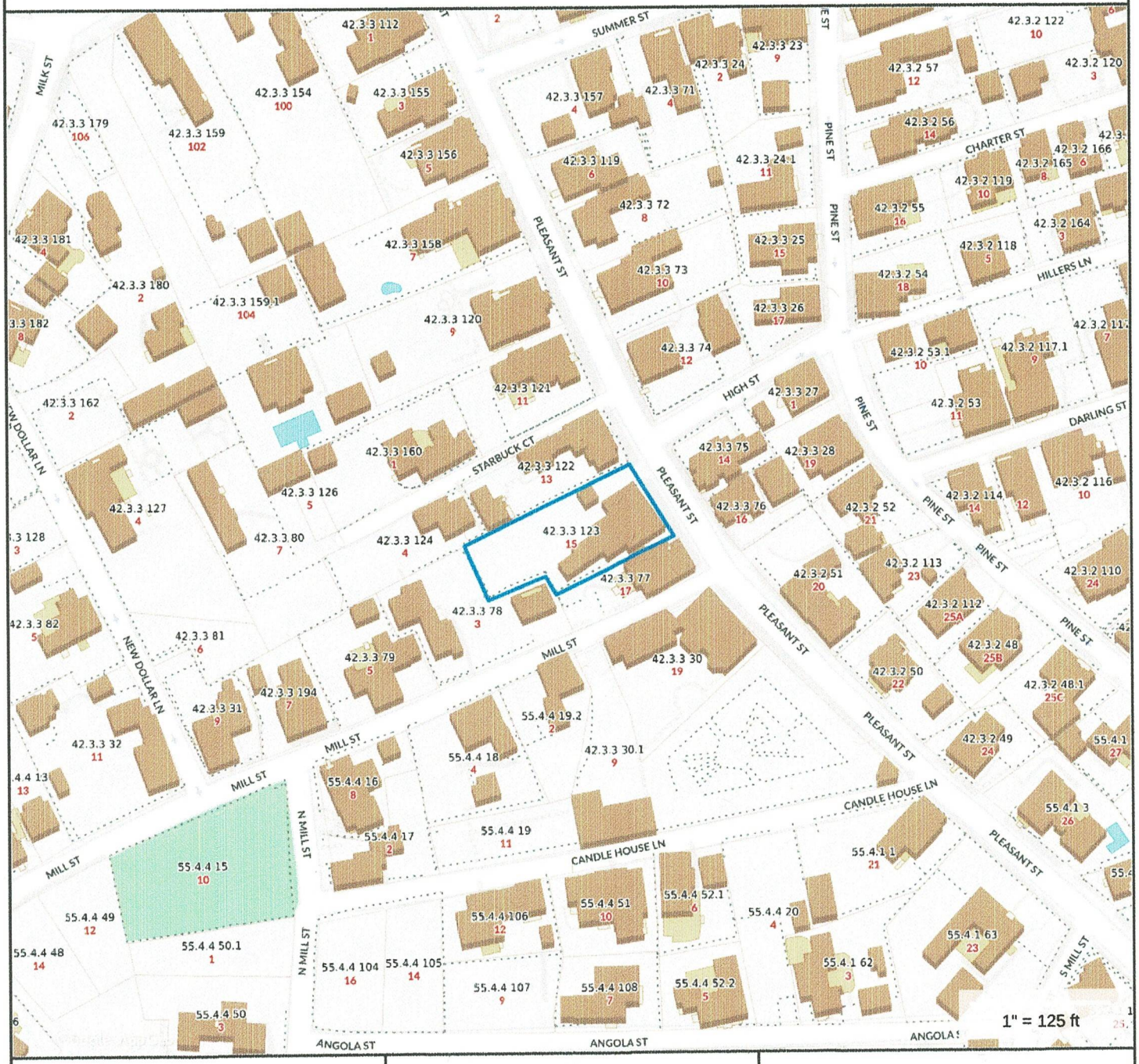
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/4/2025 Signature of owner of record _____ Signed under penalties of perjury

15 Pleasant Locus Map



Property Information

Property ID	42.3.3 123
Location	15 PLEASANT ST
Owner	BERRY PLEASANT 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


East/Street side elevation

North Elevation / side porch



Essex Green

Benjamin Moore®



This website uses cookies to enhance user experience and to analyze performance and traffic on our website. We also share information about your use of our site with our social media, advertising and analytics partners.

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
n/a	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
X	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
X	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

X	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Alyssa Cory Date: 2/4/25

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°. 726.1

Street & Number of Proposed Work: 3 Evergreen Way

Owner of record: Henry and Cassandra Butler

Mailing Address: _____

_____

Contact Phone #: 916-617-0099 E-mail: Hankypoo@gmail.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500

Nantucket MA 02554

Contact Phone #: 508-332-2655 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 (24) 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 2/6/25 Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: B994DA93-B331-4CBA-898A-2FC47FFD2745

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: 3 Evergreen Way (68 / 726.1).

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: F37DB3BD70D1406...
Name Henry Butler
Date 1/27/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Henry Butler

STREET ADDRESS 3 Evergreen Way

MAP/PARCEL 68 / 726.1

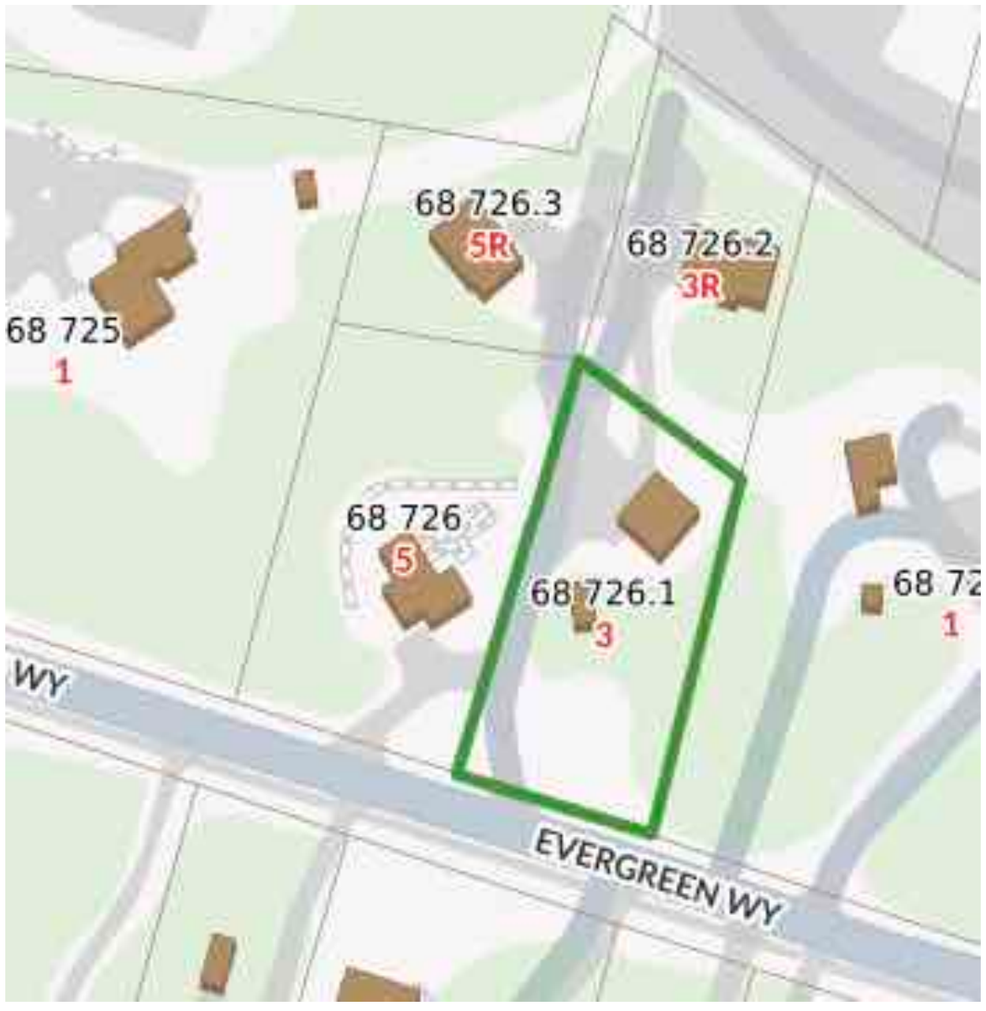
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/6/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

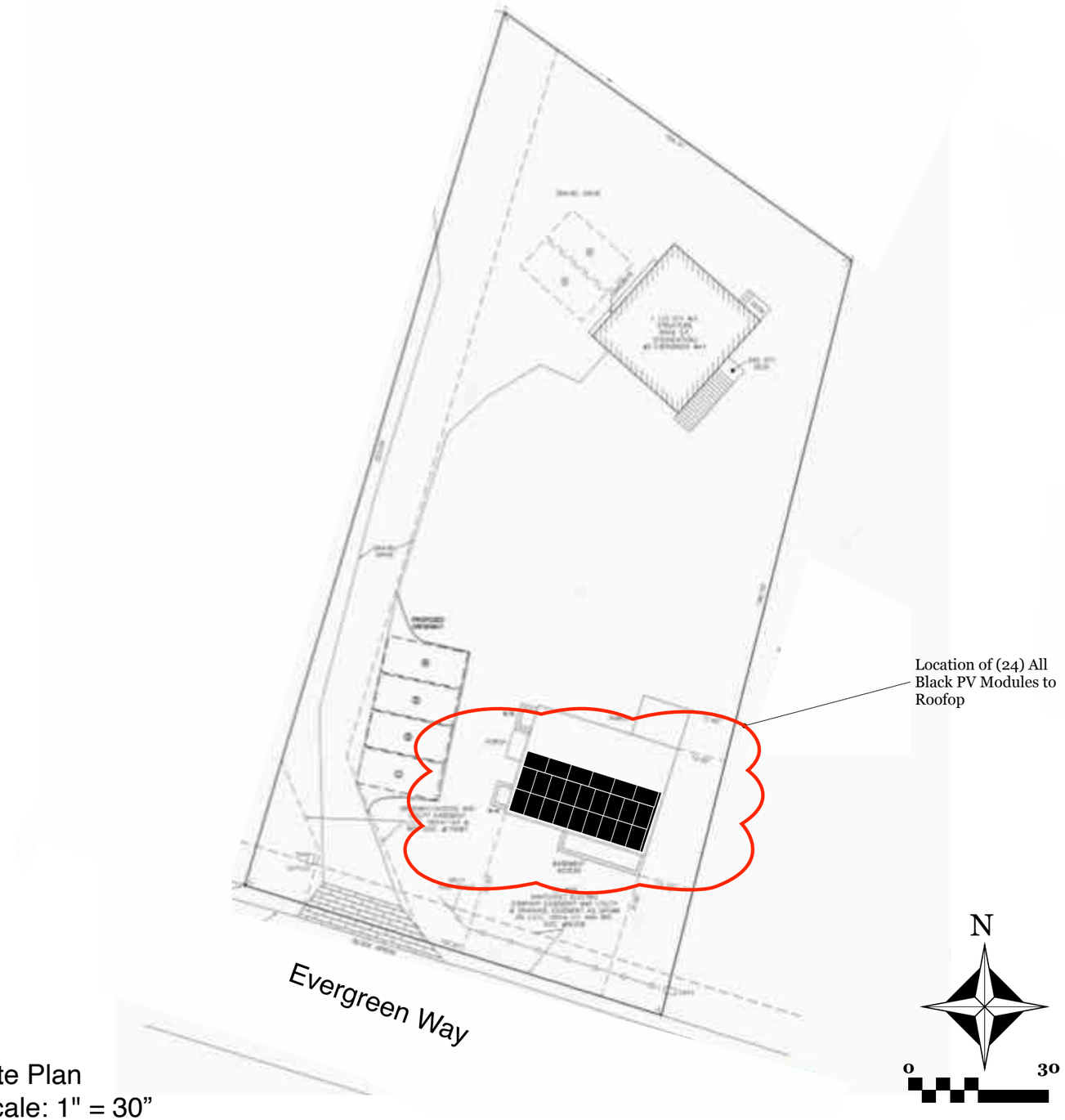
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2/6/25
Date



Locus Map
Scale: Not to scale

Zoning Class: R40
Front Setback: 30ft
Side/Rear Setback: 10ft/10 ft



Site Plan
Scale: 1" = 30”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
10.32kW DC, 7.60kW AC

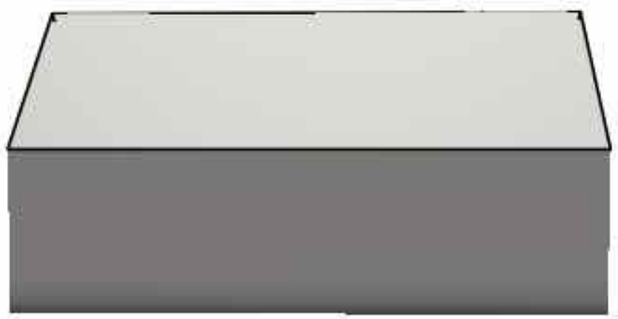
Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS

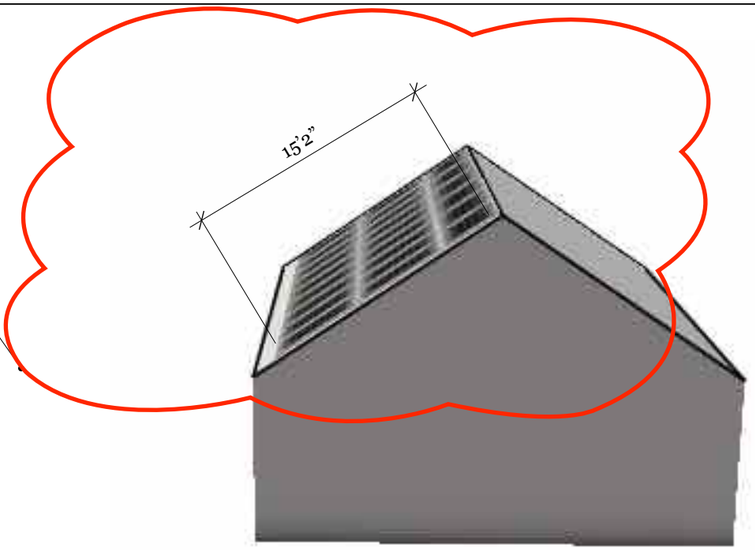
	MM/DD/YY	REMARKS
1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

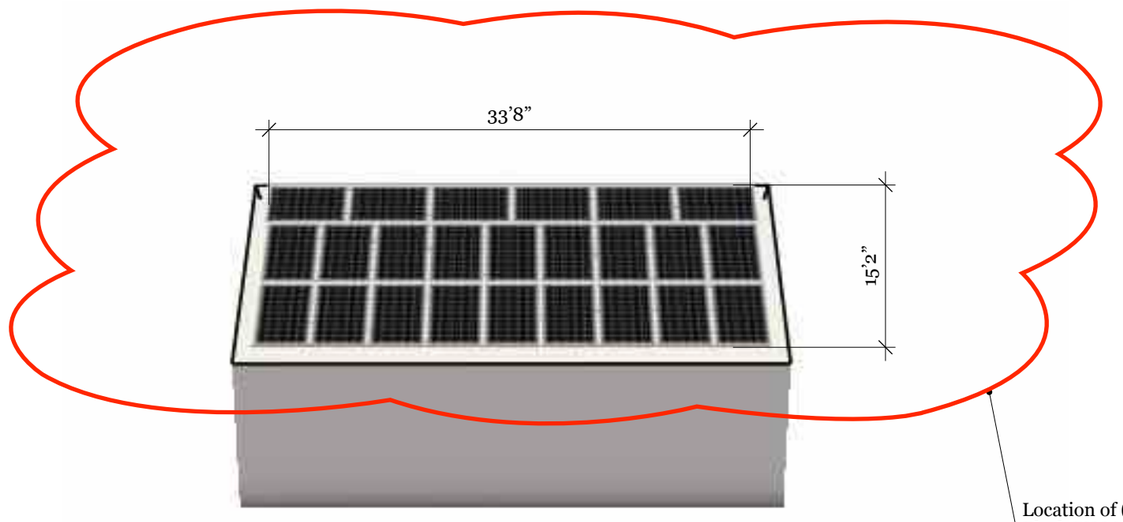
NO CHANGES TO NORTH ELEVATION



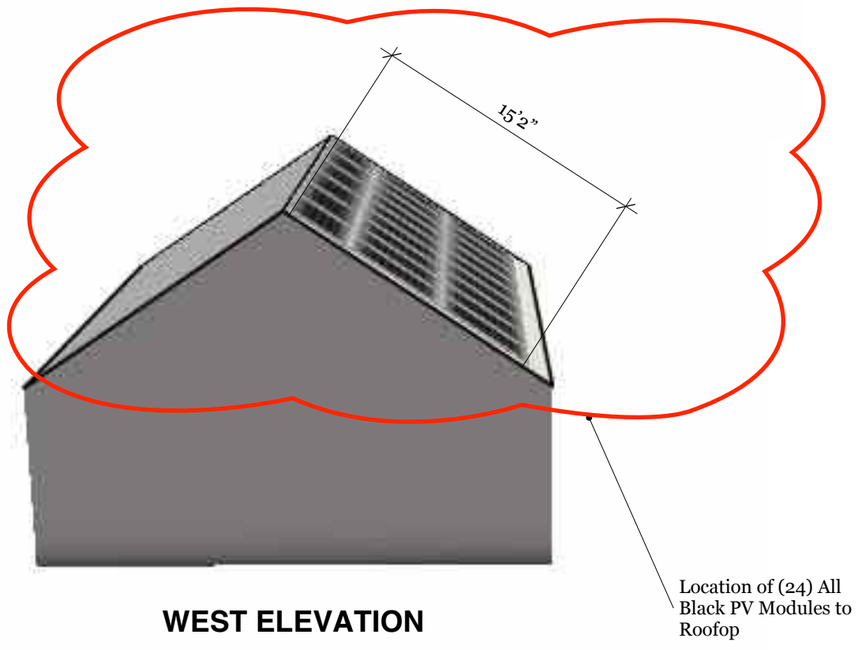
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
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ELEVATIONS

ROOFTOP SOLAR ARRAY
10.32kW DC, 7.60kW AC

Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS

1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

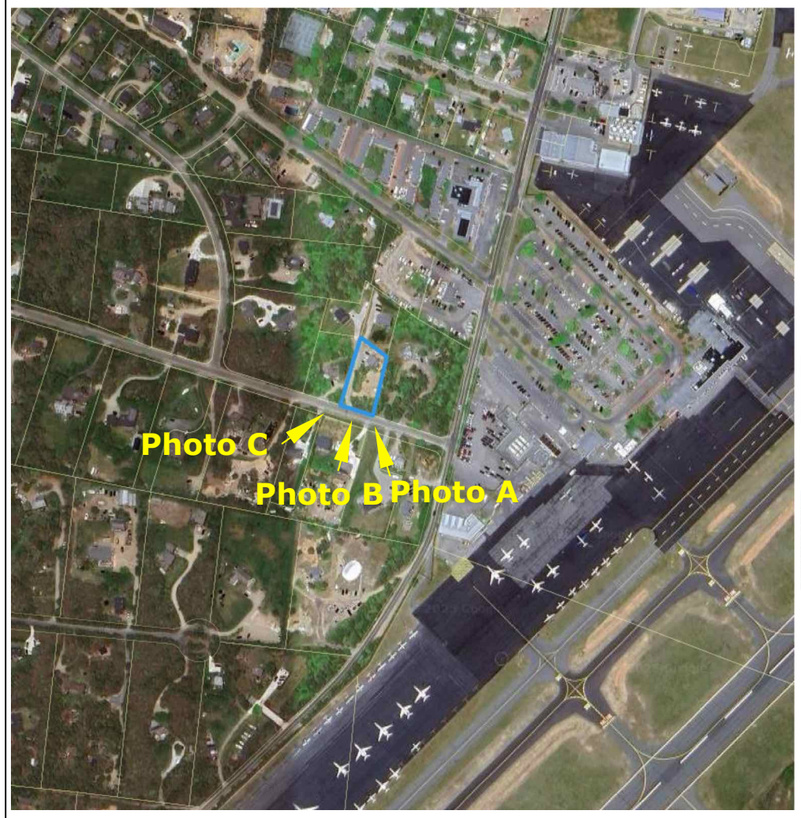




Photo A



Photo B



Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
10.32kW DC, 7.60kW AC

Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS

1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

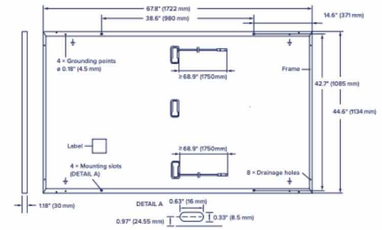
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥68.9 in (1750mm), (−) ≥68.9 in (1750mm)
Connector	Stäubli MC4; IP68

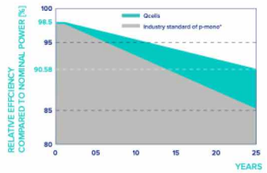


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W/−0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1]Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25±2 °C, AM 1.5 according to IEC 60904-3 • [2]800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

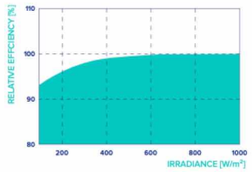


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109±5.4 (43±3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9.893.215 (solar cells).

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
10.32kW DC, 7.60kW AC

Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS		
1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 28

Street & Number of Proposed Work: 8 SCONSET AVE

Owner of record: NANTUCKET DEVELOPMENT LLC

Mailing Address: 29 EAST MAIN ST
SOUTHBOROUGH, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-10-9373
☐ 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: 217-SF ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 20'6" South 20'6" East 20'6" West 20'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation ADD EXTERIOR STAIRCASE
2. South Elevation ADD EXTERIOR STAIRCASE, NEW DOOR
3. West Elevation ADD EXTERIOR STAIRCASE
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 6LT 2 PANEL (FIME)
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof _____
Trim FIME Sash _____ Doors FIME
Deck NTW MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/6/25 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
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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 Victoria P. Ewing c/o Link 02554

AS AGENT FOR Nantucket Development LLC

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49.3.2 / 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/6/25

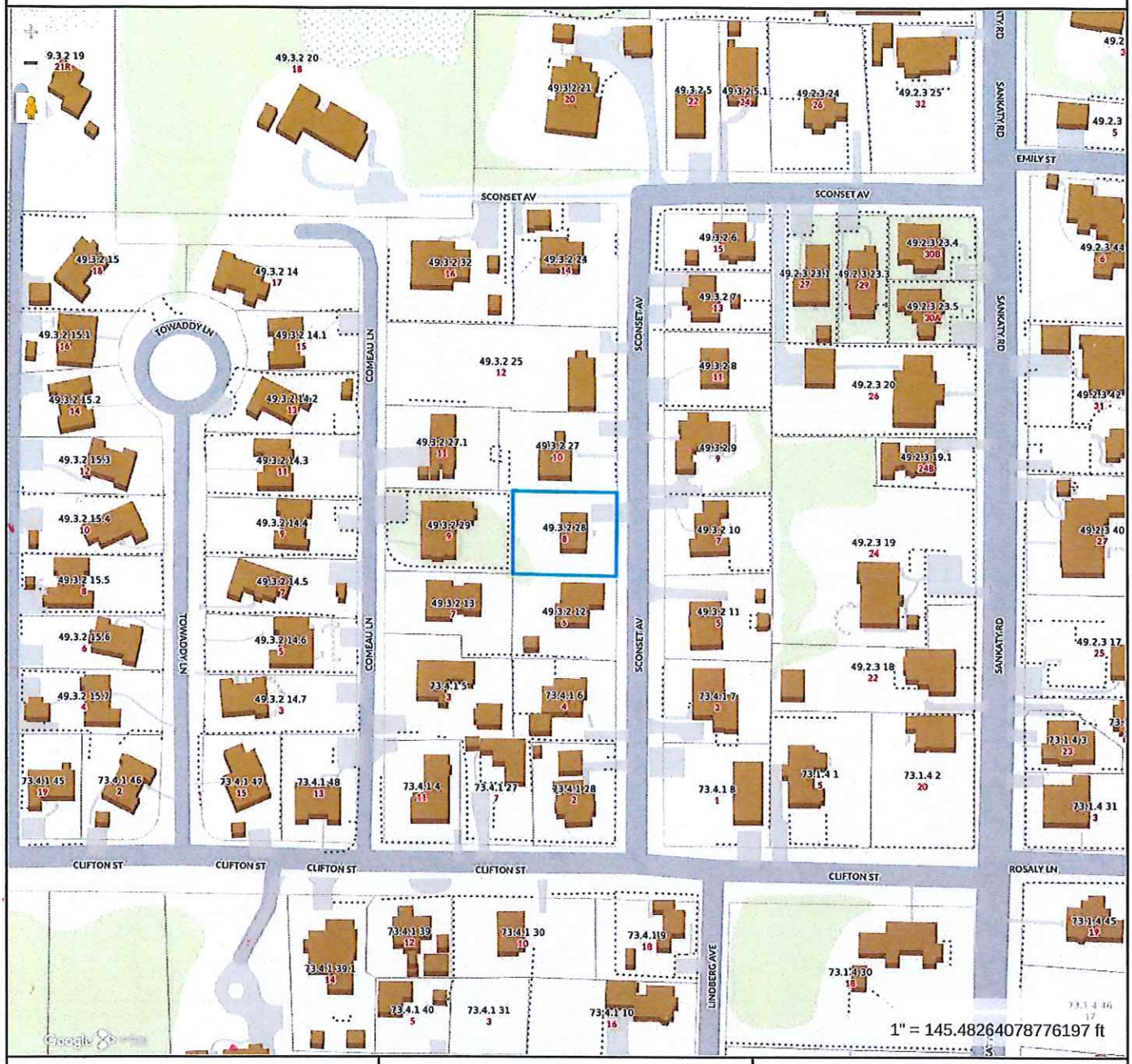
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

Victoria P Ewing 2/6/25

Signature Date



Property Information

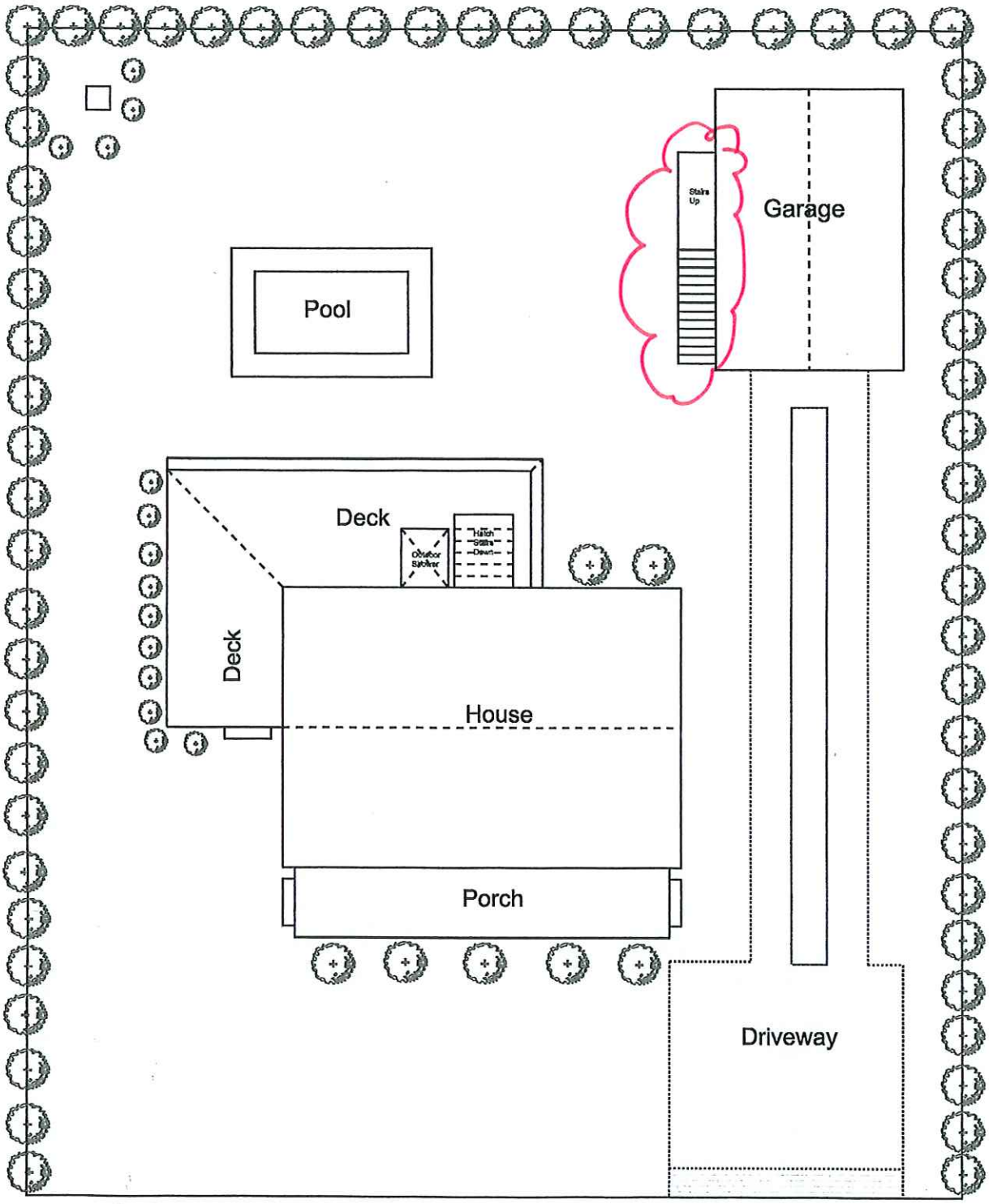
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

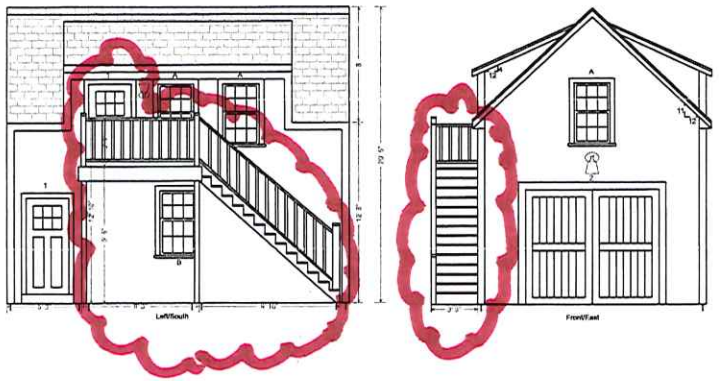
Geometry updated 10/16/2024
Data updated Jan. 2021

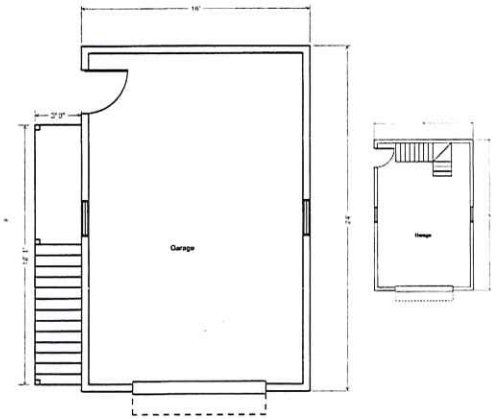
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

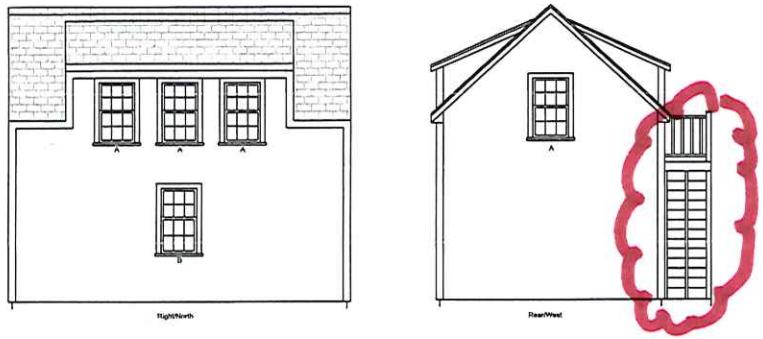


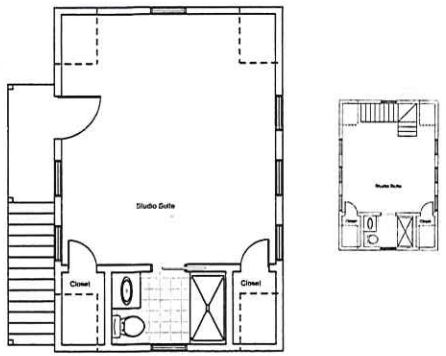
8 Sconset Ave















Schedule		
Windows		
Key	Qty	Description
A	7	2442 W 400
B	2	2446 W 400
Doors		
Key	Qty	Description
1	2	3'0" 6'8" Std 6
2	1	9'4" 8'0" Site Built

NOTES

1. Stairs and landing to the second floor moved from interior to exterior to allow for improved spacing.
2. Window on second floor of the left/south elevation replaced with a door to allow for access to the landing.
3. Door on second floor is consistent with the door on the first floor.
4. All other windows unchanged.

C	HDC Updated	VE	01-25-25
B	HDC Revised	VE	
A	HDC Submitted	VE	

SCALE	DRAWN BY
1/4 36x24	

PROJECT NO.	000000	SHEET NO.
DRAWING NO.	000000	A01

TITLE

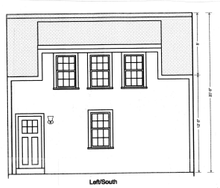
Garage

SITE

6 Sconset Ave
Nantucket MA 02584

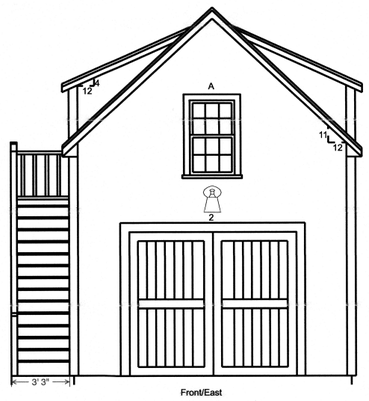
OWNER

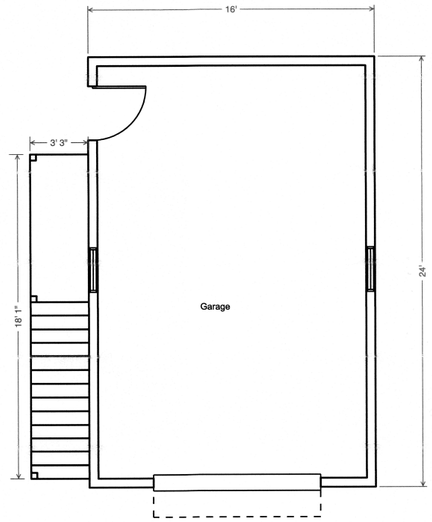
Nantucket Development LLC
PO Box 689
Mashpee MA 02649

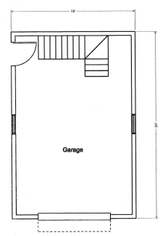


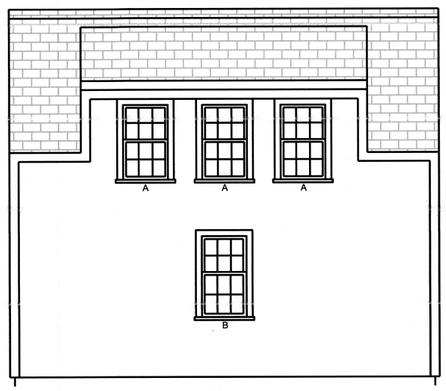


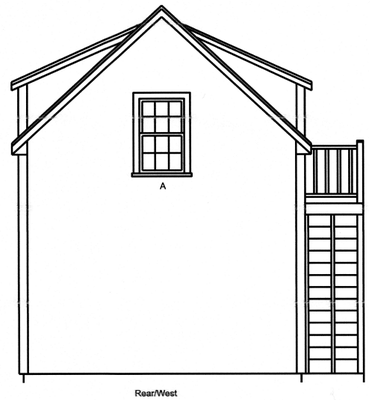


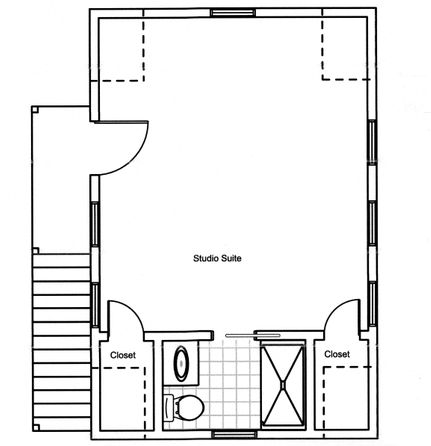


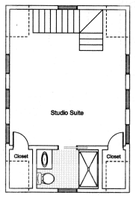


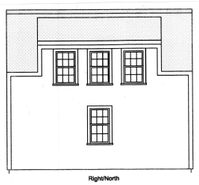
















Schedule

Windows

Key	Qty	Description
A	7	2442 W 400
B	2	2446 W 400

Doors

Key	Qty	Description
1	2	3'0" 6"8" Std 6
2	1	9'4" 8'0" Site Built

NOTES

1. Stairs and landing to the second floor moved from interior to exterior to allow for improved spacing.
2. Window on second floor of the left/south elevation replaced with a door to allow for access to the landing.
3. Door on second floor is consistent with the door on the first floor.
4. All other windows unchanged.

C	HDC Updated	VE	01-25-25
B	HDC Revised	VE	
A	HDC Submitted	VE	

SCALE
1/4
36x24

DRAWN BY

PROJECT NO. 000000

SHEET NO. A01

DRAWING NO. 000000

TITLE

Garage

SITE

8 Sconset Ave
Nantucket MA 02564

OWNER

Nantucket Development LLC
PO Box 689
Mashpee MA 02649

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Cohen Steven L TR, c/o Area 51 Trust

STREET ADDRESS 51 West Miacomet Road

MAP/PARCEL 81/52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

February 6, 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 — 01/22/2025

Signature — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev 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°: 81 PARCEL N°. 52

Street & Number of Proposed Work: 51 W Miacomet Road

Owner of record: Cohen Steven L TR, c/o Area 51 Trust

Mailing Address: PO Box 786, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY

NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10143

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls Corten Steel

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

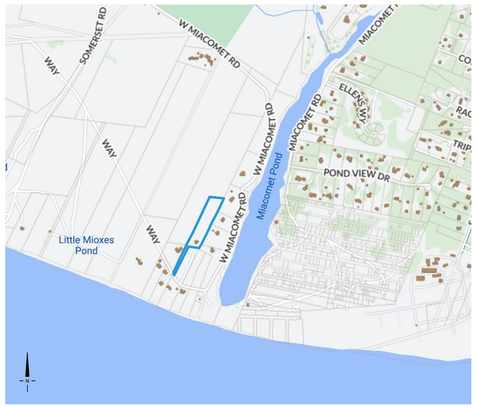
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 01/22/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 81/52



AERIAL MAP: 81/52



HARDSCAPE MATERIALS

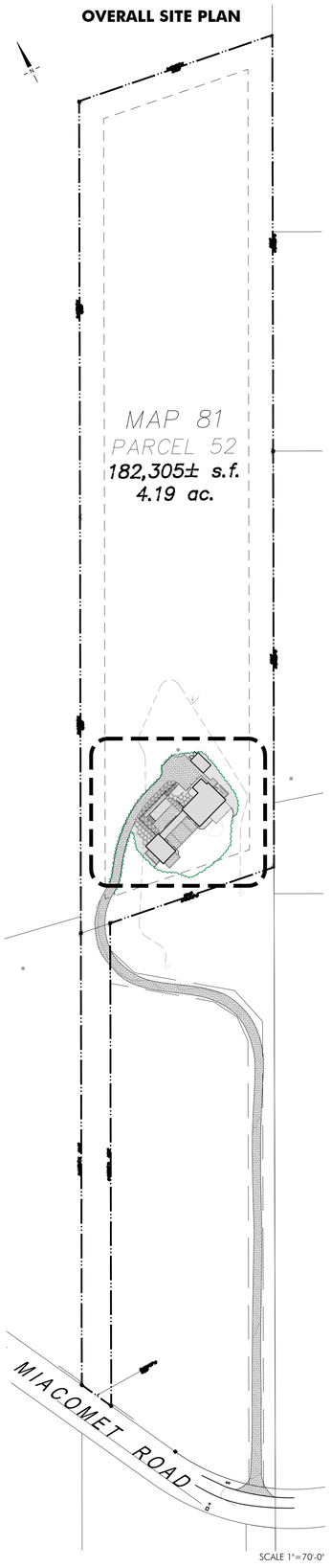


CORTEN WALL



GRAVEL PATIO

OVERALL SITE PLAN



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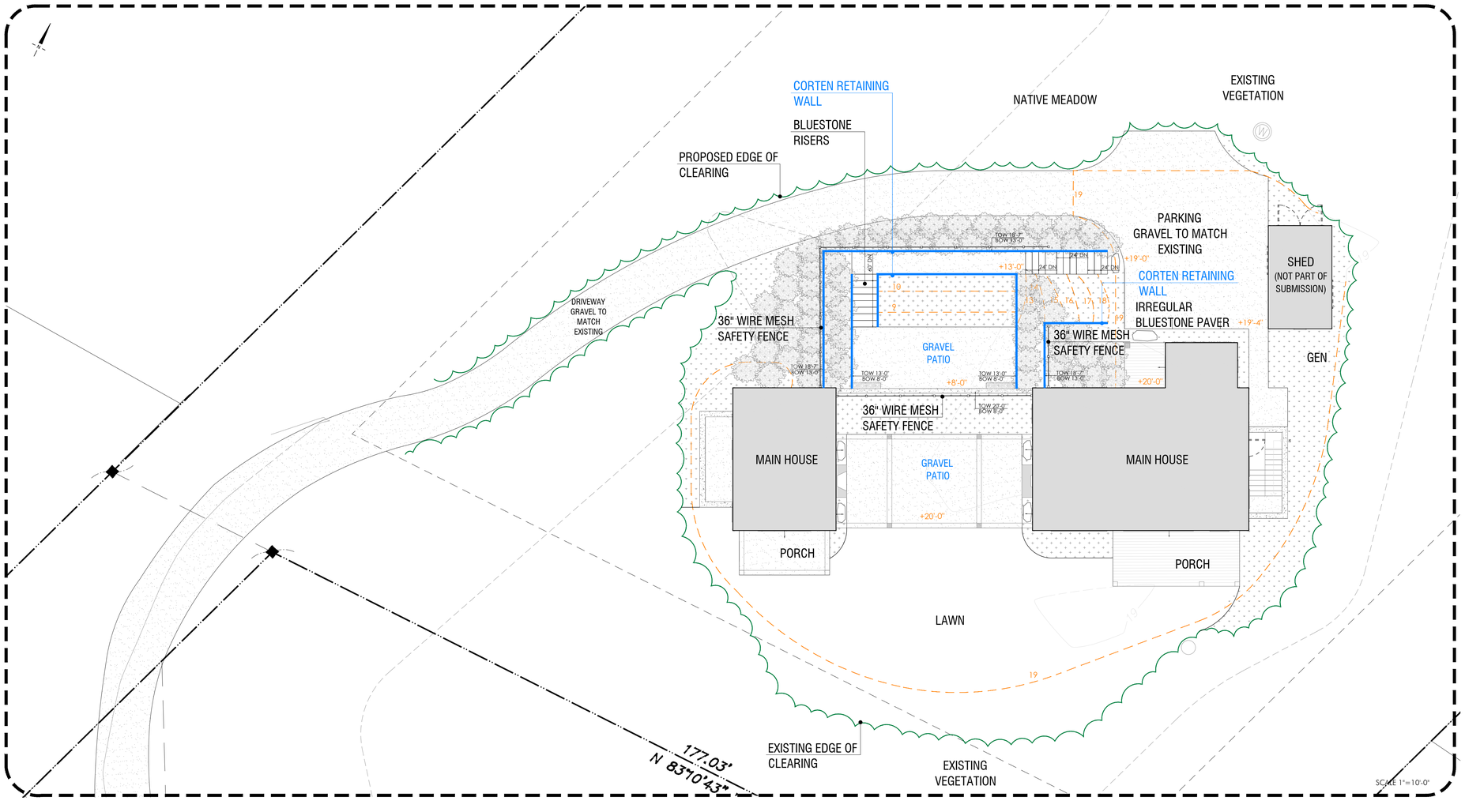


SCALE 1"=10'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

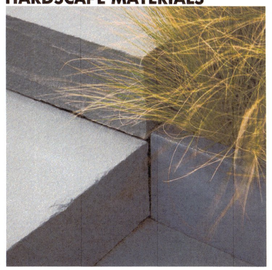
HDC SUBMISSION
REVISION TO CERTIFICATE
HDC2024-03-10143

DRAWING INFO

DATE	JANUARY 22, 2025
SCALE	1"=10'-0"
DRAWN BY	VS

HDC.01

HARDSCAPE MATERIALS


BLUESTONE RISERS


36" (H) WOODEN FENCE NTW


36" (H) CORTEN STEEL SAFETY FENCE

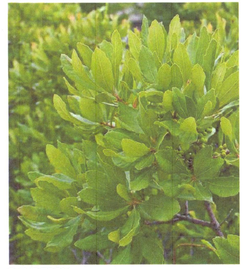

PARGED WALL


IRREGULAR BLUESTONE PAVERS

PLANTING MATERIALS


BLUESTEM

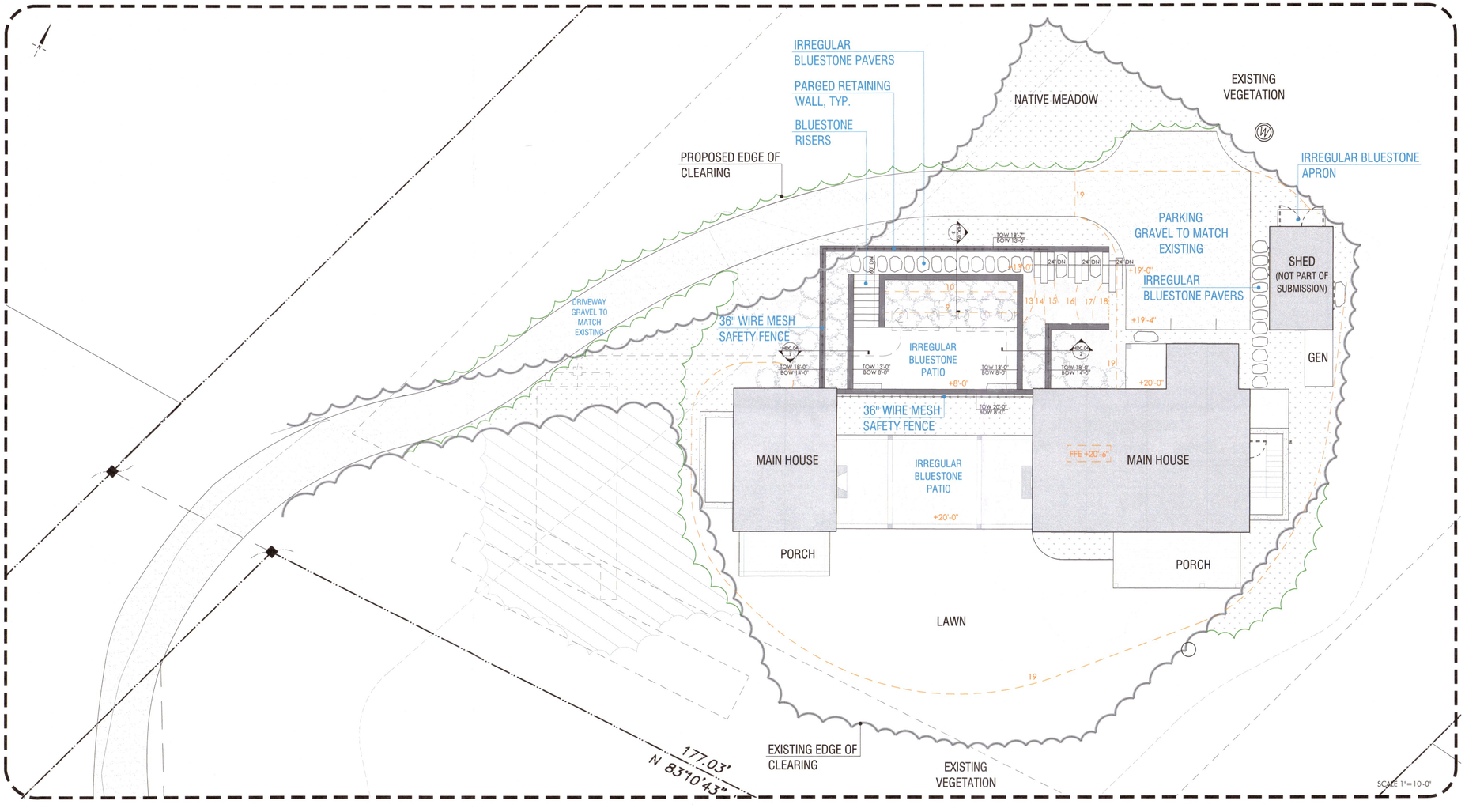

LOWBUSH BLUEBERRY


BAYBERRY

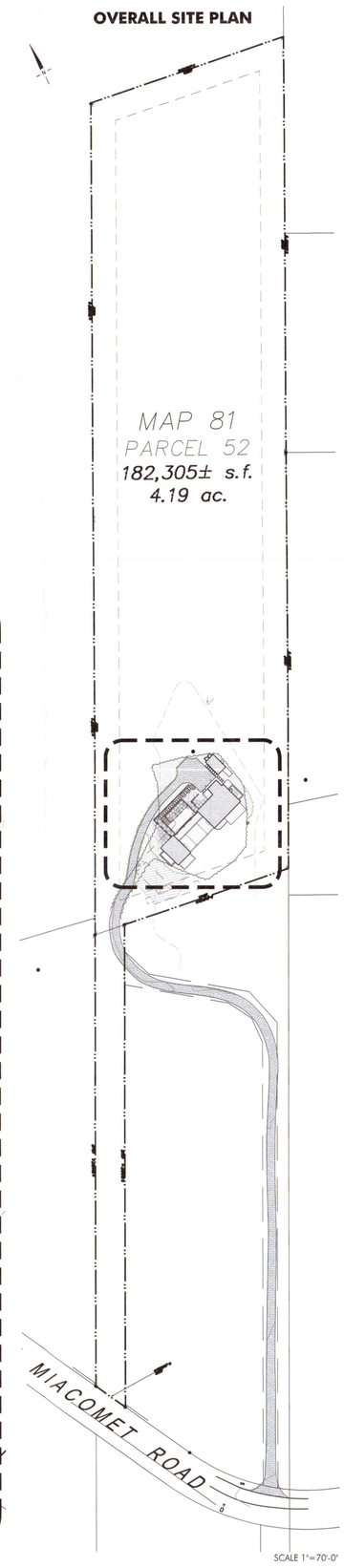

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

RECEIVED
AUG 15 2024

HDC SUBMISSION
STAFF APPROVAL

DRAWING INFO

DATE	AUGUST 14, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

APPROVED
HDC 2024-03-10143
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

HDC.03

12 of 7

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 345

Street & Number of Proposed Work: 5 Bluet Court

Owner of record: Ryan Lanagan

Mailing Address: 61 old south road unit 524
Nantucket, MA 02554

Contact Phone #: 508-930-2467 E-mail: ryan@cisebrewers888.com

AGENT INFORMATION (if applicable)

Name: Same as above

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 Sq. Footage 1st floor: 120 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 4" South — East — West —
Height of ridge above final finish grade: North 11'6" South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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 tomatoe house (Herrard slate)
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake cedar Soffit (Overhang) cedar Corner boards _____ Frieze _____
Window Casing _____ Door Frame cedar Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 2/3 8x10 glass
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash + Millwork

Doors* (type and material): ☐ TDL ☐ SDL Front Board + Batten cedar 5'x6' Rear N/A Side Brockway Smith 9 light 2 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 02/06/23 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 Ryan Lanagan

AS AGENT FOR myself

STREET ADDRESS 5 Bluet court

MAP/PARCEL 68/345

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02/06/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

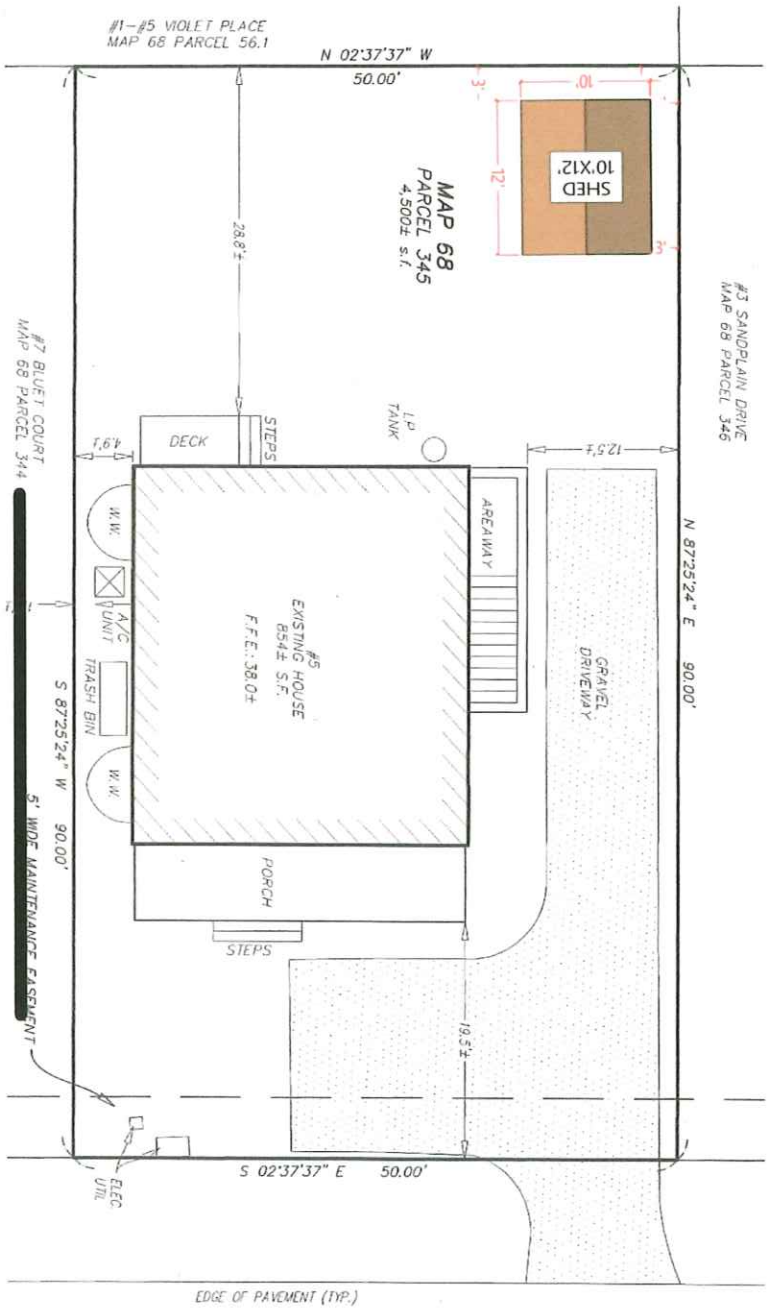
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 02/06/25
Date

site plan

APPROVED
8/3/25



PROJECT INFO
MAP 68
PARCEL 345
ZONE R-5
AREA 0.10 AC

DESIGN INFO

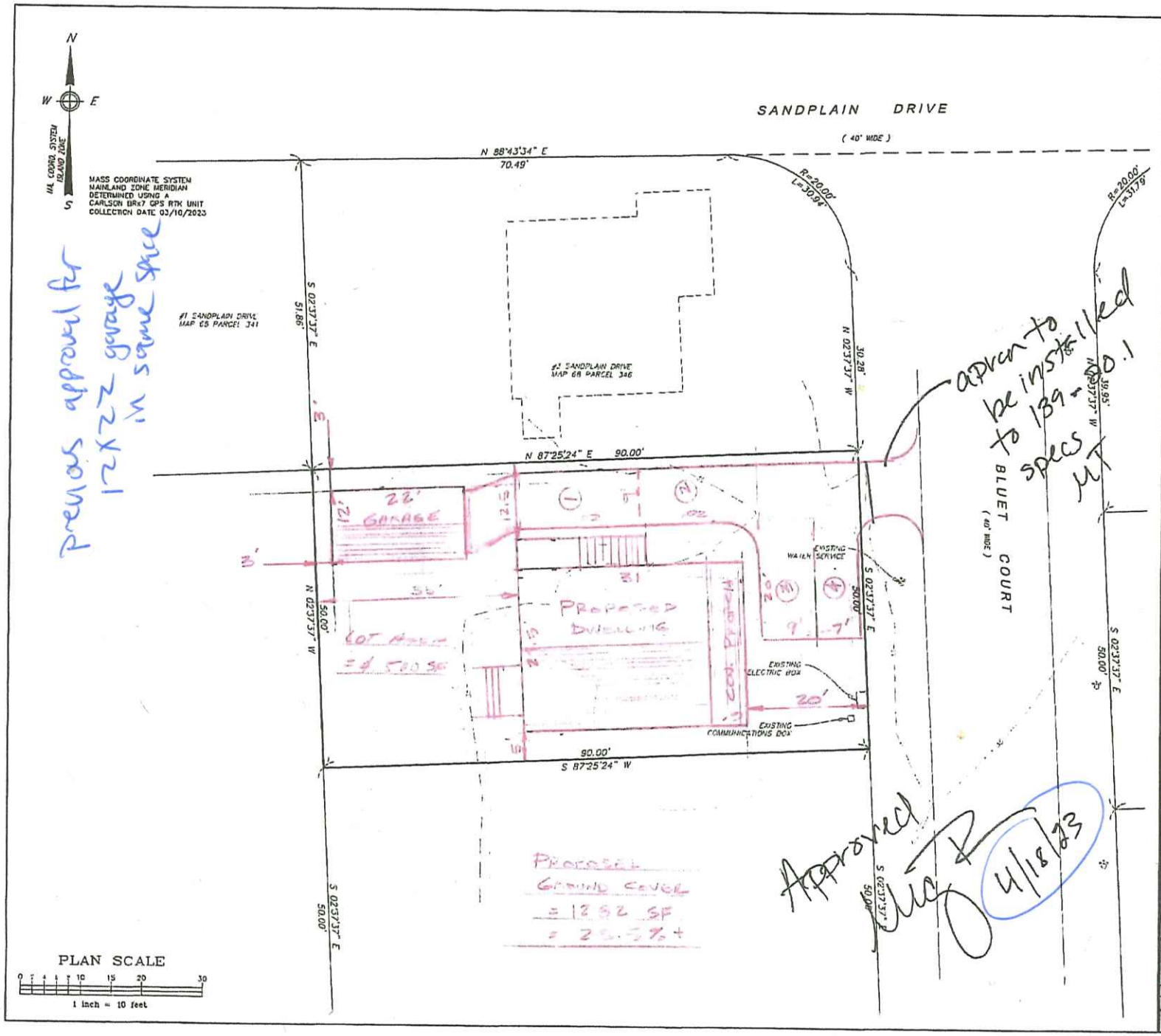
DESIGNED BY JORDAN DENNIS DESIGN AS BUILT BY BRAKEN ENGINEERING INC.

REVISIONS
1
2

LANAGAN RESIDENCE

5 BLUET COURT
NANTUCKET MA
0 2 5 5 4

JORDAN DENNIS DESIGN
508.325.7354



Previous approval for 12x22 garage in same space

apron to be installed to 139-20.1 specs MT

Approved 4/18/23

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

SCHEMATIC SITE PLAN
IN NANTUCKET, MA

Prepared For:

RYAN LANAGAN &
ALLIE ROBINS

#5 BLUET COURT
MAP 68 PARCEL 345

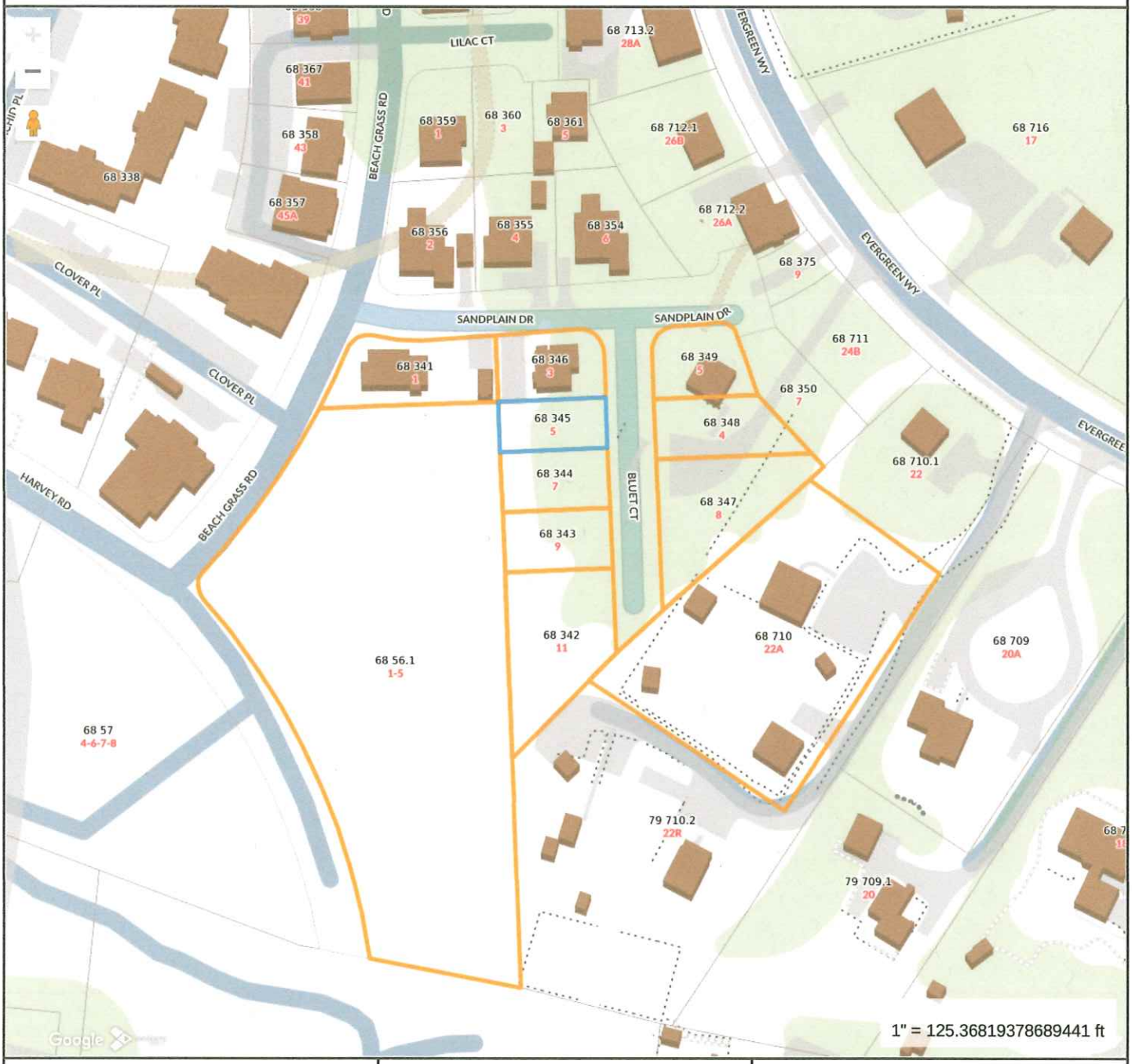
No.	Date	Revision Description	By
3	4/18/23	MOVE GARAGE	MT
2	01/29/23	MOVE GAR. AND GCR	DFB
1	3/24/23	ADD GARAGE	DFB

Date:	Drawn:	Checked:	Sheet:
MARCH 22,2023	DFB	DFB	1 of 1

Locus Map

Town and County of Nantucket, MA

February 5, 2025



Property Information

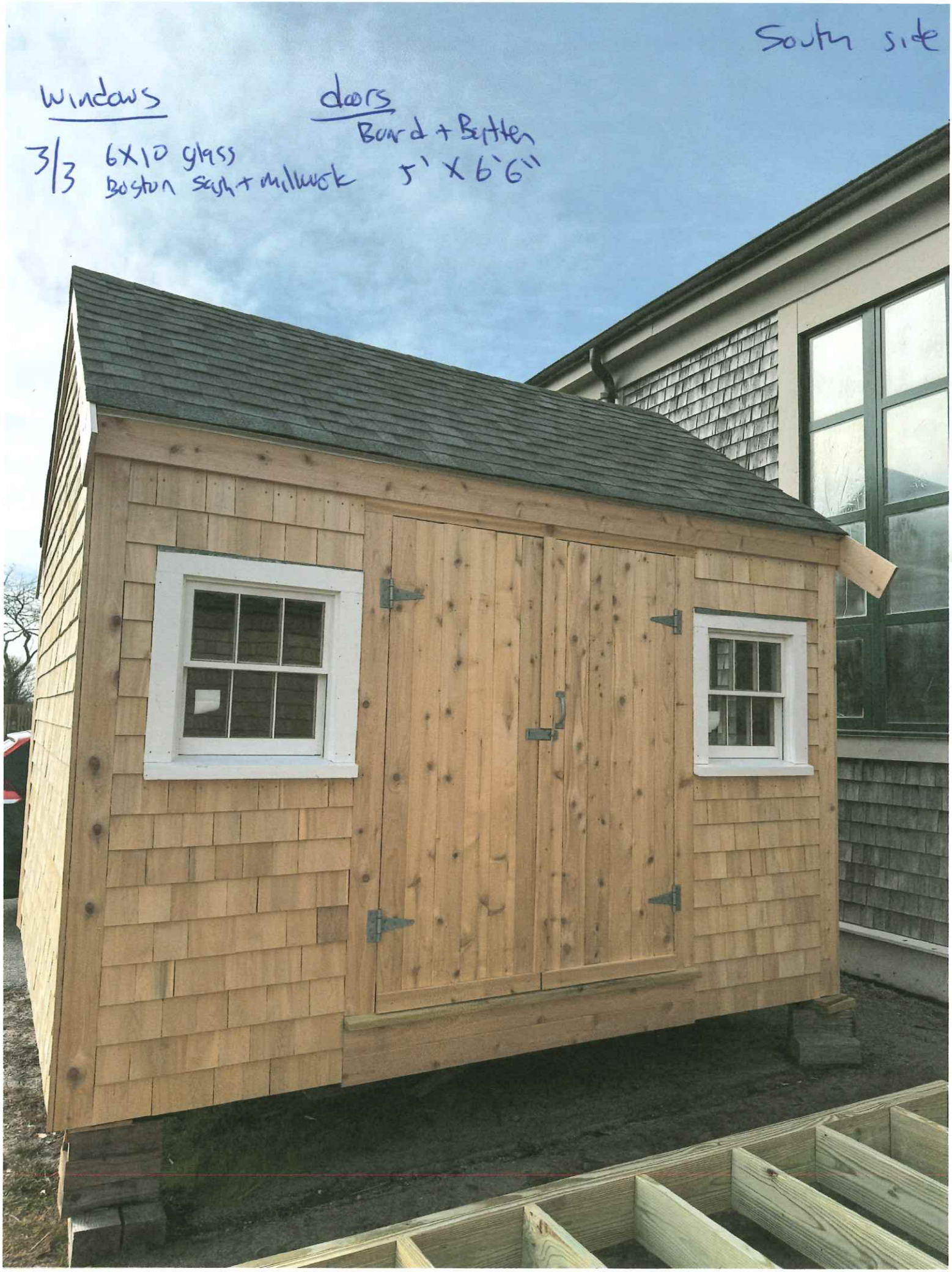
Property ID	191119
Location	5 BLUET CT
Owner	LANAGAN RYAN J

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


South side
Windows
3/3 6X10 glass
Boston sash + millwork
doors
Board + Batten
5' X 6'6"


East side
42"
81"
Brockway Smith
9 light 2panel
#4601201961


West side
11'6"
10'


North side
8'
12'


street view
N
Limited visibility w/ vehicles

33 Cliff 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.

#312 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.

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.**

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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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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: 33 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 5

Owner of Record: 33 Cliff Road LLC

Description of Proposal: New Guest House

Anticipated HDC Submission Date: February 10, 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 33 Cliff Rd LLC

MAILING ADDRESS 13941 Cuba Road Cockeysville, MD 21030

PROPERTY LOCATION 33 Cliff Road

ASSESSORS MAP/PARCEL 42.4.4 | 5

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: 2024.10.11 14:03:36 -04'00'

October 11, 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	130		30 NORTH BEACH STREET LLC		867 BOYLSTON ST	BOSTON	MA	02116	30 N BEACH ST
29	159		WOLPOW ROBIN S	C/O AUDAX GROUP- FIX	101 HUNTINGTON AVE	BOSTON	MA	02199	5 ARBOUR WY
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	6		TWENTY NINE CLIFF ROAD LLC		1313 28TH STREET NW	WASHINGTON	DC	20007	29 CLIFF RD
4244	37	1	COHEN BRUCE TRST	32 CLIFF ROAD TRUST	32 CLIFF RD	NANTUCKET	MA	02554	32 CLIFF RD
4244	38		HAYES KEVIN M & JULIE P		85 SEARS RD	BROOKLINE	MA	O2445	36R CLIFF RD
4244	43		MOTTA JOSEPH R JR		241 WECUWA DR	FT MYERS	FL	33912	38 CLIFF RD
4244	45		ALLFATHER CAROL ETAL		205 LAKE VIEW AVE	CAMBRIDGE	MA	02138	36 CLIFF RD
4244	46		HIDDEN VIEW LLC		555 BRYANT ST #347	PALO ALTO	CA	94301	34R CLIFF RD
4244	47		STAR ELIZABETH HOPE		324 SOUTH LAUREL AVE	CHARLOTTE	NC	28207	34 CLIFF RD
4244	82		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE RD	WELLESLEY	MA	02481	35A CLIFF RD

Count: 11

30 NORTH BEACH STREET LLC
867 BOYLSTON ST
BOSTON, MA 02116

WOLPOW ROBIN S
C/O AUDAX GROUP- FIX
101 HUNTINGTON AVE
BOSTON, MA 02199

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

TWENTY NINE CLIFF ROAD LLC
1313 28TH STREET NW
WASHINGTON, DC 20007

COHEN BRUCE TRST
32 CLIFF ROAD TRUST
32 CLIFF RD
NANTUCKET, MA 02554

HAYES KEVIN M & JULIE P
85 SEARS RD
BROOKLINE, MA 02445

MOTTA JOSEPH R JR
241 WECUWA DR
FT MYERS, FL 33912

ALLFATHER CAROL ETAL
205 LAKE VIEW AVE
CAMBRIDGE, MA 02138

HIDDEN VIEW LLC
555 BRYANT ST #347
PALO ALTO, CA 94301

STAR ELIZABETH HOPE
324 SOUTH LAUREL AVE
CHARLOTTE, NC 28207

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE RD
WELLESLEY, MA 02481

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Road LLC

Mailing Address: 13941 Cuba Road
Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Dahl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 508-228-9455 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: 50'-10" Sq. Footage 1st floor: 1299 Decks/Patio: Size: 30sf + 33sf ☒ 1st floor ☐ 2nd floor
Width: 30'-4" Sq. footage 2nd floor: 561 Size: 1555f ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 24'-3½" South 24'-3½" East 24'-3½" West 24'-3½"

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 9 /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): 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 1x4 Rake 1x8 Soffit (Overhang) 8"+/- Corner boards 1x6 Frieze 1x6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 8x8

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☒ SDL Front 4 Lite / Panel Rear 2 Sliding Doors 3 Lite / Panel side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

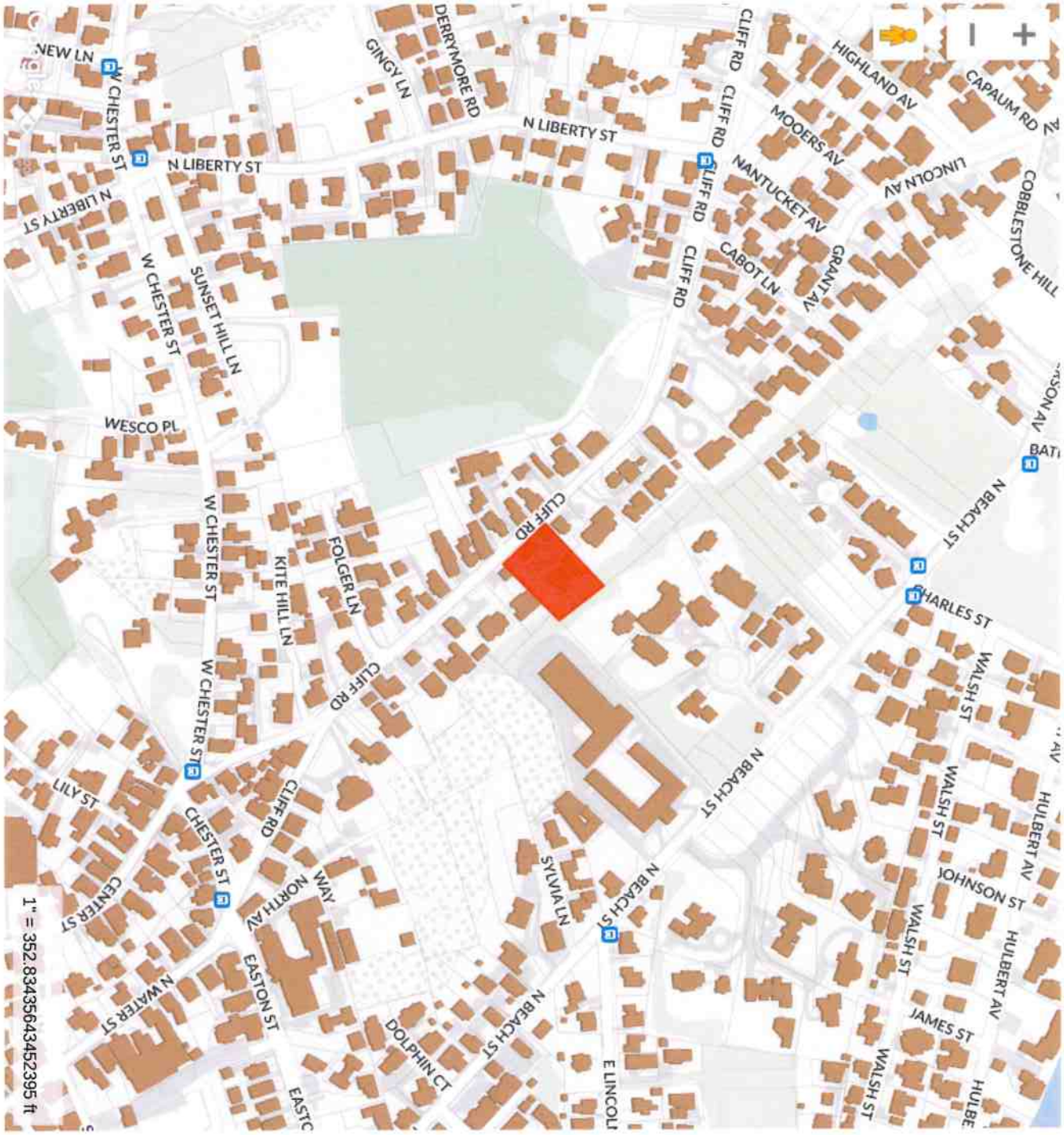
COLORS

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 2/6/25 Signature of owner of record _____ Signed under penalties of perjury



ID#
L-1.1

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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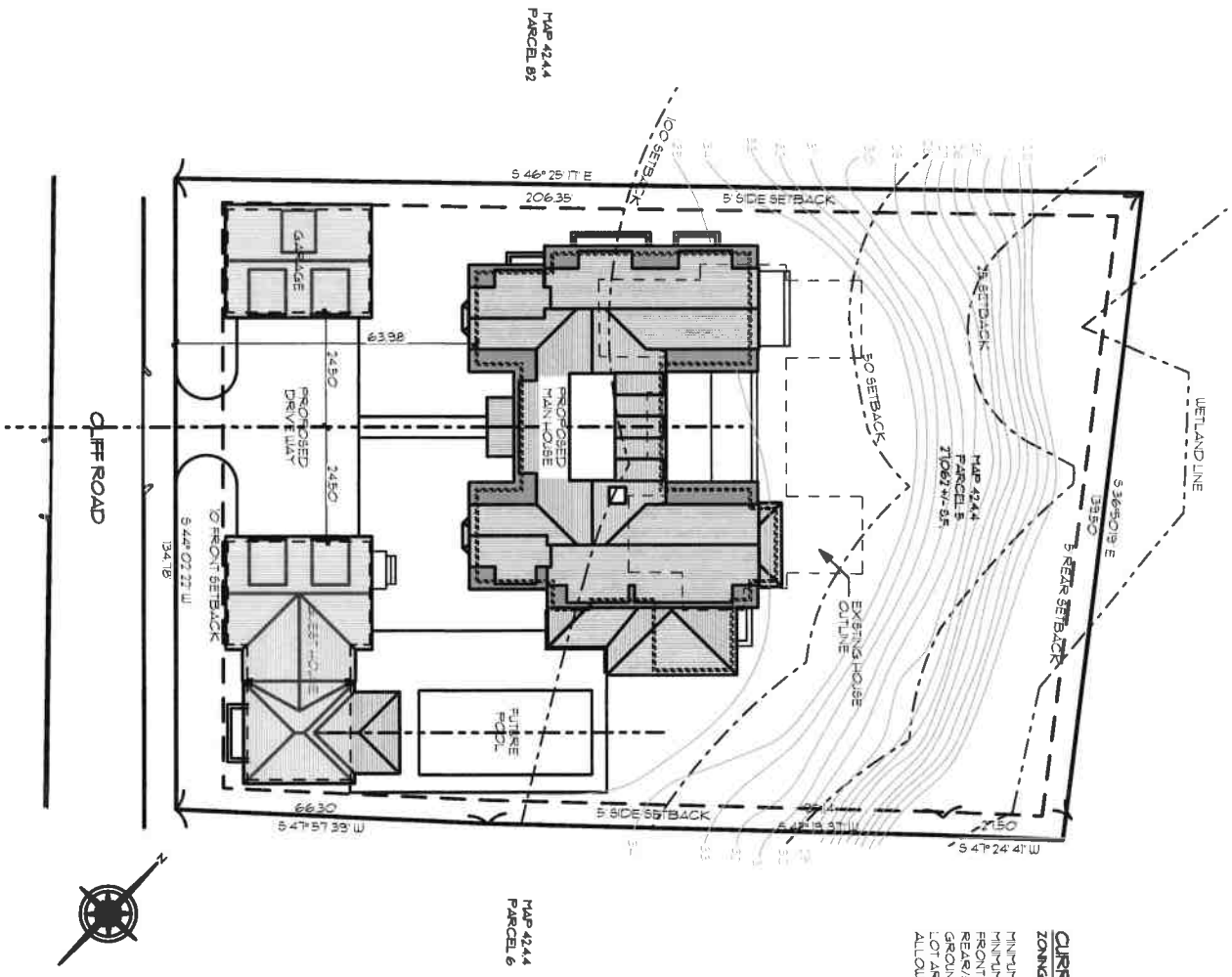
Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION

ZONING DISTRICT: R-1

MINIMUM LOT SIZE:	5000 SF
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA ALLOWABLE G.C.:	21,062 SF +/- 8,118 SF

ID # **L-1.2**

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Site Plan

BOTTICELLI & POHL

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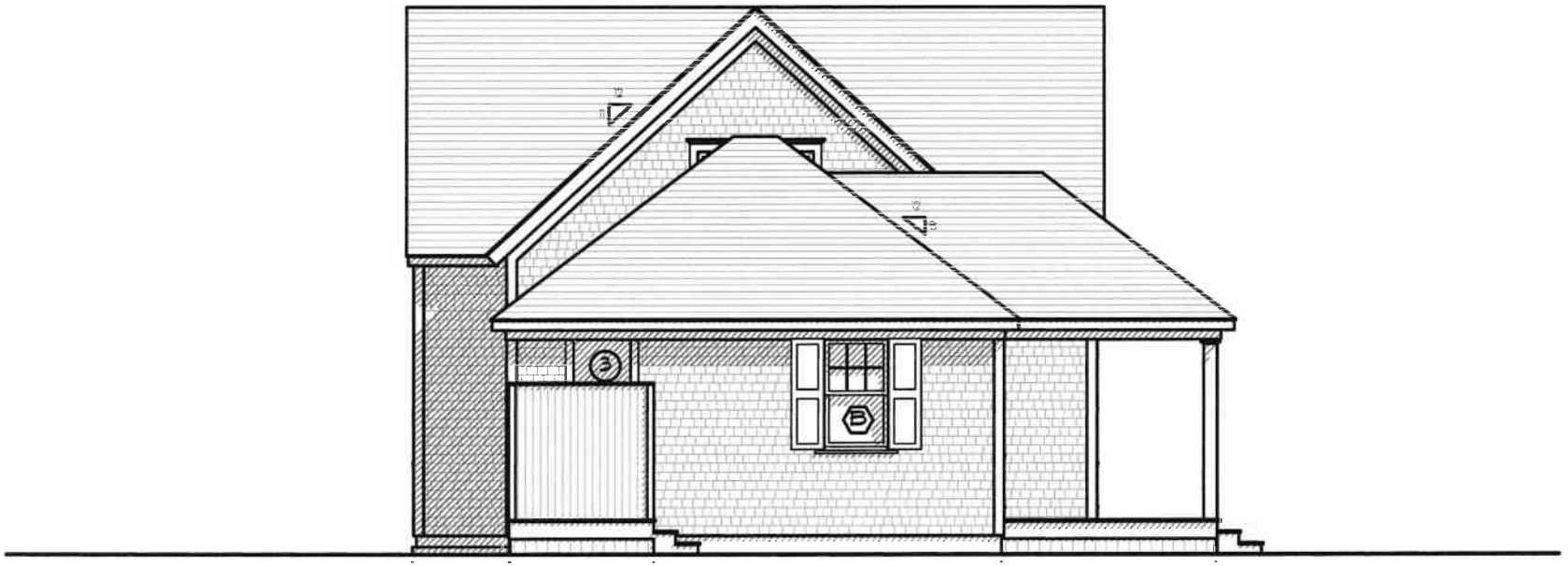
EAST ELEVATION



SOUTH ELEVATION

East & South Exterior Elevations

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Guest House at
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Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
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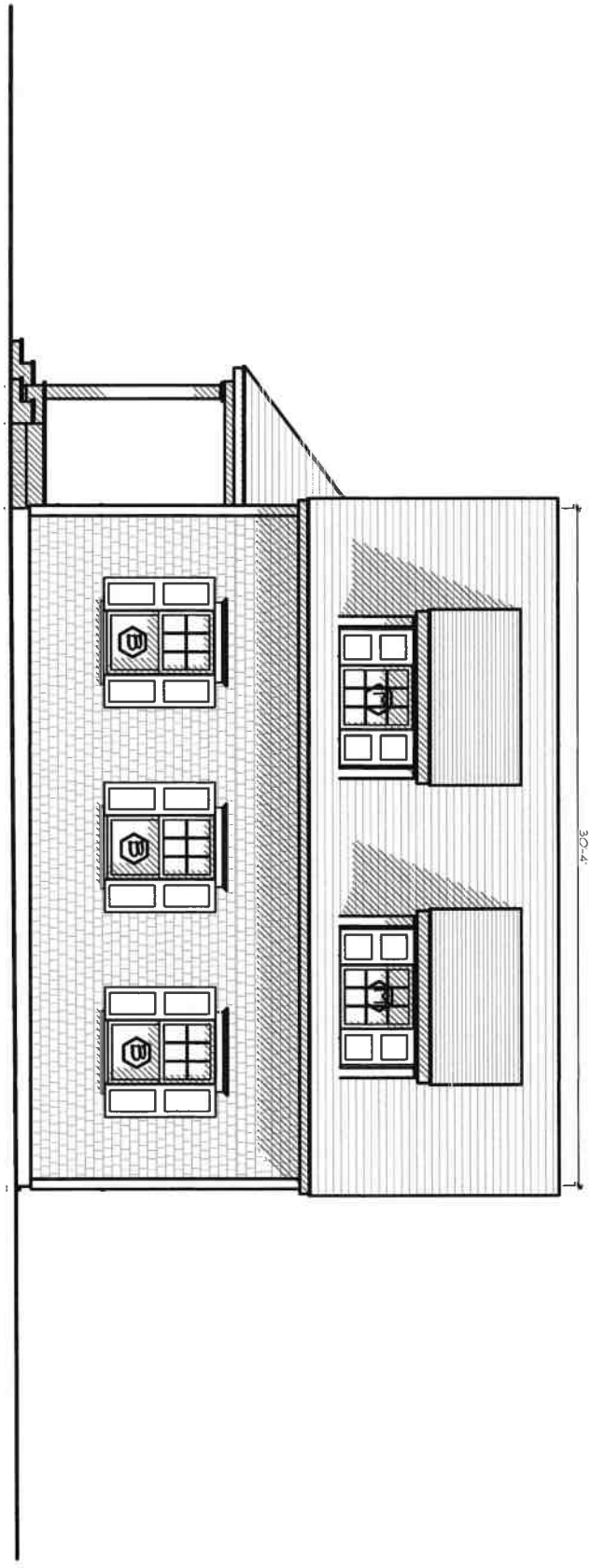
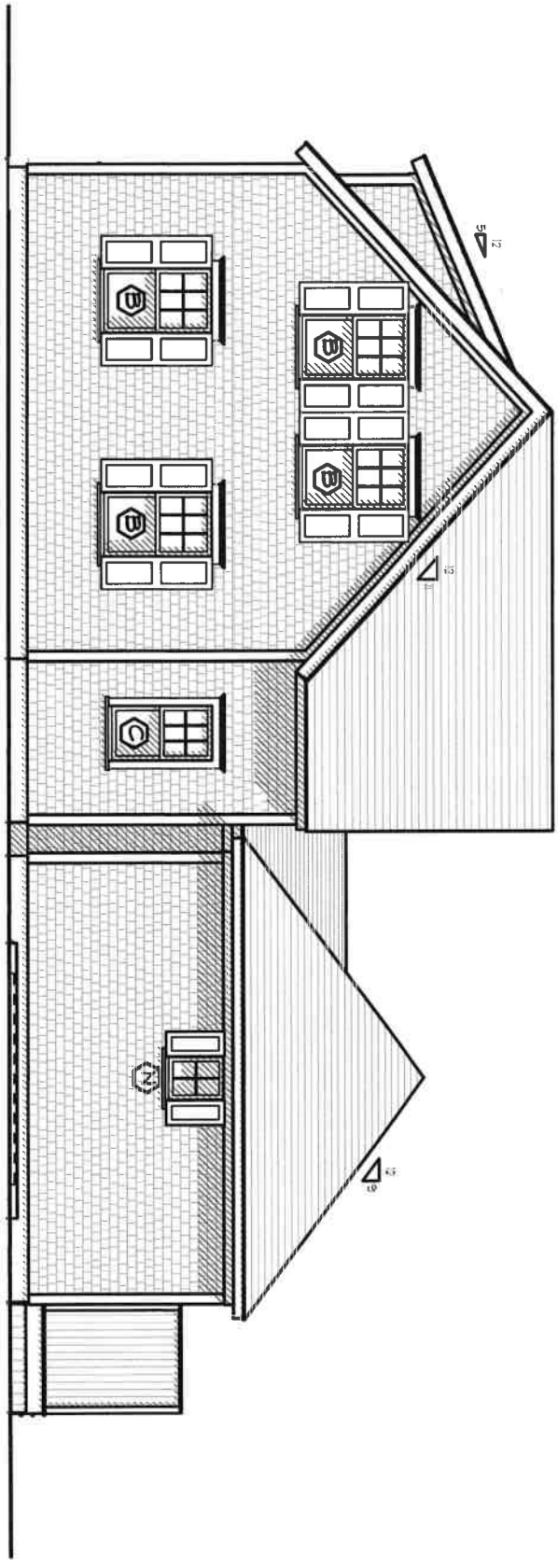
ID#

A-2.1



NORTH ELEVATION



WEST ELEVATION

ID# A-2.1

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33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
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West & North Exterior Elevations

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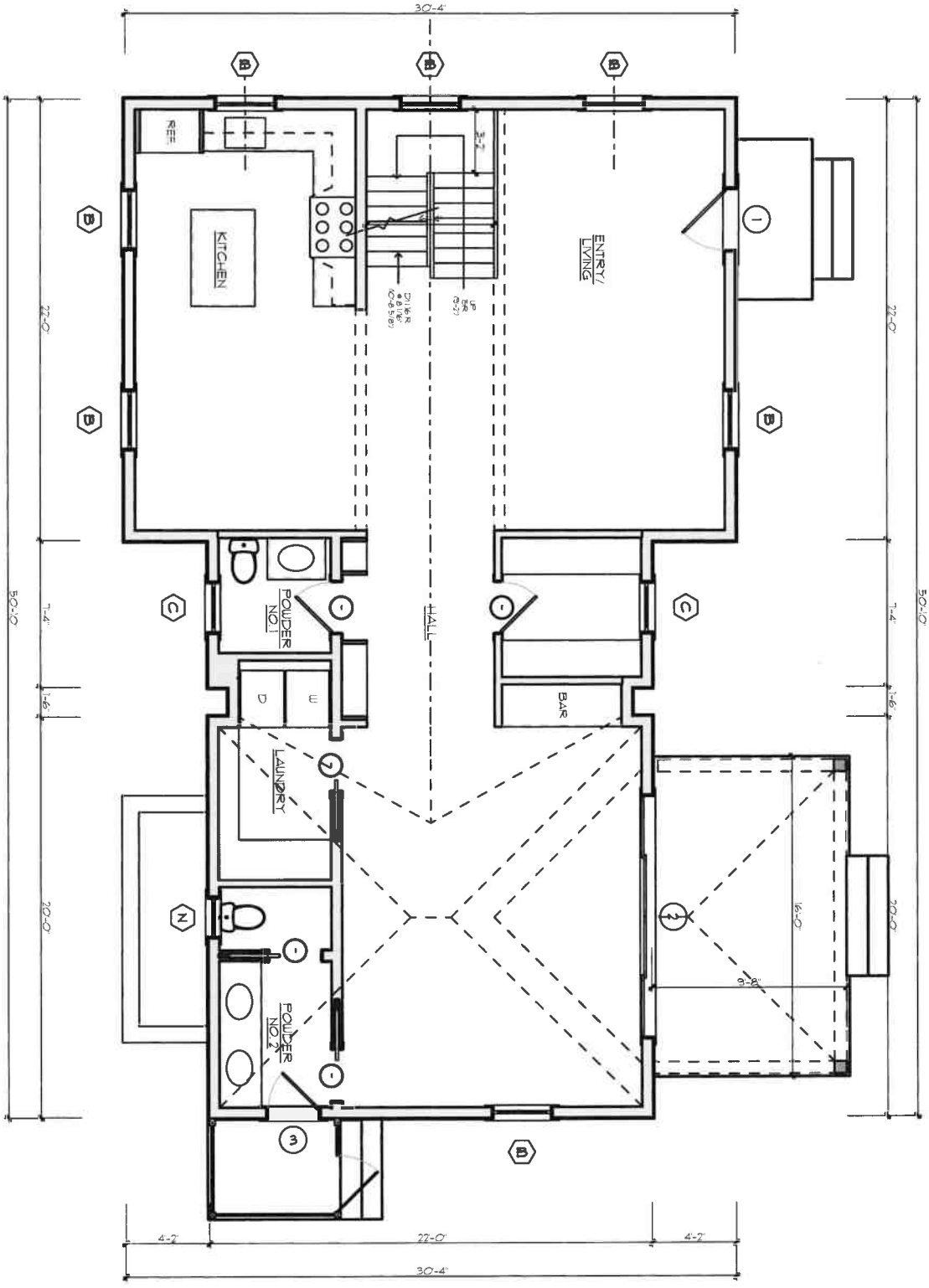

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First Floor Plan

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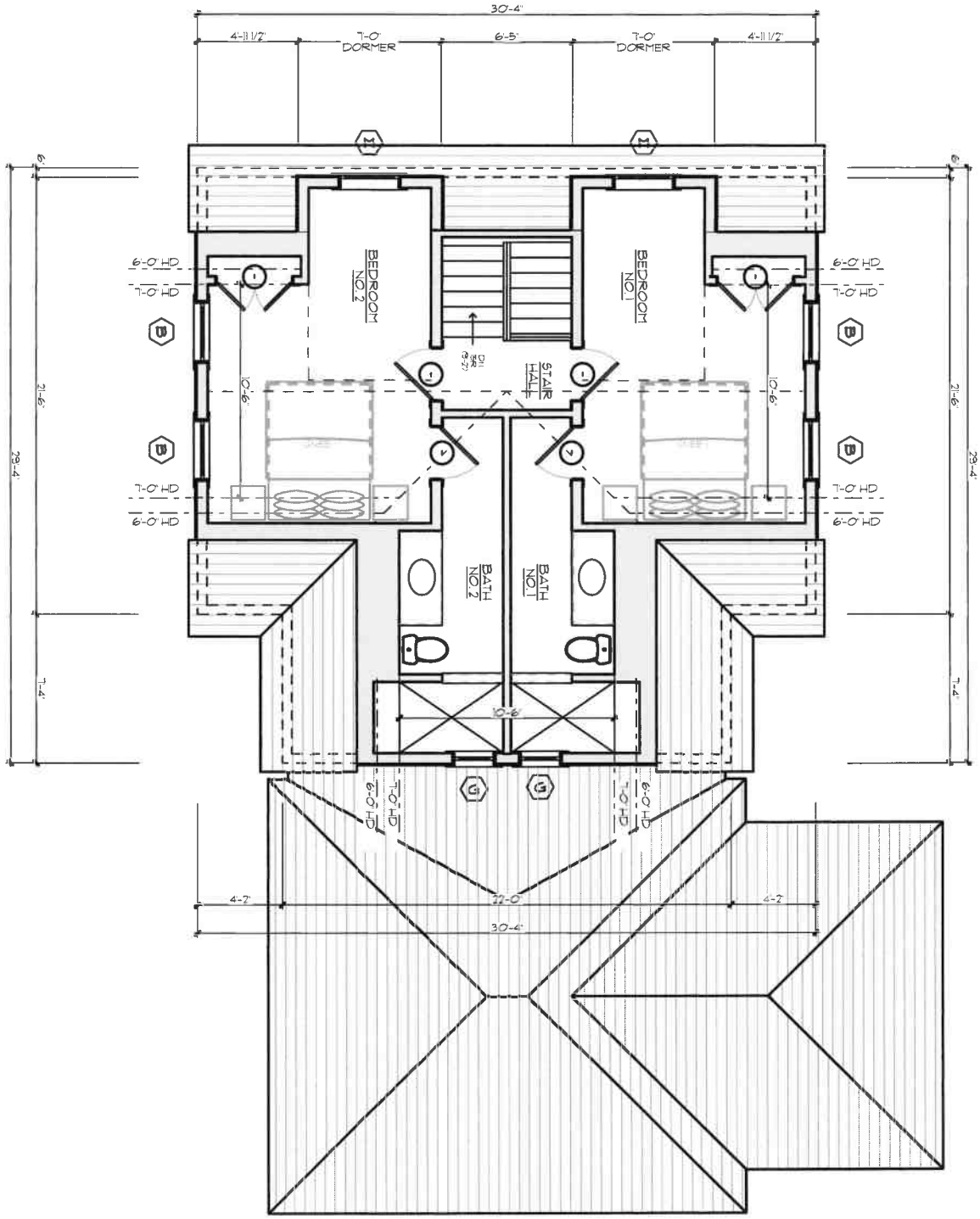

ID # A-1.2

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Second Floor Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Guest House at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2/10/2025
Build. Dept. Sub:
Revs:

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
C	2	Double Hung	KSD	2'-6 3/8" x 4'-9"		6 over 1	
B	11	Double Hung	KSD	2'-11 3/8" x 5'-1"		6 over 1	
M	2	Fixed	KSD	2'-11 3/8" x 3'-5"		9	
N	3	Fixed	KSD	2'-0" x 2'-9"		4	Match "G" Window at MH/ (Only 1 w/ Shutters) see exterior elevations

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-0" x 7'-0"		4	Over panel
2	1	Double French Sliding	KSD	12'-0" x 7'-6"		8	Over Panel
		w/ (2) Fixed Side Lights				8	Over Panel
3	1	Single French	KSD	2'-6" x 7'-0"		4	Over Panel


33 Cliff Road


33 Cliff Road


33 Cliff Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Vice-Chair

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Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Molly Buckus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

February 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 2/6/25

Signature Date

33 Cliff Road
New Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$133.40 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.

BHP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Road LLC

Mailing Address: 13941 Cuba Road, Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottarelli + Pohl

Mailing Address: 11 Old South Road Nantucket, MA 02554

Contact Phone #: 508-228-5455 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: 30'-4" Sq. Footage 1st floor: 1067 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 23'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 24'-3½" South 24'-3½" East 24'-3½" West 24'-3½"

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 _____/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): 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 1x4 Rake 1x8 Soffit (Overhang) 8"+/- Corner boards 1x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☒ SDL Front 4 Lite / Panel Rear _____ Side _____

Garage Door(s): Type Overhead Material Wood - 8 Lite / Vertical Panel

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

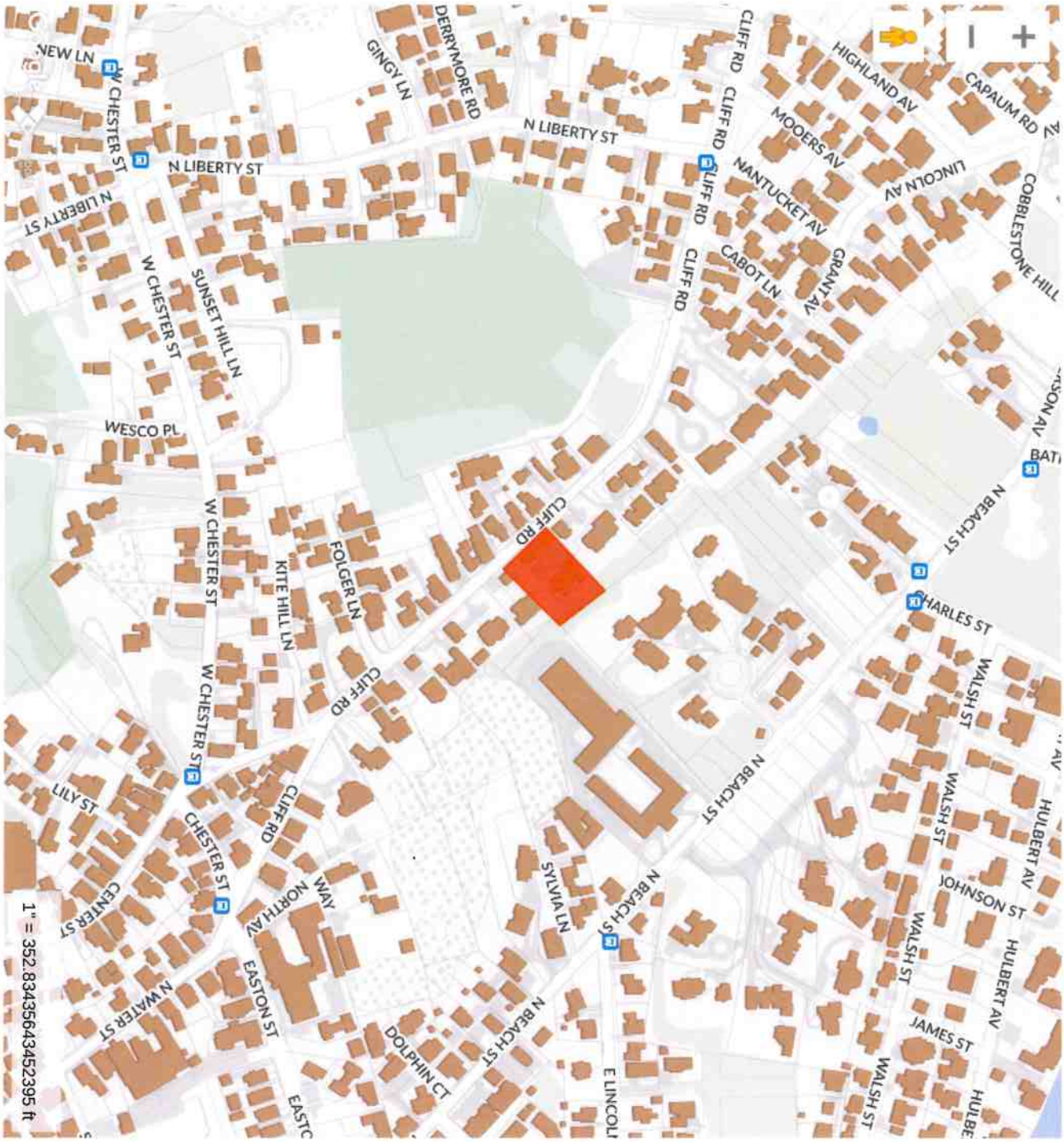
Trim White Sash White Doors White

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/6/25 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Locus Plan

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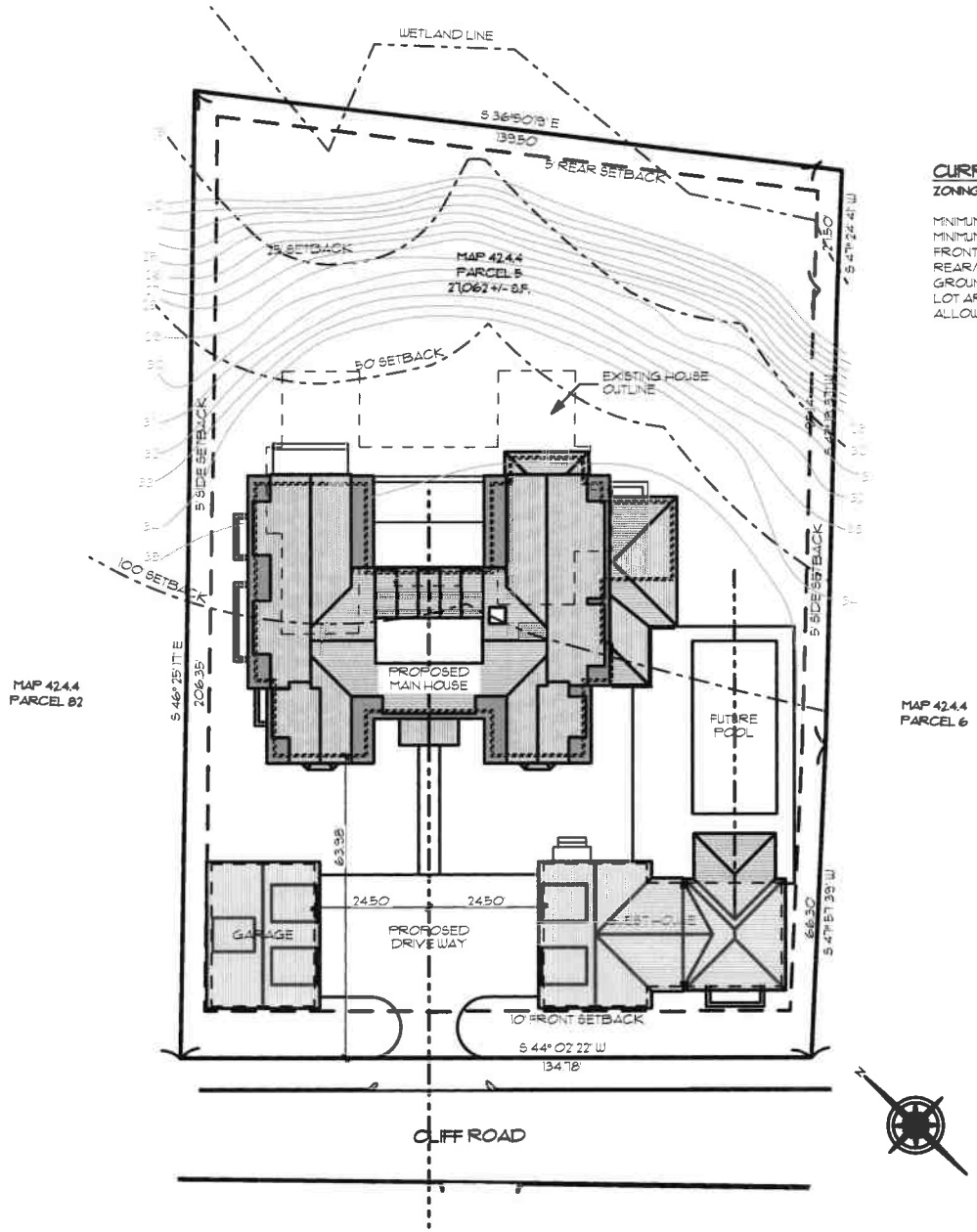

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ZONING DISTRICT:	R-1
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MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	27,062 SF +/-
ALLOWABLE G.C.:	8,118 SF

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

Site Plan

Garage at
33 Cliff Rd
Nantucket, MA 02554

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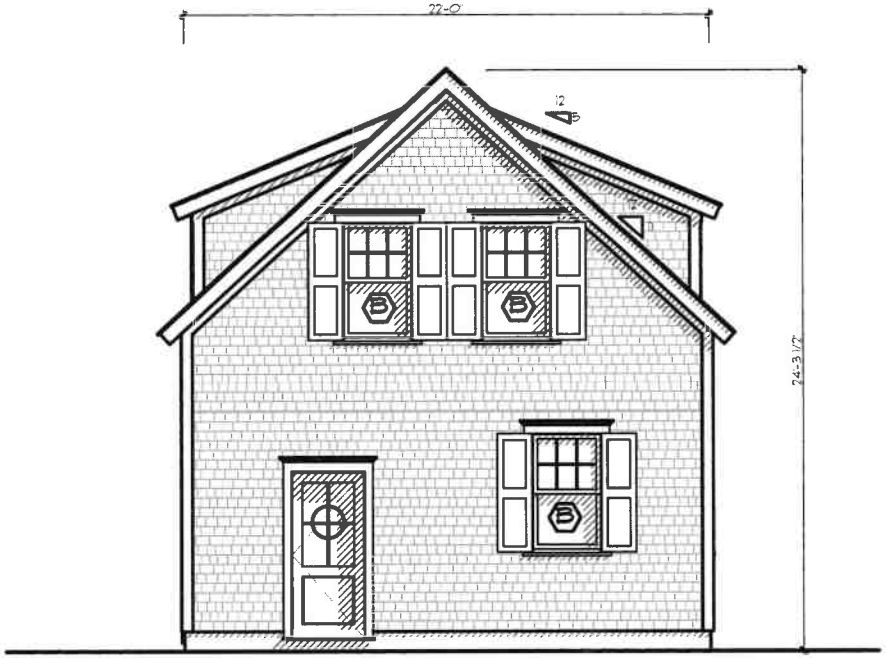
L-1.2



EAST ELEVATION



SOUTH ELEVATION

East & South Exterior Elevations

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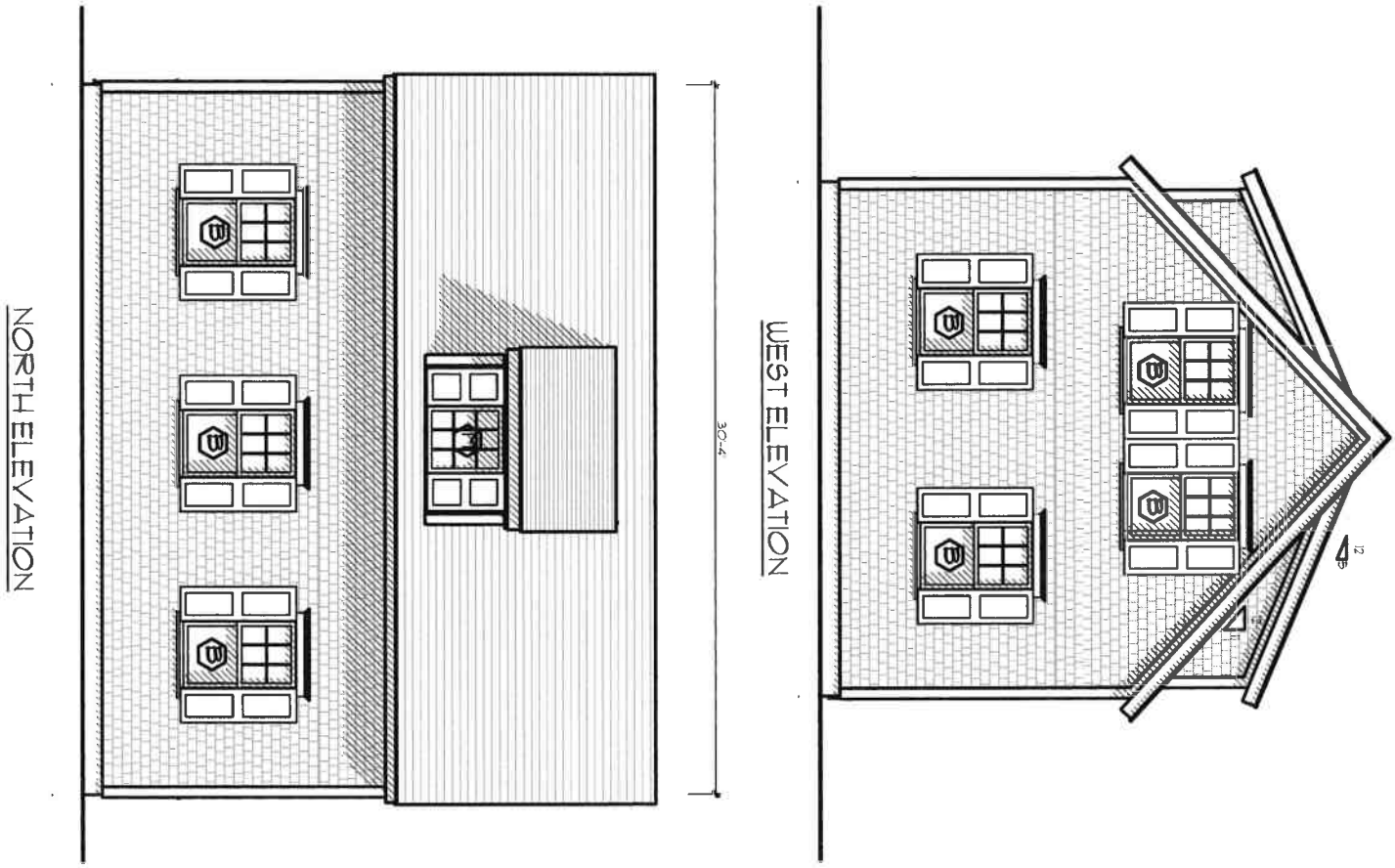

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West & North Exterior Elevations

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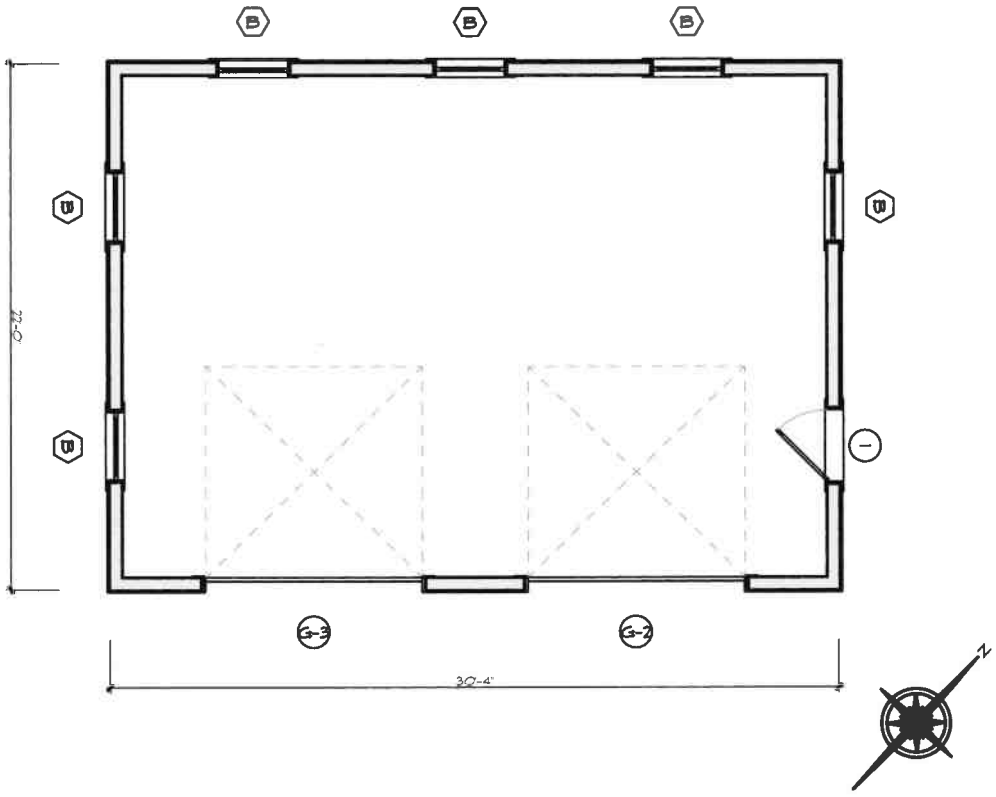

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Garage at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2/10/2025
Build. Dept. Sub:
Revs:

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
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Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
B	10	Double Hung	KSD	2'-11 3/8" x 5'-1"		6 over 1	w/ Shutters
M	3	Fixed	KSD	2'-11 3/8" x 3'-5"		9	w/ Shutters

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-0" x 7'-0"		4	Over panel
G-2	1	Garage Door	KSD	9'-0" x 9'-0"		8	Over Vertical Boards
G-3	1	Garage Door	KSD	9'-0" x 9'-0"		8	Over Vertical Boards


33 Cliff Road


33 Cliff Road


33 Cliff Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

February 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 2/6/25

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°: 38 PARCEL N°. 87

Street & Number of Proposed Work: 9 Ridge Lane

Owner of record: Charmagne Echert & Jeff Clayton

Mailing Address: 9 Ridge Lane
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ~~Nantucket~~ Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 778-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: 148 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' 6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1985

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation Addition - 148 s.f.
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 7/12 Dormer _____/12 Other _____

Roofing material: ☑ 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 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side 9 light 2 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof TME
Trim White Sash White Doors White
Deck Natural Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/5/2025 Signature of owner of record [signature] - agent Signed under penalties of perjury

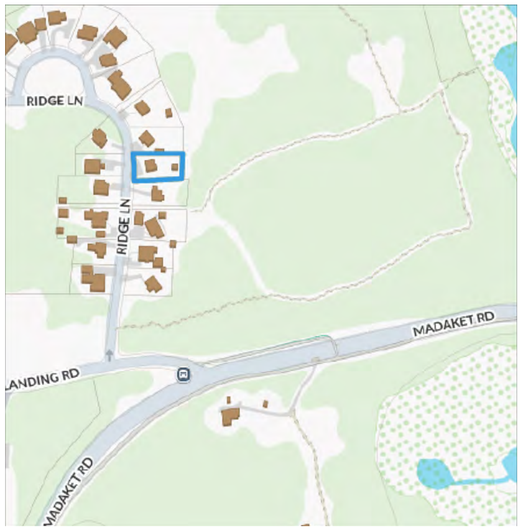

STARDUST
9







THE CLAYTON ECKERT RESIDENCE
9 RIDGE LN.
NANTUCKET, MA 02554





SITE PLAN
SCALE: 1" = 15'

MAP & PARCEL: 38 X 87
ZONE: LUG - 2 CLUSTER
FRONT / REAR SETBACKS: 0' X 0'
MINIMUM LOT SIZE: 10,000 S.F.
LOT AREA: 10,491 S.F.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER: 551 S.F.
PROPOSED NEW GROUND COVER: 148 S.F.
TOTAL GROUND COVER: 699 S.F.
ALLOWABLE GROUND COVER: 5,246 S.F.

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

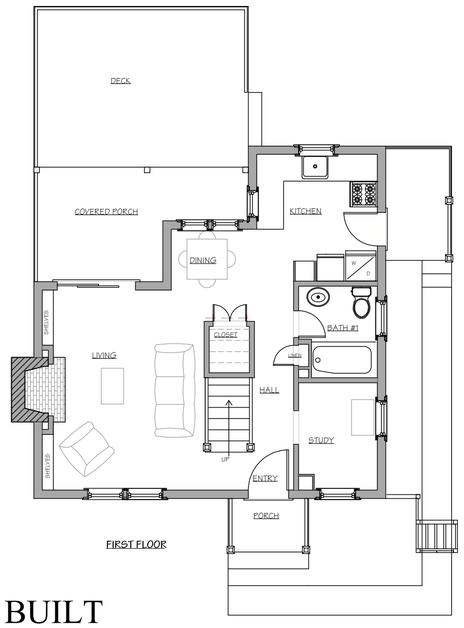
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 02/05/2025
SCALE: AS NOTED

M/P: 38 / 87

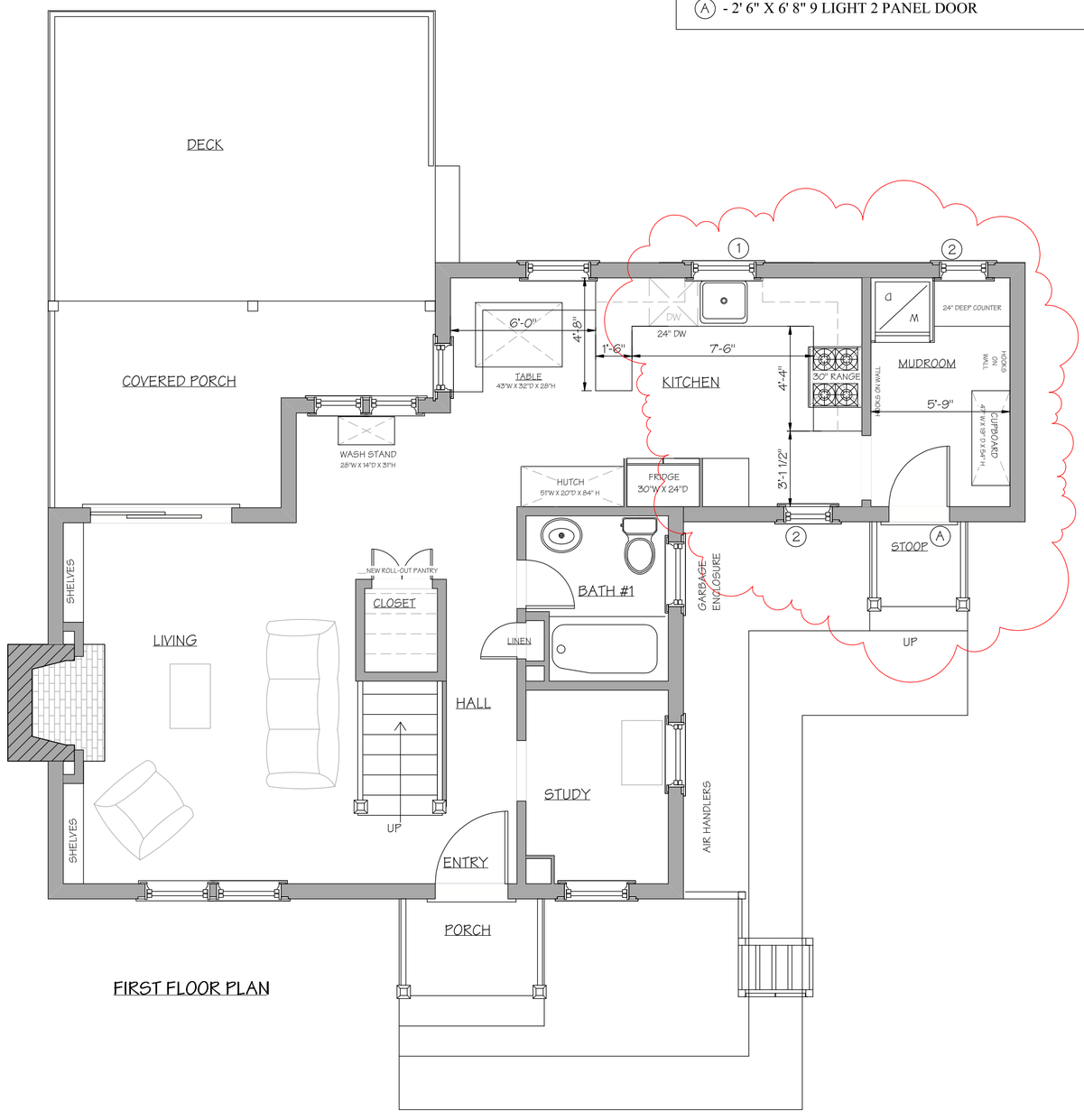
THE CLAYTON ECKERT RESIDENCE
9 RIDGE LN.
NANTUCKET, MA

A



AS BUILT

1 - 2' 7 5/8" X 3' 8 7/8" (OR TME) 8/8 DBL HUNG WINDOW
2 - 2' 1 5/8" X 3' 8 7/8" (OR TME) 6/6 DBL HUNG WINDOW
3 - 2' 0" X 1' 9" (OR TME) 6 LIGHT FIXED WINDOW
A - 2' 6" X 6' 8" 9 LIGHT 2 PANEL DOOR



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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FIRST FLOOR PLAN
DATE: 02/05/2025
SCALE: 1/4" = 1'0"

M/P: 38 / 87

THE CLAYTON ECKERT RESIDENCE
9 RIDGE LN.
NANTUCKET, MA

1



WEST ELEVATION



AS BUILT

① - 2' 7 5/8" X 3' 8 7/8" (OR TME) 8/8 DBL HUNG WINDOW
② - 2' 1 5/8" X 3' 8 7/8" (OR TME) 6/6 DBL HUNG WINDOW
③ - 2' 0" X 1' 9" (OR TME) 6 LIGHT FIXED WINDOW
Ⓐ - 2' 6" X 6' 8" 9 LIGHT 2 PANEL DOOR



AS BUILT



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 02/05/2025
SCALE: 1/4" = 1'0"

M/P: 38 / 87

THE CLAYTON ECKERT RESIDENCE
9 RIDGE LN.
NANTUCKET, MA

2



AS BUILT



EAST ELEVATION



SOUTH ELEVATION



AS BUILT

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 02/05/2025
SCALE: 1/4" = 1'0"

M/P: 38 / 87

THE CLAYTON ECKERT RESIDENCE
9 RIDGE LN.
NANTUCKET, MA

3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ $50 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (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

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.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Charmagn Echet & Jeff Clayton

STREET ADDRESS 9 Ridge Lane

MAP/PARCEL 38/87

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/6/2025

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

2/5/2025

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°: 55 PARCEL N°. 609.

Street & Number of Proposed Work: 9 COW POND LANE.

Owner of record: PAT & PATRICIA MC CARTHY.

Mailing Address: PO BOX 3771

NANTUCKET MASS 02584.

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@gmail.com

AGENT INFORMATION (if applicable)

Name: PAT MC CARTHY.

Mailing Address: PO BOX 3771

NANTUCKET MASS 02584.

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@gmail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 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 ☐ She

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2024-12-115

☐ Pool (Zoning District _____) ☐ Roof ☐ Other ADDITIONAL DECK.

Size of Structure or Addition: Length: 76' Sq. Footage 1st floor: 676 SQ FT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 26' Sq. footage 2nd floor: 676 SQ FT. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North SAME South SAME East SAME West SAME.

Height of ridge above final finish grade: North 22' 8" South 22' 8" East 22' 8" West 22' 8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X9 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 5/4X6 Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front FIBERGLASS Rear FIBERGLASS Side FIBERGLASS.

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PAVED. Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL WHITE CEDAR Clapboard (if applicable) _____ Roof GRAY.

Trim NATURAL RED CEDAR Sash _____ Doors BLUE PAINTED.

Deck NATURAL MAHOG. Foundation CONCRETE GRAY. Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the appli tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissio any revisions to this application will initiate a new sixty-day review period.

Date 2/7/25. Signature of owner of record Pat Mc Carthy. Signed under penalties of perjur

CERTIFICATE NO: _____ DATE ISSUED: 12-16-24

HR 24-1 12-11589

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Mailing Address: PO BOX 3771

NANTUCKET, MASS. 02584

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@gmail.com

AGENT INFORMATION (if applicable)

Name: PAT MC CARTHY

Mailing Address: PO BOX 3771

NANTUCKET MA 02584

Contact Phone #: 508 332 9341 E-mail: nantucketcarpentry@gmail.com

FOR OFFICE USE ONLY

Date application received: 12/3/24 Fee Paid: $ 40

Must be acted on by: 1/31/25

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 469312

☐ Pool (Zoning District ____) ☐ Roof ☐ Other ADDITIONAL DECK, FENESTRATION

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: ~~676~~ SQ FT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 26' Sq. footage 2nd floor: 676 SQ FT. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North SAME South SAME East SAME West SAME

Height of ridge above final finish grade: North 22' 8" South 22' 8" East 22' 8" West 22' 8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x9 Rake 1x6 Soffit (Overhang) 1x6 Corner boards 5/4 x 6 Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front FIBERGLASS Rear WOOD Side FIBERGLASS

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PAVED Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL WHITE CEDAR Clapboard (if applicable) _____ Roof GRAY

Trim NATURAL RED CEDAR Sash _____ Doors BLUE PAINTED

Deck NATURAL MAHOG Foundation CONCRETE GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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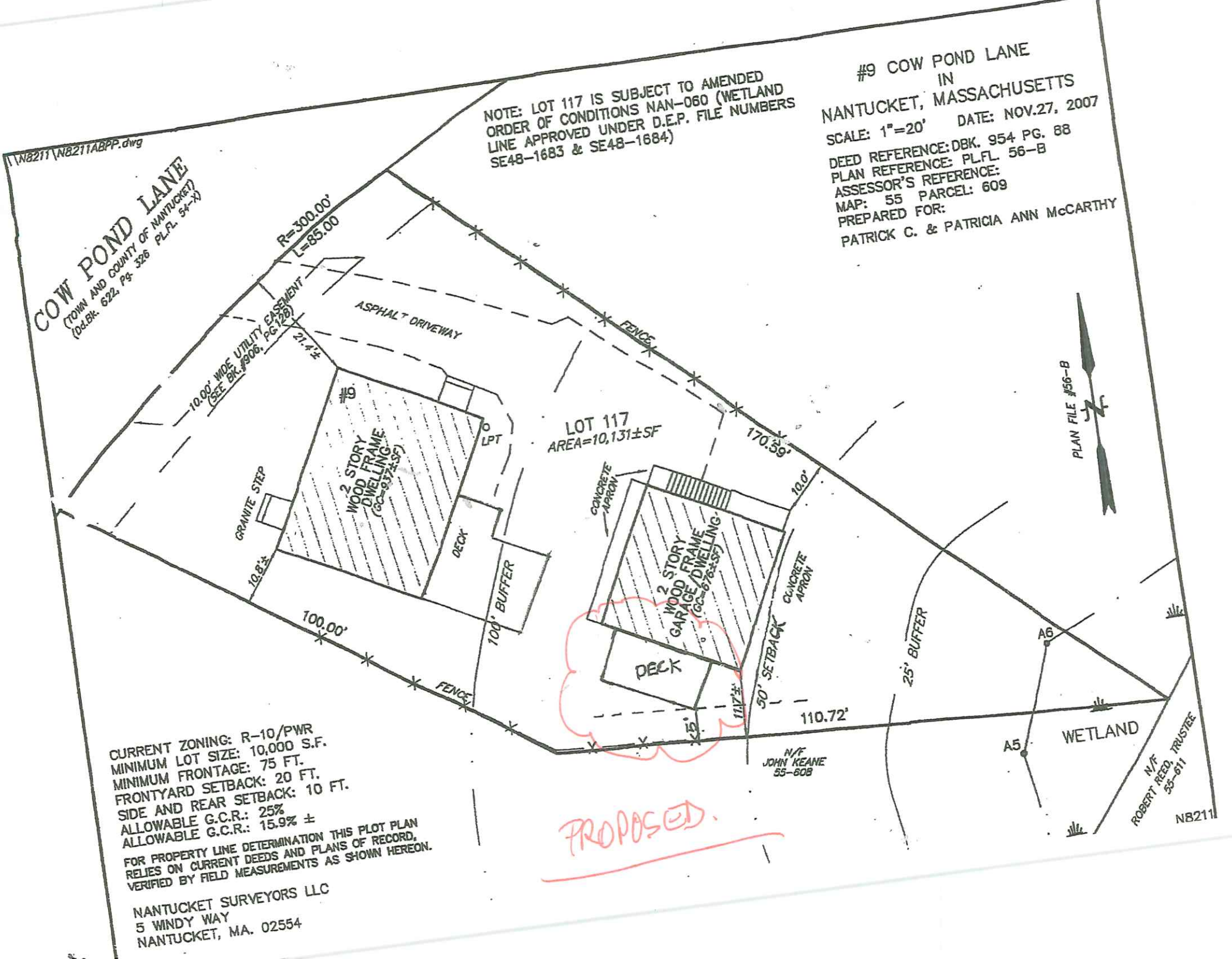
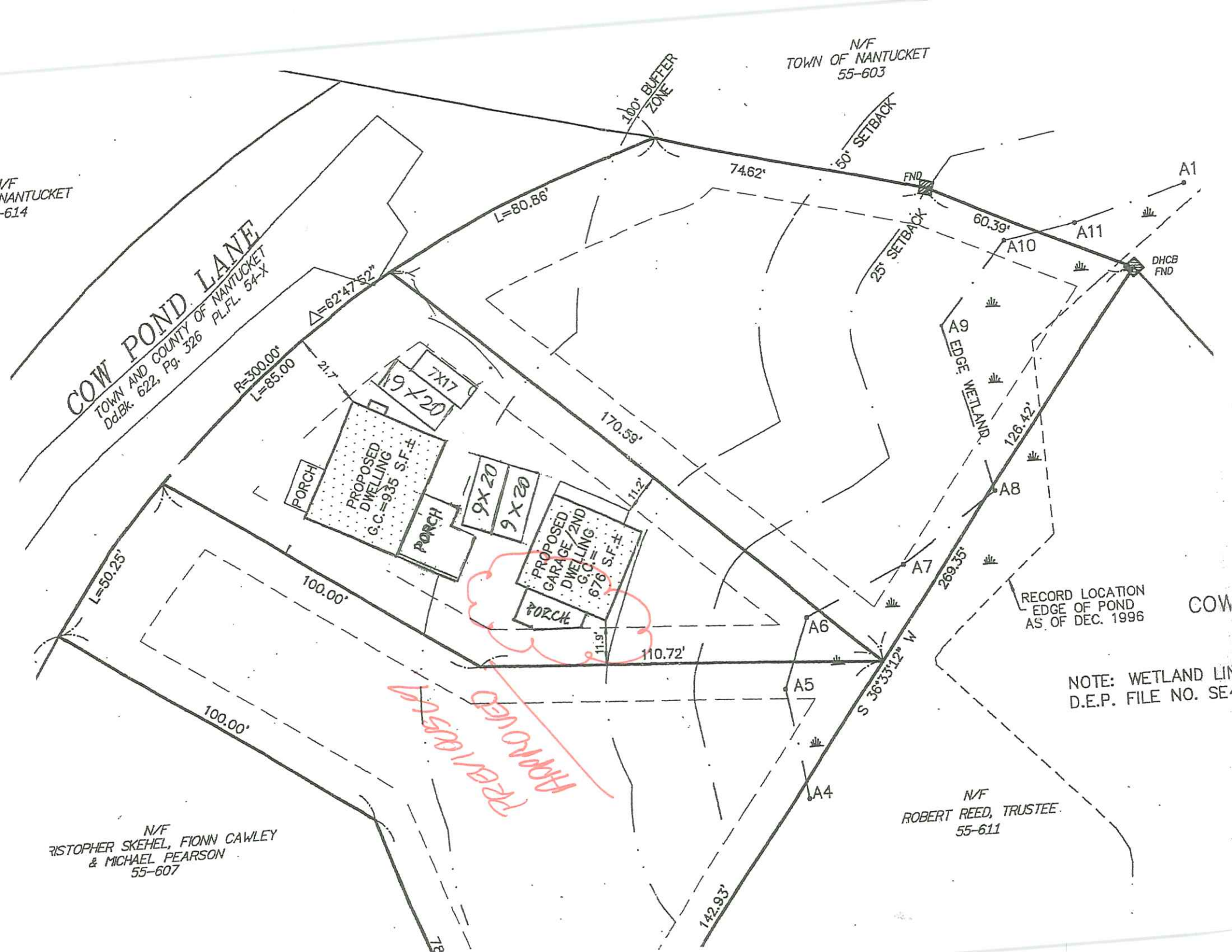
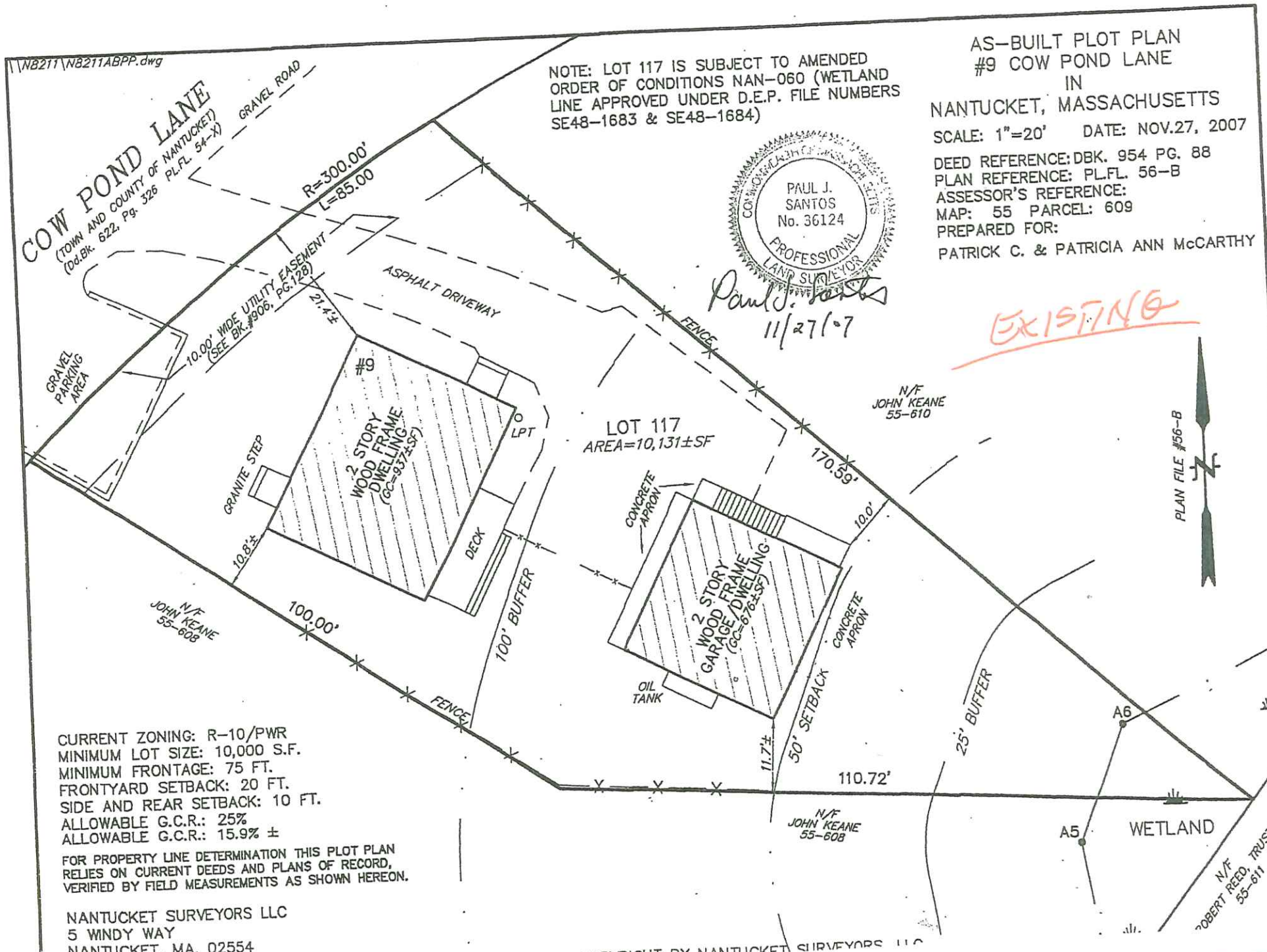
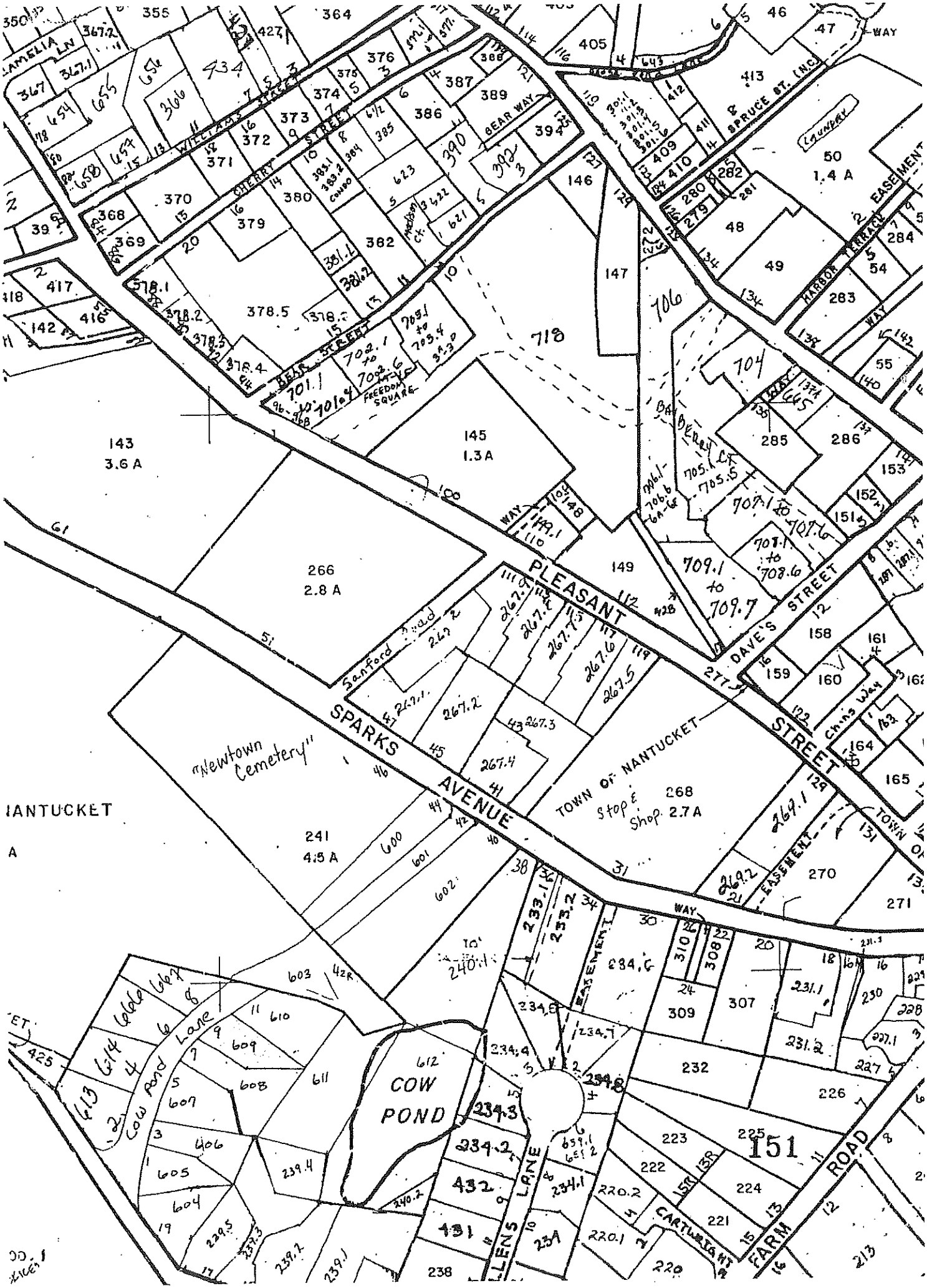
Date 12/3/24 Signature of owner of record _____ Signed under penalties of perjury


I:\N8211\N8211ABPP.dwg
COW POND LANE
(TOWN AND COUNTY OF NANTUCKET)
(Old Bk. 622, Pg. 326 PLFL. 54-X)
NOTE: LOT 117 IS SUBJECT TO AMENDED ORDER OF CONDITIONS NAN-060 (WETLAND LINE APPROVED UNDER D.E.P. FILE NUMBERS SE48-1683 & SE48-1684)
#9 COW POND LANE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: NOV.27, 2007
DEED REFERENCE: DBK. 954 PG. 88
PLAN REFERENCE: PLFL. 56-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCEL: 609
PREPARED FOR:
PATRICK C. & PATRICIA ANN McCARTHY
R=300.00'
L=85.00
10.00' WIDE UTILITY EASEMENT (SEE BK.#906, PG.128)
ASPHALT DRIVEWAY
FENCE
21.4'±
#9
2 STORY WOOD FRAME DWELLING (GC=957±SF)
LPT
LOT 117
AREA=10,131±SF
170.59'
GRANITE STEP
10.8'±
DECK
100' BUFFER
CONCRETE APRON
10.0'
2 STORY WOOD FRAME GARAGE/DWELLING (GC=676±SF)
CONCRETE APRON
PLAN FILE #56-B
100.00'
FENCE
DECK
50' SETBACK
25' BUFFER
A6
A5
WETLAND
110.72'
15'
111.7'±
N/F JOHN KEANE 55-608
N/F ROBERT REED, TRUSTEE 55-611
N8211
CURRENT ZONING: R-10/PWR
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 20 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 25%
ALLOWABLE G.C.R.: 15.9% ±
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554
PROPOSED.


N/F
TOWN OF NANTUCKET
55-603
100' BUFFER ZONE
50' SETBACK
74.62'
FND
A1
L=80.86'
60.39'
A11
A10
25' SETBACK
DHCB FND
COW POND LANE
TOWN AND COUNTY OF NANTUCKET
Dd.Bk. 622, Pg. 326 PL.FL. 54-X
Δ=62°47'52"
R=300.00'
L=85.00
21.7'
9 X 20
7X17
PROPOSED DWELLING G.C.=935 S.F.±
PORCH
PORCH
9 X 20
9 X 20
PROPOSED GARAGE/2ND DWELLING G.C.=676 S.F.±
PORCH
11.2'
11.9'
170.59'
A9
EDGE WETLAND
126.42'
A8
A7
269.35'
A6
A5
A4
L=50.25'
100.00'
100.00'
110.72'
S 36°33'12" W
142.93'
RECORD LOCATION
EDGE OF POND
AS OF DEC. 1996
NOTE: WETLAND LIN
D.E.P. FILE NO. SE
PROPOSED
REMOVED
N/F
RISTOPHER SKEHEL, FIONN CAWLEY
& MICHAEL PEARSON
55-607
N/F
ROBERT REED, TRUSTEE
55-611


\N8211\N8211ABPP.dwg
COW POND LANE
(TOWN AND COUNTY OF NANTUCKET)
(Od.Bk. 622, Pg. 326 PL.FL. 54-X)
GRAVEL ROAD
R=300.00'
L=85.00
10.00' WIDE UTILITY EASEMENT (SEE BK.#906, PG.128)
21.4'±
ASPHALT DRIVEWAY
GRAVEL PARKING AREA
#9
2 STORY WOOD FRAME DWELLING (GC=937±SF)
LPT
GRANITE STEP
10.8'±
DECK
FENCE
LOT 117
AREA=10,131±SF
N/F JOHN KEANE 55-610
170.59'
CONCRETE APRON
10.0'
2 STORY WOOD FRAME GARAGE/DWELLING (GC=676±SF)
OIL TANK
100' BUFFER
N/F JOHN KEANE 55-608
100.00'
FENCE
11.7'±
50' SETBACK
CONCRETE APRON
25' BUFFER
110.72'
N/F JOHN KEANE 55-608
A6
A5
WETLAND
N/F ROBERT REED, TRUSTEE 55-611
PLAN FILE #56-B
N
NOTE: LOT 117 IS SUBJECT TO AMENDED ORDER OF CONDITIONS NAN-060 (WETLAND LINE APPROVED UNDER D.E.P. FILE NUMBERS SE48-1683 & SE48-1684)
PAUL J. SANTOS No. 36124 PROFESSIONAL LAND SURVEYOR
Paul J. Santos
11/27/07
AS-BUILT PLOT PLAN
#9 COW POND LANE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: NOV.27, 2007
DEED REFERENCE: DBK. 954 PG. 88
PLAN REFERENCE: PL.FL. 56-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCEL: 609
PREPARED FOR:
PATRICK C. & PATRICIA ANN McCARTHY
EXISTING
CURRENT ZONING: R-10/PWR
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 20 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 25%
ALLOWABLE G.C.R.: 15.9% ±
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554
COPYRIGHT BY NANTUCKET SURVEYORS LLC



PLEASANT STREET
SPARKS AVENUE
DAVE'S STREET
SPRUCE ST. (N.C.)
WILLIAMS STREET
CHERRY STREET
BEAR STREET
BEAR WAY
HARBOR TERRACE
EASEMENT
FREEDOM SQUARE
Sanford Road
"Newtown Cemetery"
TOWN OF NANTUCKET
Stop & Shop
COW POND
Cow Pond Lane
CARTWRIGHT
FARM ROAD
NANTUCKET
143
3.6 A
145
1.3 A
266
2.8 A
241
4.5 A
268
2.7 A
50
1.4 A
151

PROJECT
8825

HUNTINGTON HOMES™

EXISTING



APPROVED
05 46 32
NO EXTERIOR CHANGE
WITHOUT M.B.C. APPROVAL

SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: RH

DRAWING DATE / REVISIONS: 7/25/05 REV'D 9/9/05

LEFT ELEVATION

McCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-2

PROJECT
8825

HUNTINGTON HOMES™

EXISTING.



MODULAR PORTION

SITE BUILT PORTION OF THE BUILDING

APPROVED
05 46 32
NO EXTERIOR CHANGES WITHOUT H.D.C. APPROVAL

SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

Drawing No.
EL-4

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DRAWN BY / CHECKED BY
RH

DRAWING DATE / REVISIONS
7/25/05
REV'D 9/9/05

REAR ELEVATION

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

PROJECT
8825

HUNTINGTON HOMES™

EXISTING



APPROVED
NO EXTERIOR CHANGES WITHOUT H.D.C. APPROVAL
46 32

SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3525 FAX (802) 479-0575 MA OFFICE (413) 774-3382

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED

DRAWN BY / CHECKED BY: RH

DRAWING DATE / REVISIONS: 1/25/05 REV'D 9/9/05

FRONT ELEVATION

McCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-1

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: RH

DRAWING DATE / REVISIONS: 7/25/05 REV'D 9/9/05

RIGHT ELEVATION

McCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-3

SEP 2 3 2005

WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
12	A	TW3046	3'-2 1/2"x4'-9 1/4"	15.31	10.3	5.1	Andersen Clad Tilt-Wash Low "E" w/argon
1	B	TW30210	3'-2 1/2"x3'-1 1/4"	9.96	6	3.9	Andersen Clad Tilt-Wash Low "E" w/argon
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	193.48			

DOOR SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	Door Size	Remarks
1	1	PS210 3/0	3'-2 1/2"x6'-9 1/4"	21.72	3068	Thermatru Steel Insulated - 6 Panel
1	2	PS210 2/8	2'-10 1/2"x6'-9 1/4"	19.47	2868	Thermatru Steel Insulated - 6 Panel
2	3	9070	9' X6'-11 1/4"		9070	Garage Doors
	4					
	5			0.00		
	6			0.00		
	7			0.00		
	8			0.00		
			Total Door Area:	41.19		

Client Name: McCarthy Garage Project #: 8825 Date: 7/25/05

EXISTING

NO EXTERIOR CHANGE WITHOUT E.D.C. APPR.

APPROVED
9-27-05
46:32

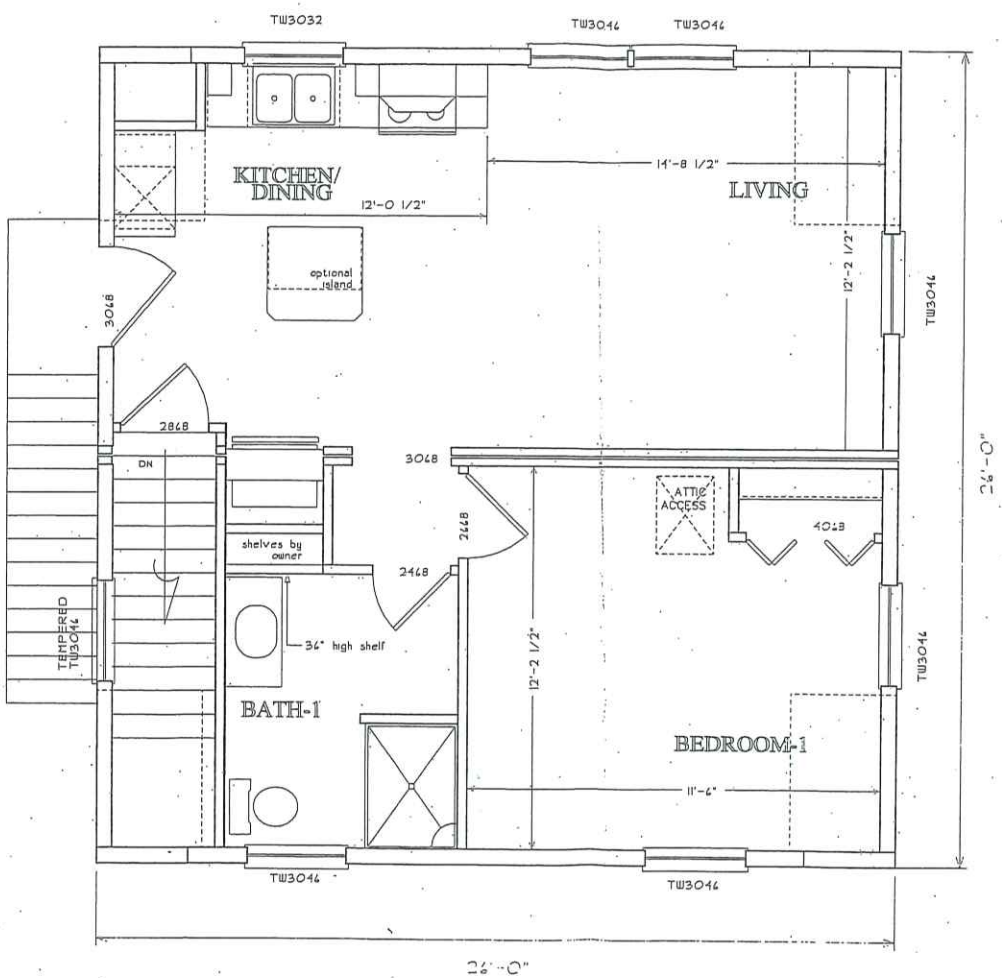
PROJECT # 8825

HUNTINGTON HOMES™

HUNTINGTON HOMES, INC
ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

PROJECT
8825

HUNTINGTON HOMES™



EXISTING

SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0573 NH OFFICE (413) 774-3382

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DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	SCALE
RH	7/25/05 REV'D 9/9/05	1/4" = 1'-0"

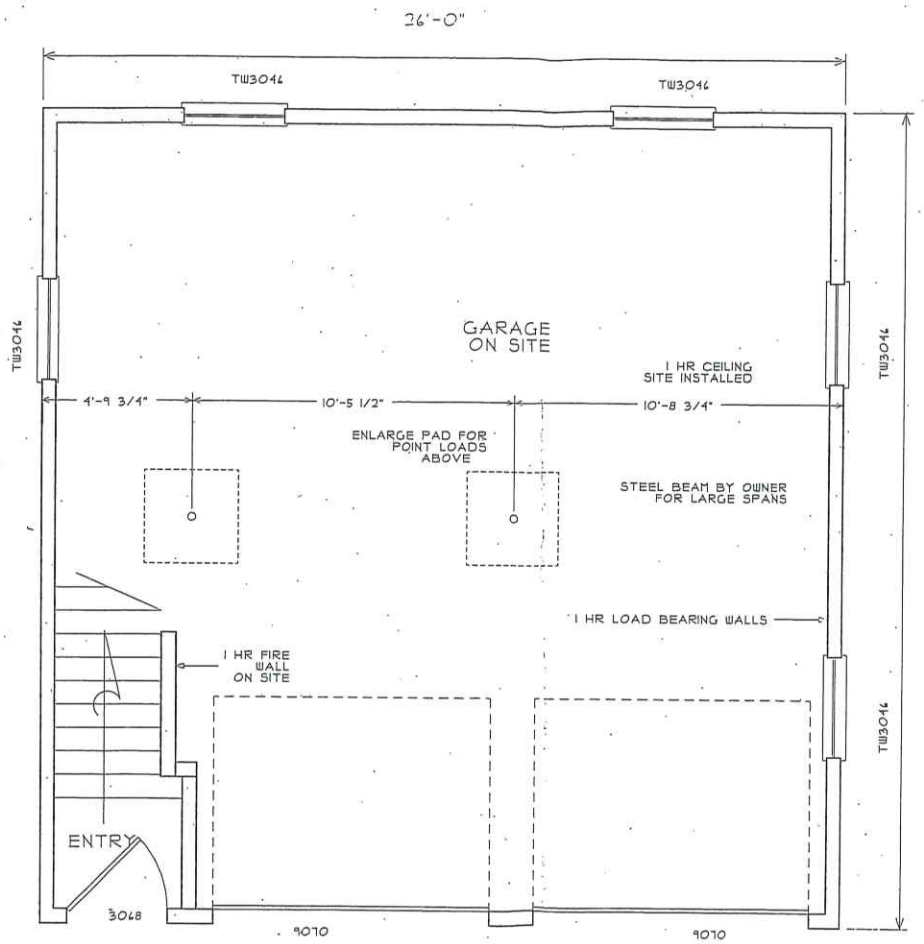
ARCH SECOND FLOOR

McCARTHY GARAGE

Drawing No.
A-2

PROJECT
8825

HUNTINGTON HOMES™



EXISTING

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

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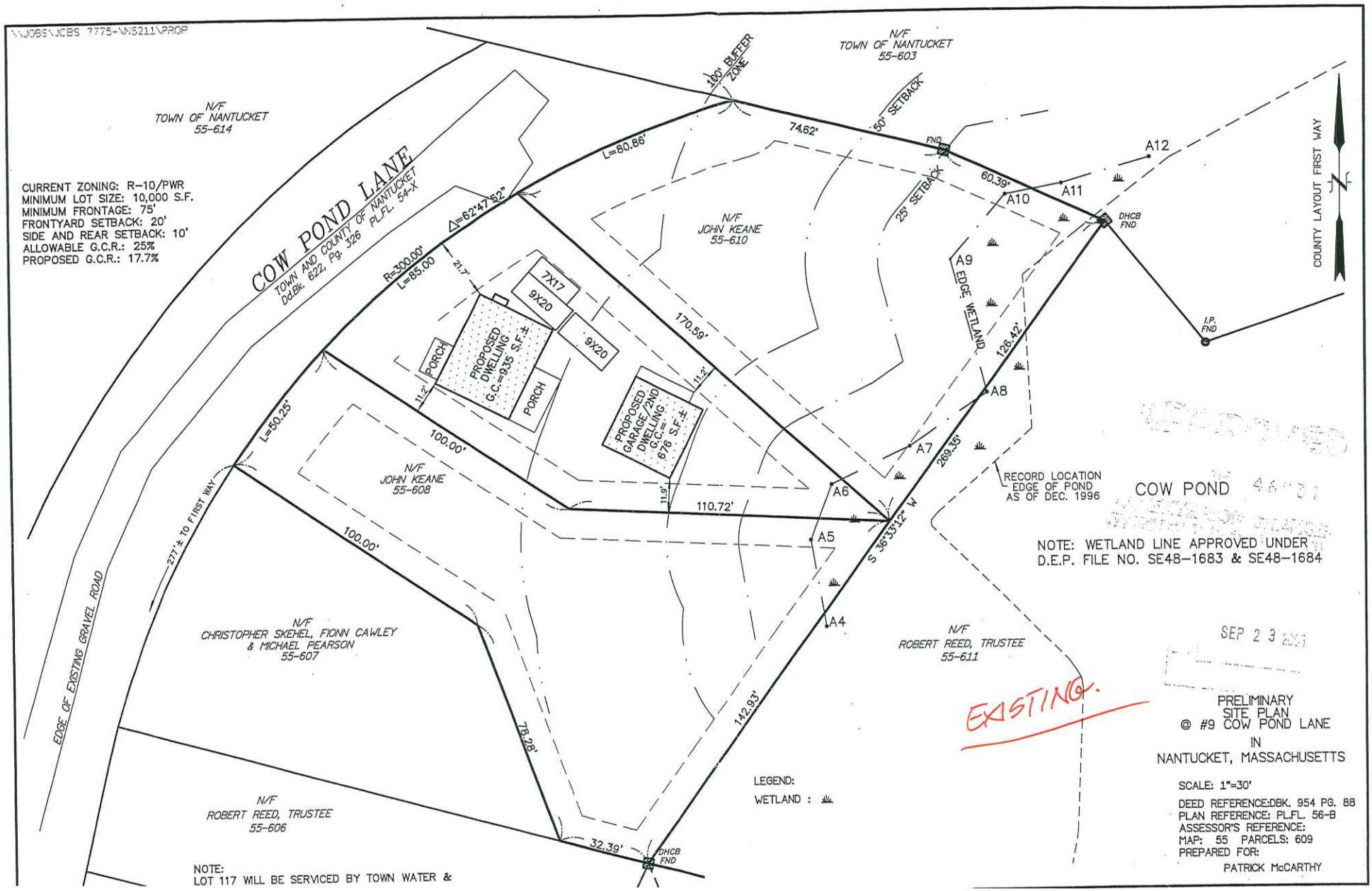
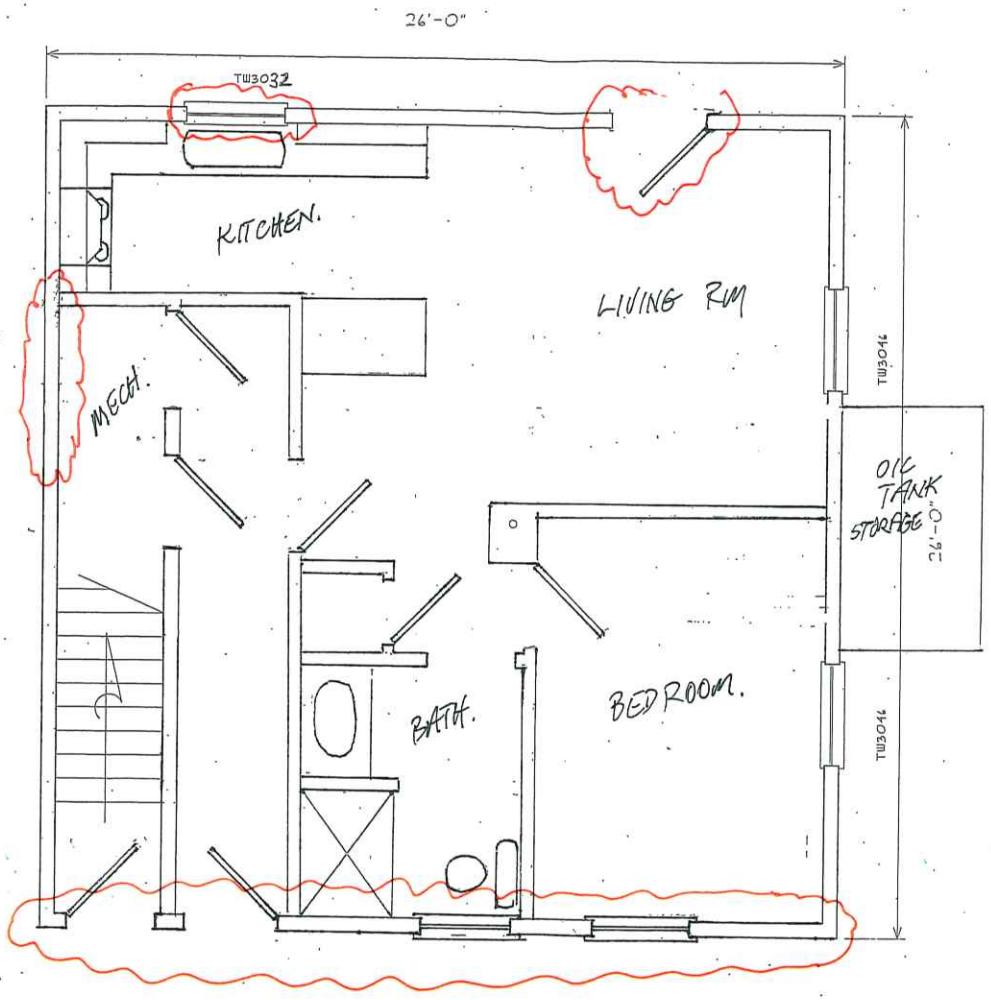
DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	ARCH FIRST FLOOR	McCARTHY GARAGE	SCALE	Drawing No.
RH	7/25/05 REV'D 9/9/05			1/4" = 1'-0"	A-1


\\JOBS\JOBS 7775+\NS211\PROP
CURRENT ZONING: R-10/PWR
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 25%
PROPOSED G.C.R.: 17.7%
COW POND LANE
TOWN AND COUNTY OF NANTUCKET
Dd.Bk. 622, Pg. 326 PLFL. 54-X
N/F TOWN OF NANTUCKET 55-614
N/F TOWN OF NANTUCKET 55-603
100' BUFFER ZONE
50' SETBACK
25' SETBACK
L=80.86'
74.62'
60.39'
Δ=62°47'52"
R=300.00'
L=85.00
21.7'
L=50.25'
277'± TO FIRST WAY
EDGE OF EXISTING GRAVEL ROAD
N/F JOHN KEANE 55-610
N/F JOHN KEANE 55-608
N/F CHRISTOPHER SKEHEL, FIONN CAWLEY & MICHAEL PEARSON 55-607
N/F ROBERT REED, TRUSTEE 55-606
N/F ROBERT REED, TRUSTEE 55-611
PROPOSED DWELLING G.C.=935 S.F.±
7X17
9X20
9X20
PORCH
PORCH
11.2'
PROPOSED GARAGE/2ND DWELLING G.C.= 676 S.F.±
11.2'
11.9'
170.59'
100.00'
110.72'
100.00'
78.28'
32.39'
142.93'
S 36°33'12" W
269.35'
126.42'
EDGE WETLAND
RECORD LOCATION EDGE OF POND AS OF DEC. 1996
A4
A5
A6
A7
A8
A9
A10
A11
A12
FND
DHCB FND
DHCB FND
I.P. FND
COUNTY LAYOUT FIRST WAY
N
COW POND
NOTE: WETLAND LINE APPROVED UNDER D.E.P. FILE NO. SE48-1683 & SE48-1684
LEGEND:
WETLAND :
NOTE:
LOT 117 WILL BE SERVICED BY TOWN WATER &
SEP 2 3 2011
EXISTING.
PRELIMINARY
SITE PLAN
@ #9 COW POND LANE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30'
DEED REFERENCE:DBK. 954 PG. 88
PLAN REFERENCE: PLFL. 56-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCELS: 609
PREPARED FOR:
PATRICK McCARTHY

PROJECT
8825

HUNTINGTON HOMES™



PROPOSED

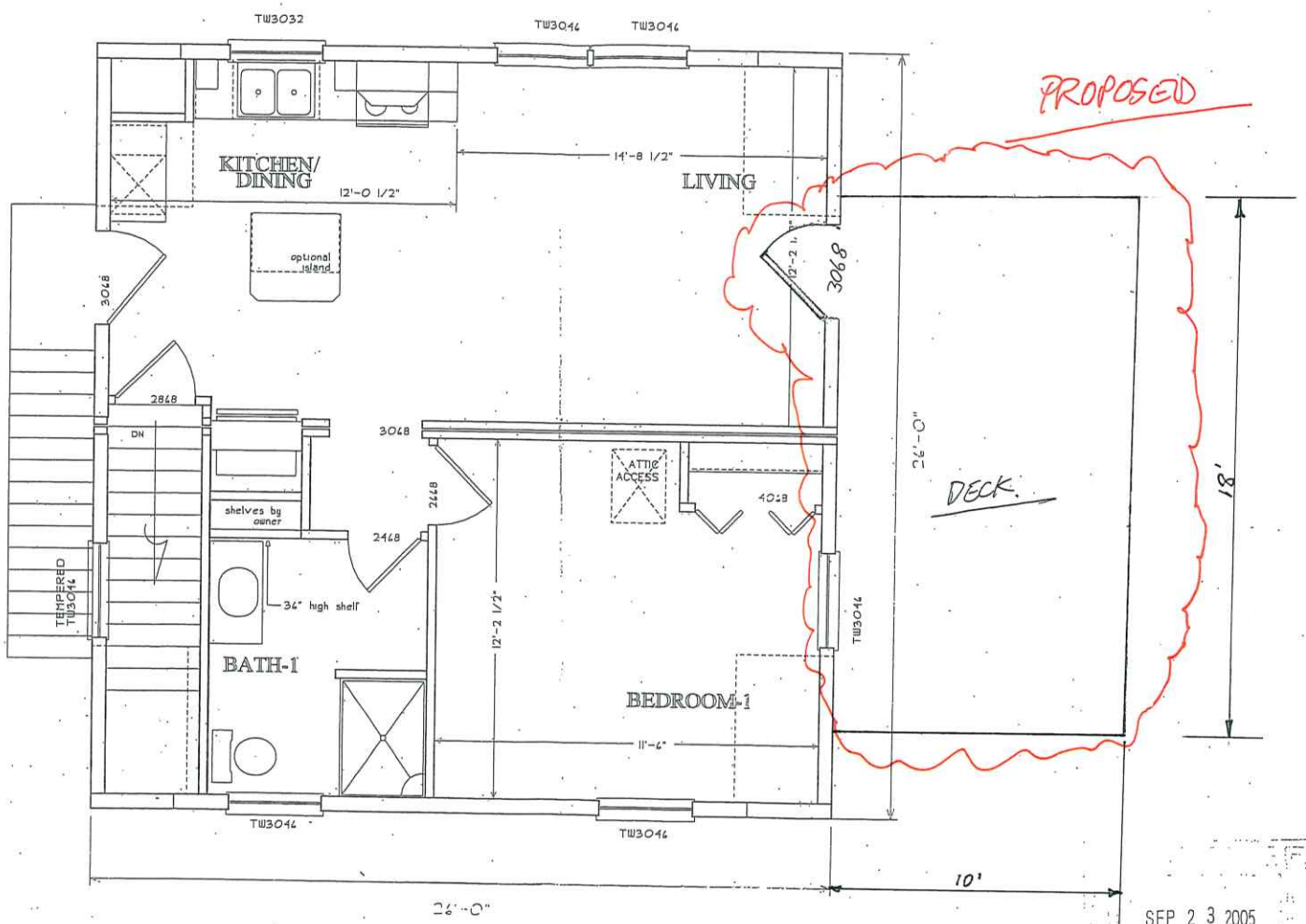
HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

Drawing No.
A-1

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.	DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	ARCH FIRST FLOOR	McCARTHY	SCALE
	RH				1/4" = 1'-0"

PROJECT
8825

HUNTINGTON HOMES™



SEP 2 3 2005

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0573 MA OFFICE (413) 774-3382

Drawing No.
A-2

SCALE
1/4" = 1'-0"

McCARTHY GARAGE

ARCH SECOND FLOOR

DRAWING DATE / REVISIONS

DRAWN BY / CHECKED BY
RH

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DRAWN BY / CHECKED BY: RH

DRAWING DATE / REVISIONS: -

RIGHT ELEVATION

MCCARTHY GARAGE

SCALE: 1/4" = 1'-0"

Drawing No. EL-3

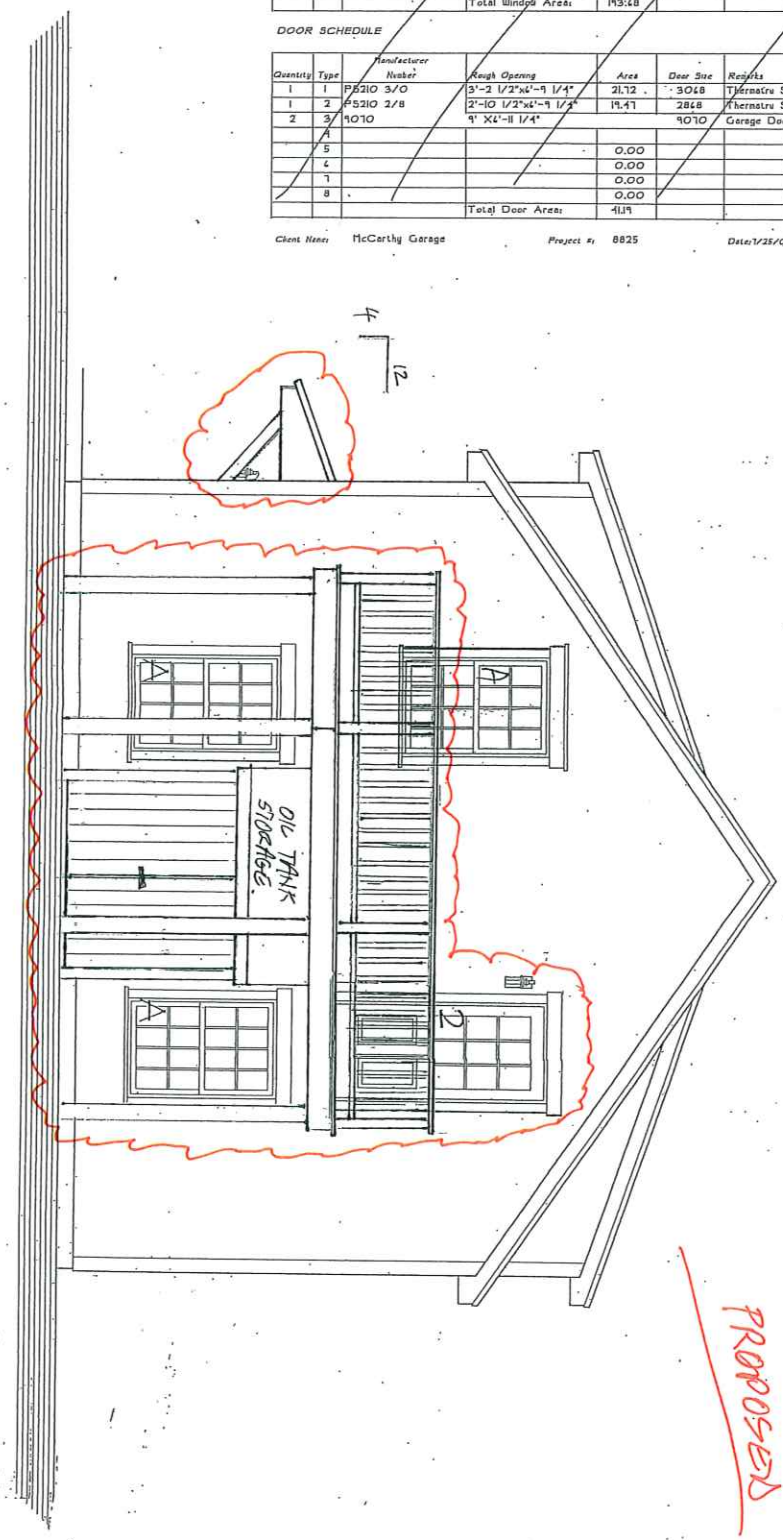
WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
12	A	TW3044	3'-2 1/2"x4'-9 1/4"	15.31	10.3	5.1	Andersen Clad Tilt-Wash Low "E" w/argon
1	B	TW3021O	3'-2 1/2"x3'-1 1/4"	9.96	6	3.4	Andersen Clad Tilt-Wash Low "E" w/argon
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	193.68			

DOOR SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	Door Size	Remarks
1	1	P5210 3/0	3'-2 1/2"x6'-9 1/4"	21.72	3068	Thermatru Steel Insulated - 6 Panel
1	2	P5210 2/8	2'-10 1/2"x6'-9 1/4"	19.47	2868	Thermatru Steel Insulated - 6 Panel
2	3	9070	9' X6'-11 1/4"		9070	Garage Doors
	4					
	5			0.00		
	6			0.00		
	7			0.00		
	8			0.00		
			Total Door Area:	41.19		

Client Name: McCarthy Garage Project #: 8825 Date: 1/25/05



PROJECT # 8825

HUNTINGTON HOMES™

HUNTINGTON HOMES, INC
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PROJECT
8825

HUNTINGTON HOMES™

PROPOSED



HUNTINGTON HOMES, INC
ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

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DRAWN BY / CHECKED BY
RH

DRAWING DATE / REVISIONS

FRONT ELEVATION
Mod

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

Drawing No.
EL-1

PROJECT
8825

HUNTINGTON HOMES™

PROPOSED.



HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-0625 FAX (802) 479-3625 MA OFFICE (413) 774-3382

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DRAWN BY / CHECKED BY
RH

DRAWING DATE / REVISIONS

REAR ELEVATION

McCARTHY GARAGE

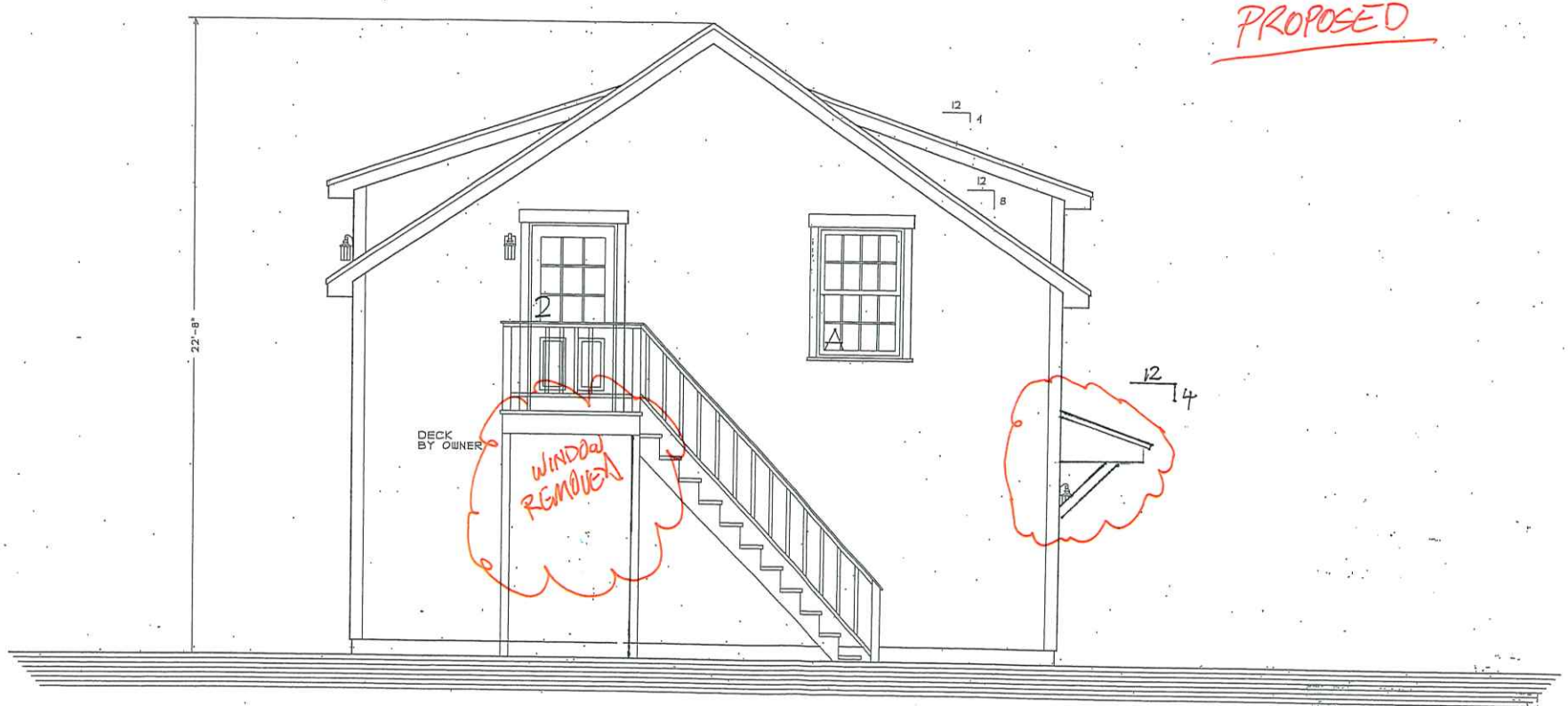
SCALE
1/4" = 1'-0"

Drawing No.
EL-4

PROJECT
8825

HUNTINGTON HOMES™

PROPOSED



HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 NH OFFICE (413) 774-3382

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DRAWN BY / CHECKED BY
RH

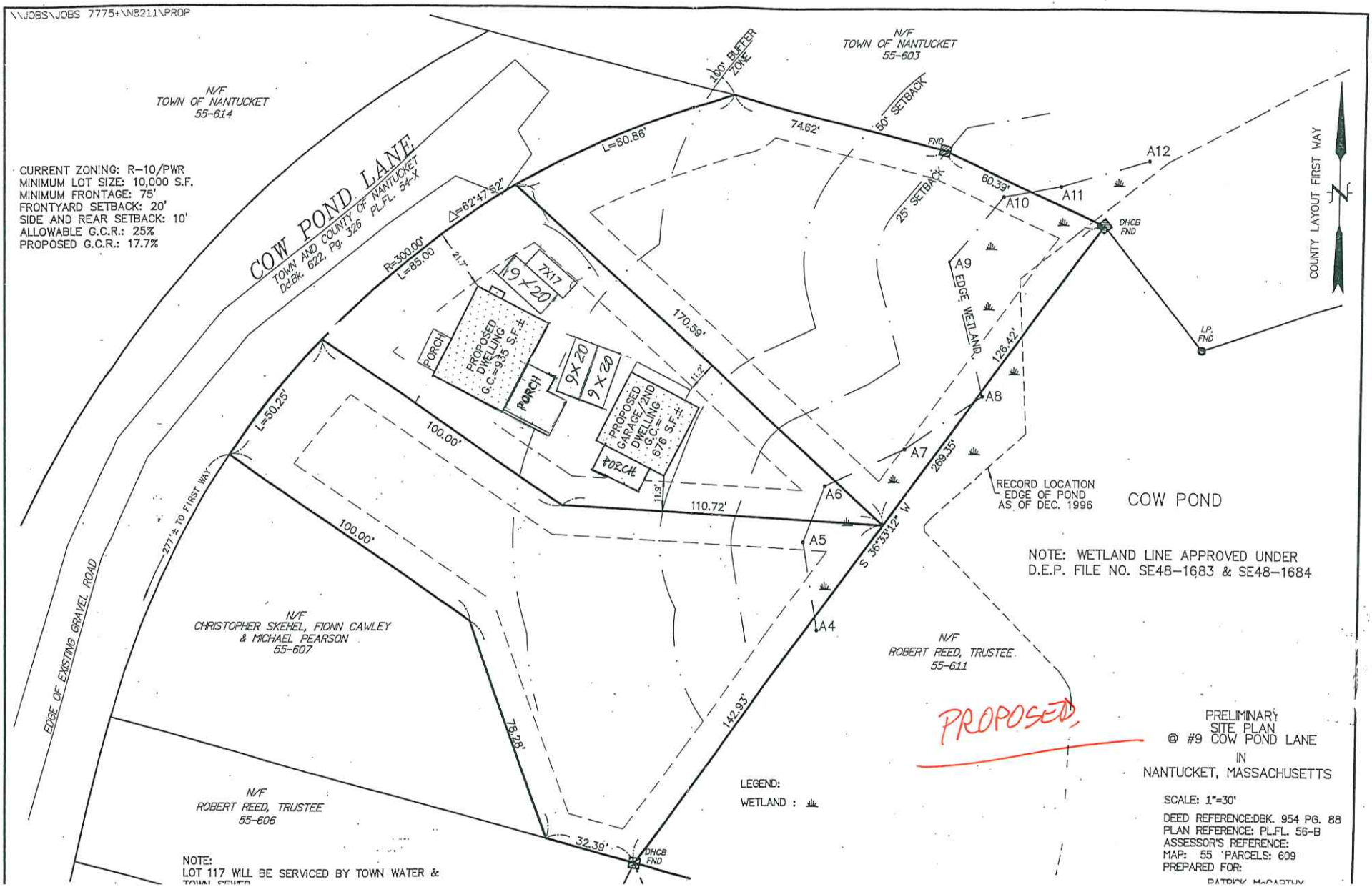
DRAWING DATE / REVISIONS
—

LEFT ELEVATION

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

Drawing No.
EL-2


\\JOBS\JOBS 7775+\N8211\PROP
N/F
TOWN OF NANTUCKET
55-614
CURRENT ZONING: R-10/PWR
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 25%
PROPOSED G.C.R.: 17.7%
COW POND LANE
TOWN AND COUNTY OF NANTUCKET
Dd.Bk. 622, Pg. 326 PL.FL. 54-X
N/F
TOWN OF NANTUCKET
55-603
100' BUFFER ZONE
50' SETBACK
25' SETBACK
L=80.86'
74.62'
60.39'
Δ=62°47'52"
R=300.00'
L=85.00
21.7'
7X17
19X20
PORCH
PROPOSED DWELLING G.C.=935 S.F.±
PORCH
9X20
9X20
PROPOSED GARAGE/2ND DWELLING G.C.=676 S.F.±
PORCH
11.2'
11.9'
170.59'
110.72'
100.00'
100.00'
L=50.25'
277'± TO FIRST WAY
EDGE OF EXISTING GRAVEL ROAD
N/F
CHRISTOPHER SKEHEL, FIONN CAWLEY
& MICHAEL PEARSON
55-607
78.28'
N/F
ROBERT REED, TRUSTEE
55-606
32.39'
DHCB FND
142.93'
S 36°33'12" W
269.35'
126.42'
A4
A5
A6
A7
A8
A9
A10
A11
A12
EDGE WETLAND
DHCB FND
I.P. FND
FND
COUNTY LAYOUT FIRST WAY
N
RECORD LOCATION
EDGE OF POND
AS OF DEC. 1996
COW POND
NOTE: WETLAND LINE APPROVED UNDER
D.E.P. FILE NO. SE48-1683 & SE48-1684
N/F
ROBERT REED, TRUSTEE
55-611
PROPOSED
LEGEND:
WETLAND :
PRELIMINARY
SITE PLAN
@ #9 COW POND LANE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30'
DEED REFERENCE:DBK. 954 PG. 88
PLAN REFERENCE: PL.FL. 56-B
ASSESSOR'S REFERENCE:
MAP: 55 PARCELS: 609
PREPARED FOR:
NOTE:
LOT 117 WILL BE SERVICED BY TOWN WATER &

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

n/a 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 19

Street & Number of Proposed Work: 7a Clifford St

Owner of record: Carmine + Sheila Giardini

Mailing Address: 202 W Riverside Dr

Jupiter, FL 33469

Contact Phone #: 561-685-3770 E-mail: carmine@carmines.com

AGENT INFORMATION (if applicable)

Name: Reid Yenor

Mailing Address: 54 Old South Rd

Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyenor@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 Sport court

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 880 sq.ft. ☒ 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: 8'-0"
Type: Black wire mesh
Length: 125'-0"

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Black Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Gmail **Reid Yenor <rkyenor@gmail.com>**

Fwd: HDC Owner Authorization

1 message

Dustin Maury <dustin.maury@gmail.com> Mon, Dec 11, 2023 at 10:30 AM
To: Reid Yenor <rkyenor@gmail.com>

---------- Forwarded message ---------
From: **Carmine Giardini** <carmine@carmines.com>
Date: Mon, Dec 11, 2023 at 10:28 AM
Subject: RE: HDC Owner Authorization
To: dustin.maury@gmail.com <dustin.maury@gmail.com>
Cc: Cathy Ali <cathy@carmines.com>

I authorize Maury Associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.

Best Regards,

Carmien Giardini

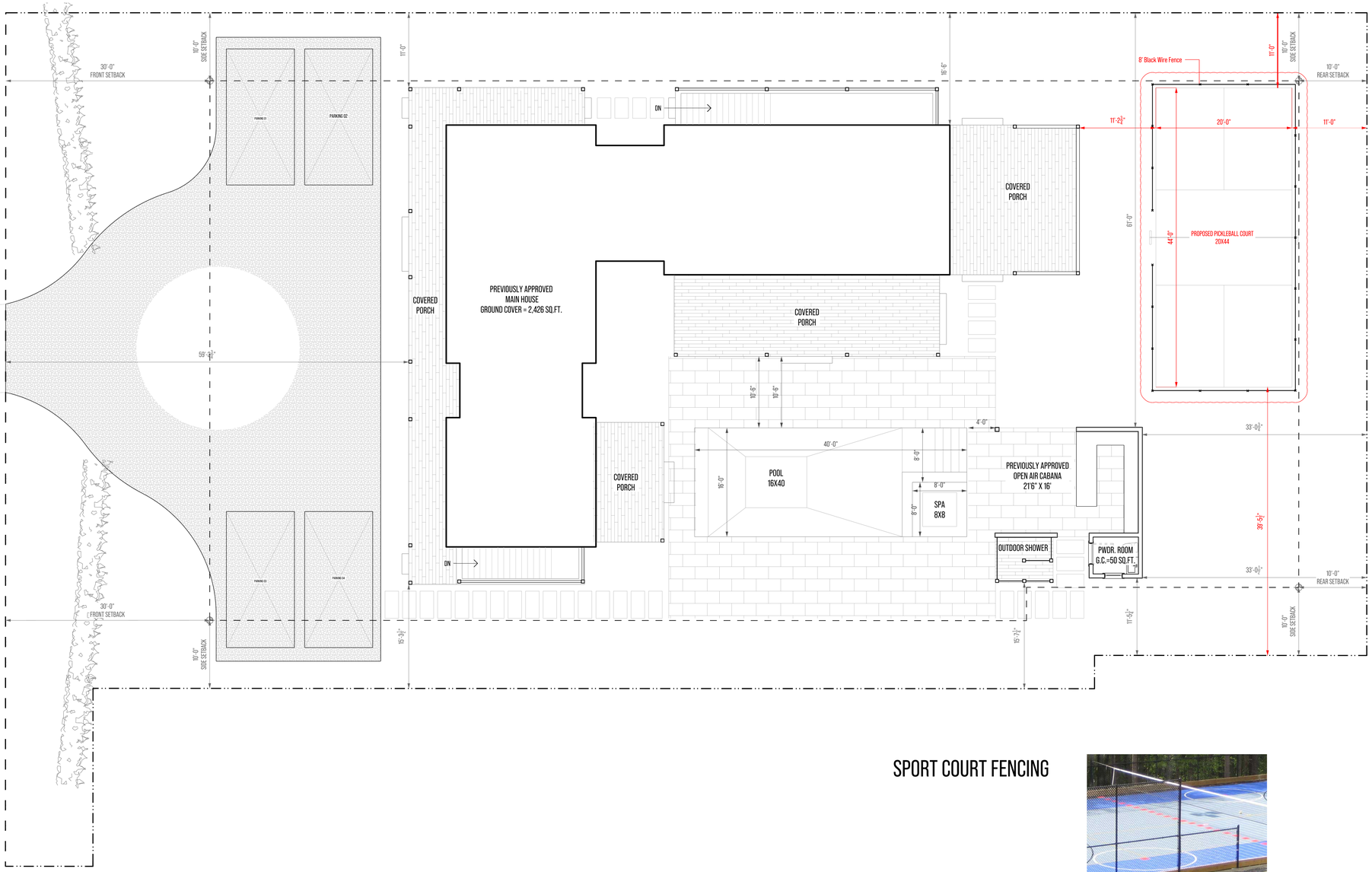
561-685-3770

From: Carmine Giardini
Sent: Monday, December 11, 2023 10:15 AM
To: Cathy Ali <cathy@carmines.com>
Subject: Fwd: HDC Owner Authorization

Sent from my iPhone

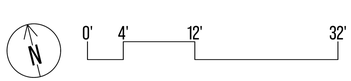
Begin forwarded message:

> **From:** Dustin Maury <dustin.maury@gmail.com>
> **Date:** December 11, 2023 at 10:11:34 AM EST
> **To:** Carmine Giardini <carmine@carmines.com>
> **Subject: HDC Owner Authorization**



1 SITE PLAN

SCALE : $\frac{1}{8}$" = 1'



SPORT COURT FENCING



2 LOCUS MAP

NOTES

ADDRESS: 7a CLIFFORD ST

7a SUBIDIVIDED IN LAND COURT

MAP/PARCEL: 79 / 19

ZONING CODE: R20

LOT AREA = 20,000 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 2,500 SQ.FT. ±
- TOTAL OCCUPIED= 2,476 SQ.FT. ±
- MAIN HOUSE = 2,426 SQ.FT. ±
- CABANA = 50 SQ.FT. ±

SQUARE FOOTAGE

- BASEMENT (UNFINISHED) = 2,426 SQ.FT. ±
- FIRST FLOOR = 2,426 SQ.FT. ±
- SECOND FLOOR= 2,351 SQ.FT.±

MAIN HOUSE TOTAL = 7,203 SQ.FT.±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JANUARY 30, 2025

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Carmine & Sheila Giardini.....

MAILING ADDRESS..202 W RIVERSIDE DR JUPITER, FL 33469.....

PROPERTY LOCATION..7 Clifford St Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..79 / 19.....

SUBMITTED BY:...Reid Yenor.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 12, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

GIARDINI CARMINE & SHEILA
202 W RIVERSIDE DR
JUPITER, FL 33469

6 CLIFFORD STREET LLC
CC TOWNSEND
63 ALFRED DROWN ROAD
BARRINGTON, RI 02806

NANCY J SHUGRUE TRUST
C/O DANIEL SHUGRUE
212 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

MILLER JERRY W
63 BOULEVARDE
NANTUCKET, MA 02554

40 NOBADEER LLC
63 ALFRED DROWNE RD
BARRINGTON, RI 02806

THOMAS THOMAS M & FRENCH
REBECCA T TR
C/O ROBERT THOMAS
30 JOY PLACE
COHASSET, MA 02025

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: 7a Clifford St.

Tax Map Number: 79 Parcel Number: 19

Owner of Record: Carmine & Sheila Giardini

Description of Proposal: This application proposes a 20'x44' sport court at the rear of the property.

Anticipated HDC Submission Date: 02/10/2025

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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- Return Receipt (electronic) $
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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
HOLLYWOOD FL 33020 FEB - 5 2025

Sent To Thomas Thomas M & French Rebecca T TR c/o Rogers Thomas
Street and Apt. No., or PO Box No. 30 Joy Place
City, State, ZIP+4® Cohasset, MA 02025

9589 0710 5270 0503 5972 33

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 $5.58

Postmark Here
HOLLYWOOD FL 33020 FEB - 5 2025

Sent To Miller Jerry W
Street and Apt. No., or PO Box No. 63 Bonlerwde
City, State, ZIP+4® Nantucket, MA 02554

9589 0710 5270 0503 5972 19

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark Here
HOLLYWOOD FL 33020 FEB - 5 2025

Sent To Nancy J Shugrue Trust c/o Daniel Shugrue
Street and Apt. No., or PO Box No. 212 Rowley Bridge RD
City, State, ZIP+4® Topsfield, MA 01983

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 $5.58

Postmark Here
HOLLYWOOD FL 33020 FEB - 5 2025

Sent To 6 Clifford street LLC cc Townsend
Street and Apt. No., or PO Box No. 63 Alfred Drown road
City, State, ZIP+4® Burlington, RI 02806

9589 0710 5270 0503 5971 96

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark Here
HOLLYWOOD FL 33020 FEB - 5 2025

Sent To 40 Notaseer LLC
Street and Apt. No., or PO Box No. 63 Alfred Drowne Rd
City, State, ZIP+4® Burrington, RI 02806

9589 0710 5270 0503 5972 26

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
HOLLYWOOD FL 33020 FEB - 5 2025

Sent To Giardini Caroline & Sheila
Street and Apt. No., or PO Box No. 202 w Riverside Dr
City, State, ZIP+4® Jupiter, FL 33469

9589 0710 5270 0091 3246 48

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR Carmine & Sheila Giardini

STREET ADDRESS 7a Clifford St.

MAP/PARCEL 79 / 19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Thursday February 06, 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.

Reid Yenor — Signature

02/05/2025 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.*.

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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.

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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

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.

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(Initial to indicate read and understand) ✓

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✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.1

Street & Number of Proposed Work: 2A Forrest Ave

Owner of record: 40 OSR, LLC

Mailing Address: Box 23, Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: Shandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket, MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@maurypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 576 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West 0

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

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 8 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X4/5/4 header Door Frame 1X4/5/4 header Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, fiberglass Rear V groove panel, fiberglass 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 _____

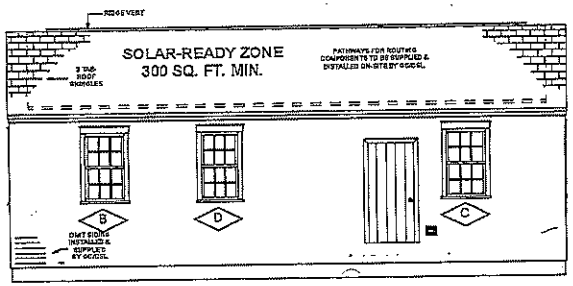
Trim Natural to weather Sash Black Doors Black

Deck _____ Foundation _____ Fence _____ Shutters _____

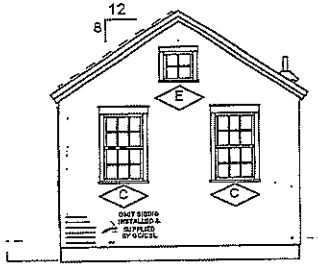
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

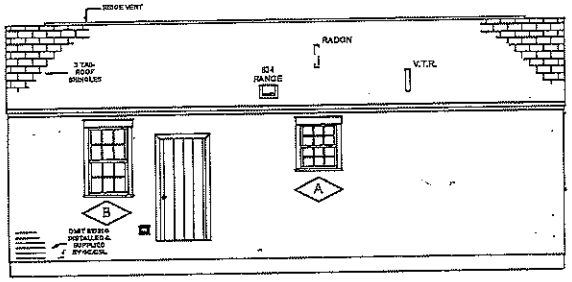
Date 1/27/25 Signature of owner of record Callae E. Carter Signed under penalties of perjury



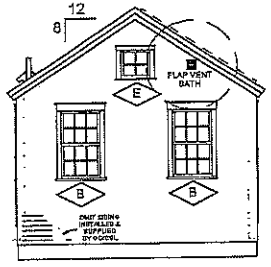
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

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300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

REV#/DATE: Rev 2, EPG, 12-23-24
REV#/DATE: #3 DRW 1-30-2025
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/10/2024
DWN BY: SLP

ELEVATIONS

SHEET #
P2

SCALE: 1/8"= 1'-0"

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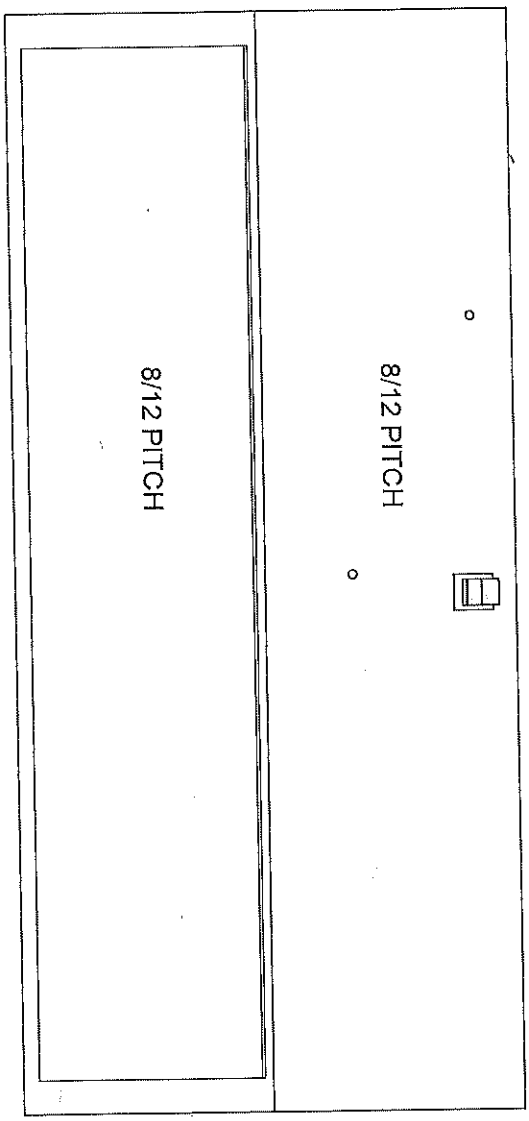

SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

JOB NAME:
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: Rev 2, EPG, 12-23-24
REV#/DATE: #3 ORW 1-30-2025
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

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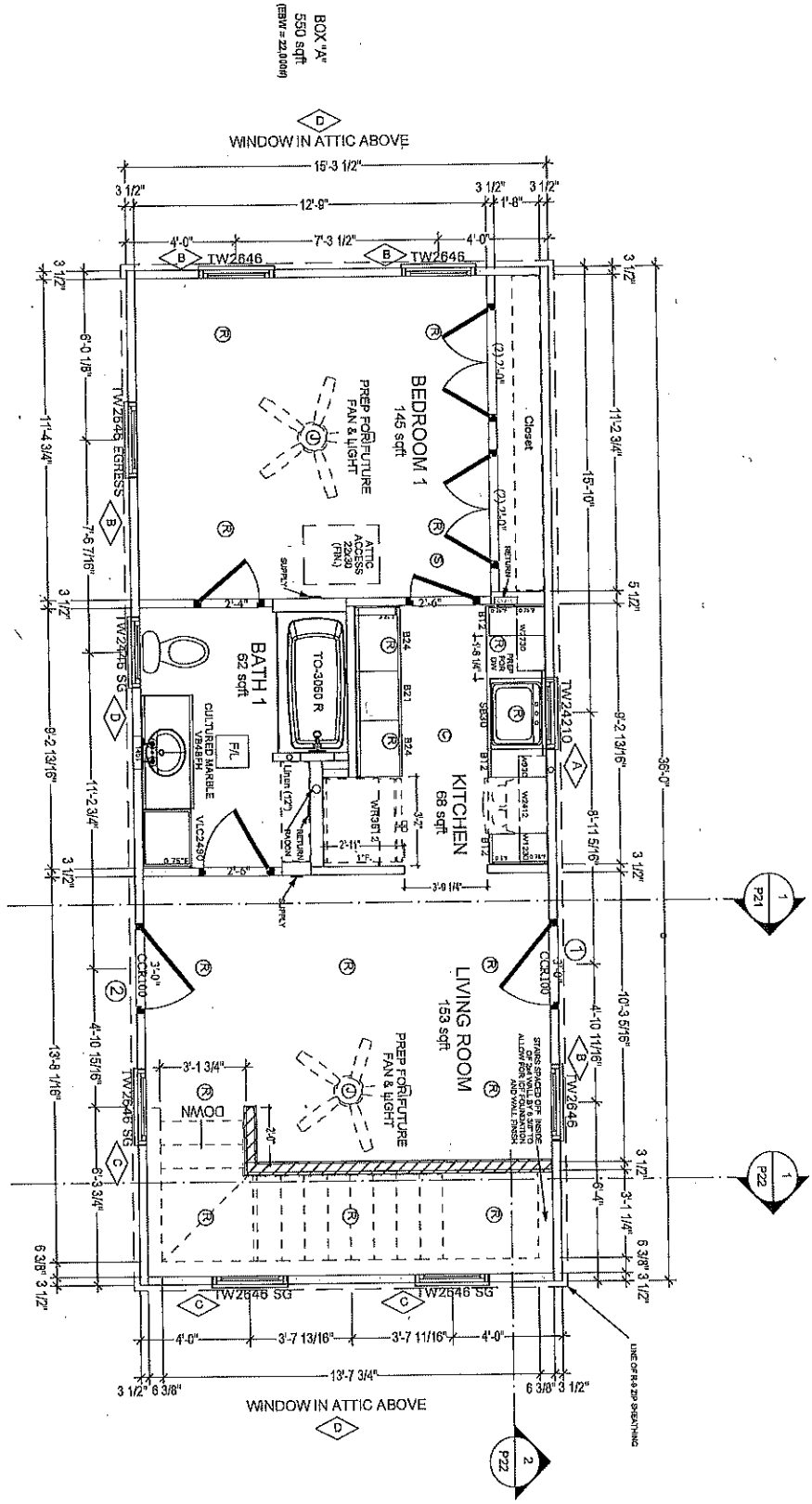

SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: Rev 2, EPG, 12-23-24 REV#/DATE: #3 DRW 1-30-2025 REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

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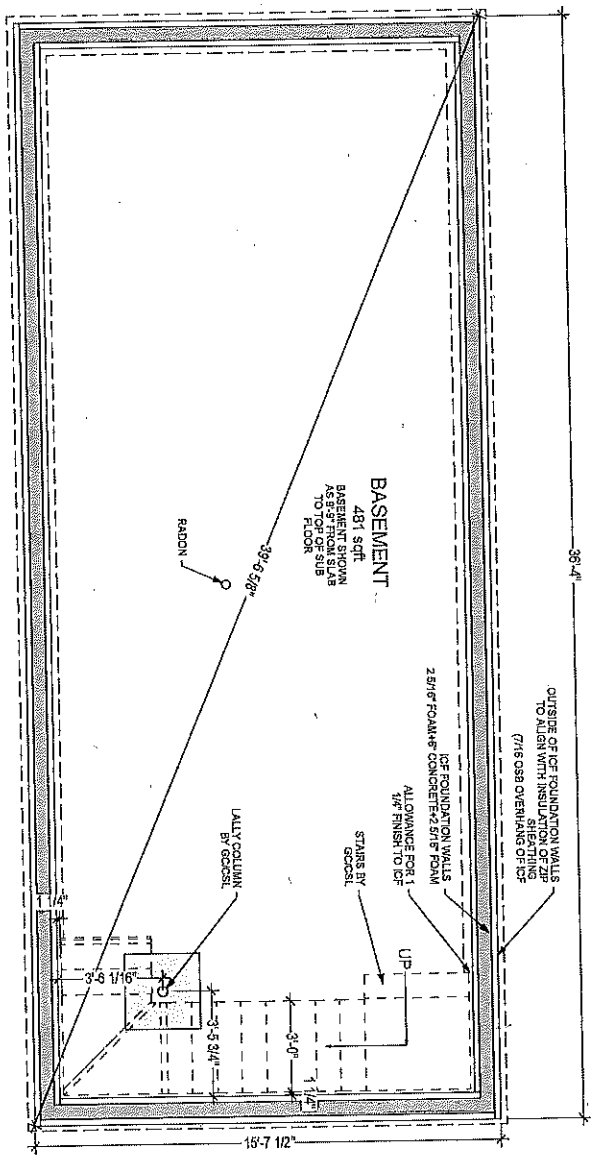

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD

PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

SCALE: 1/4" = 1'-0"

SHEET: P14

SERIAL #: KBS-4639

DATE: 12/16/2024

DWN BY: SLP

FOUNDATION

NOTES:
Ranch.
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

JOB NAME:
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: Rev 2, EPG, 12-23-24
REV#/DATE: #3 DRW 1-30-2025
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

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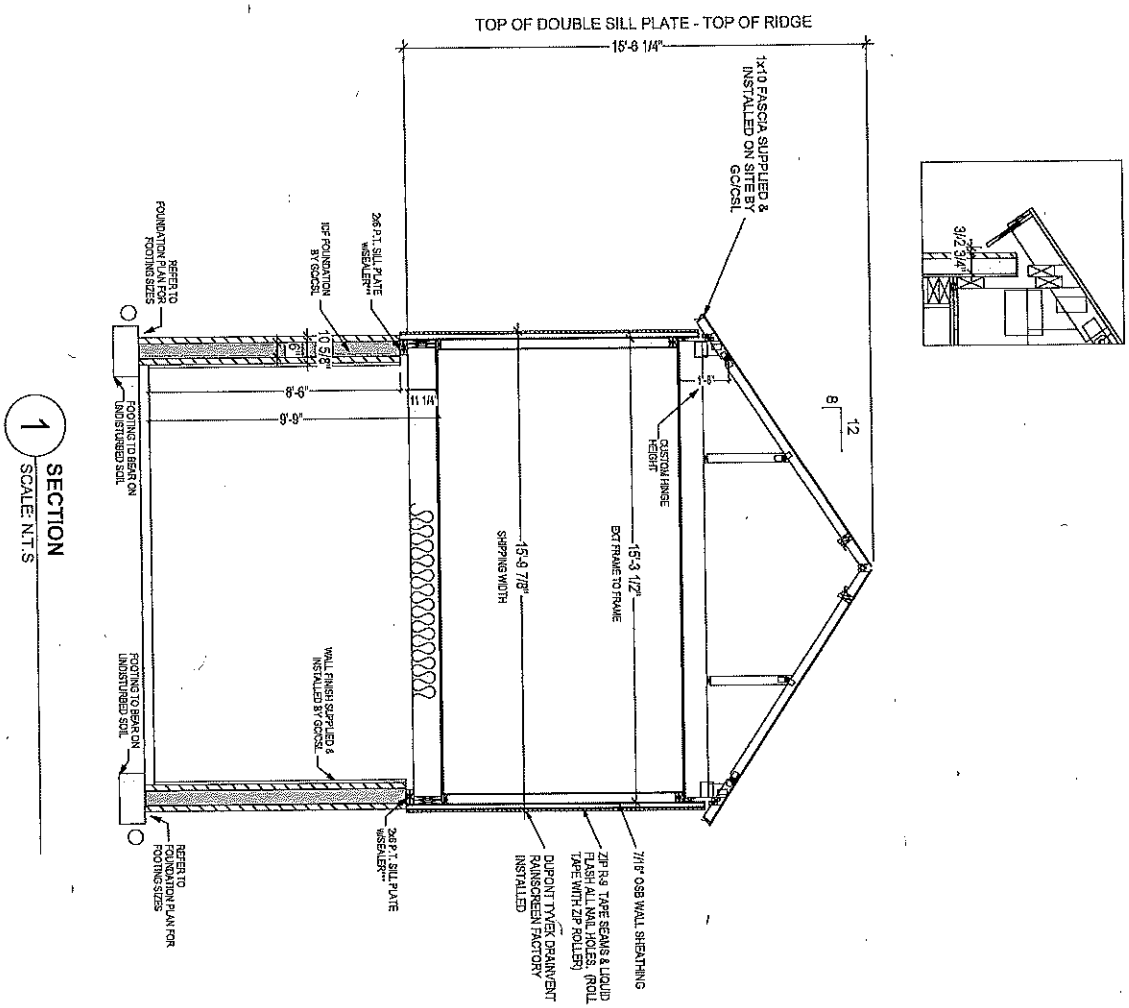

1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4639 DATE: 12/16/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

REV#/DATE: Rev 2, EPC, 12-23-24
REV#/DATE: #3 DRW 1-30-2025
REV#/DATE:
REV#/DATE:
PERMIT REV#
DATE:

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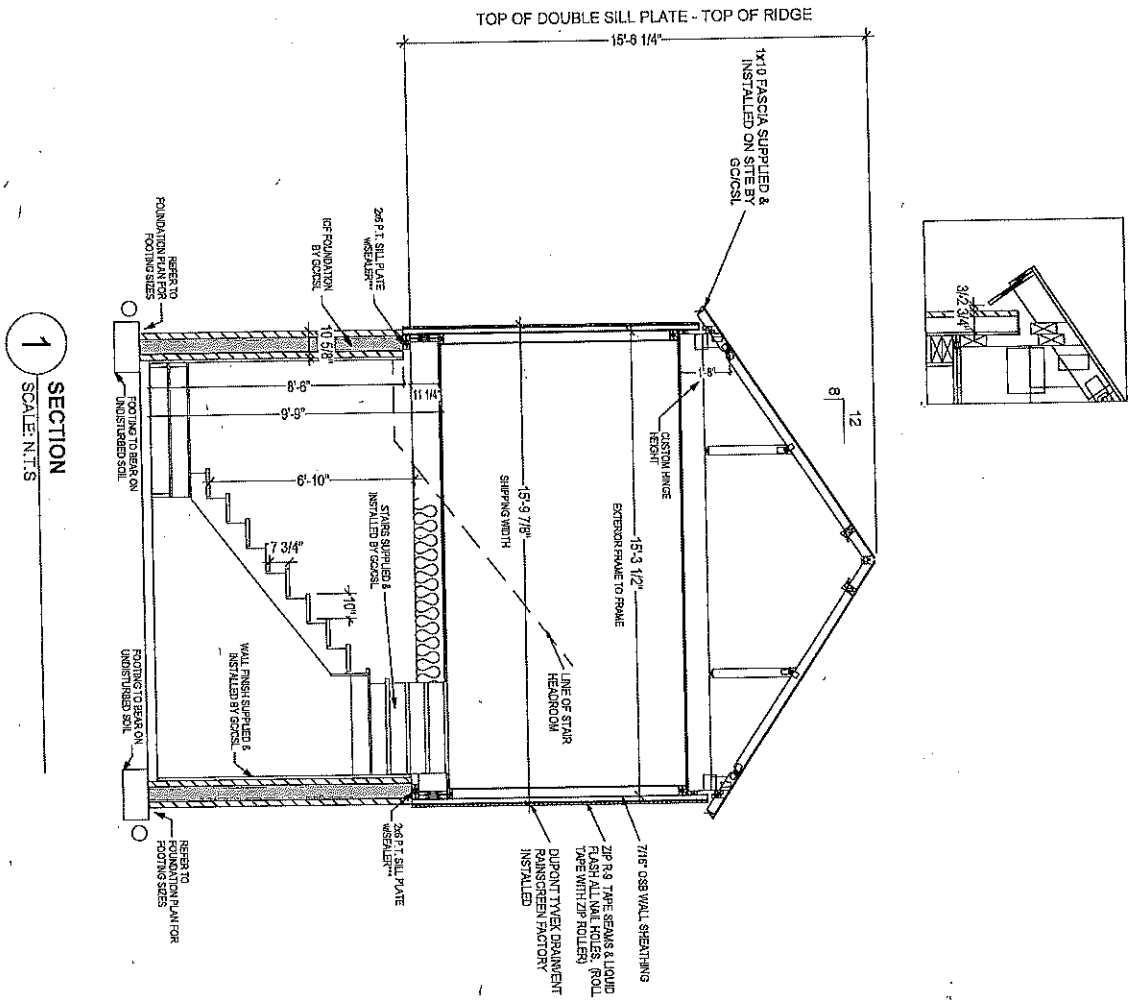
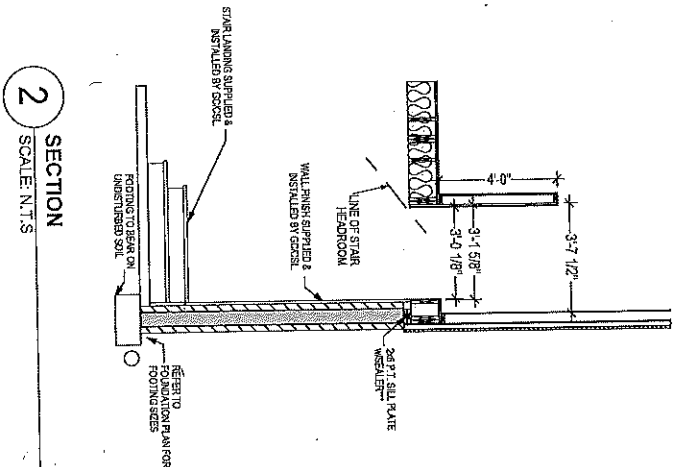


1 SECTION
SCALE: N.T.S



2 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P22	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SECTION WITH STAIR	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: Rev 2, EPG, 12-23-24 REV#/DATE: #3 DRW 1-30-2025 REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

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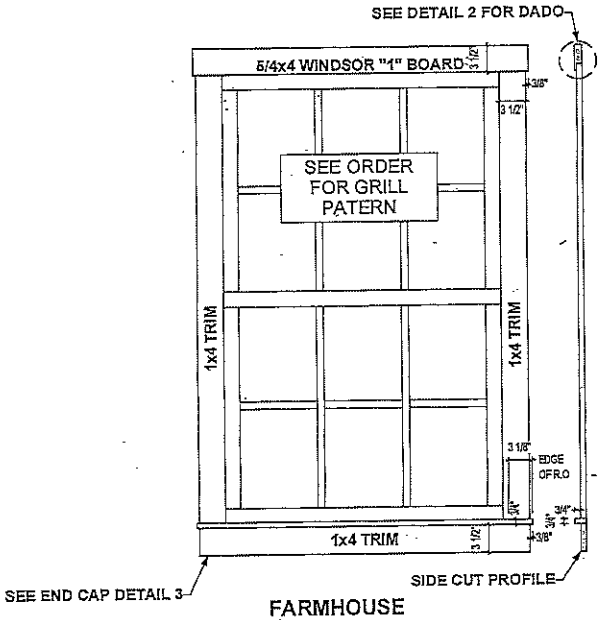
WINDOW SCHEDULE

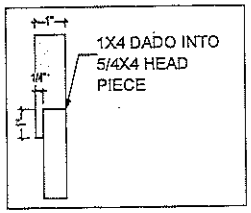
WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	4	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	3	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D	1	ANDERSEN	TW2446 TEMP GLASS	29 5/8	56 7/8	1	30 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

DOOR SCHEDULE

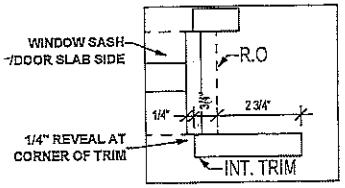
DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (RIGHT HAND IN-SWING)	MAHOGANY
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	MAHOGANY



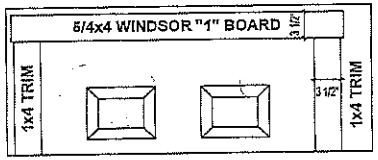
1 FARMHOUSE TRIM w/ SILL
SCALE: N.T.S



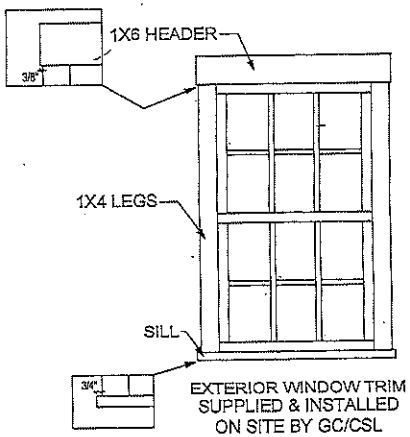
2 HEAD PIECE ENLARGED VIEW
SCALE: N.T.S



3 TRIM REVEAL AT CORNER
SCALE: N.T.S



4 FARMHOUSE TRIM AT A DOOR
SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

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SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
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BUILDER: 40 OSR LLC
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DATE:

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

REV#/DATE: Rev 2, EPG, 12-23-24
REV#/DATE: #3 DRW 1-30-2025
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET #: P25

SCALE: NONE

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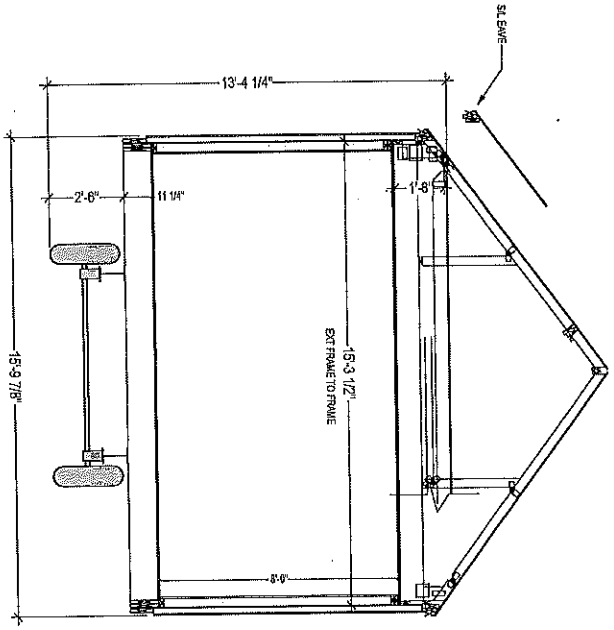
MA



UPPER FLIPS SHIPS IN BOX NOT ON ROOF

PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
H W/ UF S/L = +/- 13'-6"

SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SHIPPING SECTION	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: Rev 2, EPG, 12-23-24 REV#/DATE: #3 DRW 1-30-2025 REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

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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: 2025.01.10 15:48:02 -05'00'

January 10, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing2AFor 12 KB

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OLD SOUTH ROAD LLC
22A DAFFODIL LN
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
54	46		NANTUCKET TOWN OF	WATER COMMISSION	1 MILESTONE RD	NANTUCKET	MA	02554	1 MILESTONE RD
68	10		40 OLD SOUTH ROAD LLC		22A DAFFODIL LN	NANTUCKET	MA	02554	40 OLD SOUTH RD
68	10	1	40 OSR LLC		PO BOX 23	NANTUCKET	MA	02554	2A FORREST AV
68	10	2	40 OSR LLC		PO BOX 23	NANTUCKET	MA	02554	2B FORREST AV
Count:	**4**								

Map Theme Legends

Topography

- Major Index Contours
- Major Index Depressions
- Minor Contours
- Minor Depressions

9589 0710 5270 1047 3849 45

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Nantucket, MA 02554 OFFICIAL USE

Certified Mail Fee $4.85	0554 07
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	27 2024
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	01/27/2025
Total Postage and Fees $5.58	

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	2024
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	01/27/2025
Total Postage and Fees $5.58	

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instruction

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☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	2024
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	01/27/2025
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Total Postage and Fees $5.58	

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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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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$5.58
$	

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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
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Total Postage and Fees	$5.58
$	

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01/27/2025

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$	$0.00
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01/27/2025

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CURRENT ZONING: CN
MINIMUM LOT SIZE: 7,500 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: VACANT
PROPOSED G.C.R.: 31% ±

PARKING ANALYSIS

12 BEDROOMS @ 1 SPACE/BEDROOM:	12 SPACES
SPACES PROVIDED:	23 SPACES

USE ANALYSIS

APARTMENT BUILDING(S)
ONE DWELLING UNIT PER 2,500 S.F.

15,030 SF / 2,500 SF = 6 DWELLING UNITS

PROPOSED: (6) 2 BEDROOM DWELLING UNITS

PLANNING BOARD APPROVAL REQUIRED BY SPECIAL PERMIT PER CHAPTER 139-2: DEFINITIONS – APARTMENT BUILDING

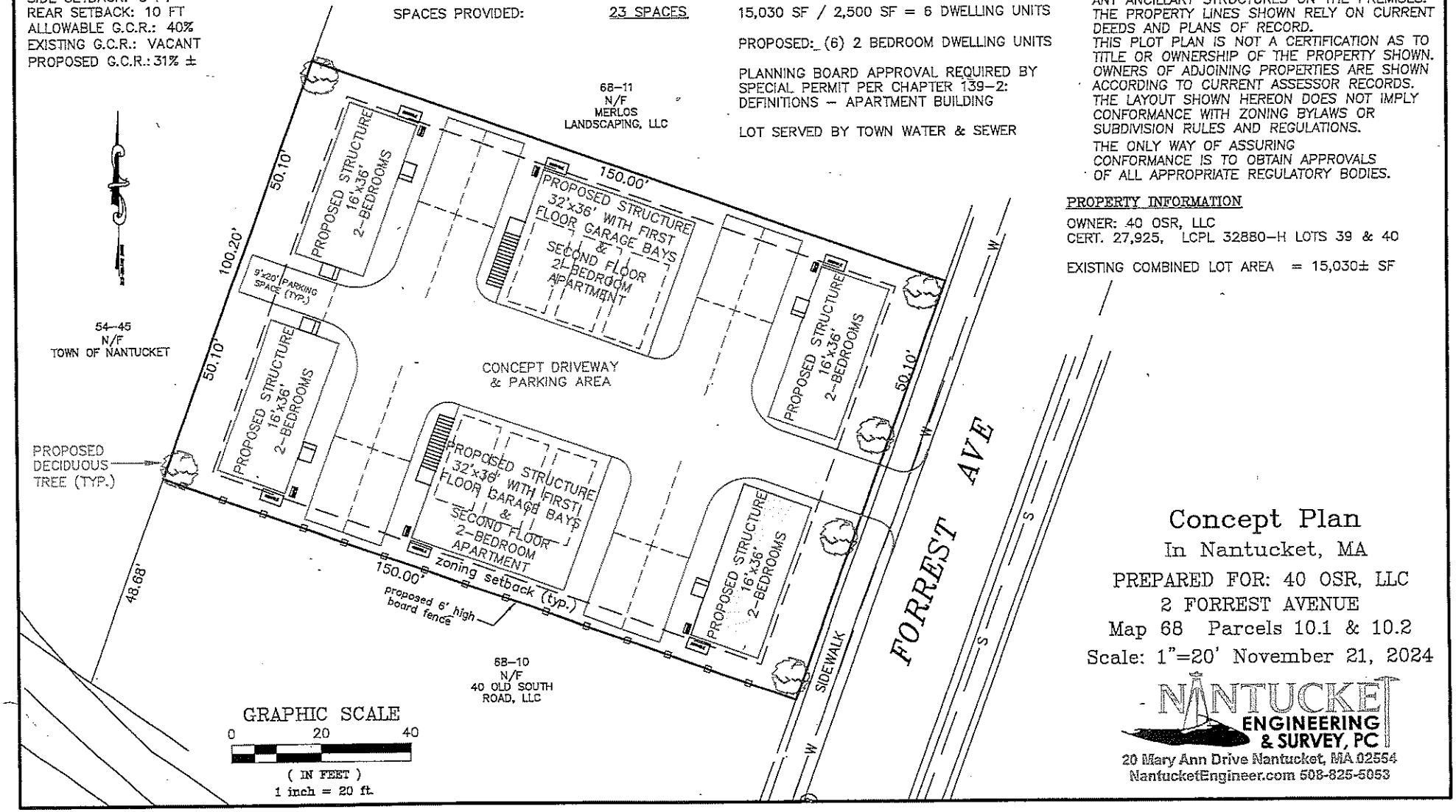
LOT SERVED BY TOWN WATER & SEWER

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION 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 THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS. THE ONLY WAY OF ASSURING CONFORMANCE IS TO OBTAIN APPROVALS OF ALL APPROPRIATE REGULATORY BODIES.

PROPERTY INFORMATION

OWNER: 40 OSR, LLC
CERT. 27,925, LCPL 32880-H LOTS 39 & 40

EXISTING COMBINED LOT AREA = 15,030± SF



Concept Plan

In Nantucket, MA

PREPARED FOR: 40 OSR, LLC
2 FORREST AVENUE
Map 68 Parcels 10.1 & 10.2
Scale: 1"=20' November 21, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

2A 2B Forest Ave 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.

2A 2B Forest Ave TOPOGRAPHIC MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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 Gary Winn

AS AGENT FOR 40 OSR LLC

STREET ADDRESS 2A and 13 Forrest Avenue

MAP/PARCEL 68 / 10.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/7/25

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.

Signature

Date 2/7/25

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°: 100.2.4 PARCEL N°. 75

Street & Number of Proposed Work: 12 Baltimore St. (Guest House)

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 _____

Size of Structure or Addition: Length: 37'-0" Sq. Footage 1st floor: 690 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 21'-0" Sq. footage 2nd floor: 690 sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 24'-5" South 22'-5" East 24'-5" West 22'-5"

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 10 /12 Secondary Mass 8 /12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 3" Corner boards 4" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ 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 2/10/25 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

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Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

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
(print name of property owner/applicant)
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

J. C. Carroll 11/25/24

Client Signature Date

Starboard and Port LLC Guest House

12 Baltimore Street
Nantucket, MA 02554

02.10.25

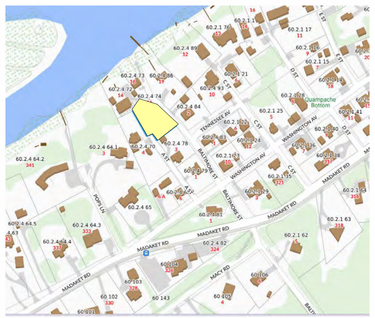
HDC Submission


East


South

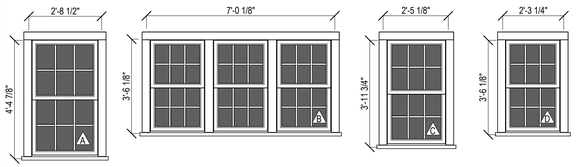

West


North

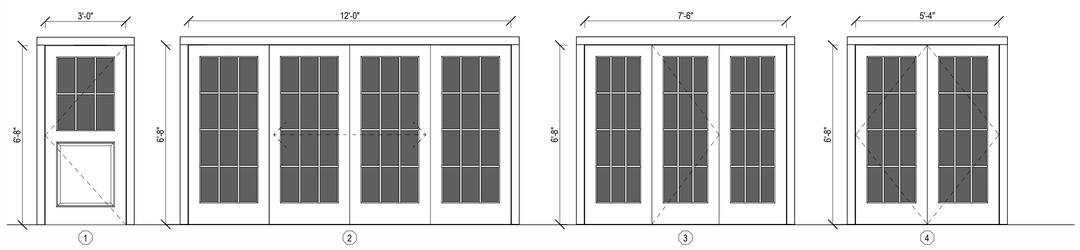

Locus Map


Aerial Site Photo

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	9	2'-8 1/2"	4'-4 7/8"	Andersen	400	White	≥ 30	
B	1	7'-0 1/8"	3'-6 1/8"	Andersen	400	White	≥ 30	
C	12	2'-5 1/8"	3'-11 3/4"	Andersen	400	White	≥ 30	
D	1	2'-3 1/4"	3'-6 1/8"	Andersen	400	White	≥ 30	



Window Schedule
3/8" = 1'-0"



Door Schedule
3/8" = 1'-0"



Site Plan
1/16" = 1'-0"

0727

Starboard and Port LLC Guest House
12 Baltimore Street
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.:	690 s.f. MH & 674 S.F. GH
Total Proposed G.C.:	1,364 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.

Revisions

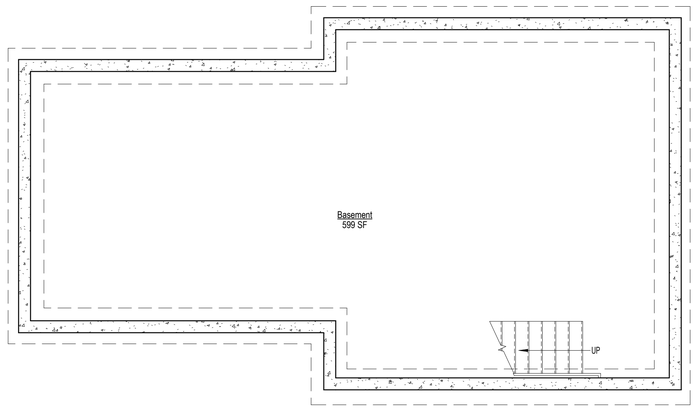
Revision 1 Date 1

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.

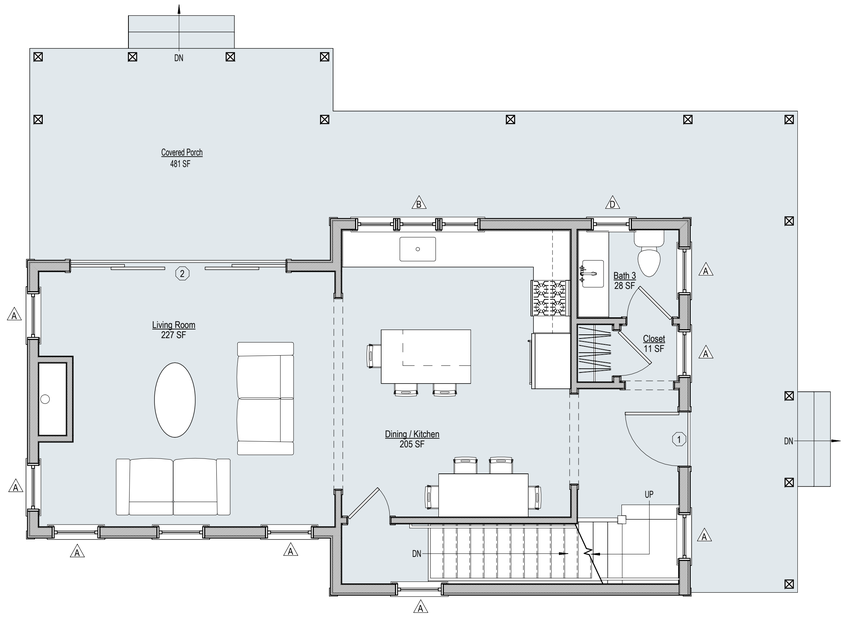
G.101
0727

02.10.25

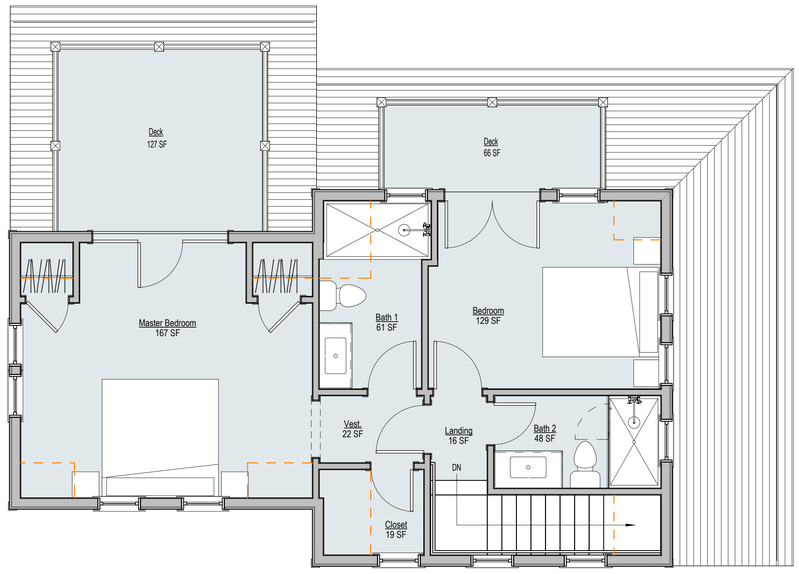
HDC Submission



1 GH BASEMENT PLAN
1/4" = 1'-0"



2 2BDR DWELL 1ST FLOOR
1/4" = 1'-0"



3 2BDR DWELL 2ND FLOOR
1/4" = 1'-0"

0727

Starboard and Port LLC Guest House
12 Baltimore Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

GH FLOOR PLANS

Site Information

Map & Parcel:	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.:	690 s.f. MH & 674 S.F. GH
Total Proposed G.C.:	1,364 s.f.

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Revisions

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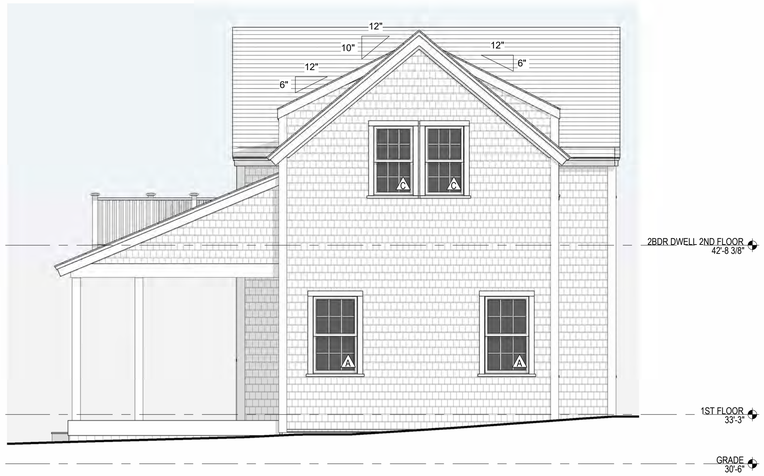
A.102
0727

02.10.25

HDC Submission



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"

0727

Starboard and Port LLC Guest House
12 Baltimore Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

2BDR DWELL EXTERIOR ELEVATIONS

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.:	690 s.f. MH & 674 S.F. GH
Total Proposed G.C.:	1,364 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.

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ON AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

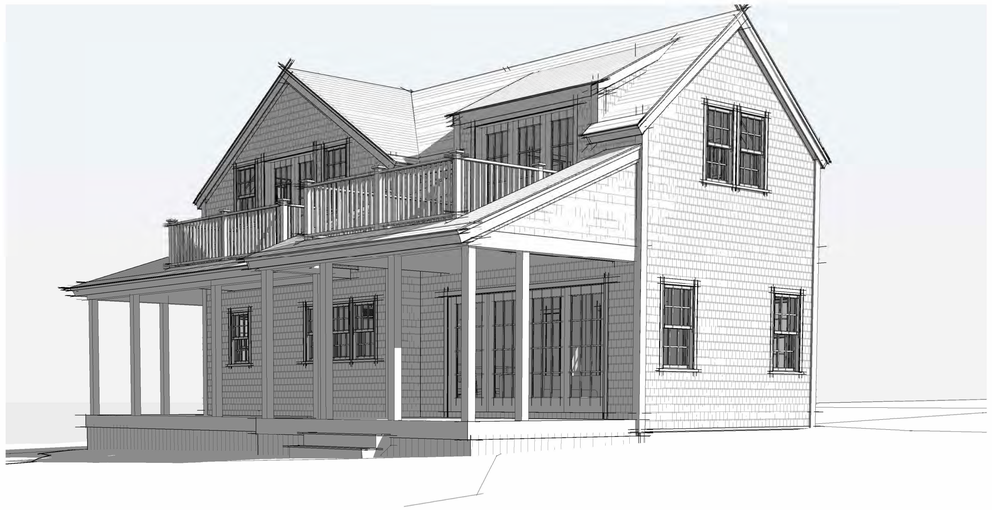
A.103
0727

02.10.25

HDC Submission



North Exterior Perspective



West exterior Perspective



South Exterior Perspective



East Exterior Perspective

0727

Starboard and Port LLC Guest House
12 Baltimore Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR PERSPECTIVES

Site Information

Map & Parcel:	60.2.4 / 75
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	11,509 s.f.
Min. Lot Size:	20,000 s.f.
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Revisions

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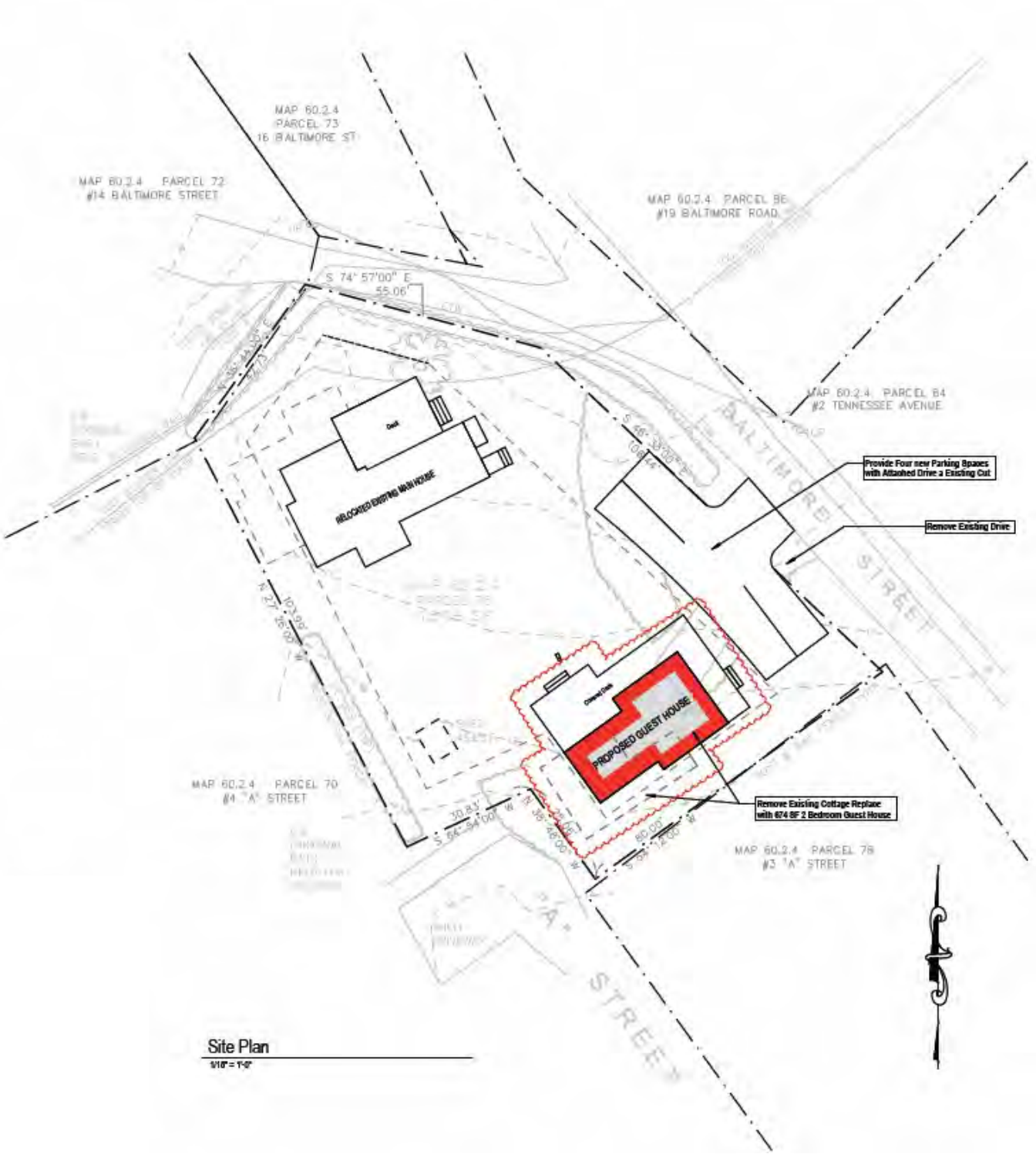
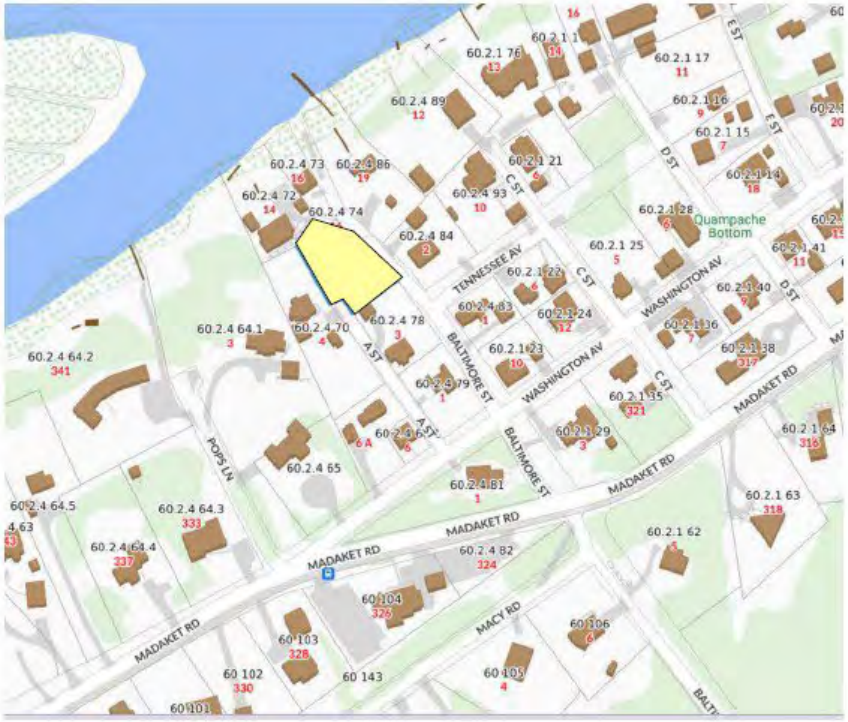
D.1.2
0727


MAP 60.2.4
PARCEL 73
16 BALTIMORE ST
MAP 60.2.4 PARCEL 72
#14 BALTIMORE STREET
MAP 60.2.4 PARCEL 86
#19 BALTIMORE ROAD
S 74° 57'00" E
55.06'
MAP 60.2.4 PARCEL 84
#2 TENNESSEE AVENUE
BALTIMORE STREET
Provide Four new Parking Spaces with Attached Drive a Existing Cut
Remove Existing Drive
RELOCATED EXISTING MAIN HOUSE
PROPOSED GUEST HOUSE
Remove Existing Cottage Replace with 674 SF 2 Bedroom Guest House
MAP 60.2.4 PARCEL 70
#4 "A" STREET
MAP 60.2.4 PARCEL 78
#3 "A" STREET
"A" STREET
Site Plan
1/16" = 1'-0"

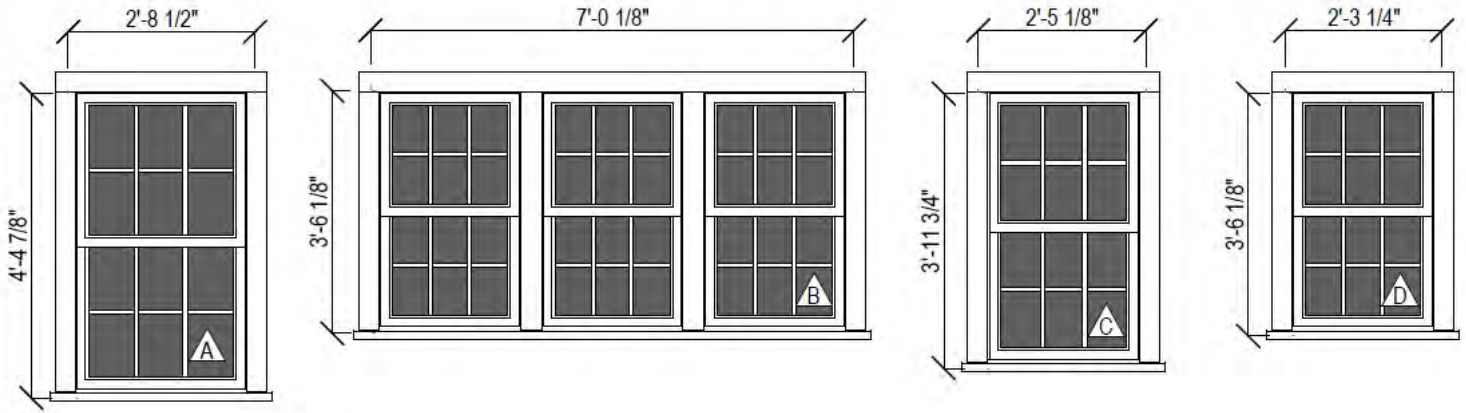


Locus Map



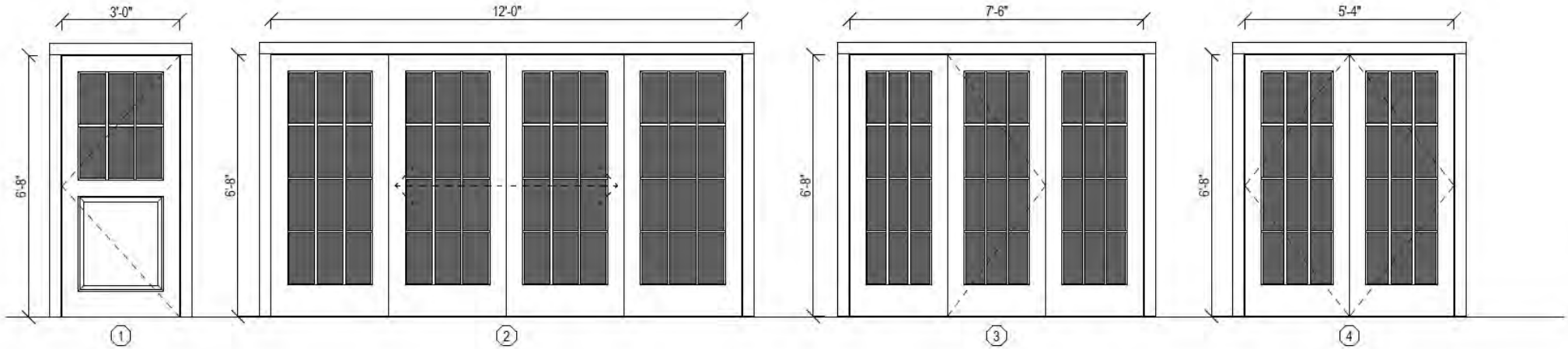
Aerial Site Photo

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	9	2'-8 1/2"	4'-4 7/8"	Andersen	400	White	≥ 30	
B	1	7'-0 1/8"'	3'-6 1/8"	Andersen	400	White	≥ 30	
C	12	2'-5 1/8"	3'-11 3/4"	Andersen	400	White	≥ 30	
D	1	2'-3 1/4"	3'-6 1/8"	Andersen	400	White	≥ 30	



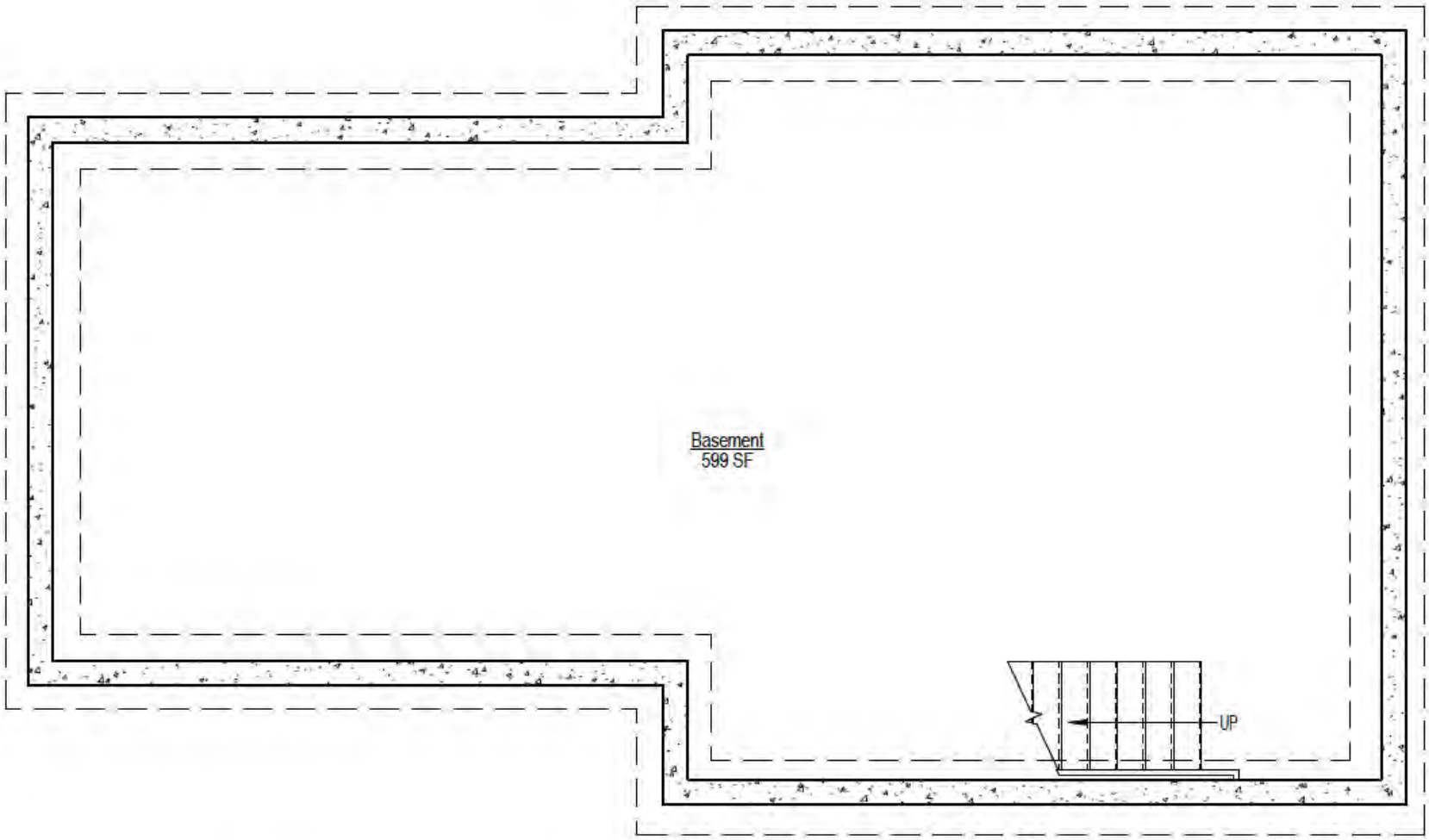
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



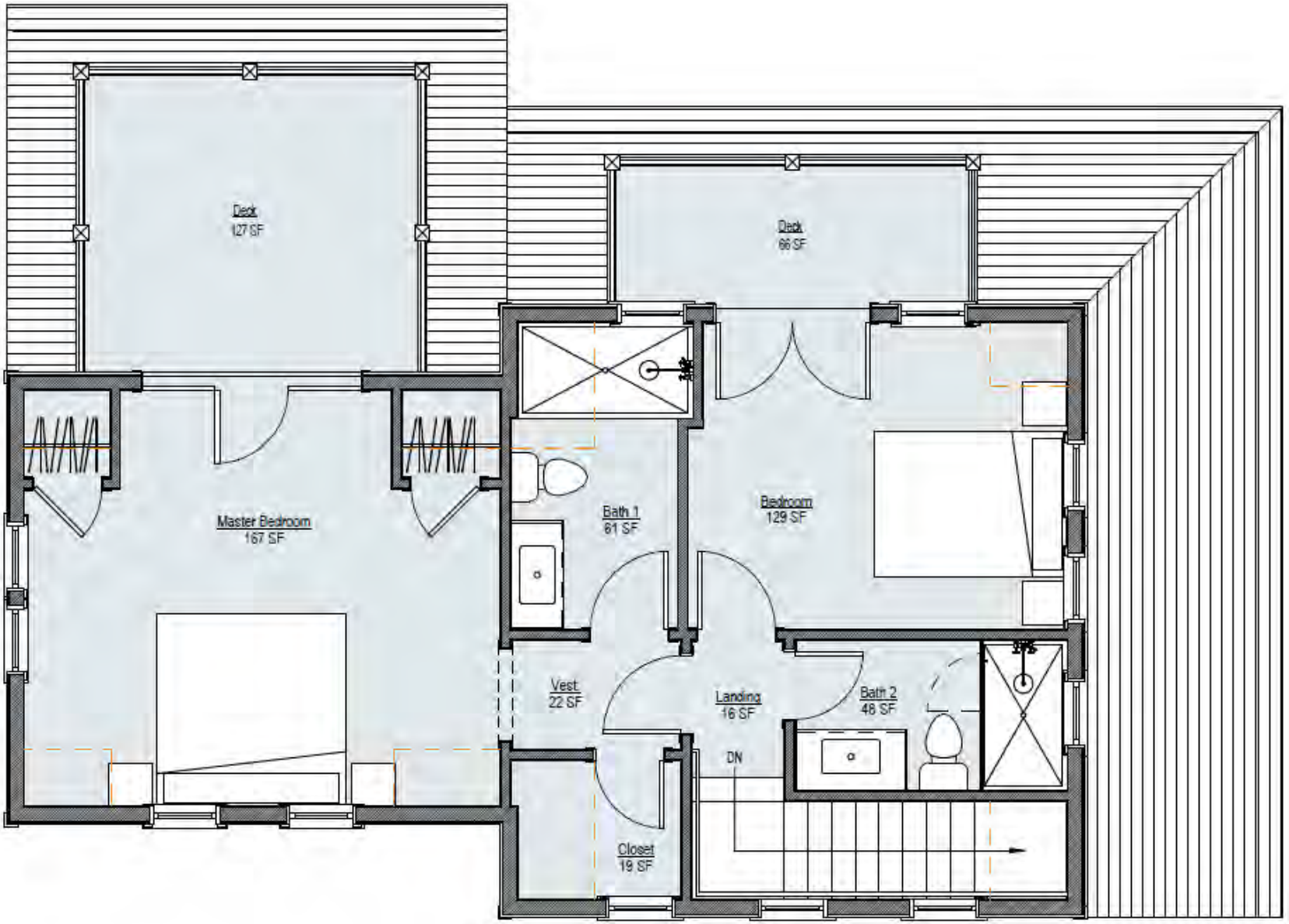
1 GH BASEMENT PLAN

1/4" = 1'-0"



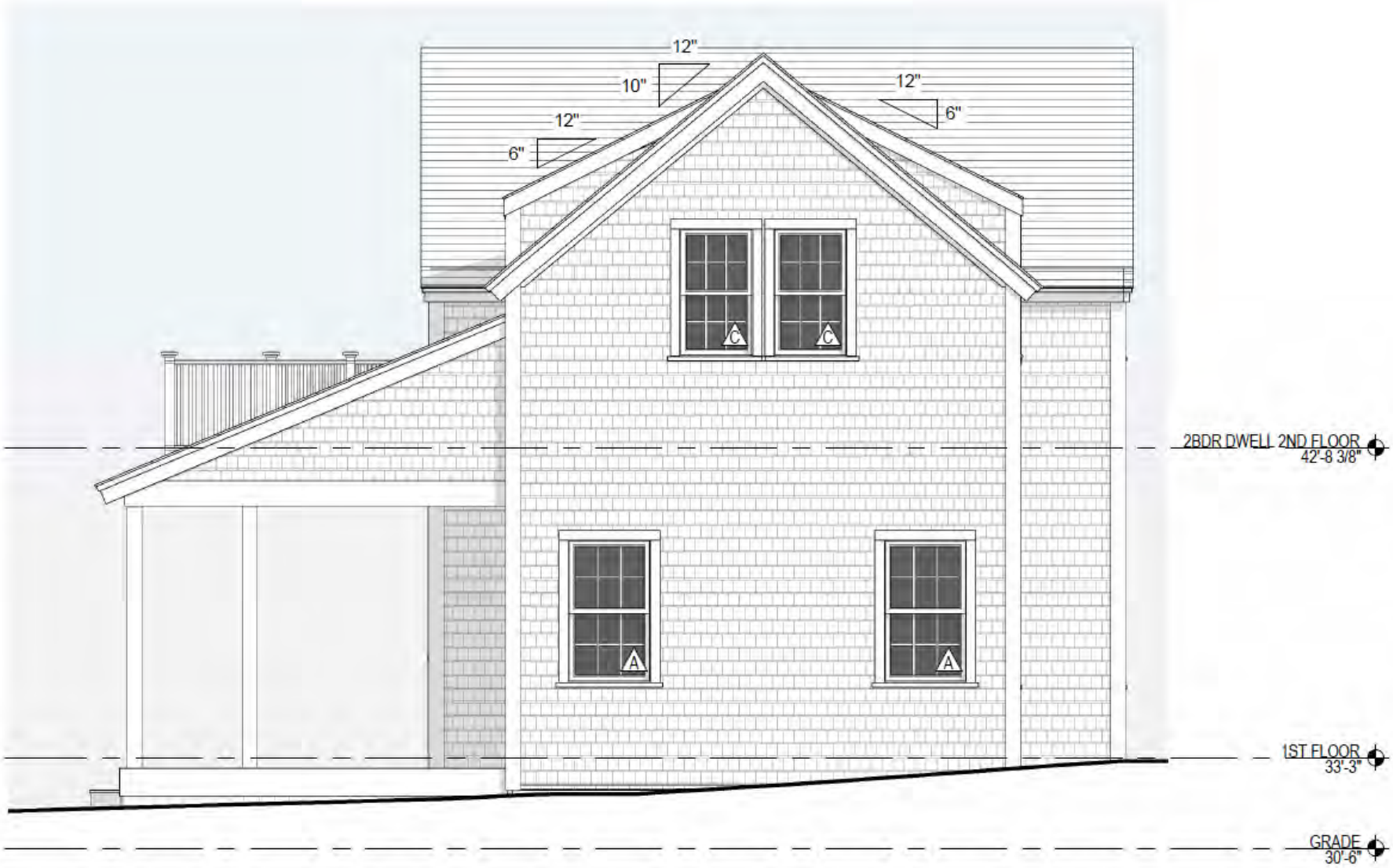
2 2BDR DWELL 1ST FLOOR

1/4" = 1'-0"



3 2BDR DWELL 2ND FLOOR

1/4" = 1'-0"



1 West Elevation

1/4" = 1'-0"



2 South Elevation

1/4" = 1'-0"



3 East Elevation

1/4" = 1'-0"



4 North Elevation

1/4" = 1'-0"



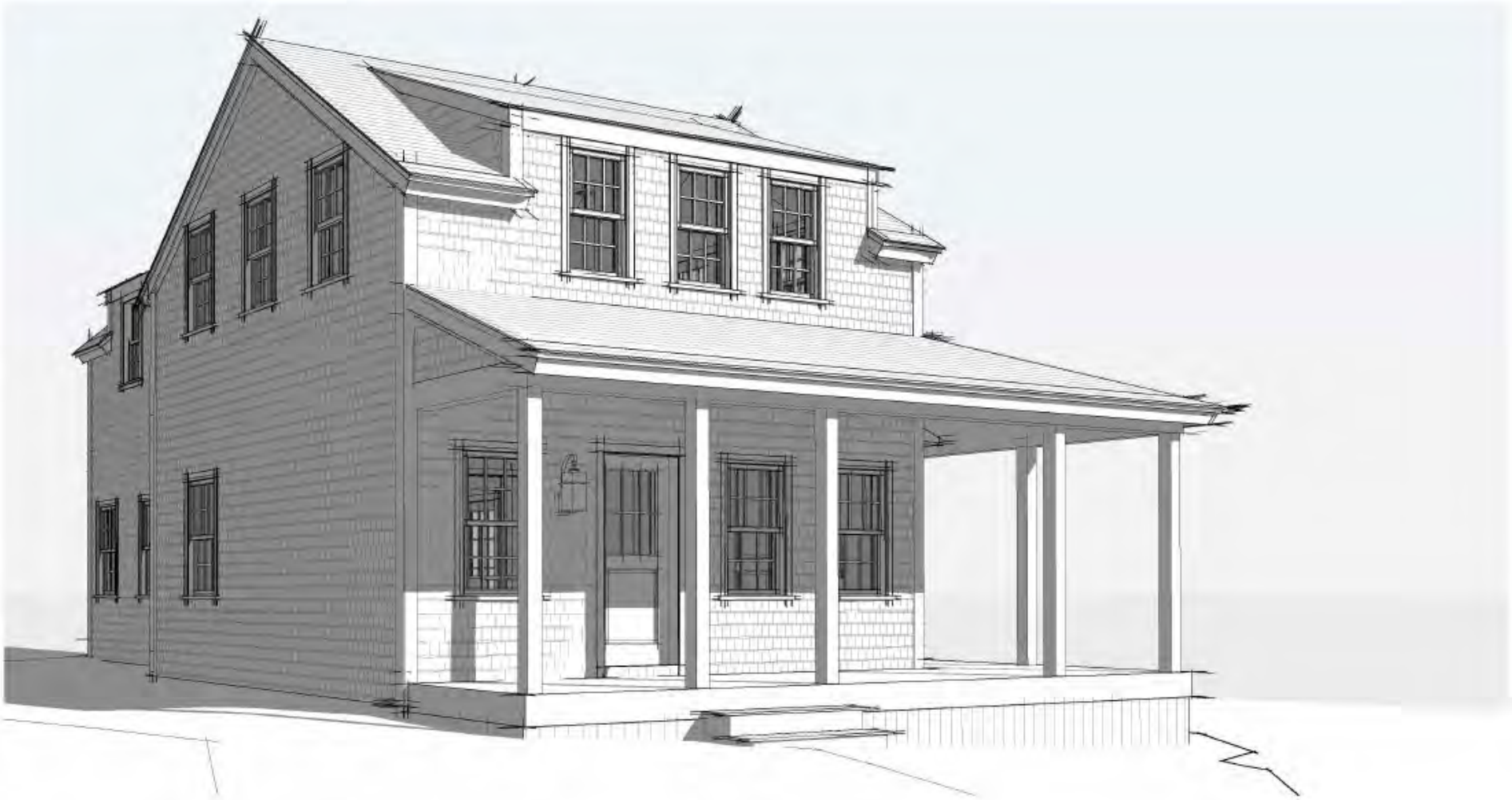
North Exterior Perspective



West exterior Perspective



South Exterior Perspective



East Exterior Perspective

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X — 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X — 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X — 3. **Application Fee:** See back of application for fee schedule or call the office.

X — 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X — 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X — 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X — 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X — 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A — 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X — 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

N/A — 3. **As-Built Plans (1 copy):** of existing elevations

N/A — 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A — 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A — 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A — 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A CLIFTON St.

Owner of record: Holding Christopher & Megan

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10743
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: No Change Sq. Footage 1st floor: No Change Decks/Patio: Size: No Change ☐ 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 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North No Change South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation Fenestration Revisions
3. West Elevation
4. North Elevation Fenestration Revisions

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NO CHANGE ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete NO CHANGE ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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) _____ Roof Natural
Trim White Sash White Doors White & Nantucket Red
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

25A Clifton Steet, Nantucket, MA 02554 Nantucket Historic District Commission

June 20, 2024

Name: Chris & Megan Holding

Address: 25A Clifton Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 25A Clifton Street per our collaboration.

Thank you for your understanding.

Date: 6/21/24

Signature: C J. Holding

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Christopher & Megan Holding

STREET ADDRESS 25A Clifton Street

MAP/PARCEL 73.4.1 / 3.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02.10.25

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 02.10.25

Signature Date





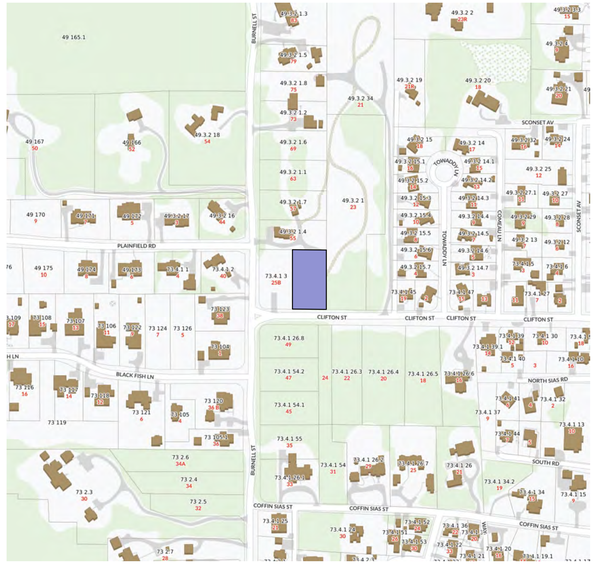




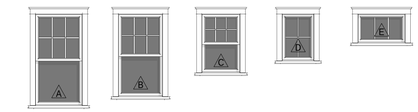
Holding Residence

25A Clifton Street
Nantucket, MA 02554

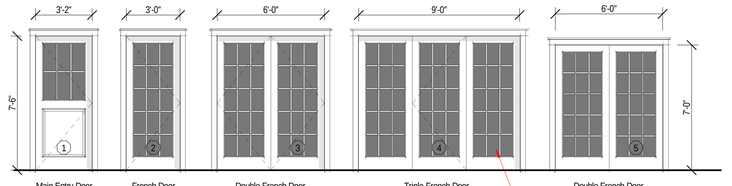
02.10.25



1 Locus Map
Not to Scale



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 4 Lite SDL | Fixed 3 Lite SDL



Main Entry Door 1 Panel 6 Lite SDL | French Door 15 Lite SDL | Double French Door 15 Lite SDL | Triple French Door 15 Lite SDL | Double French Door 15 Lite SDL

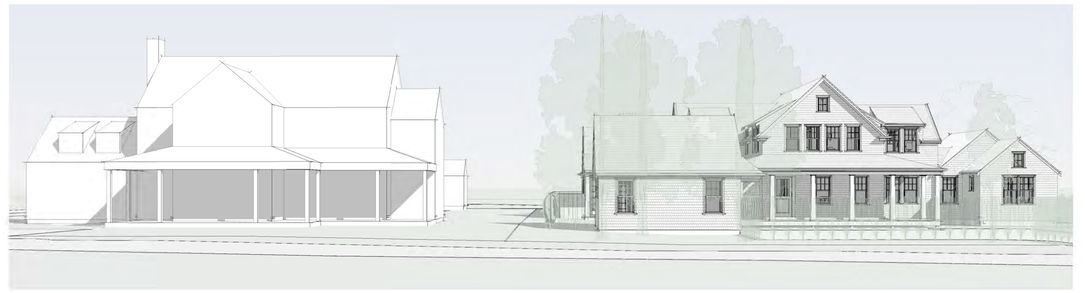
Full Height Glass Pending HDC Approval

3 Exterior Window & Door Legend
1/4" = 1'-0"

HDC Submission

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	20	2'-10"	5'-2"	Andersen			≥30
B	29	2'-8"	4'-8"	" "			≥30
D	7	2'-0"	2'-8"	" "			≥30
E	3	2'-10"	1'-8"	" "			≥30
F	1	4'-7"	3'-3"				≥30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-2"	7'-6"	Upstate			≥30
2	3	3'-0"	7'-6"	" "			≥30
3	5	6'-0"	7'-6"	" "			≥30
4	1	9'-0"	7'-6"	" "			≥30
5	1	6'-0"	7'-0"	" "			≥30



Street View



2 Site Plan
1/16" = 1'-0"

2402
Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

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G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives
A.2.4 Building Sections
E.1.0 Basement Lighting Plan
E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
D.1.1 Interior Elevations - Living Room
D.1.2 Interior Elevations - Dining
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Foyer
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Den / Office & Hallway
D.1.8 Interior Elevations - Mudroom & Laundry
D.1.9 Interior Elevations - Pantry & Hallway
D.1.10 Interior Elevations - 1/2 Bath
D.1.11 Interior Elevations - Stair
D.2.1 Interior Elevations - Sitting Area
D.2.2 Interior Elevations - Bedroom 203
D.2.3 Interior Elevations - Bedroom 205
D.2.4 Interior Elevations - Bathroom 206
D.2.5 Interior Elevations - Bedroom 207
D.3.1 Exterior Trim Details
D.3.2 Interior Trim Details
D.3.3 Living Room Fireplace Details
D.3.4 Kitchen Fireplace Details
D.3.5 Vanity Details

Revisions

Revision 1 — Date 1

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

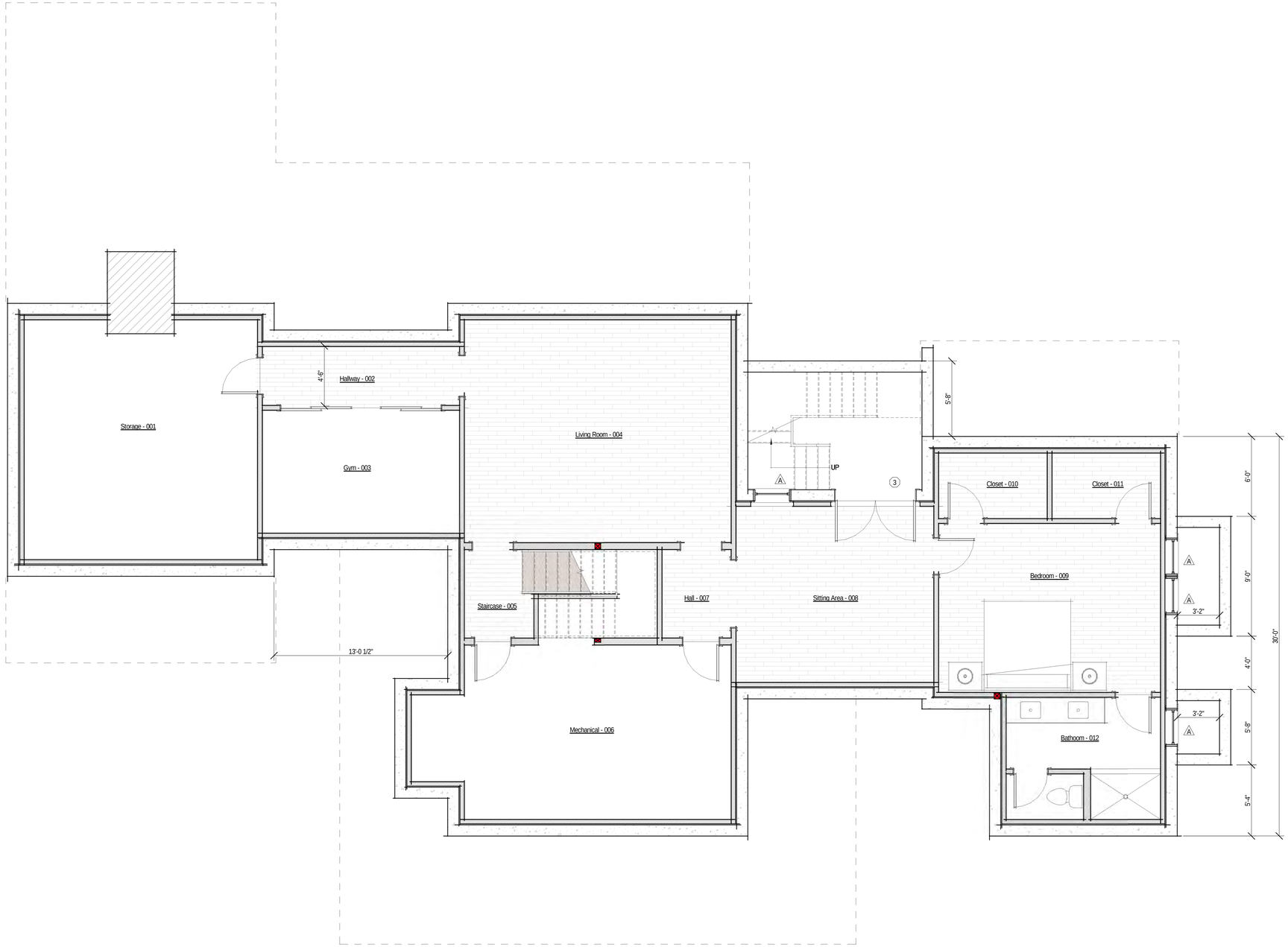
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2402

02.10.25

HDC Submission



1 Basement Plan - Proposed
1/4" = 1'-0"

Room Schedule

#	Room
001	Storage
002	Hallway
003	Gym
004	Living Room
005	Staircase
006	Mechanical
007	Hall
008	Sitting Area
009	Bedroom
010	Closet
011	Closet
012	Bathoom
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Den
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom
209	Hall

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

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D.1.3	Interior Elevations - Kitchen
D.1.4	Interior Elevations - Foyer
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D.1.6	Interior Elevations - Primary Bathroom
D.1.7	Interior Elevations - Den / Office & Hallway
D.1.8	Interior Elevations - Mudroom & Laundry
D.1.9	Interior Elevations - Pantry & Hallway
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D.1.11	Interior Elevations - Stair
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D.2.2	Interior Elevations - Bedroom 203
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D.2.4	Interior Elevations - Bathroom 206
D.2.5	Interior Elevations - Bedroom 207
D.3.1	Exterior Trim Details
D.3.2	Interior Trim Details
D.3.3	Living Room Fireplace Details
D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details

Revisions

Basement Plan

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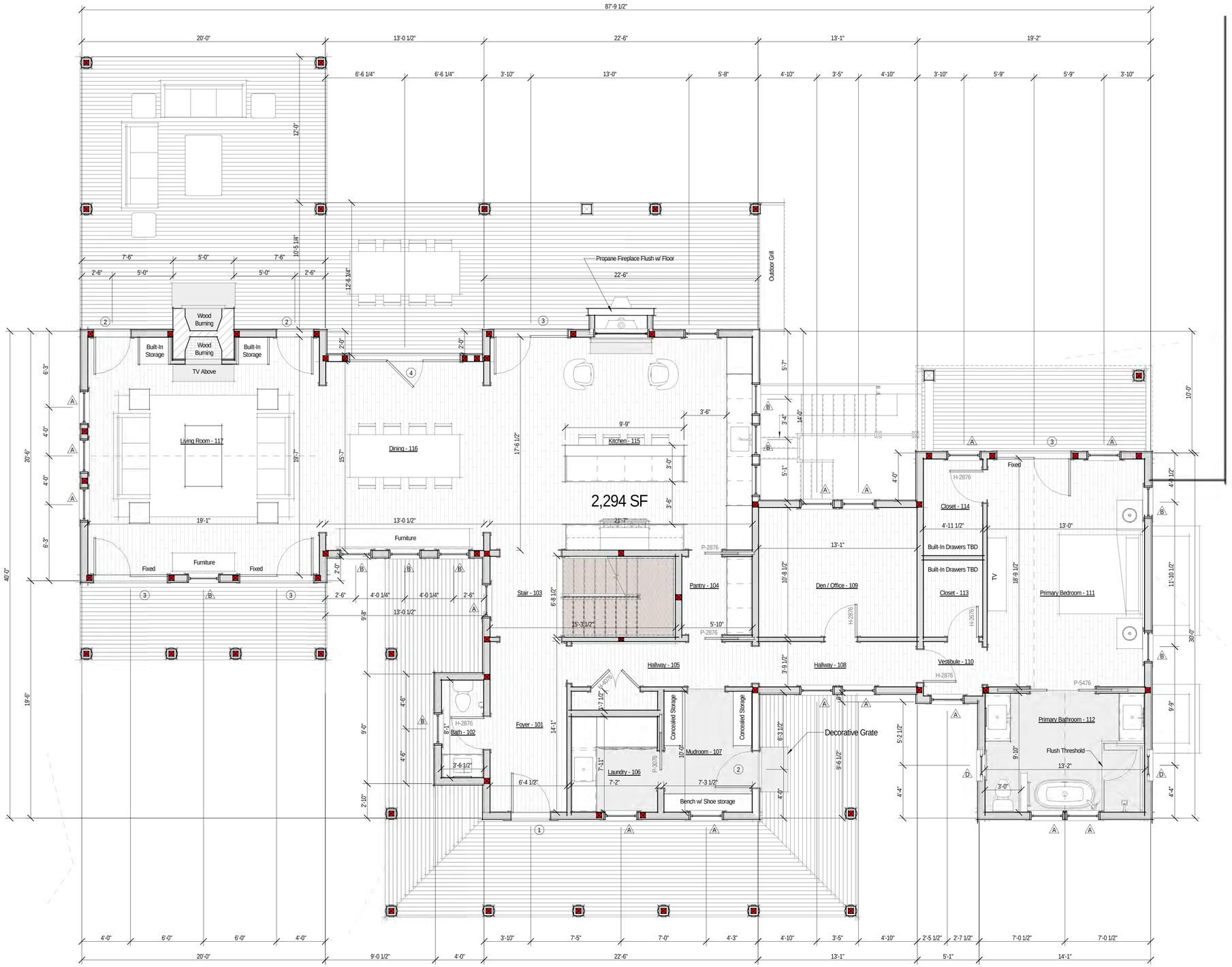
A.1.0

2402

02.10.25

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
001	Storage
002	Hallway
003	Gym
004	Living Room
005	Staircase
006	Mechanical
007	Hall
008	Sitting Area
009	Bedroom
010	Closet
011	Closet
012	Bathoom
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Den
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom
209	Hall

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
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Min. Lot Size:	20,000 SF
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D.3.2 Interior Trim Details
D.3.3 Living Room Fireplace Details
D.3.4 Kitchen Fireplace Details
D.3.5 Vanity Details

Revisions

First Floor Plan

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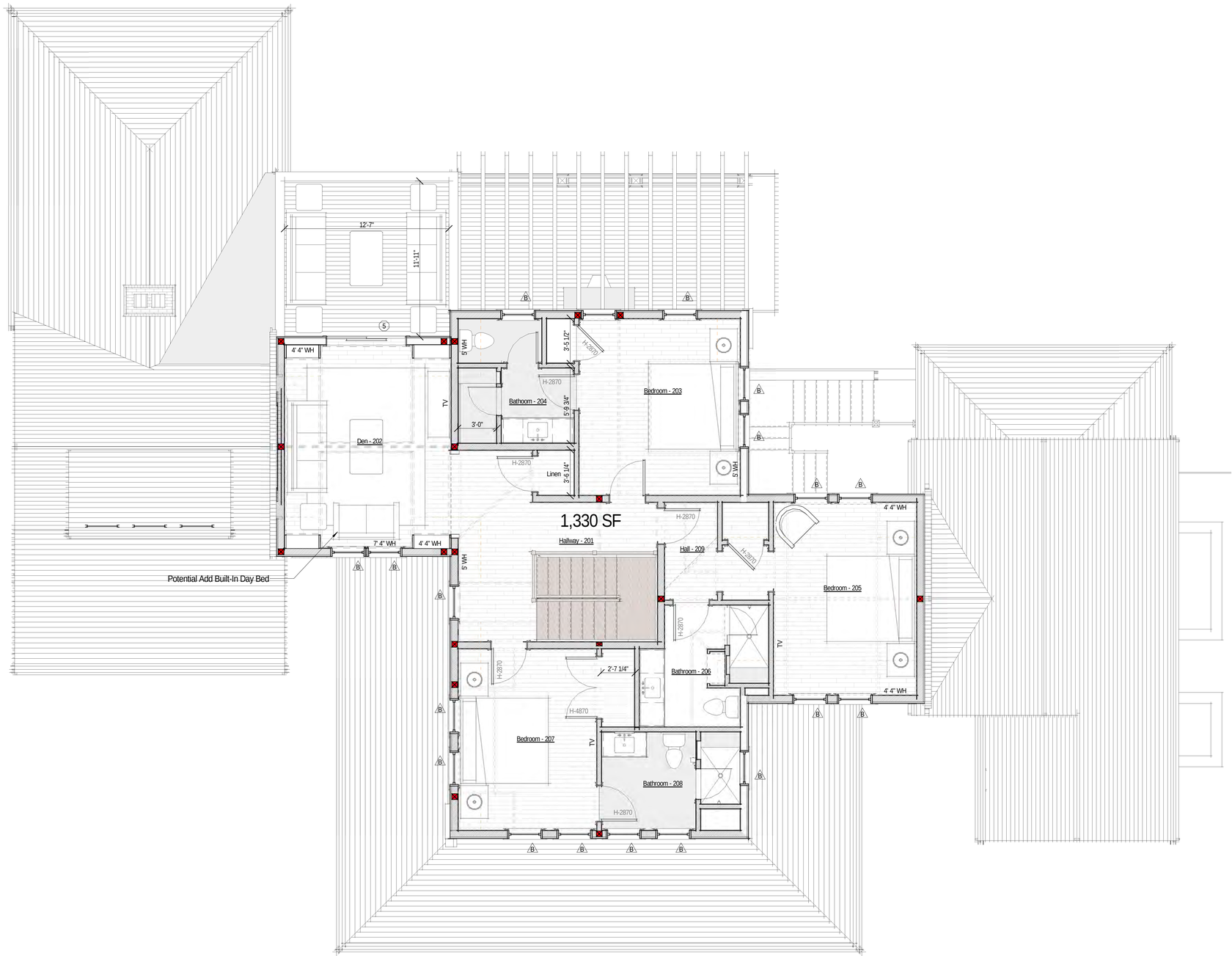
A.1.1
2402

02.10.25

HDC Submission



1 Second Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
001	Storage
002	Hallway
003	Gym
004	Living Room
005	Staircase
006	Mechanical
007	Hall
008	Sitting Area
009	Bedroom
010	Closet
011	Closet
012	Bathoom
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
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207	Bedroom
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2402

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D.3.5	Vanity Details

Revisions

Second Floor Plan

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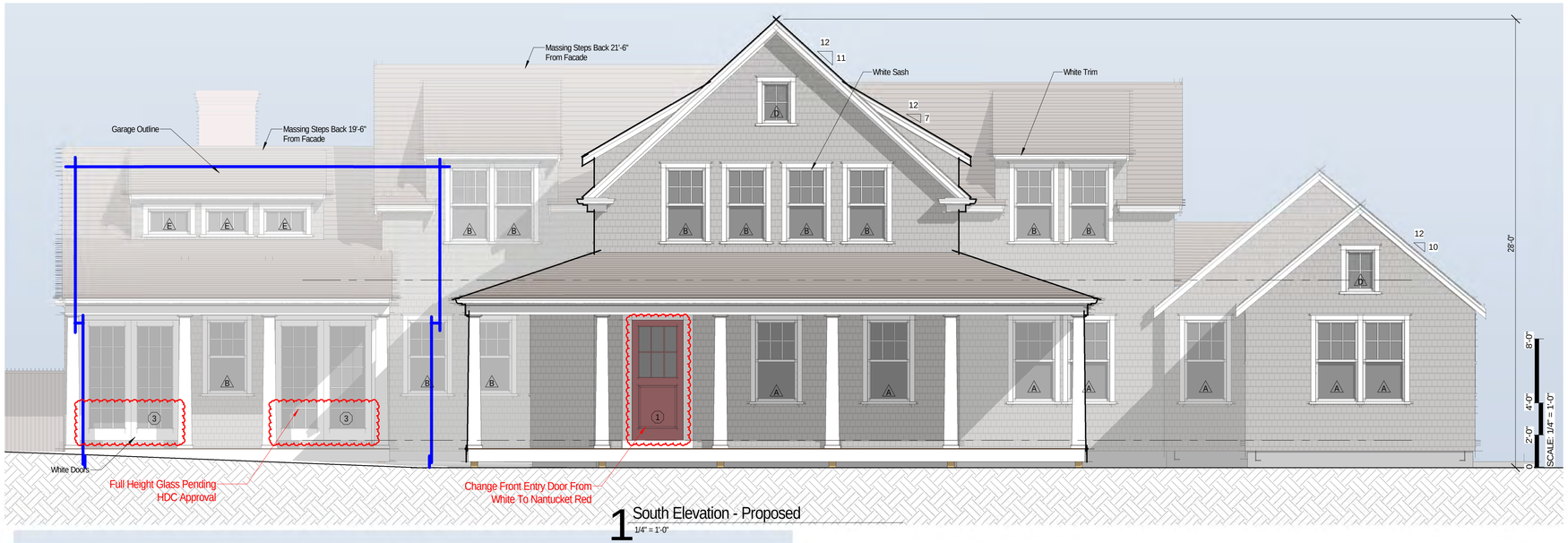
A.1.2

2402

02.10.25

HDC Submission



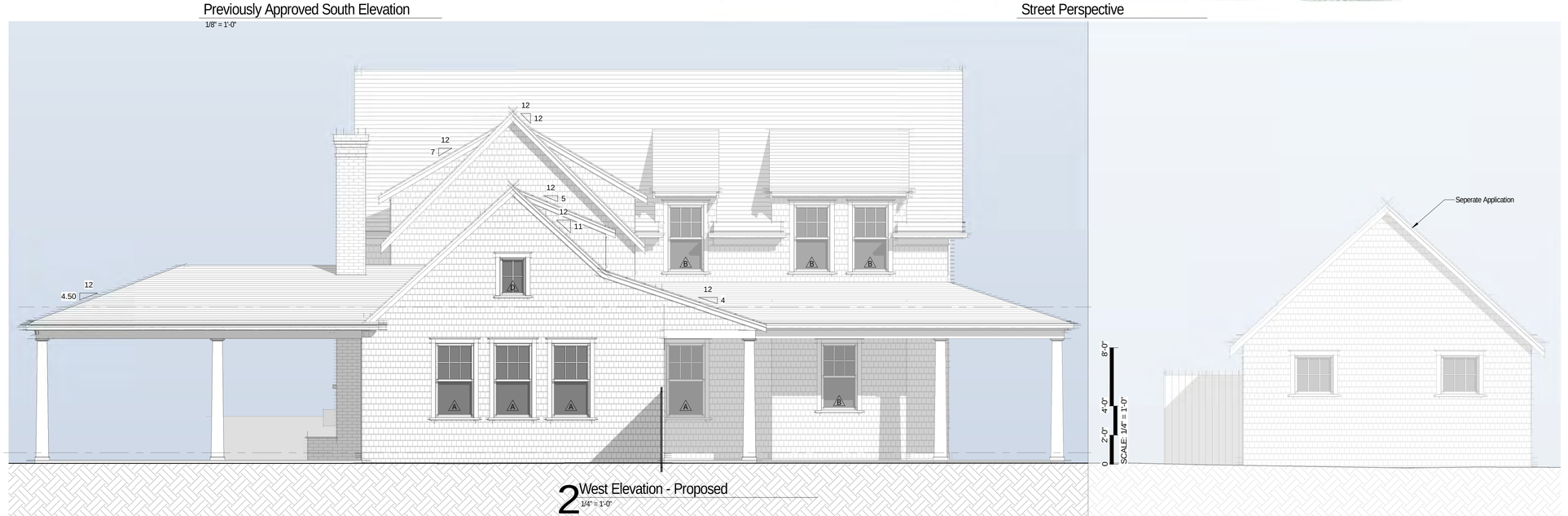
1 South Elevation - Proposed
1/4" = 1'-0"



Previously Approved South Elevation
1/8" = 1'-0"



Street Perspective



2 West Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
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Revisions

Revision 1 Date 1

Exterior Elevations

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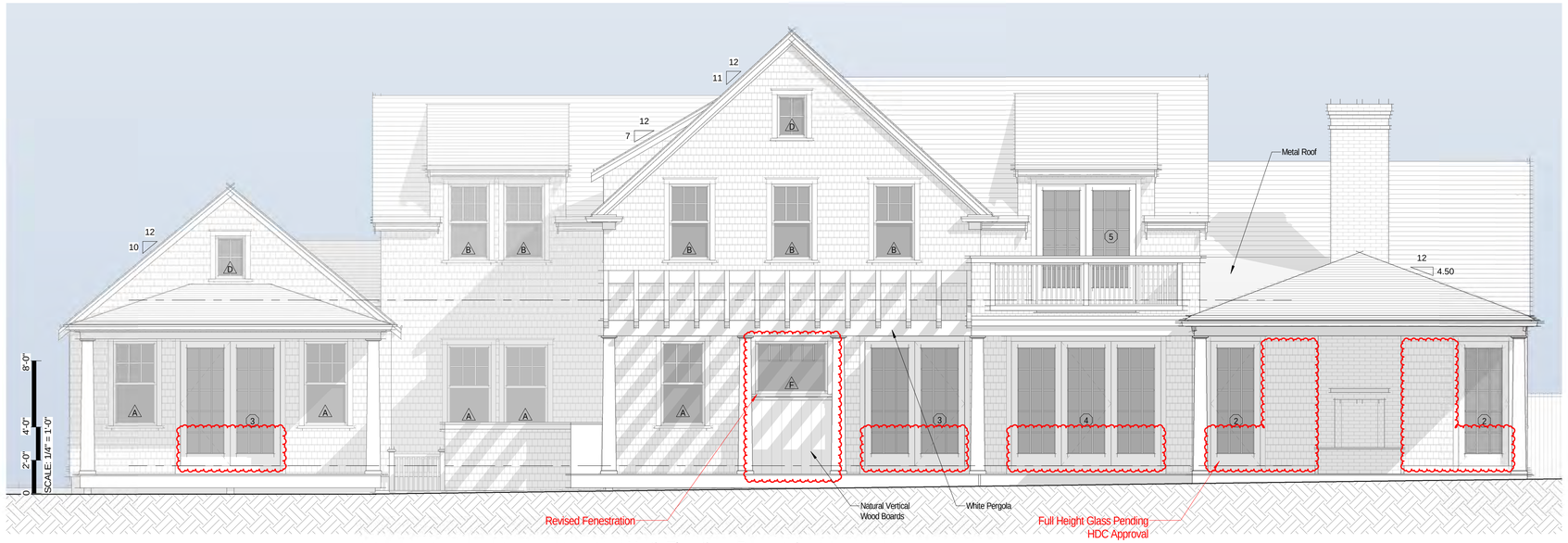
A.2.1

2402

02.10.25

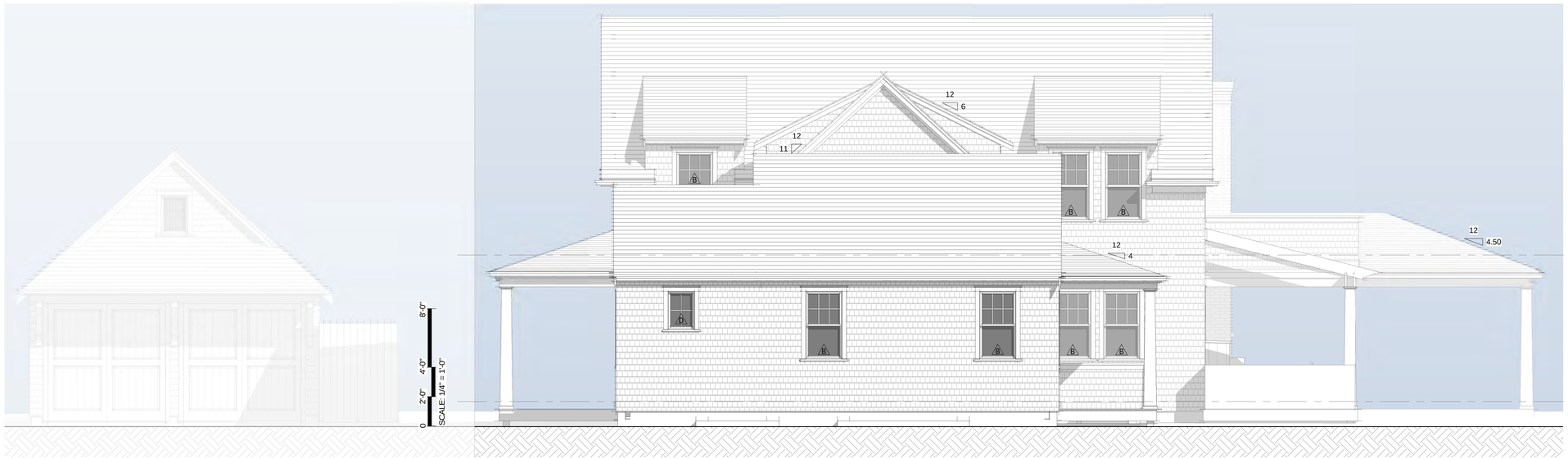
HDC Submission



1 North Elevation - Proposed
1/4" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Site Information

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Revisions

Revision 1	Date 1

Exterior Elevations

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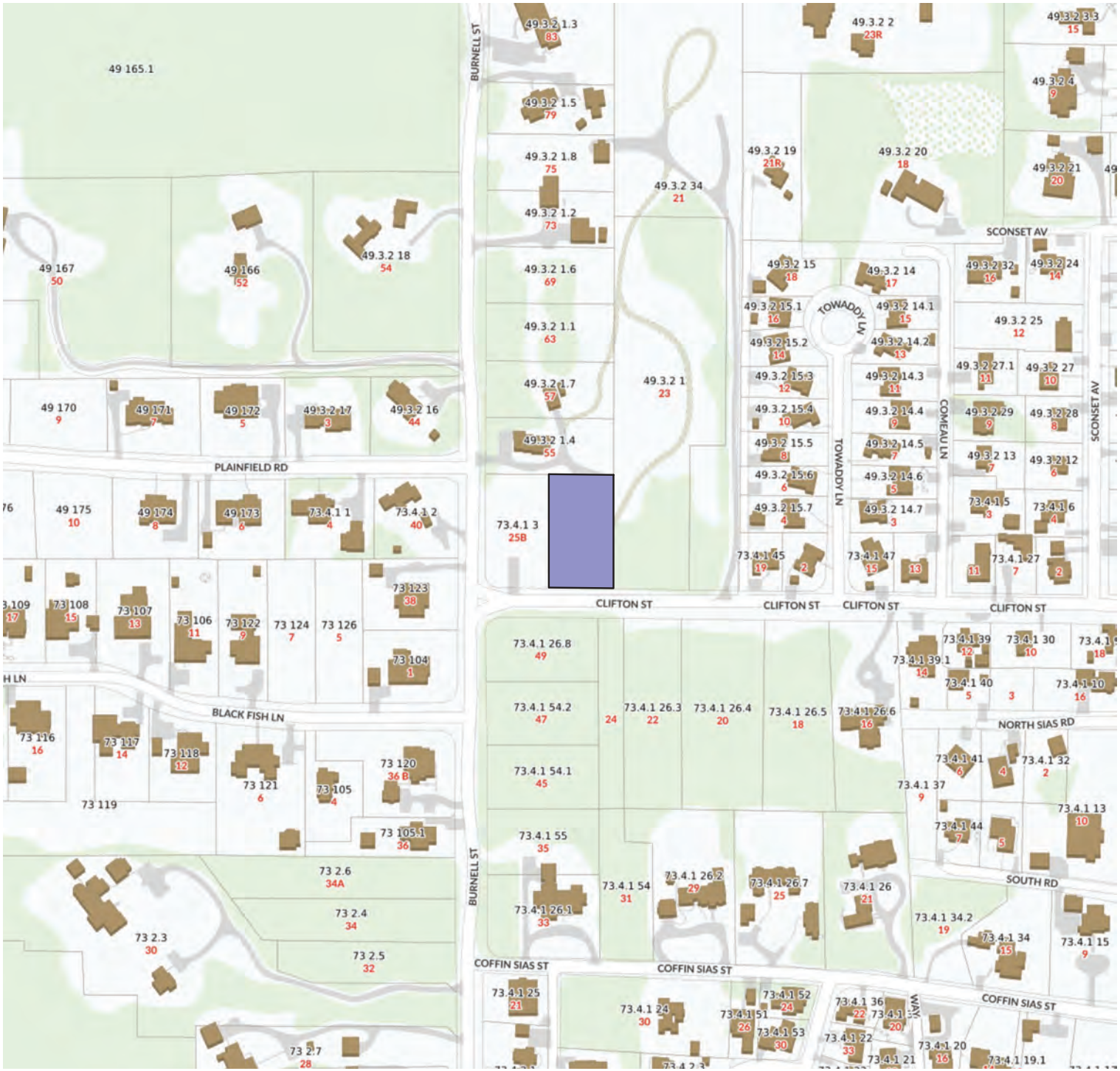
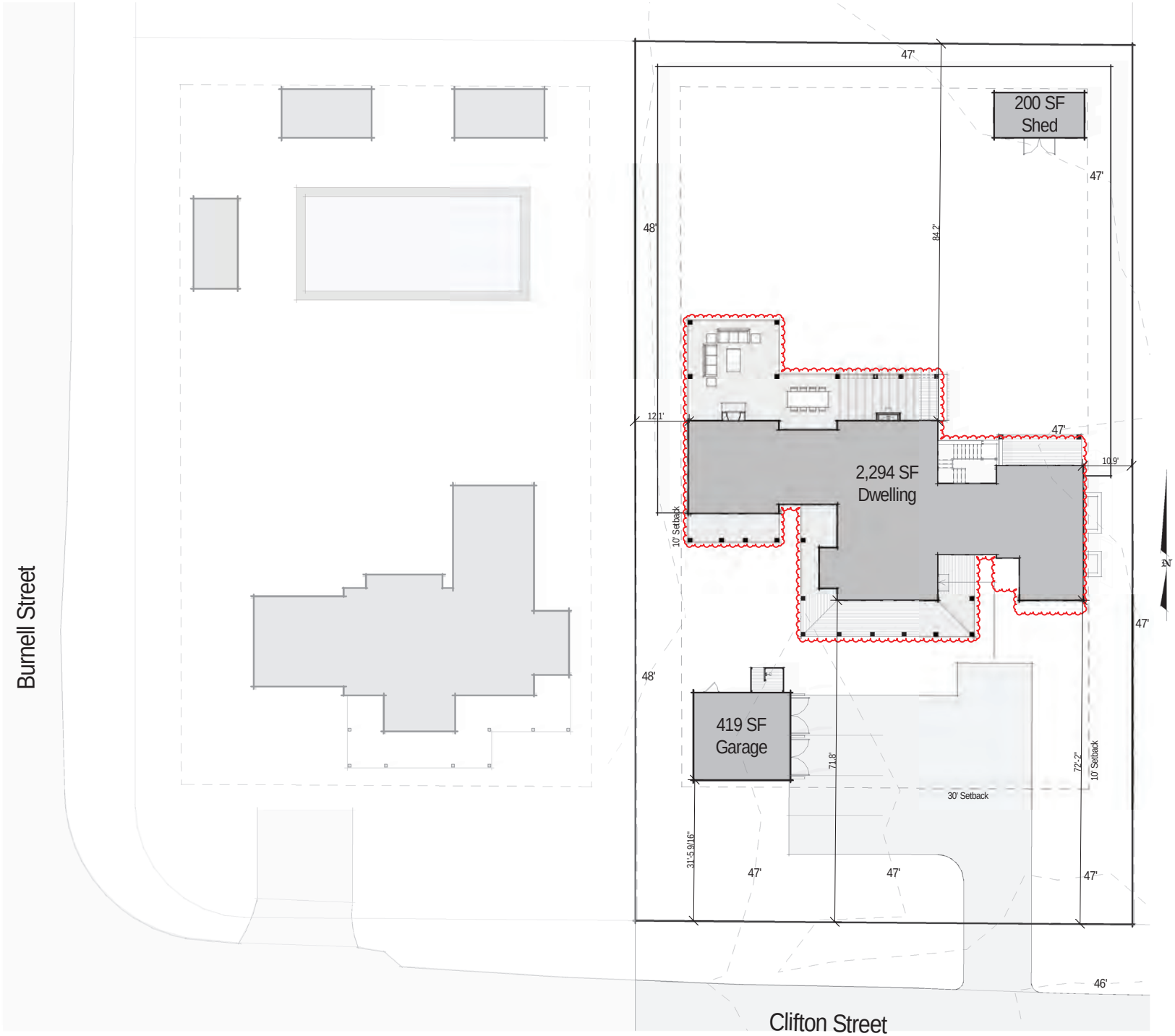
A.2.2

2402



1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



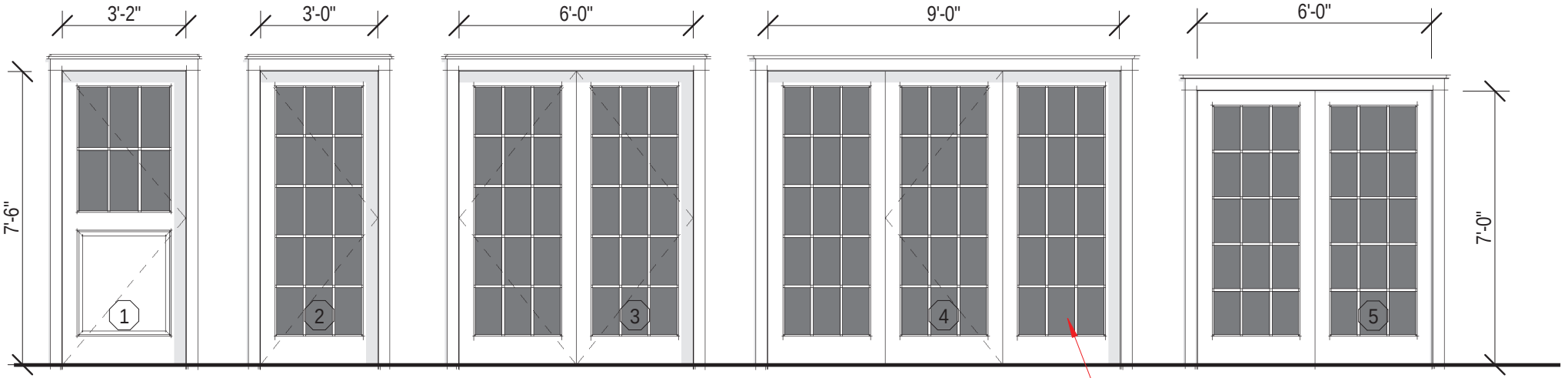
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Lite SDL

Fixed
3 Lite SDL



Main Entry Door
1 Panel 6 Lite SDL

French Door
15 Lite SDL

Double French Door
15 Lite SDL

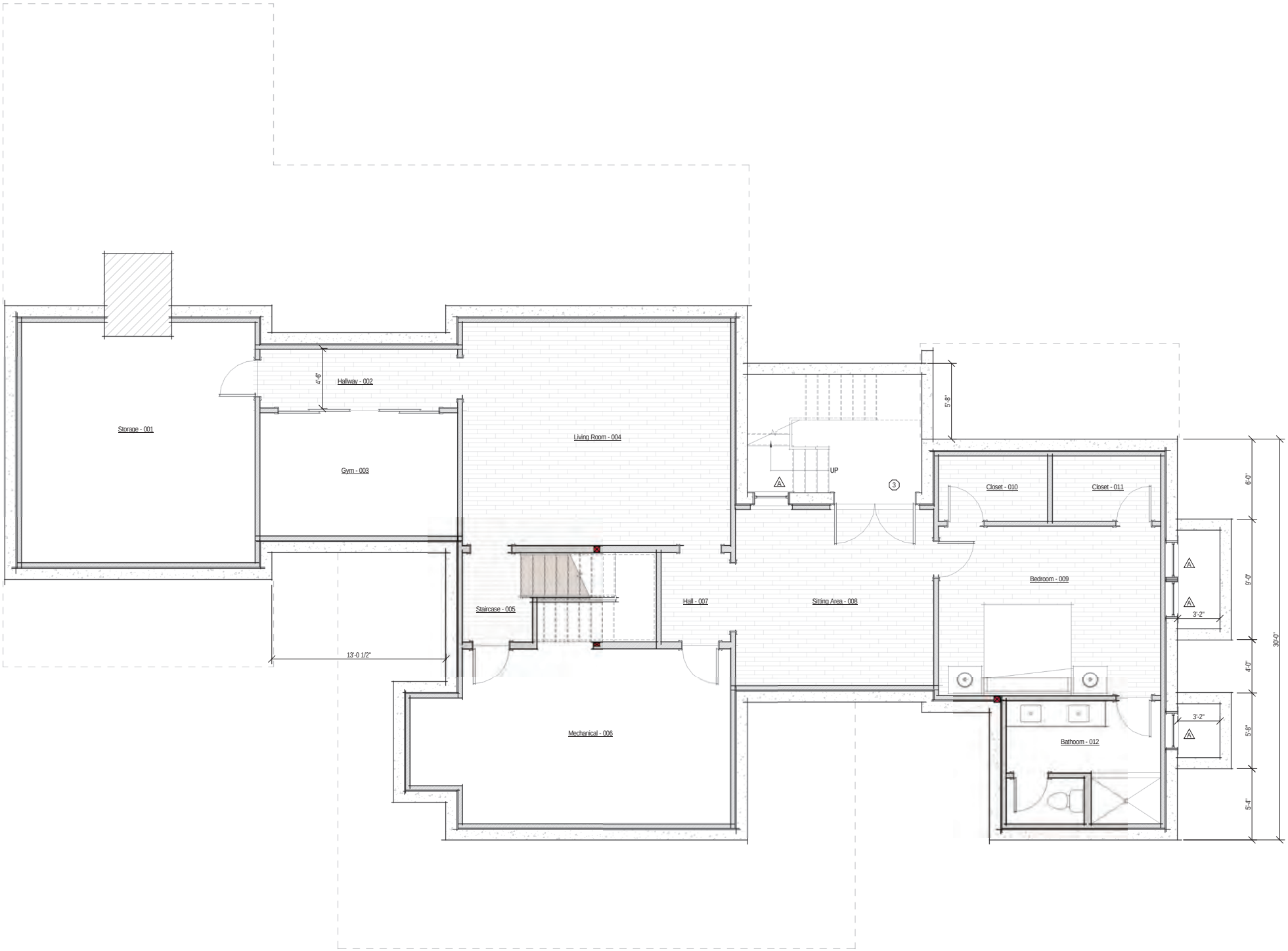
Triple French Door
15 Lite SDL

Double French Door
15 Lite SDL

Full Height Glass Pending HDC Approval

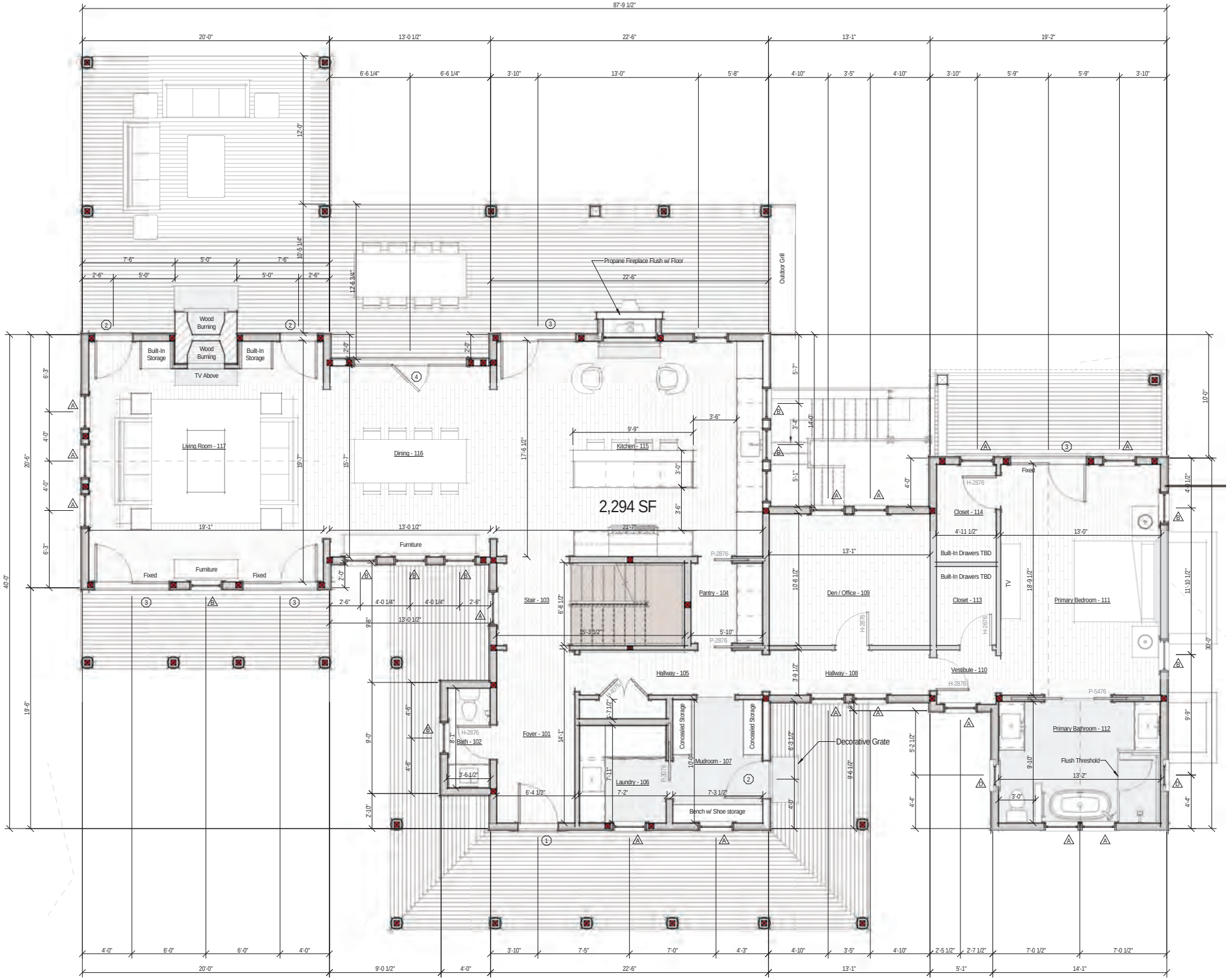
3 Exterior Window & Door Legend

1/4" = 1'-0"

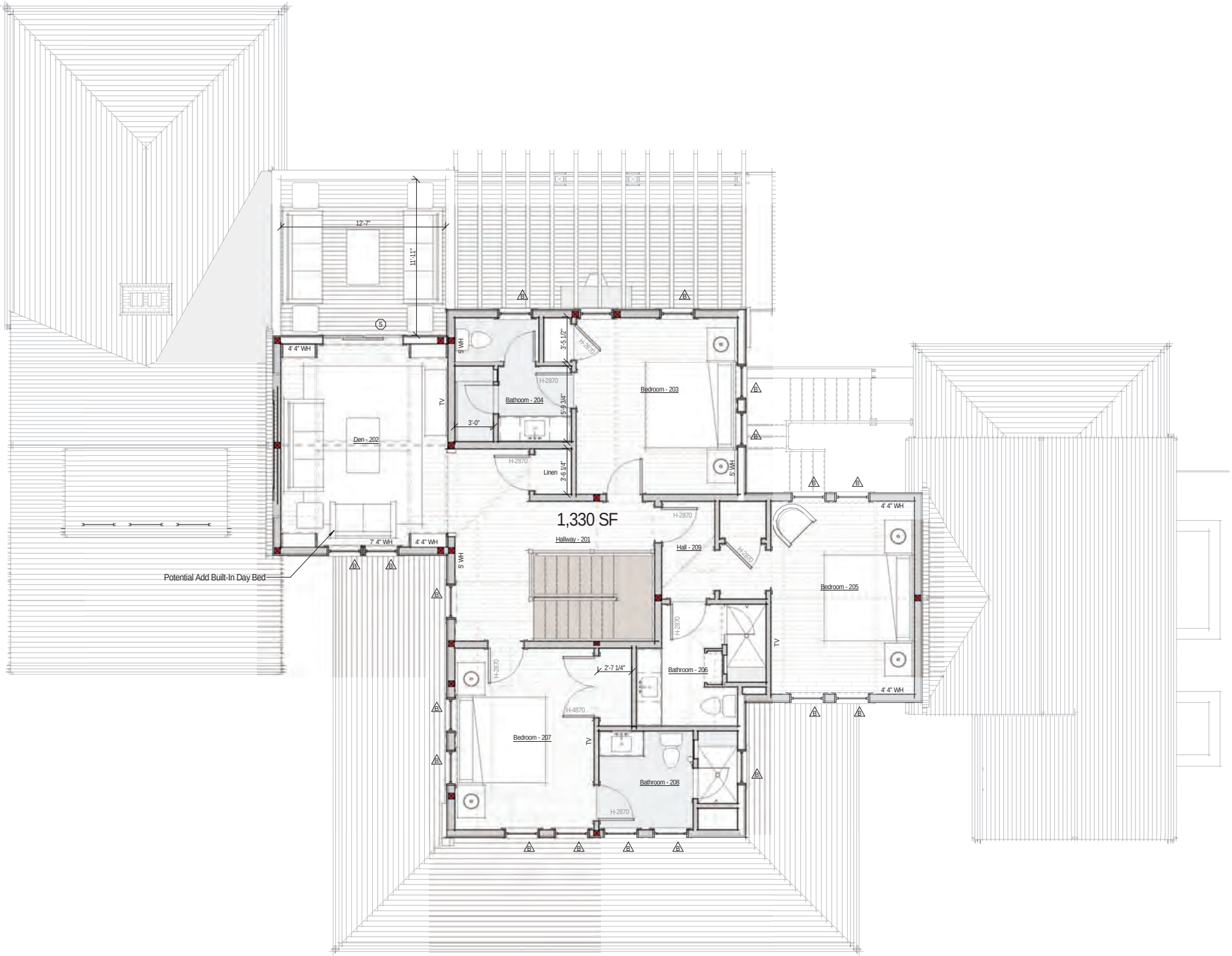


1 Basement Plan - Proposed

1/4" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"



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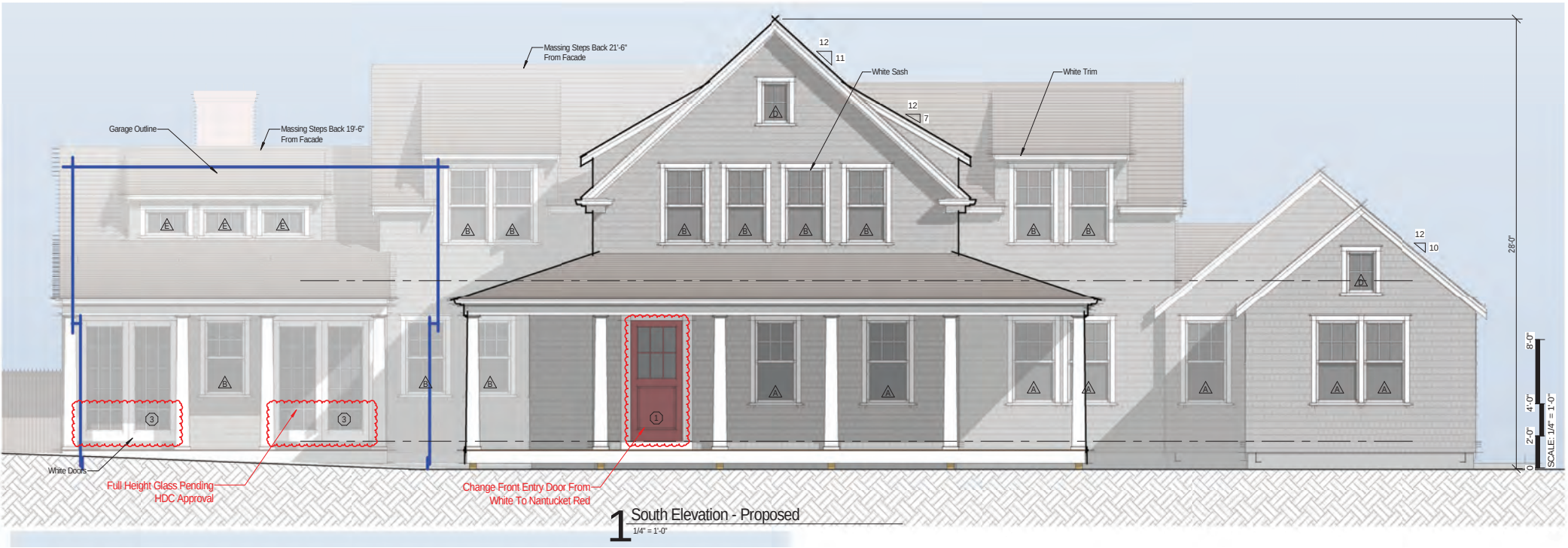
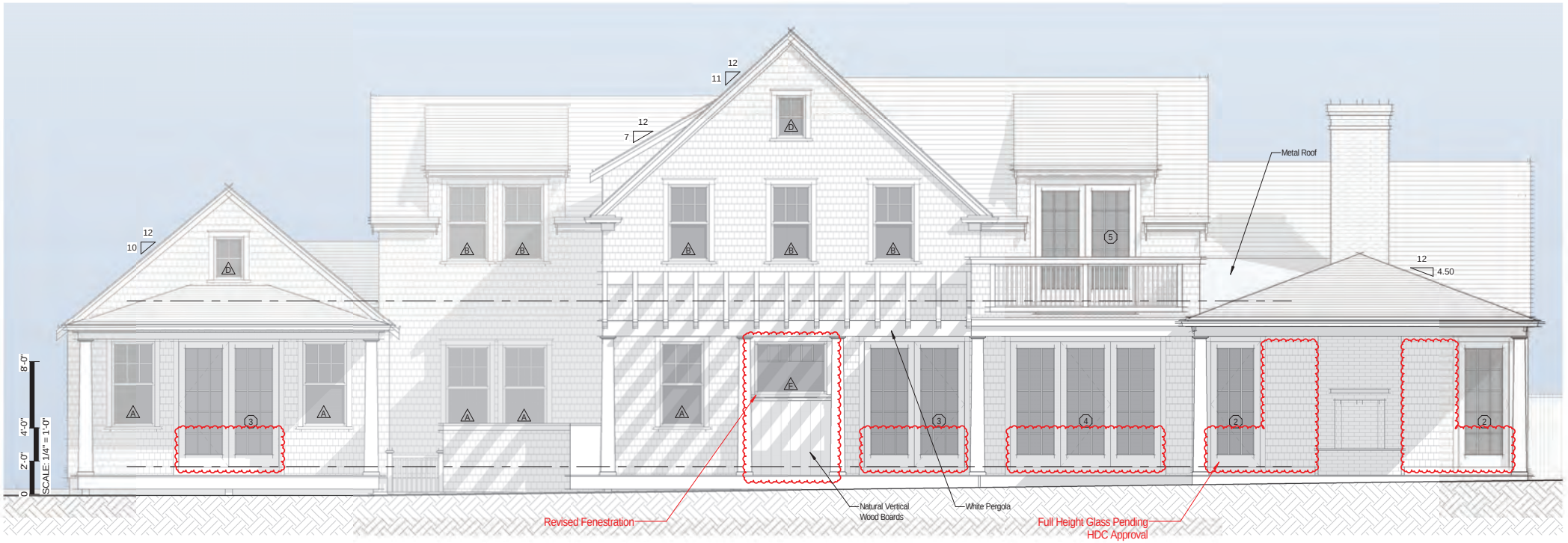


1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 8/16/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-07-10743

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A Clifton St.

Owner of record: Holding Christopher & Megan

Mailing Address: 77 Monadnock Rd
Wellesley, MA 02481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 7/1/24 Fee Paid: $ 001718 724.80

Must be acted on by: 8/30/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

SEE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 87'-6" Sq. Footage 1st floor: 2,294
Width: 40' Sq. footage 2nd floor: 1,330
Sq. footage 3rd floor: _____

Decks/Patio: Size: 22' x 22' ☐ 1st floor ☐ 2nd floor
Size: 12' x 12'-6" ☐ 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 27'-11" +/- South 27'-11" +/- East 18'-5" +/- West 20' +/-

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) Common ☐ 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 N/A Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 4"
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 _____

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.

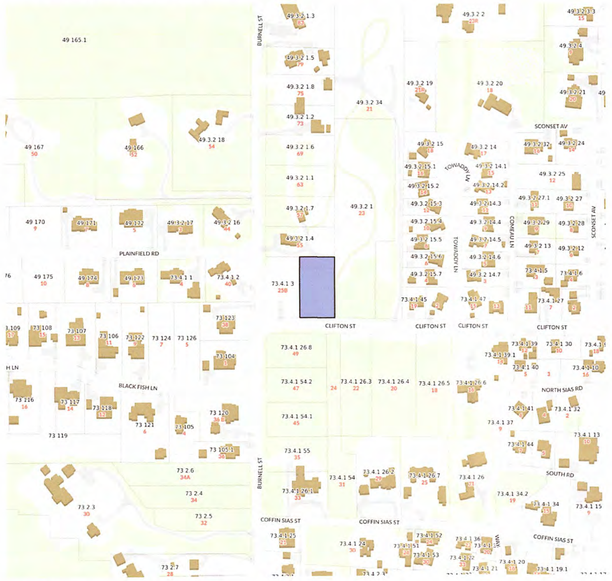
Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

Holding Residence

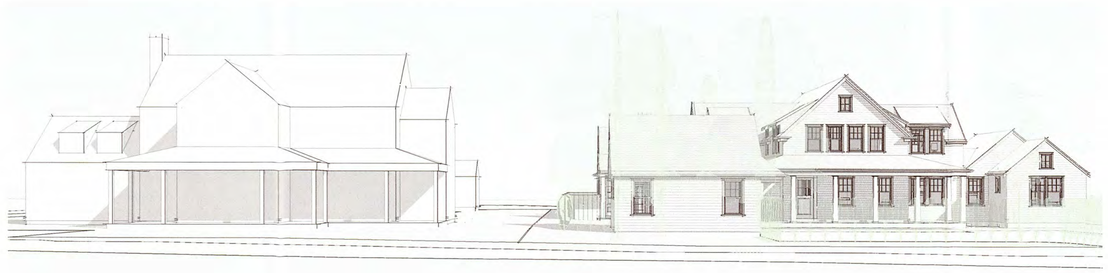
25A Clifton Street
Nantucket, MA 02554

08.12.24

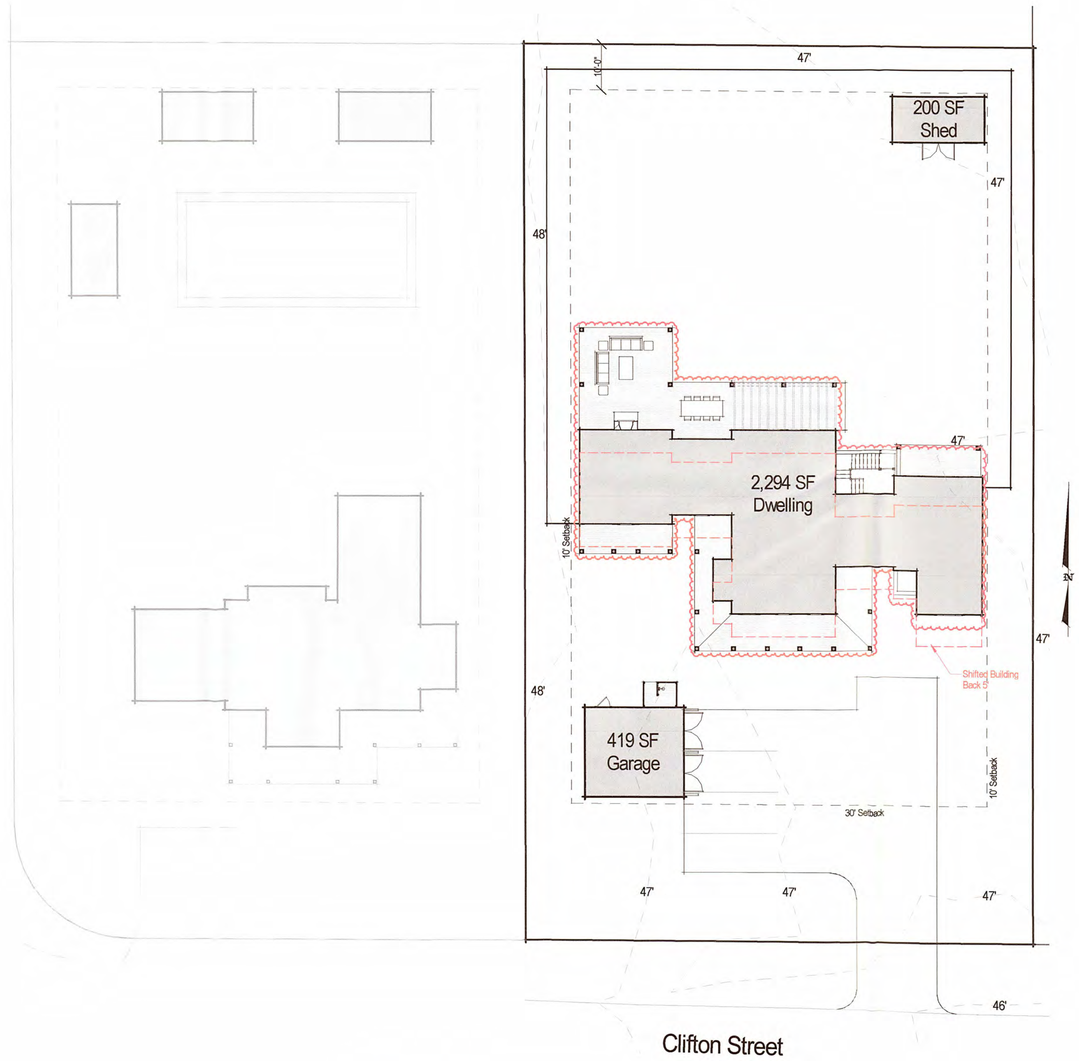
HDC ATS Submission



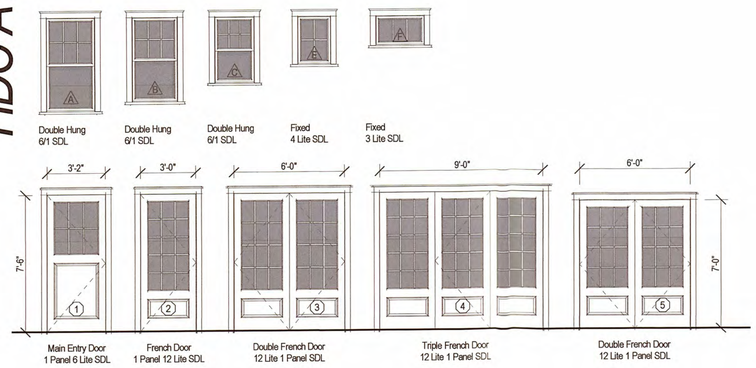
1 Locus Map
Not to Scale



Street View



2 Site Plan
1/16" = 1'-0"



3 Exterior Window & Door Legend
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	——
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	——

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

APPROVED
HDC2024.07.10743
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1	Date 1

Cover Sheet

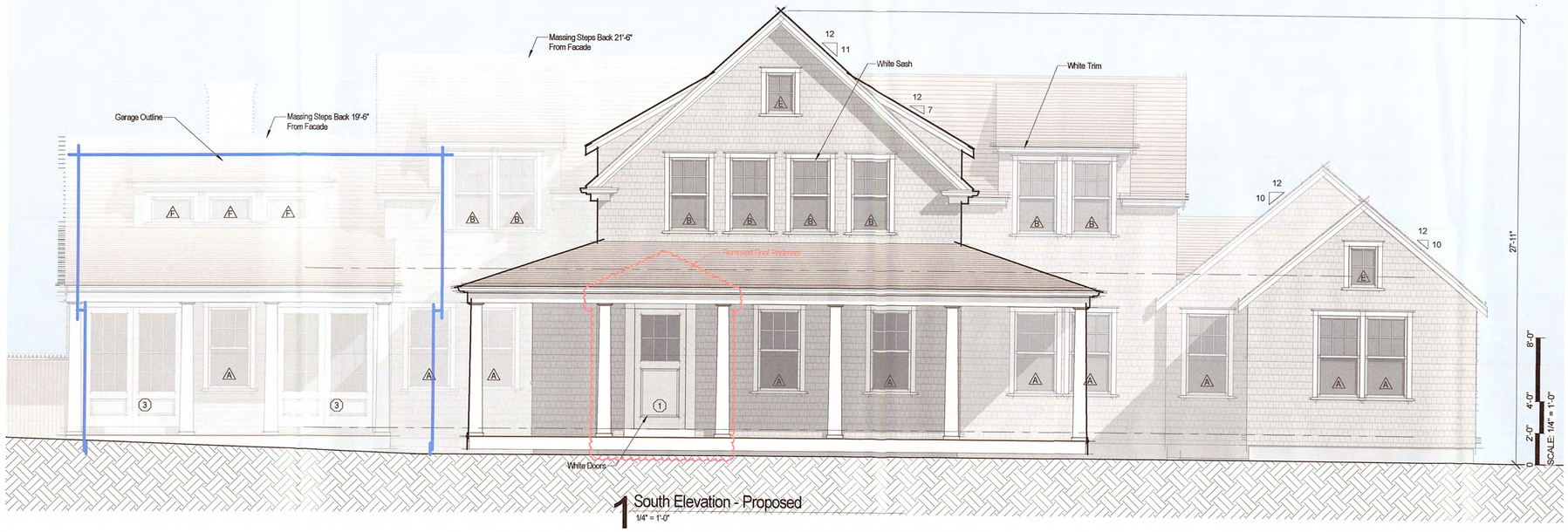
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

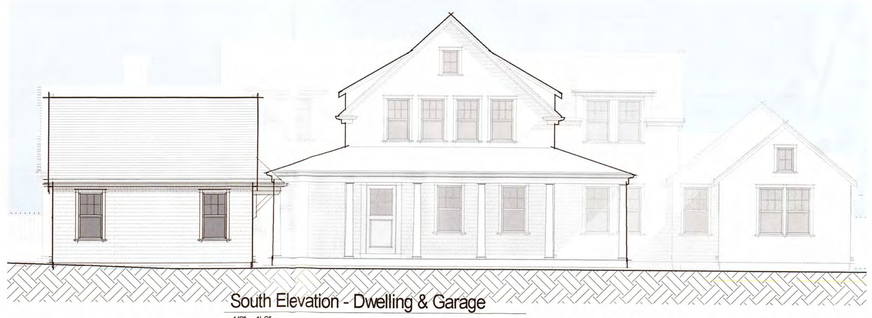
G.1.1
2402

08.12.24

HDC ATS Submission



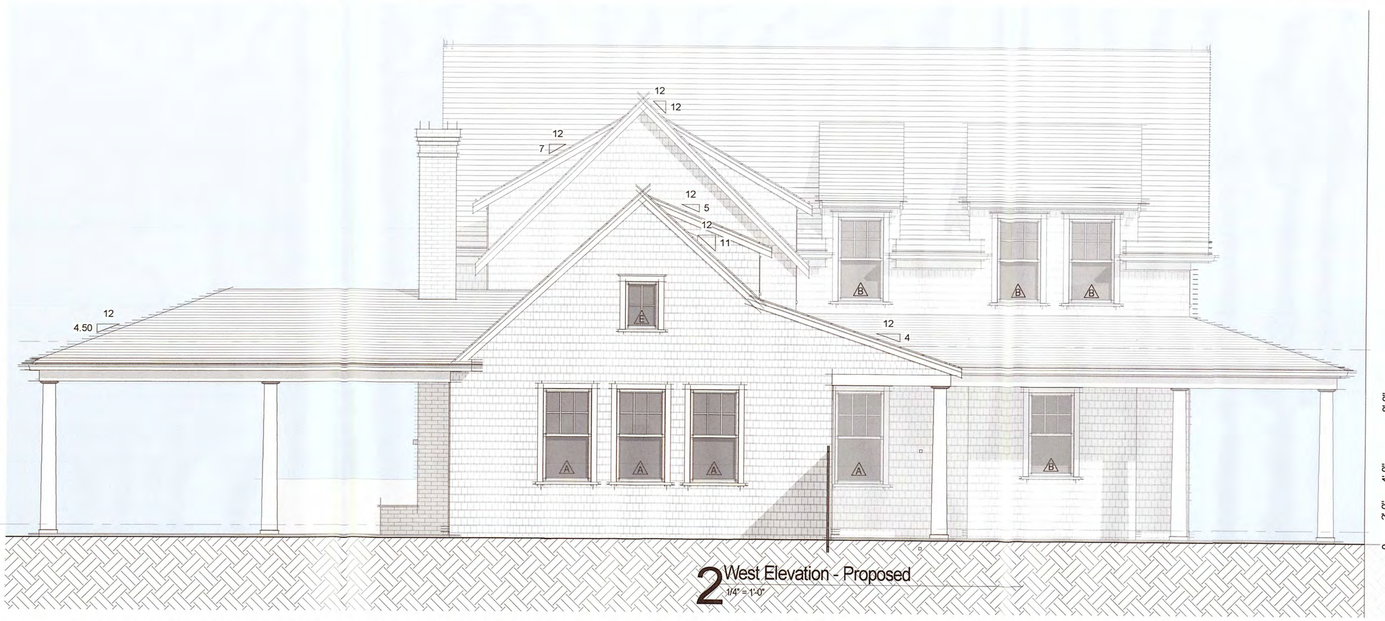
1 South Elevation - Proposed
1/4" = 1'-0"



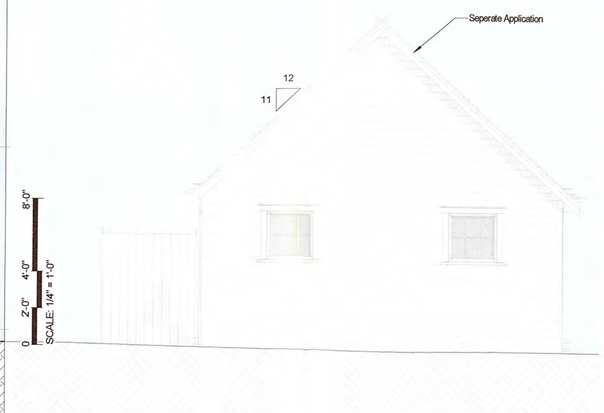
South Elevation - Dwelling & Garage
1/8" = 1'-0"



Street Perspective



2 West Elevation - Proposed
1/4" = 1'-0"



2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4996
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	——
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	——

Sheet Index - Architectural & Structural

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APPROVED
HDC2024.07.10743
NO EXTERIOR CHANGES
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Revisions

Revision 1	Date 1

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEREIN ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.1

2402

08.12.24

HDC ATS Submission



1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	——
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	——

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Revisions

Revision 1	Date 1

Exterior Elevations

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2
2402

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
J.B. (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Main House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel CA 93923

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. 2024-07-10899
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Outdoor Shower, Fenestration, Trim

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: See Historic Determination

Original Date: C-1915

Original Builder:

REVISIONS* (describe)

1. East Elevation Fenestration
2. South Elevation Trim
3. West Elevation Porch Change, Outdoor Shower
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) Whitewashed ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 WOOD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural - TME
Clapboard (if applicable) n/a
Roof MATCH Existing
Trim White - TME
Sash White - TME
Doors White - TME
Deck Natural - TME
Foundation Whitewashed Brick Piers
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 2/10/25 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

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR 63 Hulbert LLC

STREET ADDRESS 63 Hulbert Ave

MAP/PARCEL 29 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02-10-2025

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.

Joshua Bancroft 02-10-2025

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I STEPHEN A. RICKS, 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)

Stephen A. Ricks 11/9/2022

Signature Date

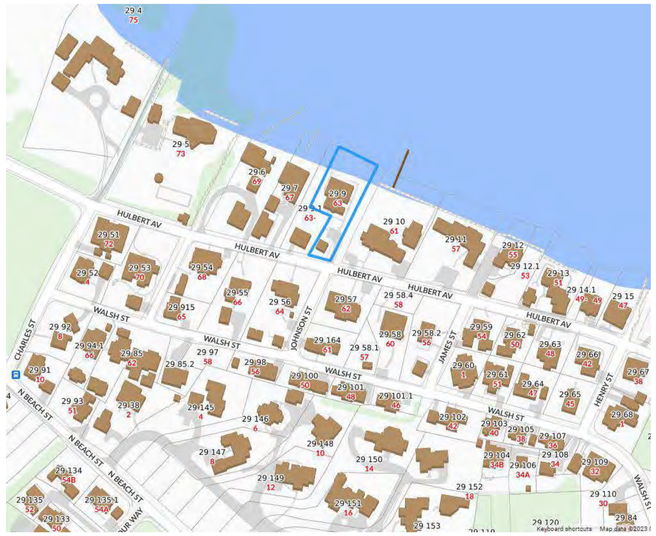
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

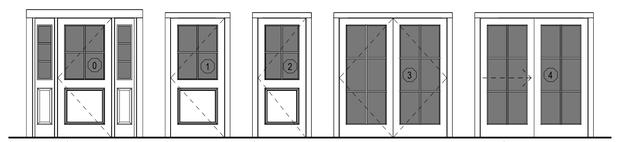
63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

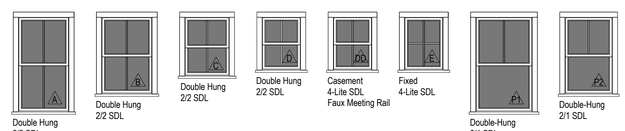


1 Locus Map
Not to Scale



Single Hinged + Sidelights 1-Panel 4-Lite SDL + (2)1-Panel 3-Lite SDL | Single Hinged 1-Panel 4-Lite SDL | Single Hinged 1-Panel 4-Lite SDL | Double Hinged (2)6-Lite SDL | Double Gliding (2)6-Lite SDL

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 | Casement 4-Lite SDL Faux Meeting Rail | Fixed 4-Lite SDL | Double-Hung 2/1 SDL | Double-Hung 2/1 SDL

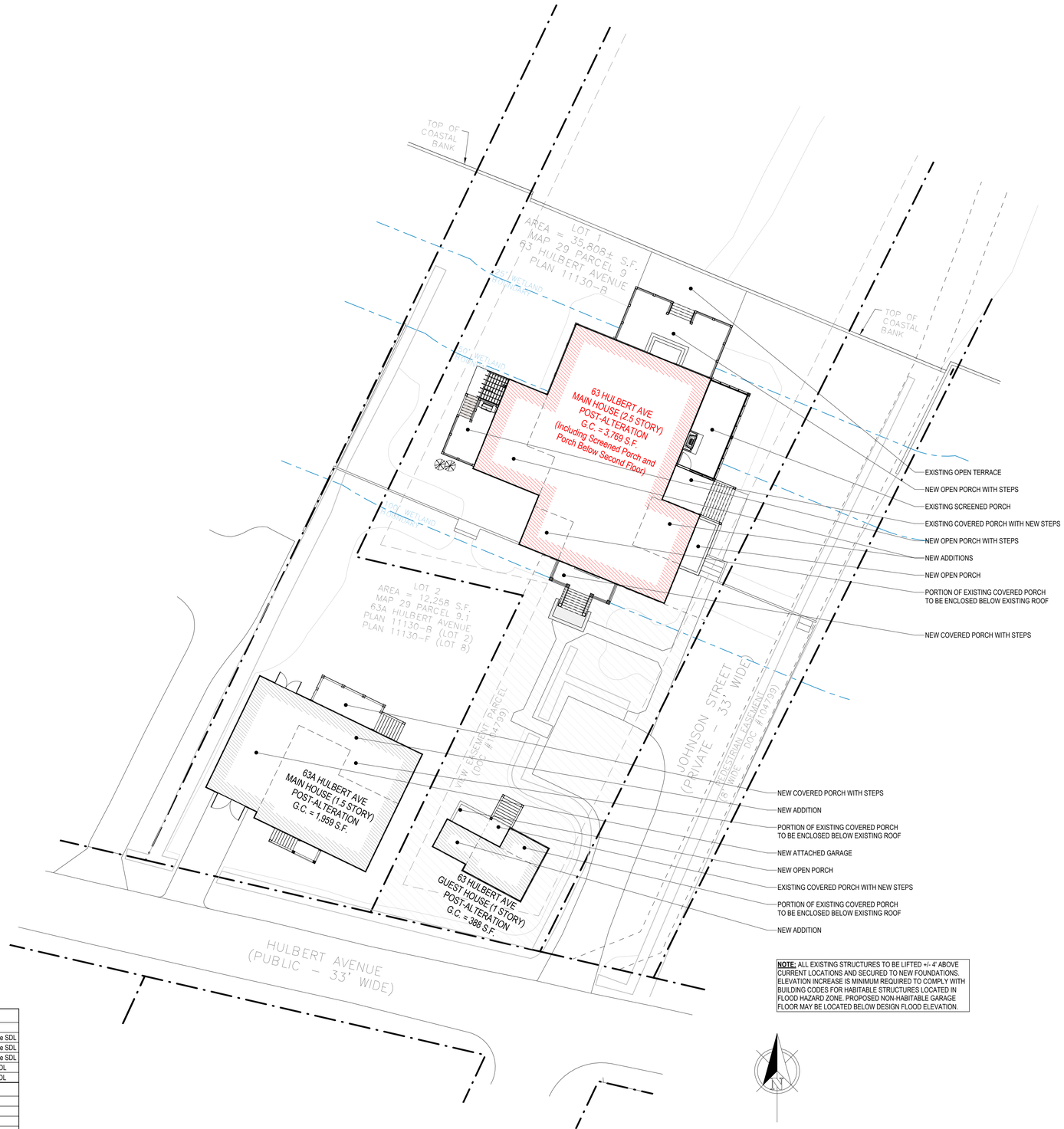
Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
2	1	2'-8"	6'-7 1/2"	2'-8"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
3	1	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Lepage	TBD	Double Hinged, 6-Lite SDL
4	3	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL

WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	12	2'-11 1/4"	5'-3 1/4"	3'-0"	5'-4"	Lepage	TBD	Double-Hung 2/2 SDL
B	19	2'-11 1/4"	4'-3 1/4"	3'-0"	4'-4"	Lepage	TBD	Double-Hung 2/2 SDL
C	14	2'-7 1/4"	3'-3 1/4"	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
D	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Double-Hung 2/2 SDL
DD	4	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Casement 4-Lite SDL
E	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Fixed 4-Lite SDL
P1	6	3'-3 1/4"	5'-3 1/4"	3'-4"	5'-4"	Lepage	TBD	Double-Hung 2/1 SDL
P2	11	2'-9 1/4"	4'-3 1/4"	2'-10"	4'-4"	Lepage	TBD	Double-Hung 2/1 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

2239
Main House

63 Hulbert Ave
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emeritus
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Site Information

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R.2.1 Sound Attenuation - First Floor Plan & Details
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Cover Sheet

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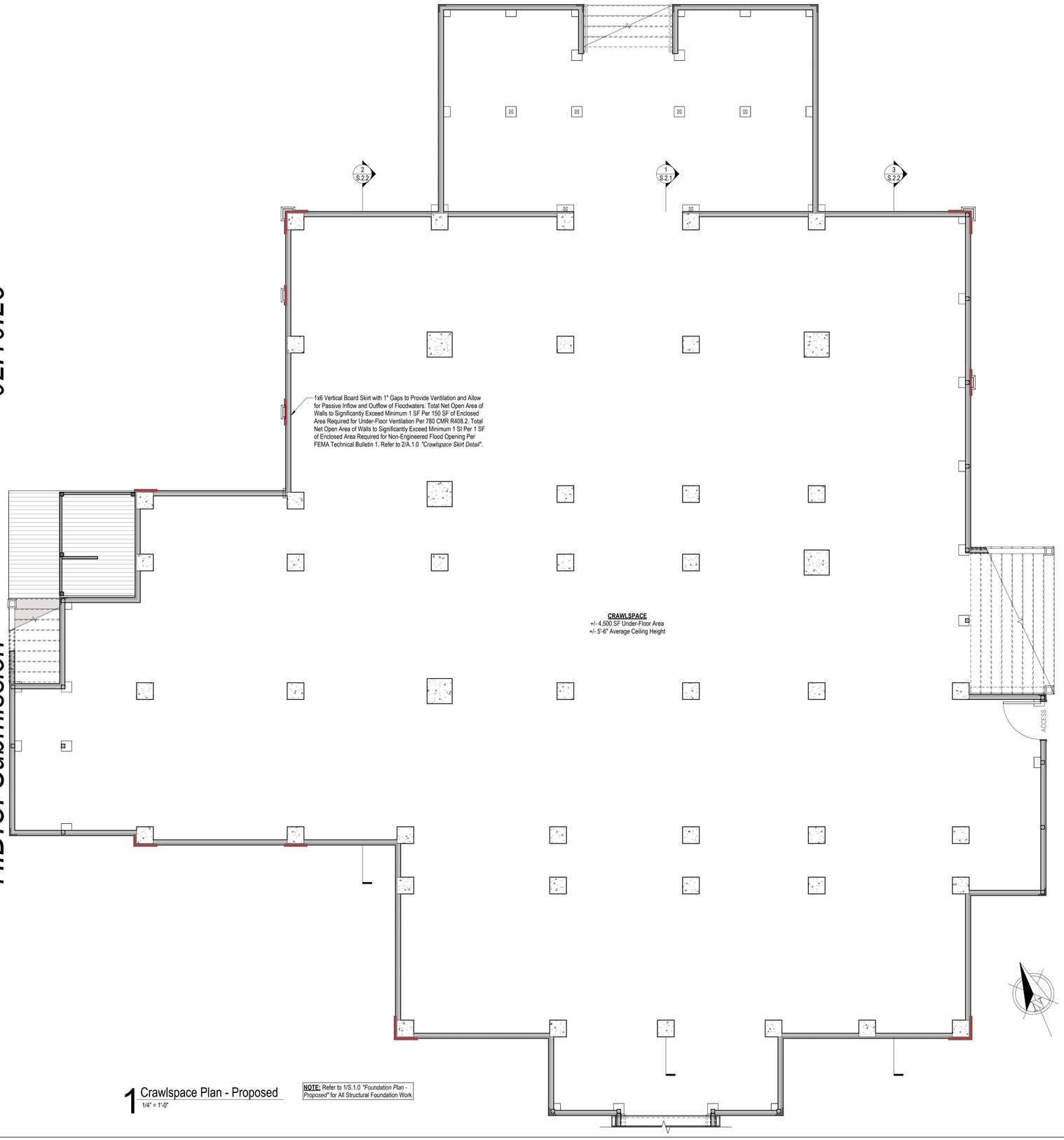
A.0.1
2239

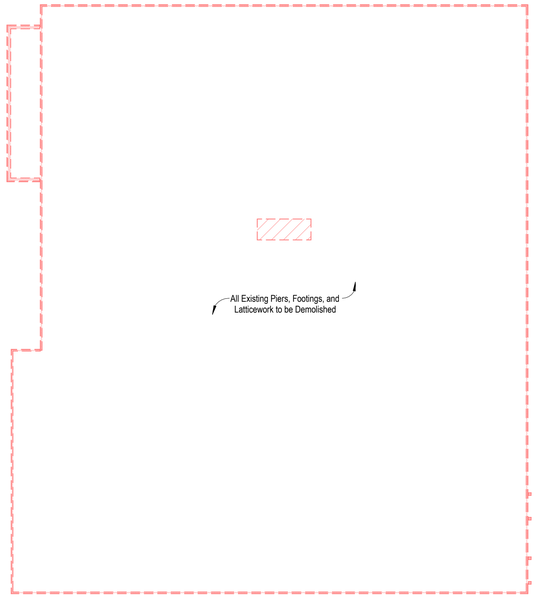
02.10.25

H.D.C. Submission

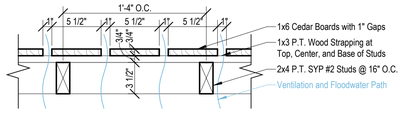


1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



1X Crawlspace Plan - Existing/Demolition
1/8" = 1'-0"



2 Crawlspace Skirt Detail
1 1/2" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

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Crawlspace Plan

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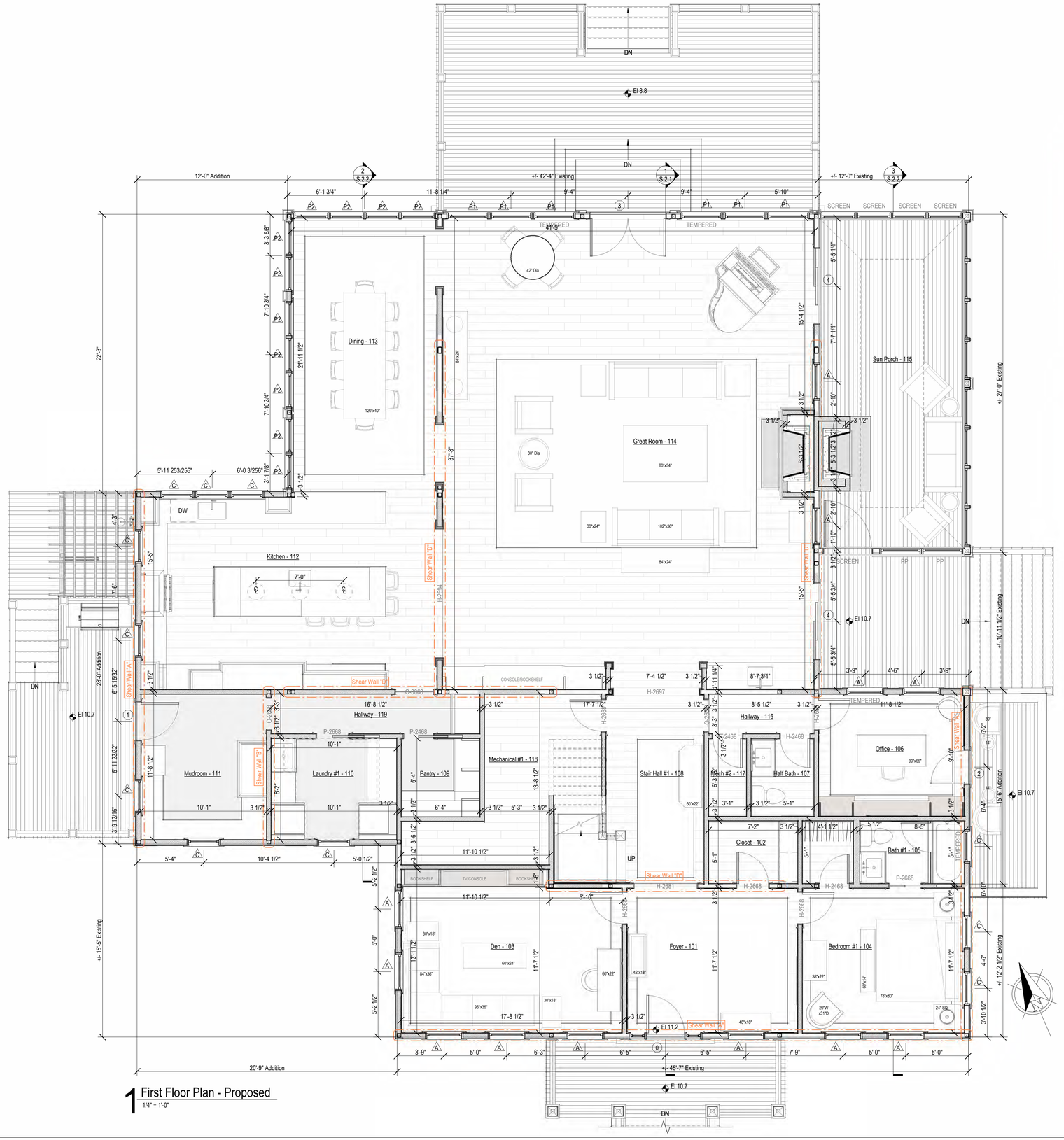
A.1.0
2239

02.10.25

H.D.C. Submission

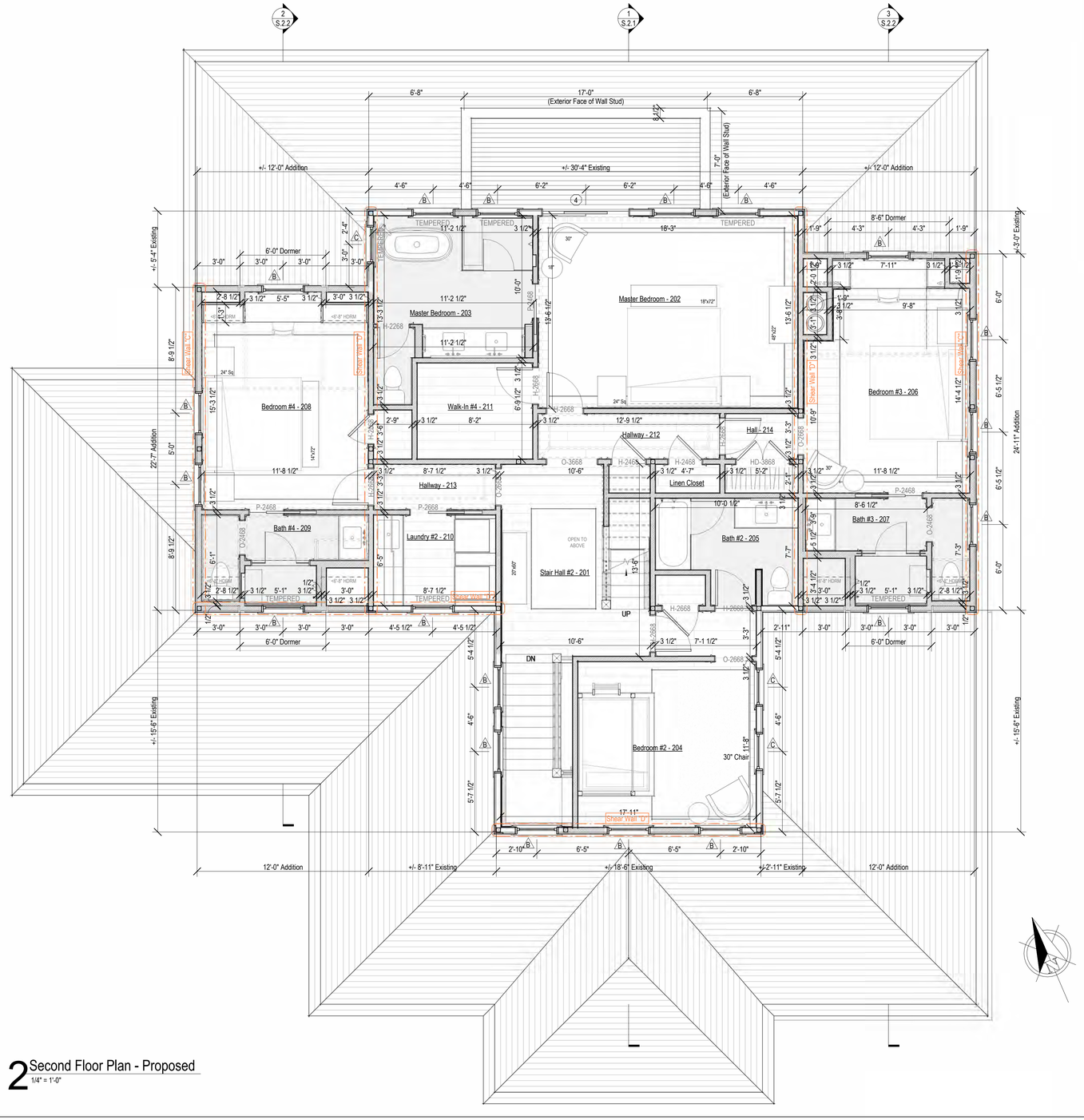

12'-0" Addition
6'-1 3/4"
11'-8 1/4"
+/- 42'-4" Existing
9'-4"
9'-4"
5'-10"
+/- 12'-0" Existing
SCREEN
SCREEN
SCREEN
SCREEN
TEMPERED
41'-9"
TEMPERED
42" Dia
DN
EL 8.8
DN
1
S 2.1
2
S 2.2
3
S 2.2
3
4
Dining - 113
120"x40"
Great Room - 114
80"x54"
30" Dia
30"x24"
102"x36"
84"x24"
Sun Porch - 115
Kitchen - 112
7'-0"
DW
5'-11 253/256"
6'-0 3/256"
3'-1 7/8"
3 1/2"
22'-3"
3'-3 5/8"
7'-10 3/4"
21'-11 1/2"
7'-10 3/4"
37'-6"
84"x24"
15'-4 1/2"
7'-7 1/4"
5'-5 1/4"
+/- 27'-0" Existing
2'-10"
2'-10"
1'-10"
3'-1/2"
3 1/2"
6 3/4"
5'-3 1/2"
3 1/2"
3 1/2"

02.10.25

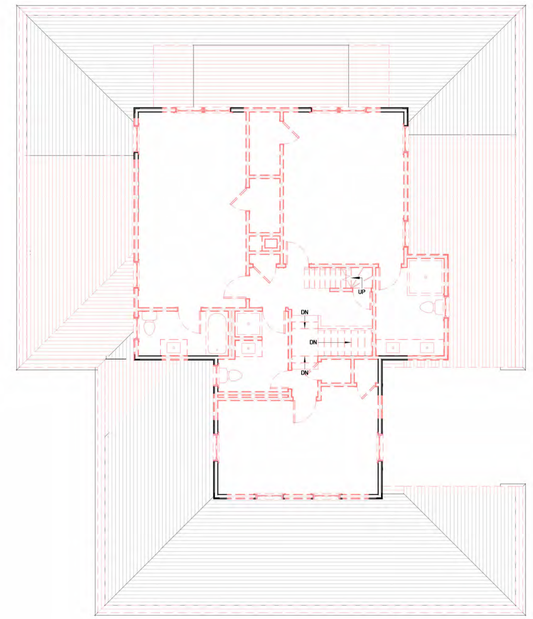
H.D.C. Submission

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed



2 Second Floor Plan - Proposed
1/4" = 1'-0"



2X Second Floor Plan - Existing/Demolition
1/8" = 1'-0"

Room Schedule	
#	Room
101	Foyer
102	Closet
103	Den
104	Bedroom #1
105	Bath #1
106	Office
107	Half Bath
108	Stair Hall #1
109	Pantry
110	Laundry #1
111	Mudroom
112	Kitchen
113	Dining
114	Great Room
115	Sun Porch
116	Hallway
117	Mech #2
118	Mechanical #1
119	Hallway
201	Stair Hall #2
202	Master Bedroom
203	Master Bedroom
204	Bedroom #2
205	Bath #2
206	Bedroom #3
207	Bath #3
208	Bedroom #4
209	Bath #4
210	Laundry #2
211	Walk-In #4
212	Hallway
213	Hallway
214	Hall
301	Bedroom #5
302	Bath #5
303	Stair Hall #3
303	Stair Hall #3
304	Bedroom #6
305	Attic

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Second Floor Plan

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A.1.2

2239

02.10.25

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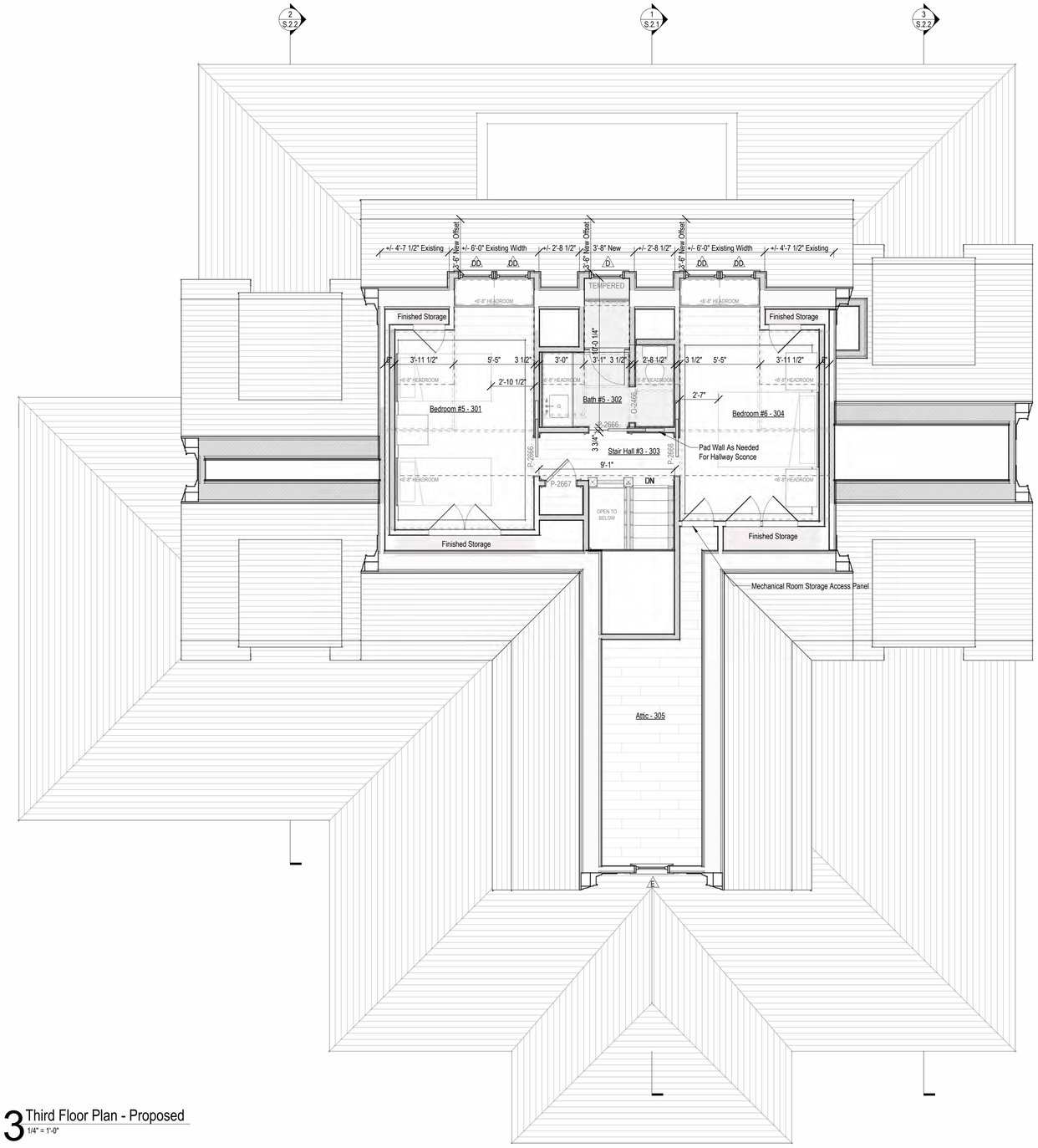

3 Third Floor Plan - Proposed
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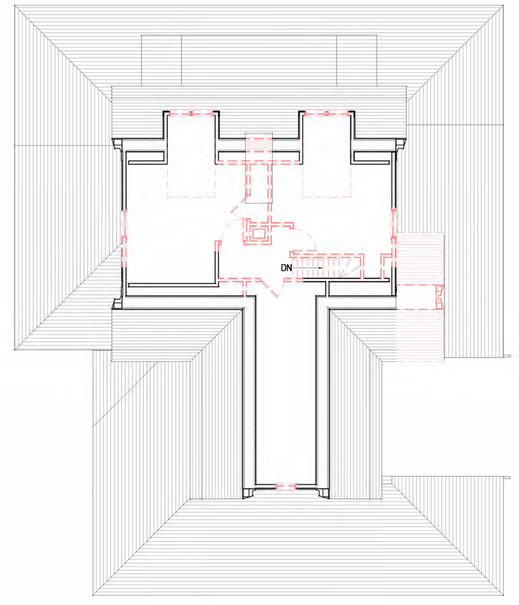

3X Third Floor Plan - Existing/Demolition
1/8" = 1'-0"

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103	Den
104	Bedroom #1
105	Bath #1
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Third Floor Plan

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A.1.3

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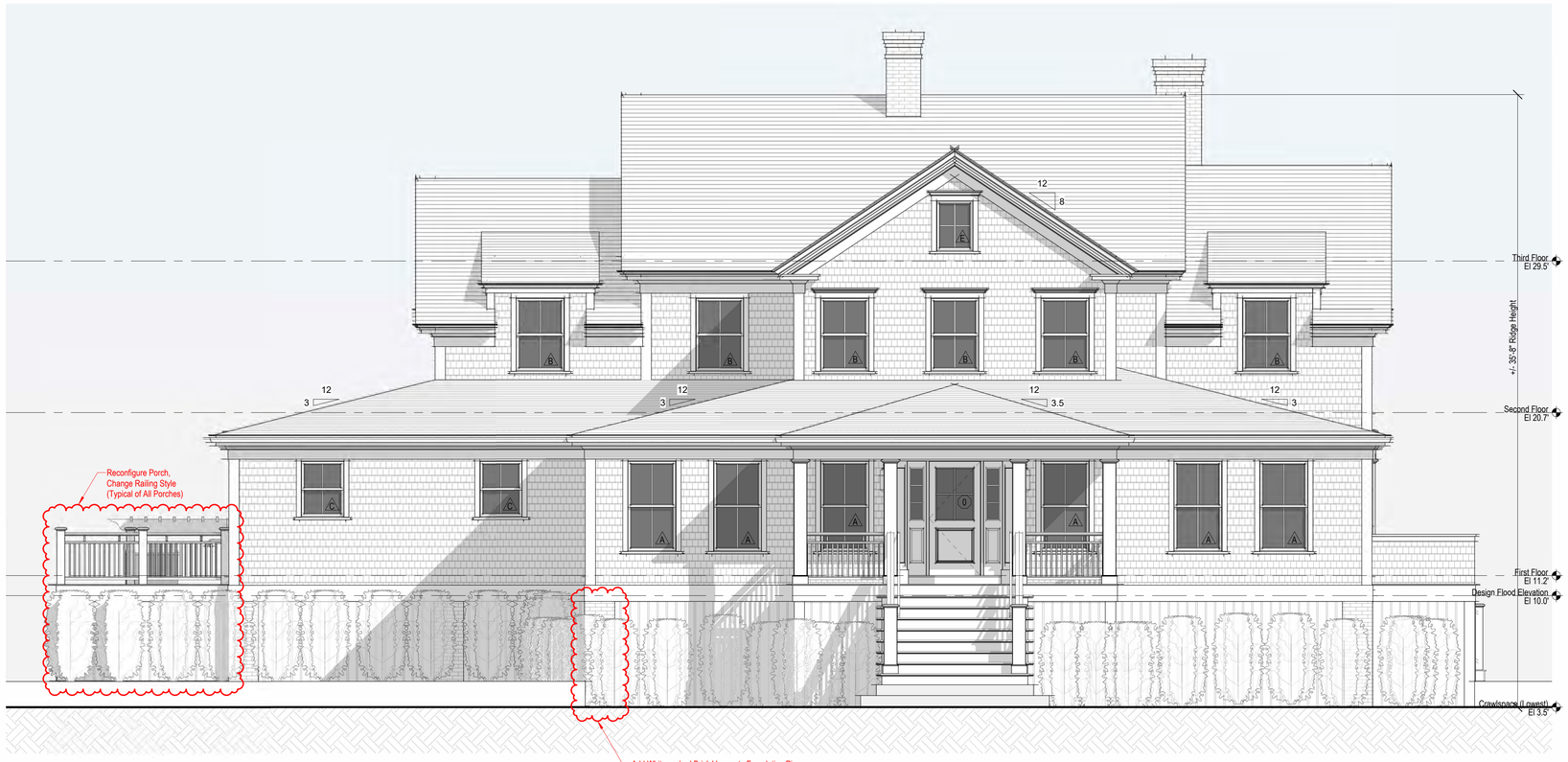
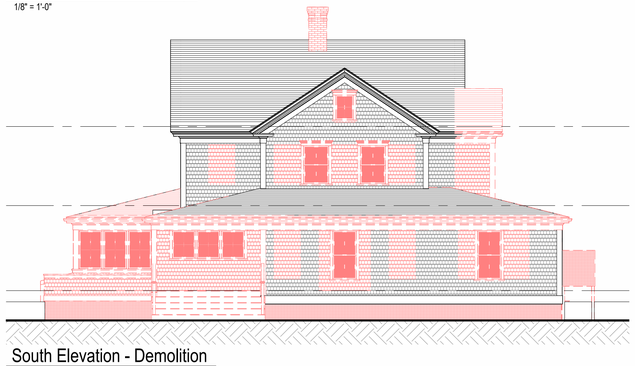


1 South Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"



South Elevation - Previously Approved (08-06-24)
1/8" = 1'-0"

2239

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Exterior Elevations

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A.2.1

2239

02.10.25

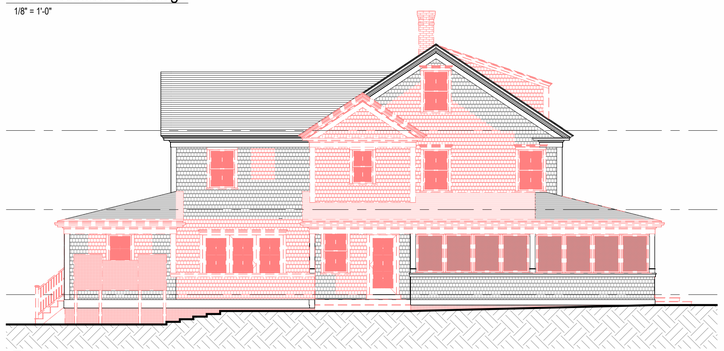


2 East Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"



East Elevation - Previously Approved (08-06-24)
1/8" = 1'-0"

2239

Main House

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emeritus
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Site Information

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Proposed G.C.:	-----
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A.2.2

2239

02.10.25

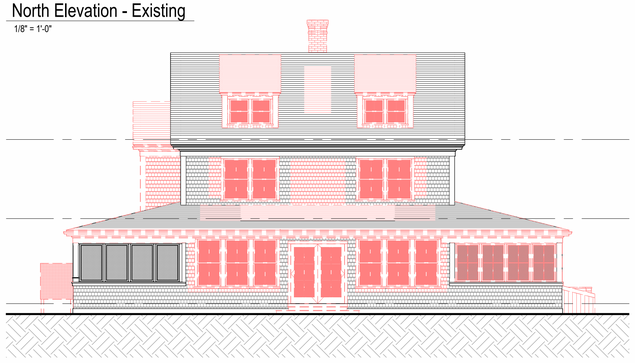


3 North Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"



North Elevation - Previously Approved (08-06-24)
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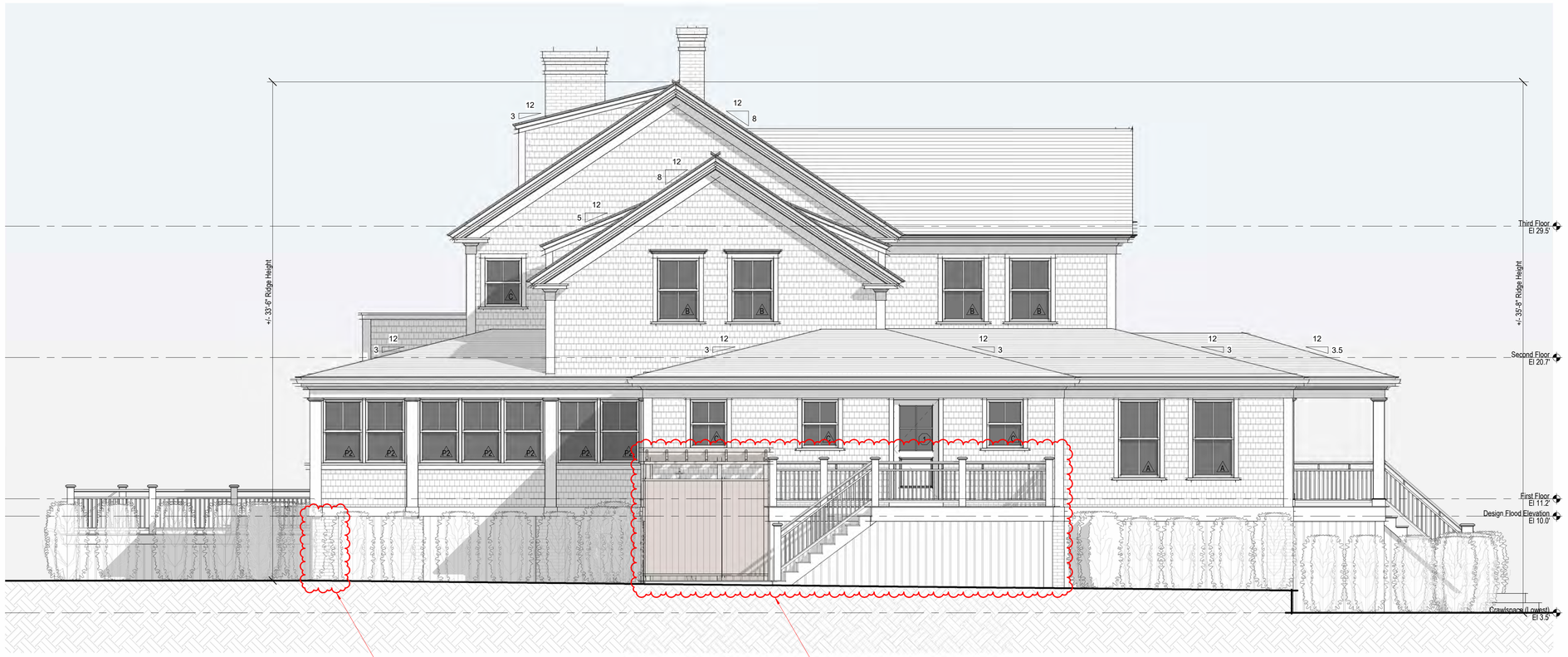
A.2.3

2239

02.10.25



4 West Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



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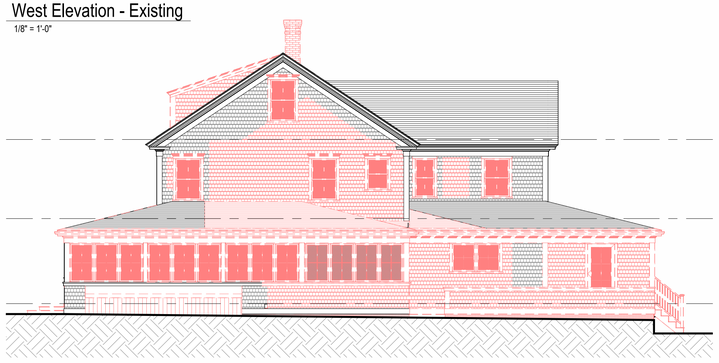

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A.2.4

2239

02.10.25

H.D.C. Submission



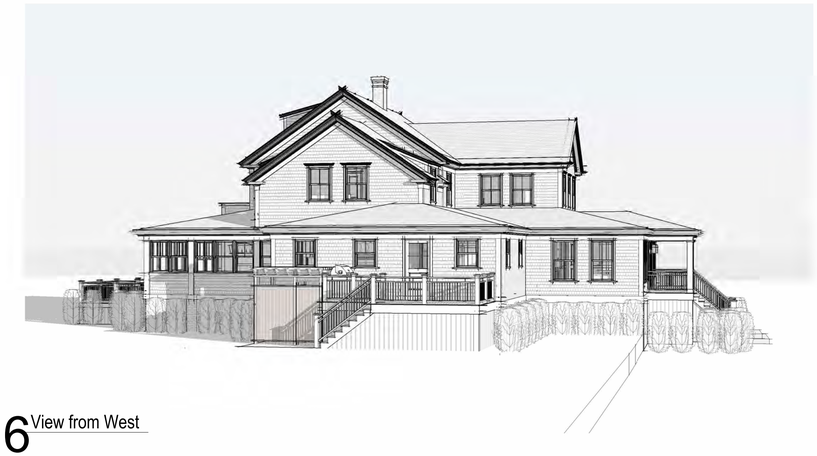
1 View from Southwest



2 View from South



3 View from Southeast



6 View from West



5 View from North



4 View from East

2239

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Exterior Perspectives

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A.3.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.138
Historic Name:	
Common Name:	
Address:	63 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-009; BP5-28;
Year Constructed:	C 1915
Architectural Style(s):	Colonial Revival;
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;
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)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, February 15, 2023 at 2:29 PM

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP5-28
MAP/PARCEL#: 29-009

Recorded by: WAS Date: 03/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 63 HULBERT AVE

2. Building Name: N/A

3. Ownership: Private

4. Present Owner: FAILING, BRUCE F.J. & LEIGH Q.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

AL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-M
11. Approximate Frontage (ft.): 80
12. Setback from Street (ft.):60
13. Orientation to Street Address: Gabled,Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck,Parking, Guesthouse,BP5-29,BP5-30
16. Other Notable Features: beachfront

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation,Skylight
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Watertable
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

.GNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: C1915
  Source: Wannacomet Water Company
          Architect: Unknown   Builder: Unknown
44. Building Type: Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
          Unknown

47. Sources: Assessors Records,Sanborn Maps,
WWC



North Elevation 63 Hulbert Ave Map/Parcel: 29/9



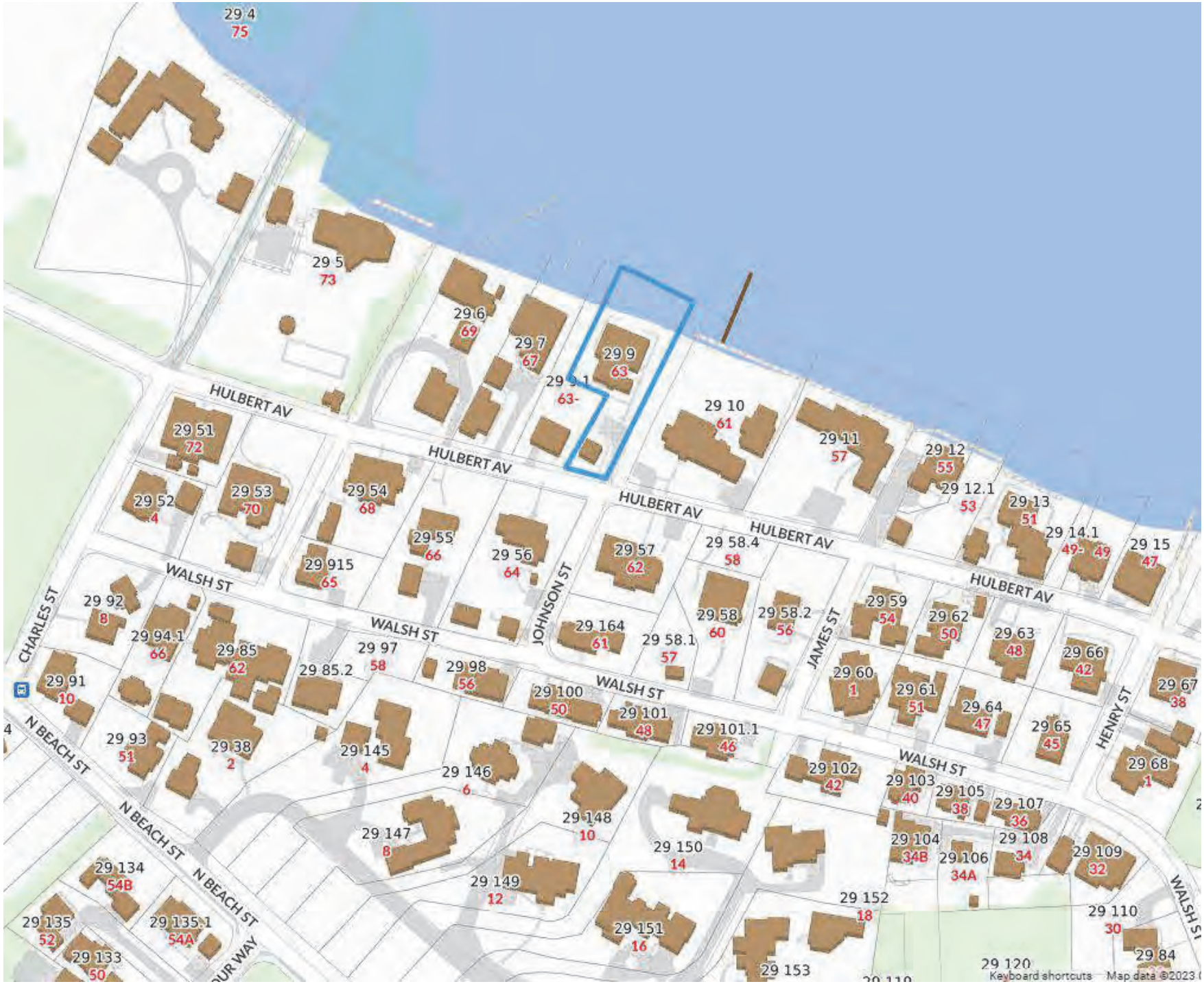
East Elevation 63 Hulbert Ave Map/Parcel: 29/9



South Elevation 63 Hulbert Ave Map/Parcel: 29/9

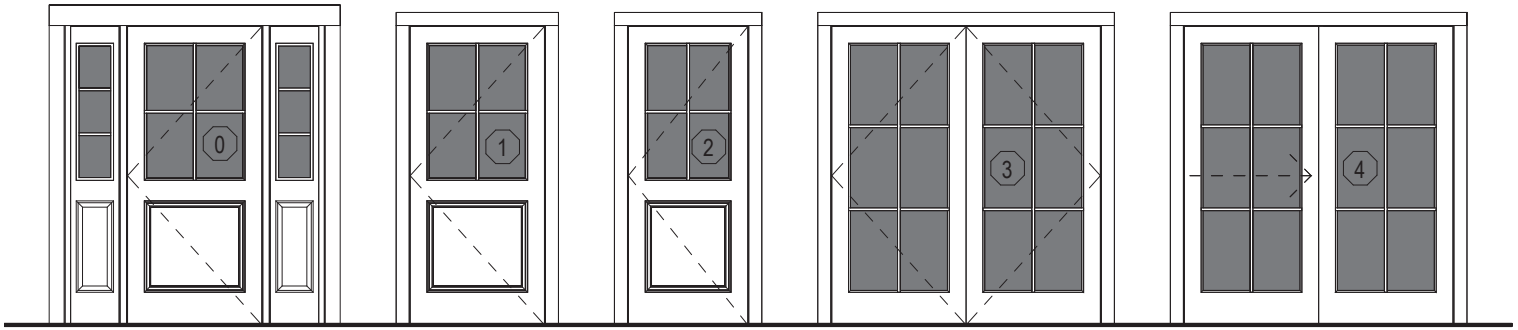


West Elevation 63 Hulbert Ave Map/Parcel: 29/9



1 Locus Map

Not to Scale



Single Hinged + Sidelights
1-Panel 4-Lite SDL + (2)1-Panel 3-Lite SDL

Single Hinged
1-Panel 4-Lite SDL

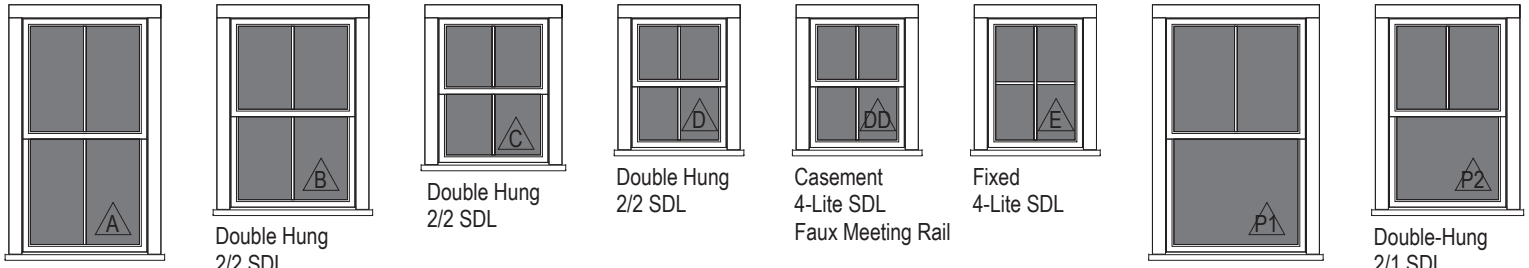
Single Hinged
1-Panel 4-Lite SDL

Double Hinged
(2)6-Lite SDL

Double Gliding
(2)6-Lite SDL

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

Casement
4-Lite SDL
Faux Meeting Rail

Fixed
4-Lite SDL

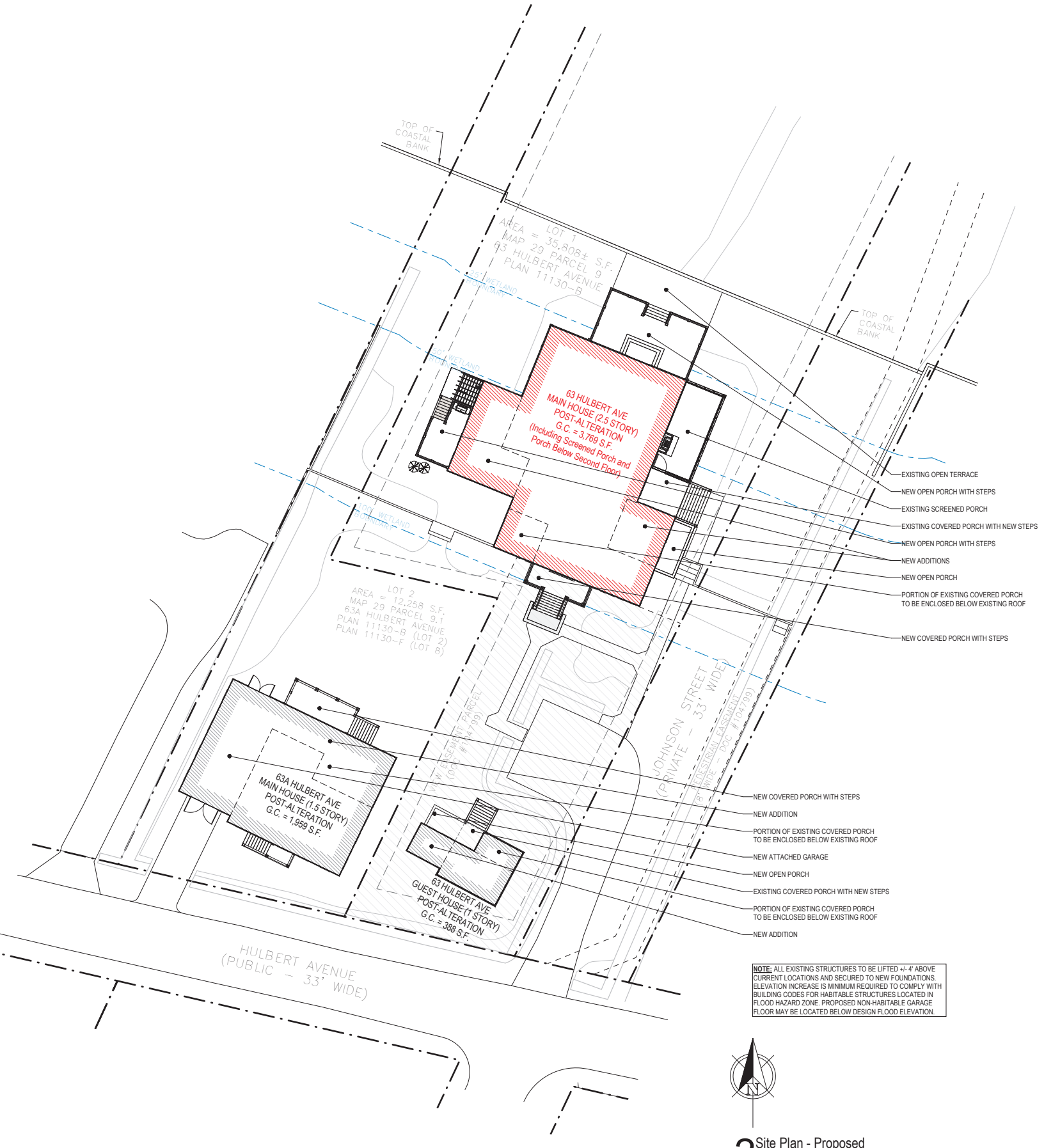
Double-Hung
2/1 SDL

Double-Hung
2/1 SDL

Window Legend

1/4" = 1'-0"

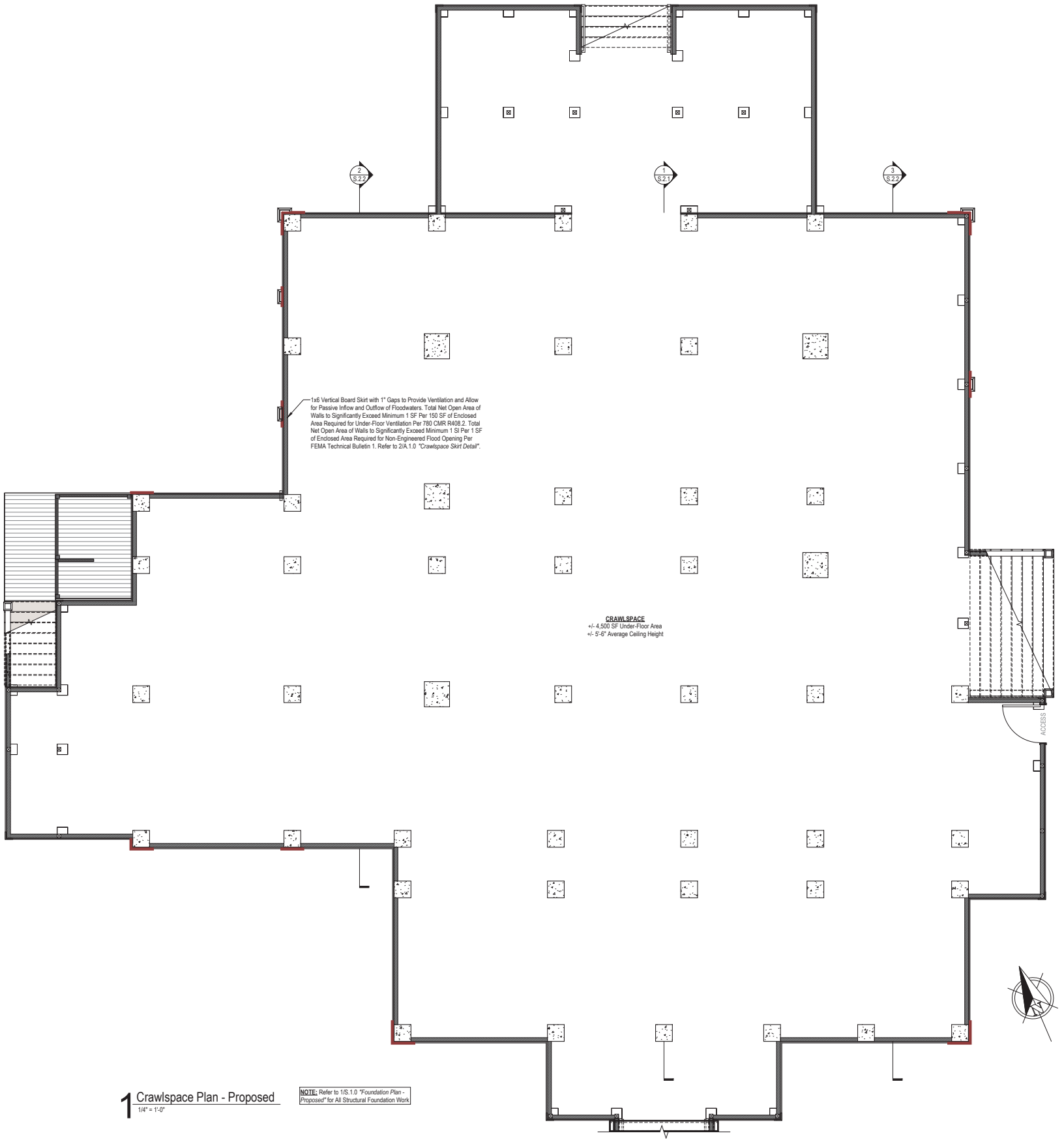
EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
2	1	2'-8"	6'-7 1/2"	2'-8"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
3	1	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Lepage	TBD	Double Hinged, 6-Lite SDL
4	3	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE								
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	12	2'-11 1/4"	5'-3 1/4"	3'-0"	5'-4"	Lepage	TBD	Double-Hung 2/2 SDL
B	19	2'-11 1/4"	4'-3 1/4"	3'-0"	4'-4"	Lepage	TBD	Double-Hung 2/2 SDL
C	14	2'-7 1/4"	3'-3 1/4"	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
D	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Double-Hung 2/2 SDL
DD	4	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Casement 4-Lite SDL
E	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Fixed 4-Lite SDL
P1	6	3'-3 1/4"	5'-3 1/4"	3'-4"	5'-4"	Lepage	TBD	Double-Hung 2/1 SDL
P2	11	2'-9 1/4"	4'-3 1/4"	2'-10"	4'-4"	Lepage	TBD	Double-Hung 2/1 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

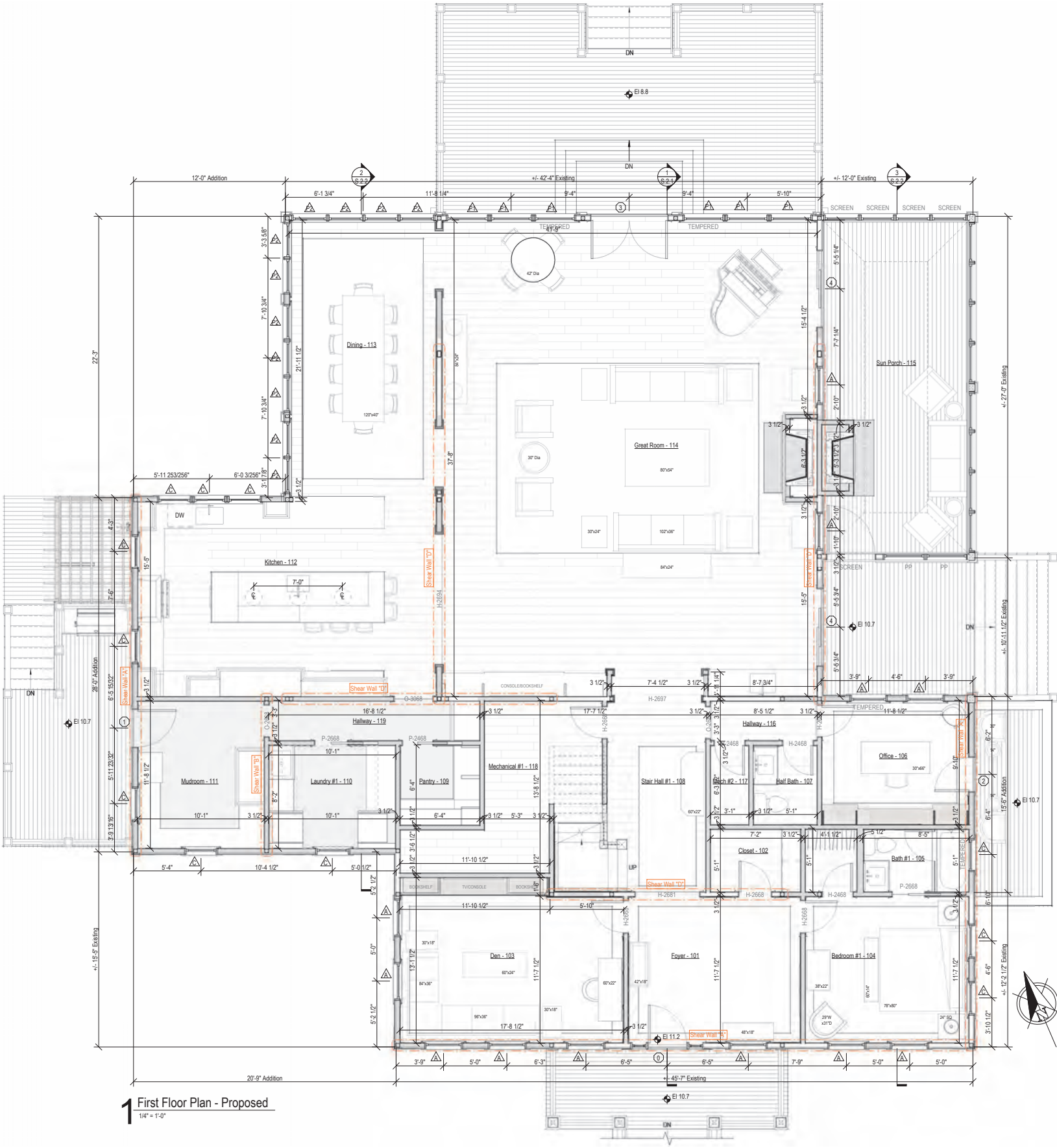
2 Site Plan - Proposed

1/16" = 1'-0"



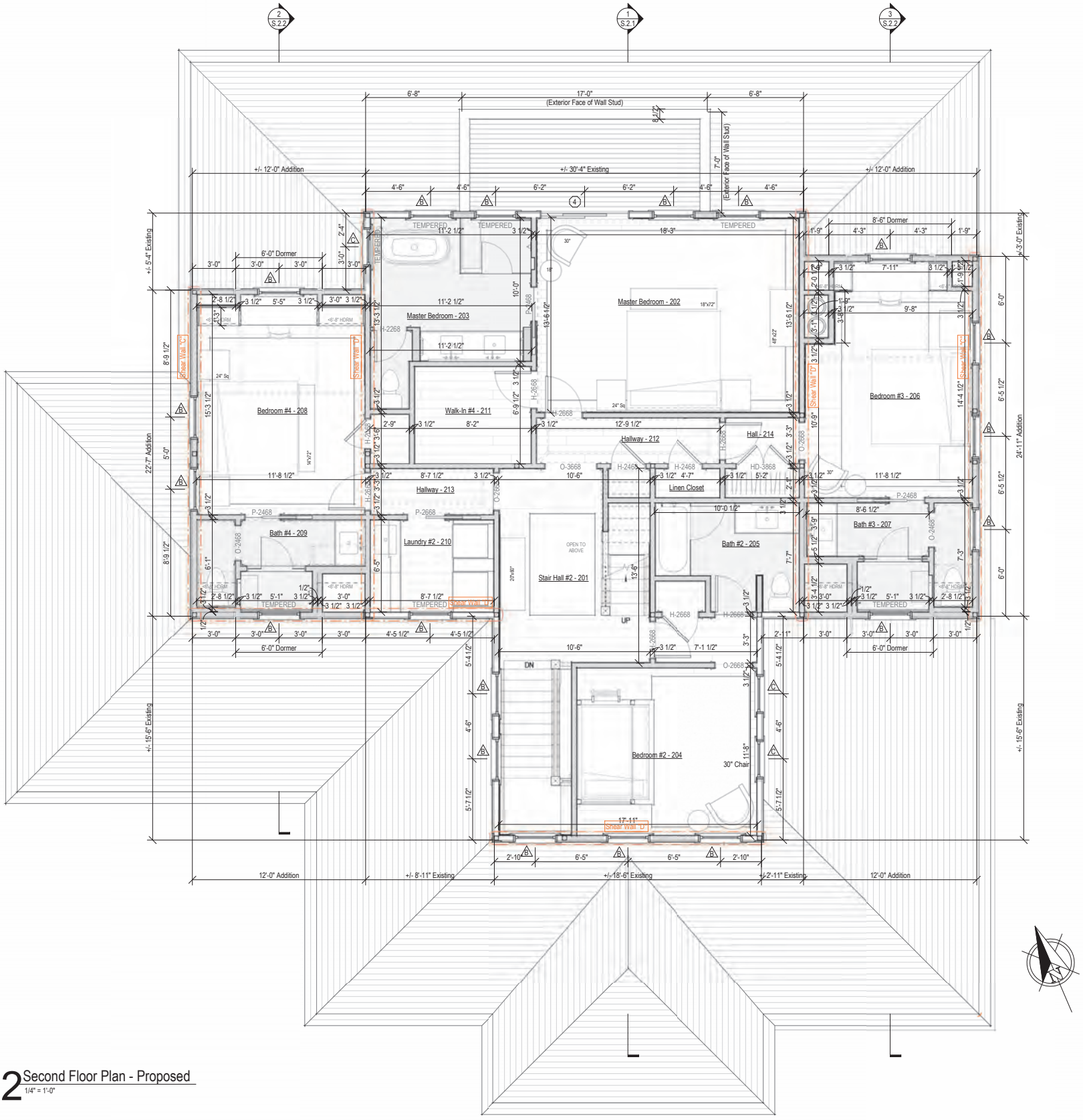
1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



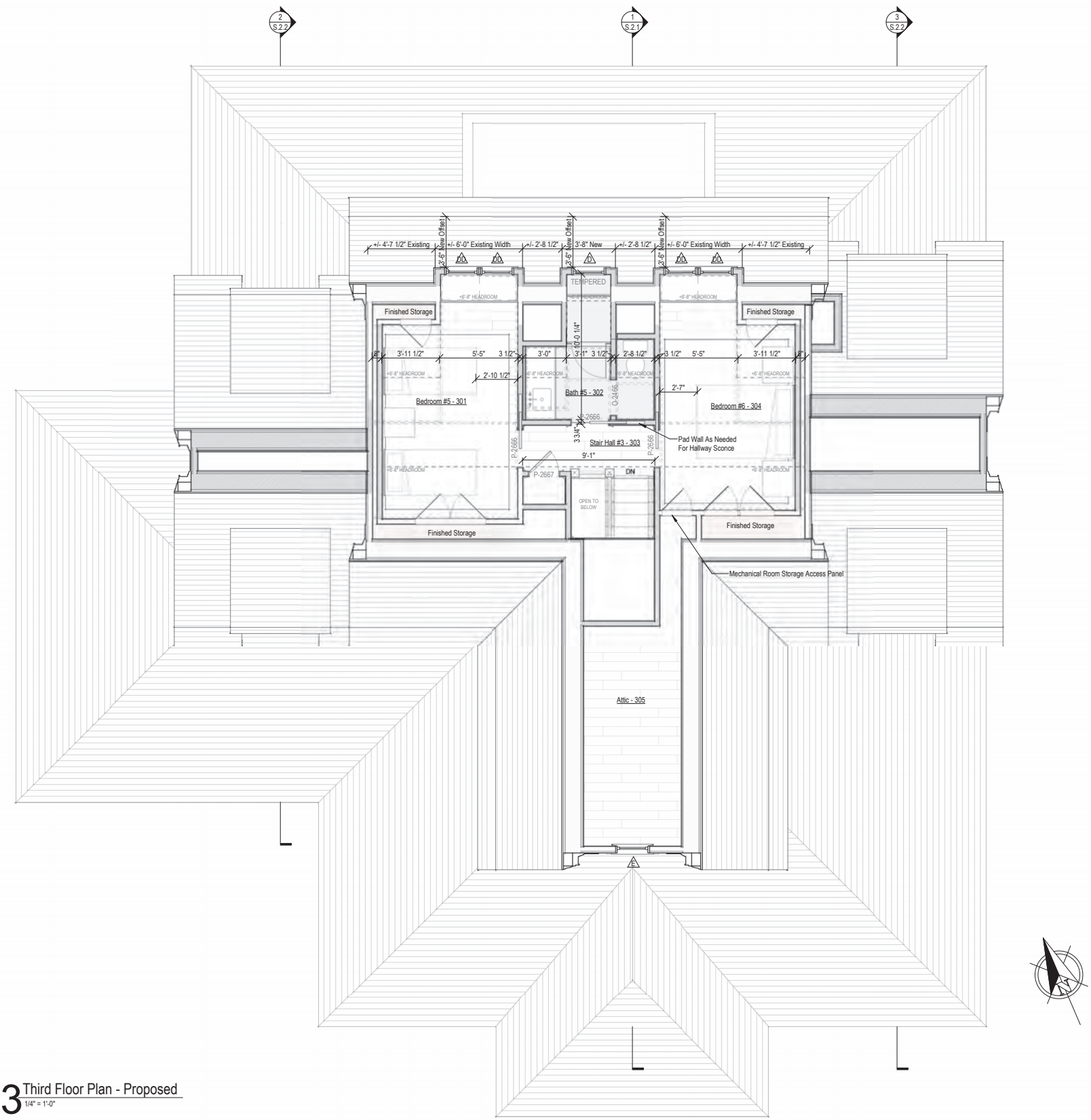
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



3 Third Floor Plan - Proposed
1/4" = 1'-0"



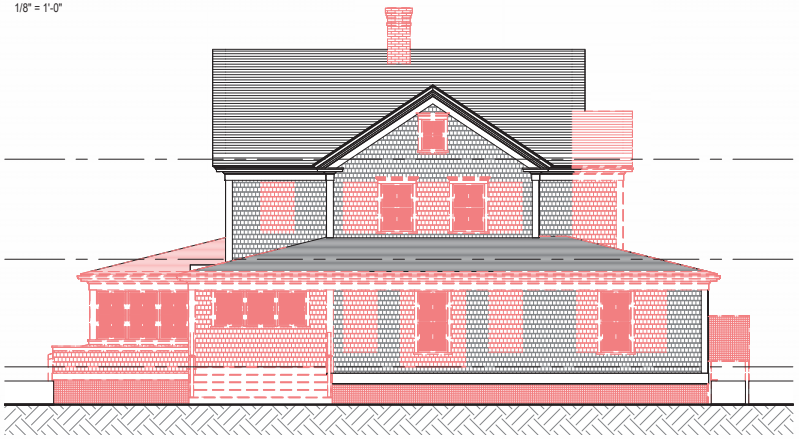
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



South Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"



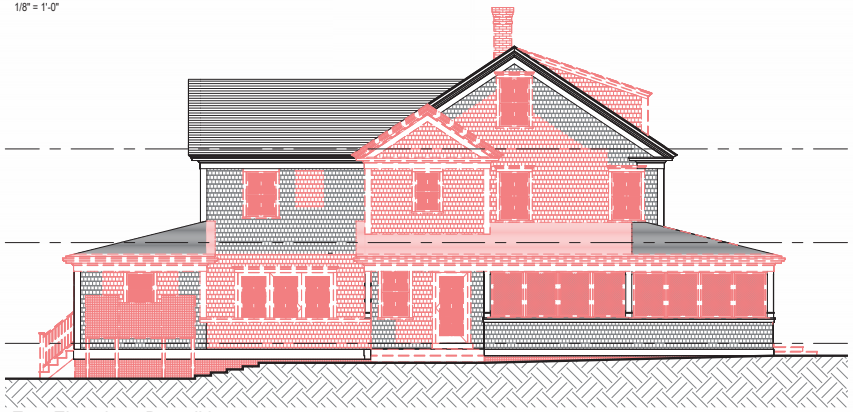
2 East Elevation - Proposed
1/4" = 1'-0"

1/4" = 1'-0"



East Elevation - Existing

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"

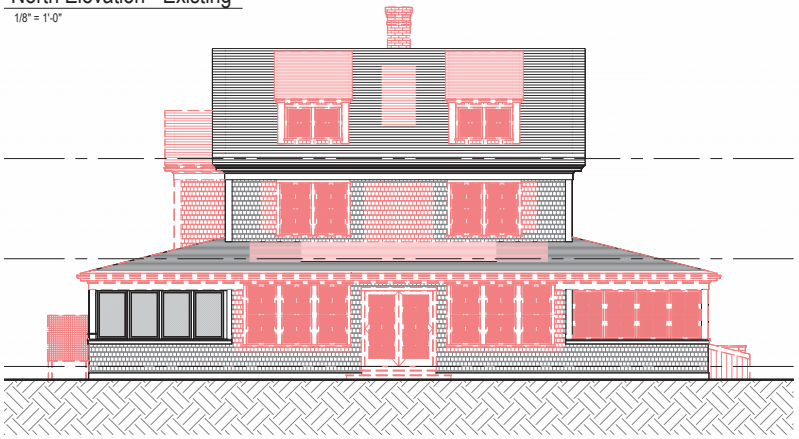


3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



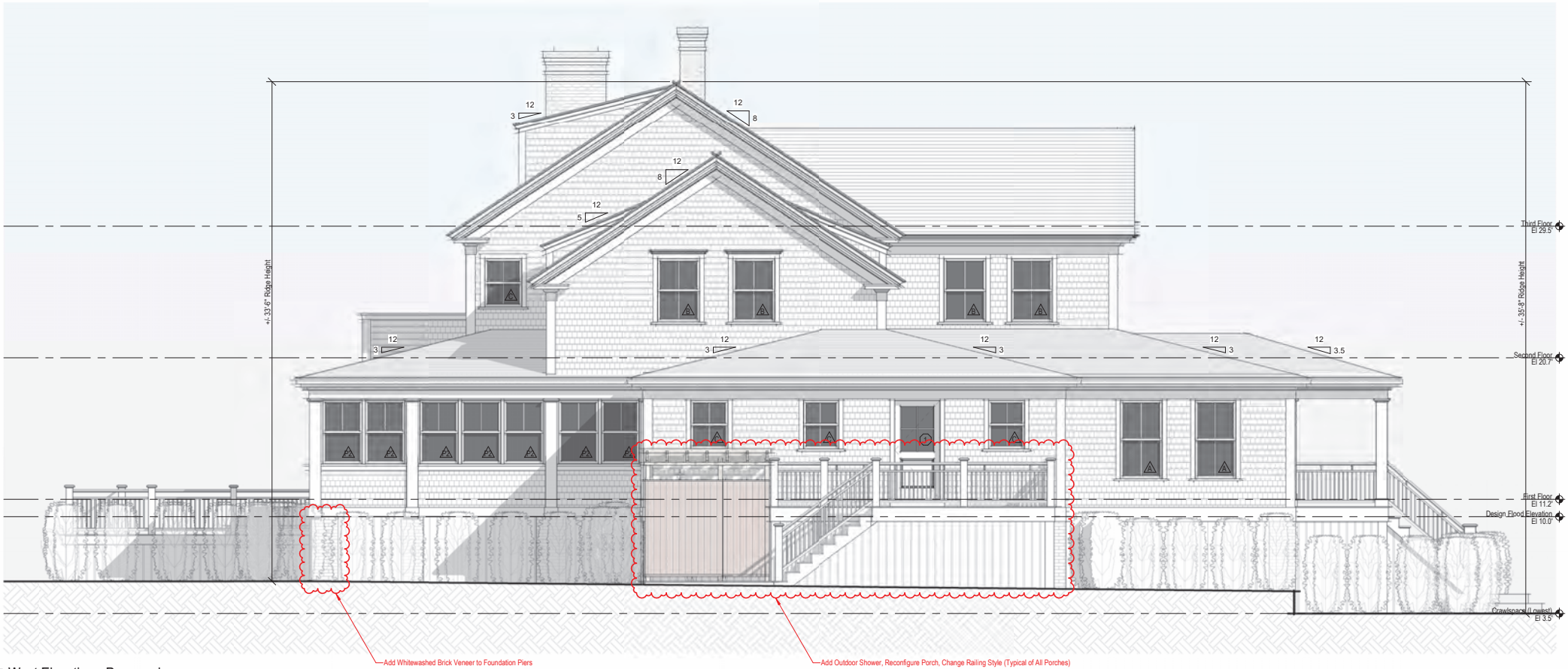
North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"

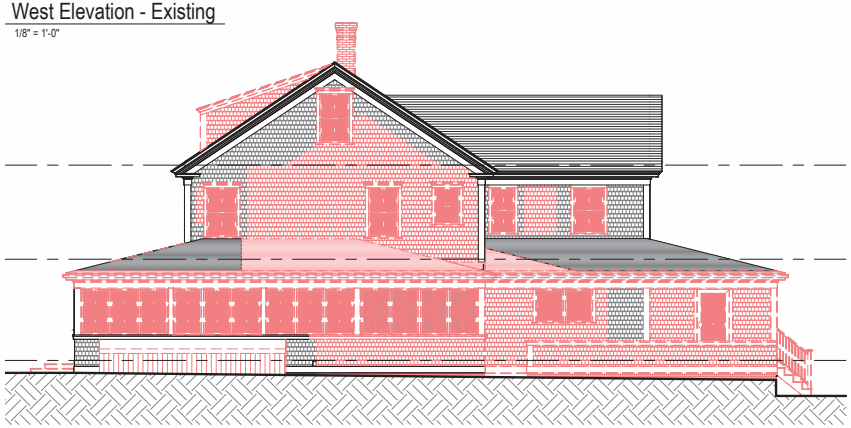


4 West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 6/20/23

HDC 2023-06-8667

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (main House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 williams Ln
Nantucket, MA 02554

Contact Phone #: 508.325.4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 6/20/23 Fee Paid: $ 200.00

Must be acted on by: 7/20/23

Extended to: _____

Approved: 6-0 Disapproved: _____

Chairman: Denise W Boomsma

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED ON CONSENT AGENDA.
(LETTER IN FILE)

RESILIENT NANTUCKET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Historic Determination Request

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING REHABILITATED COLONIAL REVIVAL

Historic Name: JAMES M. BROWN HOUSE

Original Date: C-1915 -1923

Original Builder:

HDC SURVEY FORM (DRAFT FORM B (MAN. 138))

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 _____ Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Stephen Welch
Vice-Chairman

Diane Coombs

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Abigail Camp

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Connie Patton

STAFF

Esmeralda C. Martinez
Land Use Specialist
HDC Compliance Coordinator
emartinez@nantucket-ma.gov

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

July 20, 2023

Address: 63 Hulbert Ave, Nantucket, MA 02554
Map/Parcel: 29 /9
Property Owner: 63 Hulbert LLC

Dear Nantucket Building Commissioner,

At its June 20, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. House) located at 63 Hulbert Ave, Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- October 1923 Sanborn Insurance Map;
- Photographs of existing conditions;
- As-built conditions vs. proposed;
- Draft FORM B – Building Survey; PAL, June 2023;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.138.)

Based on this evidence, the HDC finds that 63 Hulbert Avenue (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. House) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E Backus

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2023-02-7983, HDC2023-06-8667, HDC2023-06-8668

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

HDC2024-07-10899

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Main House)

Owner of record: 63 Hulbert AVEC

Mailing Address: 25343 Halton Rd.
Carmel, CA, 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 325-4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY 001345

Date application received: 11/31/24 Fee Paid: $ 50

Must be acted on by: 9/27/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-09-9214
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Door Change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: C-1915

Original Builder:

REVISIONS*

1. East Elevation
2. South Elevation (describe) Add Sidelights to Front Door
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 WOOD Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Match Existing (Natural) Clapboard (if applicable) N/a Roof Match Existing
Trim Match Existing (White) Sash Match Existing (white) Doors Match Existing (white)
Deck Match Existing (Natural) Foundation Match Existing (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.

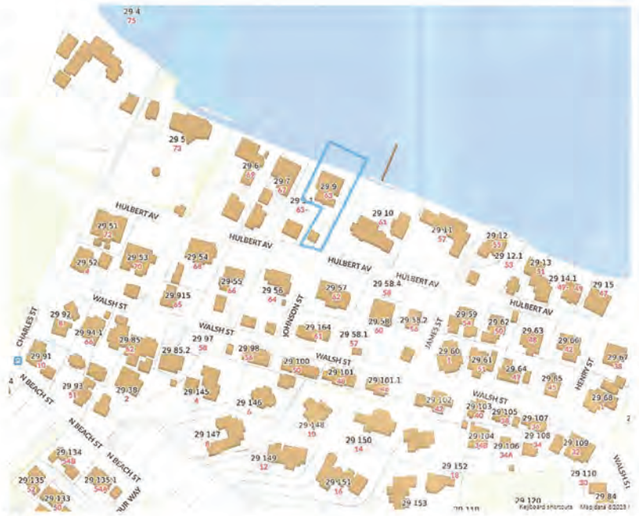
Date 7.29.24 Signature of owner of record _____ Signed under penalties of perjury

Main House

63 Hulbert Ave
Nantucket, MA 02554

07.29.24

H.D.C. Submission



1 Locus Map
Not to Scale



Exterior Door Legend

1/4" = 1'-0"



Window Legend

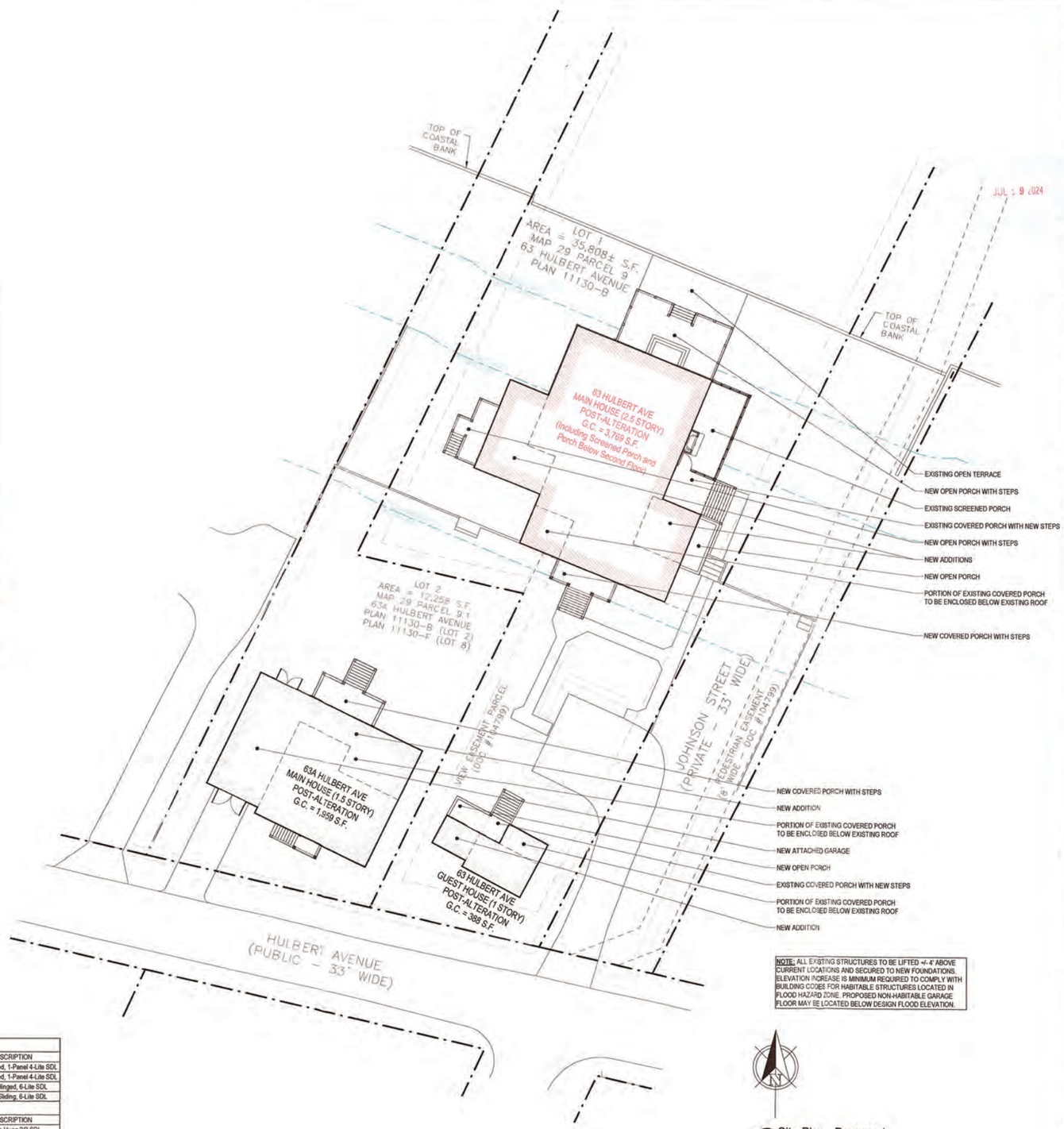
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
3	1	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Andersen	A-Series FWHD6068	Double Hinged, 6-Lite SDL
4	3	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Andersen	A-Series FWGD6068	Double Gliding, 6-Lite SDL

WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	12	2'-11 1/4"	5'-3 1/4"	3'-0"	5'-4"	Andersen	A-Series ADH3054	Double-Hung 2/2 SDL
B	19	2'-11 1/4"	4'-3 1/4"	3'-0"	4'-4"	Andersen	A-Series ADH3044	Double-Hung 2/2 SDL
C	15	2'-7 1/4"	3'-3 1/4"	2'-8"	3'-4"	Andersen	A-Series ADH2834	Double-Hung 2/2 SDL
D	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Andersen	A-Series ADH2430	Double-Hung 2/2 SDL
DD	4	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Andersen	A-Series ACW2430	Casement 4-Lite SDL
E	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Andersen	A-Series APW2430	Fixed 4-Lite SDL
P1	6	3'-3 1/4"	5'-3 1/4"	3'-4"	5'-4"	Andersen	A-Series ADH3454	Double-Hung 2/1 SDL
P2	11	2'-9 1/4"	4'-3 1/4"	2'-10"	4'-4"	Andersen	A-Series ADH21044	Double-Hung 2/1 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

2239
Main House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	—
Total Proposed G.C.:	—

Sheet Index - Architectural & Structural

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A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
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A.2.3 Exterior Elevations
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D.1.1 Exterior Trim Details
D.1.2 Exterior Trim Details

APPROVED
HDC 2024-07-10899
No Exterior Changes
Without HDC Approval

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.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1
2239

07.29.24

H.D.C. Submission

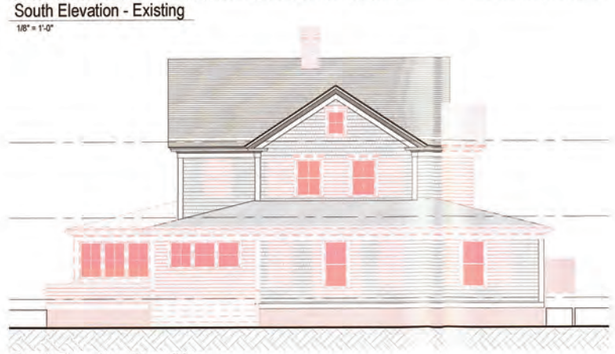
NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"



South Elevation - Previously Approved (03-26-24)
1/8" = 1'-0"

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	—
Total Proposed G.C.:	—

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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations
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APPROVED
HDC 2024-07-10899

Exterior Elevations

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A.2.1
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.

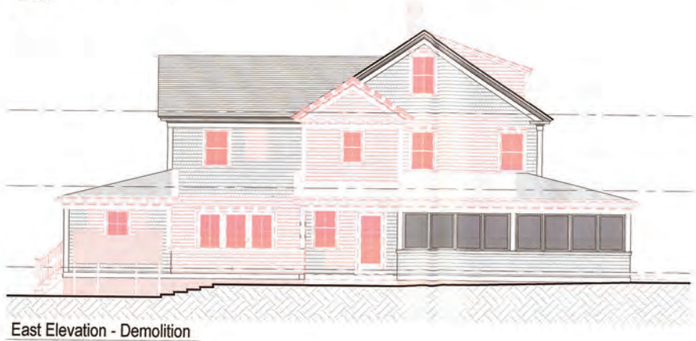


2 East Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY APPROVED EAST ELEVATION



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

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508.325.4945
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emeritus

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HDC 2024-07-10899
No Exterior Changes
Without Approval

Revisions

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A.2.2
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.

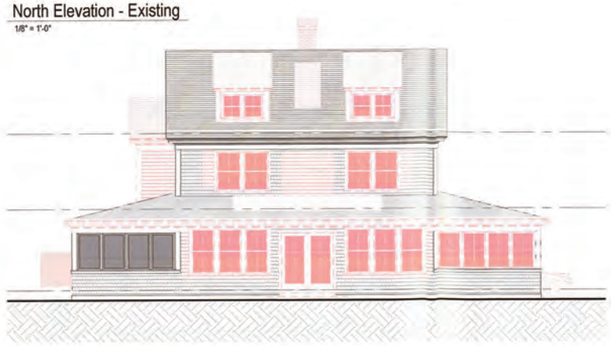


3 North Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY APPROVED NORTH ELEVATION



North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4955
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Site Information

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D.1.2 Exterior Trim Details

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Without H.D.C. Approval

Revisions

Exterior Elevations

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A.2.3
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



4 West Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY APPROVED WEST ELEVATION



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"

2239

Main House

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Nantucket, MA 02554

9 Williams Lane
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508.325.4995
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APPROVED
HDC 2024-07-10899
No Exterior Changes Without HDC Approval

Revisions

Exterior Elevations

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A.2.4

2239

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel CA, 93923

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. 2023-06-8661
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration, Trim

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: See Historic Determination (describe)

Original Date: C-1915

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*
1. East Elevation
2. South Elevation Trim
3. West Elevation
4. North Elevation Porch Change, Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☑ Brick (type) whitewashed ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 - TME
Clapboard (if applicable) N/A
Roof Natural - TME
Trim White - TME
Sash White - TME
Doors White - TME
Deck Natural - TME
Foundation Whitewashed Brick Piers
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 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE,** collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
J.B. (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

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR 63 Hulbert LLC

STREET ADDRESS 63 Hulbert Ave

MAP/PARCEL 29 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02-10-2025

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.

Joshua Bancroft 02-10-2025

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I STEPHEN A. RICKS, 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)

Stephen A. Ricks 11/9/2022

Signature Date

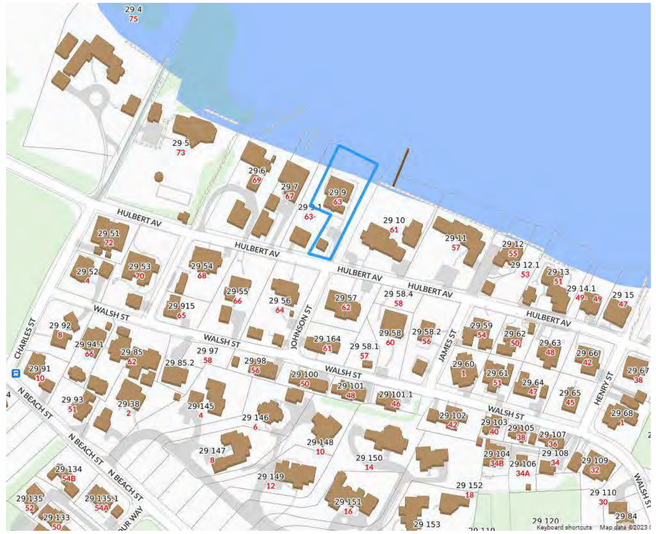
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Guest House

63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

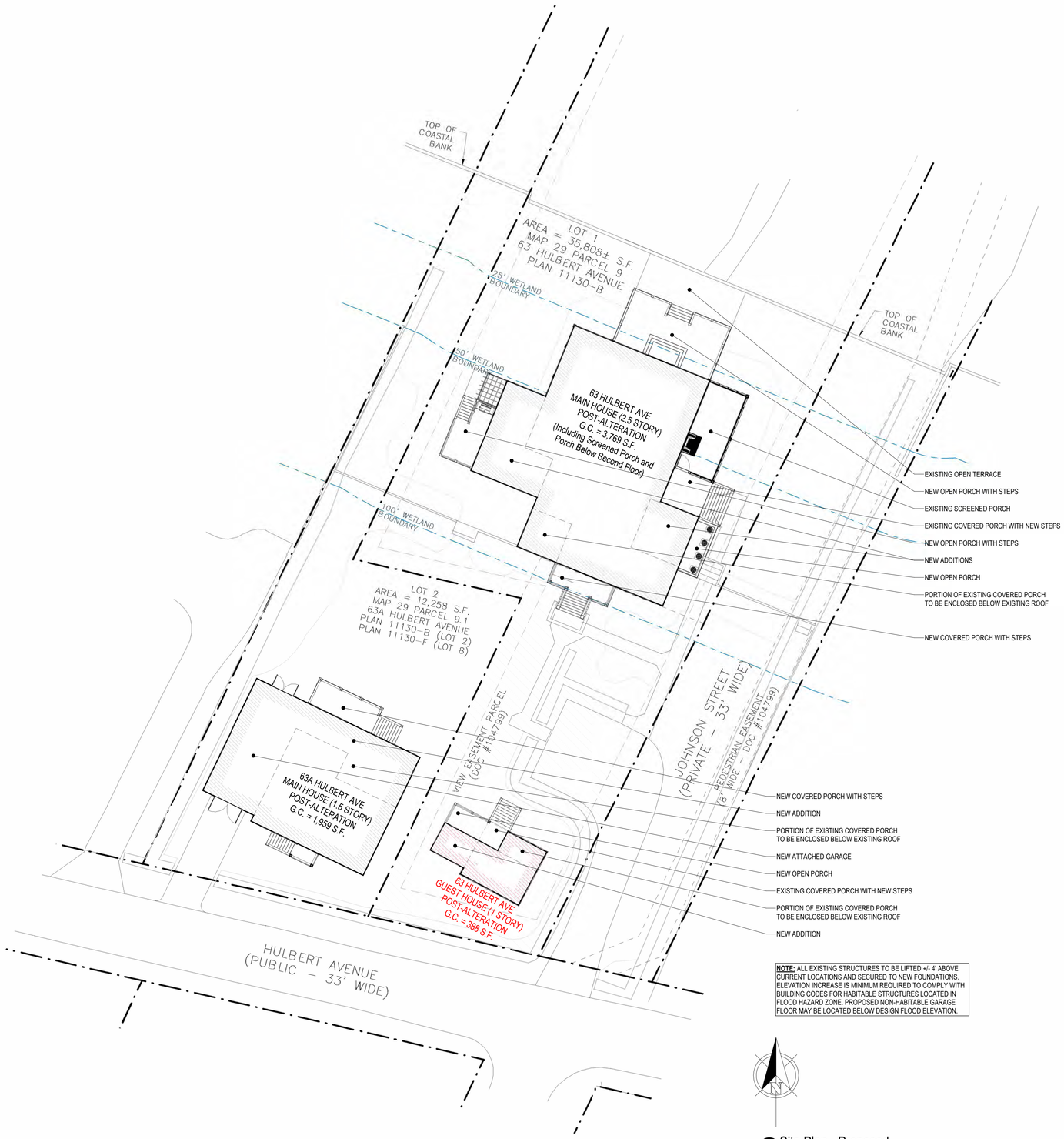


1 Locus Map
Not to Scale



Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
7	1	5'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	5	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	2	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	8	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL
G	1	2'-4"	2'-8"	Lepage	TBD	Fixed 4-Lite SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

2239

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D.1.2 Interior Elevations - Bathroom
D.1.3 Interior Elevations - Bedroom
D.2.1 Reflected Ceiling & Lighting Plan

Revisions

Cover Sheet

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A.0.1

2239

02.10.25

H.D.C. Submission

PHASING LEGEND

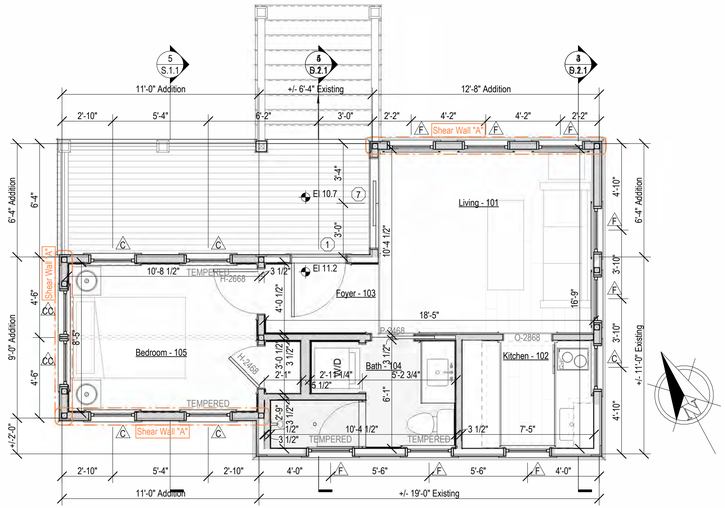
- Existing to Remain
- Existing to be Demolished
- Proposed

SHEAR WALL SPECIFICATIONS

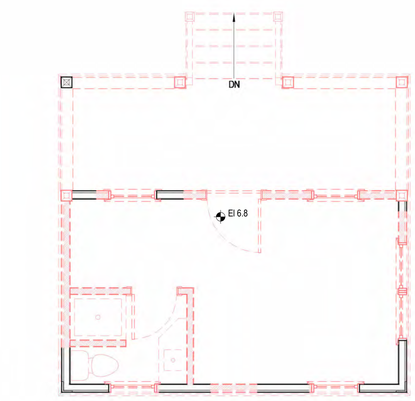
SHEAR WALL TYPE "A" CONSTRUCTION

Foundation to Roof

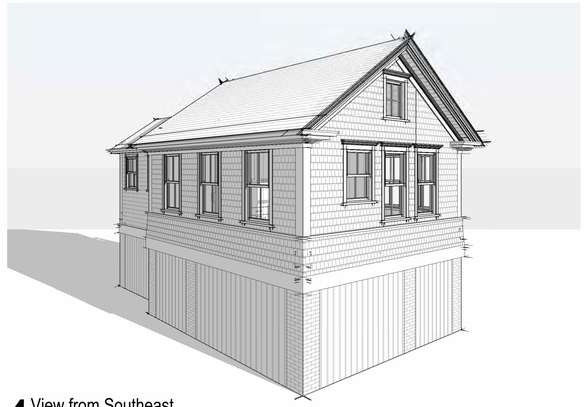
- 2x4 studs spaced at 16" on center with (2)2x4 studs at each end and a (2)2x4 top plate.
- 1/2" exterior grade plywood (minimum) nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions and all interior joints. Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.
- Connect the (2)2x4 studs at either end of the shear wall to the foundation with a Simpson HDU5-SDS2.5 holdown. The holdown shall be located on top of the foundation shoe, connected to the (2)2x4 studs with (14) Simpson SDS ¼" x 2-1/2" screws, and connected to the concrete with a 5/8" diameter anchor bolt epoxied into the concrete a minimum of 8".



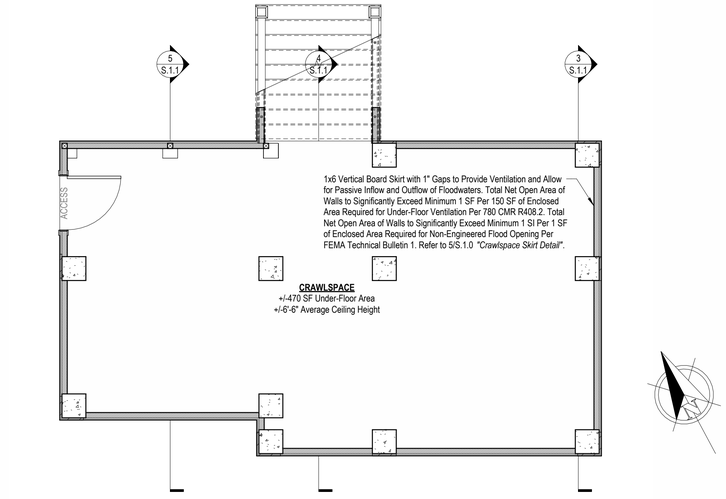
1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"

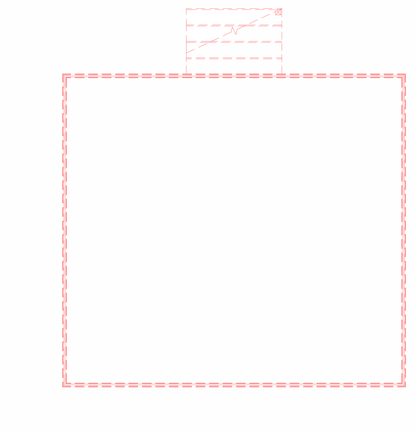


4 View from Southeast

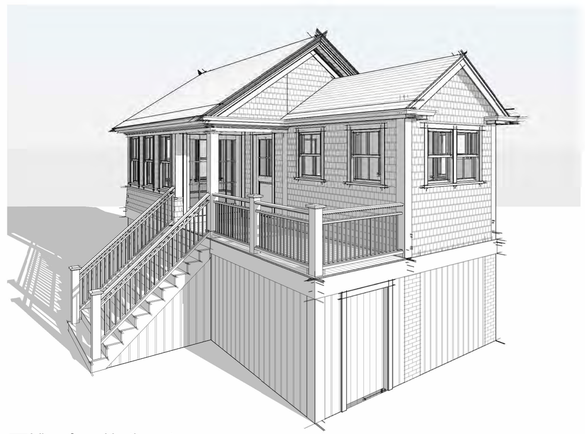


2 Crawlspace Plan - Proposed
1/4" = 1'-0"

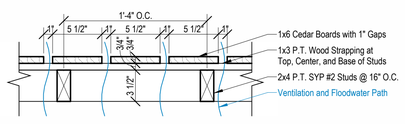
NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2X Crawlspace Plan - Existing/Demolition
1/4" = 1'-0"



5 View from Northwest



3 Crawlspace Skirt Detail
1 1/2" = 1'-0"

2239

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Perspectives
A.2.1 Exterior Elevations
S.1.0 Foundation Plan & Details
S.1.1 Framing Plans & Building Sections
D.1.1 Interior Elevations - Living & Kitchen
D.1.2 Interior Elevations - Bathroom
D.1.3 Interior Elevations - Bedroom
D.2.1 Reflected Ceiling & Lighting Plan

Revisions

Floor Plans & Exterior Perspectives

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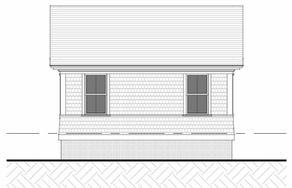
A.1.1

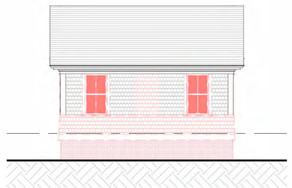
2239

02.10.25

H.D.C. Submission



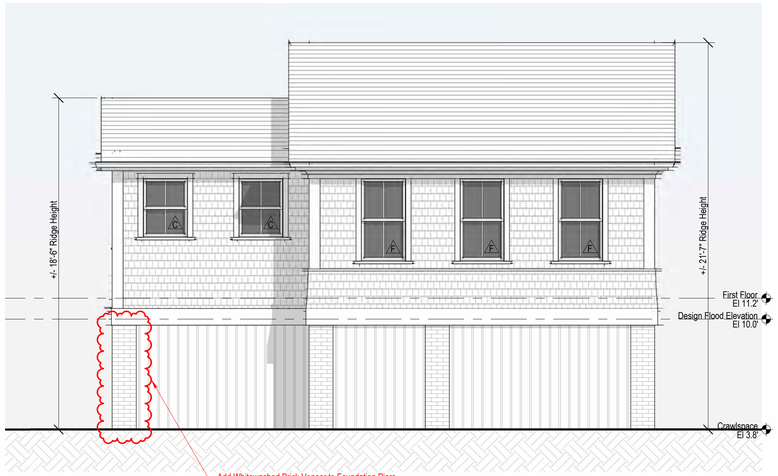
South Elevation - Existing
1/8" = 1'-0"



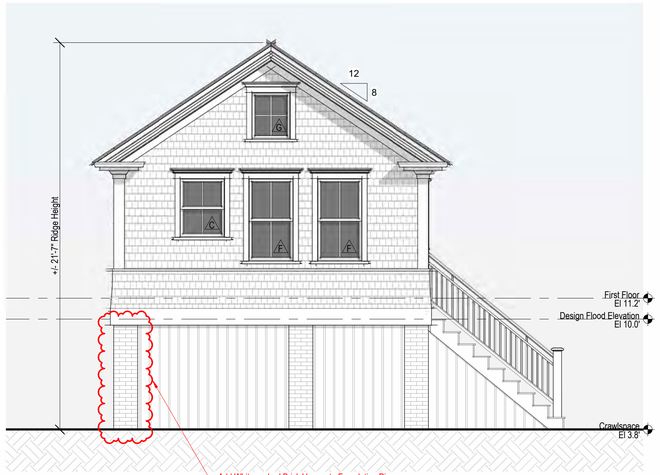
South Elevation - Demolition
1/8" = 1'-0"



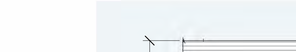
South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



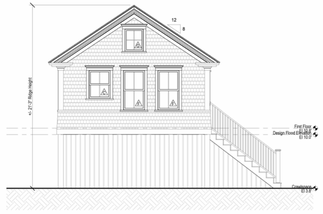
2 East Elevation - Proposed
1/4" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"



East Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"

3 North Elevation - Proposed
1/4" = 1'-0"

4 West Elevation - Proposed
1/4" = 1'-0"

North Elevation - Existing
1/8" = 1'-0"

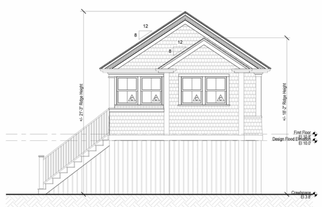
North Elevation - Demolition
1/8" = 1'-0"



North Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"

West Elevation - Existing
1/8" = 1'-0"

West Elevation - Demolition
1/8" = 1'-0"



West Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"

2239

Guest House

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A.2.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.139
Historic Name:	
Common Name:	
Address:	63 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-009; BP5-29;
Year Constructed:	C 1915
Architectural Style(s):	Colonial Revival;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, February 15, 2023 at 2:29 PM

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP5-29
MAP/PARCEL#: 29-009

Recorded by: WAS Date: 03/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 63 HULBERT AVE

2. Building Name: N/A

3. Ownership: Private

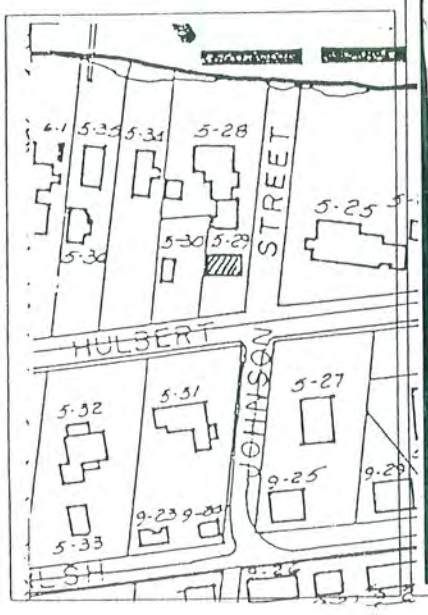
4. Present Owner: FAILING, BRUCE F. JR., & LEIGH Q.

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

ERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 20
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Parking,Privet Hedge, BP5-28,BP5-30
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade,Pilasters
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

,GNIFICANCE

42. Role the Building Plays: Nationai Register: Contributing
43. Date of Initial Construction: C 1915
Source: Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: G,Side Gabled,
Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps



South Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



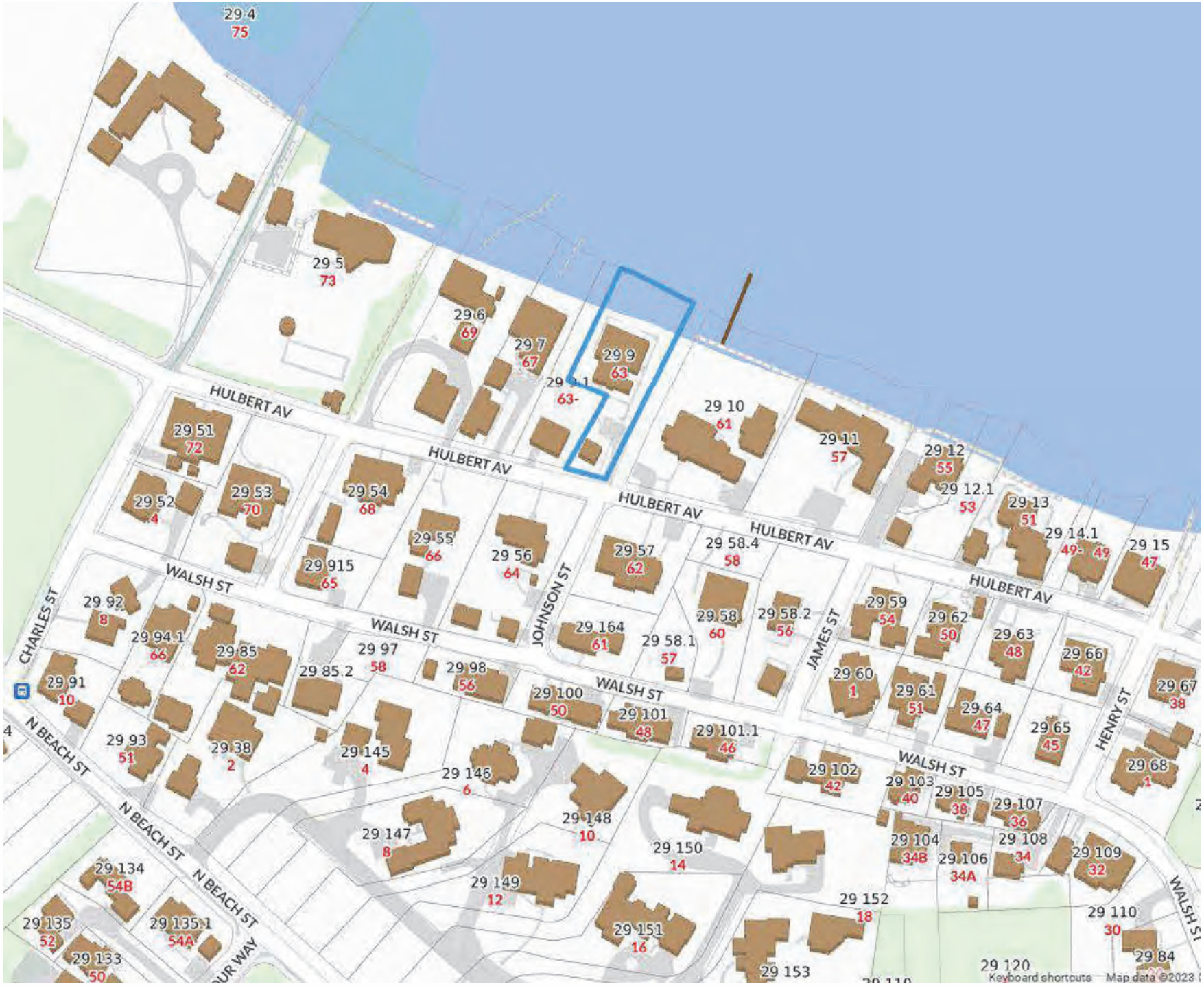
East Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



North Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9

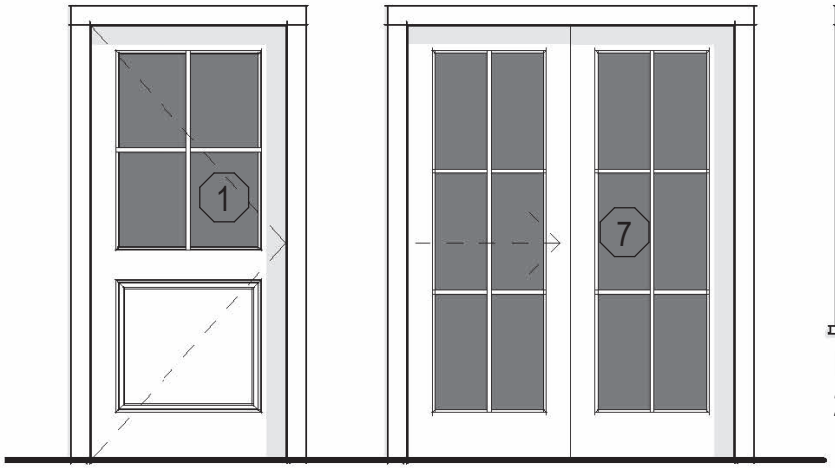


West Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



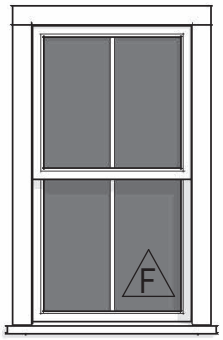
1 Locus Map

Not to Scale

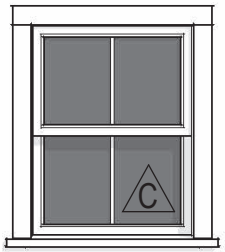


Single Hinged
1-Panel 4-Lite SDL

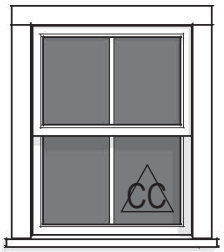
Double Gliding
(2)6-Lite SDL



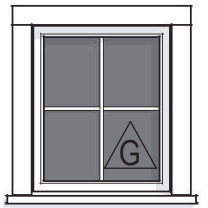
Double Hung
2/2 SDL



Double Hung
2/2 SDL



Casement
4-Lite SDL
Faux Meeting Rail

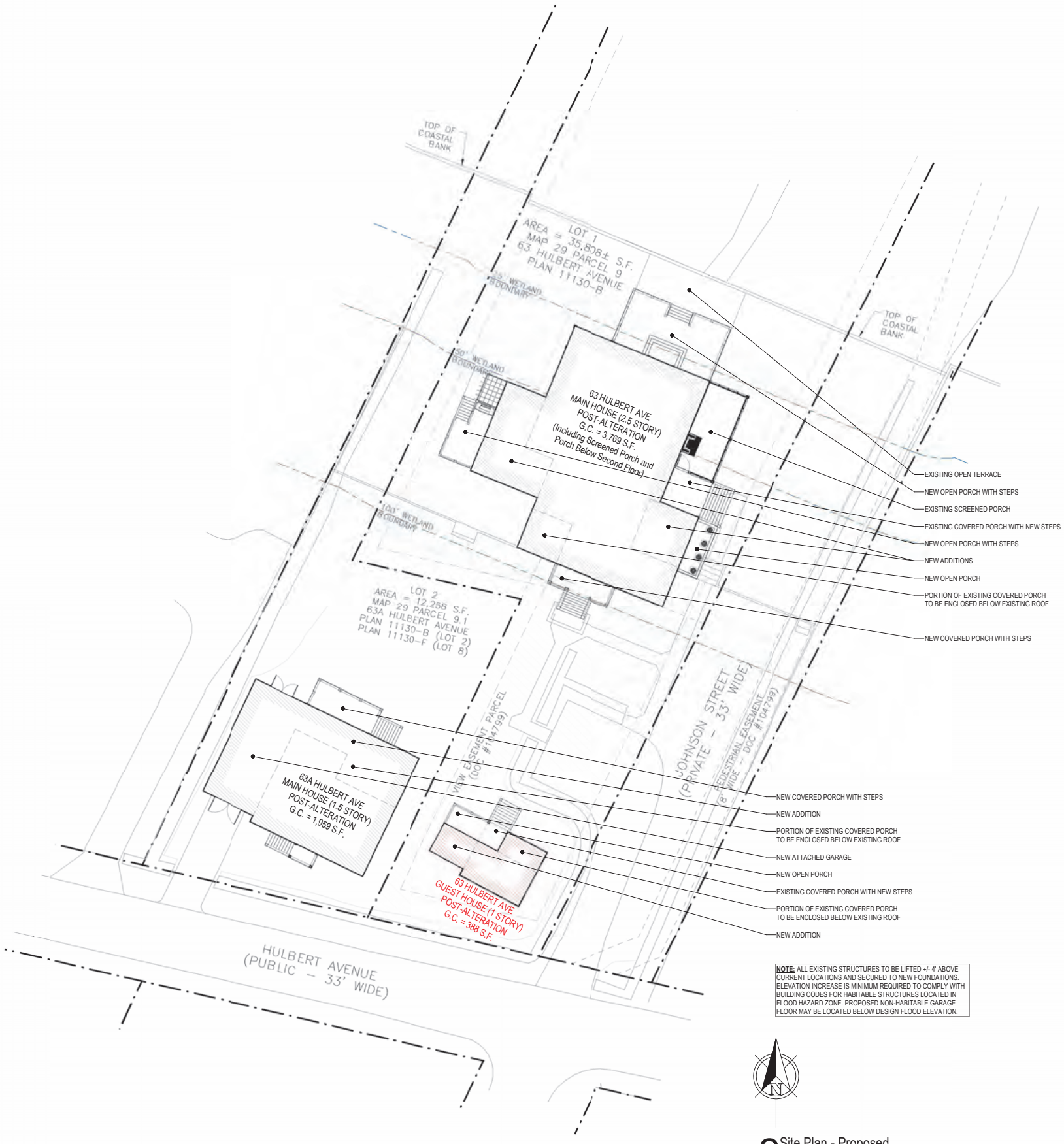


Fixed
4-Lite SDL

Exterior Door & Window Legend

1/4" = 1'-0"

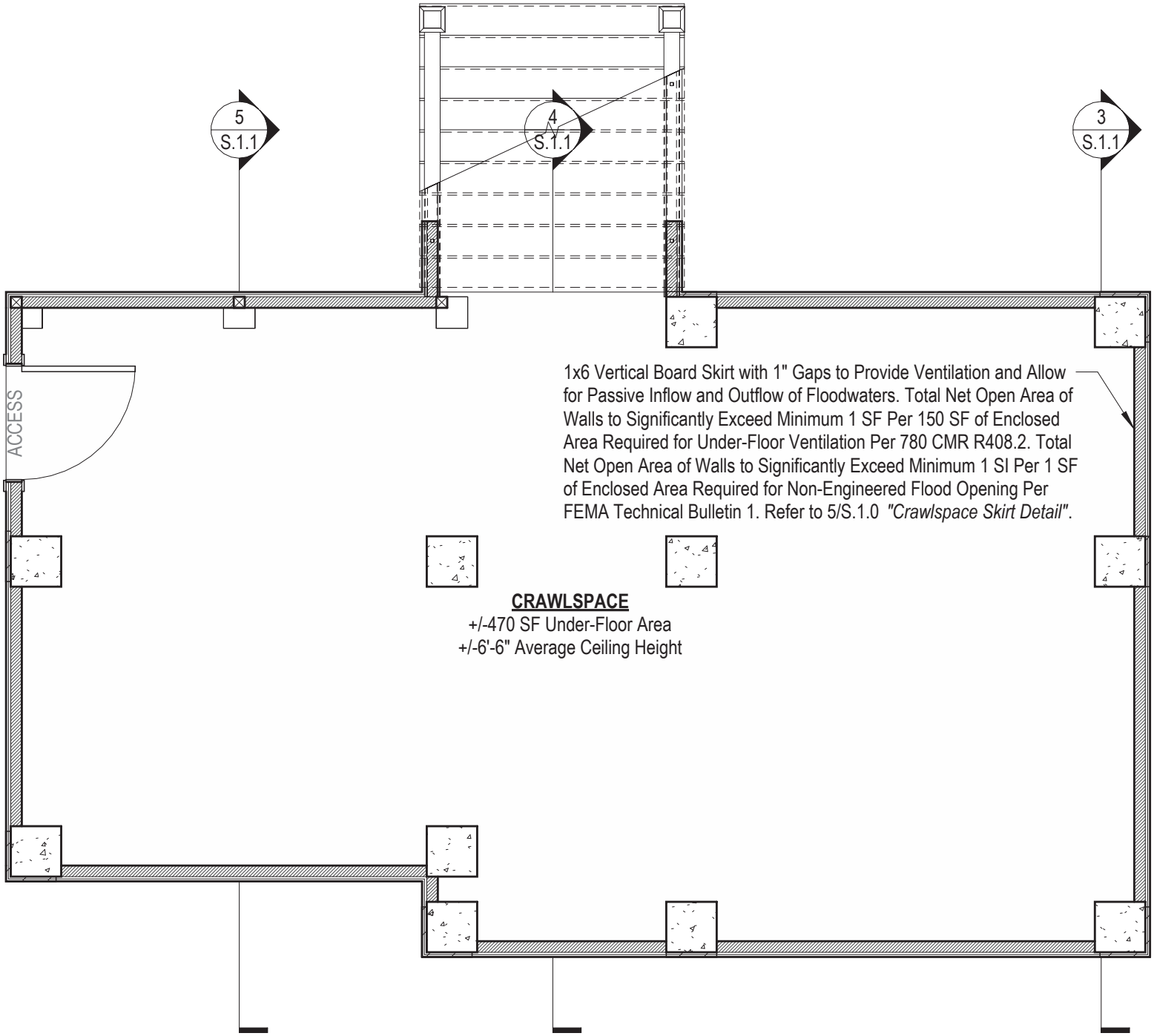
EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
7	1	5'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	5	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	2	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	8	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL
G	1	2'-4"	2'-8"	Lepage	TBD	Fixed 4-Lite SDL

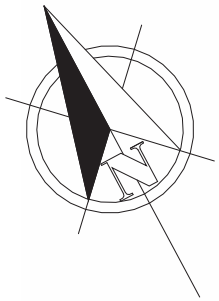


NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed

1/16" = 1'-0"

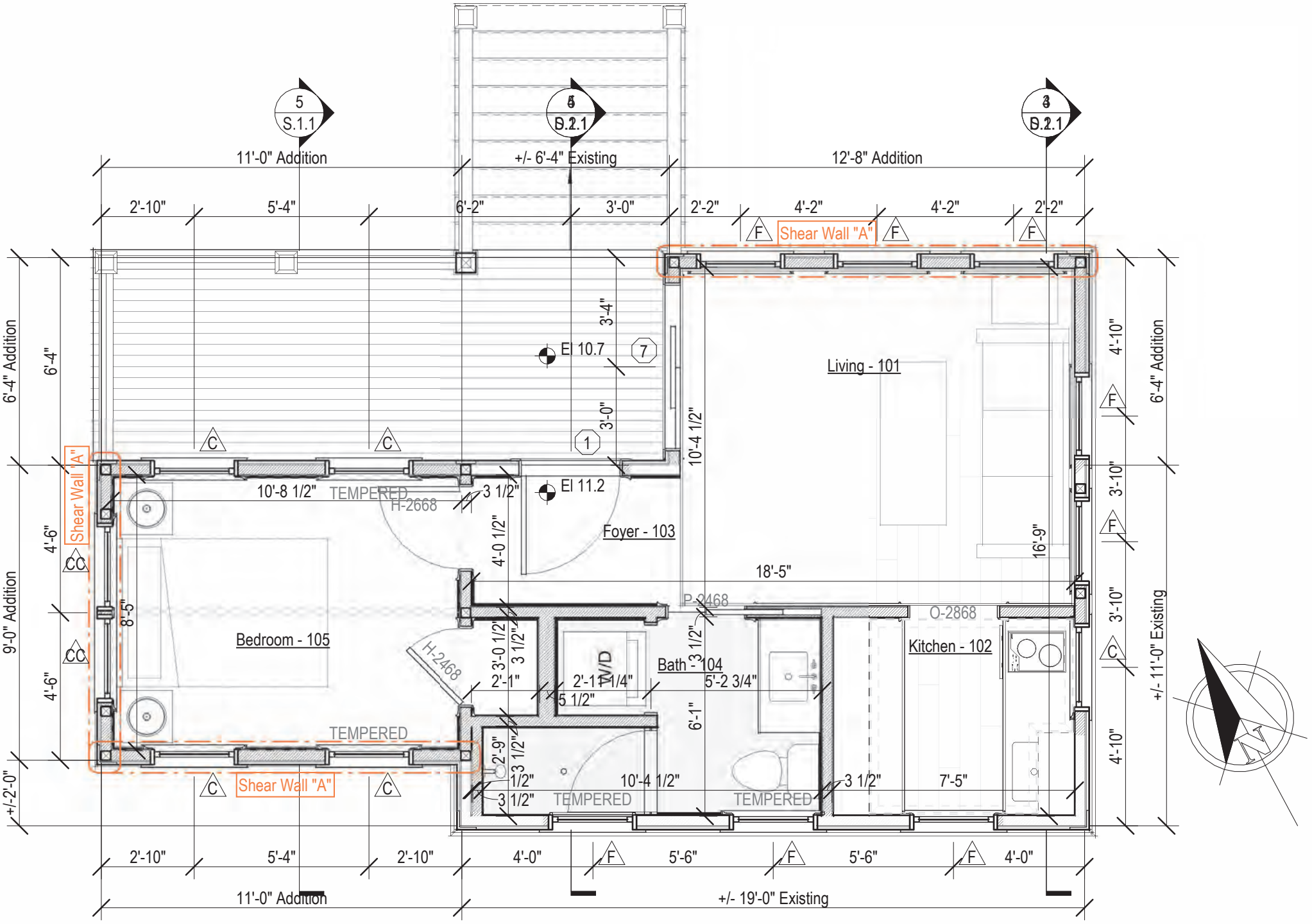




2 Crawlspace Plan - Proposed

1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



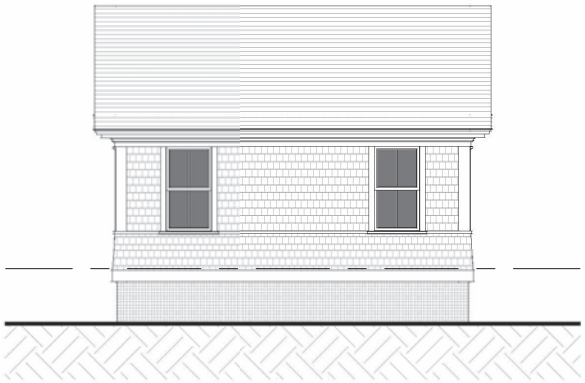
1 First Floor Plan - Proposed

1/4" = 1'-0"



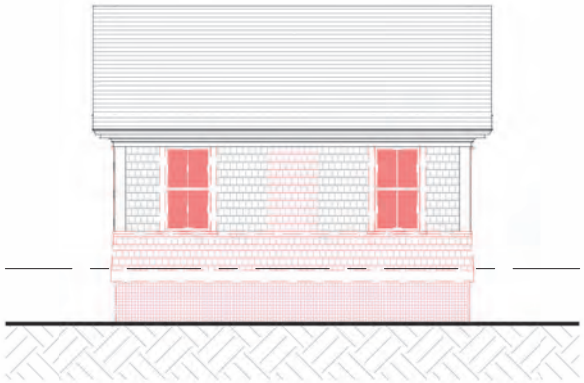
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



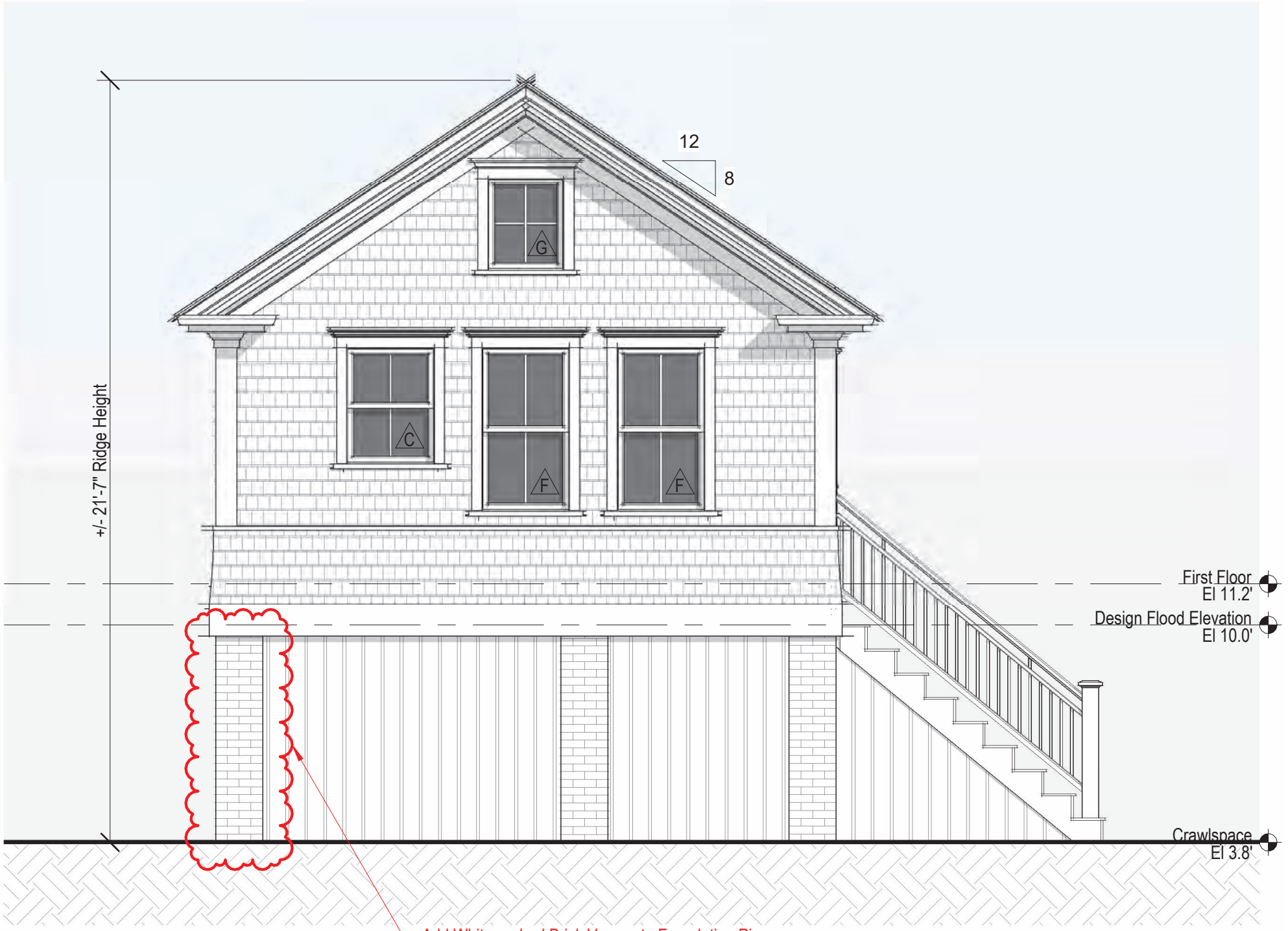
South Elevation - Demolition

1/8" = 1'-0"



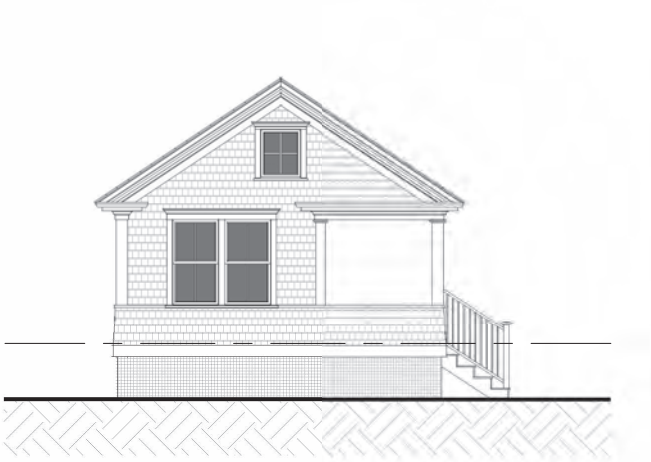
South Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



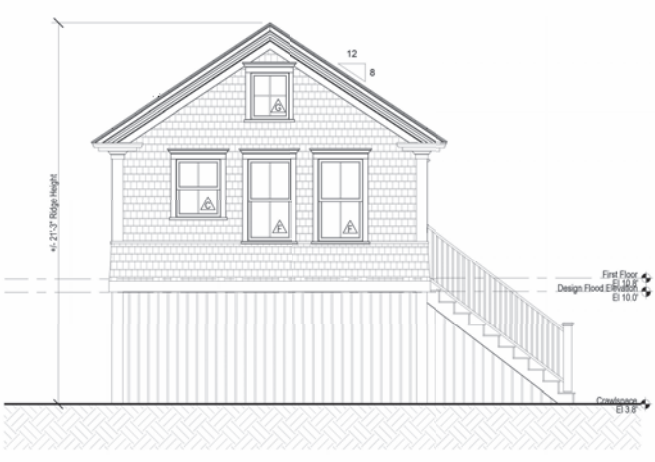
East Elevation - Existing

1/8" = 1'-0"



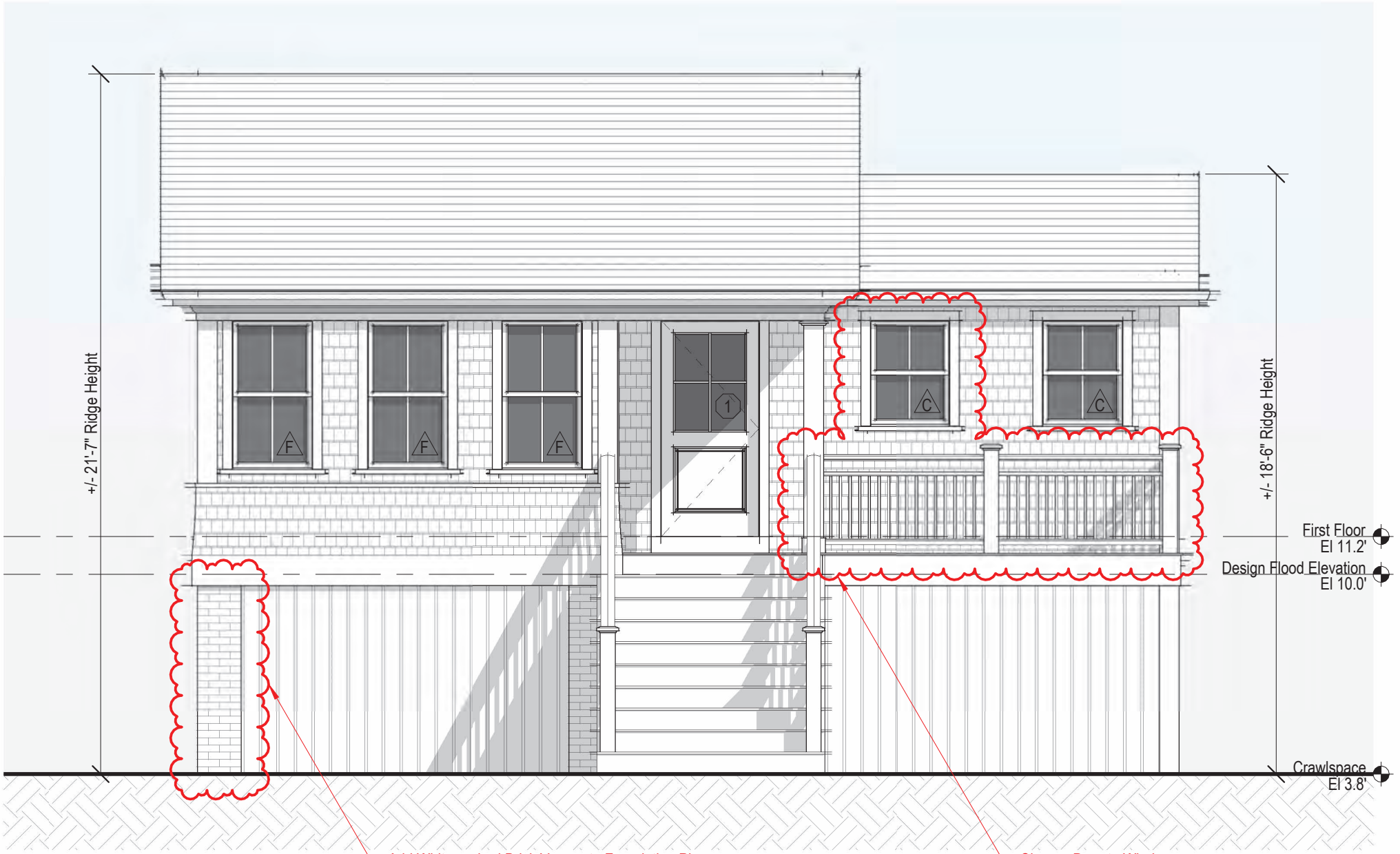
East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



3 North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



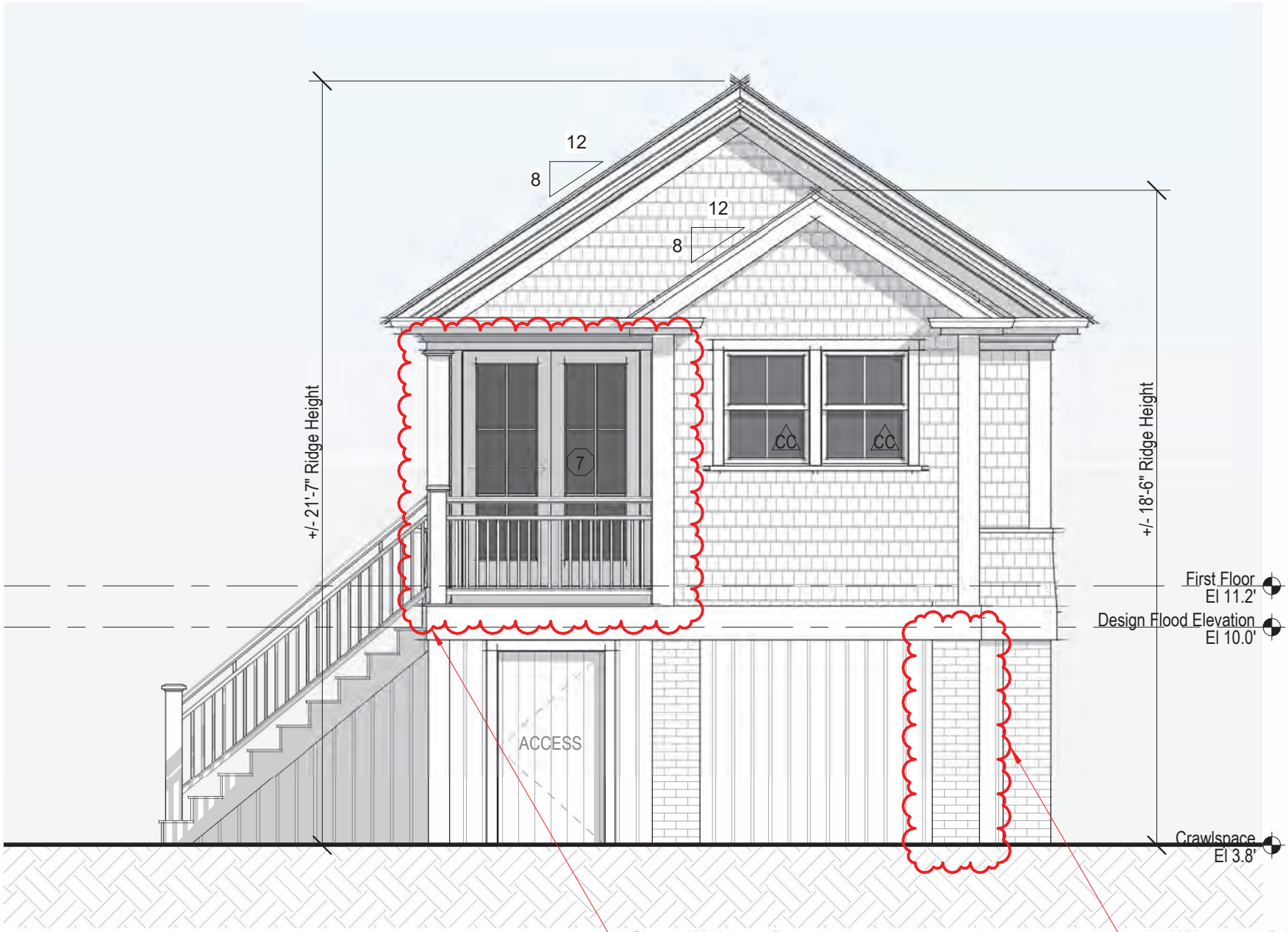
North Elevation - Demolition

1/8" = 1'-0"



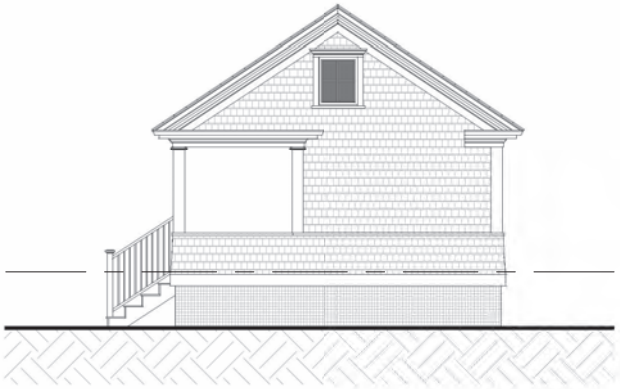
North Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



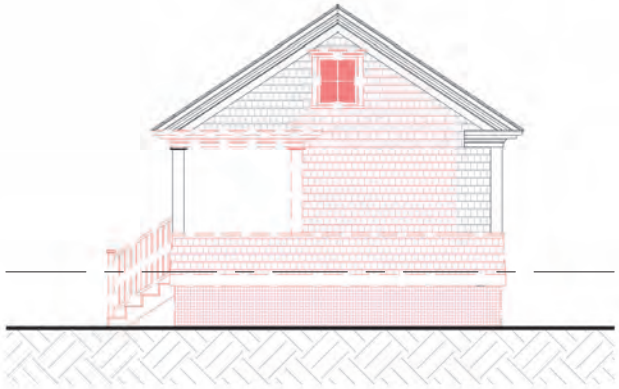
4 West Elevation - Proposed

1/4" = 1'-0"



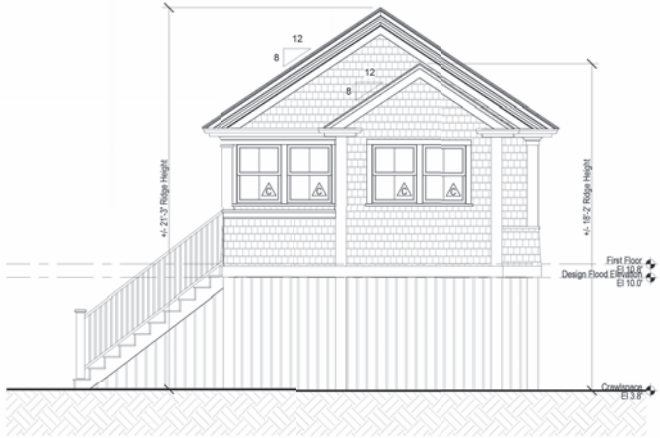
West Elevation - Existing

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 6/20/23

HDC2023-06-0663

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

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: 6/20/23 Fee Paid: $ 50 001611

Must be acted on by: 7/29/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: AFW

Member: _____

Member: Doug WBCombs

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED AS SUBMITTED – CONSENT AGENDA.
(LETTER IN FILE)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Historic Determination (GUEST HOUSE)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: COOPER/BROWN GUEST HOUSE

Original Date: C-1915-1923 COLONIAL REVIVAL

Original Builder:

HDC SURVEY NAN. 139 / DRAFT FORM B

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 6/9/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Stephen Welch
Vice-Chairman

Diane Coombs

Val Oliver

Abigail Camp

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patton

STAFF

Esmeralda C. Martinez
Land Use Specialist
HDC Compliance Coordinator
emartinez@nantucket-ma.gov

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

July 20, 2023

Address: 63 Hulbert Ave, Nantucket, MA 02554
Map/Parcel: 29 /9
Property Owner: 63 Hulbert LLC

Dear Nantucket Building Commissioner,

At its June 20, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. Guest House) located at 63 Hulbert Ave, Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- October 1923 Sanborn Insurance Map;
- Photographs of existing conditions;
- As-built conditions vs. proposed;
- Draft FORM B – Building Survey; PAL, June 2023;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.139.)

Based on this evidence, the HDC finds that 63 Hulbert Avenue (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. Guest House) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2023-06-8663, HDC2023-06-8661

Massachusetts State Building Code – Section R105.3.1.1

For the purpose of this determination, a **substantial improvement** shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started. Where the building or structure has sustained substantial damage, repairs necessary to restore the building or structure to its pre-damaged condition shall be considered substantial improvements regardless of the actual repair work performed.

The term shall not include either of the following:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.
2. **Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure.**

Historic buildings:

Any building or structure that is one or more of the following:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.

(This includes historic structures that are determined to be eligible for listing by the Secretary of the Interior. A "Determination of Eligibility" (DOE) is a decision by the Department of the Interior that a district, site, building, structure, or object meets the National Register criteria for evaluation, although the property is not formally listed in the National Register.)

2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as an historic district.

(If a structure is certified or preliminary determined as contributing to a National Register Historic District by the National Park Service, it meets this definition (and the district is included on the State Register of Historic Places. Contributing structures can be found on the District Data Sheet within a National Register Historic District Nomination Form. The District Data Sheet lists every property within the boundaries of the National Register District and notes whether they are a "contributing" resource ("c") or a "non-contributing" resource ("nc.") Nantucket's Data Sheet and Updated Nomination Form can be found on the Town's website.)

2.3. Designated as historic under a state or local historic preservation program that is approved by the U.S. Department of the Interior.

(By an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs. Nantucket's Special Act of 1955 created the Nantucket Historic District. Any structure requesting this exemption should submit a "Historic Determination" COA to the Nantucket HDC for determination. The Town of Nantucket was accepted and certified into the National Park Service's "Certified Local Government" (CLG) Program on March 19, 2021.)

CERTIFICATE NO: _____ DATE ISSUED: 6/27/23

HDC 2023.06-B0603

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°: 29 PARCEL N°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

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: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: Caroline Streeter

Notes - Comments - Restrictions - Conditions

1 HDC 2023.06-B0603

BARN DOORS - MATCH TO MATCH EXIST. HARDWARE

AND CEDAR BOARDS ON SKIRT 3/4"

X RESILIENT NANTUCKET AFG
- ELEVATION CERTIFICATE

HISTORIC DETERMINATION:
HDC 2023.06-B0603

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Lift building

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 325

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 65 ☑ 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 +/- 21'-2" South +/- 21'-3" East +/- 21'-3" West +/- 21'-3"

Additional Remarks CONTINUING

Historic Name: COOPER/BROWN GUEST HOUSE

Original Date: C-1915 - 1923

Original Builder:

HDC SURVEY NAN 139 / DRAFT ITEM B

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Lift building, Additions, Replace Doors/Windows/Shingles
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /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 _____

C. Dimensions: Fascia 12" +/- Rake 12" +/- Soffit (Overhang) 12" +/- Corner boards 7.25" Frieze _____

Window Casing 3.5" Door Frame 3.5" Columns/Posts: Round ____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear Wood 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 - TME Clapboard (if applicable) _____ Roof Natural - TME

Trim White - TME Sash White - TME Doors White - TME

Deck Natural - TME Foundation Natural - TME Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/9/23 Signature of owner of record _____ Signed under penalties of perjury

Guest House

63 Hulbert Ave
Nantucket, MA 02554

07.17.23

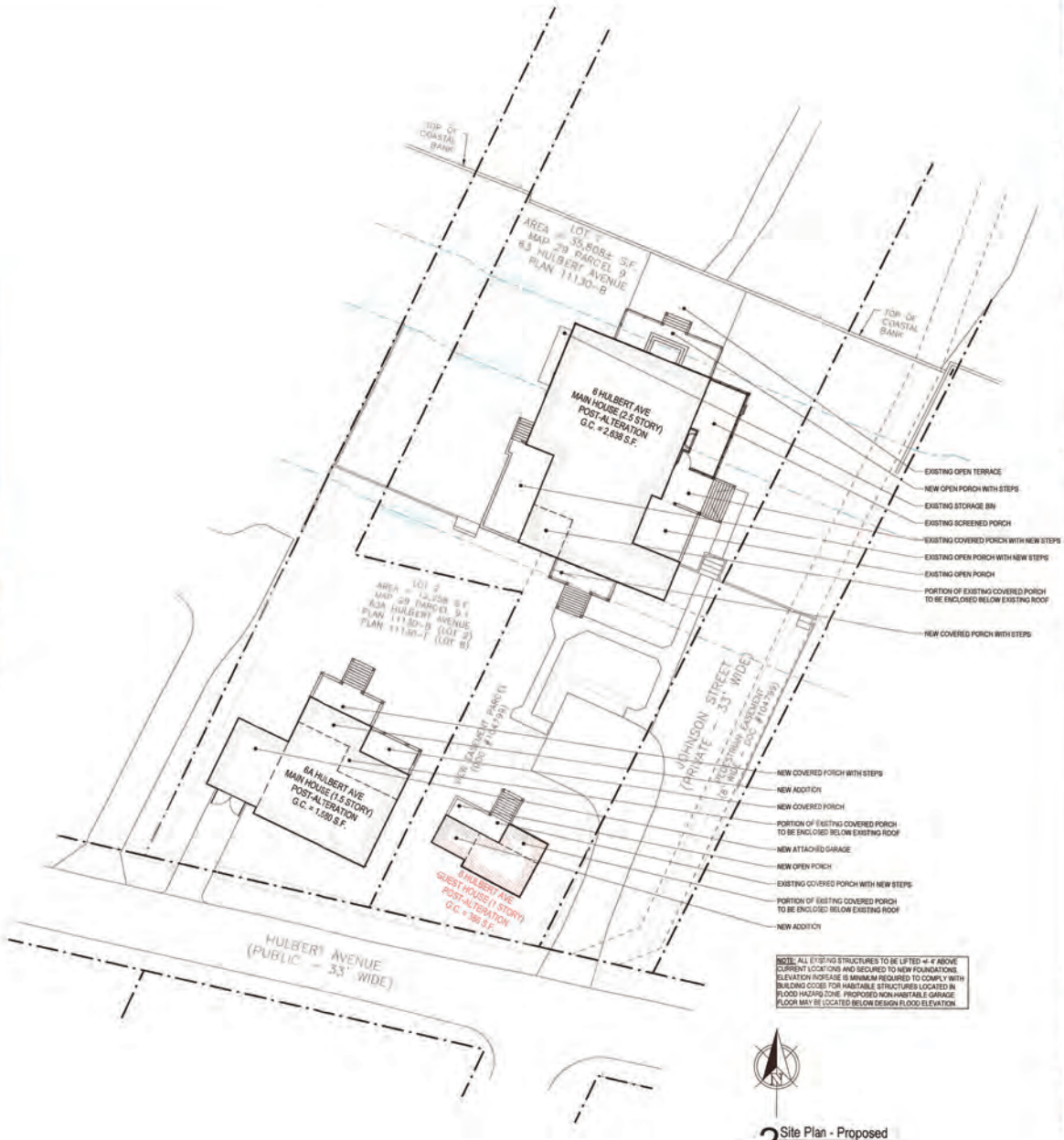
H.D.C. Approval Thru Staff



1 Locus Map
Not to Scale



Exterior Door & Window Legend
1/4" = 1'-0"



2 Site Plan - Proposed
1/16" = 1'-0"

2239

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	00.9% | 325 SF
Total Proposed G.C.:	08.4% | 3,024 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Elevations

APPROVED
HOC 2023-06-8661
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
JUL 1 8 2023

Revisions

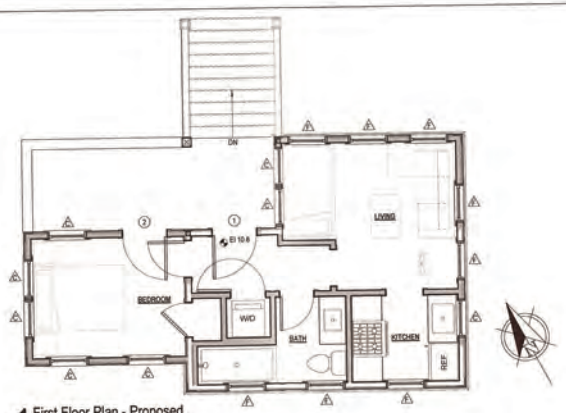
Cover Sheet

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.

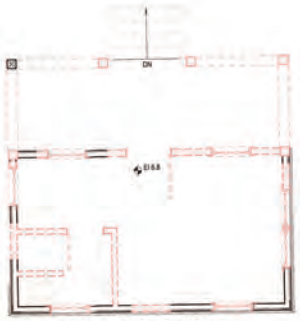
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER

A.0.1
2239

H.D.C. Approval Thru Staff 07.17.23



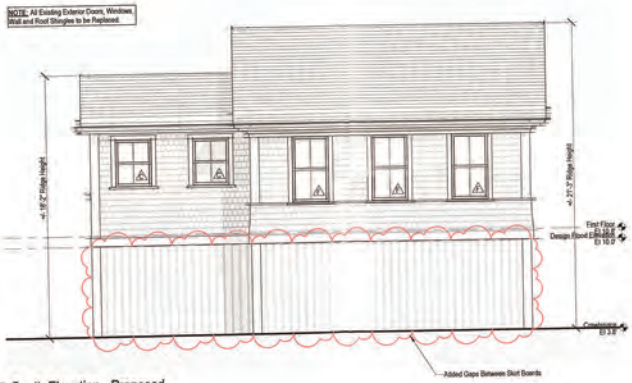
1 First Floor Plan - Proposed
1/4" = 1'-0"



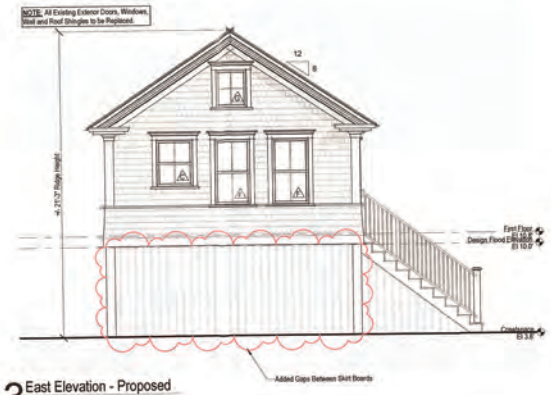
1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"



2X South Elevation - Existing/Demolition
3/16" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



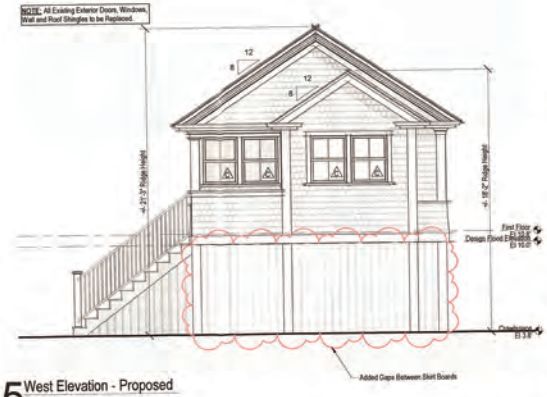
3 East Elevation - Proposed
1/4" = 1'-0"



3X East Elevation - Existing/Demolition
3/16" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"



5 West Elevation - Proposed
1/4" = 1'-0"



4X North Elevation - Existing/Demolition
3/16" = 1'-0"



5X West Elevation - Existing/Demolition
3/16" = 1'-0"

2239

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,806 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,689 SF
Proposed G.C.:	00.9% | 325 SF
Total Proposed G.C.:	08.4% | 3,024 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Elevations

APPROVED
HDC1023.06.9661
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

JUL 19 2023

Revisions

H.D.C. Approval Thru Staff 07.17.23

Floor Plans & Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LLC.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2239

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
J.B. (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9.1

Street & Number of Proposed Work: 63A Hulbert Ave

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emenius LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeniusdevelopment.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-10-9290
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration, Trim

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: See Historic Determination (describe)

Original Date: C-1915

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*
1. East Elevation
2. South Elevation Trim
3. West Elevation Fenestration
4. North Elevation Porch Change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☑ Brick (type) Whitewashed ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural - TME
Clapboard (if applicable) n/a
Roof Natural - TME
Trim White - TME
Sash White - TME
Doors White - TME
Deck Natural - TME
Foundation Whitewashed Brick Piers
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 2/10/25 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

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR 63 Hulbert LLC

STREET ADDRESS 63A Hulbert Ave

MAP/PARCEL 29 / 9.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02-10-2025

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.

Joshua Bancroft 02-10-2025

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I STEPHEN A. RICKS, 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)

Stephen A. Ricks 11/9/2022

Signature Date

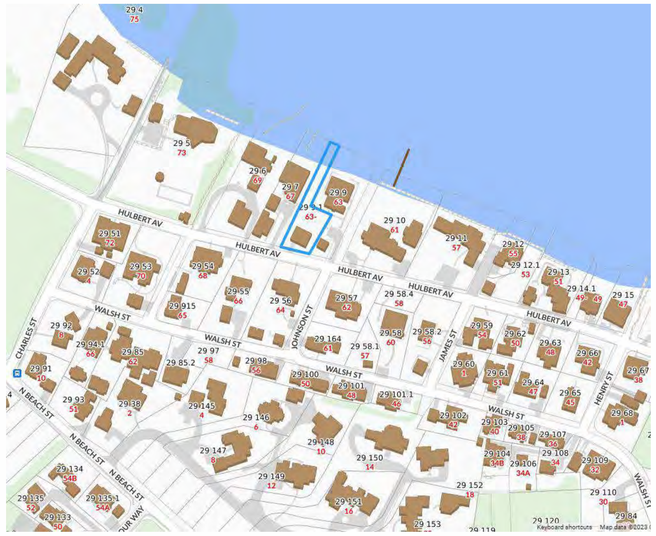
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

63A Hulbert Ave
Nantucket, MA 02554

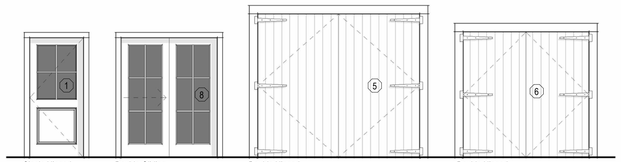
02.10.25

H.D.C. Submission



1 Locus Map

Not to Scale



Exterior Door Legend

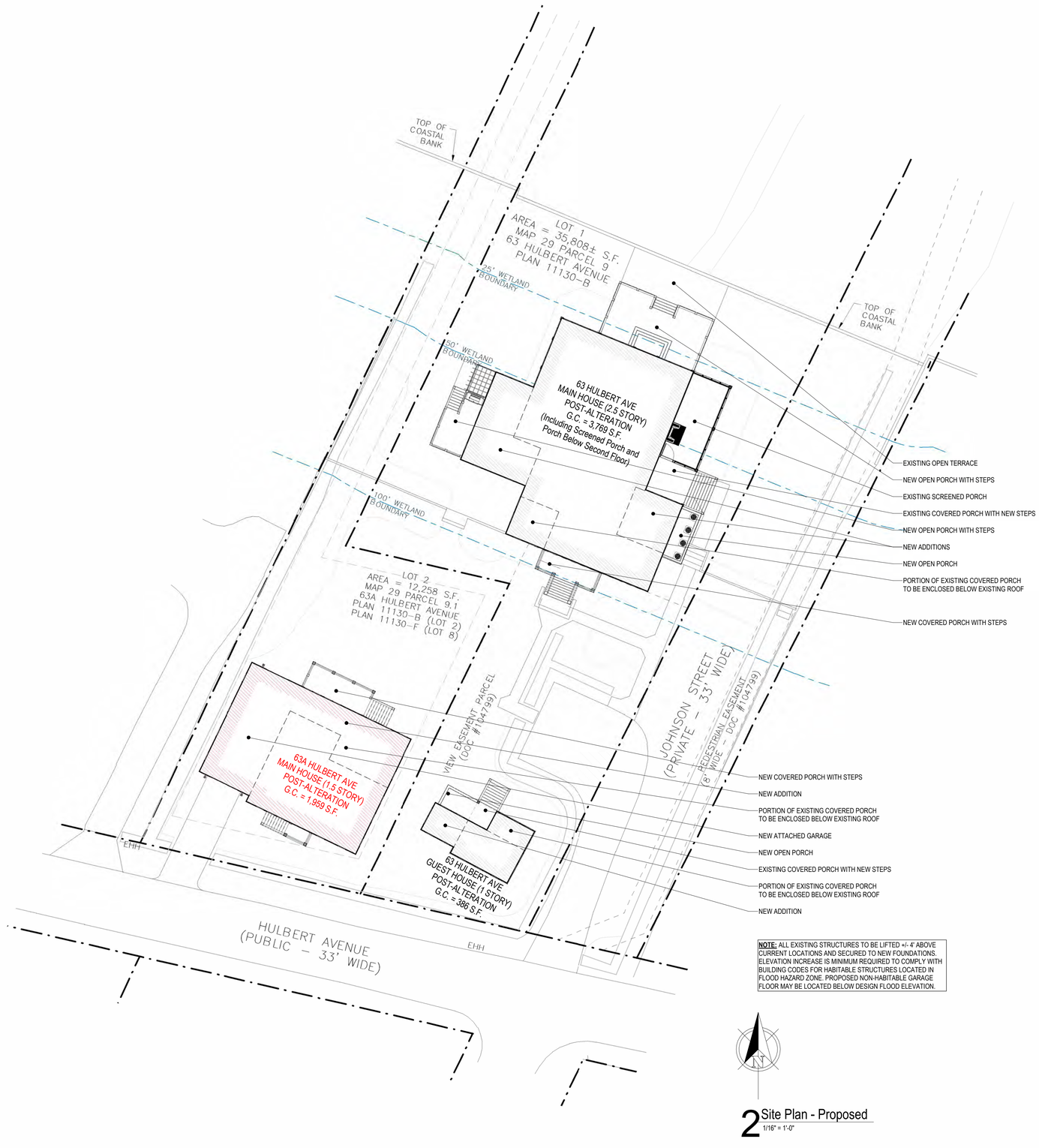
1/4" = 1'-0"



Window Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	2	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
5	1	9'-0"	8'-0"	TBD	TBD	Double Hinged, V-Groove
6	1	7'-0"	7'-0"	TBD	TBD	Double Hinged, V-Groove
8	1	5'-4"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	9	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	6	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	18	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed

1/16" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
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Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

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D.2.6	Interior Elevations - Staircase
D.3.1	Reflected Ceiling Plans
E.1.0	Garage Lighting Plan
E.1.1	Lighting Plans

Revisions

Cover Sheet

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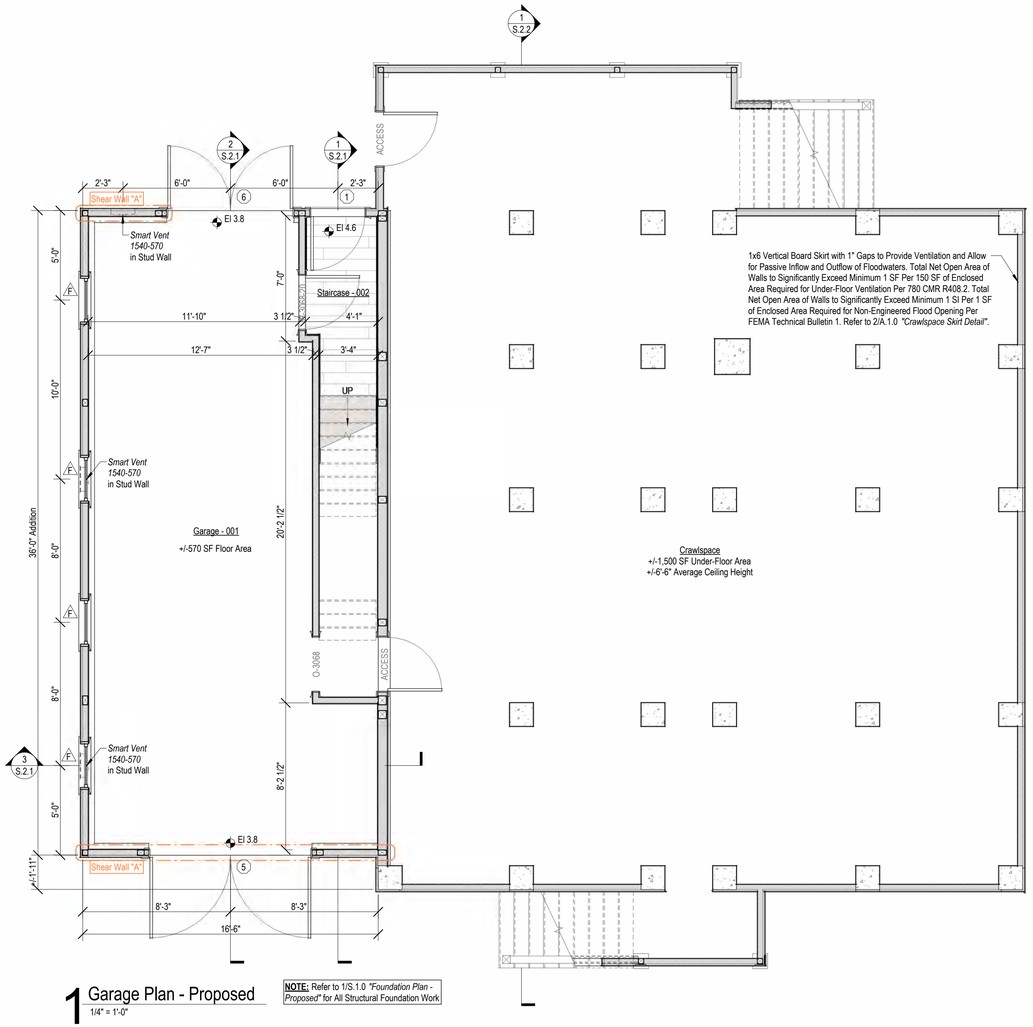
A.0.1

2239

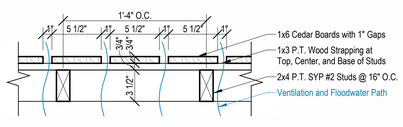
02.10.25

H.D.C. Submission

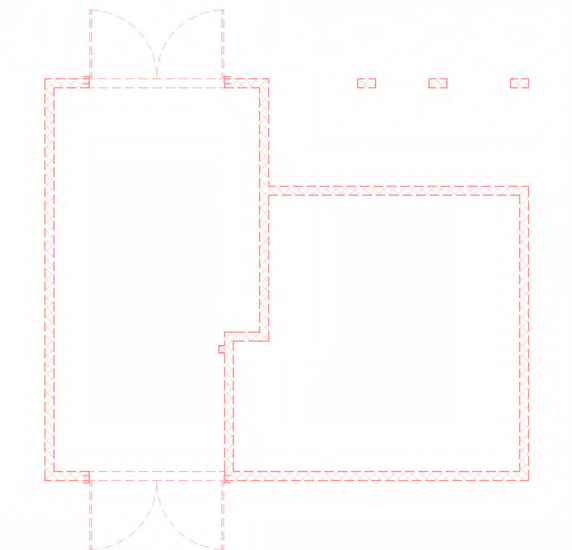


1 Garage Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2 Crawlspace Skirt Detail
1 1/2" = 1'-0"



1X Garage Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

2239

Main House

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Nantucket, MA 02554

emeritus

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E.1.1	Lighting Plans

Revisions

Garage Plan

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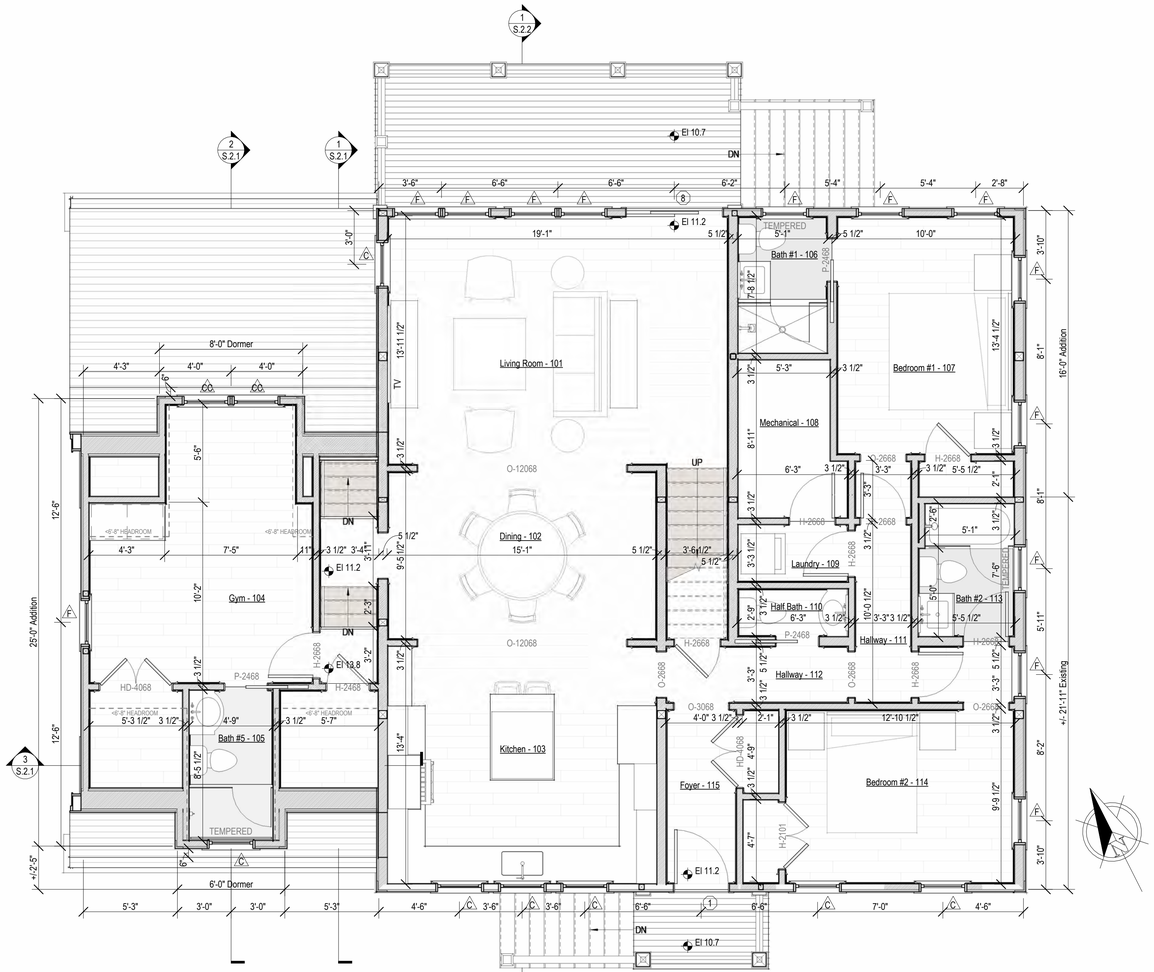
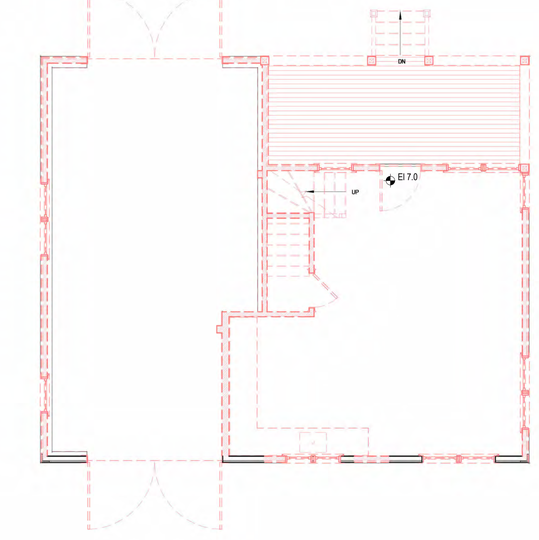
A.1.0
2239

02.10.25

H.D.C. Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



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Revisions

First Floor Plan

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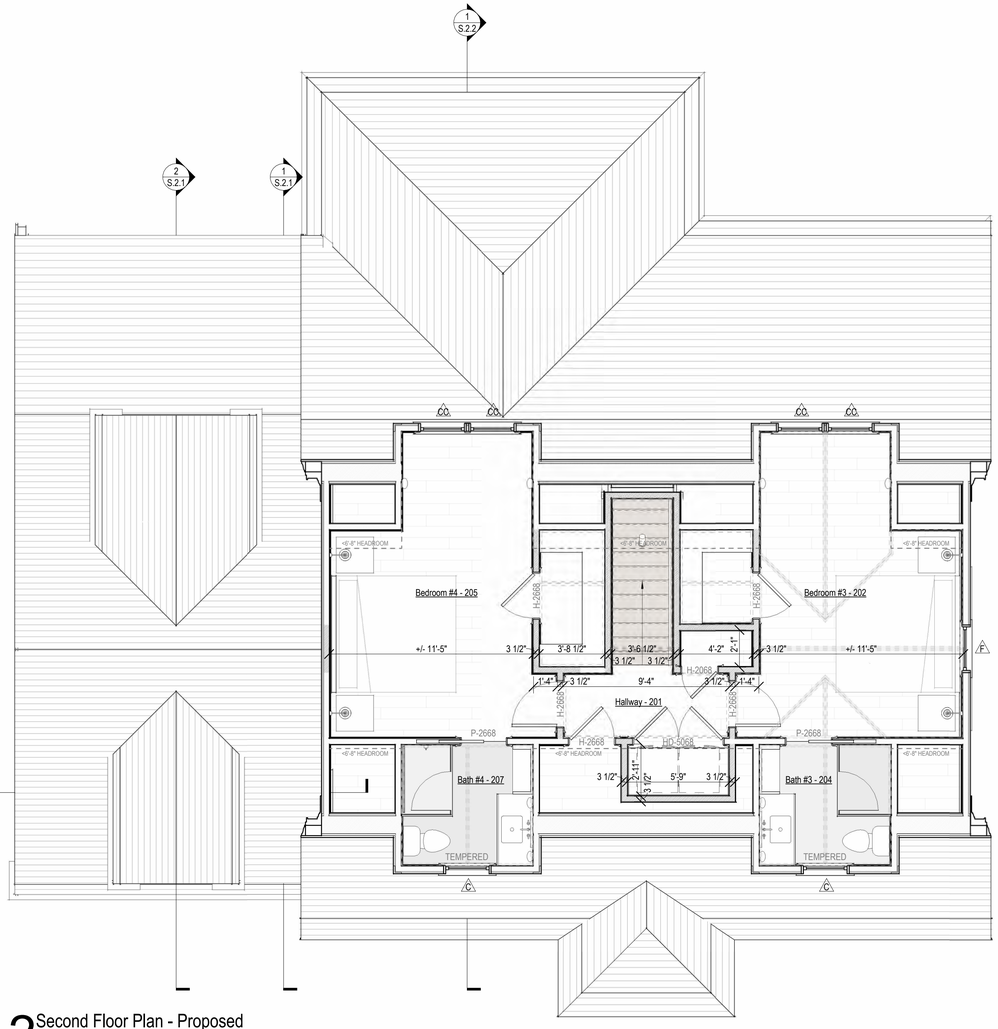

2 Second Floor Plan - Proposed
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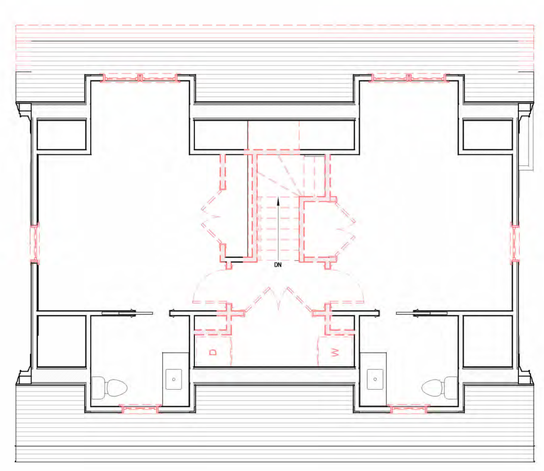

2X Second Floor Plan - Existing/Demolition
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PHASING LEGEND

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Revisions

Second Floor Plan

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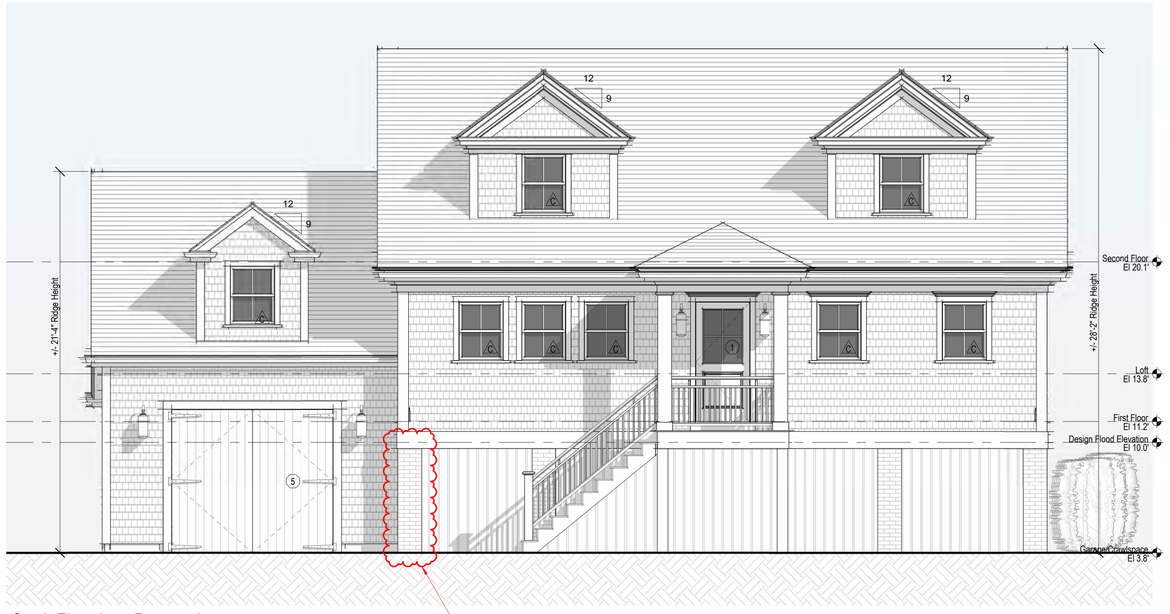
A.1.2

2239

02.10.25



1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

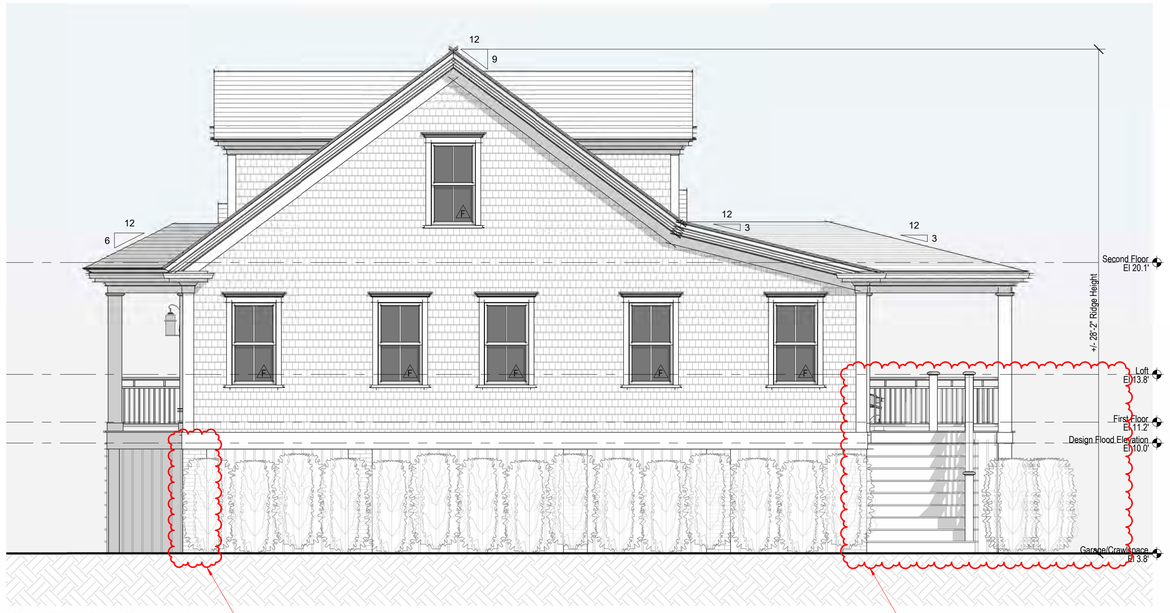


South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"

H.D.C. Submission



2 East Elevation - Proposed
1/4" = 1'-0"



East Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
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Proposed G.C.:	-----
Total Proposed G.C.:	-----

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A.2.2	Exterior Elevations
A.3.1	Exterior Perspectives
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D.2.5	Interior Elevations - Bedroom #4
D.2.6	Interior Elevations - Staircase
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E.1.1	Lighting Plans

Revisions

Exterior Elevations

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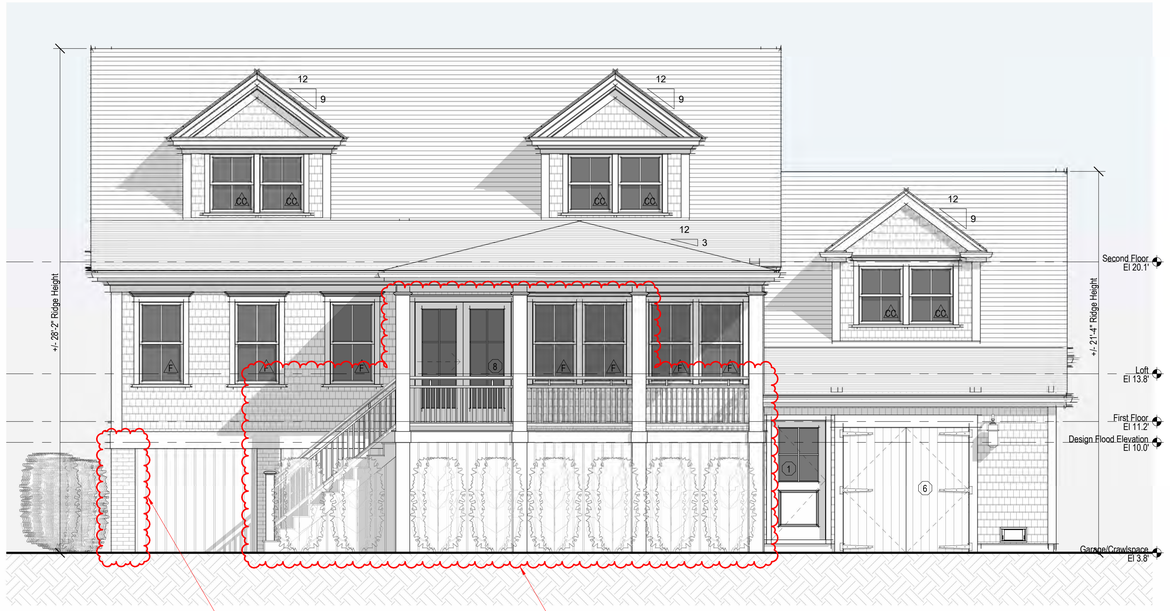
A.2.1

2239

02.10.25



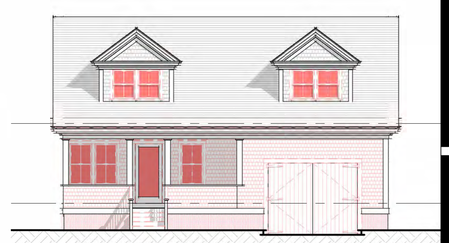
3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

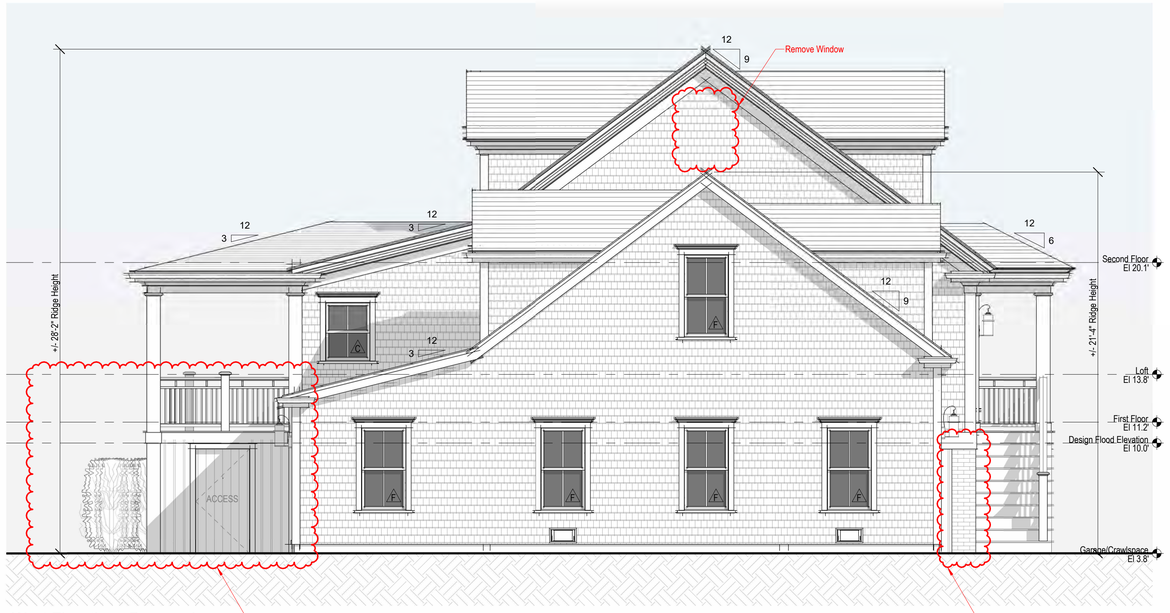


North Elevation - Existing
1/8" = 1'-0"

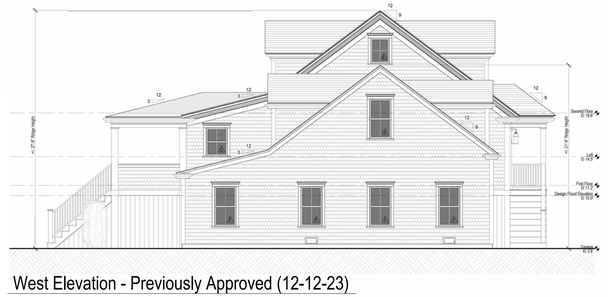


North Elevation - Demolition
1/8" = 1'-0"

H.D.C. Submission



4 West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"

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E.1.1 Lighting Plans

Revisions

Exterior Elevations

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A.2.2

2239

02.10.25

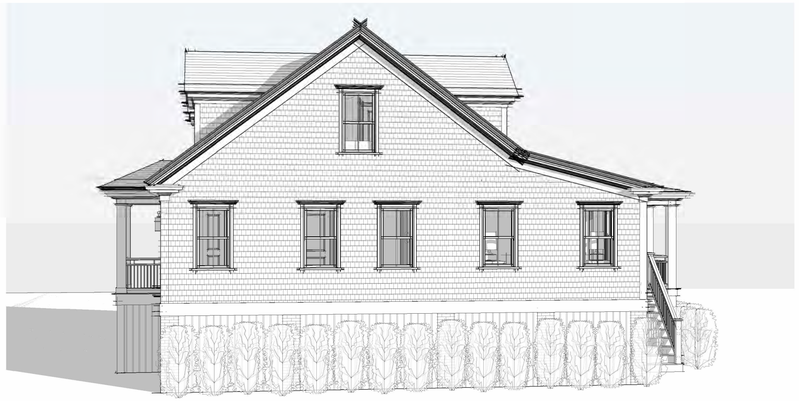
H.D.C. Submission



1 View from Southwest



6 View from South



2 View from East



5 View from Northwest



3 View from Northeast



4 View from North

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Revisions

Exterior Perspectives

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A.3.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.140
Historic Name:	
Common Name:	
Address:	63 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-0091; BP5-30;
Year Constructed:	C 1915
Architectural Style(s):	Colonial Revival;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, February 15, 2023 at 2:30 PM

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP5-30
MAP/PARCEL#: 29-0091

Recorded by: WAS Date: 03/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 63 HULBERT AVE

2. Building Name: N/A

3. Ownership: Private

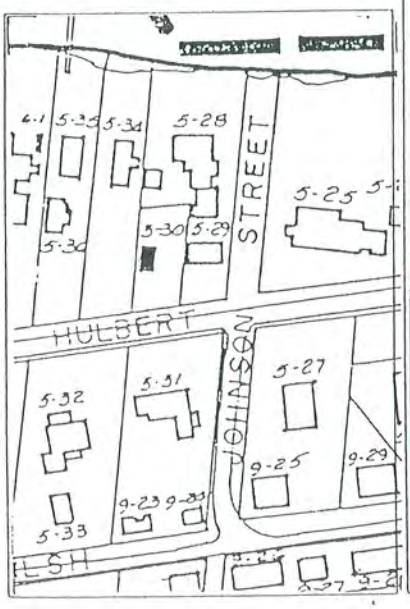
4. Present Owner: FAILING, BRUCE F. JR, & LEIGH Q. (TRS)

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

.AL SETTING AND ORIENTATION OF BUILDING

Lot Size:N/A
. Approximate Frontage (ft.): 20
2. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,BP5-28,
BP5-29
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: N/A
33. Number of Bays: 5
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: C1915
Source: Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records, Sanborn Maps



South Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



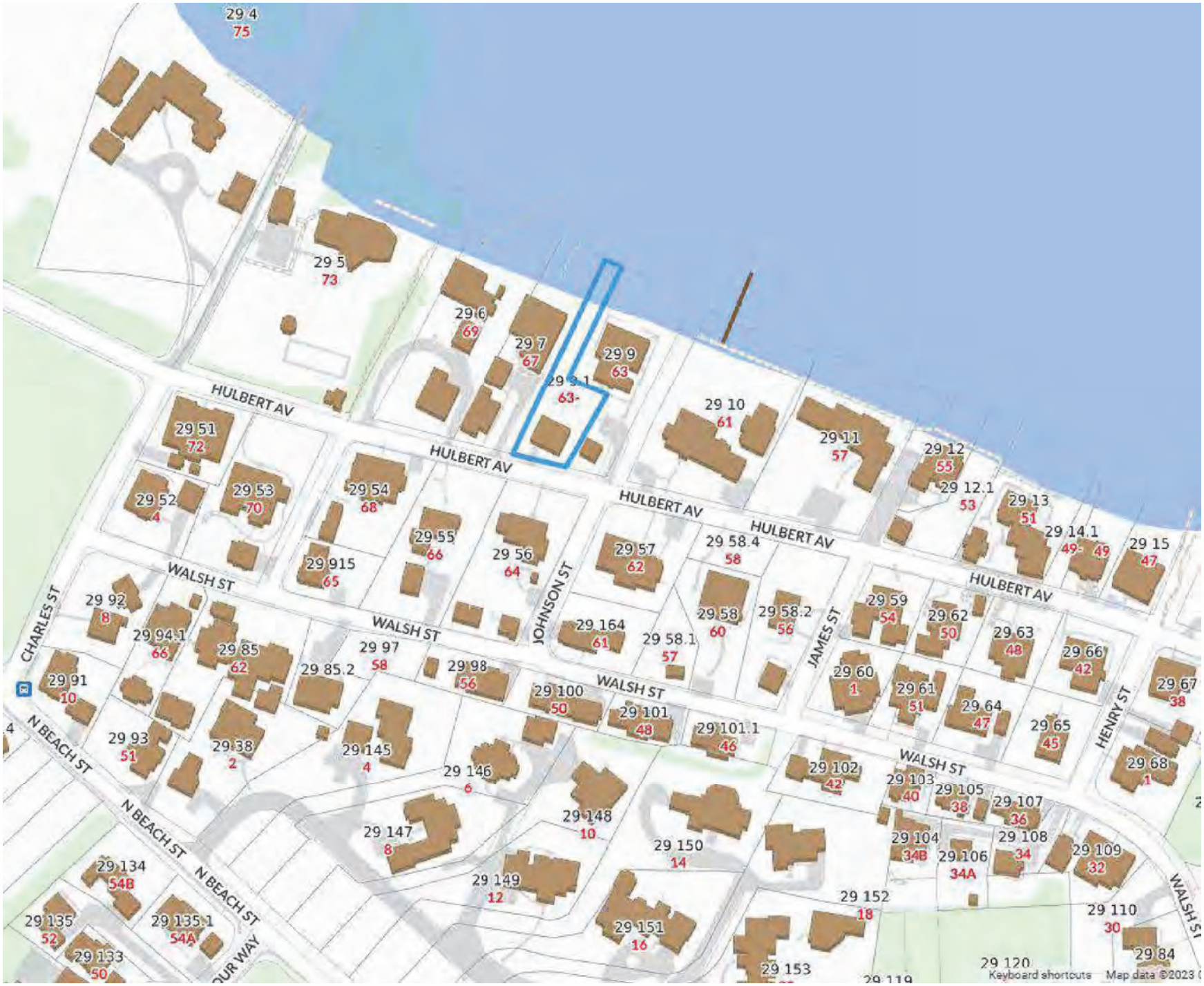
East Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



North Elevation 63A Hulbert Ave Map/Parcel: 29/9.1

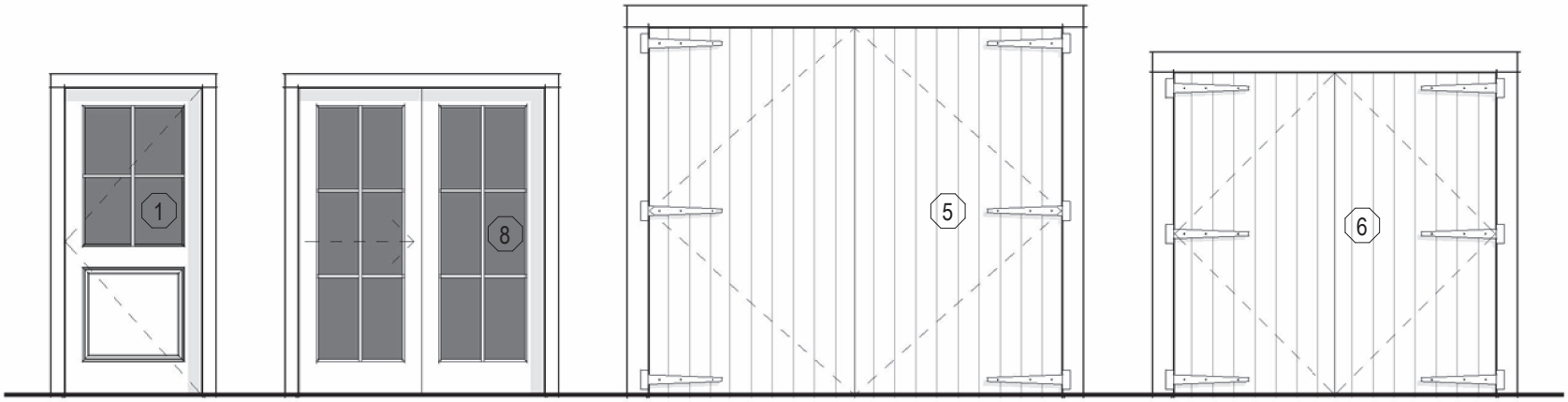


West Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



1 Locus Map

Not to Scale



Single Hinged
(2)1-Panel 4-Lite SDL

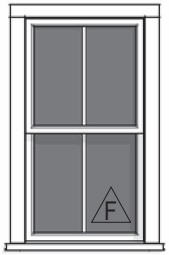
Double Gliding
(2)6-Lite SDL

Double Hinged
(2)V-Groove

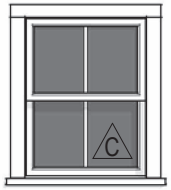
Double Hinged
(2)V-Groove

Exterior Door Legend

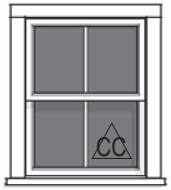
1/4" = 1'-0"



Double Hung
2/2 SDL



Double Hung
2/2 SDL

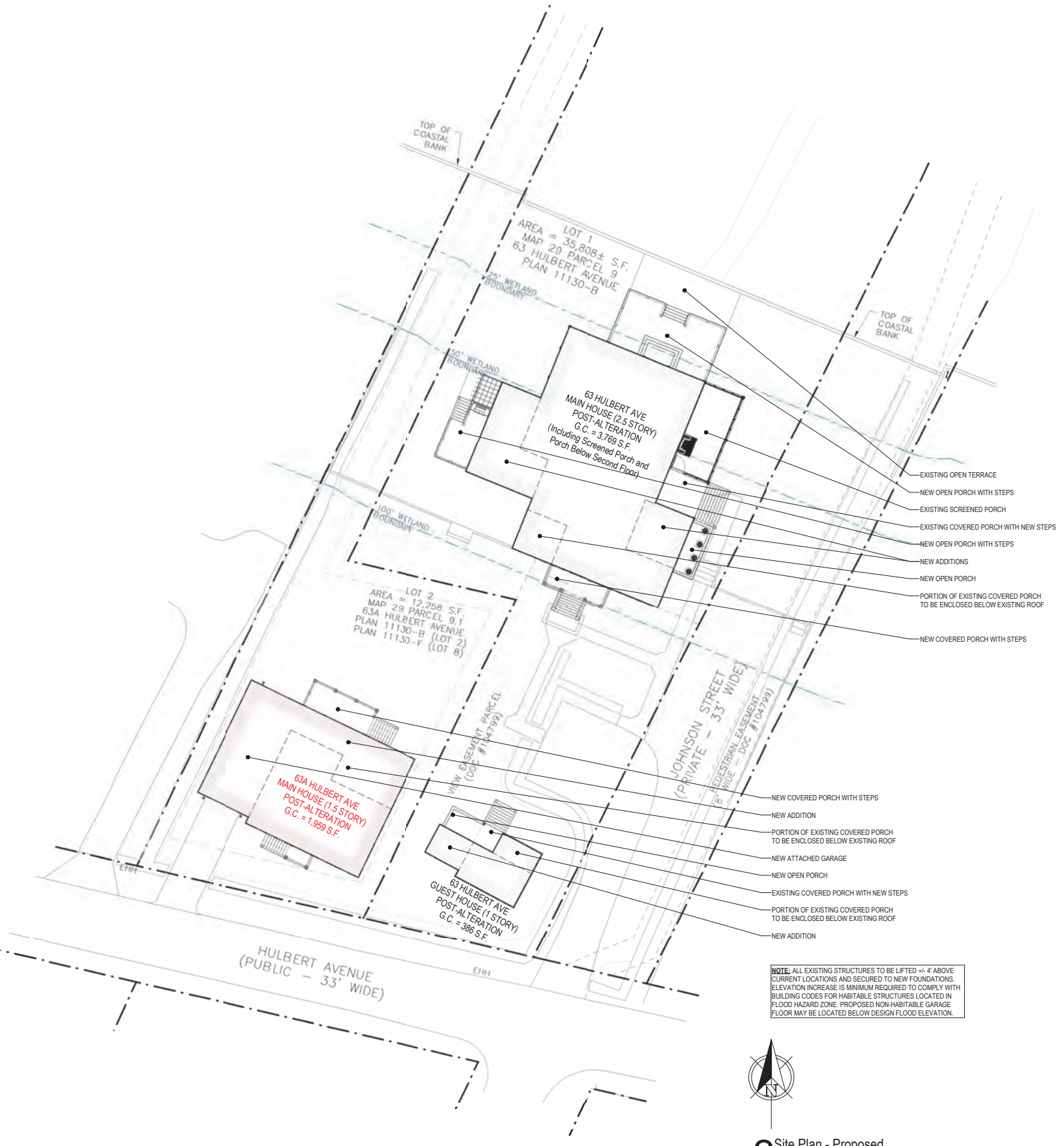


Casement
4-Lite SDL
Faux Meeting Rail

Window Legend

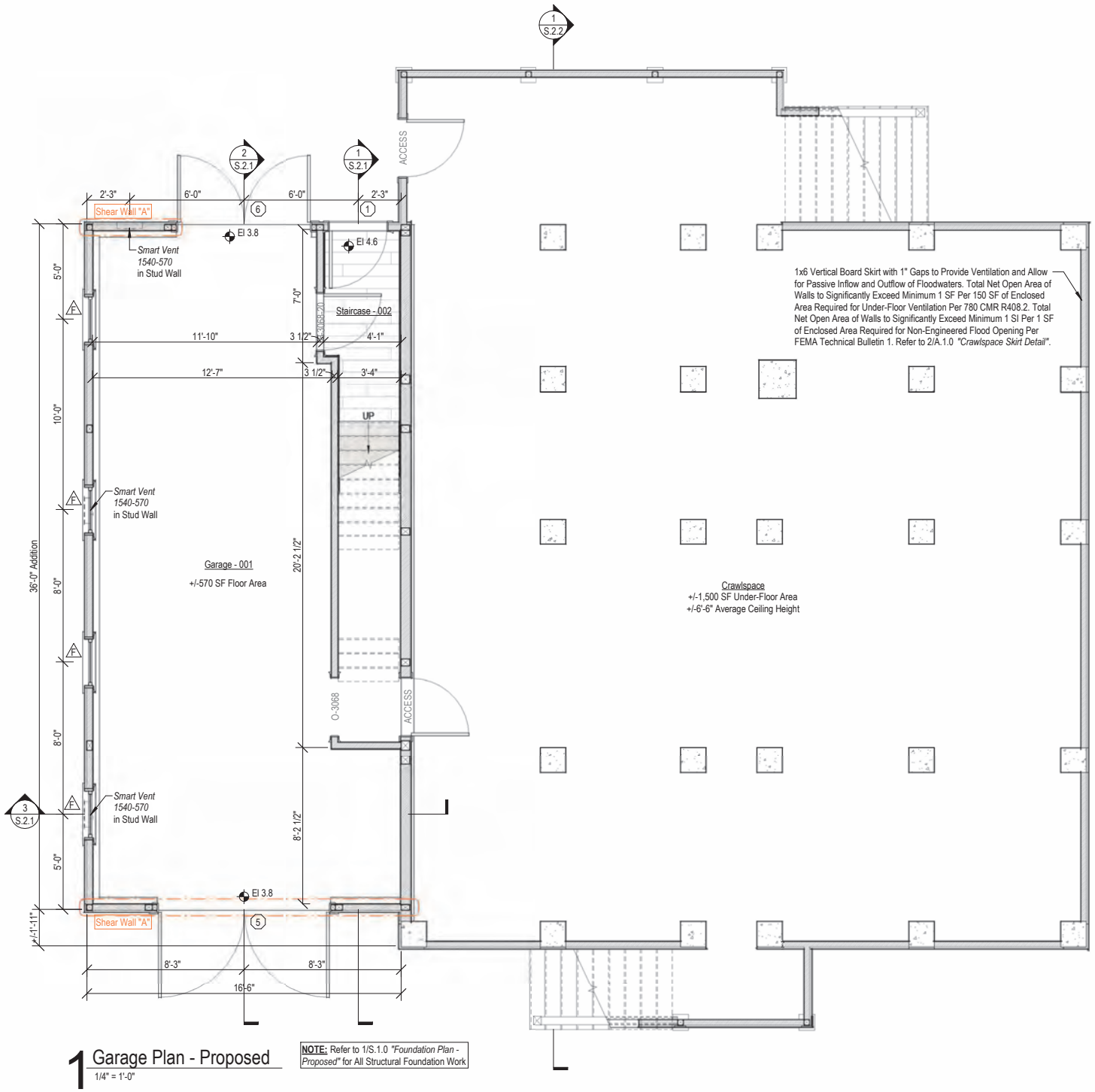
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	2	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
5	1	9'-0"	8'-0"	TBD	TBD	Double Hinged, V-Groove
6	1	7'-0"	7'-0"	TBD	TBD	Double Hinged, V-Groove
8	1	5'-4"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	9	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	6	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	18	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

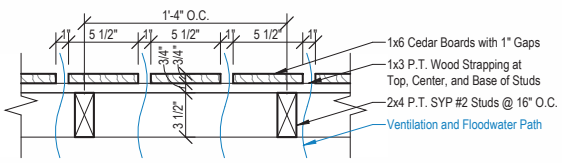
2 Site Plan - Proposed
1/16" = 1'-0"



1 Garage Plan - Proposed

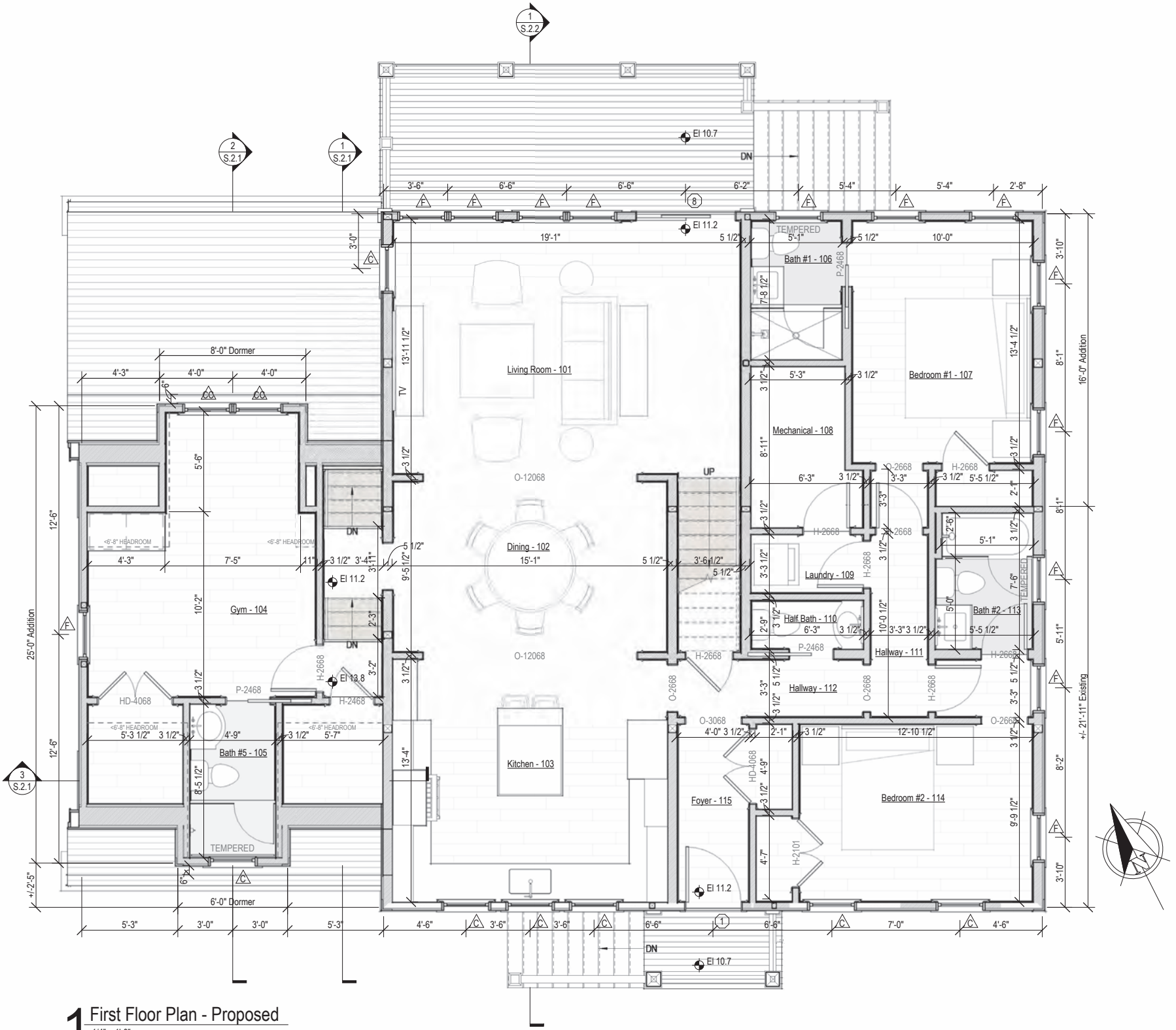
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



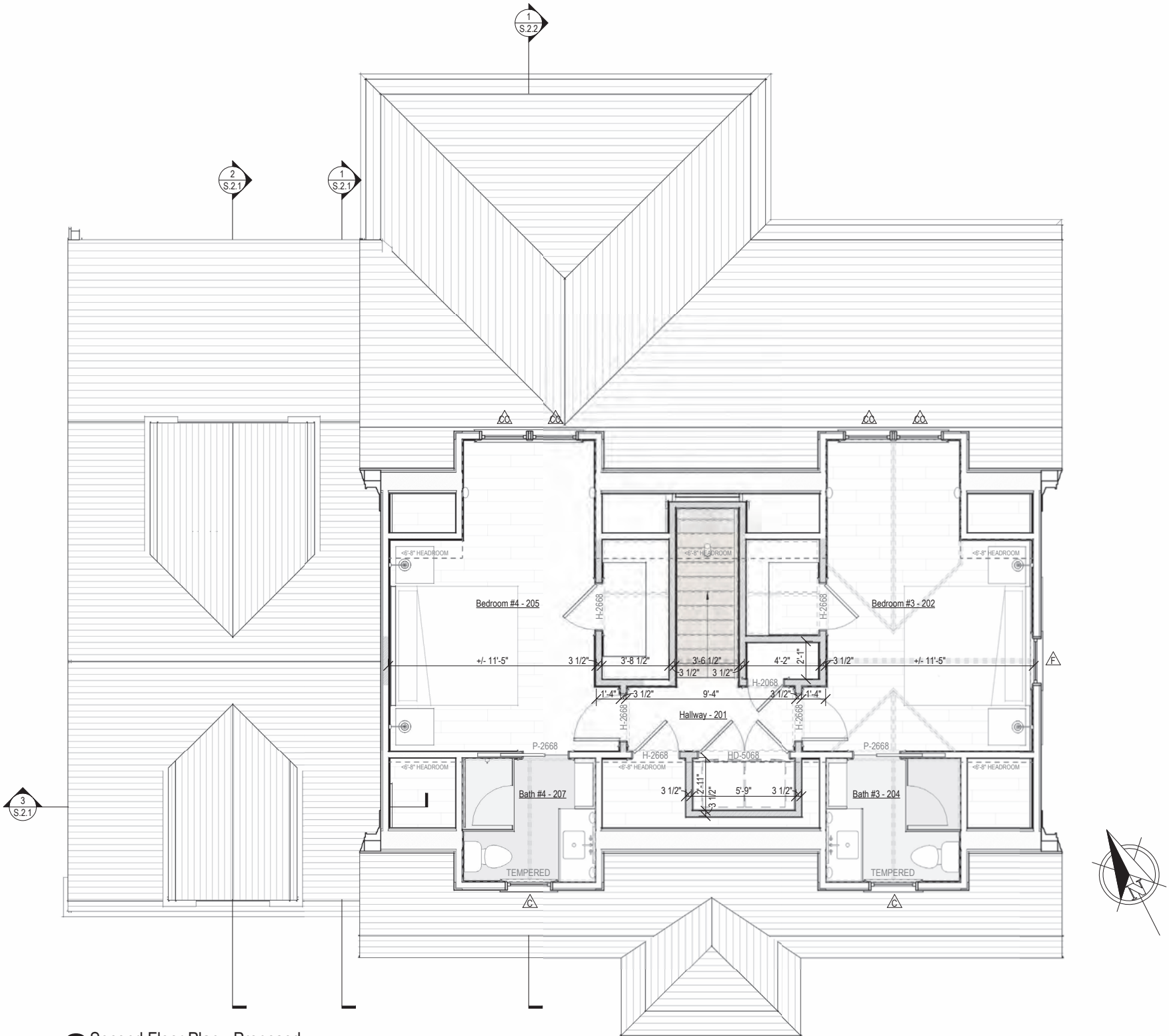
2 Crawlspace Skirt Detail

1 1/2" = 1'-0"



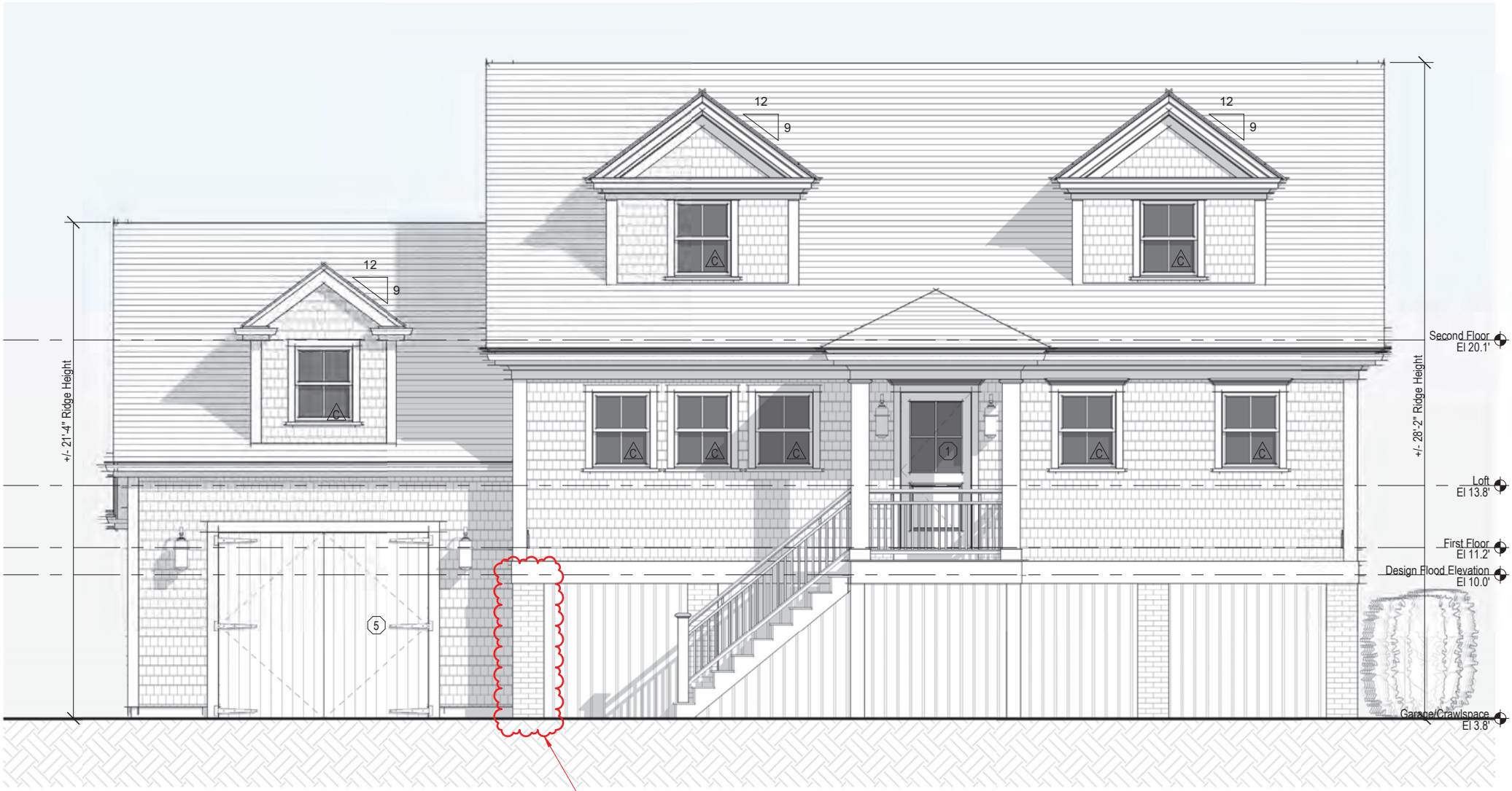
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



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South Elevation - Previously Approved (12-12-23)

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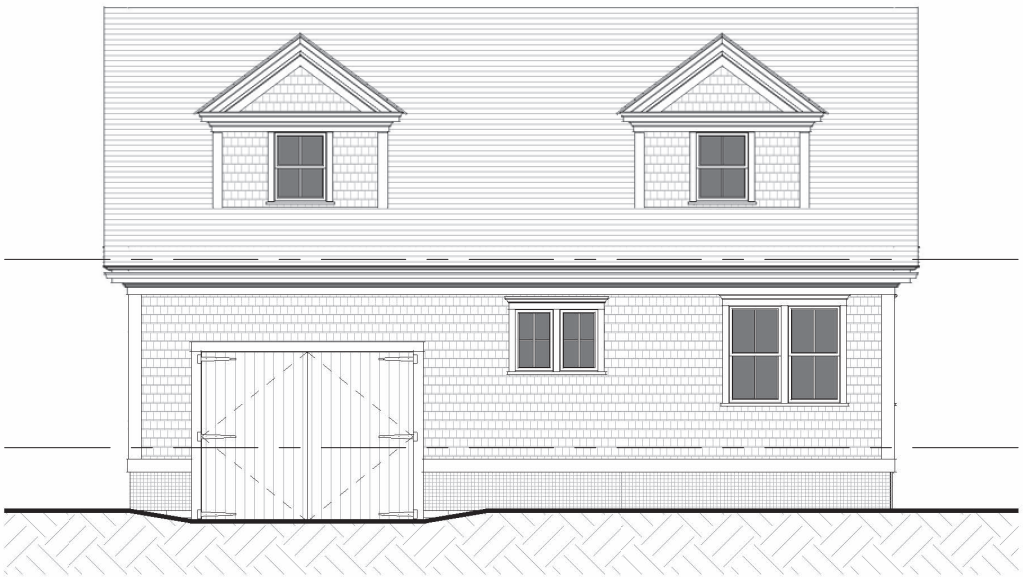


South Elevation - Existing

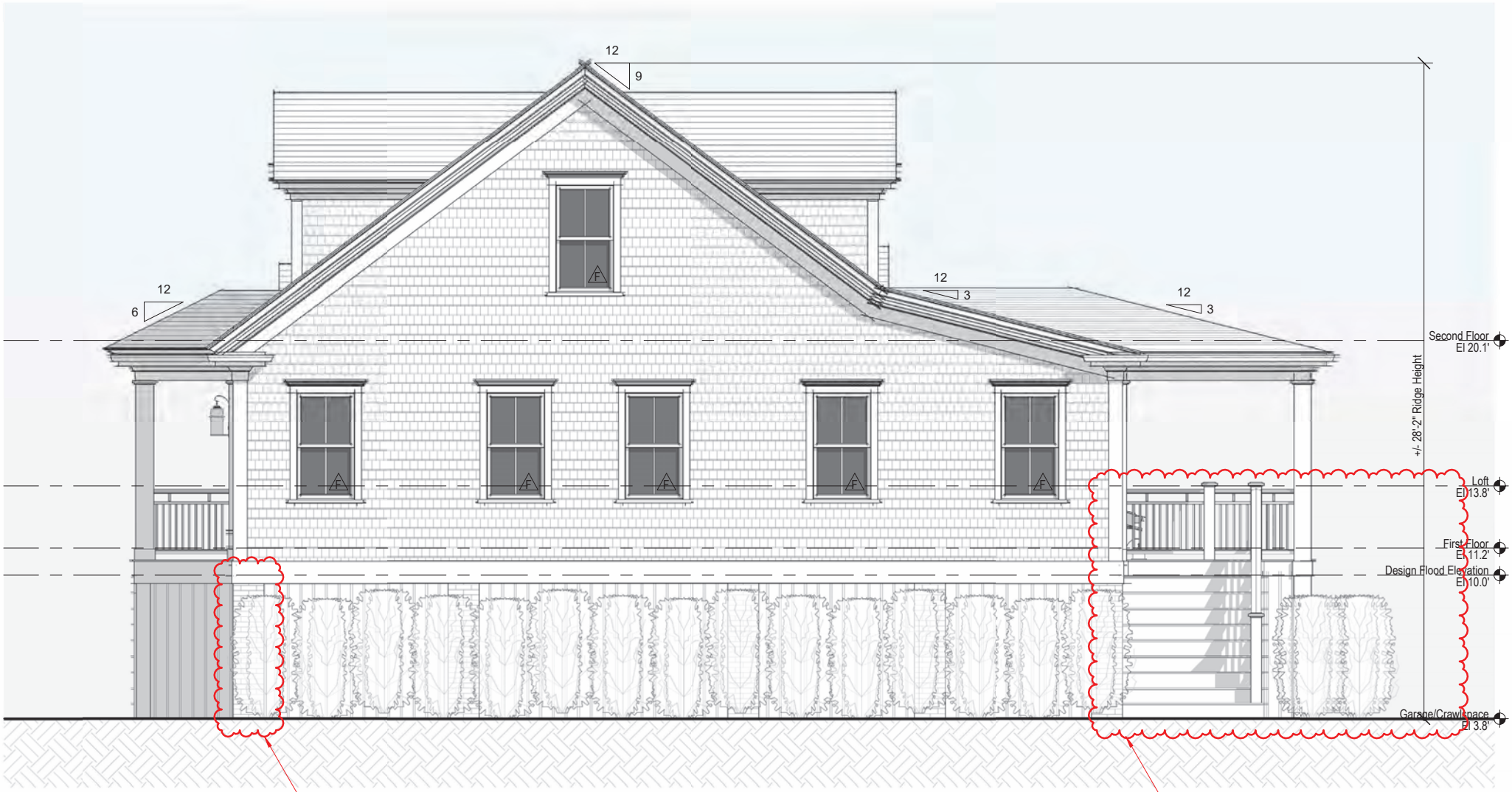
1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"

H.D.C. Submission



2 East Elevation - Proposed

1/4" = 1'-0"



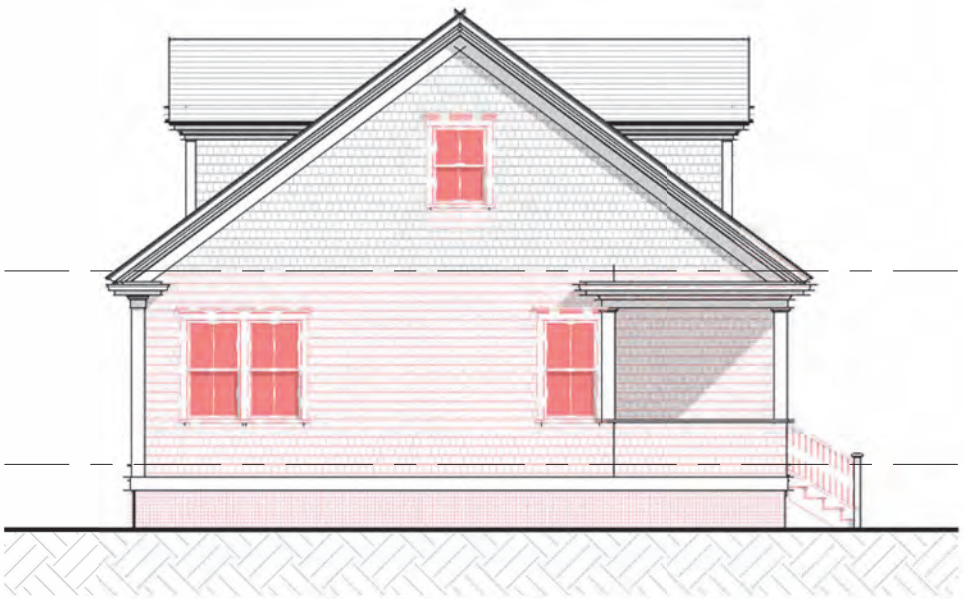
East Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



East Elevation - Existing

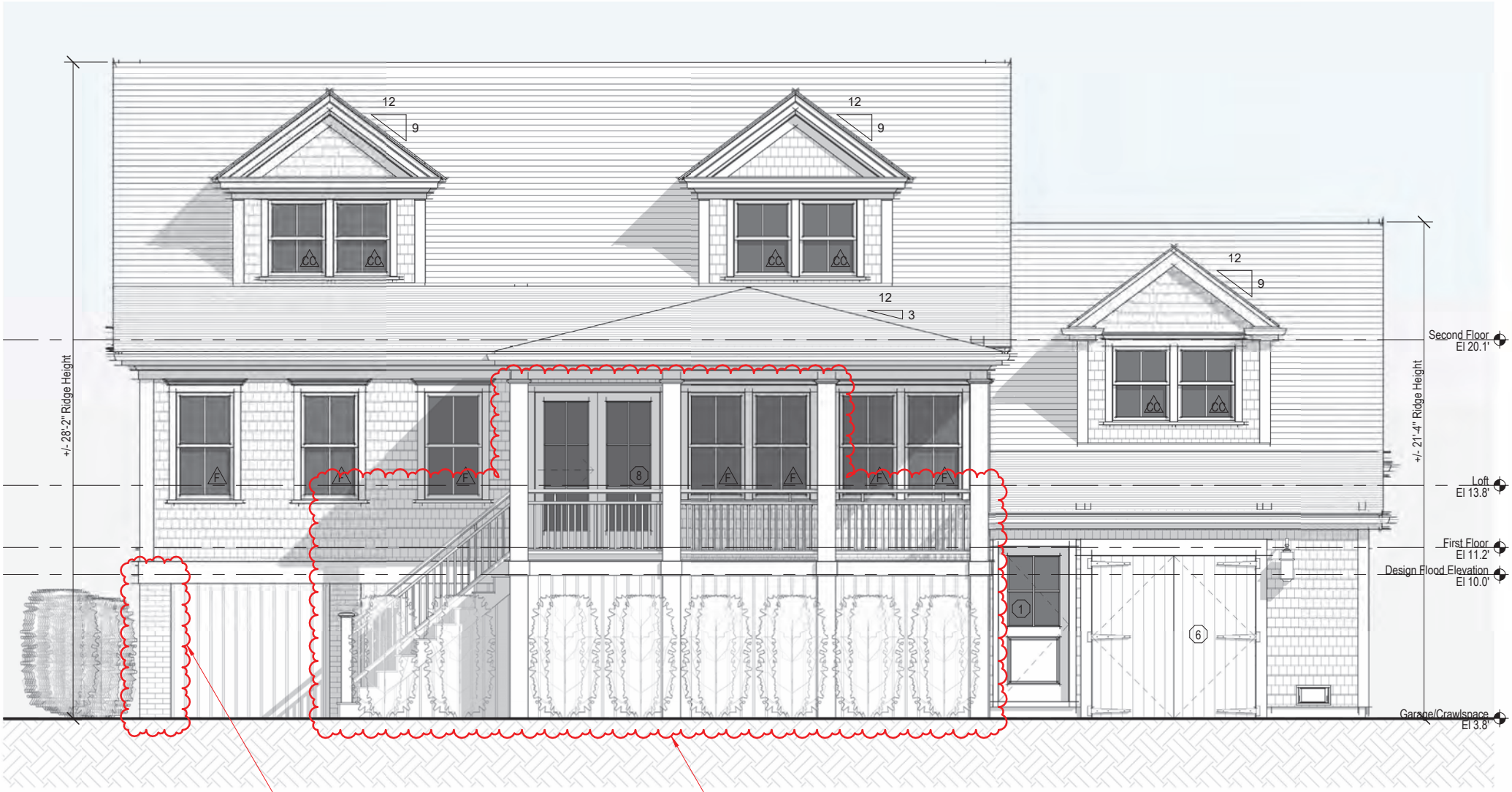
1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"

02.10.23



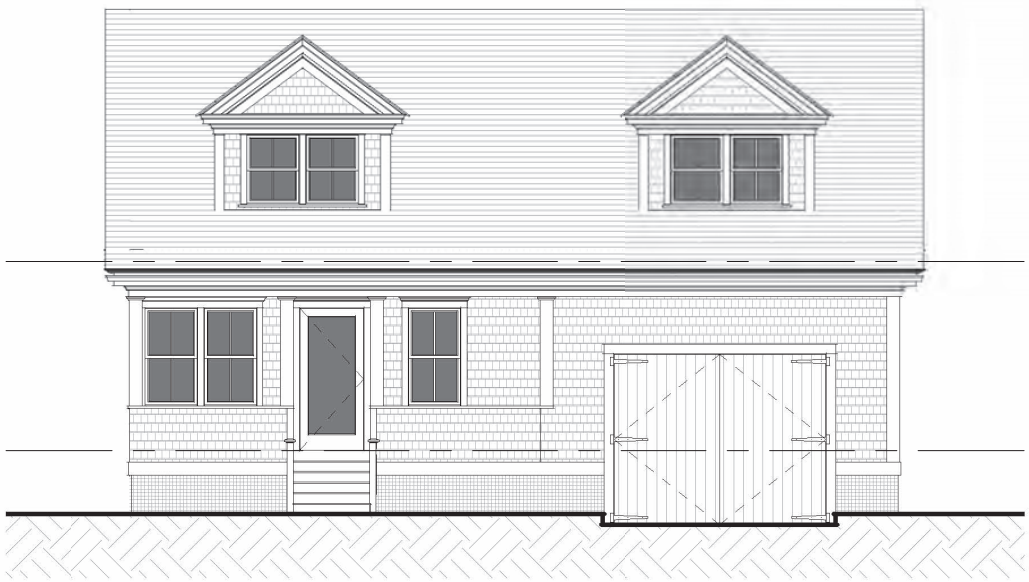
3 North Elevation - Proposed

1/4" = 1'-0"



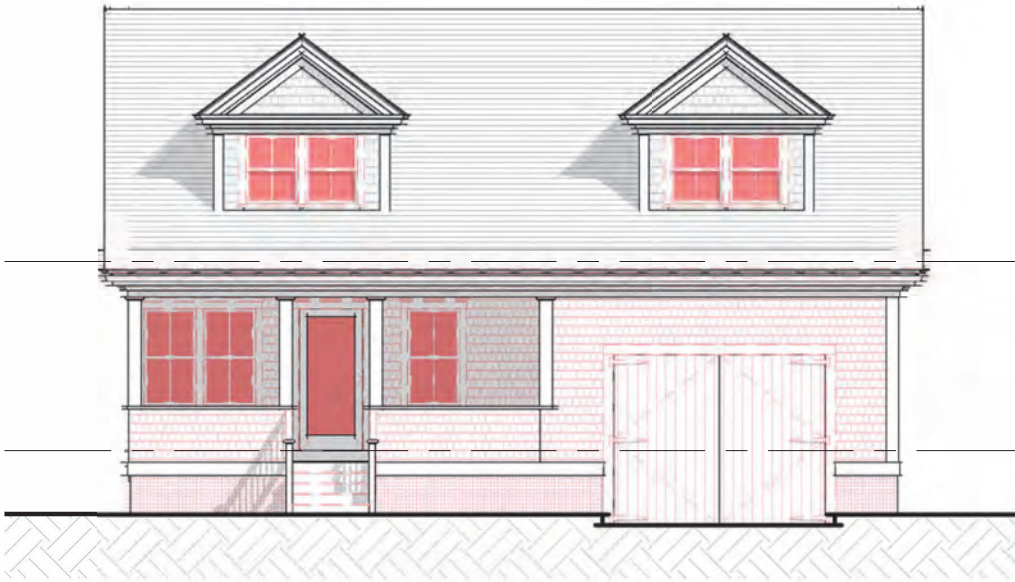
North Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



North Elevation - Existing

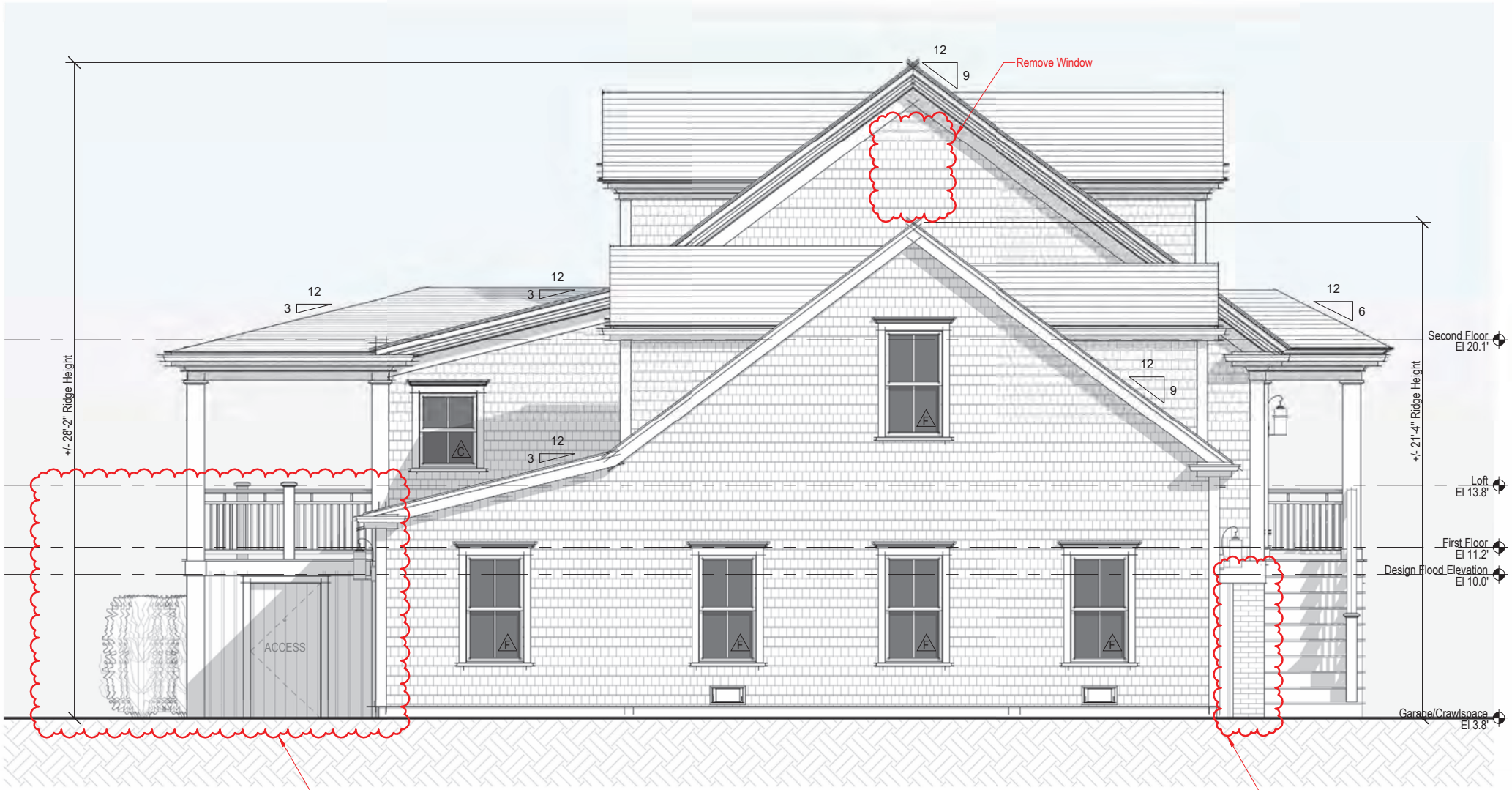
1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"

H.D.C. Submission



4 West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



West Elevation - Existing

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"

CERTIFICATE NO: HDC2023.06.8665

DATE ISSUED: 6/20/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9.1

Street & Number of Proposed Work: 63 A Hulbert Ave

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 6/20/23 Fee Paid: $ 50

Must be acted on by: 7/29/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED ON CONSENT AGENDA.
(LETTER IN FILE)

RESILIENT NANTUCKET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Historic Determination NR (ALONG HULBERT AVE)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: COOPER-BROWN GUEST HOUSE/GARAGE

Original Date: C-1915-1923 COLONIAL REVIVAL

Original Builder:

HDC SURVEY NAN.140/DRAFT FORM B

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 6/9/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Stephen Welch
Vice-Chairman

Diane Coombs

Val Oliver

Abigail Camp

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patton

STAFF

Esmeralda C. Martinez
Land Use Specialist
HDC Compliance Coordinator
emartinez@nantucket-ma.gov

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

July 20, 2023

Address: 63-A Hulbert Ave, Nantucket, MA 02554
Map/Parcel: 29 /9.1
Property Owner: 63 Hulbert LLC

Dear Nantucket Building Commissioner,

At its June 20, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. Guest House/Garage) located at 63 Hulbert Ave, Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- October 1923 Sanborn Insurance Map;
- Photographs of existing conditions;
- As-built conditions vs. proposed;
- Draft FORM B – Building Survey; PAL, June 2023;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.140.)

Based on this evidence, the HDC finds that 63 Hulbert Avenue (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. Guest House/Garage) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2023-06-8665; HDC2023-06-8659

Massachusetts State Building Code – Section R105.3.1.1

For the purpose of this determination, a **substantial improvement** shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started. Where the building or structure has sustained substantial damage, repairs necessary to restore the building or structure to its pre-damaged condition shall be considered substantial improvements regardless of the actual repair work performed.

The term shall not include either of the following:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.
2. **Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure.**

Historic buildings:

Any building or structure that is one or more of the following:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.

(This includes historic structures that are determined to be eligible for listing by the Secretary of the Interior. A "Determination of Eligibility" (DOE) is a decision by the Department of the Interior that a district, site, building, structure, or object meets the National Register criteria for evaluation, although the property is not formally listed in the National Register.)

2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as an historic district.

(If a structure is certified or preliminary determined as contributing to a National Register Historic District by the National Park Service, it meets this definition (and the district is included on the State Register of Historic Places. Contributing structures can be found on the District Data Sheet within a National Register Historic District Nomination Form. The District Data Sheet lists every property within the boundaries of the National Register District and notes whether they are a "contributing" resource ("c") or a "non-contributing" resource ("nc.") Nantucket's Data Sheet and Updated Nomination Form can be found on the Town's website.)

2.3. Designated as historic under a state or local historic preservation program that is approved by the U.S. Department of the Interior.

(By an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs. Nantucket's Special Act of 1955 created the Nantucket Historic District. Any structure requesting this exemption should submit a "Historic Determination" COA to the Nantucket HDC for determination. The Town of Nantucket was accepted and certified into the National Park Service's "Certified Local Government" (CLG) Program on March 19, 2021.)

CERTIFICATE NO: _____ DATE ISSUED: 12/12/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 1023-10 9290

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9.1

Street & Number of Proposed Work: 63A Hulbert Ave

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd
Carmel, CA 93923

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: 12/13/23 Fee Paid: $ 112.50 (2017)

Must be acted on by: 1/24/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Caroleef

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. COA # NA

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Enclose porch revise attached garage footprint

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 436sf Decks/Patio: Size: 150 sf ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 128sf 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 +/- 27'-8" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: C-1915

Original Builder:

REVISIONS* (describe)

1. East Elevation Enclose porch, fenestration revision
2. South Elevation Add front roof + gable, Add covered porch
3. West Elevation Revised garage massing, add bumpout
4. North Elevation Enclose porch, add bumpout

Is there an HDC survey form for 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 3/12 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 12" +/- Rake 12" +/- Soffit (Overhang) 12" +/- Corner boards 7.25" Frieze _____

Window Casing 3.5" Door Frame 3.5" Columns/Posts: Round _____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Carriage Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

No changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

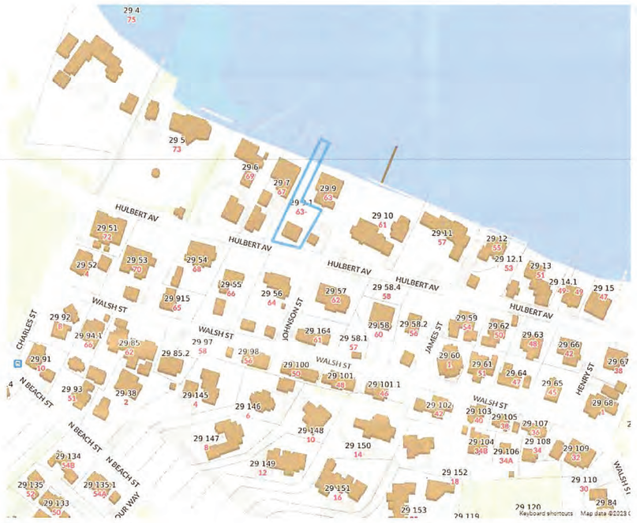
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/10/23 Signature of owner of record _____ Signed under penalties of perjury

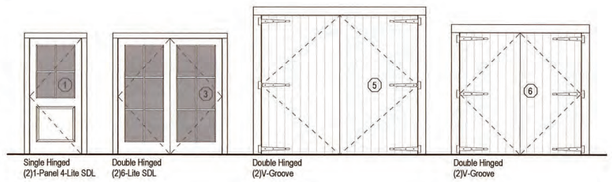
Main House

63A Hulbert Ave
Nantucket, MA 02554

11.30.23



1 Locus Map
Not to Scale

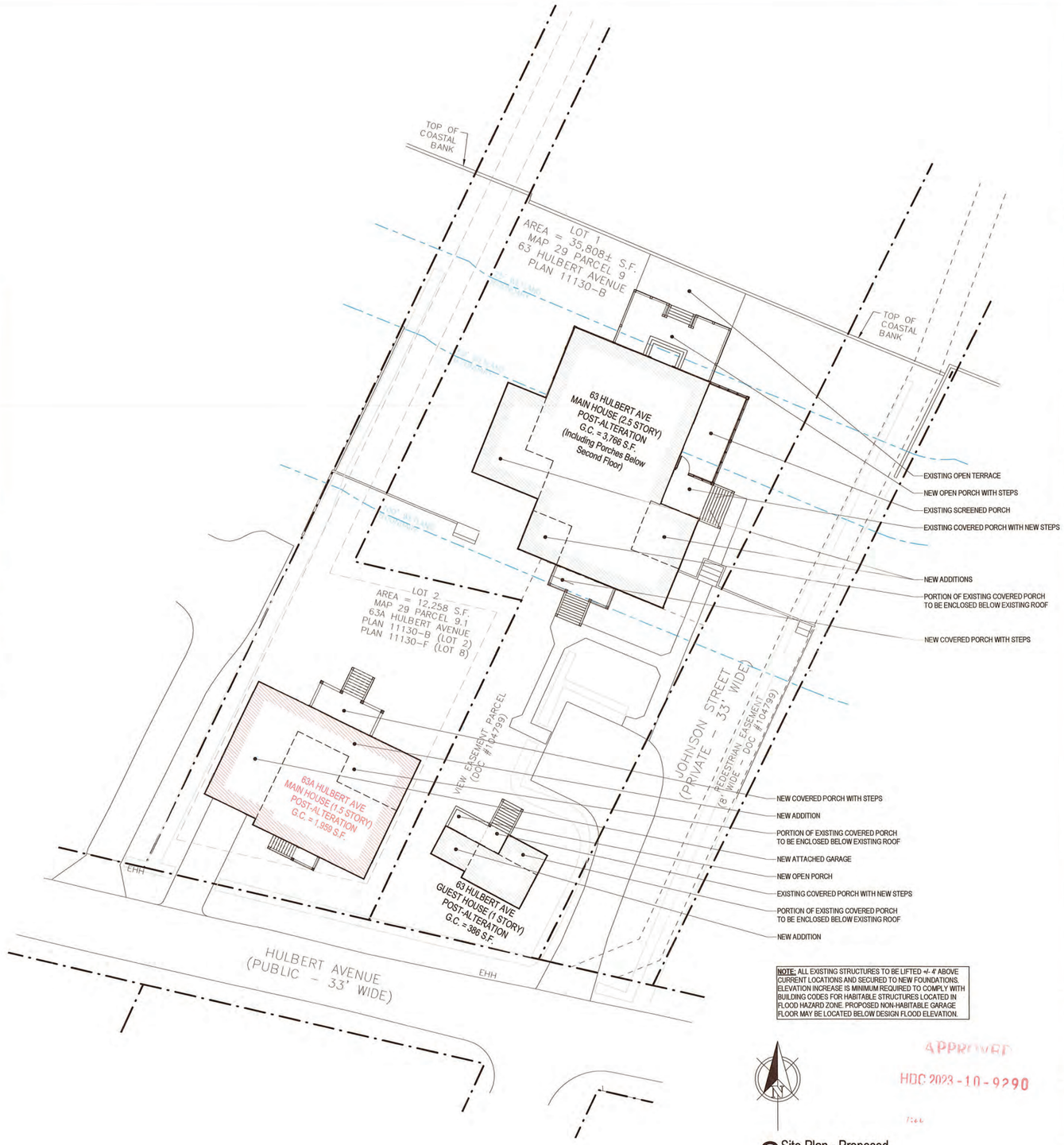


Exterior Door Legend
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"

H.D.C. Submission



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

APPROVED
HDC 2023-10-9290

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4955
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 3,677 SF
Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.0 Garage Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

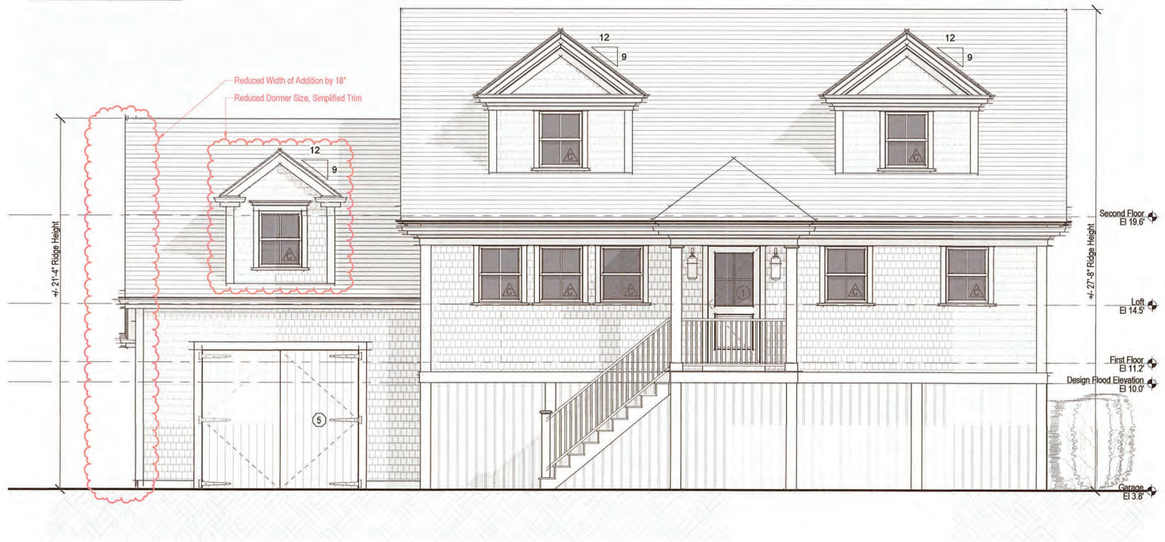
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1
2239

11.30.23

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



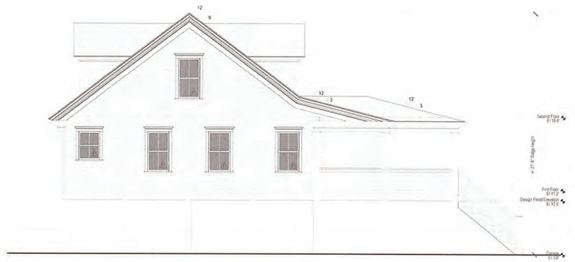
South Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



2 East Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY HEARD EAST ELEVATION



East Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



East Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

APPROVED
HDC 2023 - 10 - 0290

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 3,677 SF
Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

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A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Exterior Elevations

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A.2.1
2239

11.30.23



3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



North Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

H.D.C. Submission



4 West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"

APP. OF
HDC 2023-11-929



West Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
5 Williams Lane
Nantucket, MA 02554
508.325.4995
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Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Garage Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Exterior Perspectives

Revisions

Exterior Elevations

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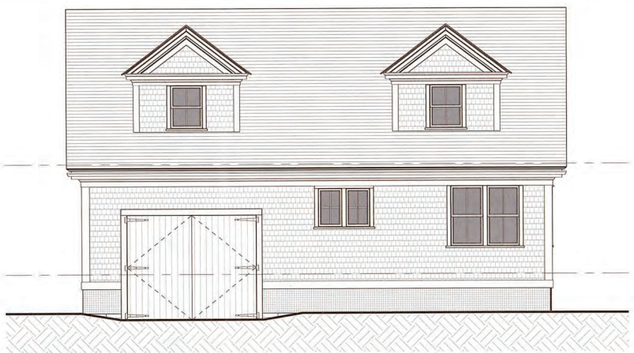
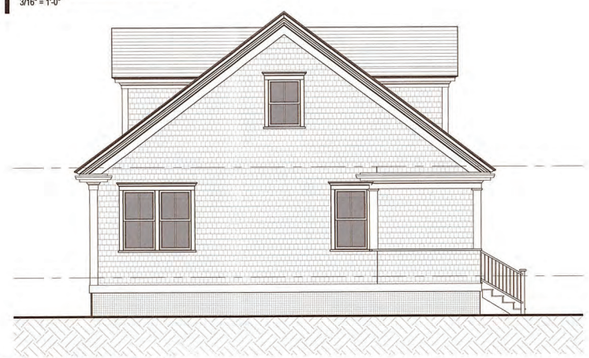
A.2.2
2239

11.30.23

H.D.C. Submission



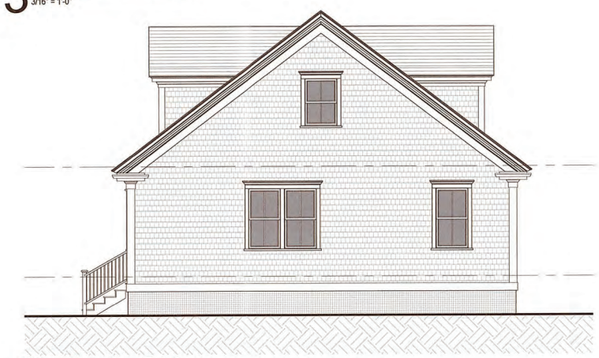
1 South Elevation - Existing
3/16" = 1'-0"



2 East Elevation - Existing
3/16" = 1'-0"



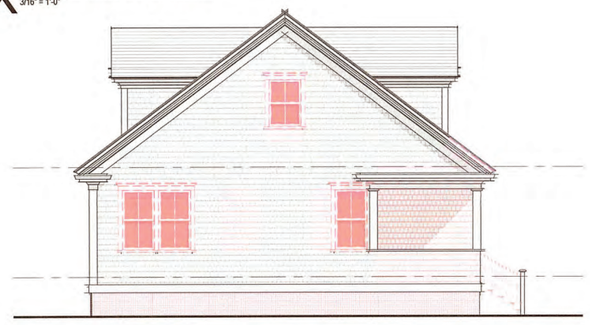
3 North Elevation - Existing
3/16" = 1'-0"



4 West Elevation - Existing
3/16" = 1'-0"



1X South Elevation - Demolition
3/16" = 1'-0"



2X East Elevation - Demolition
3/16" = 1'-0"



3X North Elevation - Demolition
3/16" = 1'-0"



4X West Elevation - Demolition
3/16" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 3,677 SF
Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

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A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Exterior Perspectives

APPROVED
HDC 2023-10-9290
[illegible] 2023

Revisions

Exterior Elevations

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A.2.3

2239

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: jonathan@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 Raise existing structure 1'-6"

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 25'-10" South 25'-0" East 25'-0" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Bluestone Walls Natural gray ashlar bond

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim white Sash White to match existing Doors White to match existing
Deck mahogany to match existing 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 2/10/25 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..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

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: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
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:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 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 0681 6383 46

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Postage	$0.73
Total Postage and Fees	$5.58

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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Darien, CT 06820

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Postage	$0.73
Total Postage and Fees	$5.58

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Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

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Nantucket, MA 02554

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Nantucket Conservation Found
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Powers

Site Plan

36 Bassett Rd, Nantucket, MA



Locus Plan



1



2



5



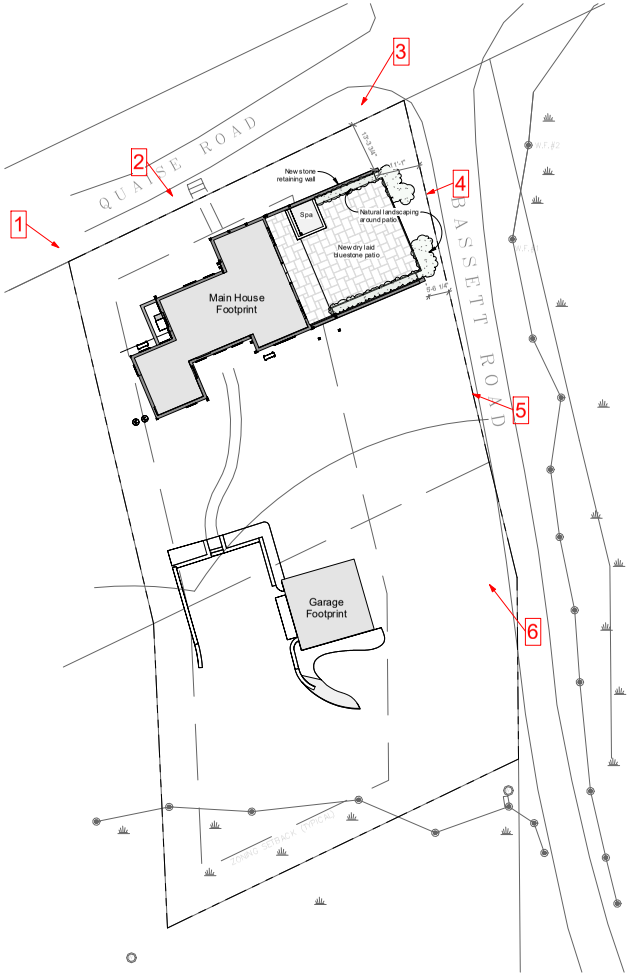
3



6



4



CHIP WEBSTER ARCHITECTURE

11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Preliminary Design

Powers
36 Bassett Rd, Nantucket, MA
Site Plan
C Site Plan

#	Date	Note
2	2025.02.10	HDC Submission

C

2/10/2025 9:11:33 AM

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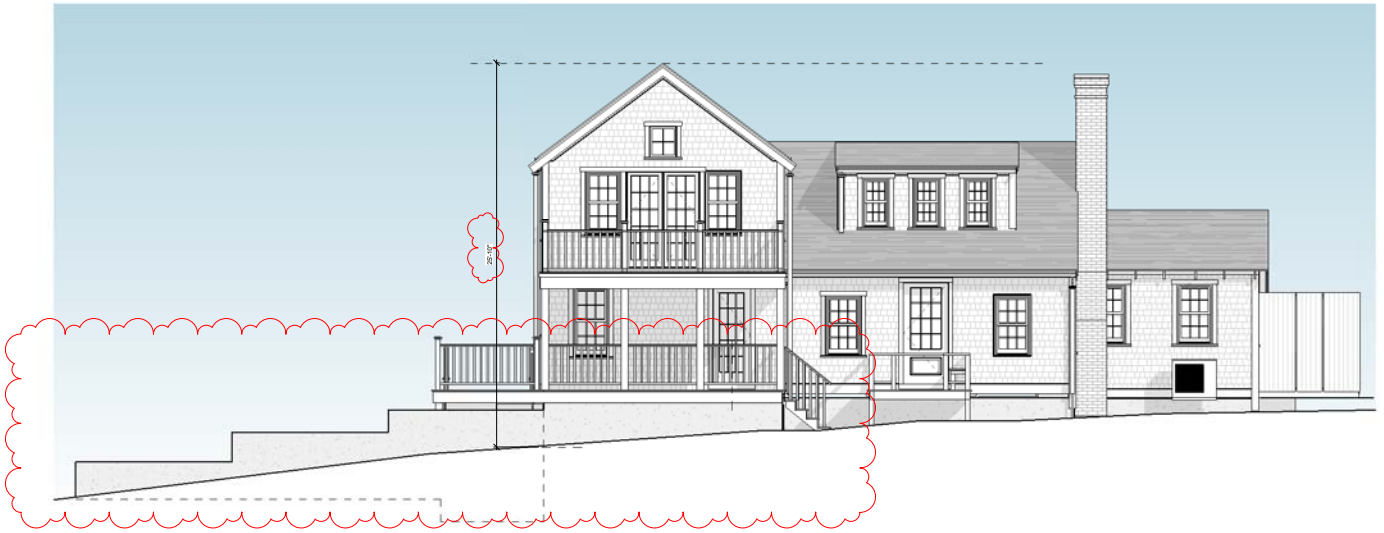
Existing North Elevation



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC1 Elevations

#	Date	Note
1	2025.02.10	HDC Submission

HDC1

2/10/2025 10:38:37 AM

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Existing East Elevation



Proposed East Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
1	2025.02.10	HDC Submission

HDC2

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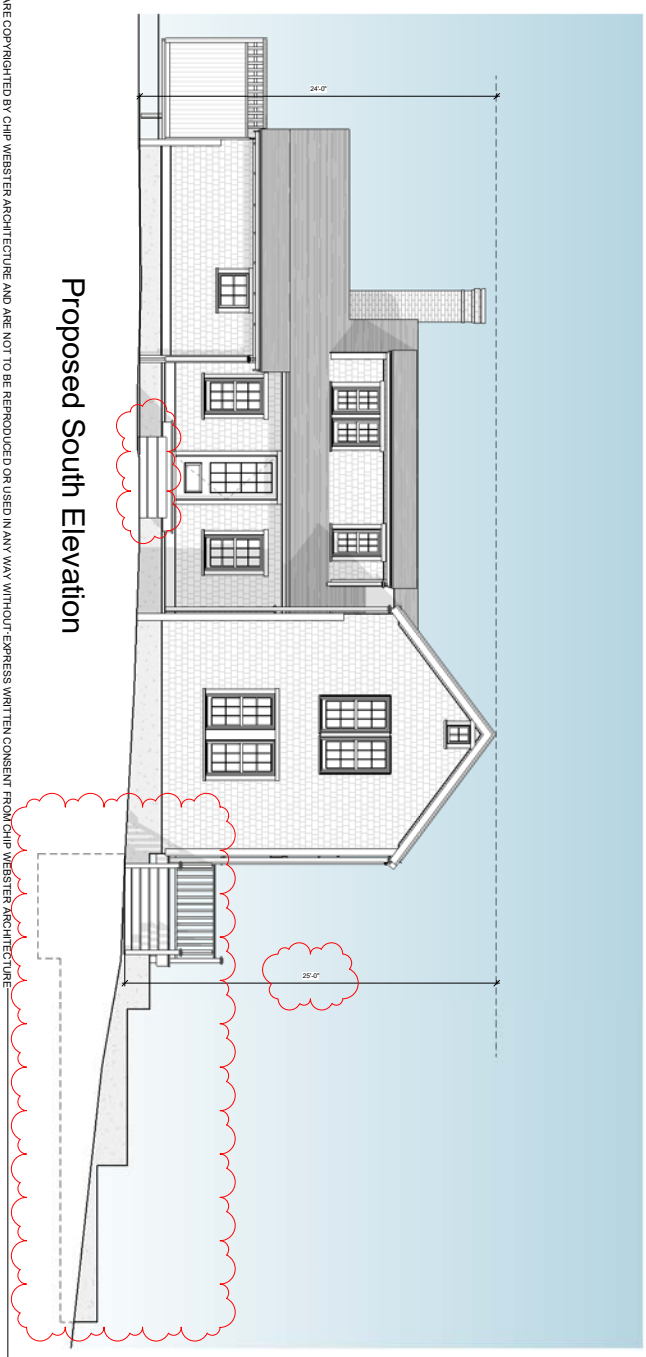
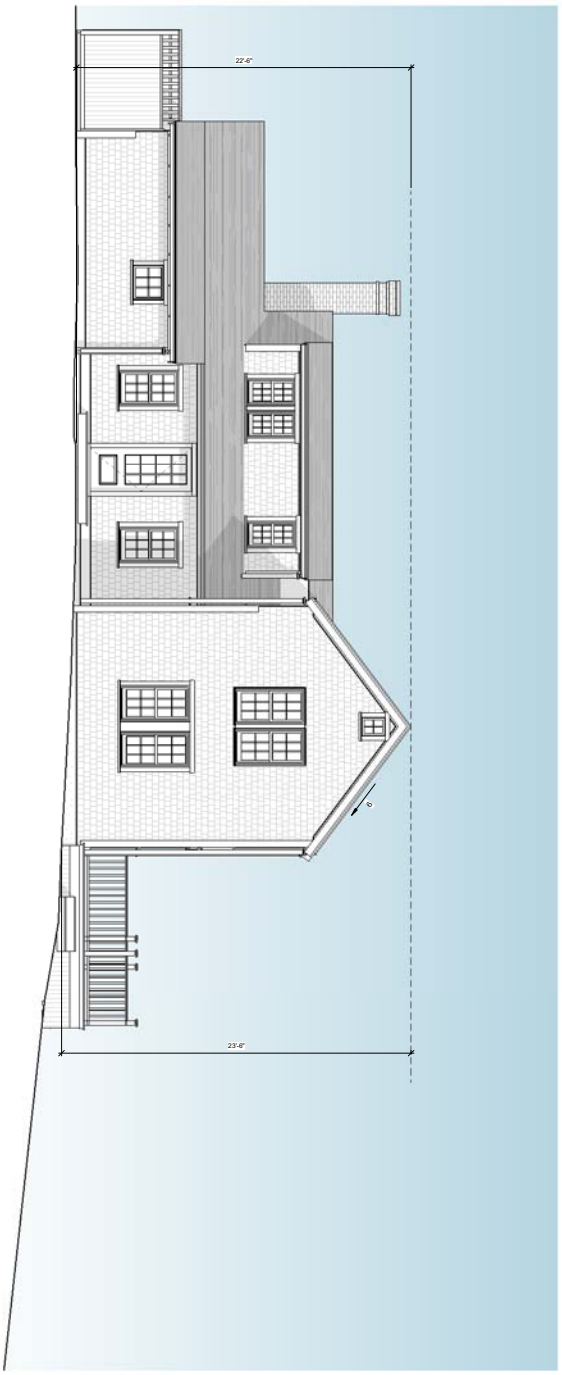
Proposed South Elevation



Existing South Elevation



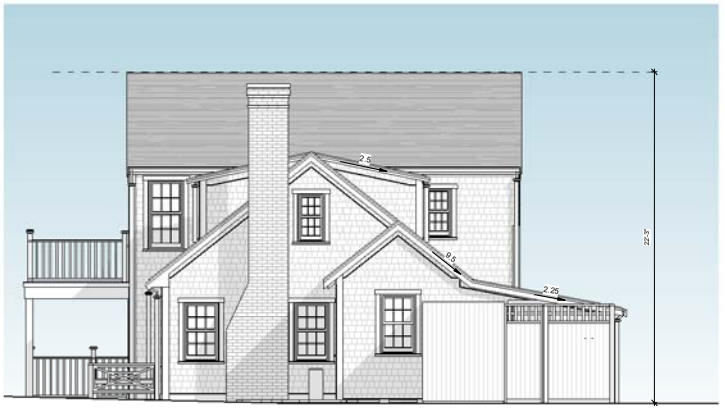
HDC3

#	Date	Description

Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

For Construction

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM



Existing West Elevation



Proposed West Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note
1	2025.02.10	HDC Submission

HDC4

2/10/2025 10:38:42 AM

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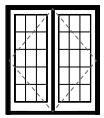
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	



A

HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



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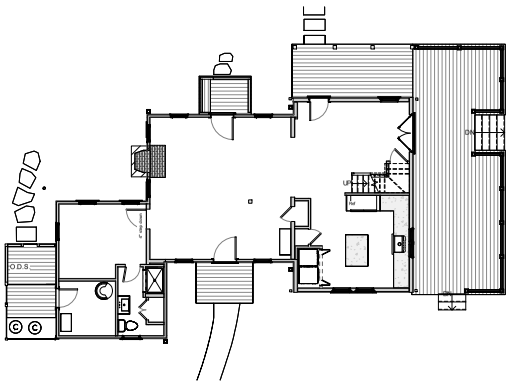
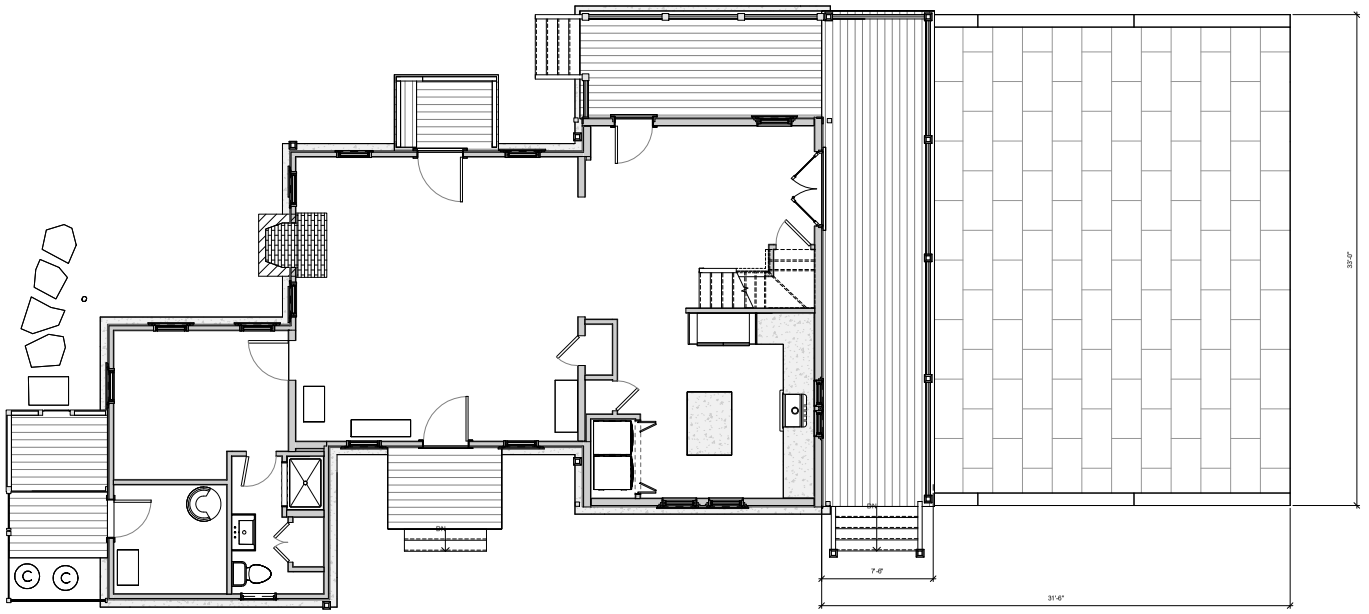


② Existing First Floor
1/8" = 1'-0"



① HDC First Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.02.10	HDC Submission

HDC5

2/10/2025 10:38:43 AM

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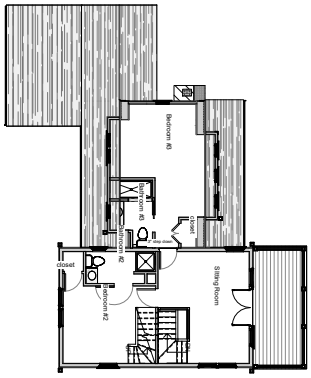
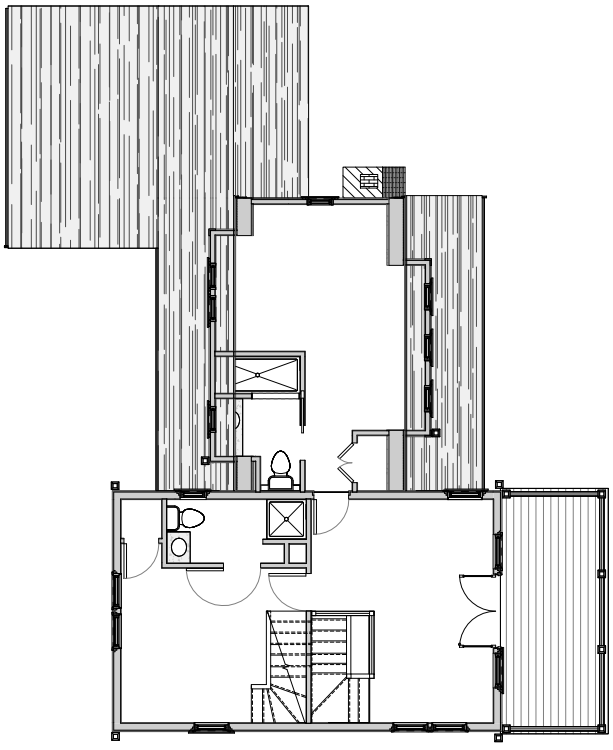


② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

HDC6

#	Date	Description	Initials

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

For Construction

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
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°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: jonathan@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 Basement walkout with hardscape patio. Alteration to deck size at east side

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 7'-6" x 33' ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 31'-6" x 33' ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 25'-10" South 25'-0" East 25'-0" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 French Patio Door

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Bluestone Walls Natural gray ashlar bond

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim white Sash White to match existing Doors White to match existing

Deck mahogany to match existing 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 2/10/25 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..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

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: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
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:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 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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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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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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Darien, CT 06820

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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City, State, ZIP+4®: Darien CT 06820

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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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Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

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Powers

Site Plan

36 Bassett Rd, Nantucket, MA



Locus Plan



1



2



5



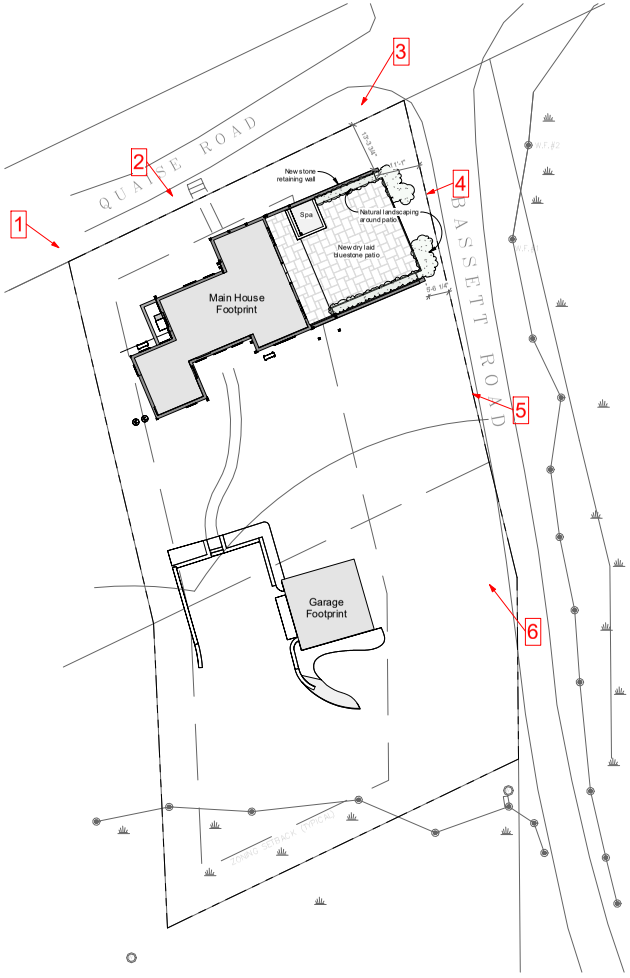
3



6



4



CHIP WEBSTER ARCHITECTURE

11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Preliminary Design

Powers
36 Bassett Rd, Nantucket, MA
Site Plan
C Site Plan

#	Date	Note
2	2025.02.10	HDC Submission

C

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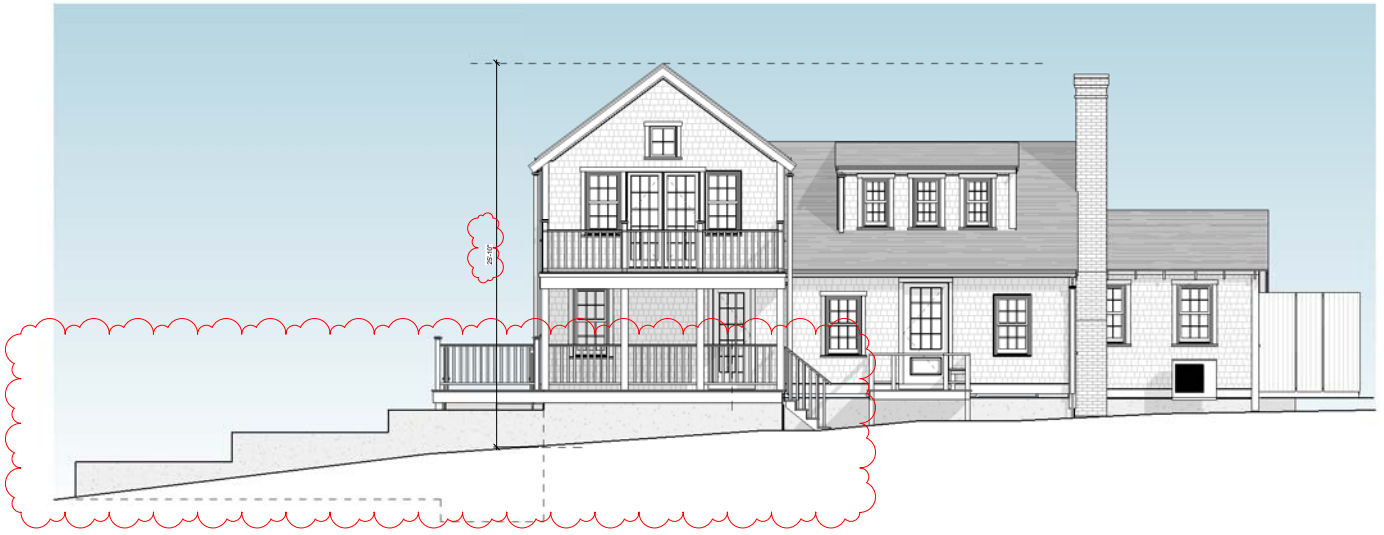
Existing North Elevation



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC1 Elevations

#	Date	Note
1	2025.02.10	HDC Submission

HDC1

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Existing East Elevation



Proposed East Elevation

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For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
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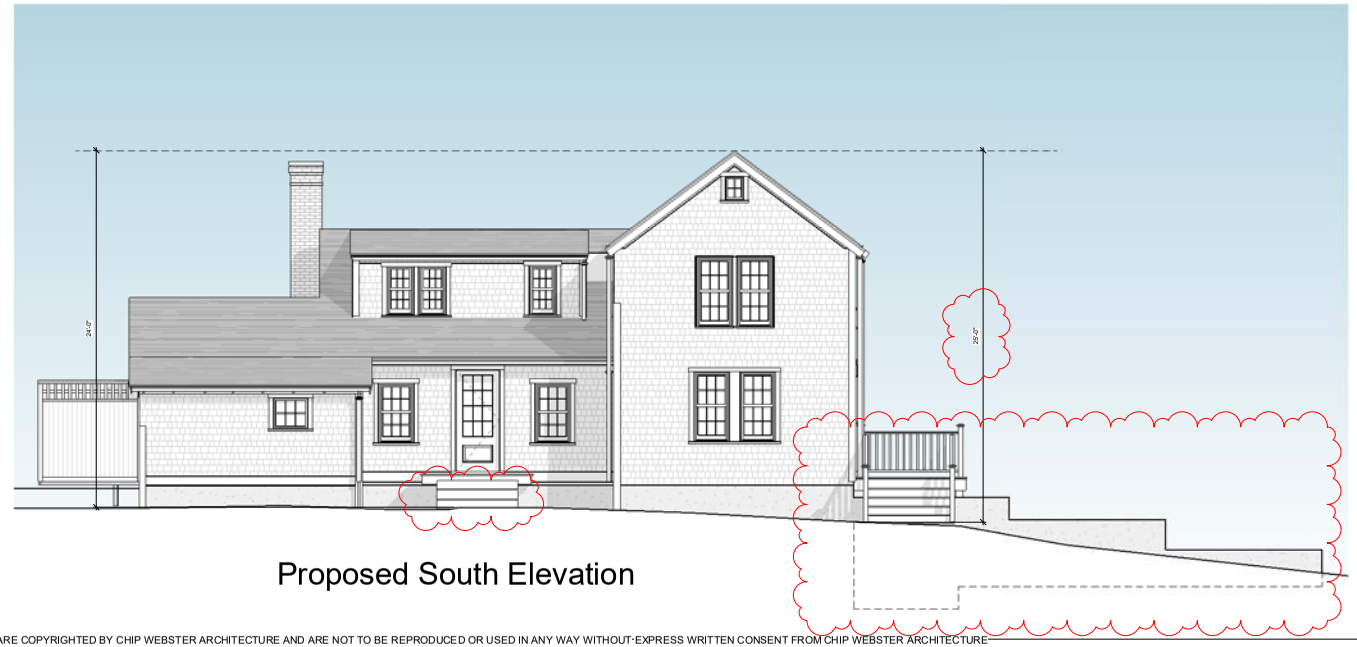
Existing South Elevation



Proposed South Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
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HDC3

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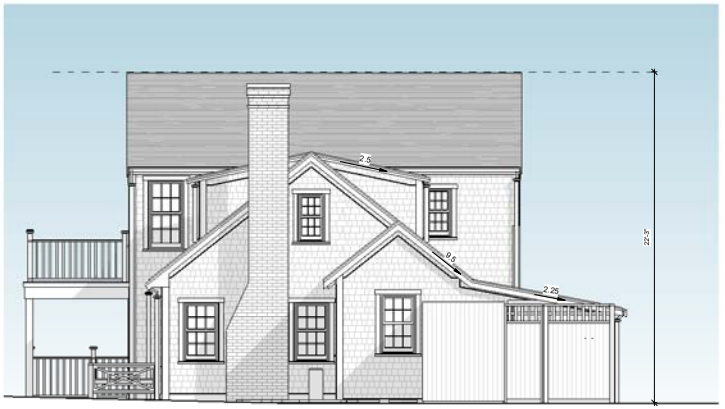

Existing West Elevation



Proposed West Elevation

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11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note
1	2025.02.10	HDC Submission

HDC4

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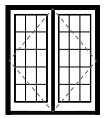
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	



A

HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



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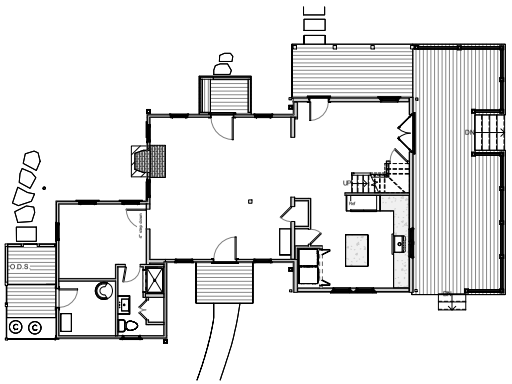
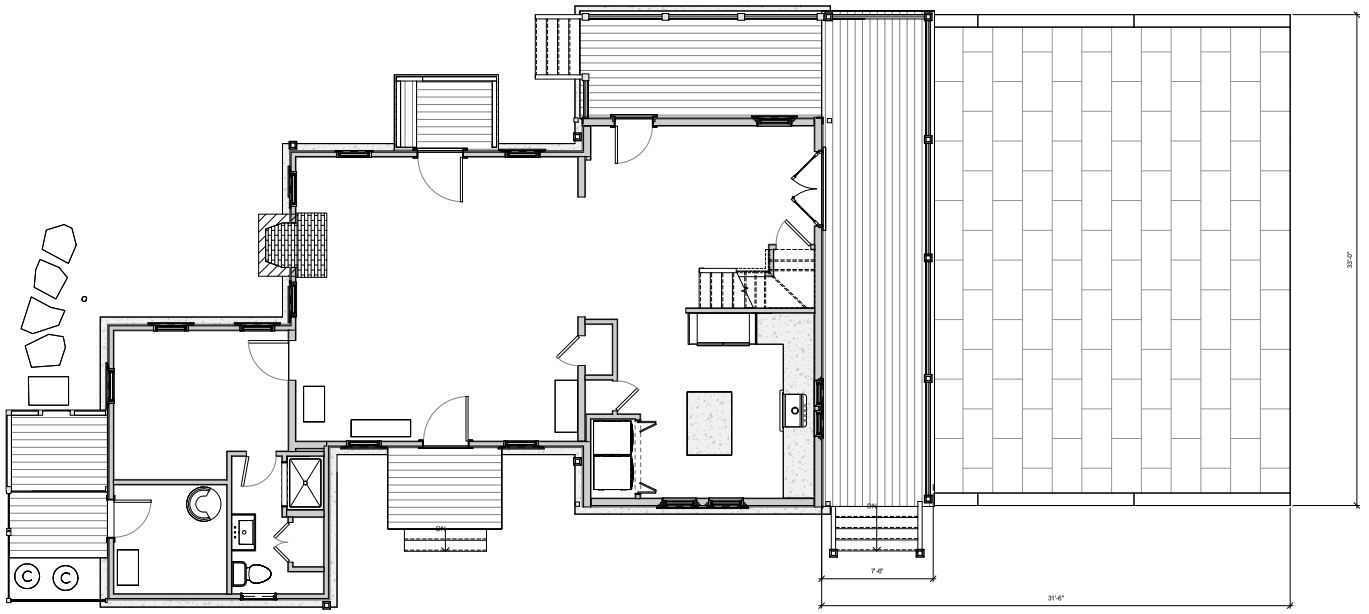


② Existing First Floor
1/8" = 1'-0"



① HDC First Floor
1/4" = 1'-0"

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For Construction

Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

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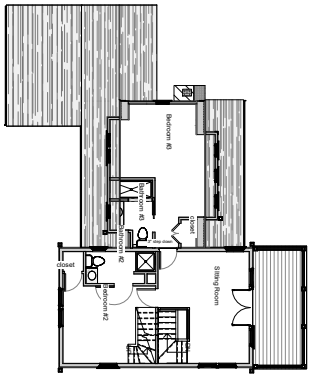
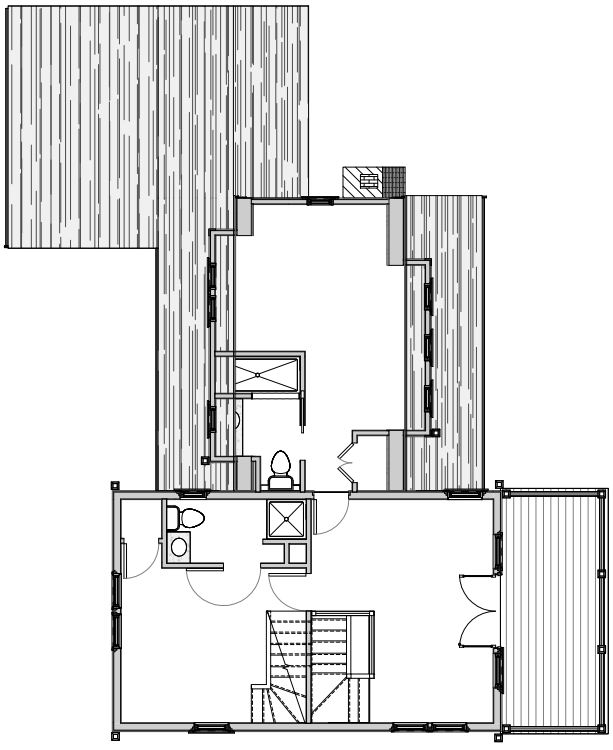


② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

HDC6

#	Date	Description	Initials

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

For Construction

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 152

Street & Number of Proposed Work: 4 DOOLEY COURT

Owner of record: VARTY JUDITH F TR

Mailing Address: 4 DOOLEY COURT
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 17 NANCY ANN LANE
NANTUCKET, MA 02554

Contact Phone #: 228-0689 E-mail: STRUCTURESUNLTDC@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: 16'-6" Sq. Footage 1st floor: 200 SF 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 Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 12-1" South 12-1" East 12-1" West 12-1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation NEW SHED
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 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 NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x5 Frieze 1x5
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other ANDERSEN 400 SERIES
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN/~~SIMPSON~~ 100

Doors* (type and material): ☐ TDL ☒ SDL Front I+G UTILITY Rear _____ Side 4 LITE
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

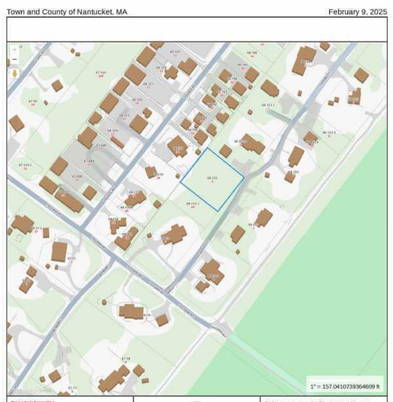
* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK
Trim WHITE Sash WHITE Doors WHITE/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.



Locus Map

MAP: 68 PARCEL: 152

Owner: VARTY JUDITH F TR

Zoning Classification: R20

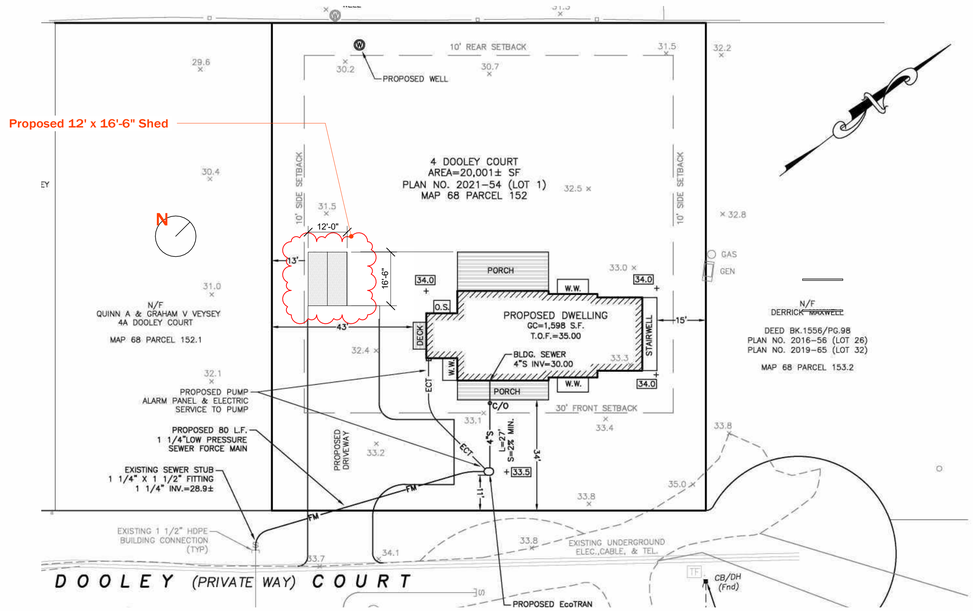
Min Area: 20,000 SF / 20,001 SF

Min Frontage: 75 FT

Front Yard Setback: 30 FT

Side/Rear Setback: 10 ft

Ground Cover: 12.5% /1759 SF



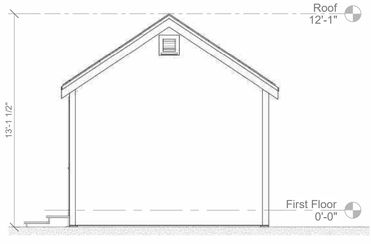
Site Plan

1" = 20'-0"



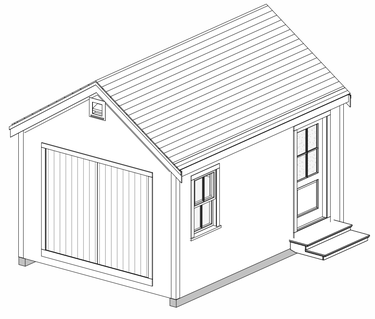
East Elevation - Proposed

1/4" = 1'-0"

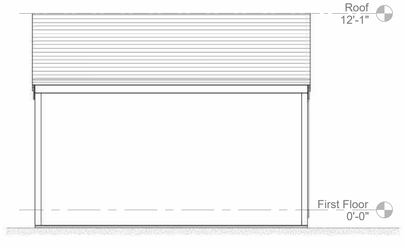


North Elevation - Proposed

1/4" = 1'-0"

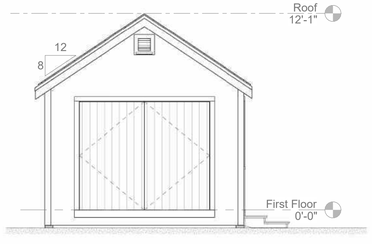


Southeast - Proposed



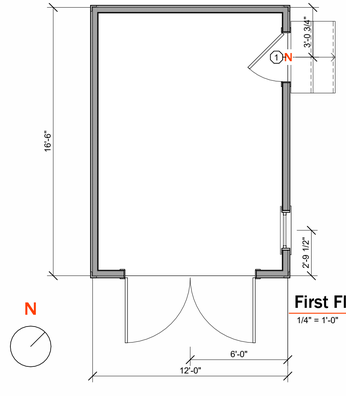
West Elevation - Proposed

1/4" = 1'-0"



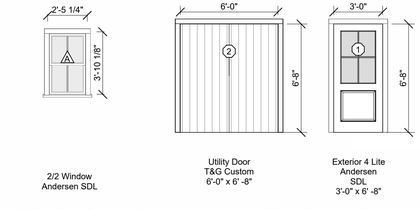
South Elevation - Proposed

1/4" = 1'-0"



First Floor

1/4" = 1'-0"



2/2 Window
Andersen SDL

Window Legend

1/4" = 1'-0"

Utility Door
T&G Custom
6'-0" x 6' -8"

Exterior 4 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"

HDC Submission

Plan

A.100

DRAWN BY: PQ

Structures Unlimited

Nantucket, MA ©2023

PROJ
Varty
4 Dooley Ct

Nantucket, MA 02554

DA	02/10/2025
PROJEC T NO	2410048
REVISION	DATE
1	Date 1

NOTES:



Front of House - Looking West



Shed Location - Looking West



Shed Location - Looking East



Shed Location

Structures Unlimited

Nantucket, MA ©2023

PROJ
Varty
4 Dooley Ct

Nantucket, MA 02554

DA 02/10/25
PROJECT NO 2410048
REVISION DATE

NOTES:

HDC Submission

Photographs

A.150

DRAWN BY: PQ



Property Information

Property ID	6112
Location	4 DOOLEY CT
Owner	VARTY JUDITH F 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.

Locus Map

MAP: 68 PARCEL: 152

Owner: VARTY JUDITH F TR

Zoning Classification: R20

Min Area: 20,000 SF / 20,001 SF

Min Frontage: 75 FT

Front Yard Setback: 30 FT

Side/Rear Setback: 10 ft

Ground Cover: 12.5% /1759 SF

Proposed 12' x 16'-6" Shed

10' REAR SETBACK

PROPOSED WELL

4 DOOLEY COURT
AREA=20,001± SF
PLAN NO. 2021-54 (LOT 1)
MAP 68 PARCEL 152

10' SIDE SETBACK

10' SIDE SETBACK

12'-0"

13'

16'-6"

43'

PORCH

W.W.

O.S.

DECK

PROPOSED DWELLING
GC=1,598 S.F.
T.O.F.=35.00

BLDG. SEWER
4"S INV=30.00

STAIRWELL

15'

W.W.

PORCH

W.W.

C/O

30' FRONT SETBACK

PROPOSED DRIVEWAY

4"S
L=27'
S=2% MIN.

34'

11'

ECT

ECT

FM

FM

PROPOSED 80 L.F.
1 1/4"LOW PRESSURE
SEWER FORCE MAIN

PROPOSED PUMP
ALARM PANEL & ELECTRIC
SERVICE TO PUMP

EXISTING SEWER STUB
1 1/4" X 1 1/2" FITTING
1 1/4" INV.=28.9±

EXISTING 1 1/2" HDPE
BUILDING CONNECTION
(TYP)

PROPOSED EcoTRAN

EXISTING UNDERGROUND
ELEC.,CABLE, & TEL.

CB/DH
(Fnd)

GAS

GEN

N/F
QUINN A & GRAHAM V VEYSEY
4A DOOLEY COURT

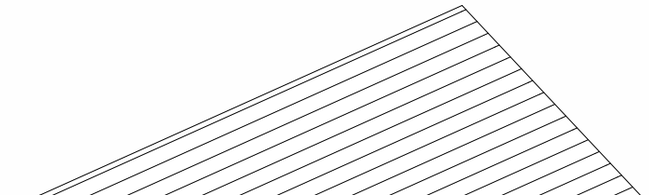
MAP 68 PARCEL 152.1

N/F
DERRICK ~~MAXWELL~~

DEED BK.1556/PG.98
PLAN NO. 2016-56 (LOT 26)
PLAN NO. 2019-65 (LOT 32)

MAP 68 PARCEL 153.2

D O O L E Y (PRIVATE WAY) C O U R T



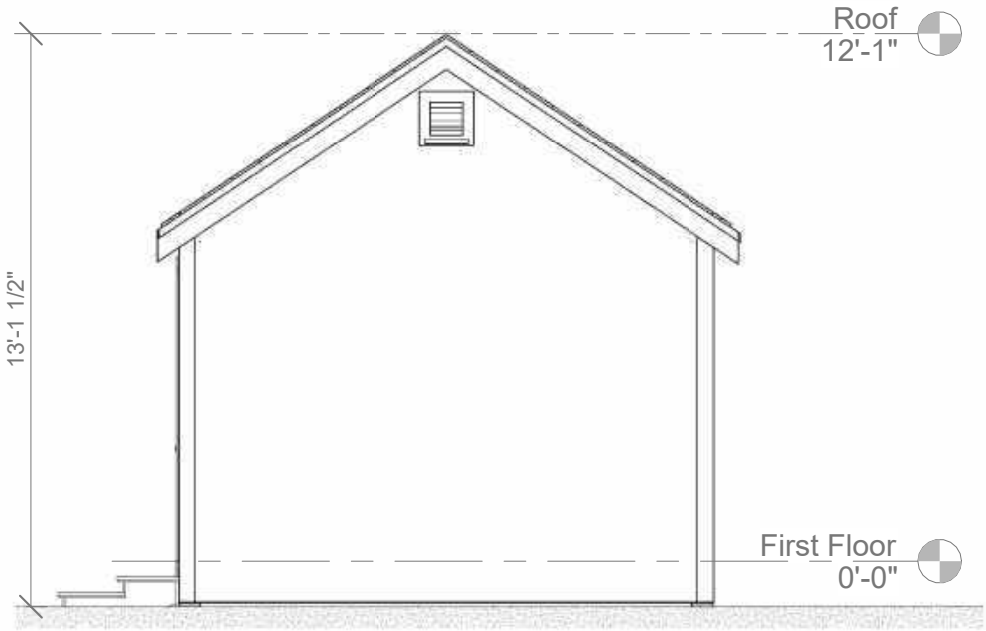
Site Plan

1" = 20'-0"



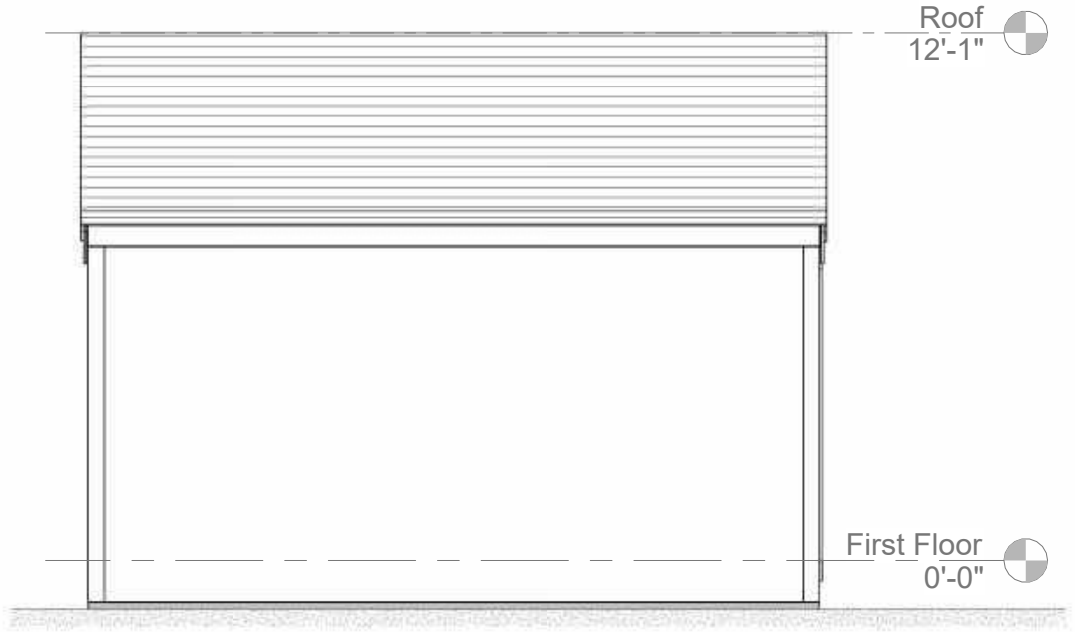
East Elevation - Proposed

1/4" = 1'-0"



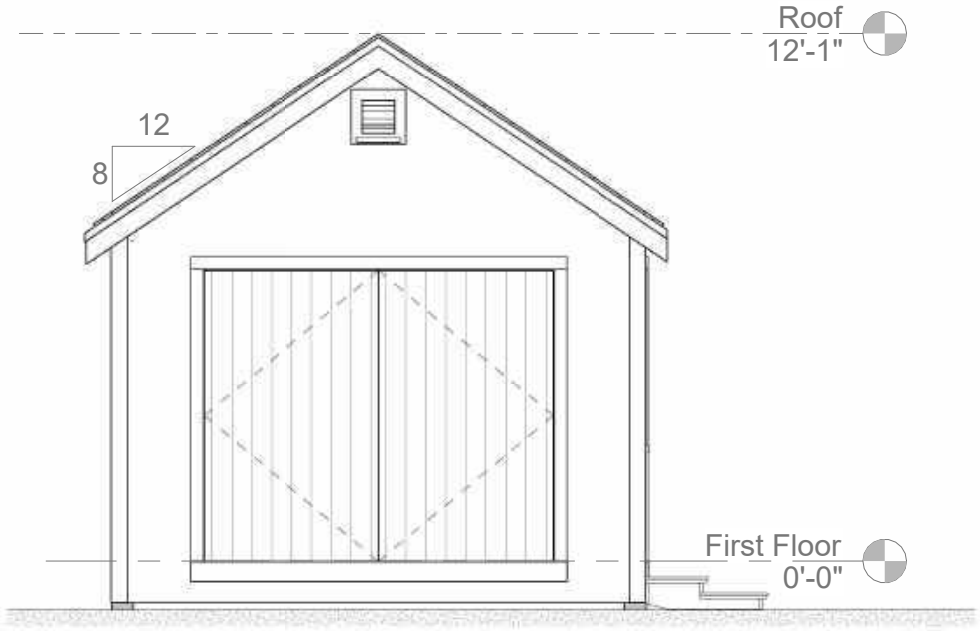
North Elevation - Proposed

1/4" = 1'-0"



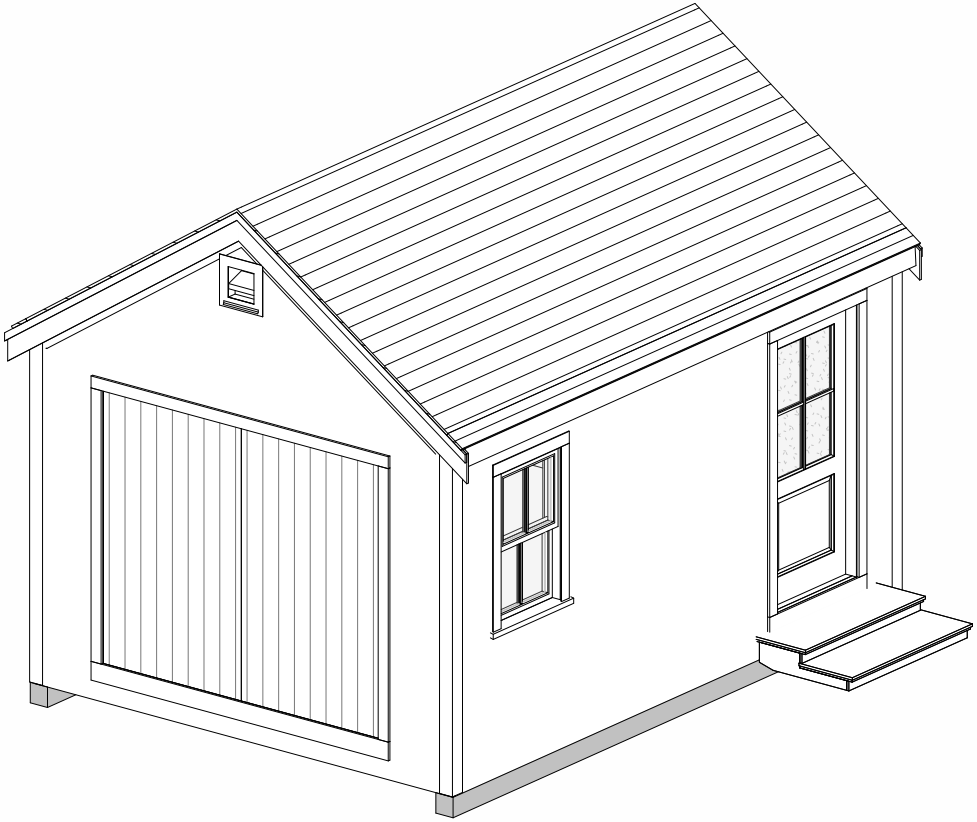
West Elevation - Proposed

1/4" = 1'-0"

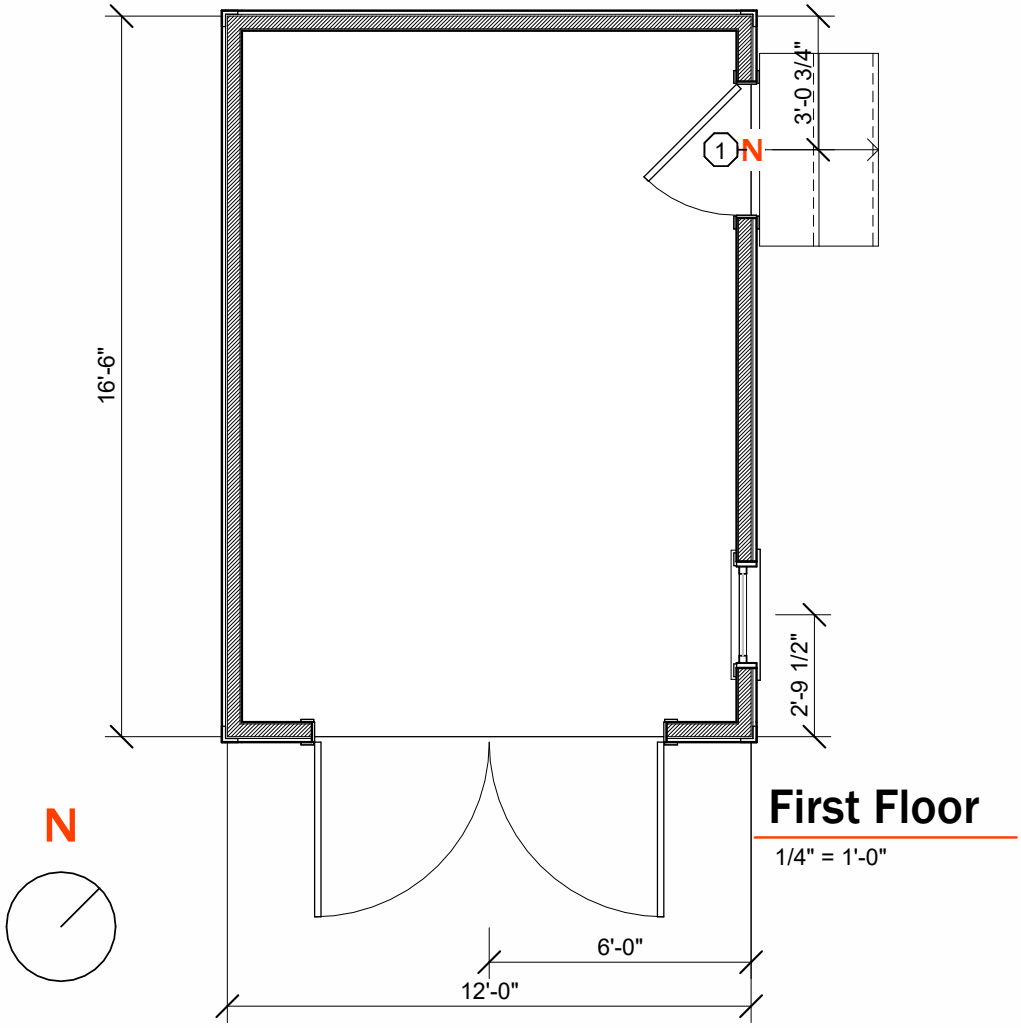


South Elevation - Proposed

1/4" = 1'-0"

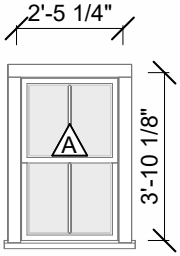


Southeast - Proposed

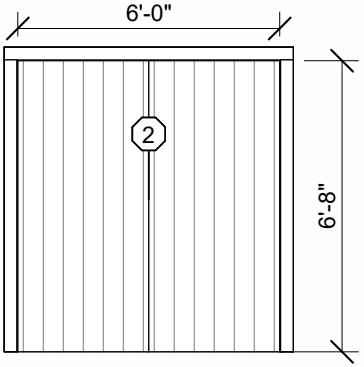


First Floor

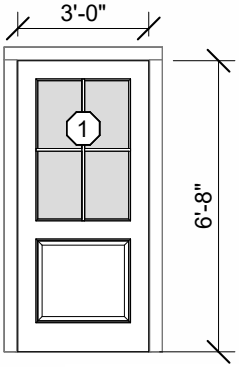
1/4" = 1'-0"



2/2 Window
Andersen SDL



Utility Door
T&G Custom
6'-0" x 6' -8"



Exterior 4 Lite
Andersen
SDL
3'-0" x 6' -8"

Window Legend

1/4" = 1'-0"

Door Legend

1/4" = 1'-0"



Front of House - Looking West



Shed Location - Looking East



Shed Location - Looking West



Shed Location

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°: 44 PARCEL N°. 70

Street & Number of Proposed Work: 13 N. PASTURE LANE

Owner of record: 51 & J NORTH PASTURE LLC

Mailing Address: 2429 KALORAMA RD N.W
WASHINGTON DC

Contact Phone #: 2023657632 E-mail: loisramano.dc@gmail

AGENT INFORMATION (if applicable)

Name: EMERITUS LTD.

Mailing Address: 8 WILLIAMS WAY
NANTUCKET, MA

Contact Phone #: 508 325 4995 E-mail: MATT@EMERITUSDEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 600 Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 25' Sq. footage 2nd floor: _____ Size: _____ ☐ 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 20' +/- South 20' +/- East 20' +/- West 20' +/-

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 6-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10.5/12 Secondary Mass N/A/12 Dormer _____/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) 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 6" Rake 10" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round N/A Square _____

Windows*: ☑ Double 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 PANEL Rear _____ Side _____
Garage Door(s): Type OVERHEAD Material WOOD/PVC

Hardscape materials: Driveways STEEL/MATCH EX. Walkways _____ Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof SPRAY/CHARCOAL
Trim WHITE Sash WHITE Doors WHITE
Deck N/A Foundation NATURAL Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 13 N Pasture Rd on the following statement:

I Lois Romano, 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)



02/07/2025

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

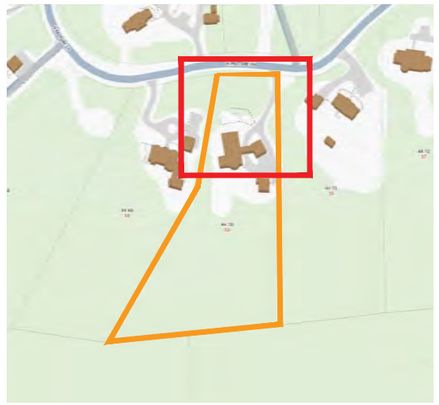



4MZE 24



13 North Pasture Lane

Feasibility Study



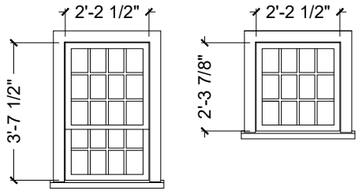
Locus

NTS



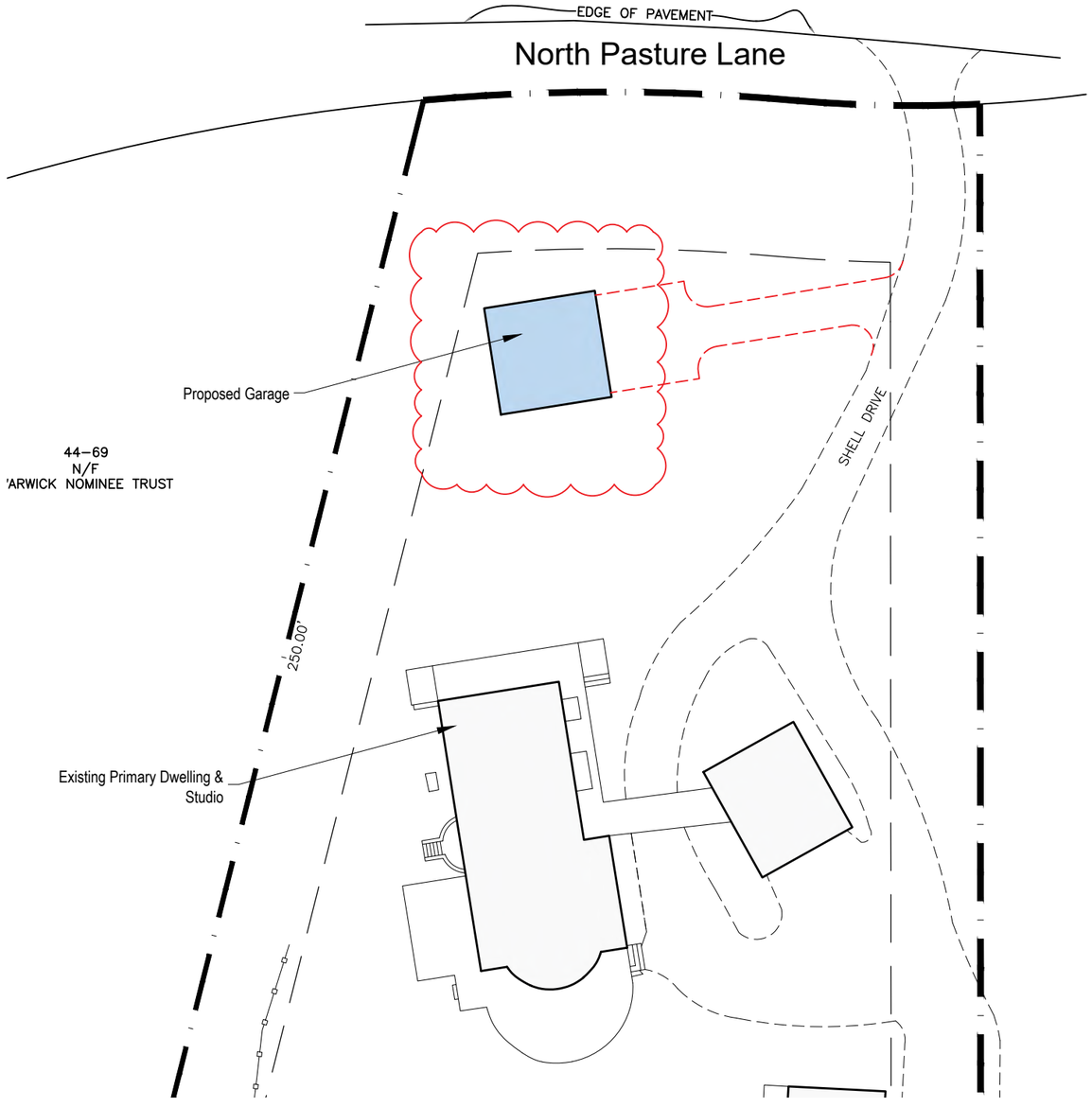
Satellite

NTS



Window / Door Schedule

1/4 " = 1' - 0"



Site Plan

1/32 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

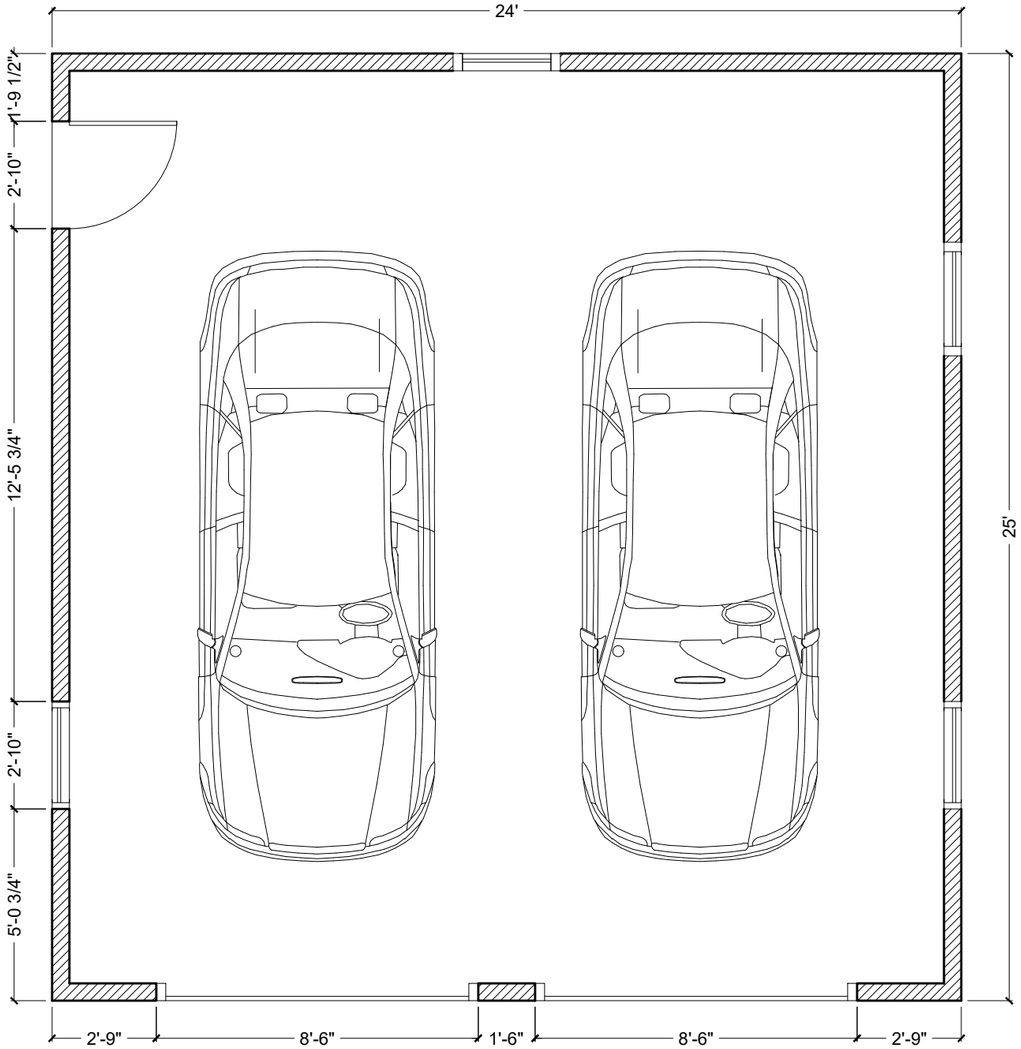
Zoning Information

Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

NORTH

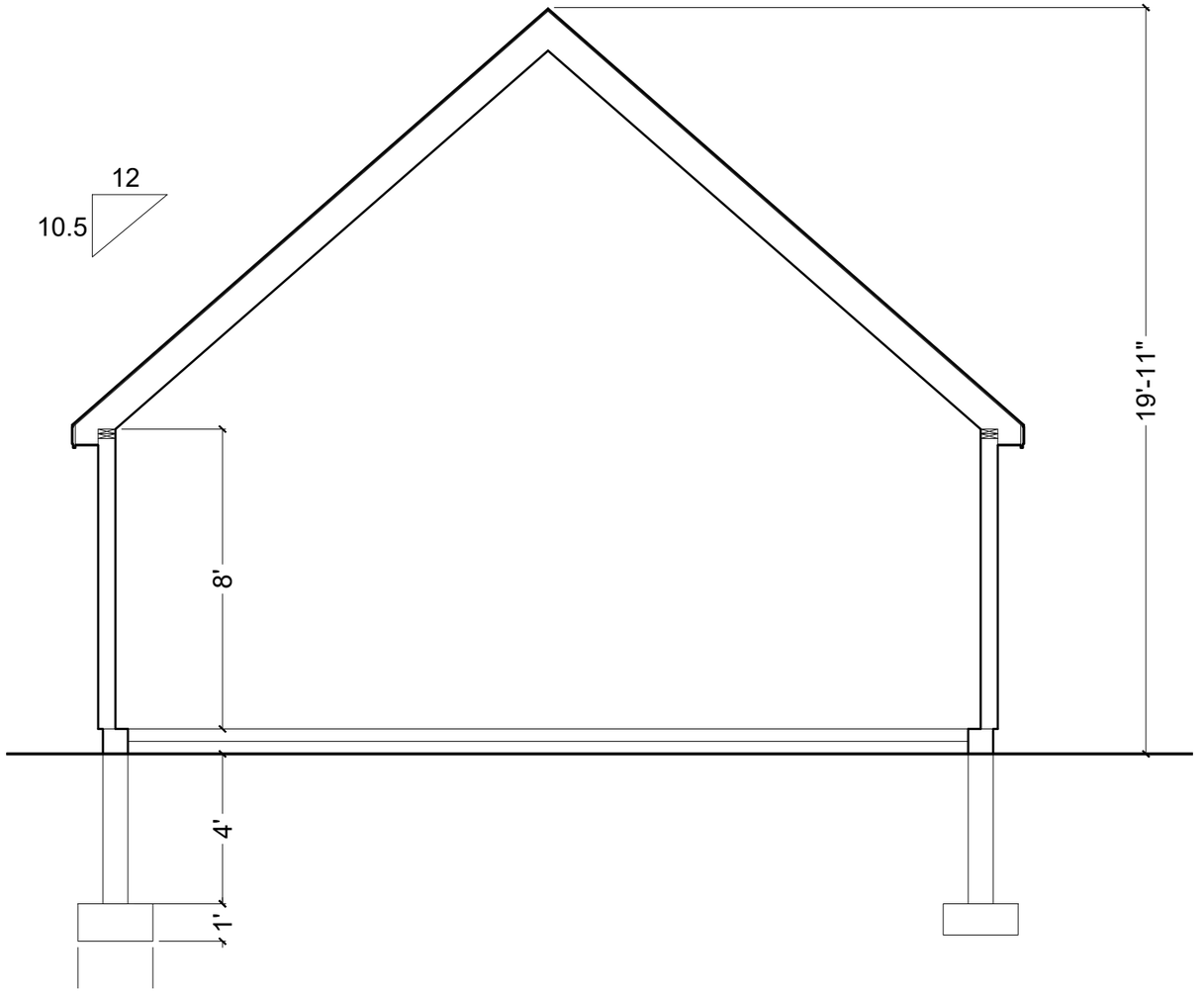
Site Plan
Proposed Site Plan
01/22/2025

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusdevelopment.com



Floor Plan

1/4 " = 1' - 0"



Section

1/4 " = 1' - 0"

2440

Ramano Garage

13 North Pasture Lane
Nantucket, MA 02554

Zoning Information

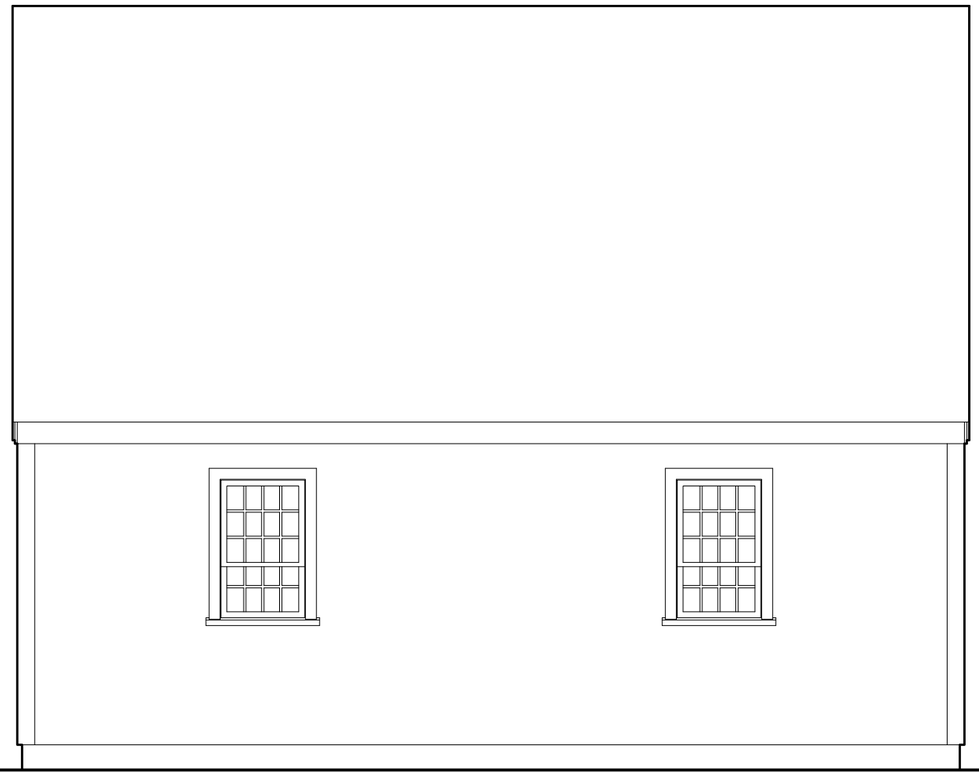
Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

Plan & Section

Proposed
01/22/2025

emeritus Development Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusdevelopment.com



North Elevation

1/4 " = 1' - 0"



West Elevation

1/4 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*
Current Zoning	LUG-3	Allowable G.C.	3%
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.
Front Setback	35 ft.		
Side Setback	20 ft.		
Rear Setback	20 ft.		

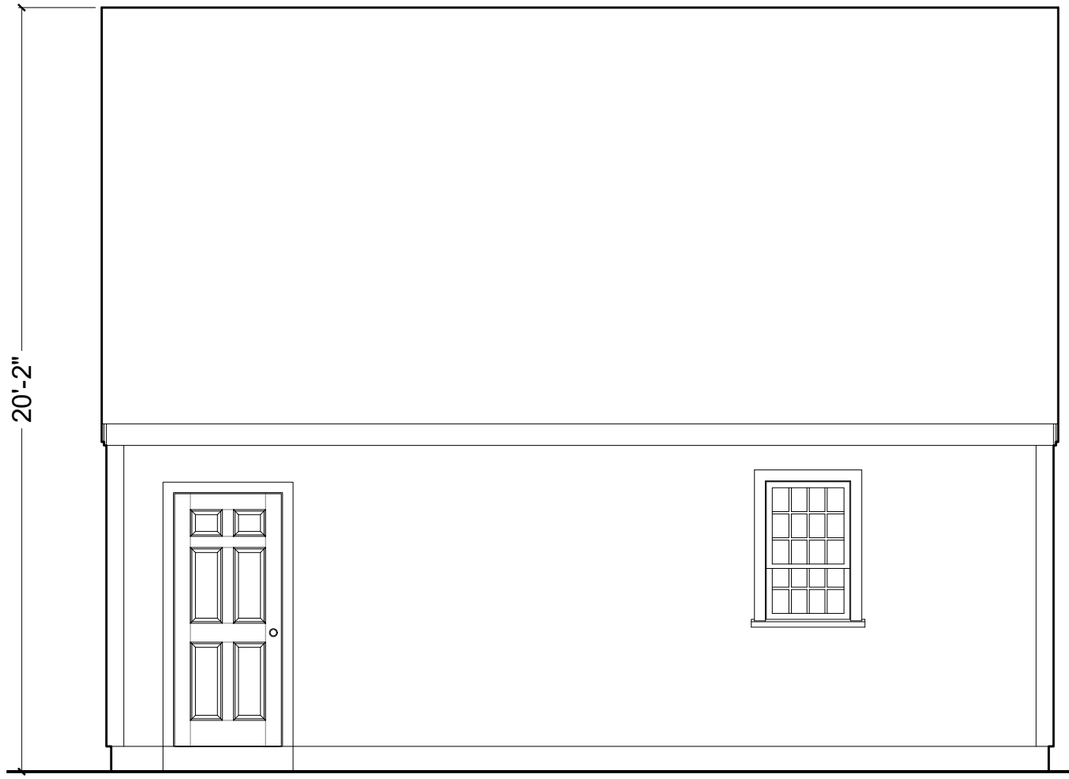
Note: This drawing is for the sole purpose of feasibility and is not a contract drawing.

Elevations

Proposed Elevations
12/18/2024

emeritus Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusltd.com



South Elevation

1/4 " = 1' - 0"



East Elevation

1/4 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

Zoning Information

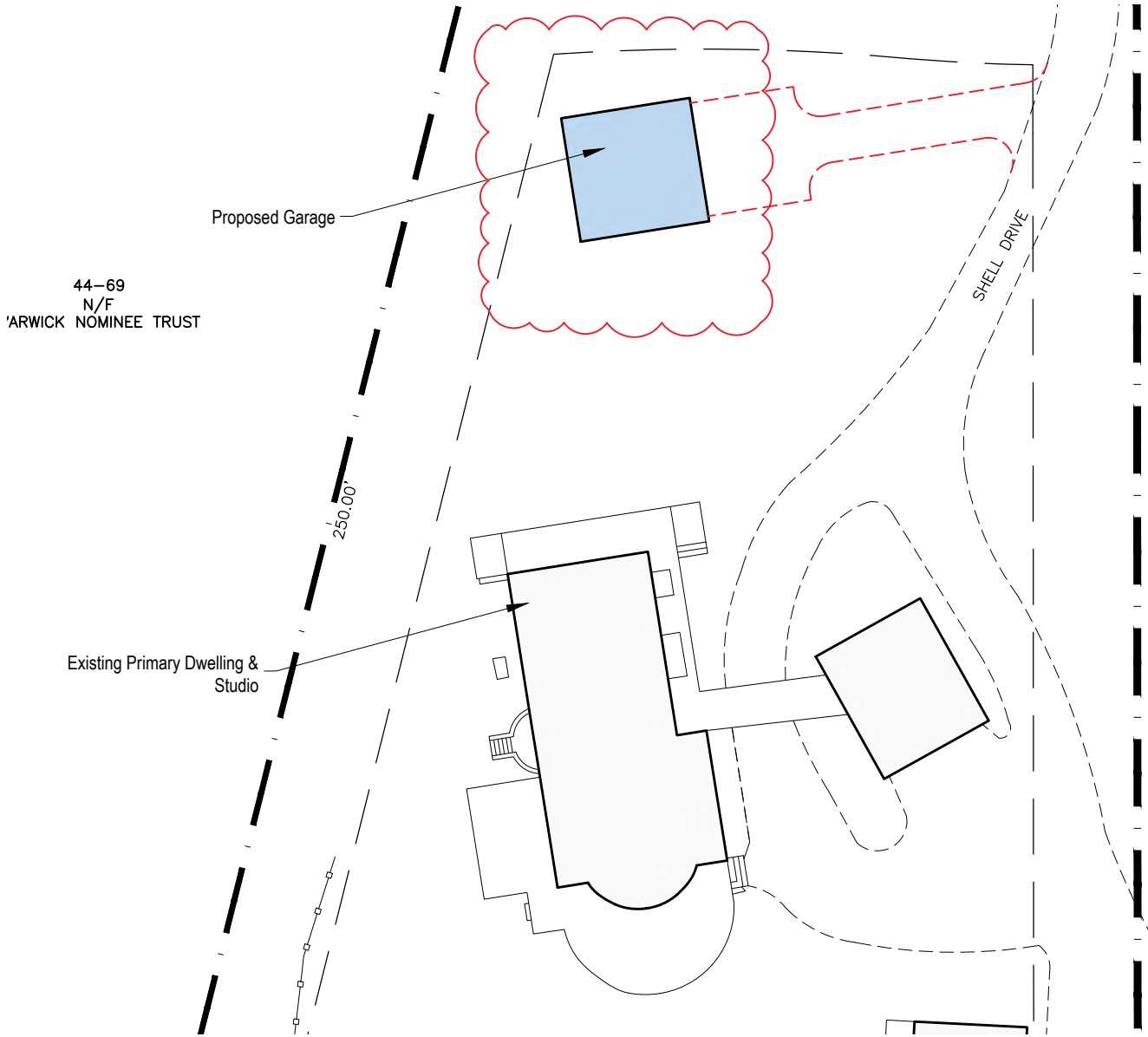
Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

Elevations

Proposed Elevations
01/28/2024

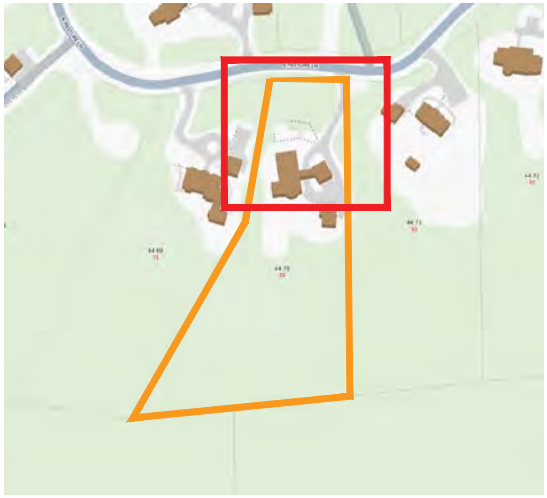
emeritus Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusltd.com



Site Plan

1/32 " = 1' - 0"



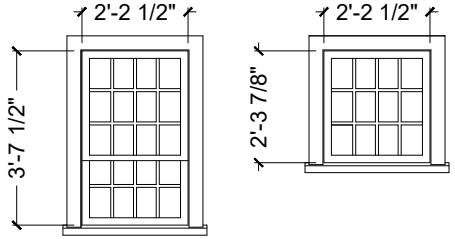
Locus

NTS



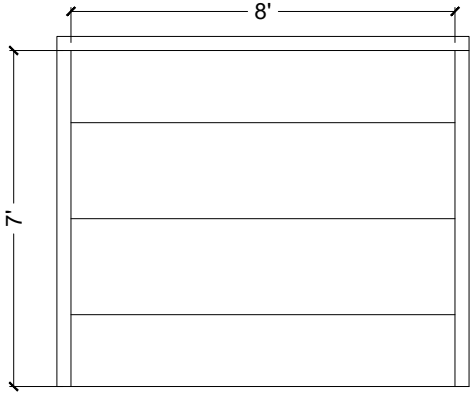
Satellite

NTS

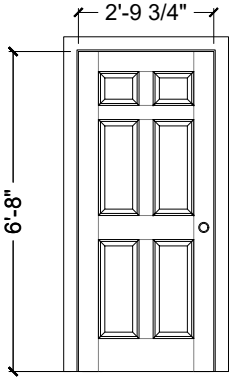


2'-2" x 3'7"
9 / 8 Double Hung
Window
White

2'-2" x 2'-2"
12 Lite Window
White



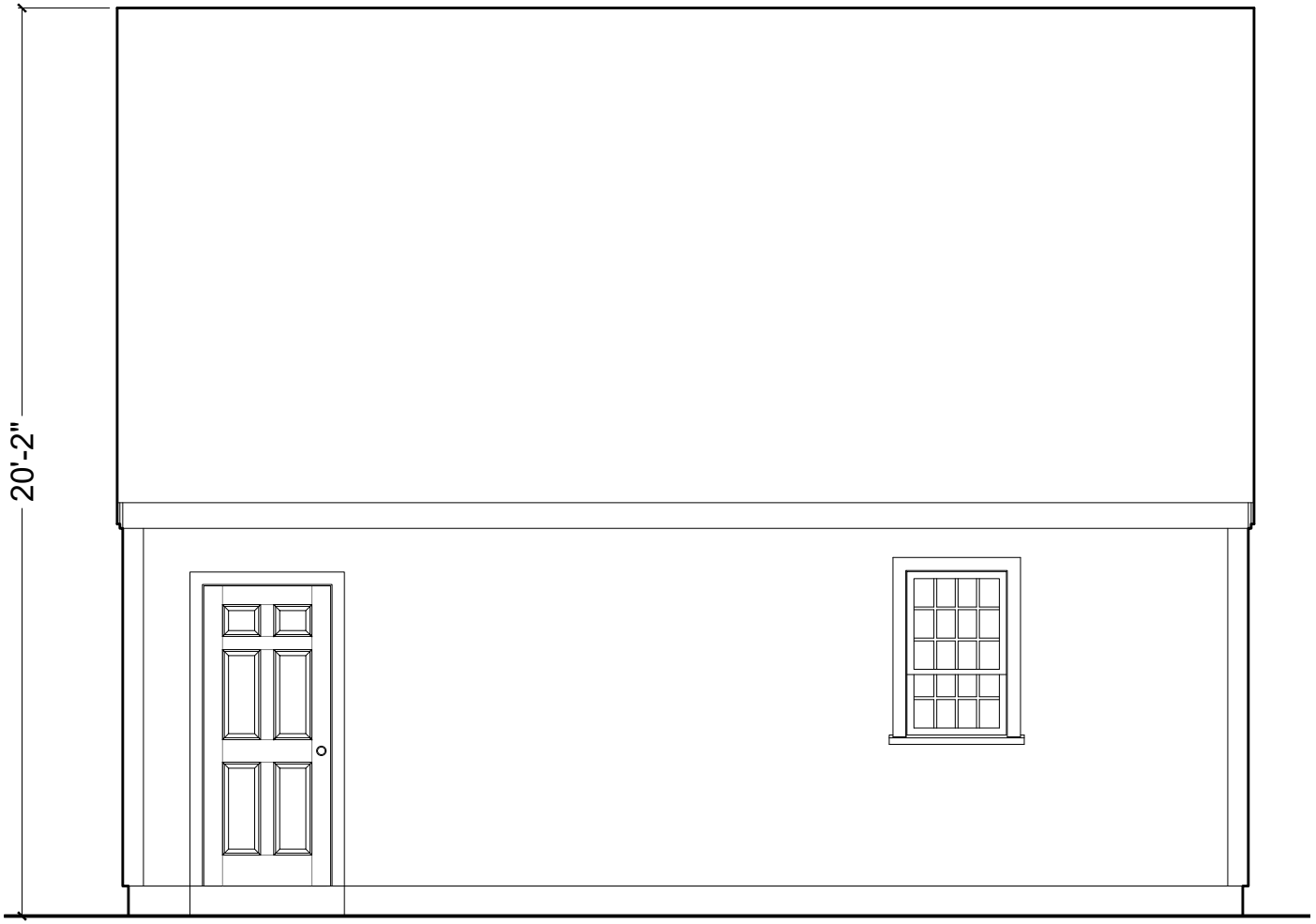
4 Panel Over Head
Garage Door
White



6 Panel Exterior Door
White

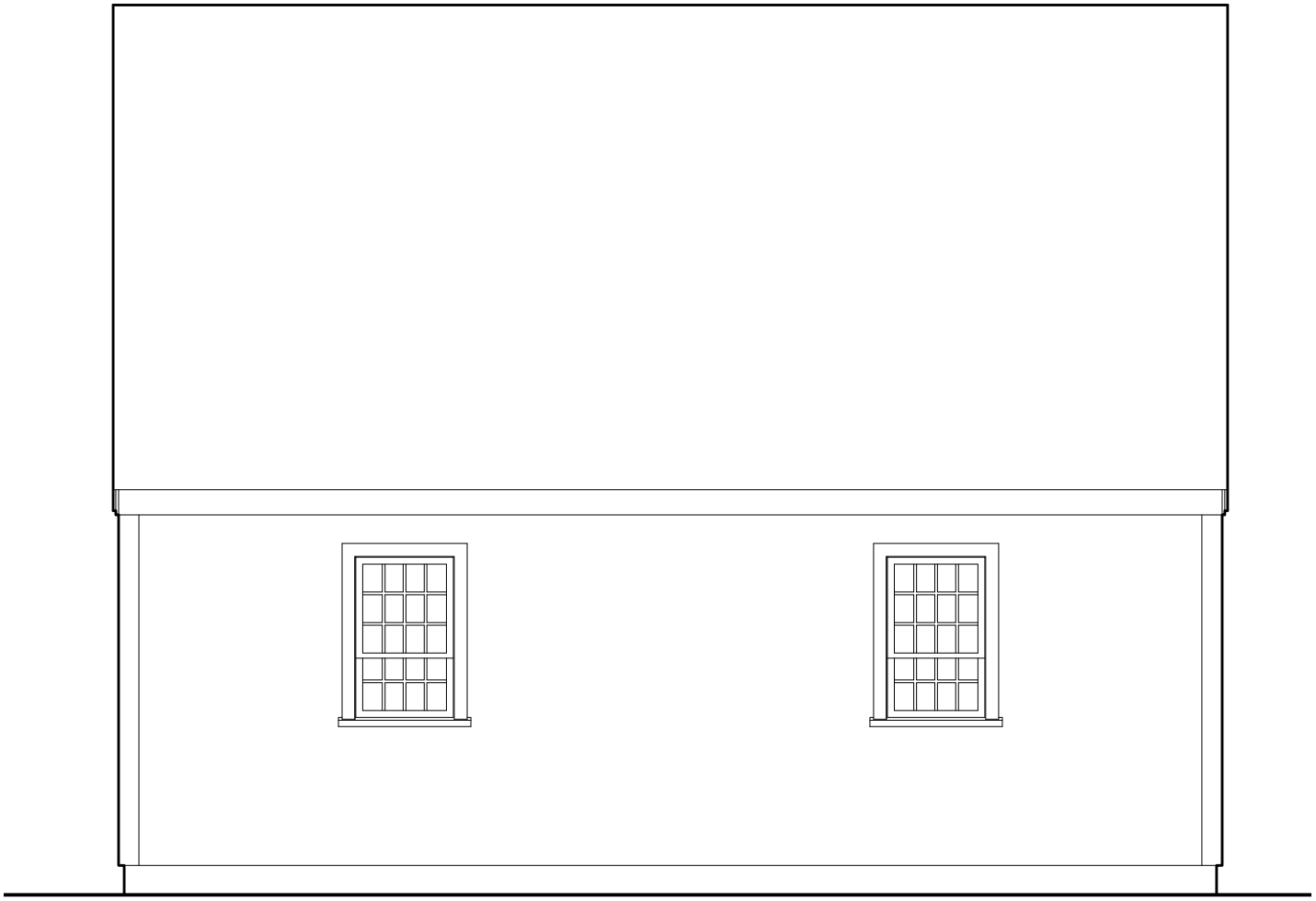
Window / Door Schedule

1/4 " = 1' - 0"



South Elevation

1/4 " = 1' - 0"



North Elevation

1/4 " = 1' - 0"



West Elevation

1/4 " = 1' - 0"



East Elevation

1/4 " = 1' - 0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 13

Street & Number of Proposed Work: 14 Tautemo Way (shed)

Owner of record: Fourteen Tautemo Way Realty Trust

Mailing Address: One Post Office Square 25th Floor
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 _____

Size of Structure or Addition: Length: 11' Sq. Footage 1st floor: 198 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18' 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 15'-0"+/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ 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 8" Rake 8" Soffit (Overhang) 1" Corner boards _____ Frieze _____

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural

Trim ~~White~~ Natural

Deck _____

Clapboard (if applicable) _____

Sash ~~White~~ Cobblestone Grey

Foundation Natural

Roof Natural

Doors ~~White~~ Red

Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 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.

_____

Signature Date

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

19 N Water, Nantucket, MA 02554 | Nantucket Historic District Commission

February 7, 2025

Name:

Address: 14 Tautemo, Nantucket, MA

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated _____, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 14 Tautemo per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 2/10/25

Signature:

Timothy W. Sullivan, as trustee of the Fourteen Tautemo Way Realty Trust, u/d/t August 12, 2024 filed as Document No. 180,754

Date: February 7, 2025

Name:

Address: 14 & 16 Tautemo, Nantucket, MA

Owner Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Miroslava Ahern LLC, to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated _____, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 14 and 16 Tautemo per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 2/10/25

Signature:

Timothy W. Sullivan, as trustee of the Fourteen Tautemo Way Realty Trust, u/d/t August 12, 2024 filed as Document No. 180,754

Fourteen Tautemo Way Realty Trust

14 Tautemo Way
Nantucket, MA 02554

02.10.25

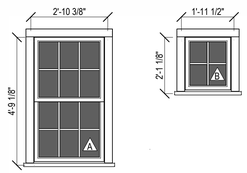


Locus Plan



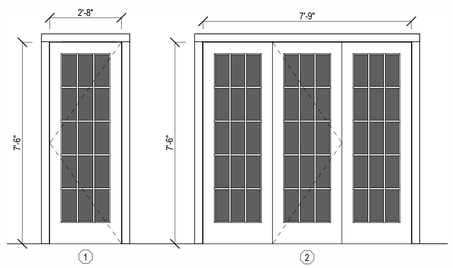
Aerial Site Photo

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
B	3	1'-11 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30	



Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



East



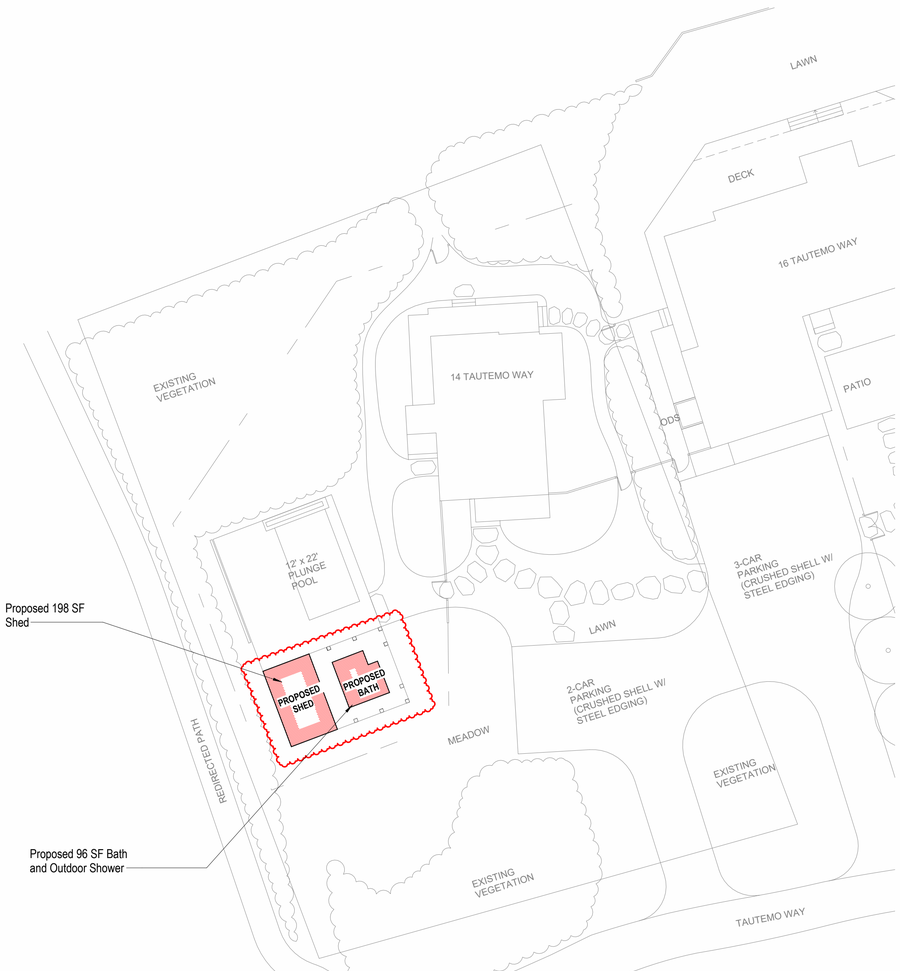
South



West



North



Site Plan

1/16" = 1'-0"

HDC Submision

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
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:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	17,394 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 1,739 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 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.

Revisions

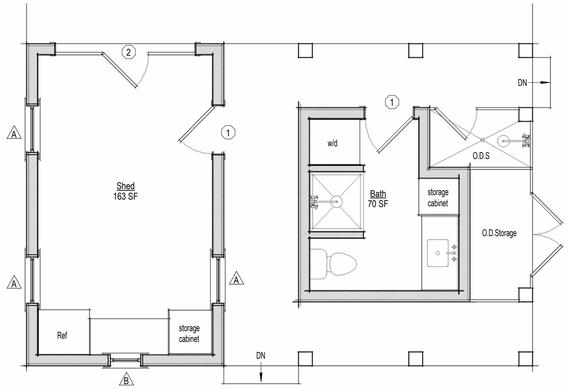
Revision 1 Date 1

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 FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT INTENDED TO BE USED AS AS-BUILT AND ARE NOT NECESSARY TO OBTAIN A BUILDING PERMIT. PDF FORMATTED COPIES OF DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

02.10.25

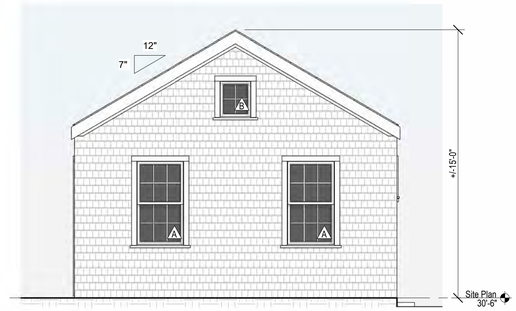
HDC Submision



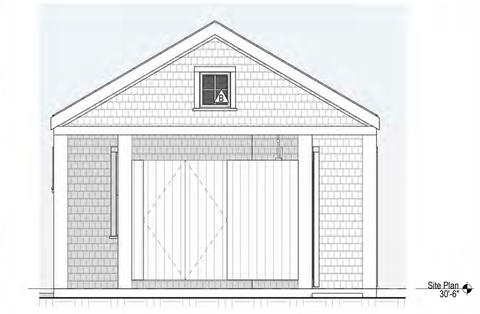
1 Shed and Bath Plan
1/4" = 1'-0"



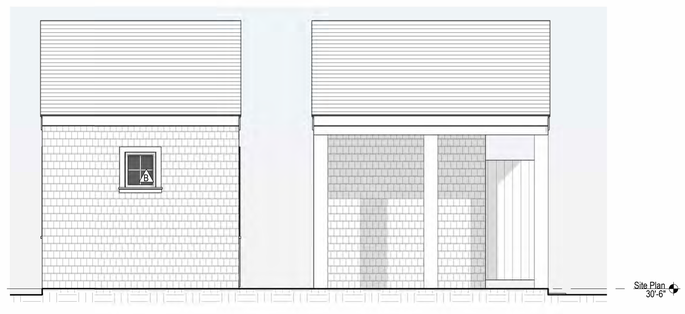
2 North Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



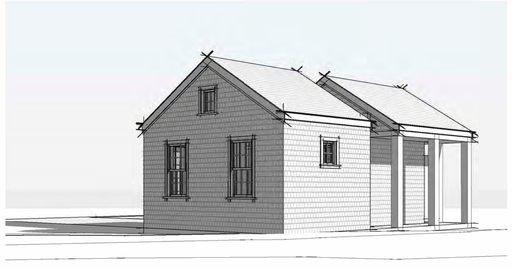
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SHED / BATH PLANS, EXTERIOR ELEVATIONS, PERSPECTIVES

Site Information

Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

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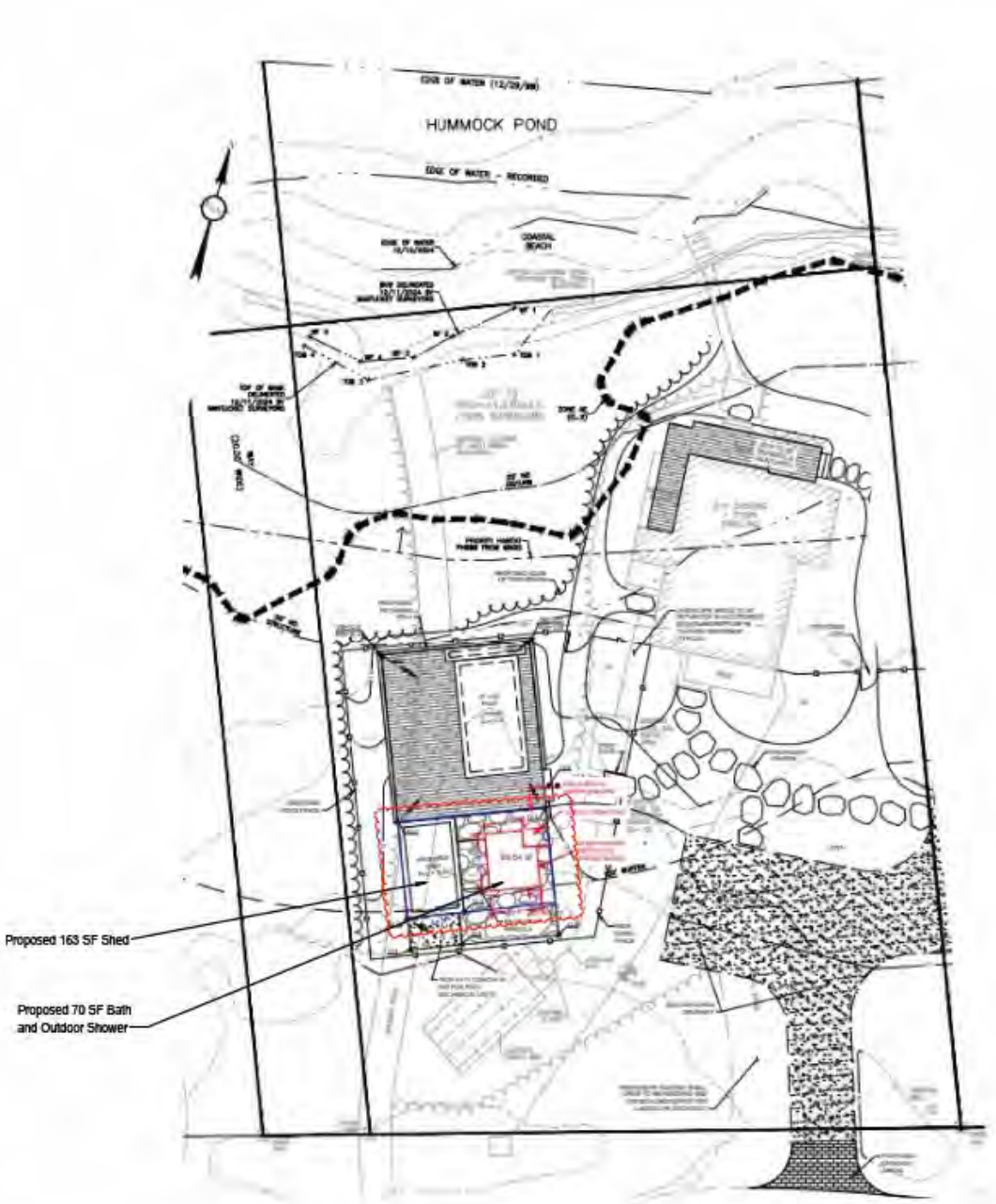
A.103



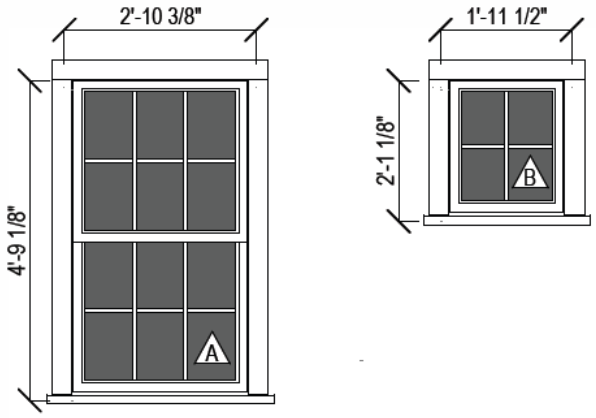





HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

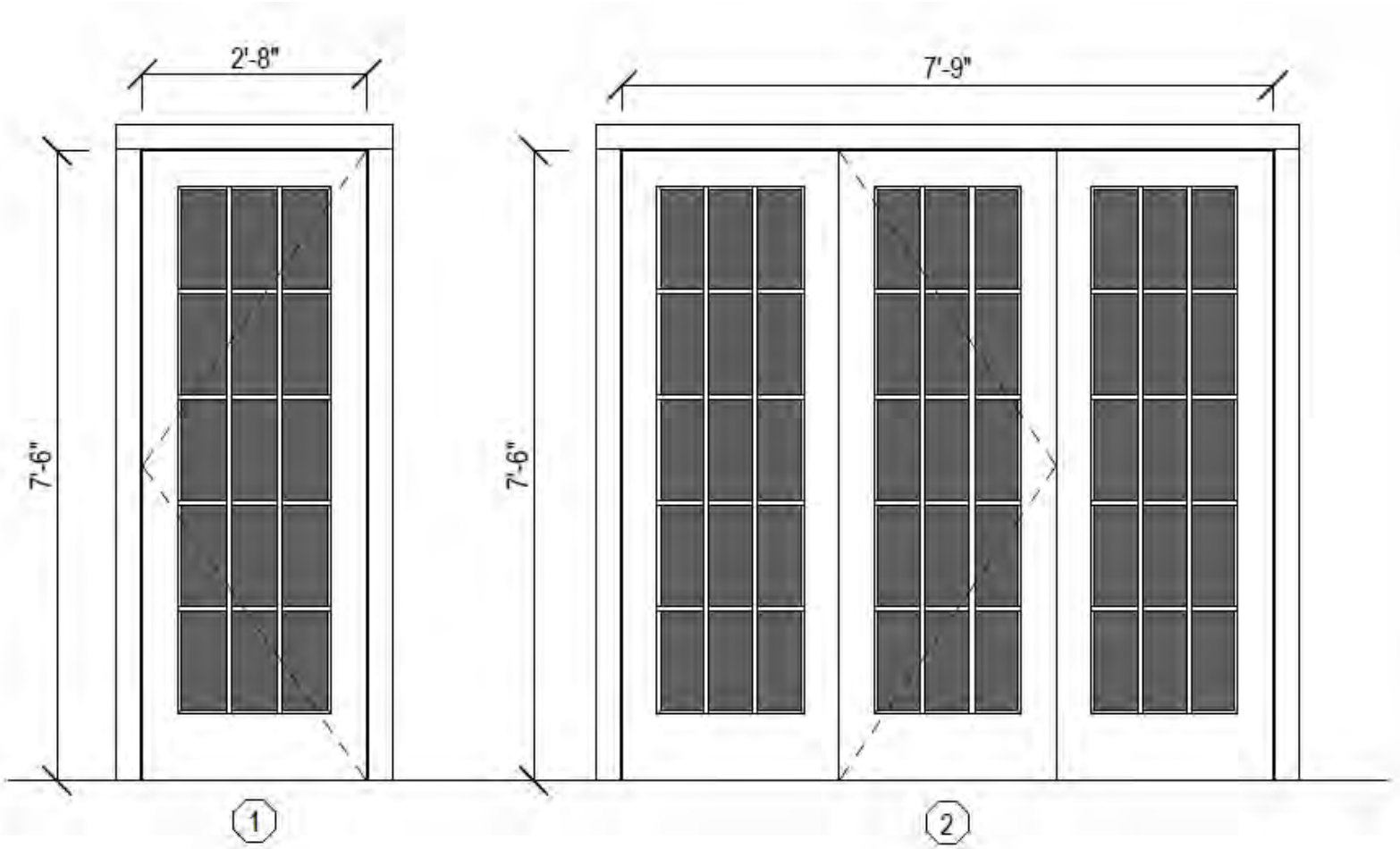
Site Plan

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
B	3	1'-11 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30	



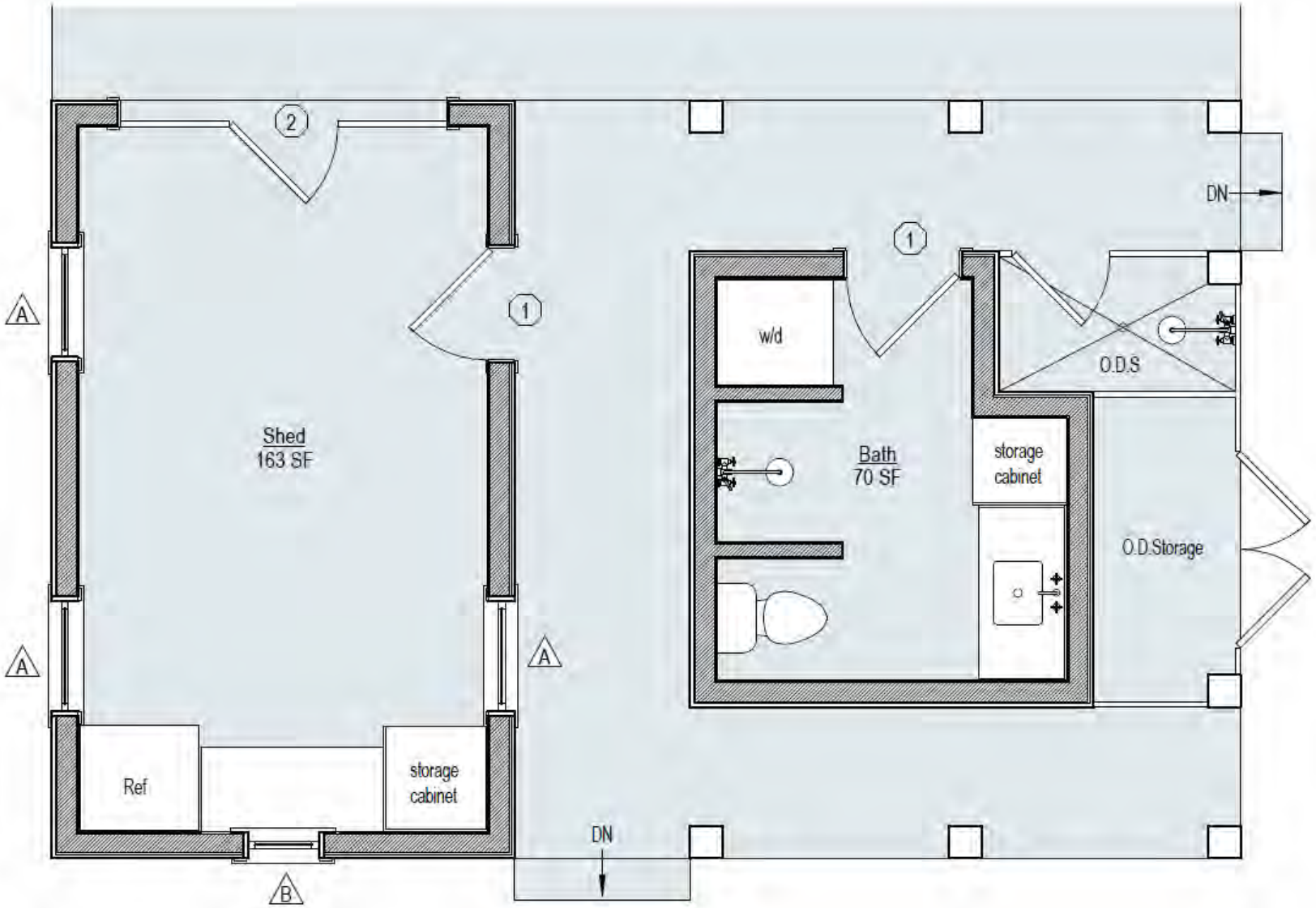
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



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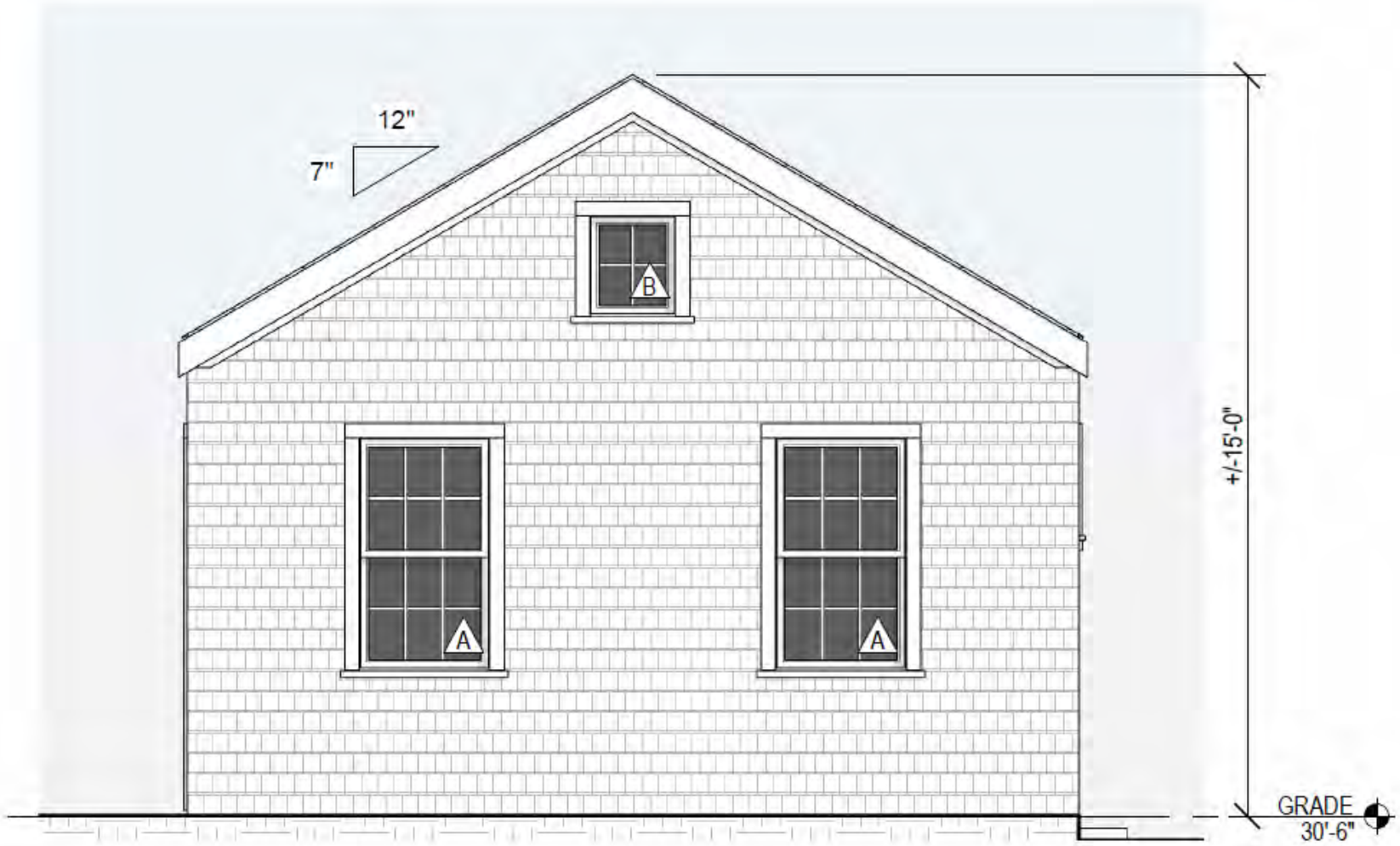

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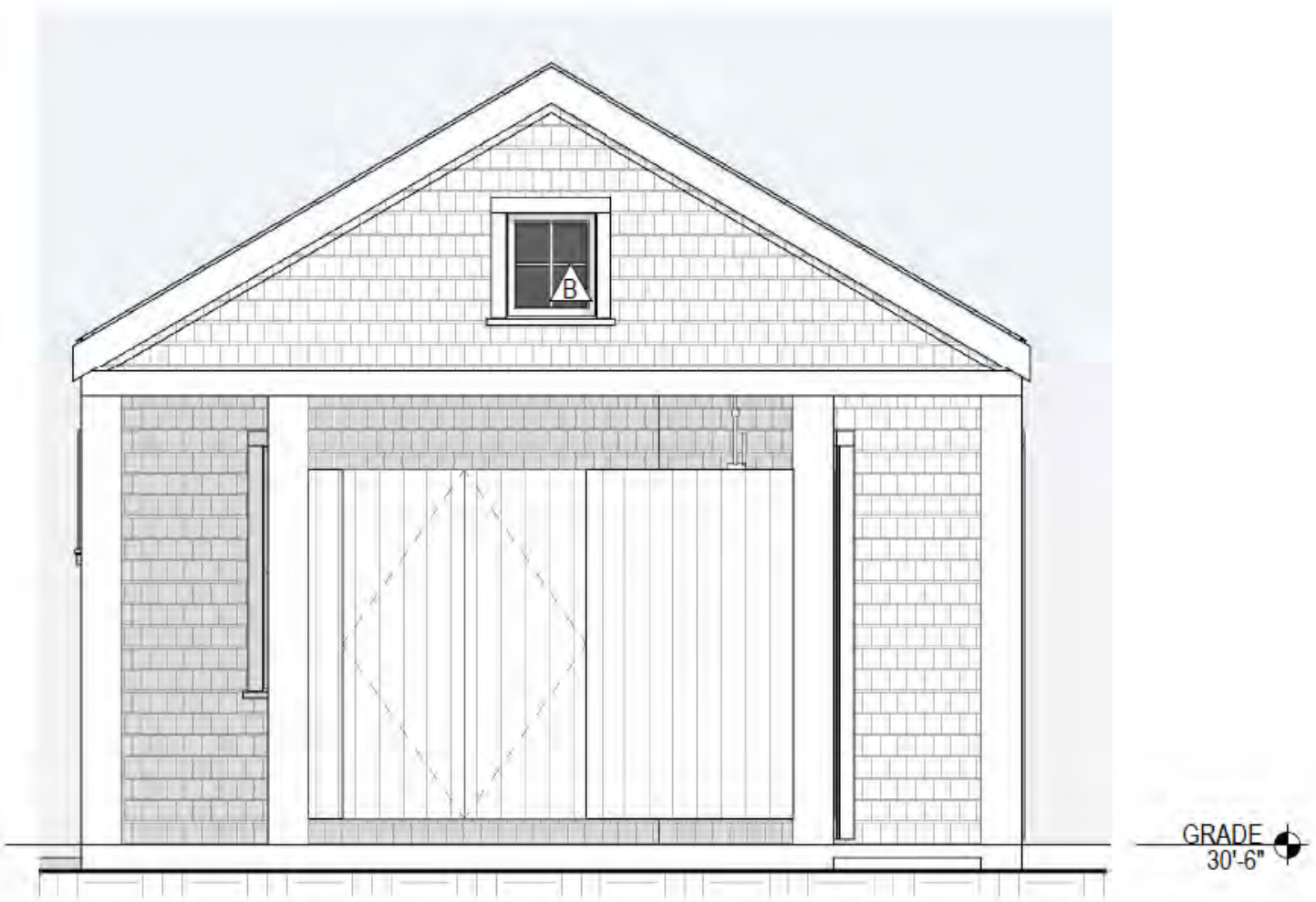

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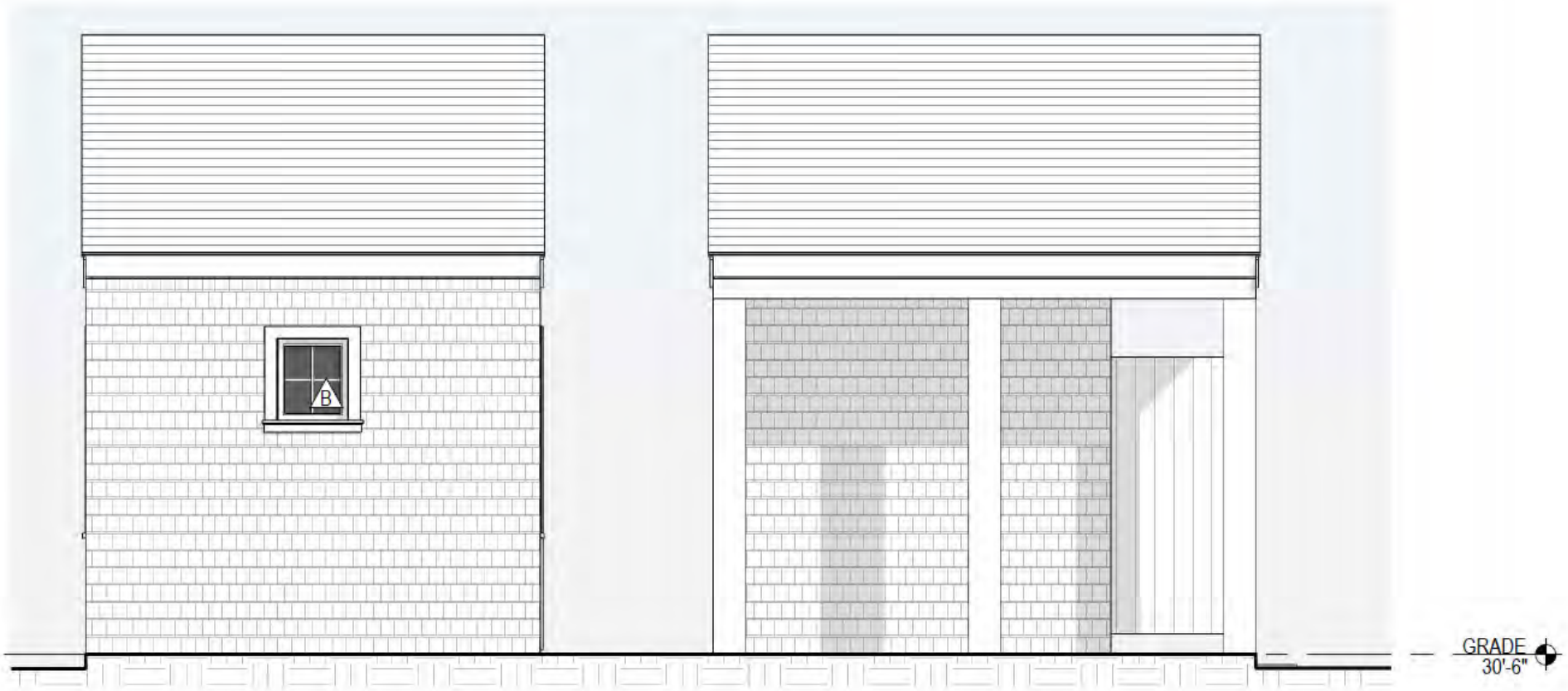


5 South Elevation

1/4" = 1'-0"



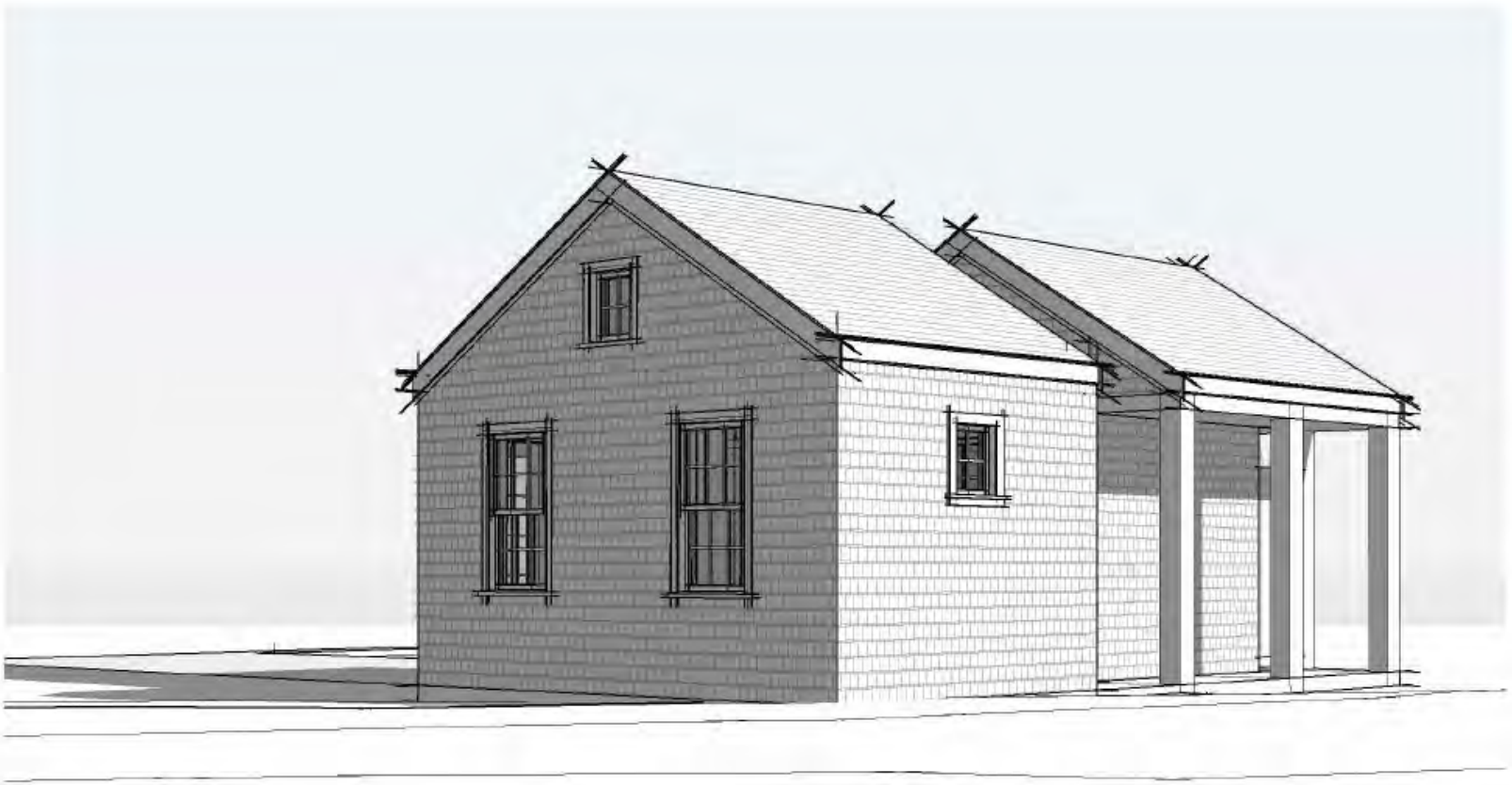
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

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°: 83 PARCEL N°. 13

Street & Number of Proposed Work: 14 Tawtens Way (outbuilding)

Owner of record: Fourteen Tawtens Way Realty Trust

Mailing Address: One Post Office Square 25th floor
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 outbuilding

Size of Structure or Addition: Length: 10'-10" Sq. Footage 1st floor: 96 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 9'-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 15'-0" +/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ 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 8" Rake 8" Soffit (Overhang) 1" Corner boards _____ Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim ~~White~~ Natural Sash ~~White~~ Cobblestone Grey Doors ~~White~~ Red
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 2/10/25 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.

_____

Signature Date

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

19 N Water, Nantucket, MA 02554 | Nantucket Historic District Commission

February 7, 2025

Name:

Address: 14 Tautemo, Nantucket, MA

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated _____, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 14 Tautemo per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 2/10/25

Signature:

Timothy W. Sullivan, as trustee of the Fourteen Tautemo Way Realty Trust, u/d/t August 12, 2024 filed as Document No. 180,754

Date: February 7, 2025

Name:

Address: 14 & 16 Tautemo, Nantucket, MA

Owner Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Miroslava Ahern LLC, to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated _____, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 14 and 16 Tautemo per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 2/10/25

Signature:

Timothy W. Sullivan, as trustee of the Fourteen Tautemo Way Realty Trust, u/d/t August 12, 2024 filed as Document No. 180,754









Fourteen Tautemo Way Realty Trust

14 Tautemo Way
Nantucket, MA 02554

02.10.25



Locus Plan



Aerial Site Photo

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
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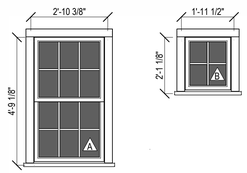
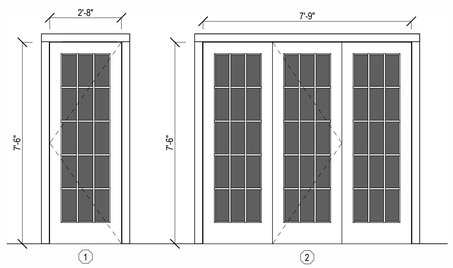


Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"

HDC Submision



East



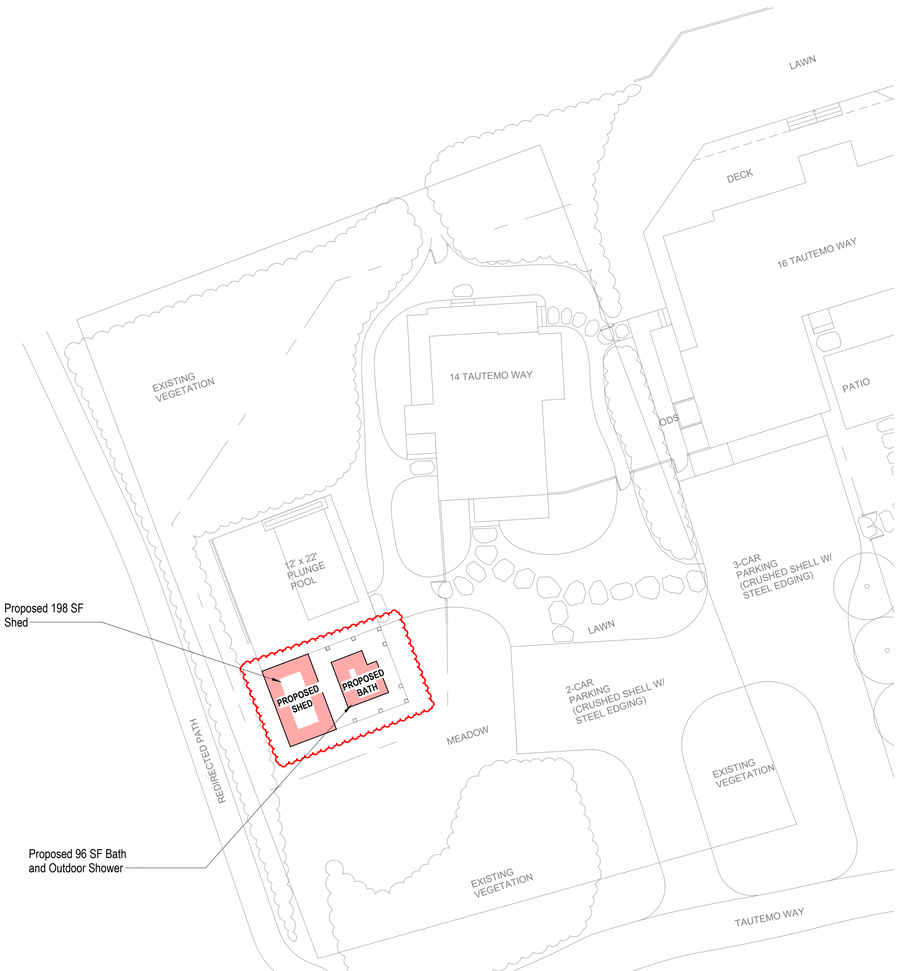
South



West



North



Site Plan

1/16" = 1'-0"

▪

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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COVER SHEET

Site Information

Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	17,394 s.f.
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G.101

▪

02.10.25

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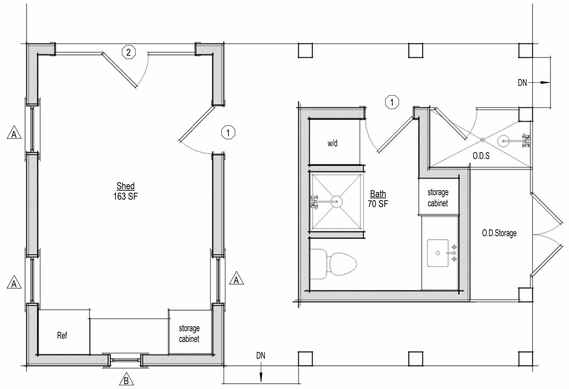

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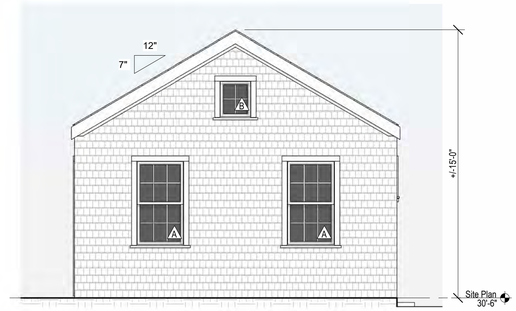

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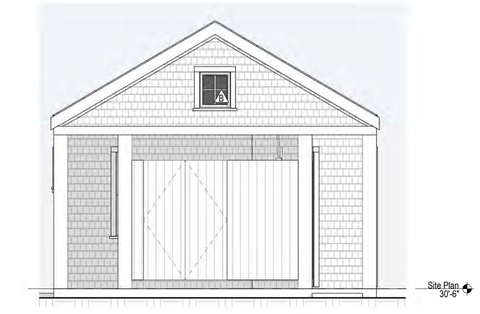

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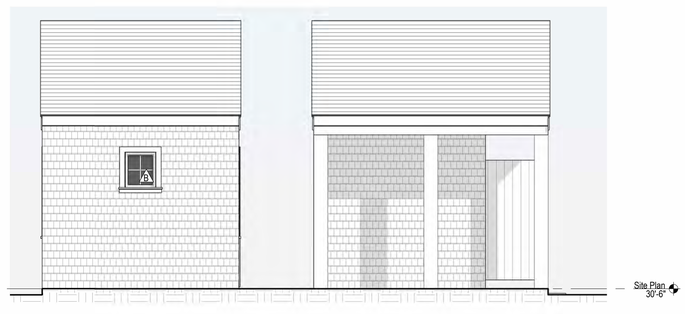


5 South Elevation
1/4" = 1'-0"



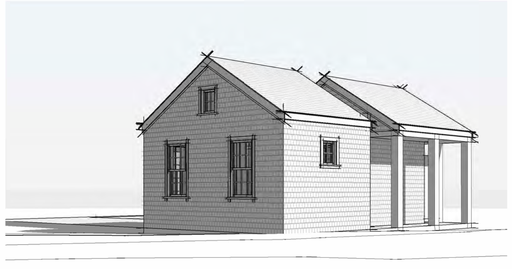
6 West Perspective



7 North Perspective



8 East Perspective



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8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SHED / BATH PLANS, EXTERIOR ELEVATIONS, PERSPECTIVES

Site Information

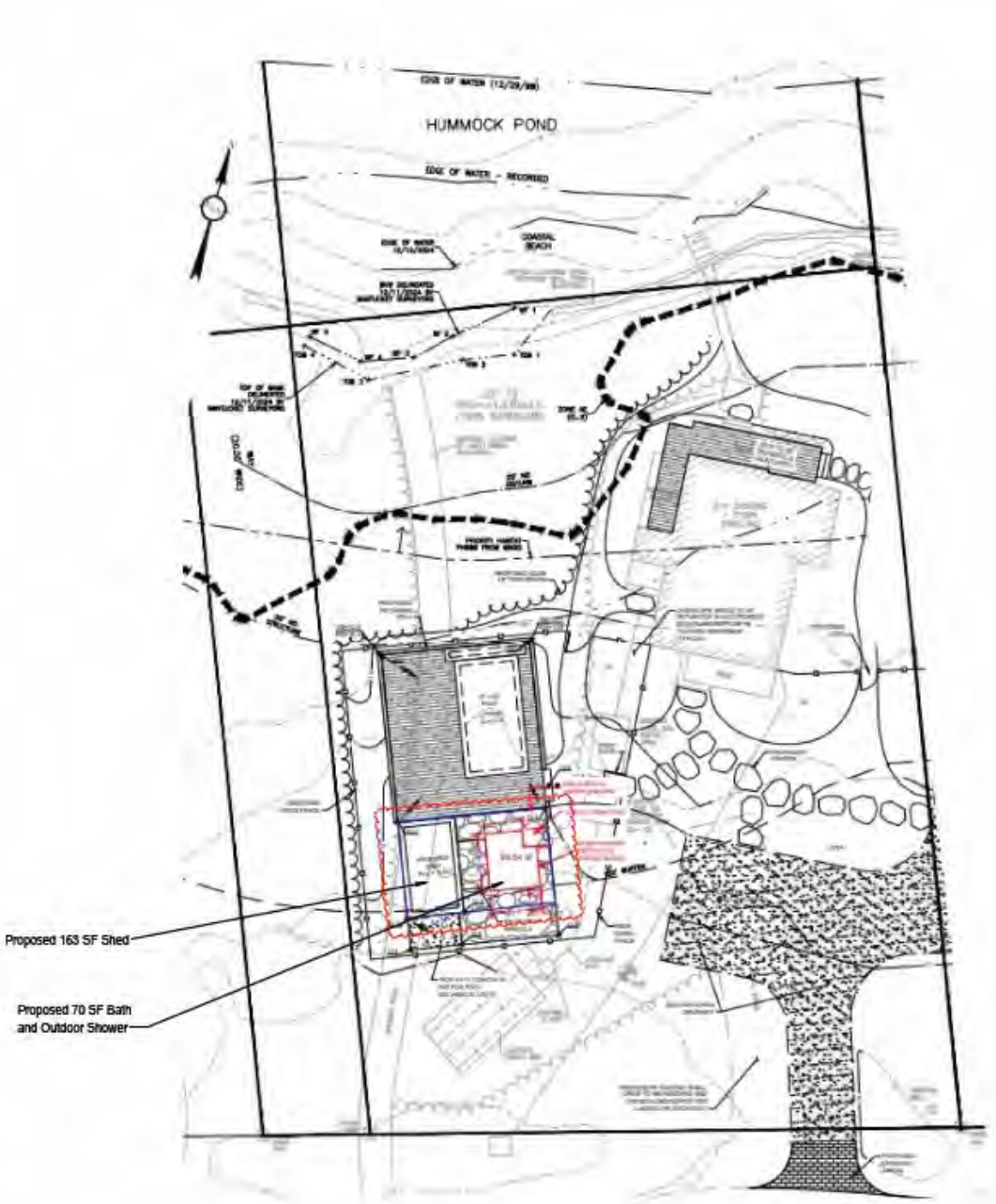
Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

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.

Revisions

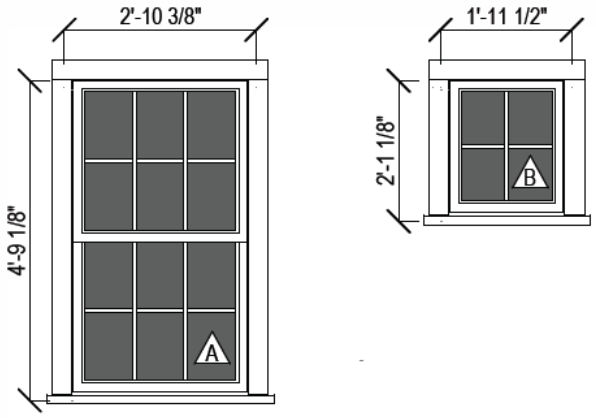
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.103


HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

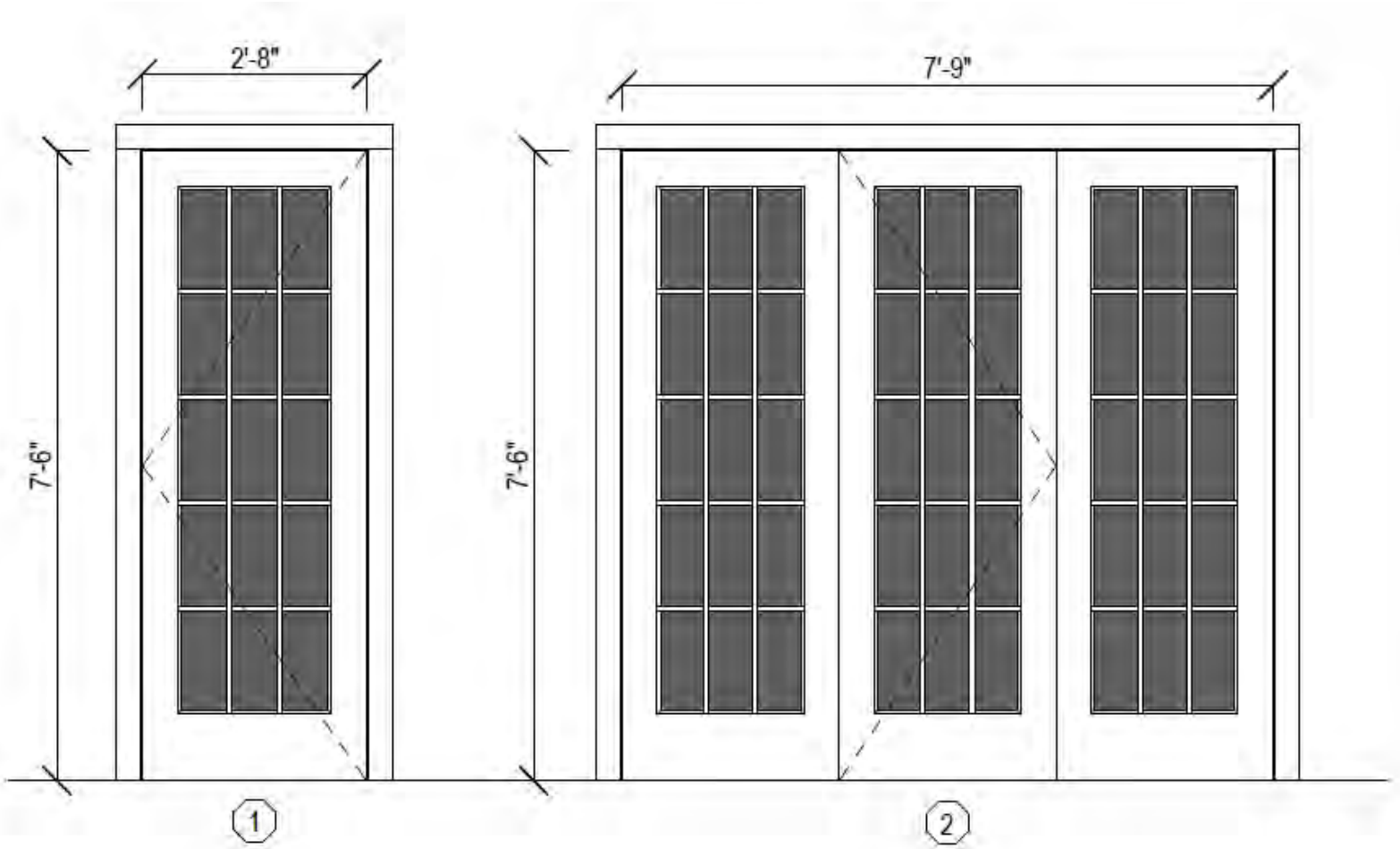
Site Plan

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
B	3	1'-11 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30	



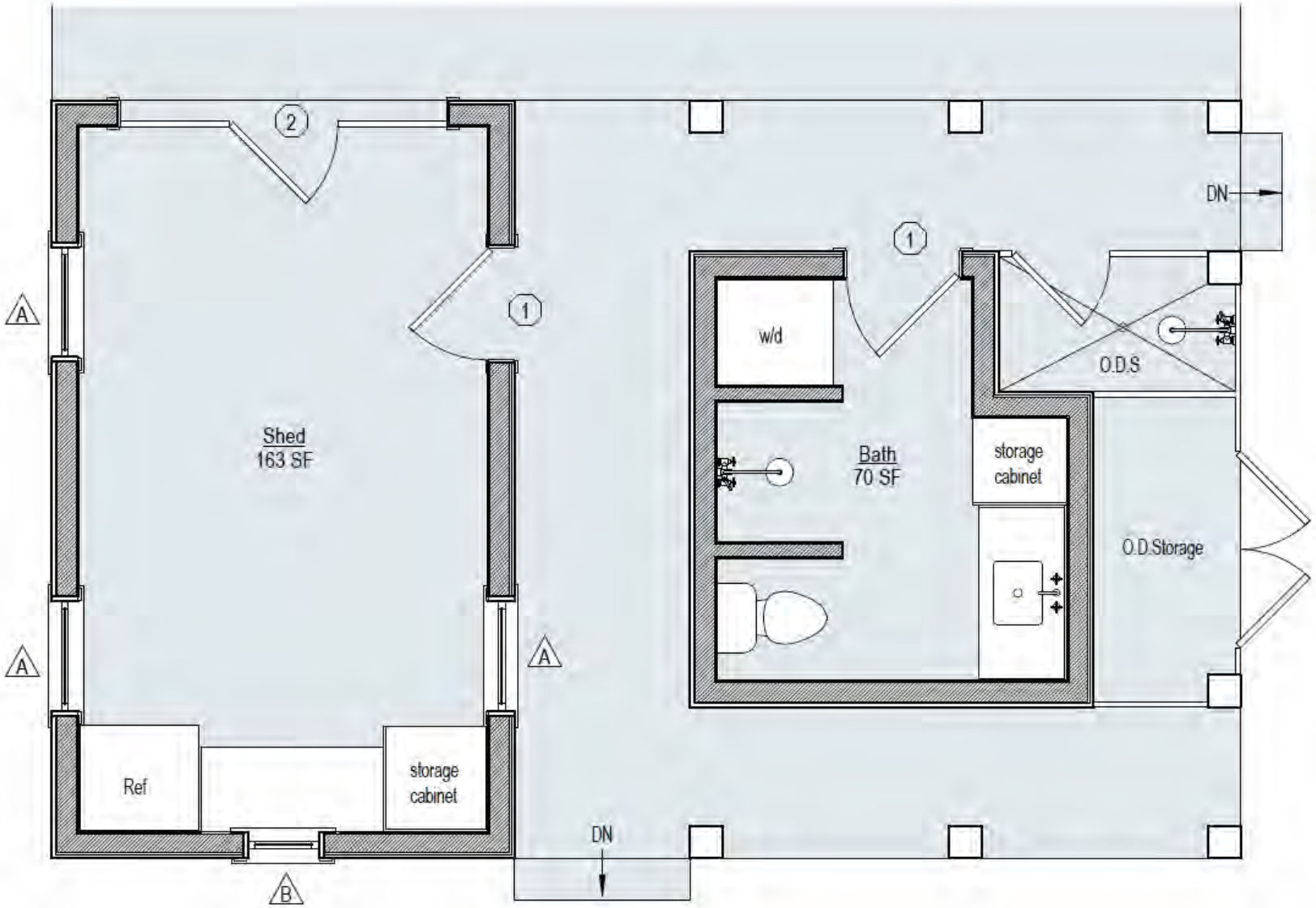
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



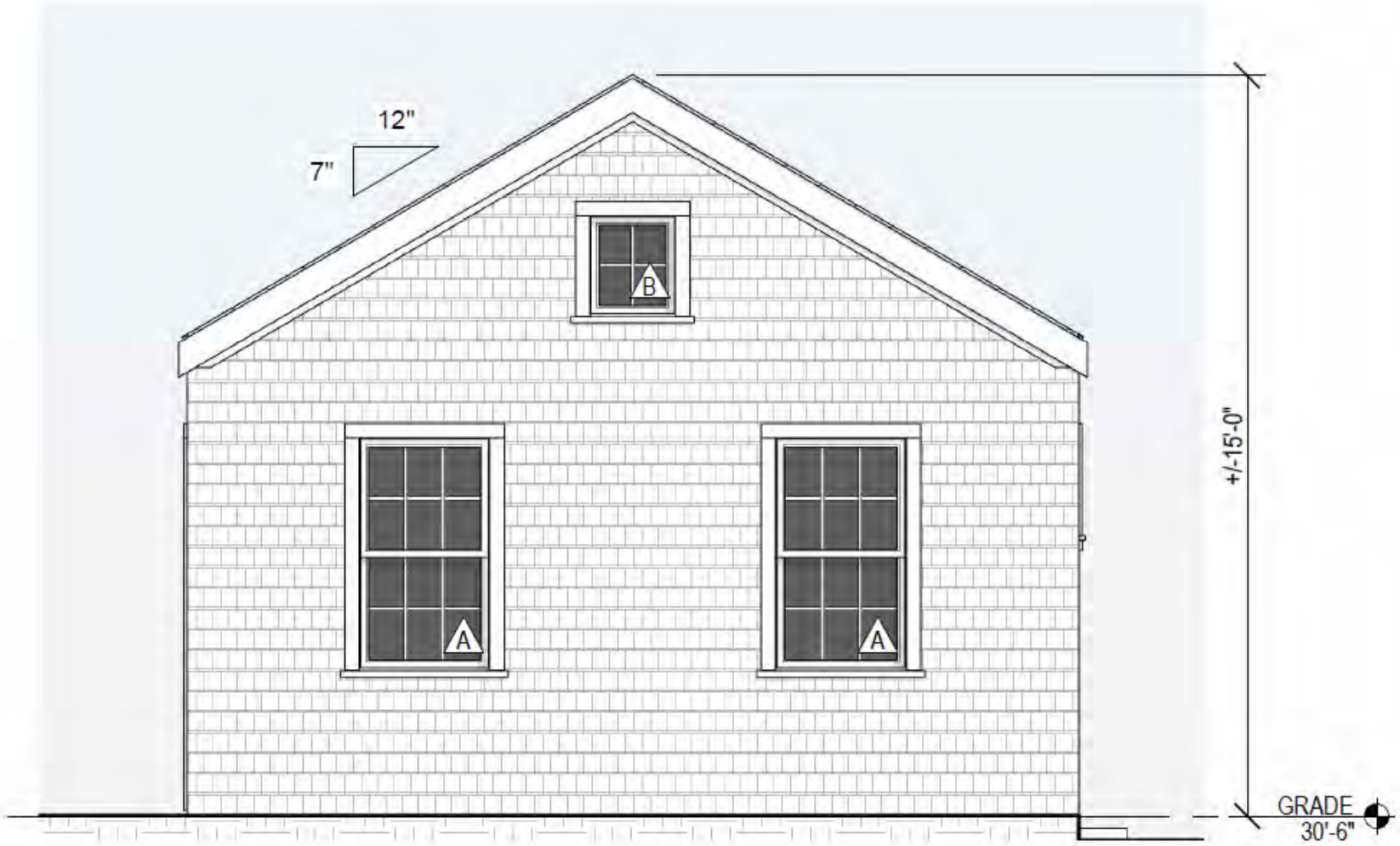
1 Shed and Bath Plan

1/4" = 1'-0"



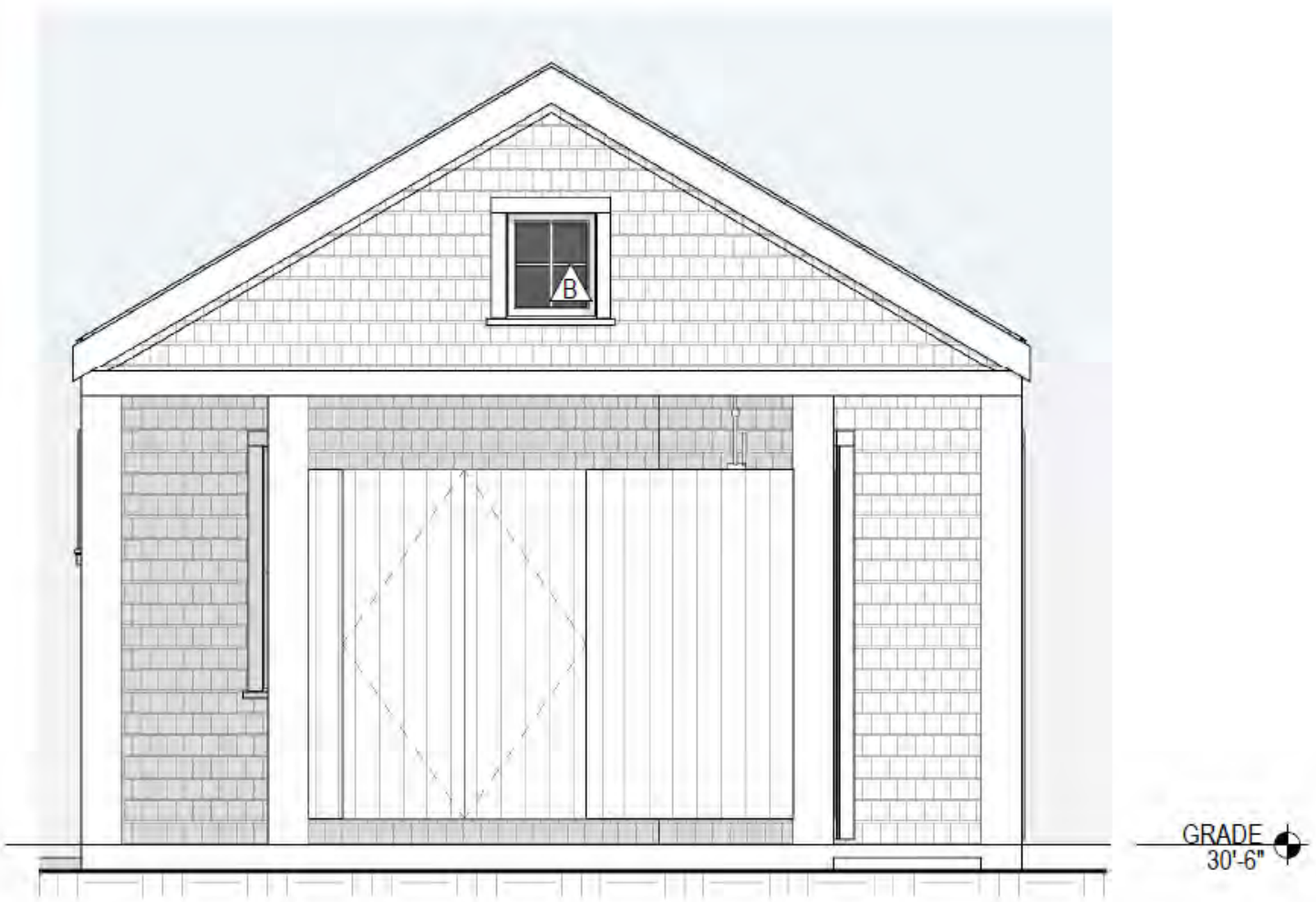
2 North Elevation

1/4" = 1'-0"



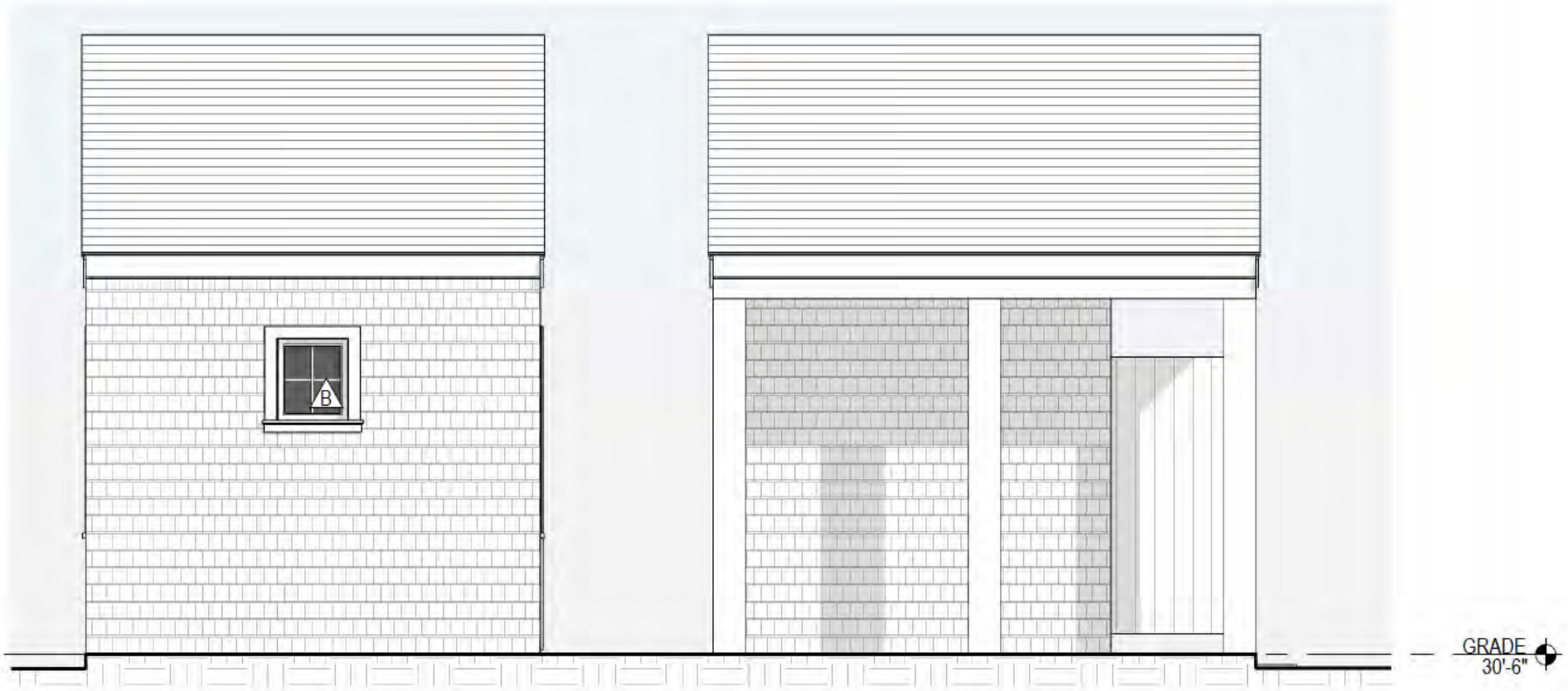
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



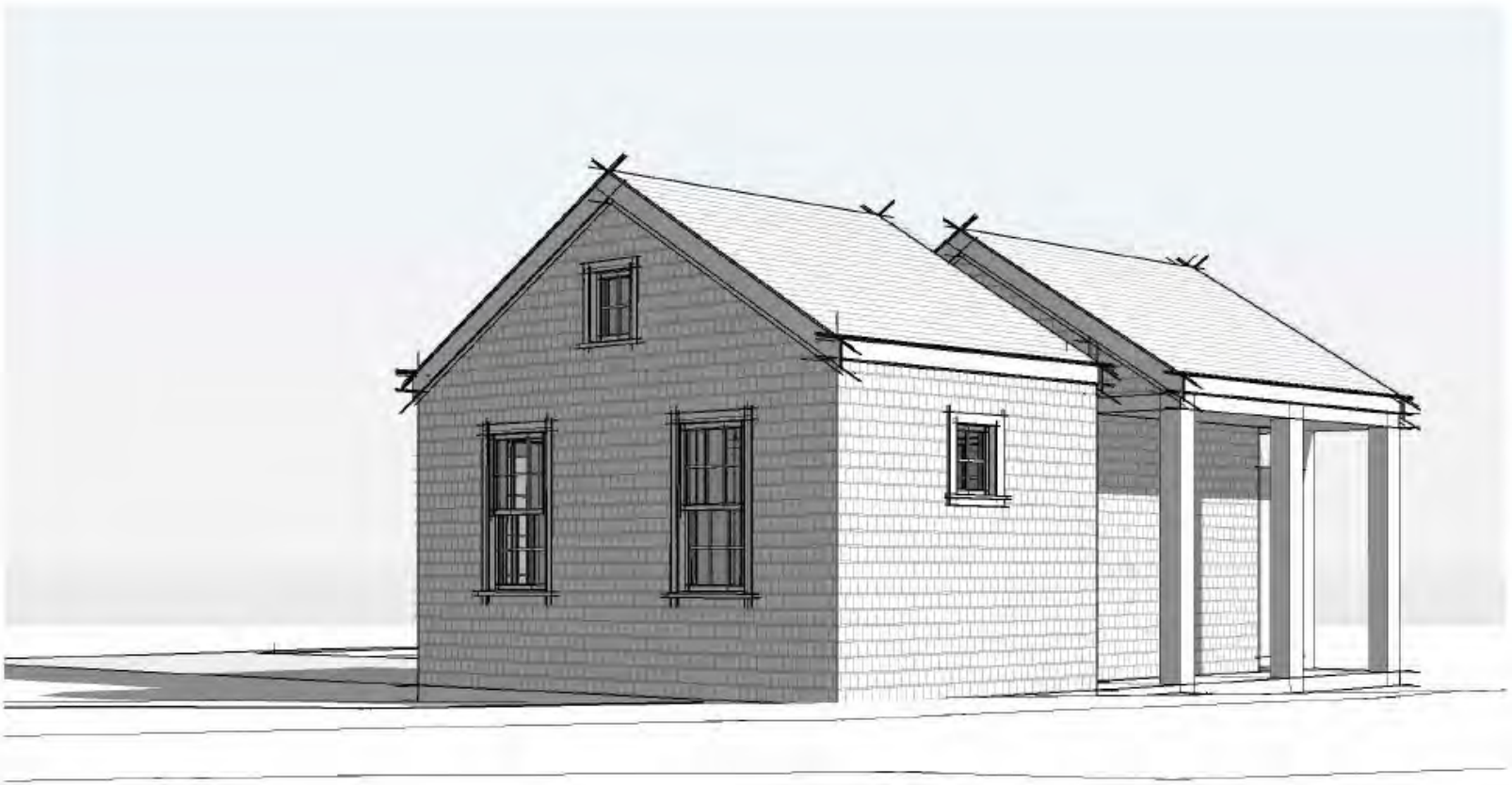
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

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 Timothy W. Sullivan, Trustee of 14 Tautemo Way Realty Trust

STREET ADDRESS 14 Tautemo Way

MAP/PARCEL 83/13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

February 10, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern — Signature

2/10/25 — 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°: 83 PARCEL N°. 13

Street & Number of Proposed Work: 14 Tautemo Way

Owner of record: Timothy W. Sullivan, Trustee of 14 Tautemo Way Realty Trust

Mailing Address: C/O GOULSTON & STORRS, Boston, MA 02109

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☒ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District VR) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: _____ Decks/Patio: Size: 625 SF ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ 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: 36" ht	6' ht
Type: Type 2 Picket, NTW	Full Board, NTW
Length:	

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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, Belgium block apron Walkways Goshen stone pavers Walls _____

* Note: Complete door and window schedu

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck Natural Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 83/13



AERIAL MAP: 83/13



VIEWS FROM TAUTEMO WAY



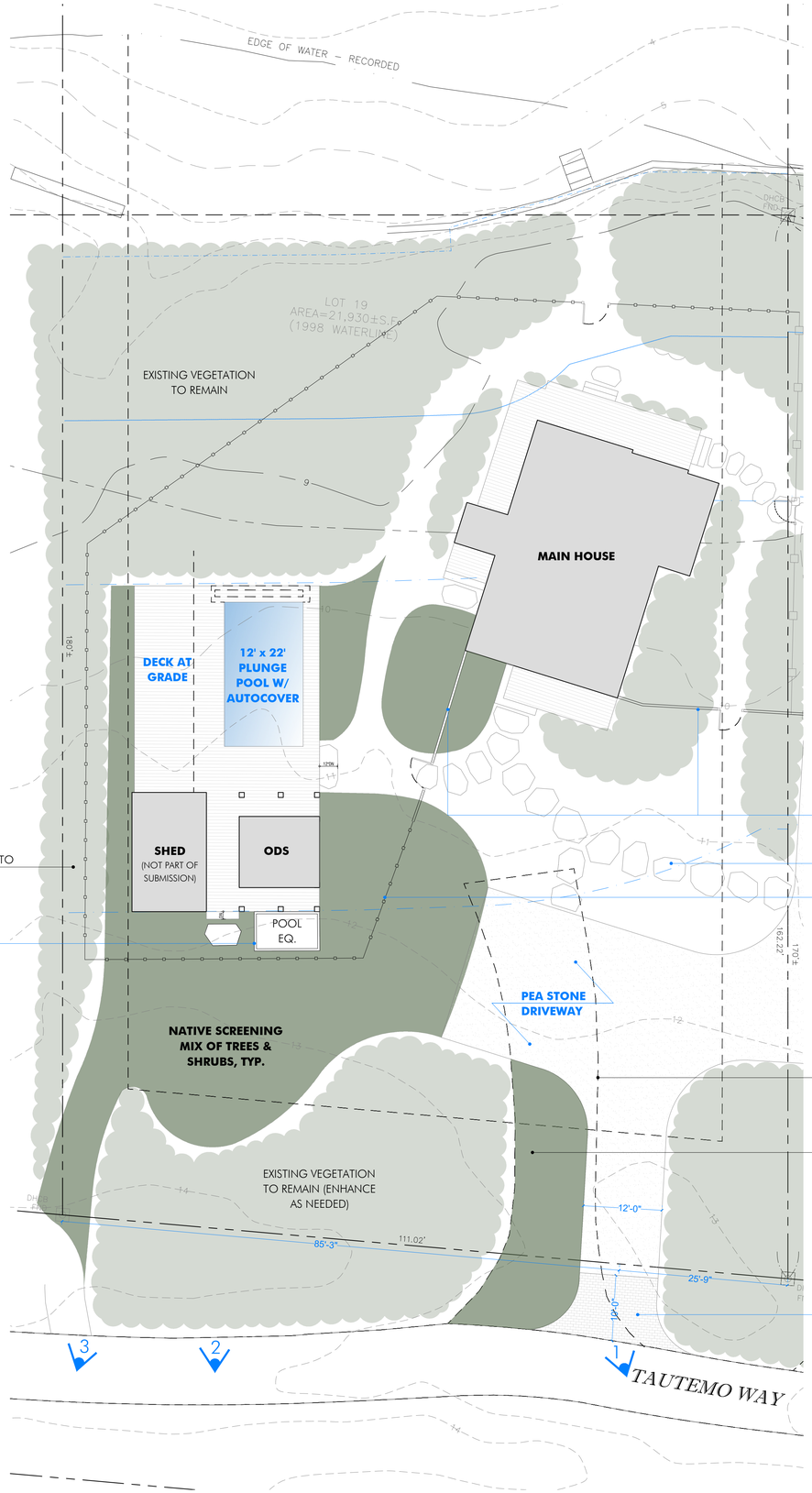
VIEW #1



VIEW #2



VIEW #3



PLANT LEGEND

SYMBOL	NAME
	Native mix of trees & shrubs
	Existing vegetation to remain



SUMMER SNOWFLAKE VIBURNUM



EASTERN RED CEDAR



AMERICAN HOLLY



WINTER KING HAWTHORN



BAYBERRY



WINTERBERRY



INKBERRY



SWITCH GRASS

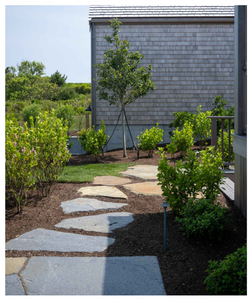


ARROWWOOD VIBURNUM

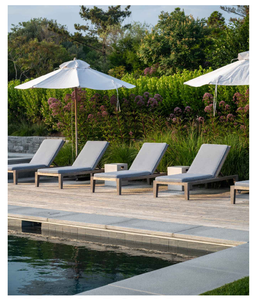


SUMMERSWEET

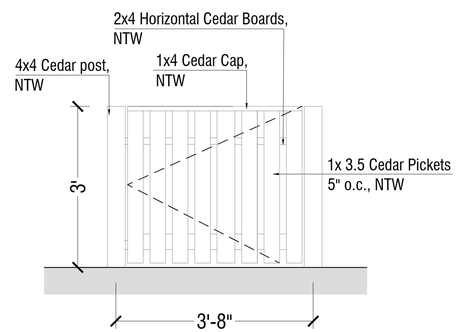
DESIGN ELEMENTS



GOSHEN STONE PAVERS



DECKING AT GRADE



TYPE 2 PICKET GATE (SCALE: 1' = 3/4")

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

14 TAUTEMO RESIDENCE

14 TAUTEMO WAY
NANTUCKET, MA 02554

OWNER

TIMOTHY W. SULLIVAN, TRUSTEE OF 14 TAUTEMO WAY REALTY TRUST

PROPERTY INFO

ZONE: VR
MAP / PARCEL: 83/13
LOT SIZE: 21,930 SF
MIN. LOT SIZE: 20,000 SF

MIN. FRONTAGE: 100'
FRONT SETBACK: 20'
SIDE/REAR SETBACK: 10'

GROUND COVER: 5.7%
MAX G.C.: 10%

REVISIONS

NO.	DATE	PROJECT PHASE

POOL & HARDSCAPE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	FEBRUARY 10, 2025
SCALE	1"=10'-0"
DRAWN BY	CP

ISSUES

DATE

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°: 42.4.1 PARCEL N°. 20

Street & Number of Proposed Work: 41 Easton

Owner of record: Chris Roeder

Mailing Address: 15 Fernhill Ave, #1124
Ross, CA 94957

Contact Phone #: 415-939-4806 E-mail: chris.roederejll.com

AGENT INFORMATION (If applicable)

Name: TWIG Perkins Inc

Mailing Address: PO Box 432
Nantucket, MA 02554

Contact Phone #: 228-3050 E-mail: mail@twigperkins.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other as built - replacing trim w/ like kind

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: 2020

Original Builder:

REVISIONS* (describe)

1. East Elevation replace trim + sidewall shingles + rotten railing
2. South Elevation " replace rotten door w/ like kind (not as built) replace roof w/ like kind
3. West Elevation " , replace rotten doors w/ LK (not as built) French
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 Certainteed Landmark
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 colonial slate - Certainteed
Trim white like kind Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/5 Signature of owner of record _____ Signed under penalties of perjury

owners signature - page 2

Docusign Envelope ID: 49B31132-5120-4DD2-A26B-BCA2DAC51AFA

Date Issued: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS for "Like-Kind" Replacement only

Like-Kind is a repair or replacement of the exact building feature (ex: same material, color, size, etc.)

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *"Building with Nantucket in Mind"*, prior to submittal of application. Please refer to Page 2 for submittal requirements. Incomplete applications will not be reviewed by the HDC staff. *Should you have a question IF your application is a "like-kind," please discuss with Staff prior to submitting the application.*

This is a contractual agreement and must be filled out in ink. An application made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings, and photographs accompanying this application and made a part hereof by reference. **ALL Like-Kind applications must provide PHOTOGRAPHS of the work to be performed.**

This certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP No: 42.4.1 PARCEL No: 20

Previous Like-Kind COA # _____

Address of Proposed Work: 41 Easton

Date of building (if known): 2020

Owner of Record: Chris + Stephanie Roeder

Mailing Address: 15 Fernhill Ave, #1124

Boss, CA 94957

Telephone: 415-939-4806

Email: chris.roeder@jll.com

For office use only

Date Application Received: _____ Fee: $25.00 ☐

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Staff Member: _____

Notes-Comments-Restrictions-Conditions: _____

AGENT INFORMATION

Name: Twig Perkins, Inc.

Mailing Address: PO Box 432

Nantucket, MA 02554

Telephone: 228-3050

Email: mail@twigperkins.com

Year of Building: 2020 Name of Building: _____

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___ Fence repair /replacement ___ Gate repair/ replacement ___ Roof repair /replacement

X Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement

___ Shutter repair / replacement X Other: trim repair + replace

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

FENCE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

GATE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

Clapboard _____ Foundation _____ Roof _____ Shutters _____

Deck _____ Sidewall white cedar (like/kind) Other trim - primed poplar/ white like/kind

ROOF – Type: Architectural Manufacturer (Roofing): Certainteed Material: asphalt Color: colonial slate

DESCRIPTION OF BUILDING of proposed roof work: main house

OTHER _____

(Please specify ALL details of proposed work)

replace rotten trim and sidewall with like kind material - all sides of house, replace roof, replace two rotten doors

Docusign Envelope ID: 49B31132-5120-4DD2-A26B-BCA2DAC51AFA

REQUIRED WITH ALL LIKE-KIND APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** "Like-Kind" work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** $25.00. If paying by check, please make payable to the Town of Nantucket.
4. **Locus Map (1 copy):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Colored Photographs (Minimum of 2 copies):** Required of **ALL** Like-Kind applications. Photographs must be clear and labeled with application address or contextual address. Please include **ENTIRE** elevation of house, as applicable, and indicate the cardinal points (north, south, east, or west); indicate the Like-Kind work proposed (ex: clouding windows, doors, trim, etc.) Roof Like-Kind, please refer to the approvable roof shingle guidelines: https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF.
6. **Electronic submission:** All documents (application, locus map, photographs, etc.) must be emailed to the HDC office at hdcsubmissions@nantucket-ma.gov.
7. **PLEASE NOTE:** Window/ Door Replacement in the OHD/SOHD (Old Historic District / 'Sconset Old Historic District) must go before the Commission for review. Attendance at either the Historic Structures Advisory Board or the 'Sconset Advisory Board is strongly encouraged. Their review is a recommendation to the Commission and not the final review for approval.
8. **PLEASE NOTE**: Roof Color Change in any district must go before the Commission for review. Please refer to Guidelines for Application Submission on Commission reviews.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that should the application need supplemental information in order to be accurately reviewed, I will provide when requested.

Date: 2/4/2025 Print: Christopher T Roeder

Signature: Signed by: Christopher T Roeder 59FA3E6E33DF41B...

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

X	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated. CertainTeed Colonial Slate
X	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.
X	Application fee: $50.00
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	COLORED Pictures: 4 sets, including the entire context of the house-
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
X	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Alyssa Corry Date: 2/10/25

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

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 Alyssa Cary

AS AGENT FOR Chris + Stephanie Roeder

STREET ADDRESS 41 Easton

MAP/PARCEL 42.4.1/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alyssa Cary — Signature

2/10/25 — Date

41 Easton Locus Map



Property Information

Property ID	10294
Location	41 EASTON ST
Owner	ROEDER CHRISTOPHER T & STEPHANIE C

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

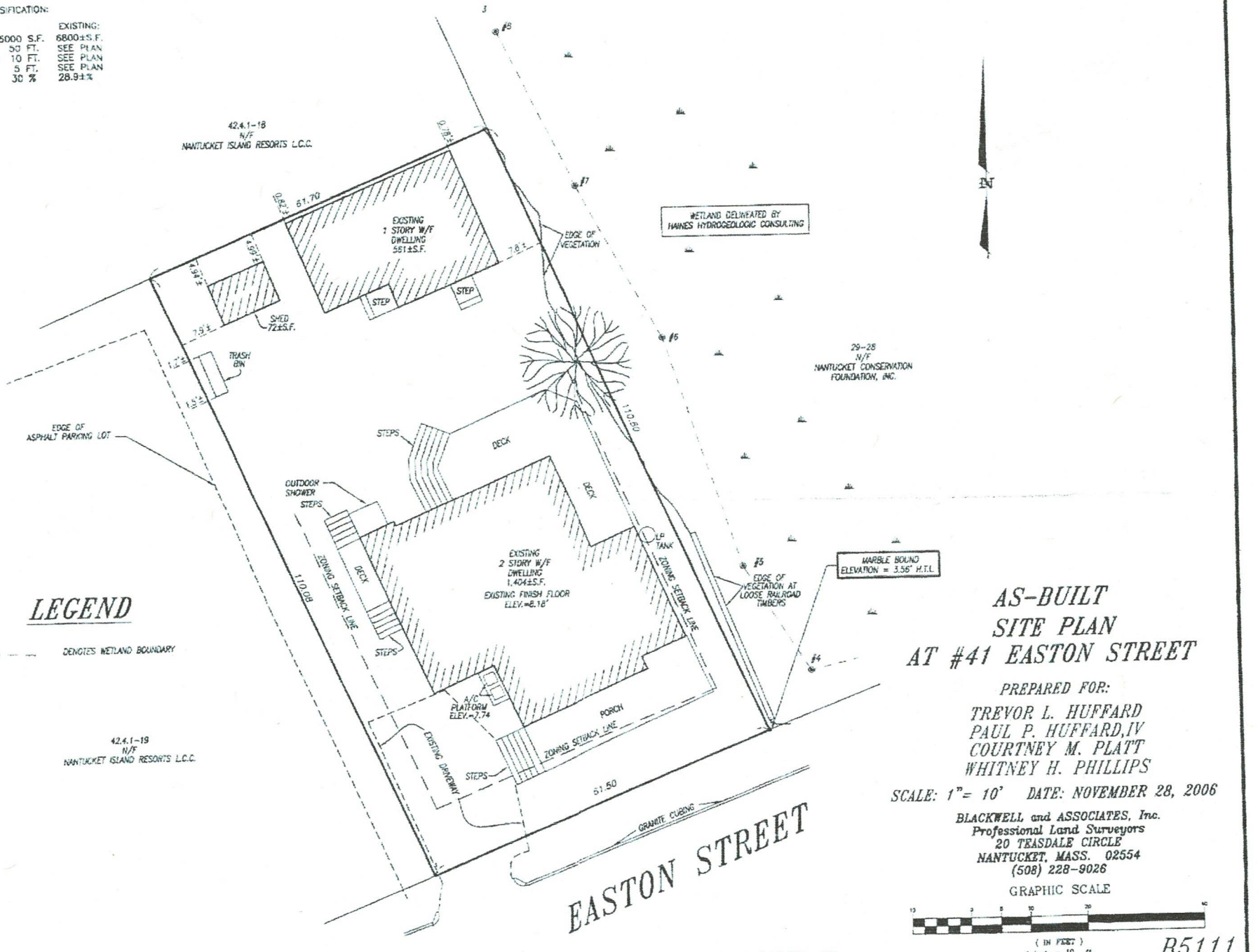
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	6800±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 %	28.9±%



LEGEND

#5 DENOTES WETLAND BOUNDARY

AS-BUILT SITE PLAN AT #41 EASTON STREET

PREPARED FOR:

TREVOR L. HUFFARD
PAUL P. HUFFARD, IV
COURTNEY M. PLATT
WHITNEY H. PHILLIPS

SCALE: 1"= 10' DATE: NOVEMBER 28, 2006

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DEED: BK.575 PG.291

ASSESSORS MAP 42.4.1 PARCEL 20

B5111

C:\SRP\PROJ\ACH\B5111\AB 11-28-06.dwg 11/28/2006 1:24:03 PM EST


NORTH
HomeWrap

SOUTH




EAST ELEVATION

Northwest




KITCHEN DOOR TO BE REPLACED

WEST FRENCH DOORS - TO BE REPLACED LK



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 17

Street & Number of Proposed Work: 17 Ames Avenue

Owner of record: Lori Meinke

Mailing Address: 11 Sachem Rd
Weston, CT 06883

Contact Phone #: 203-970-0411 E-mail: akm10987@gmail.com

AGENT INFORMATION (if applicable)

Name: Twig Perkins, Inc.

Mailing Address: PO Box 432
Nantucket, MA 02554

Contact Phone #: 228-3050 E-mail: mail@twigperkins.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-06-8724

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Historic determination

Size of Structure or Addition: Length: 27' Sq. Footage 1st floor: 474 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22' Sq. footage 2nd floor: 330 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 15' South 22'9" East 22'9" West 22'9"

Additional Remarks

Historic Name: Pedlar's Hole

Original Date: © 1945

Original Builder: Franklin Bartlett

REVISIONS* (describe)

1. East Elevation add window to bedroom bumpout
2. South Elevation addition area move, add windows + door to utility
3. West Elevation Push addition back 14' to comply w/ zoning, make windows same size to right of door
4. North Elevation addition move, add windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-20" ☒ 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 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) 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 1x8 Rake 1x6 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front existing Rear french Side french

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof match existing

Trim white Sash white Doors _____

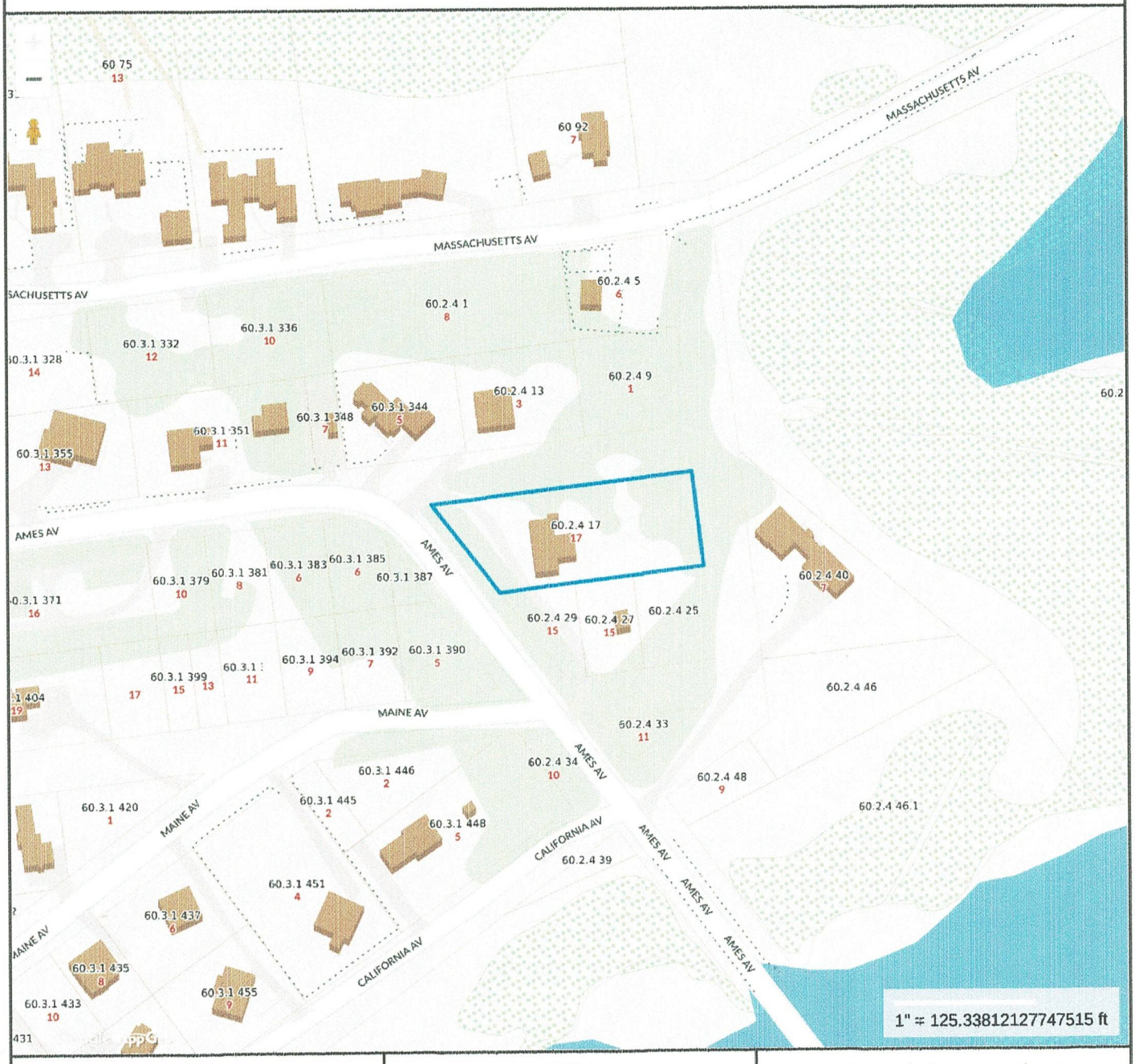
Deck natural Foundation grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

17 Ames Locus



Property Information

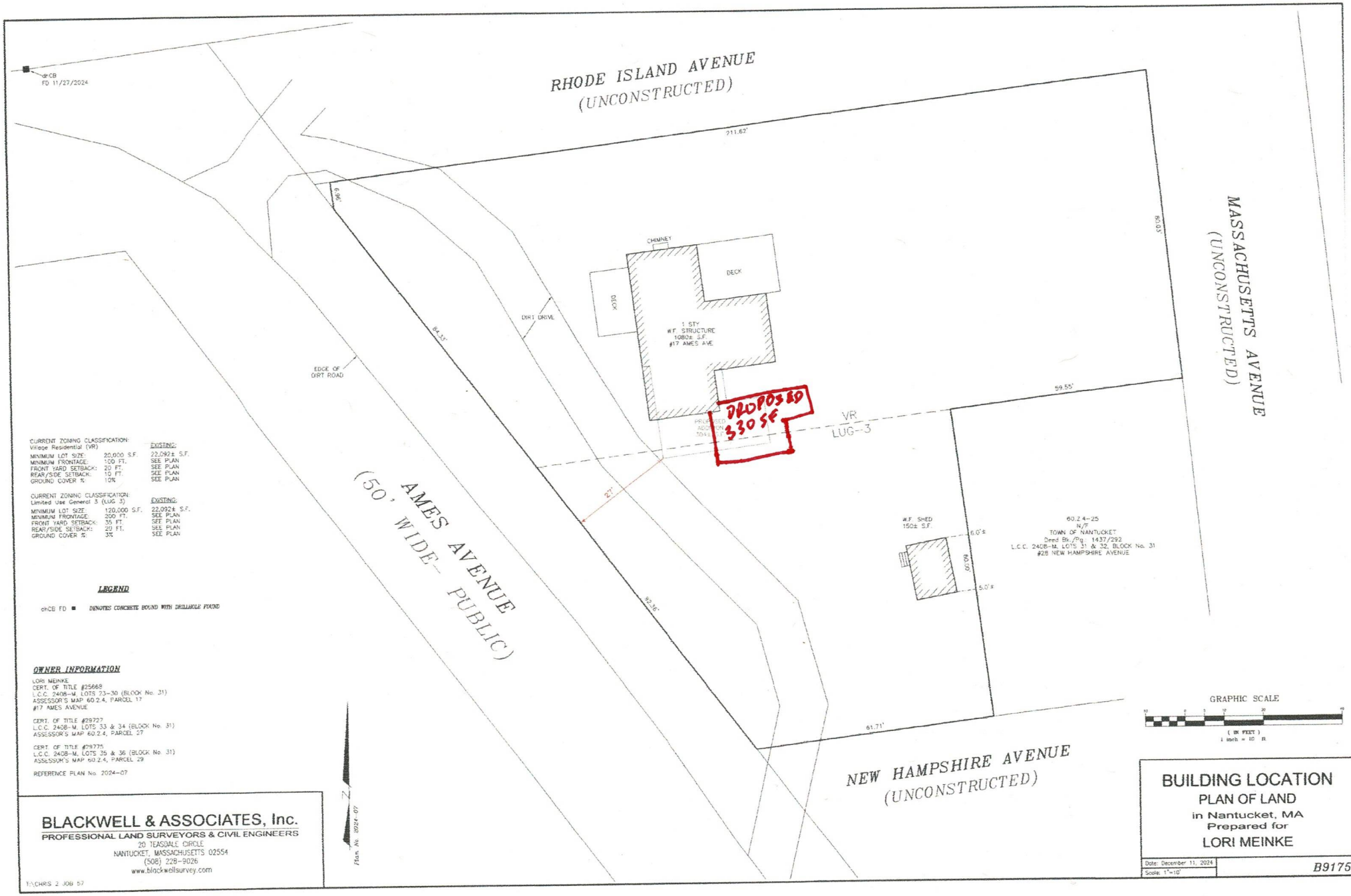
Property ID	60.2.4 17
Location	17 AMES AV
Owner	MEINKE LORI

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING CLASSIFICATION:
Village Residential (VR)

		EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	22,092± S.F.
MINIMUM FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER %:	10%	SEE PLAN

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG 3)

		EXISTING:
MINIMUM LOT SIZE:	120,000 S.F.	22,092± S.F.
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER %:	35%	SEE PLAN

LEGEND

drCB FD ■ *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*

OWNER INFORMATION

LORI MEINKE
CERT. OF TITLE #25668
L.C.C. 240B-M, LOTS 73-30 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 17
#17 AMES AVENUE

CERT. OF TITLE #29727
L.C.C. 240B-M, LOTS 33 & 34 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 27

CERT. OF TITLE #29775
L.C.C. 240B-M, LOTS 35 & 36 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 29

REFERENCE PLAN No. 2024-07

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

Plan No. 2024-07

T:\CHRIS 2 JOB 57

BUILDING LOCATION
PLAN OF LAND
in Nantucket, MA
Prepared for
LORI MEINKE

Date: December 11, 2024
Scale: 1"=10'

B9175

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 Alyssa Corry

AS AGENT FOR Lori Menke

STREET ADDRESS 17 Ames Avenue

MAP/PARCEL 60.2.4 /17

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

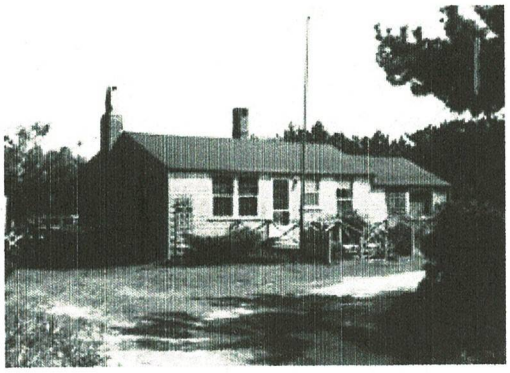
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alyssa Corry — 2/10/25

Signature — Date

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.1018
Historic Name:	Pedlars Hole
Common Name:	
Address:	17 Rhode Island Ave
City/Town:	Nantucket
Village/Neighborhood:	Madaket;
Local No:	M2-18;
Year Constructed:	C 1945
Architectural Style(s):	No style;
Architect(s):	Barlett, Franklin;
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: Tuesday, December 17, 2024 at 9:12 AM

NAN.1018

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: M2-18
MAP/PARCEL#:

Recorded by: JS Date: 09/12/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 17 RHODE ISLAND

2. Building Name: PEDLARS HOLE

3. Ownership: Private

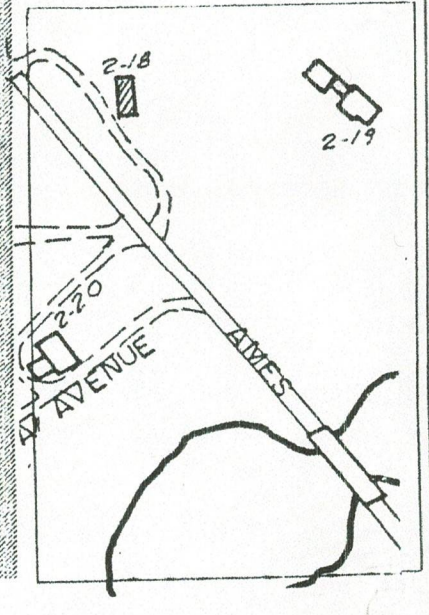
4. Present Owner: Unknown

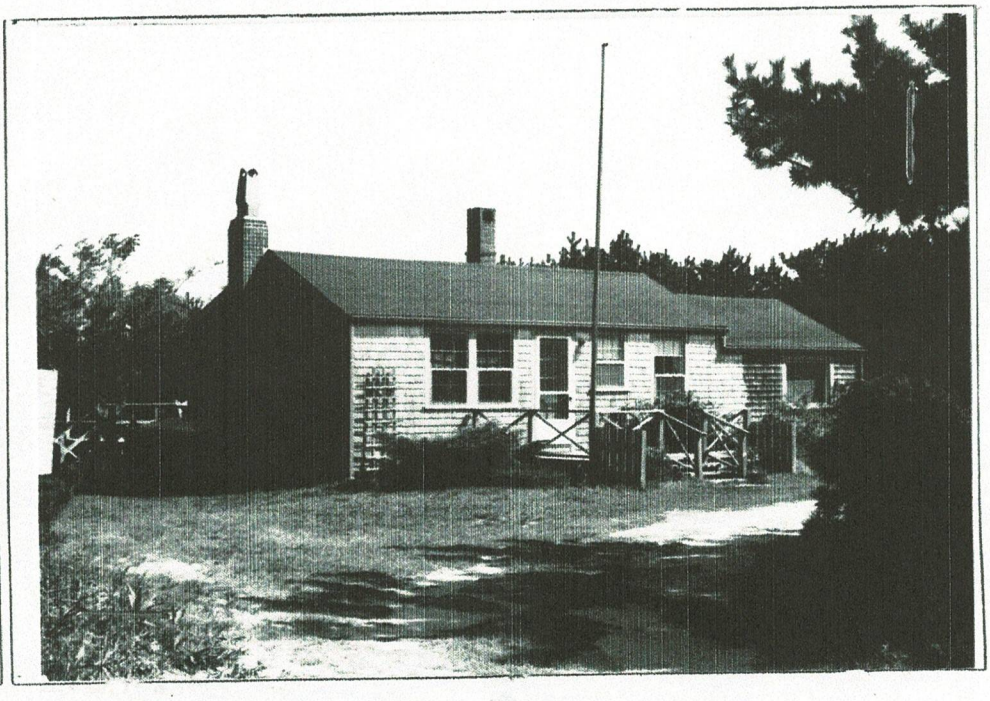
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





Survey/Film Roll #: M2-18

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 50 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck,Parking
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-unpainted
28. Chimney Position: N/A
29. Number of Chimneys: 2
30. Chimney Features: Chimney Pots
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: Flush
35. Window Sash Type(s) - Front Facade: 6/6,Picture

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: M2-18

NAN.1018

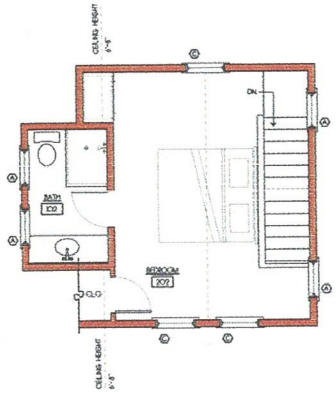
SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa 1945
Source: Walter Barrett
Architect: Unknown Builder: FRANKLIN BARLETT
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Built from salvaged lumber.

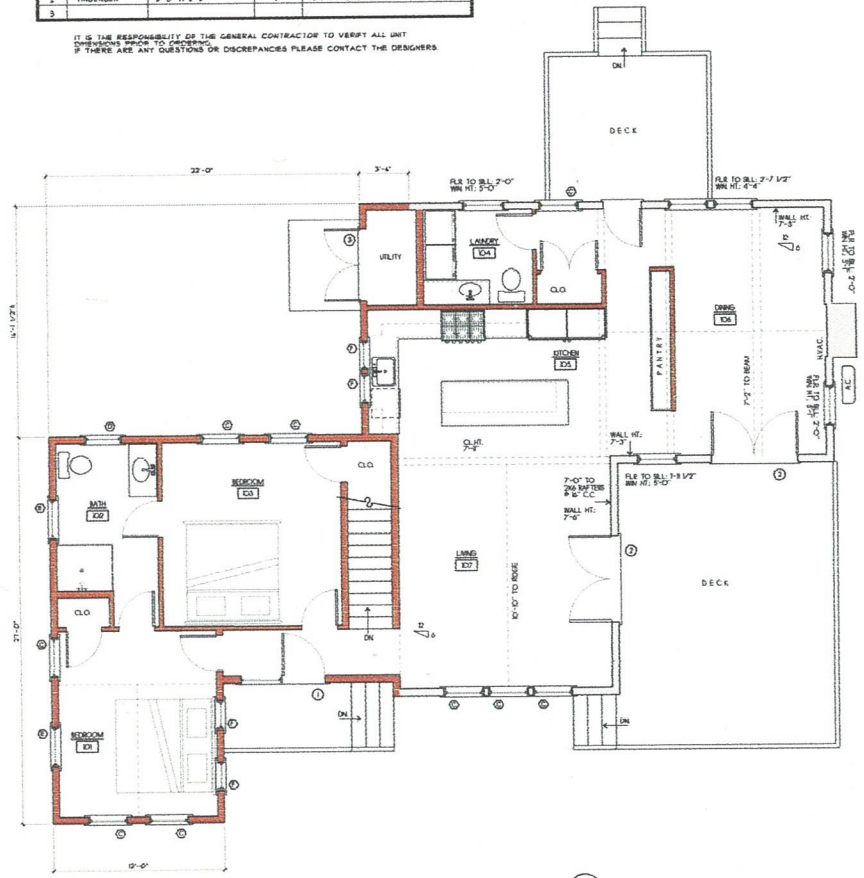
47. Sources: N/A

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 2'-2"	4	6 LT. AWNING
B				
C	BOSTON SASH	2'-9" X 3'-0"	12	6/6 D.H. (T.M.E.)
D	BOSTON SASH	2'-6" X 3'-3"	1	6/6 D.H. (T.M.E.)
E	BOSTON SASH	2'-9" X 2'-8"	2	6 LT. AWNING
F	BOSTON SASH	2'-9" X 2'-8"	4	4 LT. CASEMENT
1	CUSTOM	5'-0" x 7'-0"	1	DBL. WOOD PLANK BARN DOOR
2	ANDERSEN	6'-0" X 6'-8"	3	16 LT. FRENCH DOOR
3				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
343 SF.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
1390 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:

NOTE:
ALL MEASUREMENTS WERE TAKEN BY ETHAN McMORROW FROM THE EXISTING INTERIOR FINISH CONDITIONS

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK

REVISIONS:

4/04/2021:	AS-BUILT MEASURING
4/12/2021:	AS-BUILT PLANS
7/31/2021:	PROGRESS PRINT
8/11/2021:	PROGRESS PRINT
8/24/2021:	PROGRESS PRINT
4/05/2023:	PROGRESS PRINT
4/13/2023:	PROGRESS PRINT
10/18/2023:	PROGRESS PRINT
10/31/2023:	PROGRESS PRINT
1/18/2025:	PROGRESS PRINT
2/6/2025:	PROGRESS PRINT

MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

TWIG PERKINS INC.
3 VALLEY VIEW DRIVE, BOX 432, NANTUCKET, MA 02554 508-228-3000
mail@twigperkins.com

PLANS

DATE: 2/6/2025
SCALE: 1/4" = 1'-0"

A-1



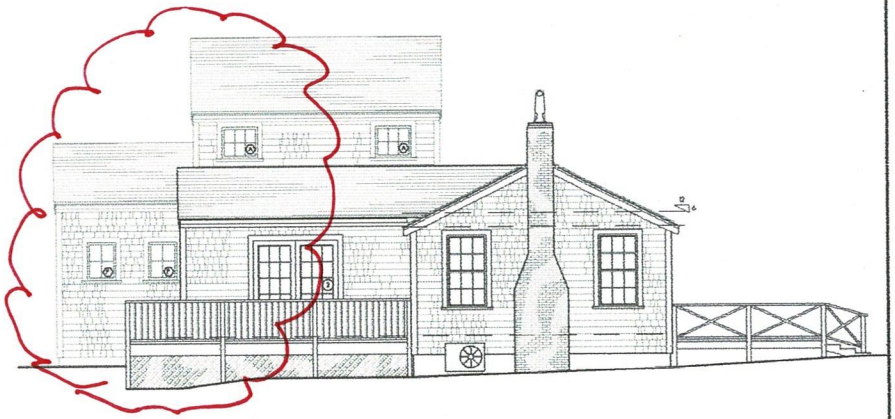
APPROVED EAST ELEVATION
SCALE 1/4"=1'-0"



APPROVED NORTH ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

NOTE
ALL MEASUREMENTS WERE TAKEN
BY ETHAN MUNDBROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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REVISIONS:

4/04/2021:	AS-BUILT MEASURING
4/12/2021:	AS-BUILT PLANS
7/31/2021:	PROGRESS PRINT
8/11/2021:	PROGRESS PRINT
8/26/2021:	PROGRESS PRINT
4/05/2023:	PROGRESS PRINT
4/13/2023:	PROGRESS PRINT
10/18/2023:	PROGRESS PRINT
10/31/2023:	PROGRESS PRINT
2/6/2025:	PROGRESS PRINT

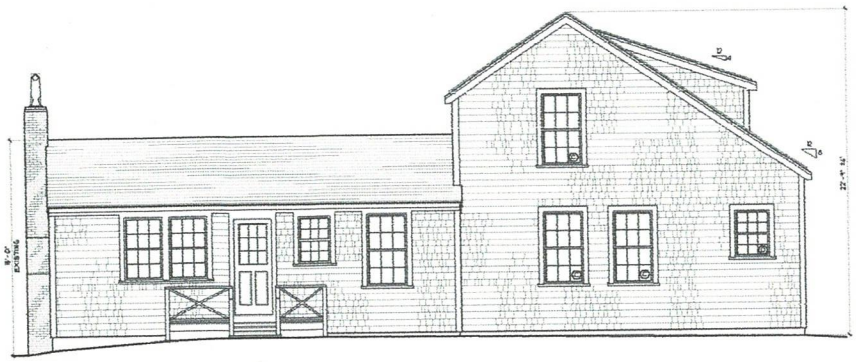
MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

TWIG PERKINS INC.
3 VALLEY VIEW DRIVE BOX 432 NANTUCKET MA 02554 508-228-3010
mail@twigperkins.com

ELEVATIONS

DATE: 2/28/2025
SCALE: 1/4"=1'-0"

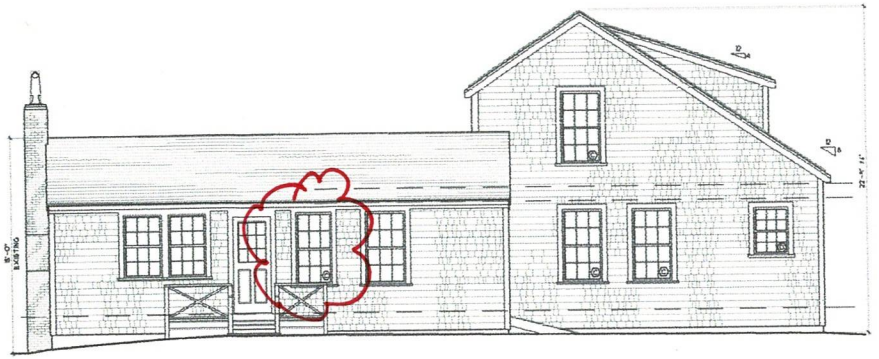
A-3



APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
ALL MEASUREMENTS WERE TAKEN BY: ETHAN McMORROW FROM THE EXISTING INTERIOR FINISH CONDITIONS

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER

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10/31/2023:	PROGRESS PRINT
2/6/2025:	PROGRESS PRINT

MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

TWIG PERKINS INC.
3 VALLEY VIEW DRIVE, BOX 402 NANTUCKET, MA 02554 508-228-3050
mail@twigperkins.com

ELEVATIONS

DATE: 2/05/2025
SCALE: 1/4" = 1'-0"

A-2

Existing Northwest



Existing West



Existing South



Existing East



3 Ames



14 +16 Ames



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 28 N. PASTURE LN

Owner of record: TWENTY N PASTURE LN NOM TRST

Mailing Address: 12 ST. JOHN PLACE

NEW CANAAN, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1081

NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED FEB 10 2025 By _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building OR ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other OFF

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 528SF +/- 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: 1988 (HOUSE)

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation MOVE BY / DEMO EXISTING GARAGE
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 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

RECEIVED
FEB 10 2025
By

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LNK for JB Studio

AS AGENT FOR Twenty N. Pasture Ln Nom Trst

STREET ADDRESS 20 N. Pasture Ln

MAP/PARCEL 44/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

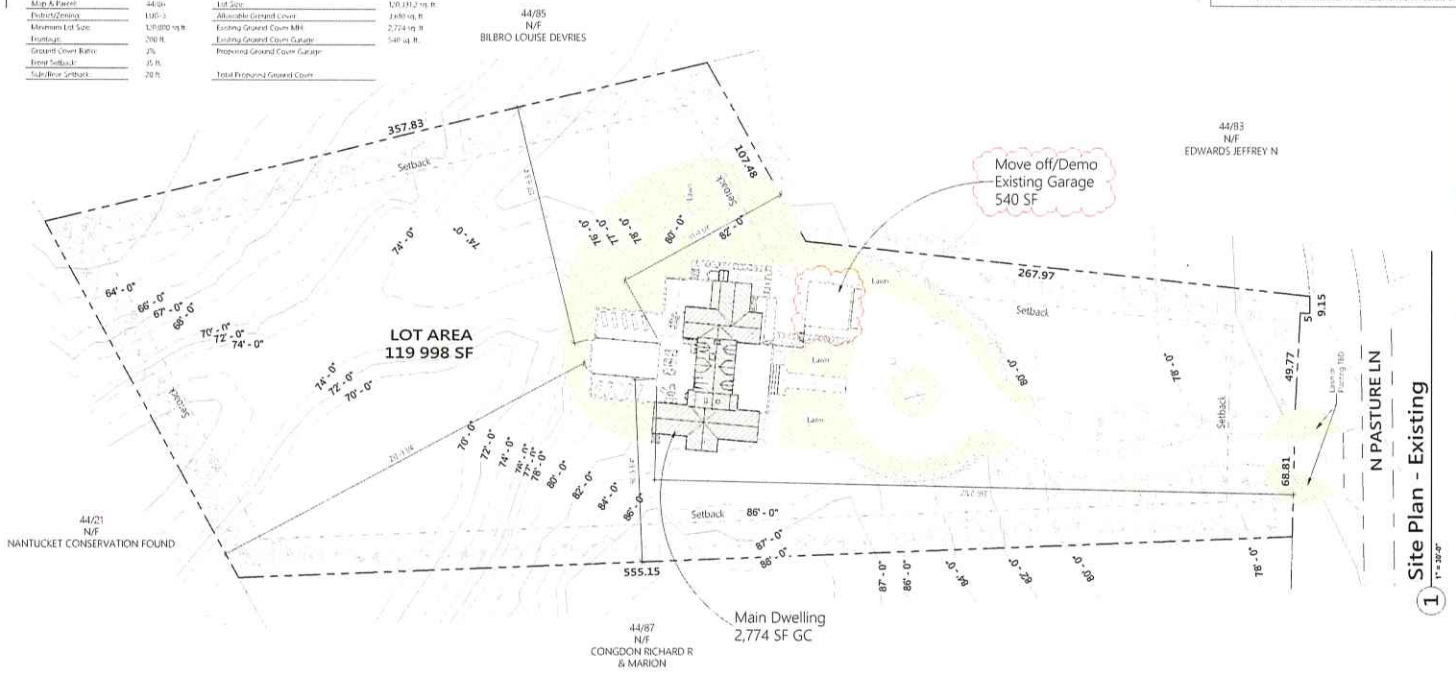
Victoria P Ewing 2/10/25

Signature Date

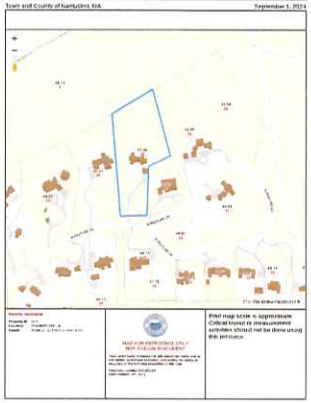
HDC Submission Only - Not For Construction

Property Info:

Map & Parcel:	44/84	Lot Size:	120,331.2 sq. ft.
District/Zoning:	LUO-3	Allowable Ground Coverage:	24,066 sq. ft.
Minimum Lot Size:	120,000 sq. ft.	Existing Ground Coverage MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Coverage Garage:	540 sq. ft.
Ground Cover Ratio:	2%	Proposing Ground Coverage Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposing Ground Coverage:	



Site Plan - Existing
1 1" = 30'-0"



1 Locus Map
NTS



3 Move off/Demo East Elevation Garage
1" = 1'-0"



6 Move off/Demo West Elevation Garage
1" = 1'-0"



5 Move off/Demo South Elevation Garage
1" = 1'-0"



4 Move off/Demo North Elevation Garage
1" = 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
20 N Pasture Ln
Garage
20 N Pasture Ln., Nantucket MA
02554

Sheet
Site Plan

RECEIVE
FEB 10 2025
By

Date
02.07.2025

Revisions

C.105

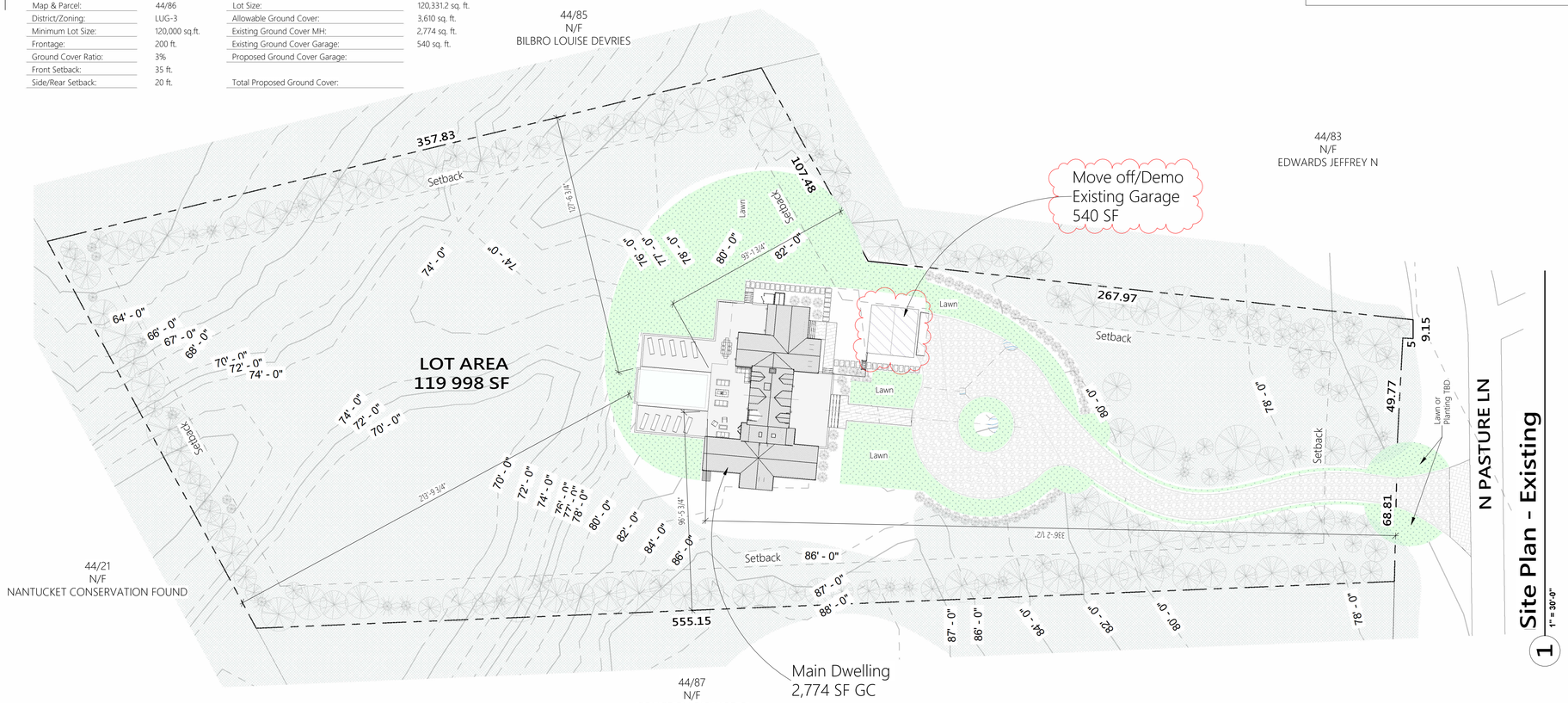
Scale
As indicated

HDC Submission Only - Not For Construction

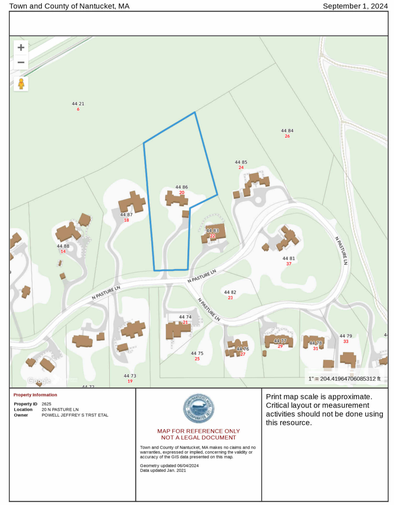
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	44/86	Lot Size:	120,331.2 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,610 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Cover Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	



1 Site Plan - Existing
1" = 30'-0"



1 Locus Map
NTS



3 Move off/Demo East Elevation Garage
1" = 1'-0"



6 Move off/Demo West Elevation Garage
1" = 1'-0"



5 Move off/Demo South Elevation Garage
1" = 1'-0"



4 Move off/Demo North Elevation Garage
1" = 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

20 N Pasture Ln Garage

20 N Pasture Ln., Nantucket MA 02554

Sheet

Site Plan

Date

02.07.2025

Revisions

C.105

Scale

As indicated

2/8/2025 5:48:59 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 20 N. PASTURE LN

Owner of record: TWENTY N. PASTURE LN NOM TRST

Mailing Address: 12 ST. JOHN PLACE
NEW CANAAN, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

RECEIVED FEB 10 2025 By

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'+/- Sq. Footage 1st floor: 804 SF +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 36'+/- 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 22'3"+/- South 22'3"+/- East 23'1"+/- West 22'3"+/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SECOND DWELLING W/ ATTACHED GARAGE

Is there an HDC survey form for 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 PORCH 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1x6 Soffit (Overhang) _____ Corner boards 1x8 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 2/2

Doors* (type and material): ☐ TDL ☑ SDL Front 4LT 2 PANEL Rear _____ Side 4LT 2PANEL

Garage Door(s): Type OVERHEAD Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW WCS Clapboard (if applicable) _____ Roof TIME MAIN HOUSE

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 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

RECEIVED
FEB 10 2025
By

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link for JB Studio

AS AGENT FOR Twenty N. Pasture Ln Nom Trst

STREET ADDRESS 20 N. Pasture Ln

MAP/PARCEL 44/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/10/25

Signature Date

HDC Submission Only - Not For Construction

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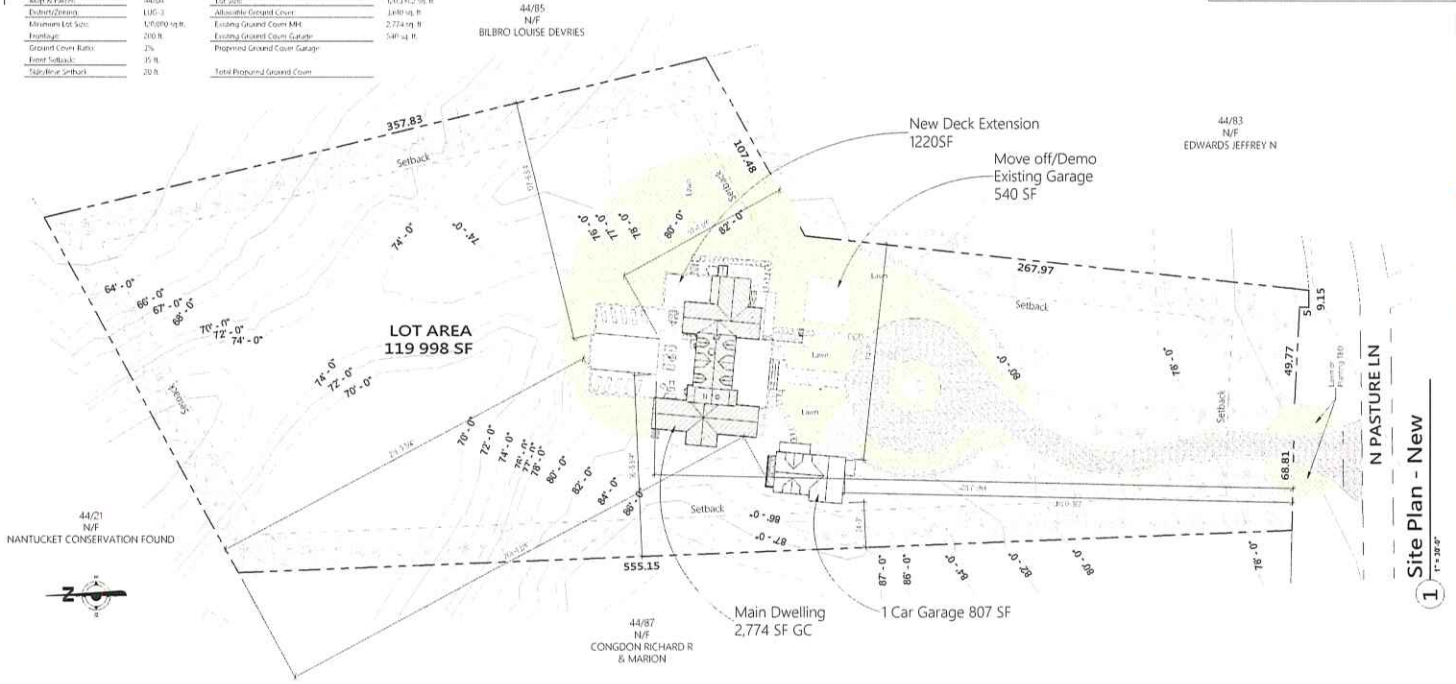
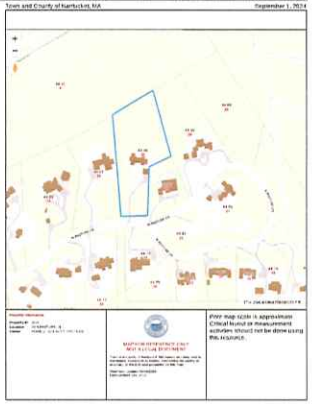
Property Info:

Map & Parcel:	44/86	Lot Size:	120,131.2 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,680 sq. ft.
Minimum Lot Size:	120,000 sq. ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	2%	Proposed Ground Cover Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	



1 Site Plan - New
1" = 30'-0"



2 Locus Map
NTS

RECEIVED
FEB 10 2025
By



3 3D View 1



4 3D View 2



5 3D View MH+Garage

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln Garage

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site Plan - Garage

Date
02.09.2025

Revisions

C.104

Scale As indicated

2/10/2025 1:46:52 AM

HDC Submission Only - Not For Construction

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Wall Surface Schedule	
Material: Name	Material: Area
White Cedar Shake	122 SF
White Cedar Shake	141 SF
White Cedar Shake	152 SF
White Cedar Shake	146 SF
White Cedar Shake	31 SF
White Cedar Shake	149 SF
White Cedar Shake	141 SF
White Cedar Shake	3 SF
White Cedar Shake	76 SF
White Cedar Shake	3 SF
White Cedar Shake	197 SF
White Cedar Shake	3 SF
White Cedar Shake	243 SF
White Cedar Shake	3 SF
White Cedar Shake	3 SF
White Cedar Shake	116 SF
White Cedar Shake	49 SF
White Cedar Shake	7 SF
White Cedar Shake	7 SF
Grand total: 19	1596 SF

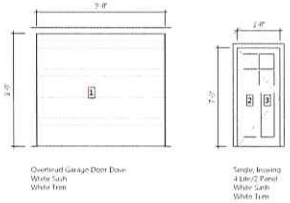


1 South Elevation
1/4" = 1'-0"

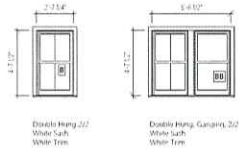


2 East Elevation
1/4" = 1'-0"

Window Schedule											
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	20	2' - 7 3/4"	4' - 7 1/2"	2' - 8 1/4"	4' - 8"	Mirrors Windows and Doors	WUDH3028	20 N Pasture Ln - B Type - UDHG 2674	<=0.29	>=30	
BB	2	5' - 6 1/2"	4' - 7 1/2"	5' - 7 1/2"	4' - 8"	Mirrors Windows and Doors	UDHG2 2674	20 N Pasture Ln - BB Type	<=0.29	>=30	



Door Schedule
1/4" = 1'-0"



Window Schedule
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Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	9' - 0"	8' - 0"					
2	3' - 0"	7' - 0"					
3	3' - 0"	7' - 0"					
4	3' - 0"	7' - 0"					

Roof Surface Schedule	
Material: Name	Material: Area
Red Cedar Roof Shingles	68 SF
Red Cedar Roof Shingles	68 SF
Red Cedar Roof Shingles	524 SF
Red Cedar Roof Shingles	93 SF
Red Cedar Roof Shingles	437 SF
Grand total: 5	1190 SF



3 North Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

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20 N Pasture Ln Garage
20 N Pasture Ln., Nantucket MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.102 Level 1 & 2
Grand total: 3

Date
02.09.2025

Revisions

A.201

Scale 1/4" = 1'-0"

2/10/2025 12:48:41 AM

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER RH 20 NORTH PASTURE ACK LLC

MAILING ADDRESS 34 BEECH ROAD, BROOKLINE, MA 02446

PROPERTY LOCATION 20 N.PASTURE LANE

ASSESSORS MAP/PARCEL 44/86

SUBMITTED BY: VICTORIA EWING

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: 2025.02.10 16:00:17 -05'00'

February 10, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1
44	21		NANTUCKET CONSERVATION FOUNDI		PO BOX 13
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE
44	83		EDWARDS JEFFREY N		200 POST KENNEL RD
44	85		BILBRO LOUISE DEVRIES		2851 AVENIDA CABALLO
44	87		CONGDON RICHARD R & MARION		PO BOX 1199
44	92		NANTUCKET CONSERVATION FOUNDI		PO BOX 13
Count:	**6**				

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HYMAN DEBRA B TRUSTEE
BAZOILLES NOMINEE TRUST
17 WOODY LANE
WESTPORT, CT 06880

EDWARDS JEFFREY N
200 POST KENNEL RD
FAR HILLS, NJ 07931

BILBRO LOUISE DEVRIES
2851 AVENIDA CABALLO
SANTA YNEZ, CA 93460

CONGDON RICHARD R & MARION
PO BOX 1199
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
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:

Address of Proposed Work: 20 N PASTURE LANE

Tax Map Number: 44 Parcel Number: 86

Owner of Record: RH 20 NORTH PASTURE ACK LLC

Description of Proposal: DEMOLITION OF EXISTING GARAGE, NEW SECOND DWELLING WITH ATTACHED GARAGE

Anticipated HDC Submission Date: 2.10.2025

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.

REVISED Nov 2012

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554 02

Postmark Here

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02/11/2025

Sent To: NANTUCKET CONSERVATION FOUND.
Street and Apt. No., or PO Box No.: PO BOX 13
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2294 47

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554 02

Postmark Here

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02/11/2025

Sent To: DEBRA B. HYMAN TRUSTEE
Street and Apt. No., or PO Box No.: BAZOILLES NT 17 WOODY LN.
City, State, ZIP+4®: WESTPORT, CT 06880

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Far Hills, NJ 07931

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Postage	$0.73
Total Postage and Fees	$5.58

0554 02

Postmark Here

FEB 11 2025

02/11/2025

Sent To: JEFFREY N. EDWARDS
Street and Apt. No., or PO Box No.: 200 POST KENNEL RD.
City, State, ZIP+4®: FAR HILLS, NJ 07931

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Santa Ynez, CA 93460

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Sent To: LOUISE DENRIES BILBRO
Street and Apt. No., or PO Box No.: 2851 AVENIDA CABALLO
City, State, ZIP+4®: SANTA YNEZ, CA 93460

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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02/11/2025

Sent To: RICHARD & MARION CONGDON
Street and Apt. No., or PO Box No.: PO BOX 1199
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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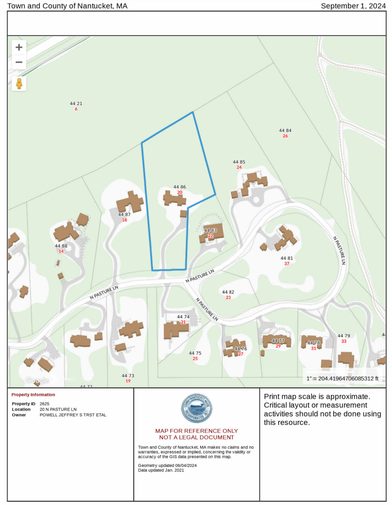
Property Info:

Map & Parcel:	44/86	Lot Size:	120,331.2 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,610 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Cover Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	



1 Site Plan - New
1" = 30'-0"

Town and County of Nantucket, MA — September 1, 2024



2 Locus Map
NTS



3 3D View 1



4 3D View 2



5 3D View MH+Garage

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20 N Pasture Ln Garage

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site Plan - Garage

Date
02.09.2025

Revisions

C.104

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As indicated

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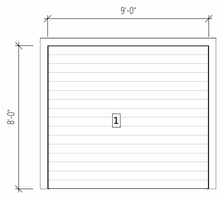
Grand total: 19	1596 SF



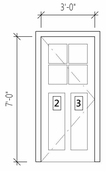
1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



Overhead Garage Door Dove
White Sash
White Trim



Single, Inswing,
4 Lite/2 Panel
White Sash
White Trim

Door Schedule
1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	9' - 0"	8' - 0"					
2	3' - 0"	7' - 0"					
3	3' - 0"	7' - 0"					
4	3' - 0"	7' - 0"					

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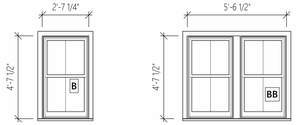

Double Hung 2/2
White Sash
White Trim

Double Hung, Ganging, 2/2
White Sash
White Trim

Window Schedule
1/4" = 1'-0"

Roof Surface Schedule	
Material: Name	Material: Area
Red Cedar Roof Shingles	68 SF
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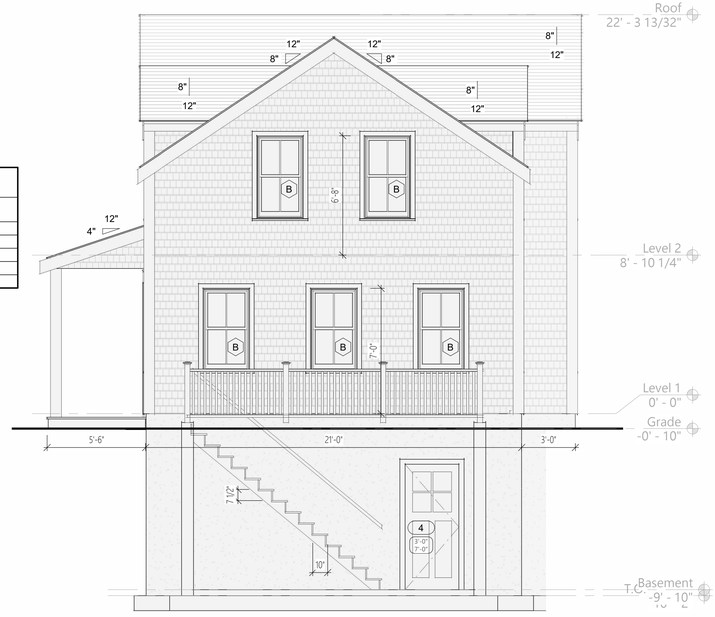

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1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

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Exterior Elevations

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C.101 Site Plan
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A.102 Level 1 & 2
Grand total: 3

Date
02.09.2025

Revisions

A.201

Scale 1/4" = 1'-0"

2/10/2025 12:45:41 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 581.1

Street & Number of Proposed Work: 8 NETONA LN

Owner of record: NASH. COOP C/O PETER K. O'BRIEN

Mailing Address: 177 LAKE AVENUE

GREENWICH, CT 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB STUDIO

Mailing Address: PO BOX 3741

NANTUCKET, MA 02584

Contact Phone #: (508) 332-9654 E-mail: JURAJ@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

RECEIVED FEB 10 2025 By

RECEIVED FEB 10 2025 By

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other ADD NEW DORMER / EXTEND EXISTING DORMER / FENESTRATION

Size of Structure or Addition: Length: 22+/- Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 5'+/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 110SF+/-

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North — South — East — West —

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

REVISIONS* (describe)

1. East Elevation ADD DORMER / EXTEND DORMER / ADD 1 WINDOW
2. South Elevation
3. West Elevation ADD DORMER / EXTEND DORMER / ADD 2 WINDOWS
4. North Elevation ADD DORMER / EXTEND DORMER / ADD 4 WINDOWS

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1x6 Soffit (Overhang) _____ Corner boards 1x8 Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400S

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW INCS Clapboard (if applicable) _____ Roof TBD

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 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link for JB Studio

AS AGENT FOR Nash. Coop c/o Peter K. O'Brien

STREET ADDRESS 8 Netowa Ln.

MAP/PARCEL 55 / 581.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/10/25

Signature Date

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By

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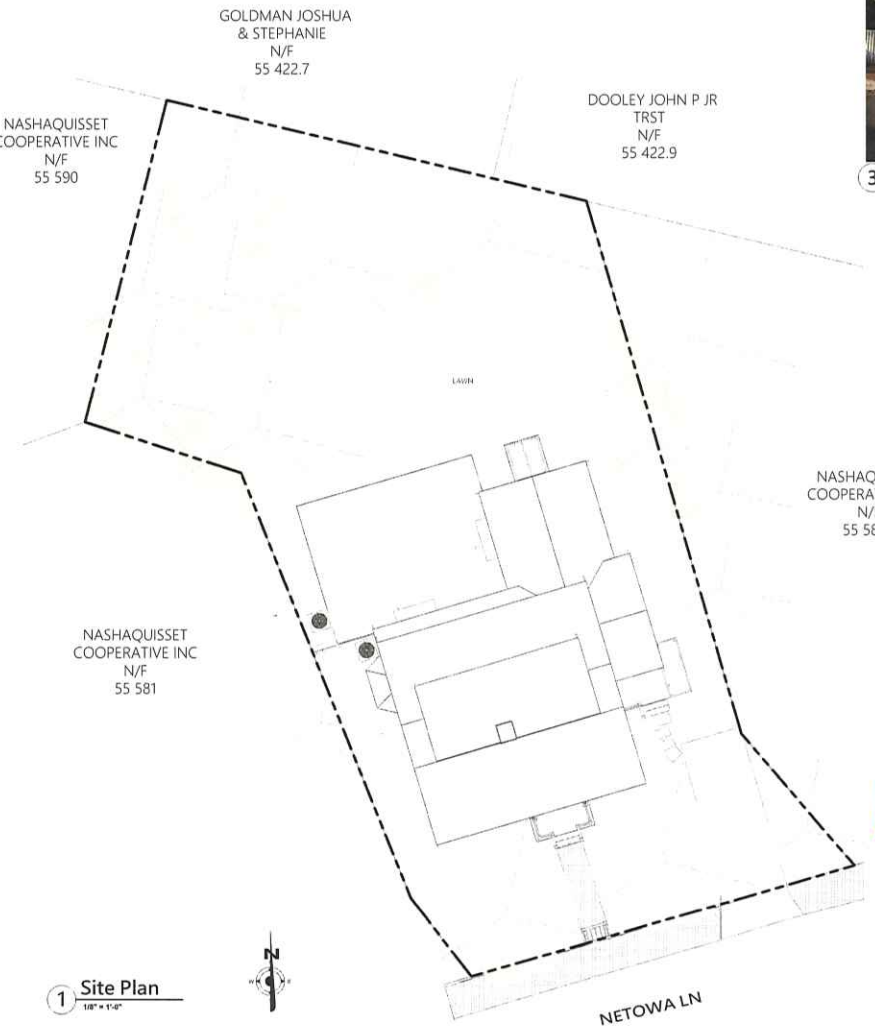
Property Info:

Map & Parcel	55 581	Lot Size	6,000 sq. ft.
District/Zoning	B50	Allowable Ground Coverage	1,722 sq. ft.
Minimum Lot Size	10,000 sq.ft.	Existing Ground Coverage	1,302 sq. ft.
Frontage	75 ft.	Proposed Ground Coverage MH	0 sq. ft.
Ground Cover Ratio	25 %		
Front Setback	15 ft.		
Side/Rear Setback	5 ft.	Total Proposed Ground Coverage	1,302 sq. ft.



1 Site Plan
1/8" = 1'-0"



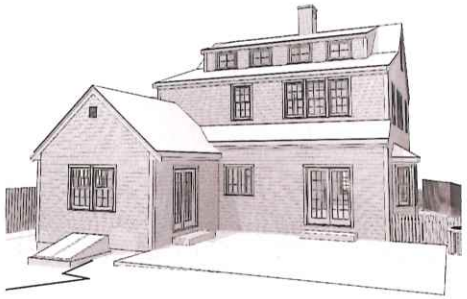
3 Netowa Ln View



2 Locus Map



4 Back Yard View



5 3D View - Proposed

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Project
Main House
8 Netowa Ln, Nantucket, MA 02554

Sheet
Site Plan

Date
02.10.2025

Revisions

C.101

Scale
As indicated

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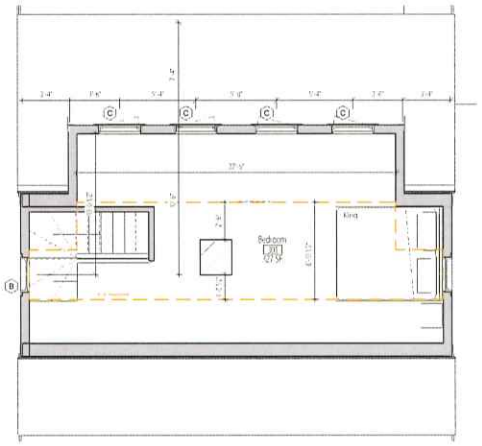
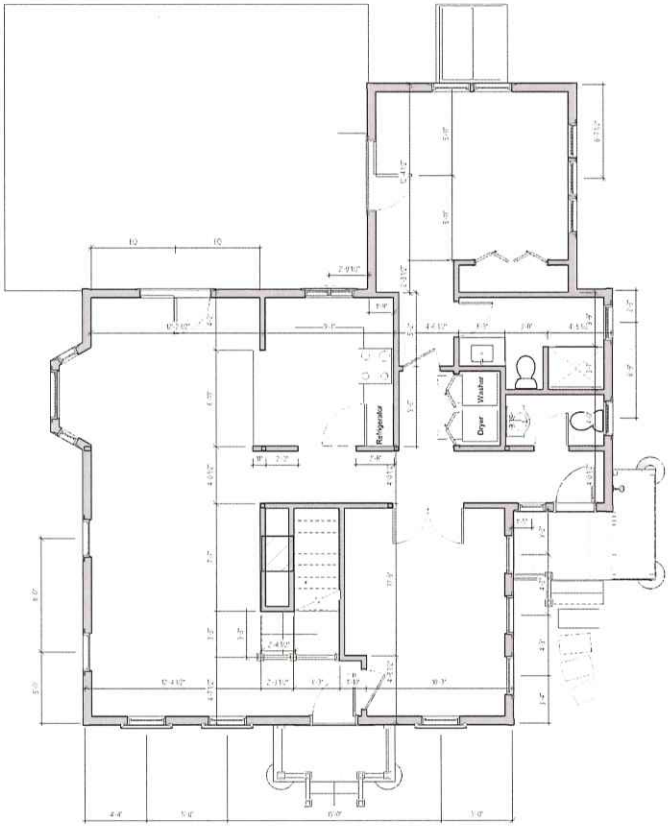


1 Attic - Proposed
1/4" = 1'-0"



2 Level 1 - No Change
1/4" = 1'-0"

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Main House

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Sheet

First Floor & Attic

Date

02.10.2025

Revisions

A.102

Scale 1/4" = 1'-0"

2/5/2025 3:57:34 PM

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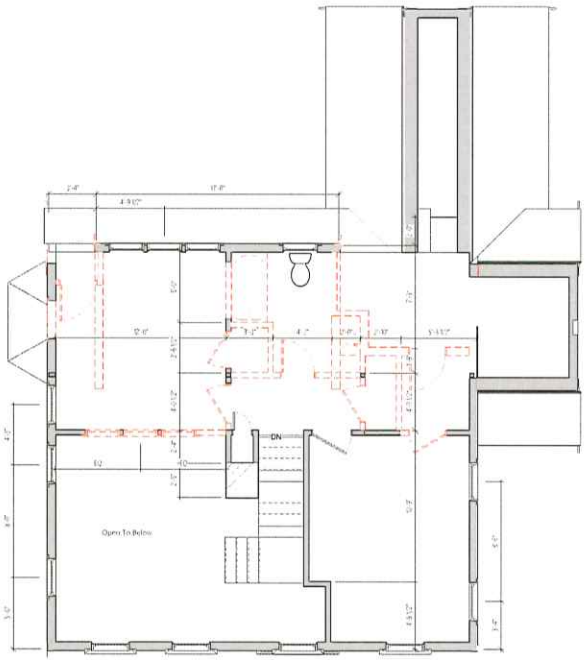
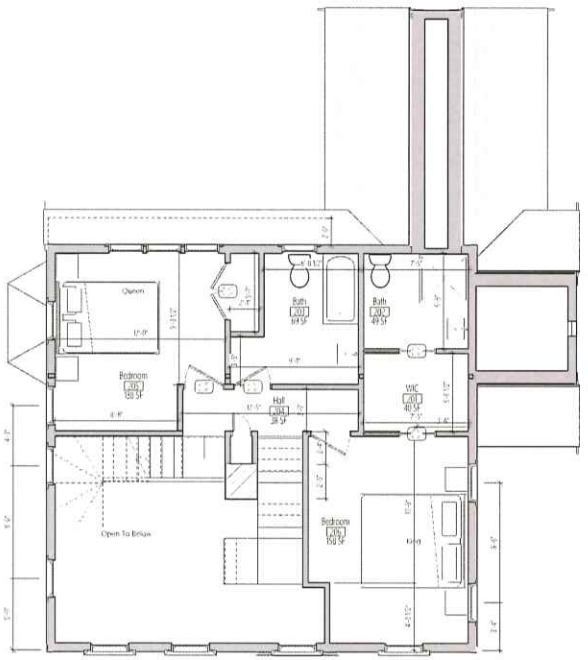


1 Level 2 - Existing/Demo
1/4" = 1'-0"



2 Level 2 - Proposed
1/4" = 1'-0"

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Project
Main House
8 Netowa Ln, Nantucket, MA 02554

Sheet
Second Floor

Date
02.10.2025

Revisions

A.103

Scale 1/4" = 1'-0"

2/6/2025 3:37:37 PM

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1 North Elevation - Existing/Demo
1/4" = 1'-0"



3 East Elevation - Existing/Demo
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

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Main House

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Exterior Elevations

Date

02.10.2025

Revisions

A.201

Scale 1/4" = 1'-0"

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ALL FIELD DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND EXISTING CONDITIONS THAT VARY FROM 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 OF NEW BUILDINGS CONSTRUCTION MATERIALS



3 South Elevation - No Change
1/4" = 1'-0"



1 West Elevation - Existing/Demo
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

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Project

Main House

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Exterior Elevations

Date

02.10.2025

Revisions

A.202

Scale 1/4" = 1'-0"

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Property Info:

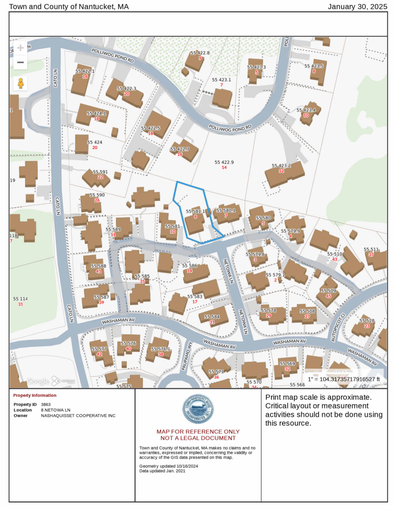
Map & Parcel:	55 581.1	Lot Size:	6,908 sq. ft.
District/Zoning:	R10	Allowable Ground Coverage:	1,727 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	1,302 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	25%		
Front Setback:	15 ft.		
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	1,302 sq. ft.



1 Site Plan
1/8" = 1'-0"



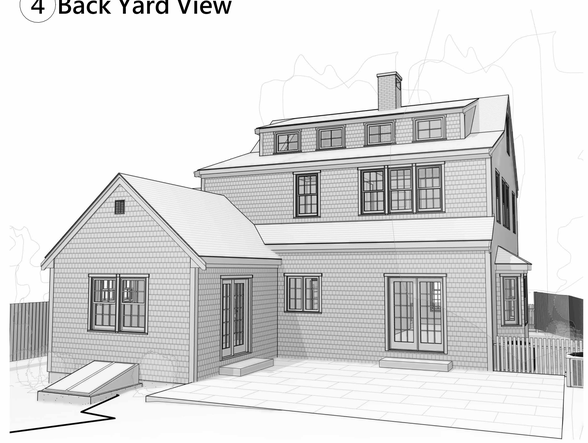
3 Netowa Ln View



2 Locus Map



4 Back Yard View



5 3D View - Proposed

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Main House

8 Netowa Ln, Nantucket, MA 02554

Sheet

Site Plan

Date

02.10.2025

Revisions

C.101

Scale

As indicated

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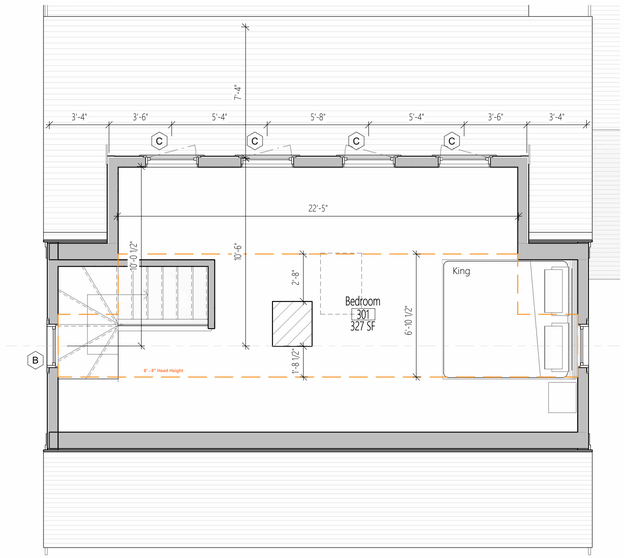
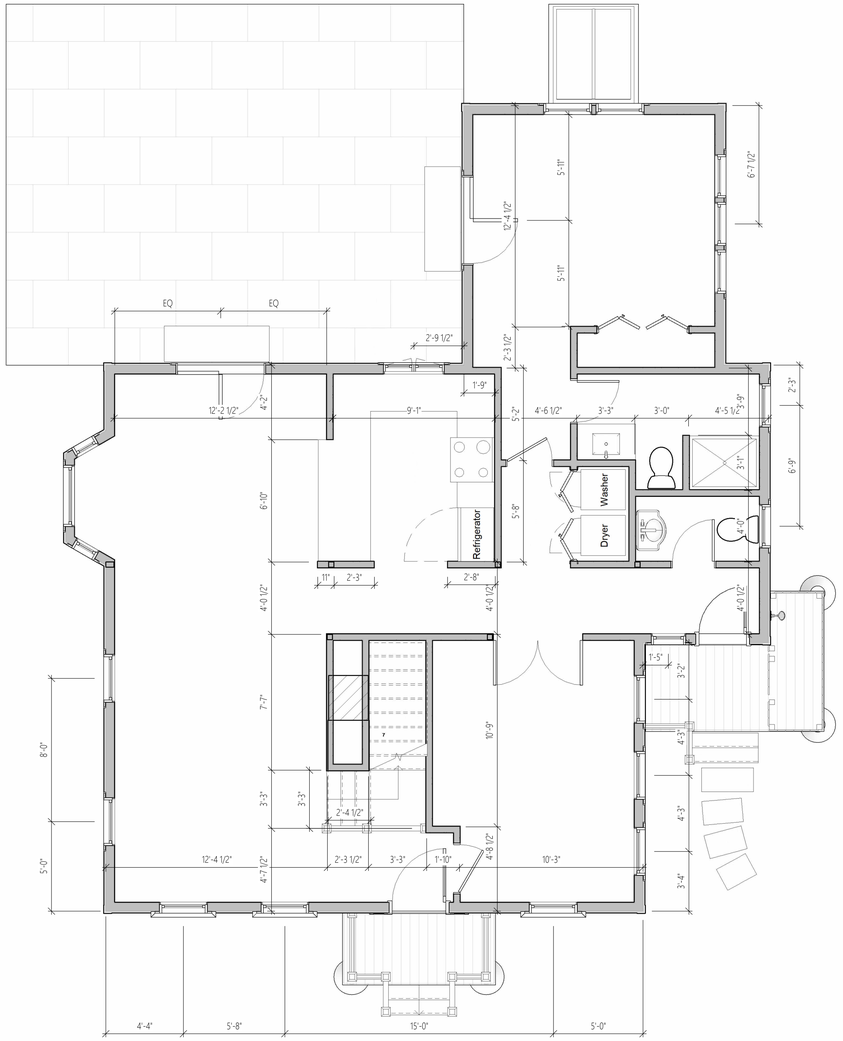


1 Attic - Proposed
1/4" = 1'-0"



2 Level 1 - No Change
1/4" = 1'-0"

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Main House

8 Netowa Ln, Nantucket, MA 02554

Sheet
First Floor & Attic

Date
02.10.2025

Revisions

A.102

Scale 1/4" = 1'-0"

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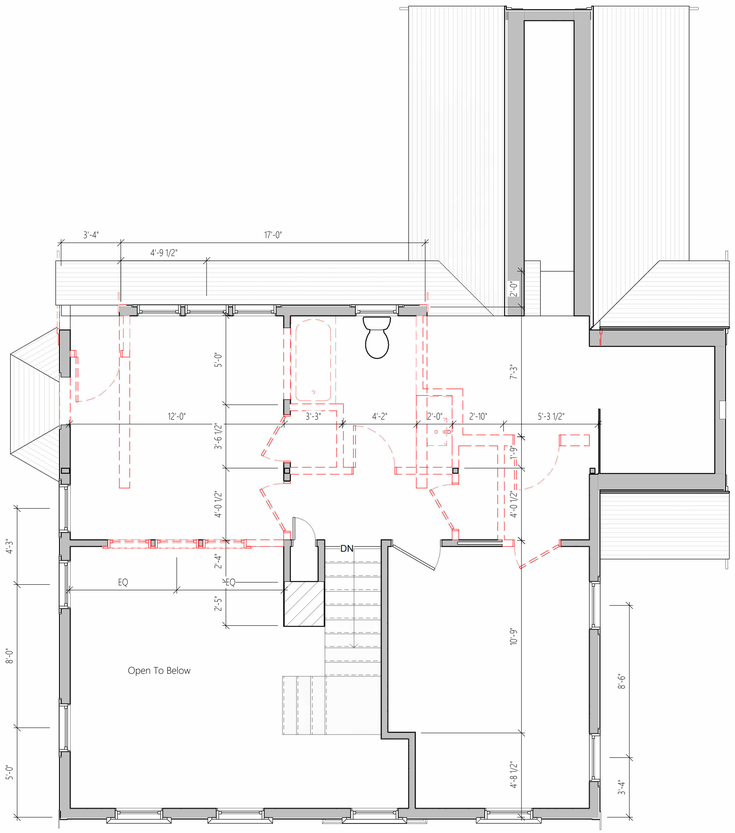
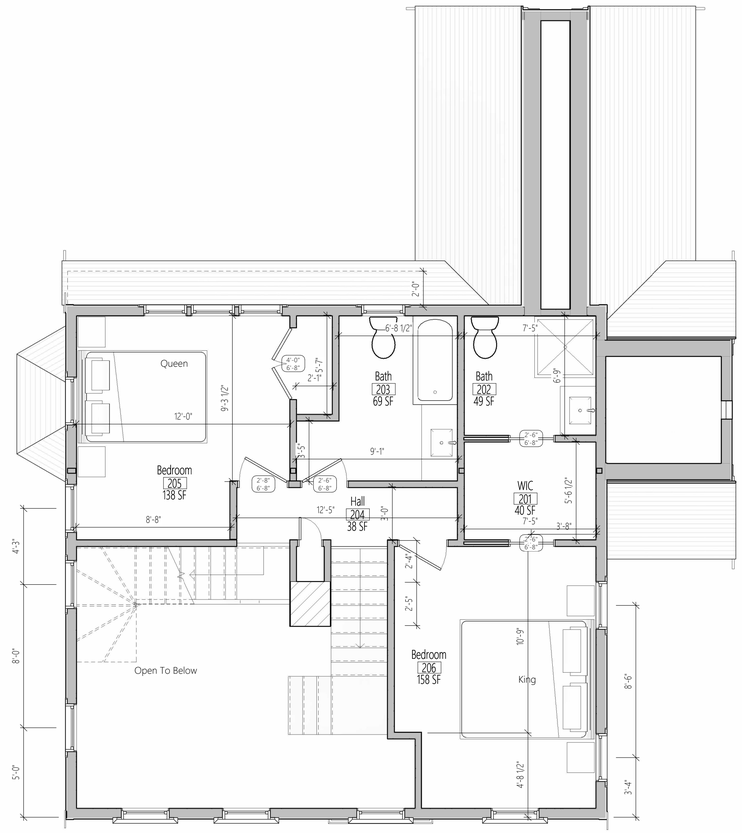


1 Level 2 - Existing/Demo
1/4" = 1'-0"



2 Level 2 - Proposed
1/4" = 1'-0"

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Main House

8 Netowa Ln, Nantucket, MA 02554

Sheet

Second Floor

Date
02.10.2025

Revisions

A.103

Scale 1/4" = 1'-0"

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1 North Elevation - Existing/Demo

1/4" = 1'-0"



3 East Elevation - Existing/Demo

1/4" = 1'-0"



Casement 4 Lites
White Sash
White Trim

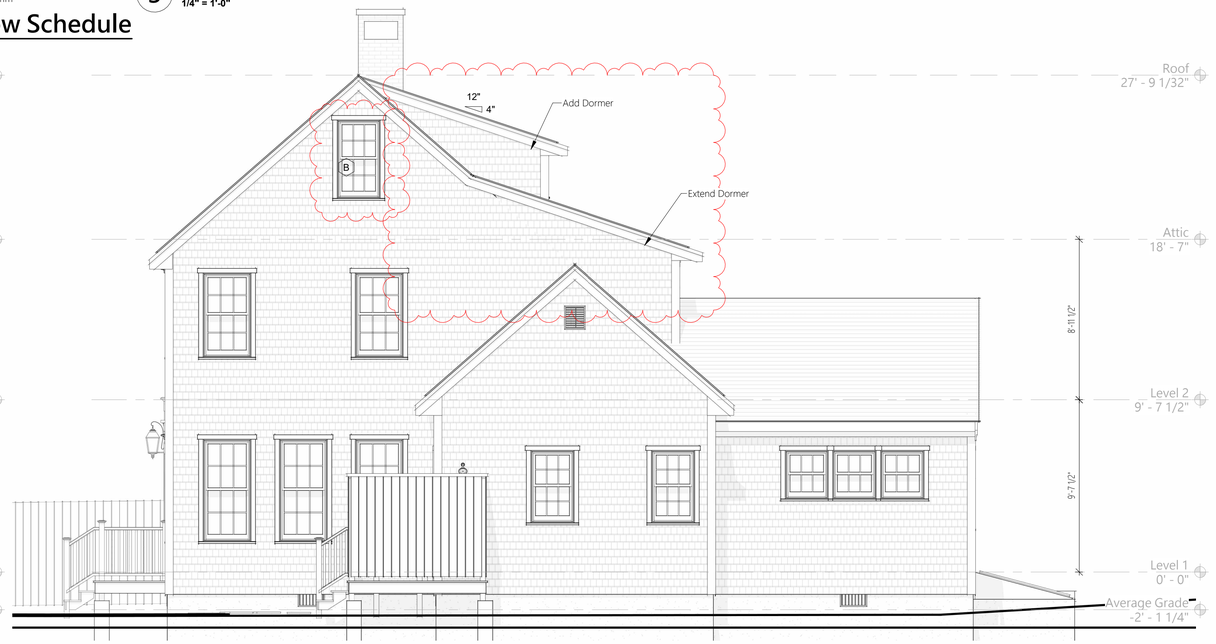
Window Schedule

1/4" = 1'-0"



4 North Elevation - Proposed

1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"

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Main House

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Sheet

Exterior Elevations

Date

02.10.2025

Revisions

A.201

Scale 1/4" = 1'-0"

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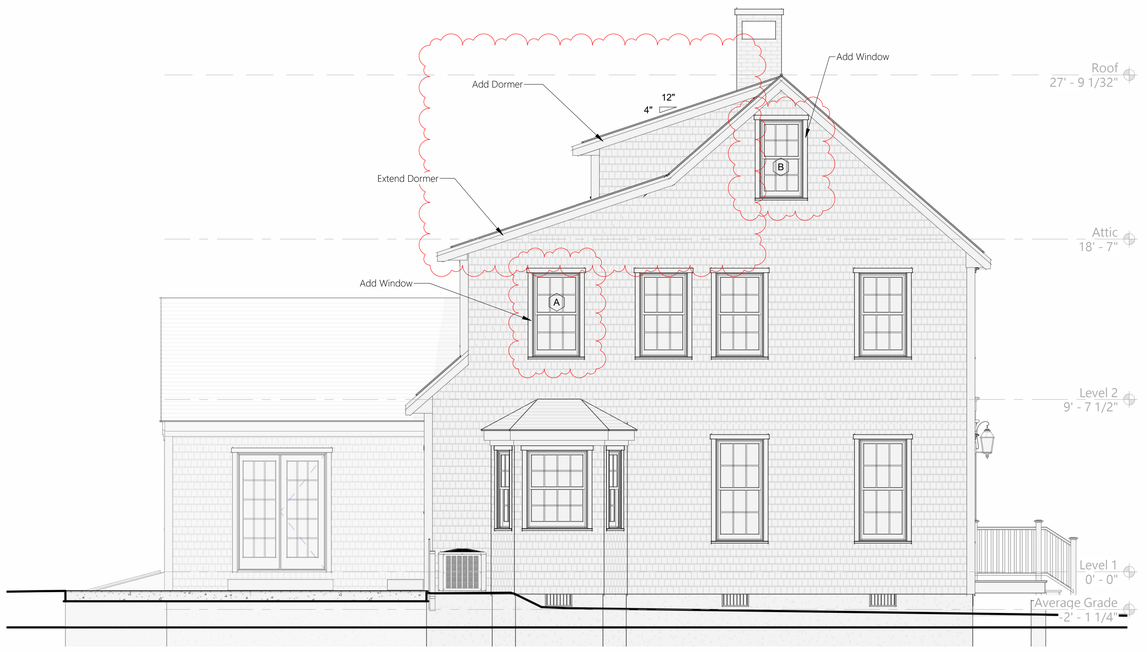
3 South Elevation - No Change
1/4" = 1'-0"



1 West Elevation - Existing/Demo
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

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Main House

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Sheet
Exterior Elevations

Date
02.10.2025

Revisions

A.202

Scale 1/4" = 1'-0"

2/9/2025 3:57:46 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 585.9

Street & Number of Proposed Work: 37 WASHAMAN AVE

Owner of record: NASH. COOP C/O RACHEL HEALEY

Mailing Address: 175 BLOSSOM ST. #304
BOSTON, MA 02114

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB STUDIO

Mailing Address: PO BOX 3741
NANTUCKET, MA 02584

Contact Phone #(508) 332-9654 E-mail: JURAS@THEJBSTUDIO.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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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 NEW COVERED PORCH

Size of Structure or Addition: Length: 10'+/- Sq. Footage 1st floor: 50 SF +/- Decks/Patio: Size: 50SF +/- ☑ 1st floor ☐ 2nd floor
Width: 5+/- 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: 1993

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation NEW COVERED PORCH

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other PORCH 4/12

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1X6 Soffit (Overhang) _____ Corner boards 1X8 Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square ✓

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof TME
Trim WHITE TME Sash _____ Doors _____
Deck Mahogany 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 2/6/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

RECEIVED
FEB 10 2025
By

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link for JB Studio

AS AGENT FOR Nashaquisset Coop c/o Rachel Healey

STREET ADDRESS 39 Washaman Ave

MAP/PARCEL 55/585.9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

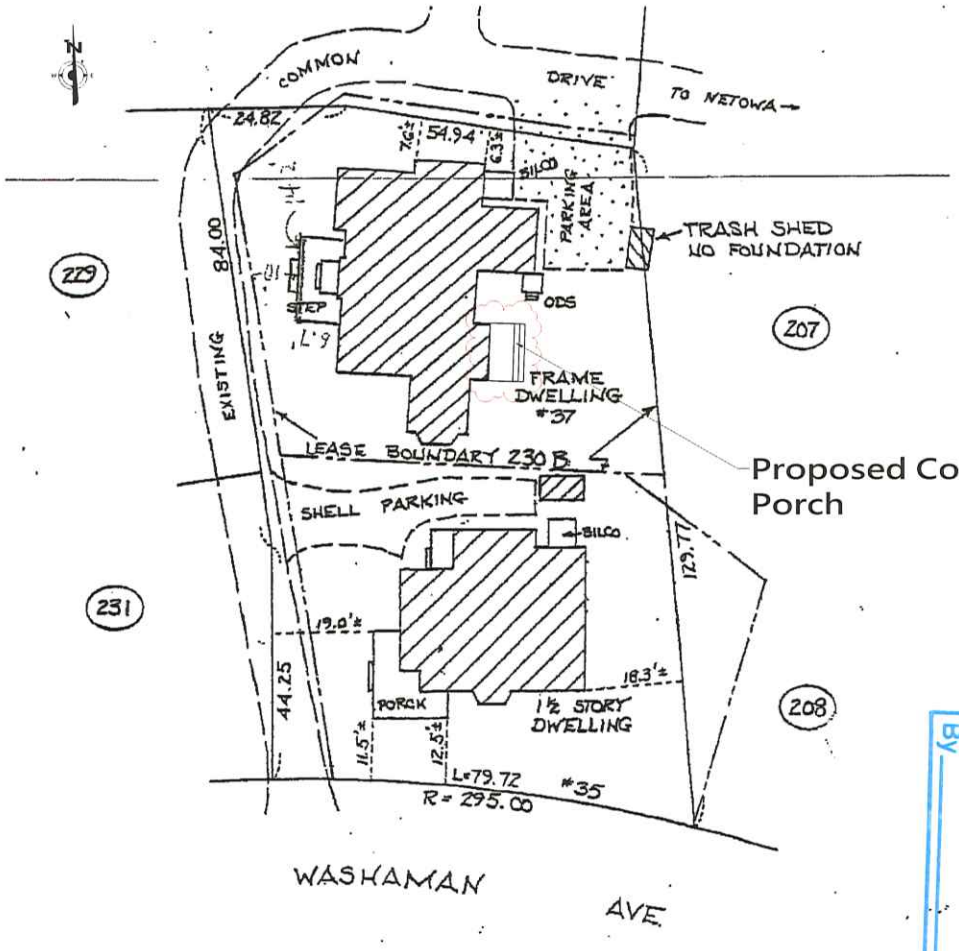
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 2/10/25

Signature Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISINTERPRETATION OF THESE ARCHITECTURAL PLANS. PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DETAILS THEY ILLUSTRATE ARE LEGAL 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.

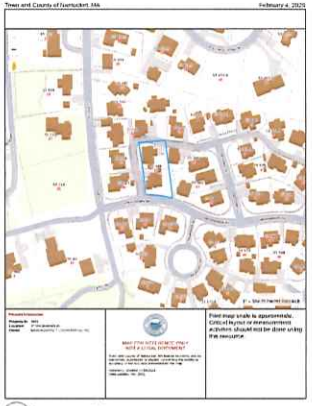


Proposed Covered Porch

1 Site Plan
3/32" = 1'-0"



2 Street View - No Change



3 Locus Map



4 Back Yard View



5 3D View - Proposed

RECEIVED
By
FEB 10 2025

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
Main House
37 Washaman Ave, Nantucket, MA
02554

Sheet
Site Plan

Date
02.10.2025

Revisions

C.101

Scale
As indicated

2/6/2025 4:07:09 PM

HDC Submission Only - Not For Construction

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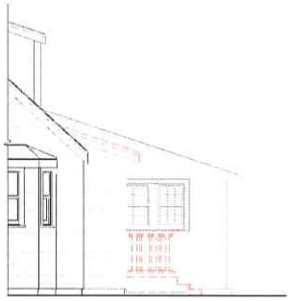


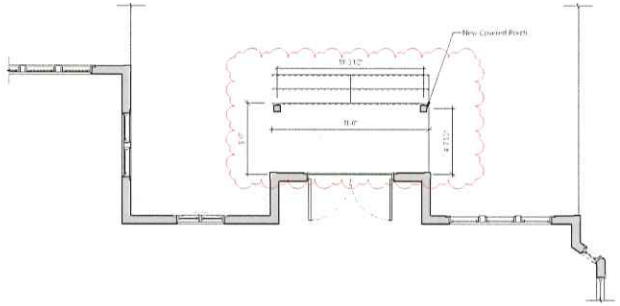
2 East Elevation Existing/Demo
1/4" = 1'-0"



1 East Elevation - Proposed
1/4" = 1'-0"



4 North Elevation - Existing/Demo
1/4" = 1'-0"



5 Level 1 - Proposed
1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"

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02554

Sheet
Plan & Elevations

Date
02.10.2025

Revisions

A.201

Scale 1/4" = 1'-0"

2/5/2025 4:07:13 PM

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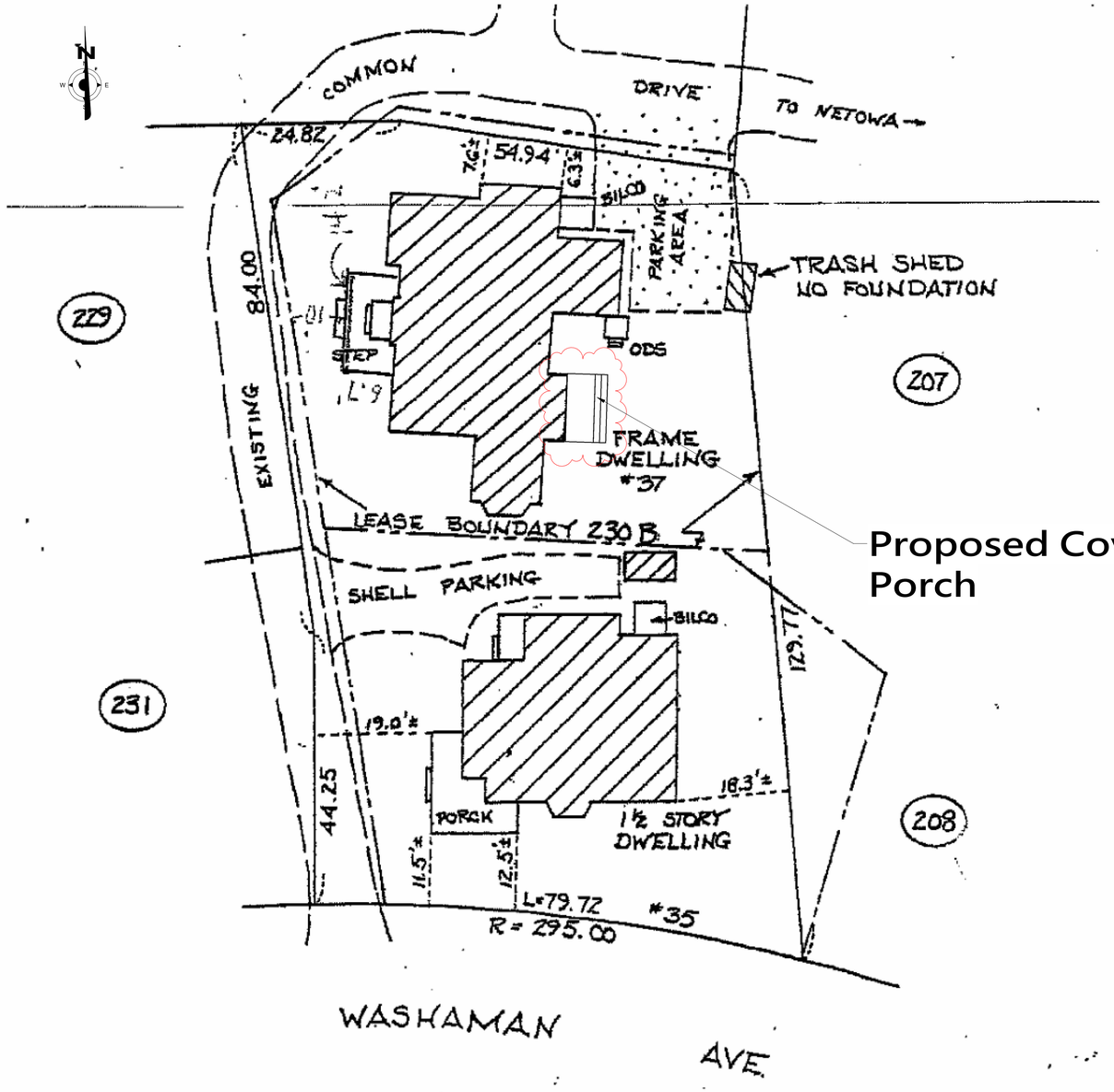

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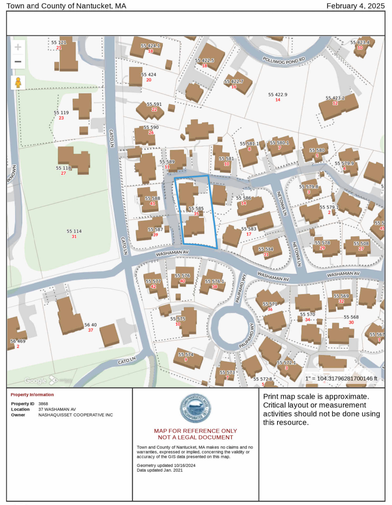
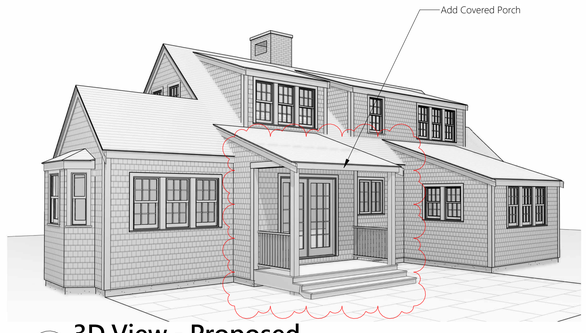


3 Locus Map



4 Back Yard View



5 3D View - Proposed

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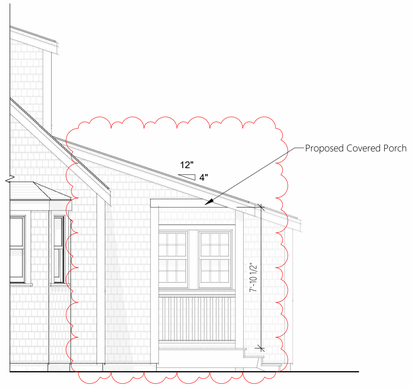



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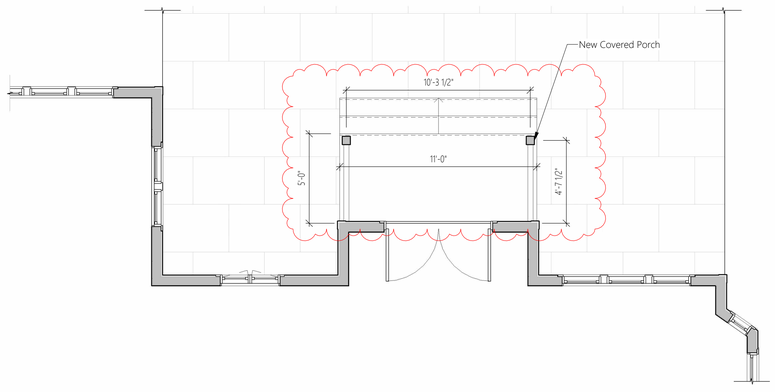



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Sheet
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Date
02.10.2025

Revisions

A.201

Scale 1/4" = 1'-0"

2/9/2025 4:07:13 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 119

Street & Number of Proposed Work: 10 Charter st.

Owner of record: Kim Rondeau

Mailing Address: 10 Charter st.
Nantucket MA 02554

Contact Phone #: 508.228.1268 E-mail: kimR2@gmail.com

AGENT INFORMATION (if applicable)

Name: Carey Grampenny

Mailing Address: PO Box 3577
Nantucket MA 02584

Contact Phone #: 785.633.8924 E-mail: Chris@careycompanyinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 1949.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE TO ARCH ROOF SHINGLES FROM 3 TAB-

Is there an HDC survey form for 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 Changing to Arch
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Architectural Weathered Wood

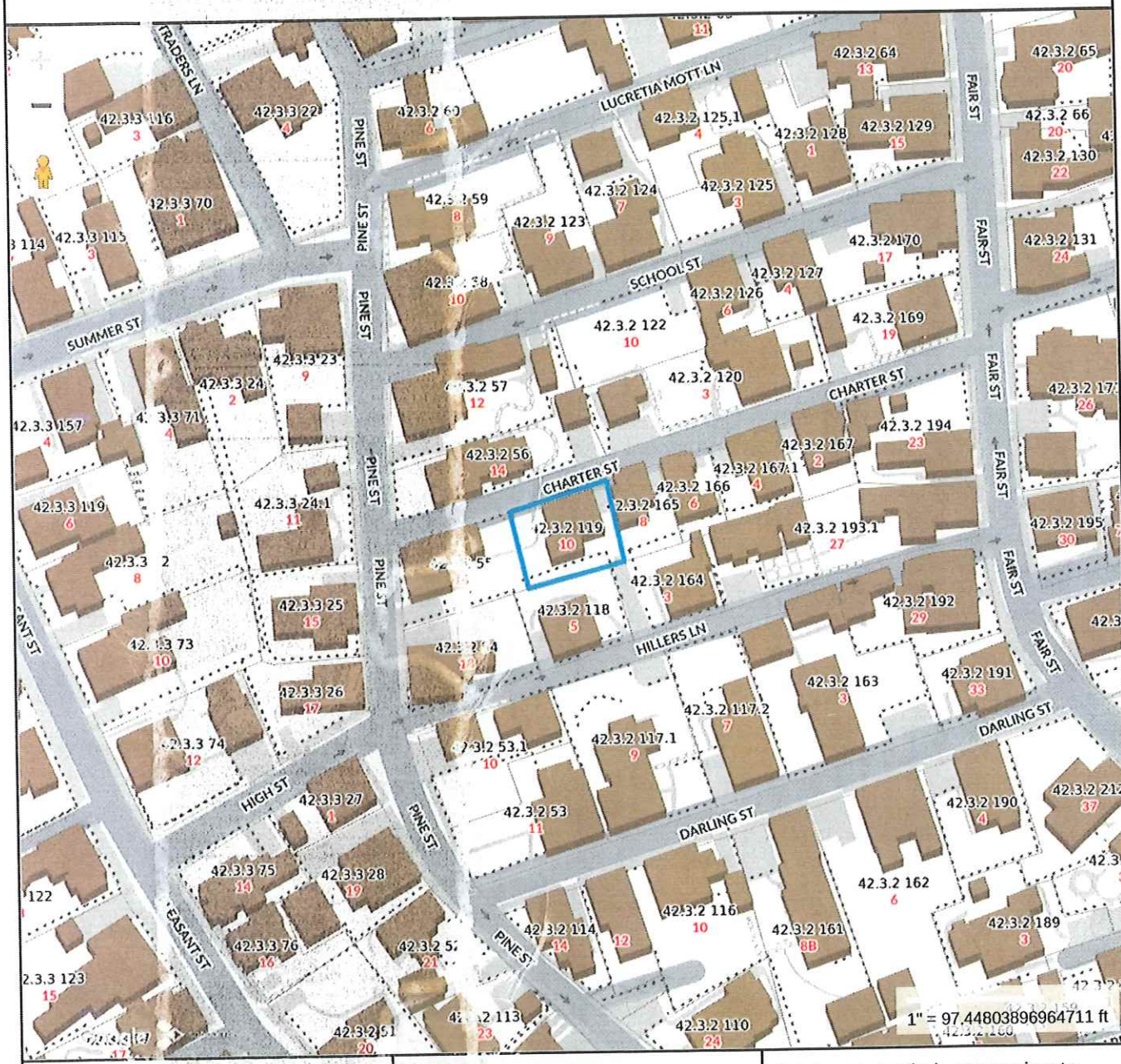
Trim _____ Sash _____ Doors _____

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 Feb 6th 2025 Signature of owner of record RK Signed under penalties of perjury



Property Information

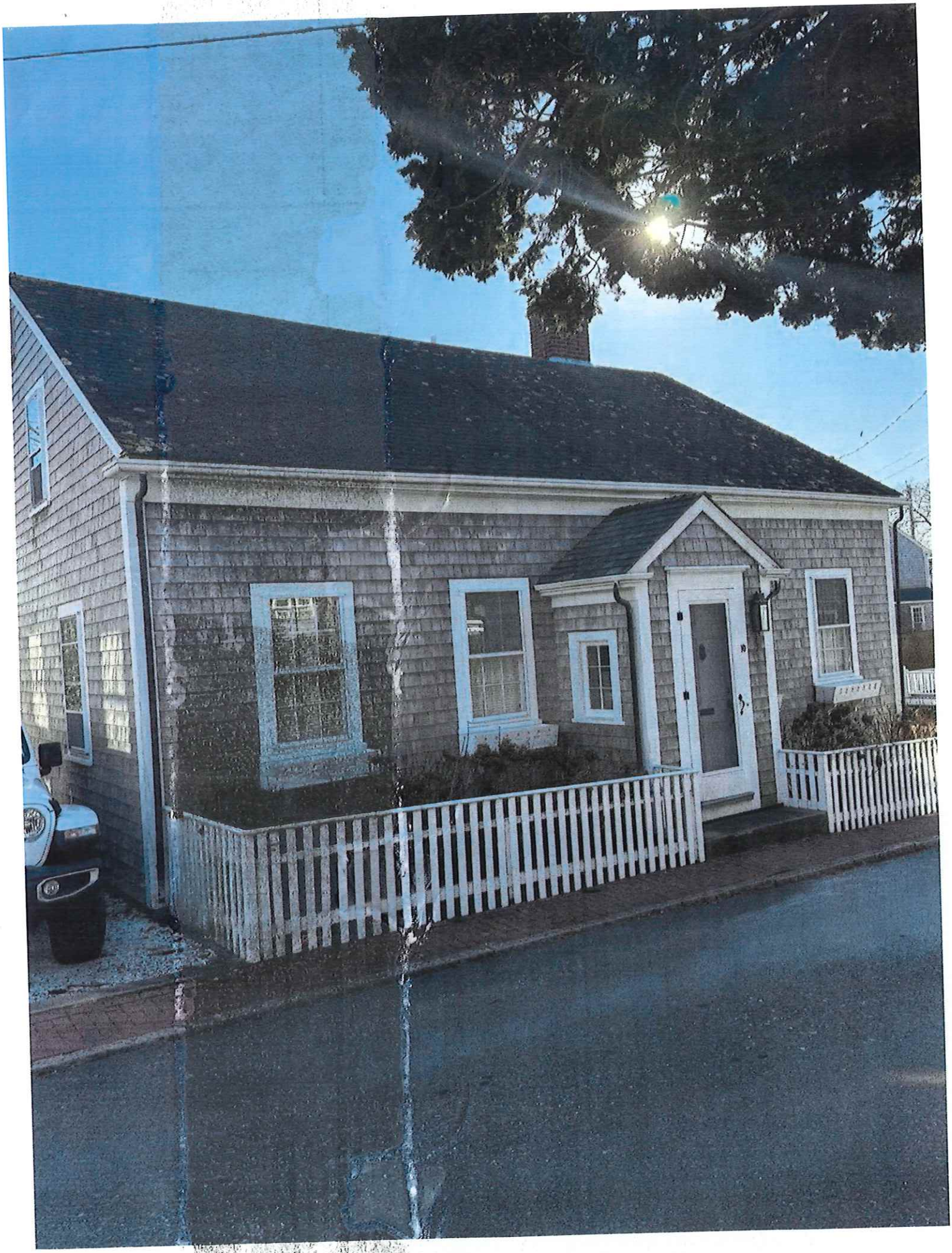
Property ID	9841
Location	10 CHARTER ST
Owner	RONDEAU KIM TR

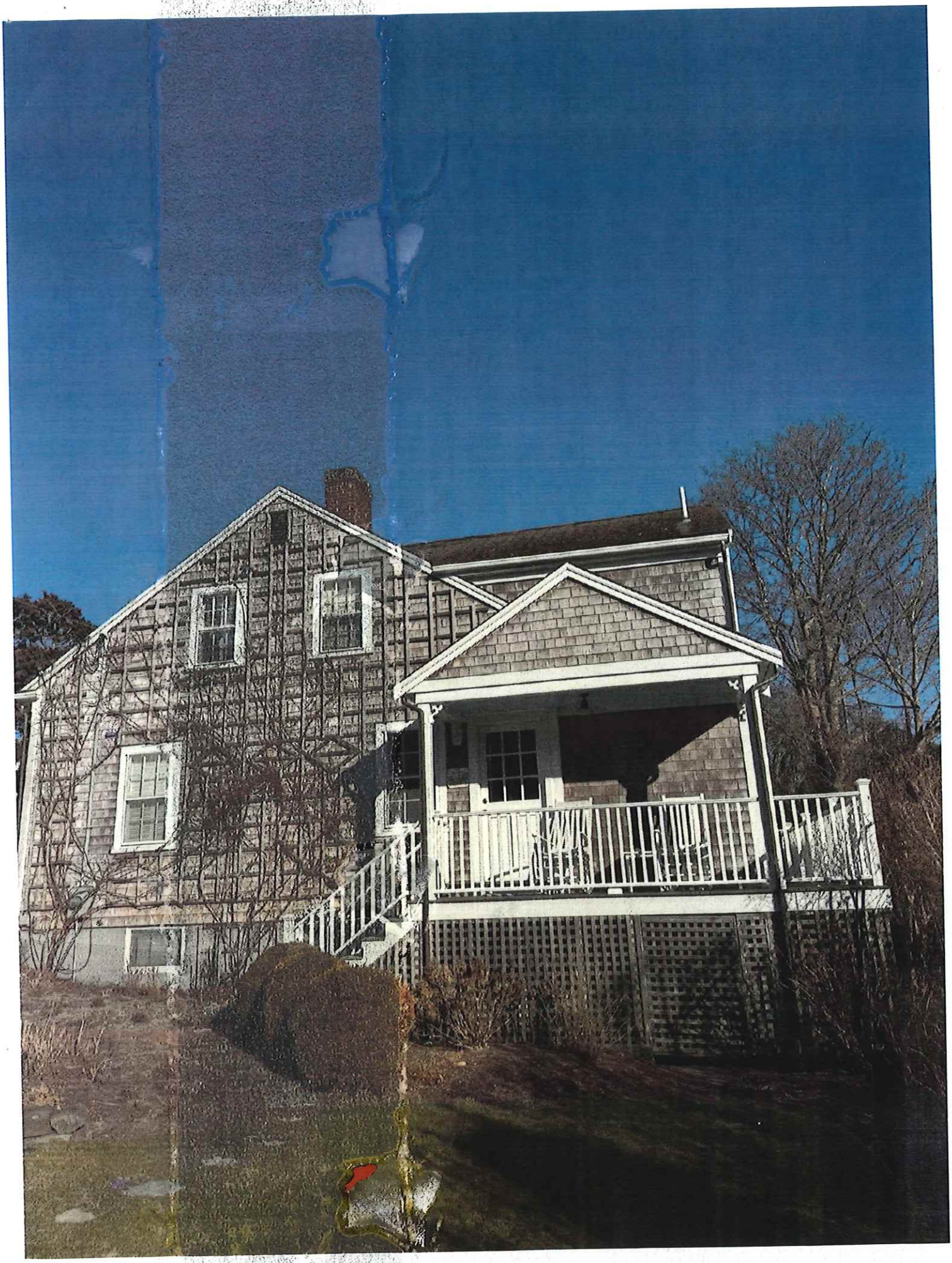
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

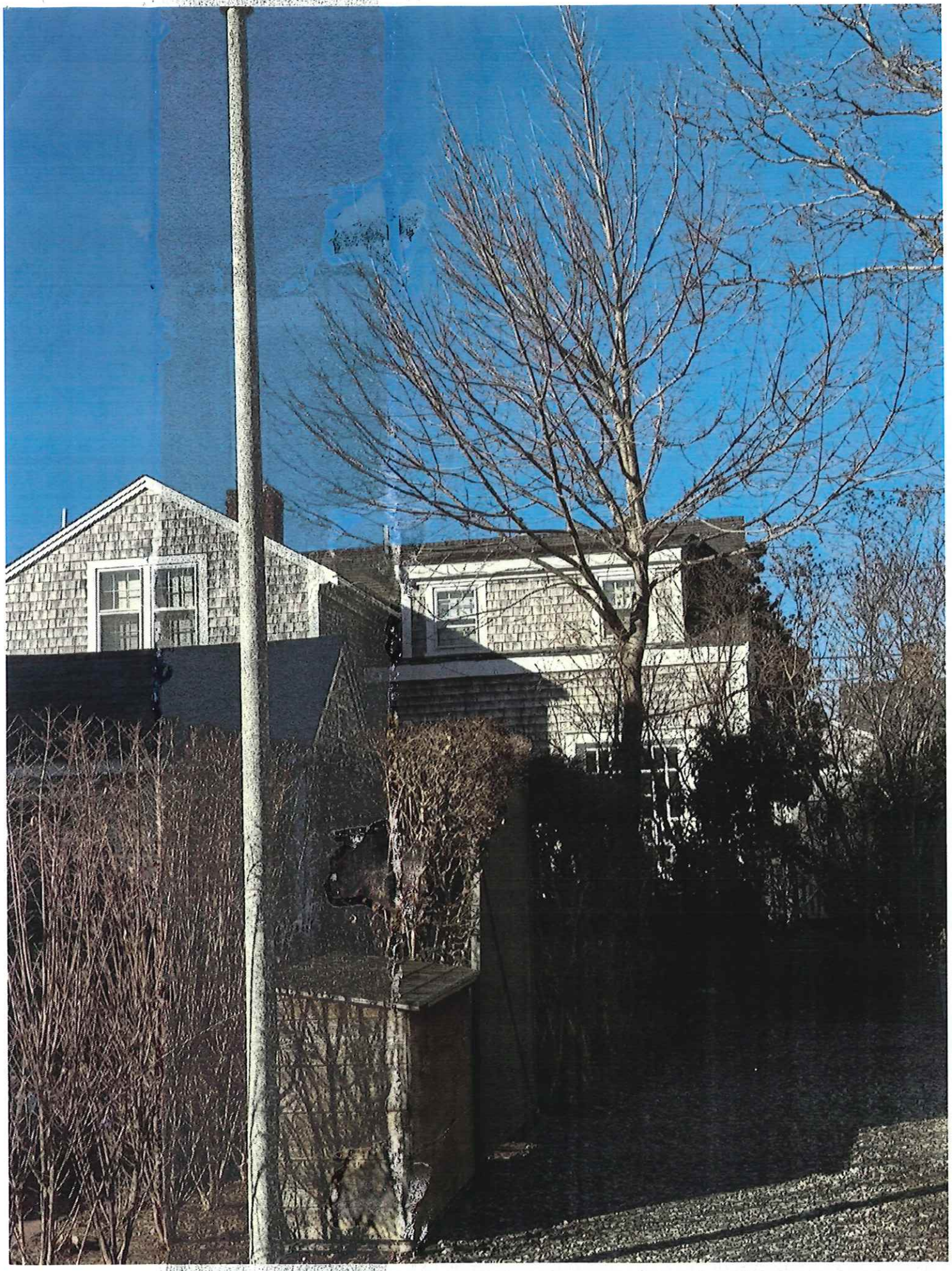
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.







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CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 278

Street & Number of Proposed Work: 5 SHEEP COMMONS LN,

Owner of record: GREG RAITH

Mailing Address: 7 SHEEP COMMONS LN
NANTUCKET, MA 02554

Contact Phone #: 508-325-1729 E-mail: GREGORY@GREGORYRAITH.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: 48' Sq. Footage 1st floor: 1144SF Decks/Patio: Size: 24'X8' ☒ 1st floor ☐ 2nd floor
Width: 38' Sq. footage 2nd floor: — Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-6" South 0-6" East 0-6" West 0-6"

Height of ridge above final finish grade: North 22'3 1/2" South 23'3 1/2" East 23'3 1/2" West 23'3 1/2"

Additional Remarks: NEW GARAGE/OFFICE

Historic Name: MAINHOUSE

Original Date: 2022

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 9 /12 Dormer ____/12 Other PORCH 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: PERGOLA
Type: 60'X 10'8" NTW
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X4X1 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X4 Frieze _____
Window Casing 1"X4 Door Frame 1X6 Columns/Posts: Round ____ Square 6X6 W/WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 2/2 & 4LT ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 6LT Rear 8LT Side 2LT/PANEL
Garage Door(s): Type OVH 8LT Material WOOD CLAD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WOOD TONE
Trim NTW Sash BLACK TONE Doors BLACK TONE
Deck NTW Foundation GRAY Fence PERGOLA NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

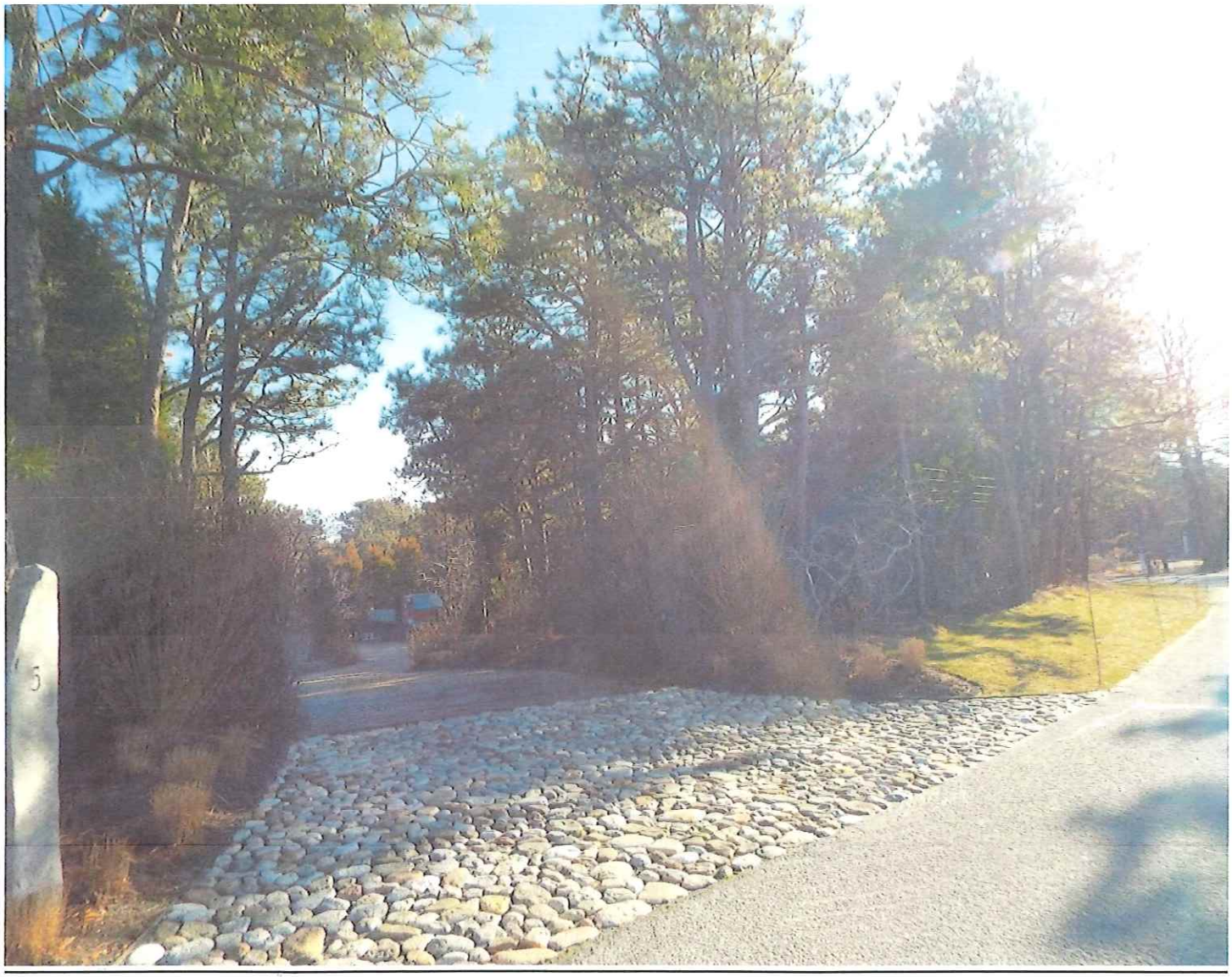
Date 2/11/2025 Signature of owner of record _____ Signed under penalties of perjury

5 SHEEP COMMONS LANE – NEW GARAGE/STUDIO

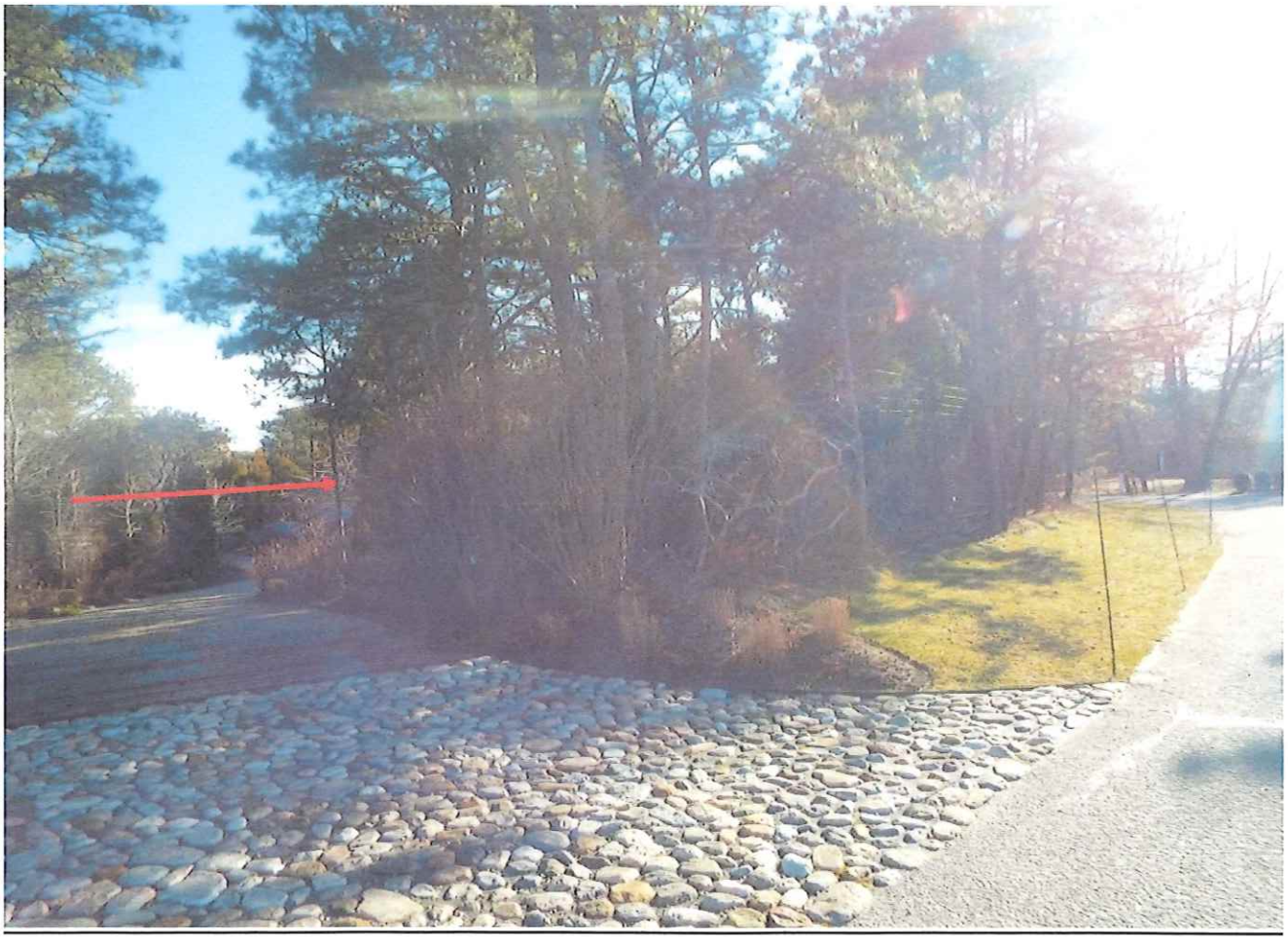





54 27
54 27







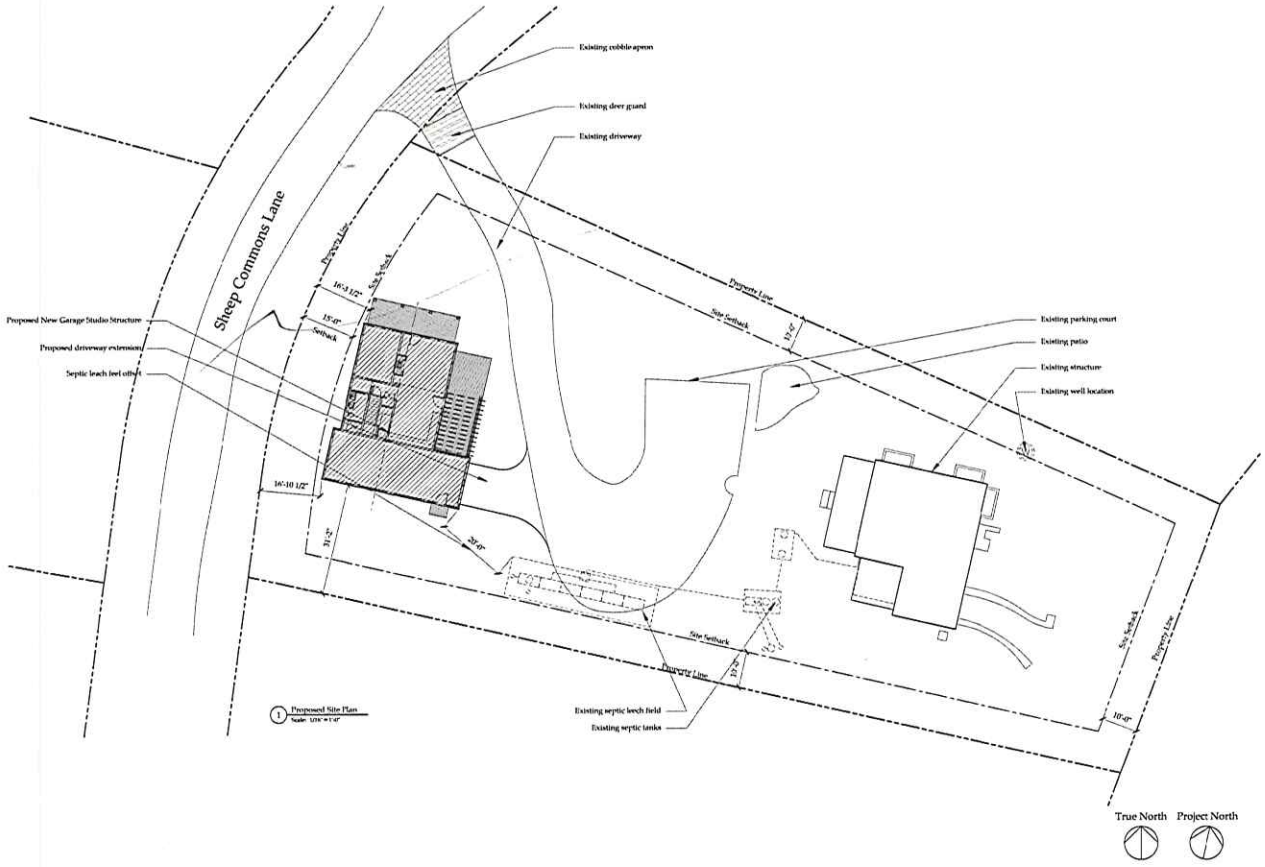


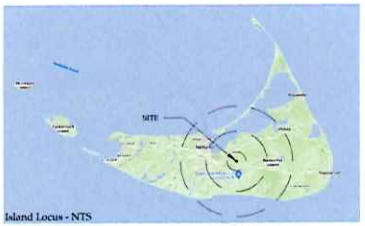


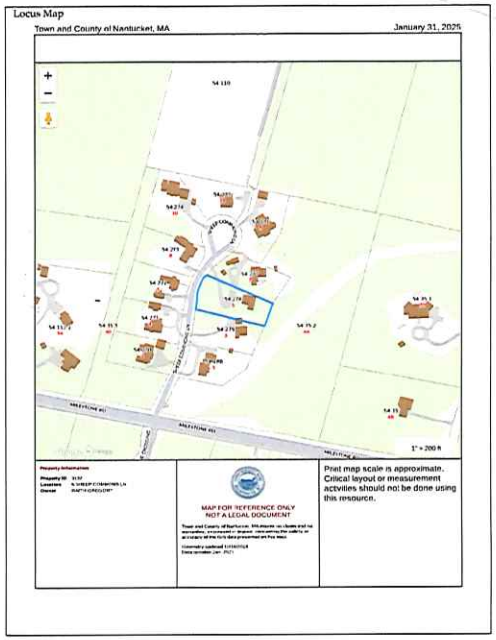


EXISTING DWELLING









Drawing List	
A1.0	Proposed Site Plan; Locus; Zoning Information
A2.1	Proposed First Floor Plan
A3.1	Proposed North & East Exterior Elevation
A3.2	Proposed West & South Exterior Elevation
A5.0	Proposed Window & Door Schedule

Zoning Information	
Assessor's Map and Parcel Number	54-278
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	27,112 S.F.
Front Setback	15 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	12.5%
Allowable ground cover	3,389 S.F.
Existing ground cover	1,122 S.F.
Proposed new ground cover	1,144 S.F.
Total proposed ground cover	2,266 S.F
Minimum Frontage	200 ft.
Existing Frontage	133 ft.

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed Site Plan
Locus Map
Zoning Information

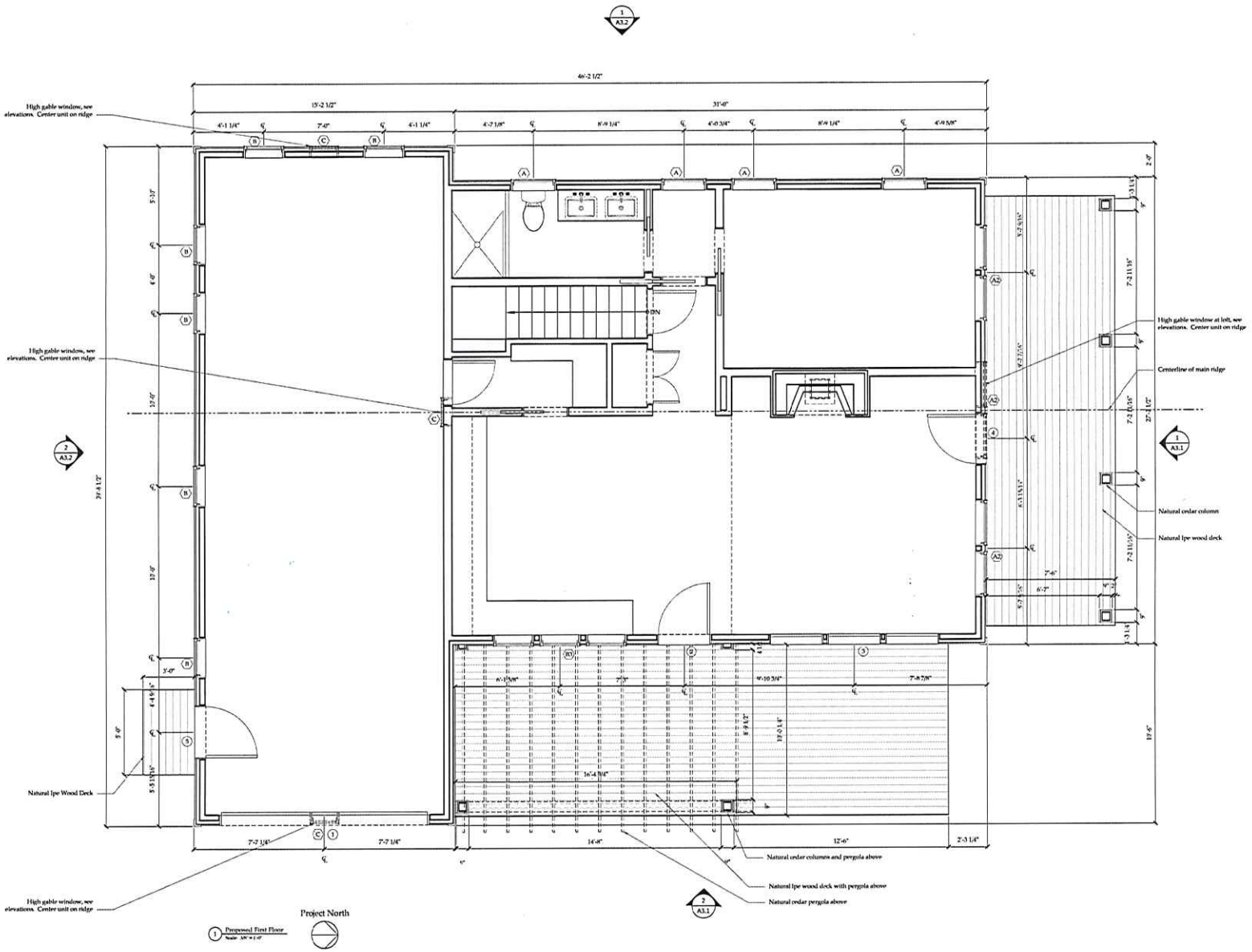
HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

Project number: 24-06

A1.0

Proposed



Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed First
Floor Plan

HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

Project number: 24-66

A2.1

Proposed



1 North Exterior Elevation
Scale: 1/4" = 1'-0"



2 East Exterior Elevation
Scale: 1/4" = 1'-0"

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
North and East
Exterior Elevation

HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

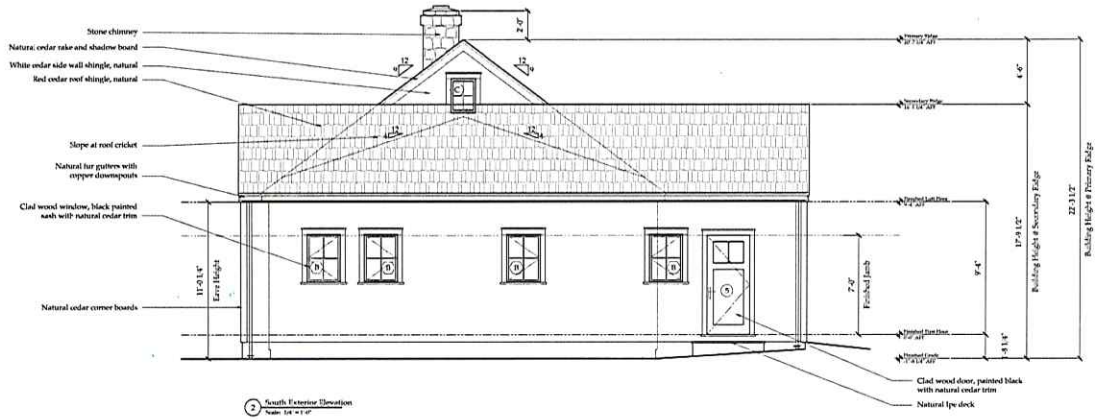
Project number: 24-66

A3.1

Proposed



1 West Exterior Elevation
Scale: 1/4" = 1'-0"



2 South Exterior Elevation
Scale: 1/4" = 1'-0"

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

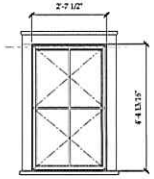
Proposed
West and South
Exterior Elevation

HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

Project number: 24-66

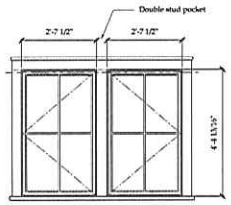
A3.2



Ⓐ

Unit Specifications

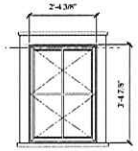
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-8"w x 4'-5 1/16"h
Unit Size -	2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress Refer to elevations for swing direction



Ⓐ2

Unit Specifications

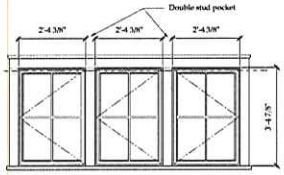
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	(2) 2'-8"w x 4'-5 1/16"h
Unit Size -	(2) 2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



Ⓑ

Unit Specifications

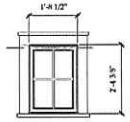
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress Refer to elevations for swing direction



Ⓑ3

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (3) 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	(3) 2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	(3) 2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress

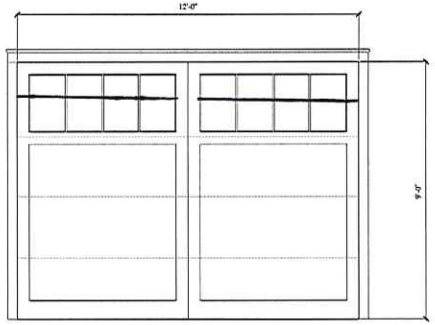


Ⓒ

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CN125
RO Size -	1'-9"w x 2'-4 7/8"h
Unit Size -	1'-8 1/2"w x 2'-4 3/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	

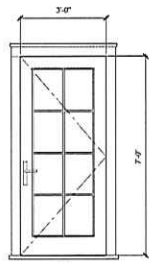
① Window Types
Scale: 1/2" = 1'-0"



①

Unit Specifications

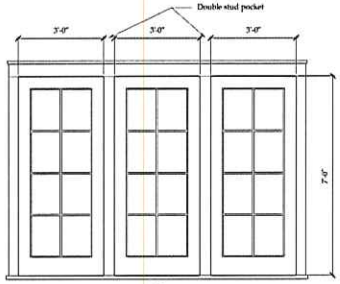
Manufacturer -	Designer Doors
Unit Type -	4 Lite/1 Panel Overhead Door
Unit Code -	Custom
RO Size -	-
Unit Size -	12'-0"w x 9'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



②

Unit Specifications

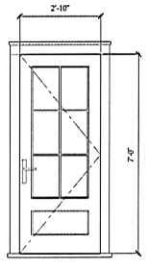
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Door
Unit Code -	-
RO Size -	-
Unit Size -	2'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



①

Unit Specifications

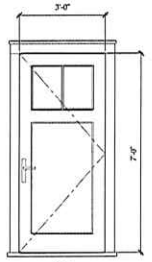
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Fixed Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



④

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 6 Lite / 1 Panel Door
Unit Code -	-
RO Size -	-
Unit Size -	2'-10"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



⑤

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 2 Lite / 1 Panel Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	

② Door Types
Scale: 1/2" = 1'-0"

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
Window and Door
Schedule

HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

Project number: 24-66

A5.0

5 SHEEP COMMONS LN

Location	5 SHEEP COMMONS LN	**Mblu**	54/ / 278/ /
Acct#	00003132	**Owner**	RAITH GREGORY
Assessment	$2,166,900	**PID**	3132
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,156,800	$1,010,100	$2,166,900

Owner of Record

Owner	RAITH GREGORY	**Sale Price**	$605,400
Co-Owner		**Certificate**	
Address	7 SHEEP COMMONS LN NANTUCKET, MA 02554	**Book & Page**	C28423/0
		Sale Date	08/20/2021
		Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
RAITH GREGORY	$605,400		C28423/0	1A	08/20/2021
RAITH GREGORY TR	$0		C27161/0	99	12/20/2018
RAITH PATRICIA A	$144,000		C17679/0	00	12/23/1996
DUCE CHARLES A JR & JOANNE B	$132,000		C16640/0	00	01/06/1995

Building Information

Building 1 : Section 1

Year Built:	2022
Living Area:	1,583
Replacement Cost:	$1,148,235
Building Percent Good:	100
Replacement Cost Less Depreciation:	$1,148,200

Building Attributes

Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/5%20sheep%

Building Layout


Building Layout
(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3132_368

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,002	1,002
FBM	Basement, Finished	533	373
FHS	Half Story, Finished	416	208
ARB	Arbor	110	0
FOP	Porch, Open, Finished	192	0
UBM	Basement, Unfinished	117	0
		2,370	1,583

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	$4,800	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.62
Frontage	0
Depth	0
Assessed Value	$1,010,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT2	PATIO-GOOD			169.00 S.F.	$3,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,156,800	$1,010,100	$2,166,900
2024	$947,700	$1,010,100	$1,957,800
2023	$0	$962,000	$962,000
2022	$0	$841,700	$841,700
2021	$0	$841,700	$841,700

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Lydia Arnold <oneandonlylydia@gmail.com> 2/10/2025 5:04 AM

Represent us at HDC for 110 Wauwinet Rd

To LINDA WILLIAMS <czarinalinda@comcast.net>

Dear Linda —

Please represent us to the HDC regarding the fence at 110 Wauwinet Rd. You are authorized to sign on our behalf relating to these fence proceedings.

Thanks so much for your assistance.
Best,

Lydia

Lydia P. Arnold

Oneandonlylydia@gmail.com

202-258-8457

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 18

Street & Number of Proposed Work: 54 ORANGE STREET

Owner of record: DENBIGH PARTNERS LLC

Mailing Address: 82 REMSEN STREET
BROOKLYN, NY 11201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other RAILING 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 _____

Additional Remarks

Historic Name: 1835

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation ~~ADD~~ CHANGE RAILING DETAIL
2. South Elevation ~~ADD COLUMNS, REMOVE DECK SECTION - ADD ROOF OVER A/C - ADD 2 WINDOWS - CHANGE DOORS~~ - REPLACE DOOR WITH WINDOW IN BASEMENT
3. West Elevation NO CHANGE
4. ~~North~~ S/E Elevation ☒ CHANGE RAILING DETAIL - SAME LOCATIONS - ROOF OVER A/C

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other 4/12 - ROOF OVER A/C UNITS

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: RAILING
Type: 39" H w/ INTEGRATED PLANTERS
Length:

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing TMB Door Frame TMB Columns/Posts: Round _____ Square TMB

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear 8'0 FRENCH Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) ESSEX Roof BLACK TMB
Trim WHITE TMB Sash ~~WHITE~~ TMB GREEN Doors WHITE TMB / REAR FRENCH
Deck _____ Foundation _____ Fence _____ Shutters _____

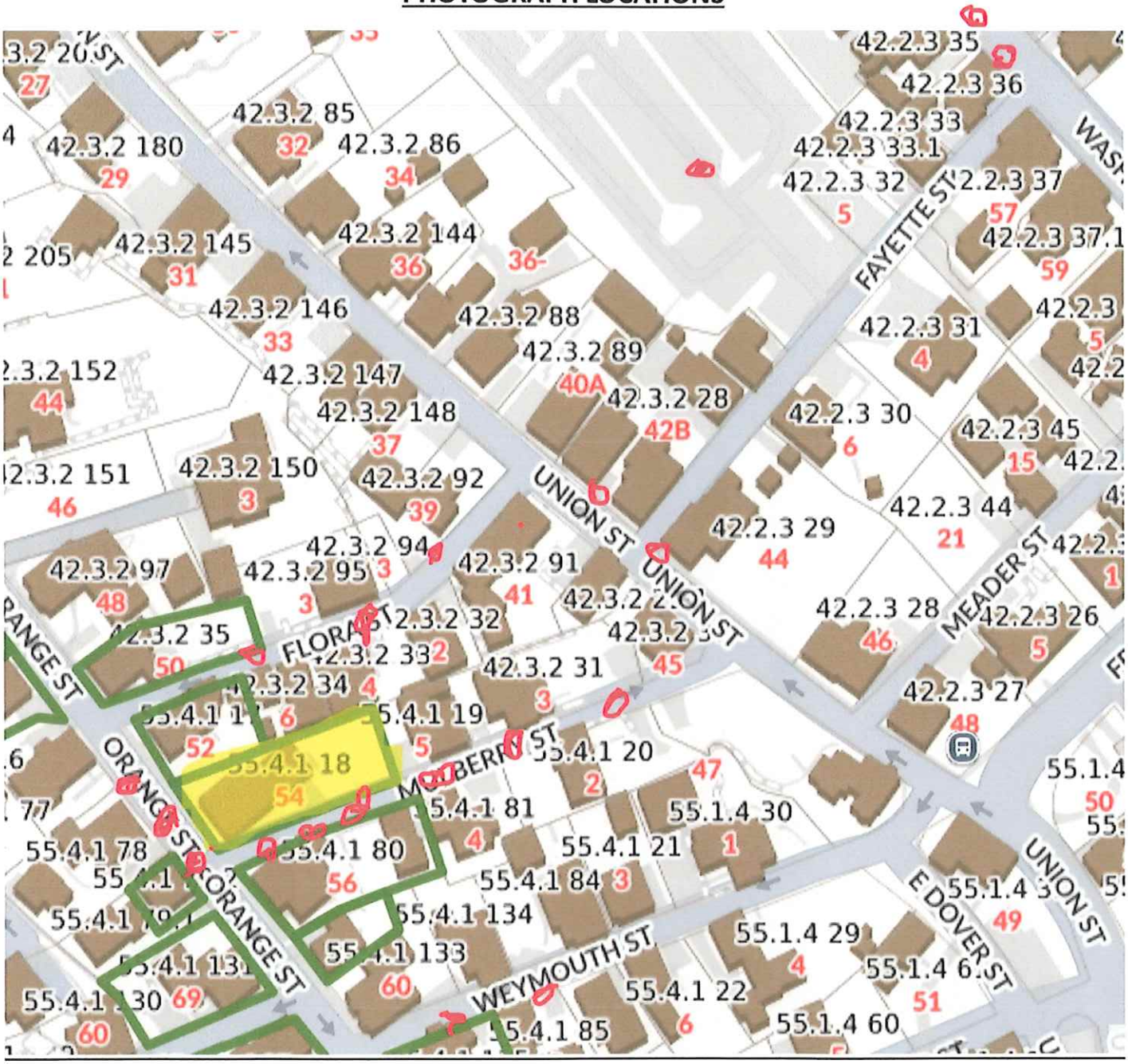
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

54 ORANGE STREET – DECK REVISIONS/FENESTRATION REVISIONS

PHOTOGRAPH LOCATIONS





WEST ELEVATION – NO CHANGE

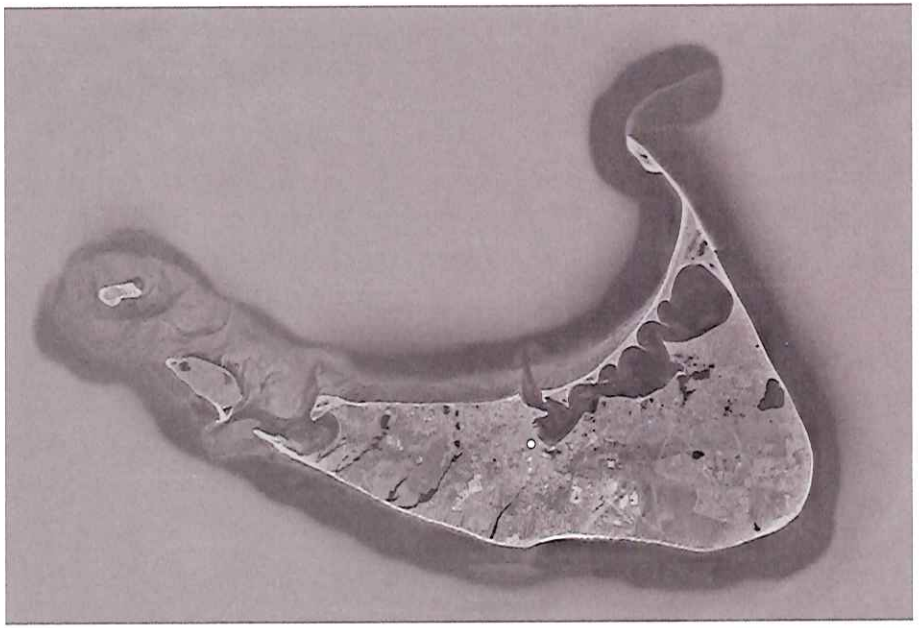


DANIEL FRISCH ARCHITECT, P.C.

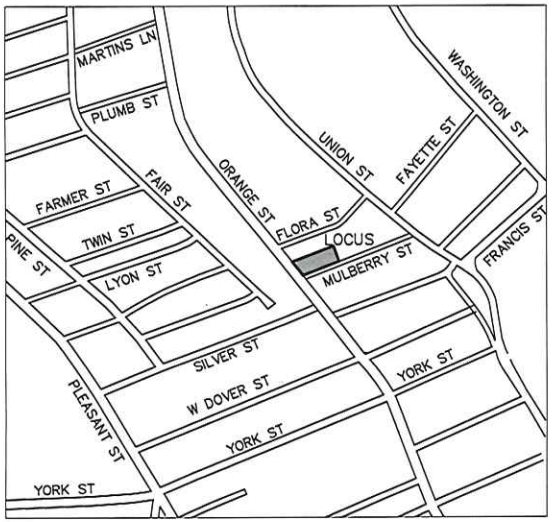
127 WEST 56TH STREET, FLOOR 1, NEW YORK, NY 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence

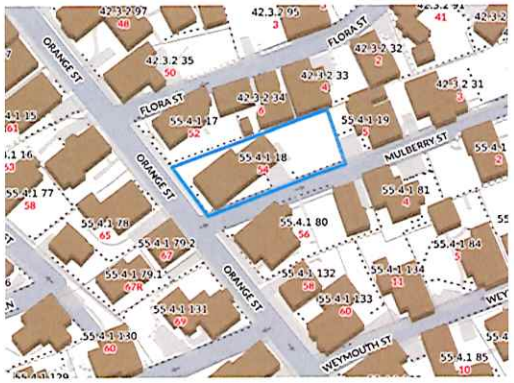
54 Orange Street
Nantucket MA, 02554



1 Nantucket Island Map
Not to Scale



2 Locus Map
Scale: 1'-0" = 100'



3 GIS Locus Map
Not to Scale

Building Information:
Location: 54 Orange St., Nantucket, MA
Lot: 55.4.1 18
Parcel: 18
Stories: 3
Zoning Disctrict: Residential Old Historic
Bedrooms: 7 existing, 7 proposed
Bathrooms: 6.5 existing, 6.5 proposed

Drawings reduced 50% when printed on 11 x 17

List Of Drawings:

A-001	Title Page
A-002	Site Plan
A-100	Construction Plan
A-101	Construction Plan
A-200	North Exterior Elevation
A-201	East Exterior Elevations
A-202	South Exterior Elevations
A-300	Exterior Photos
A-400	Window Details

01/22/2025 Issued to HDC

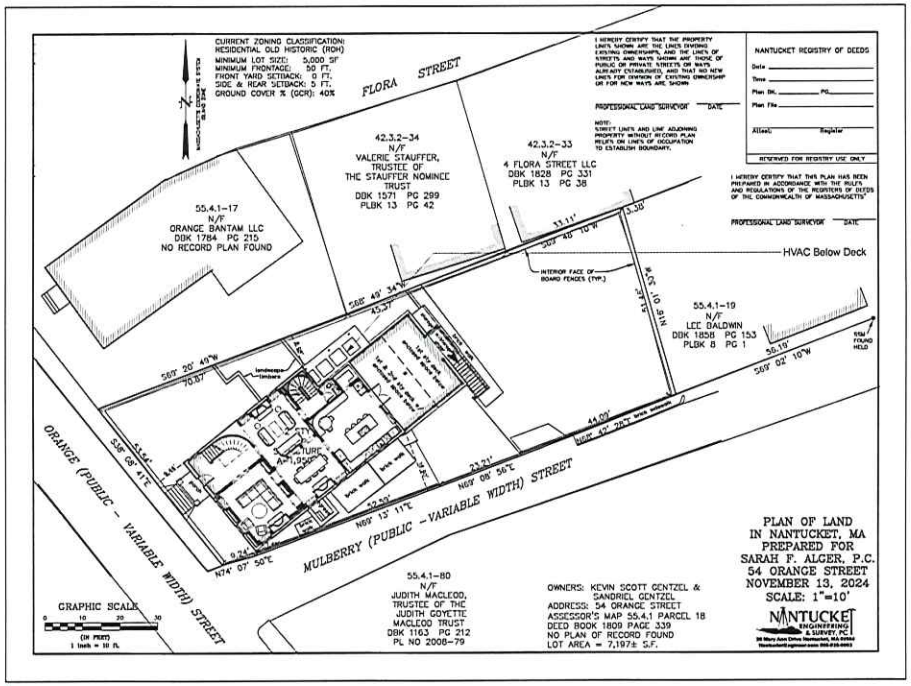
DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence
54 Orange Street
Nantucket MA, 02554

DFA Job #2416

Scale	Sheet
AS NOTED	A-001
	Page 1 of 20

Title Page



1 Site Plan
Scale: 1/16" = 1'-0"

Drawings reduced 50% when printed on 11 x 17

N

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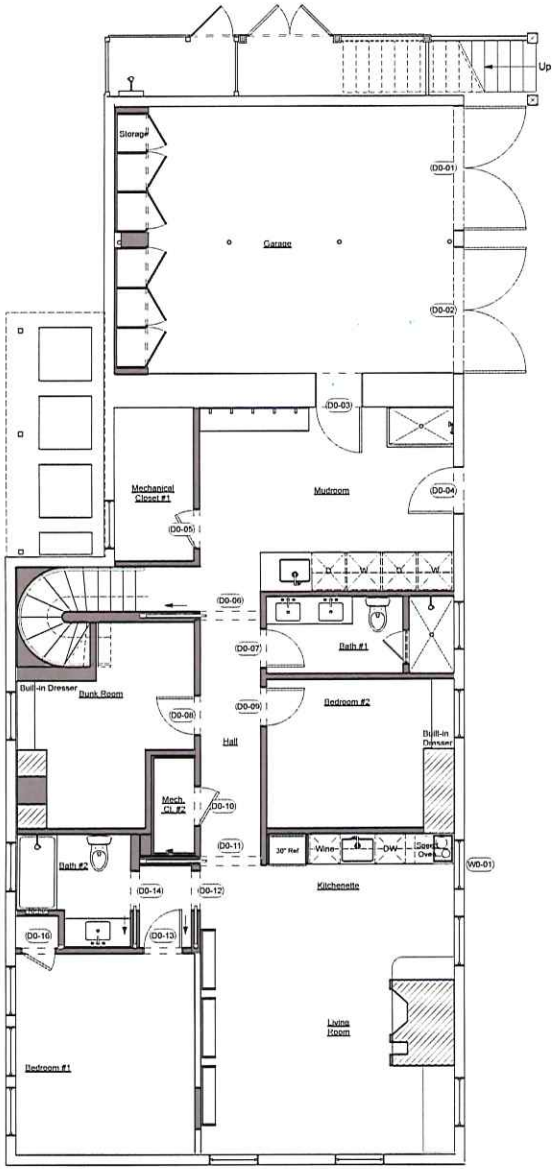
DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

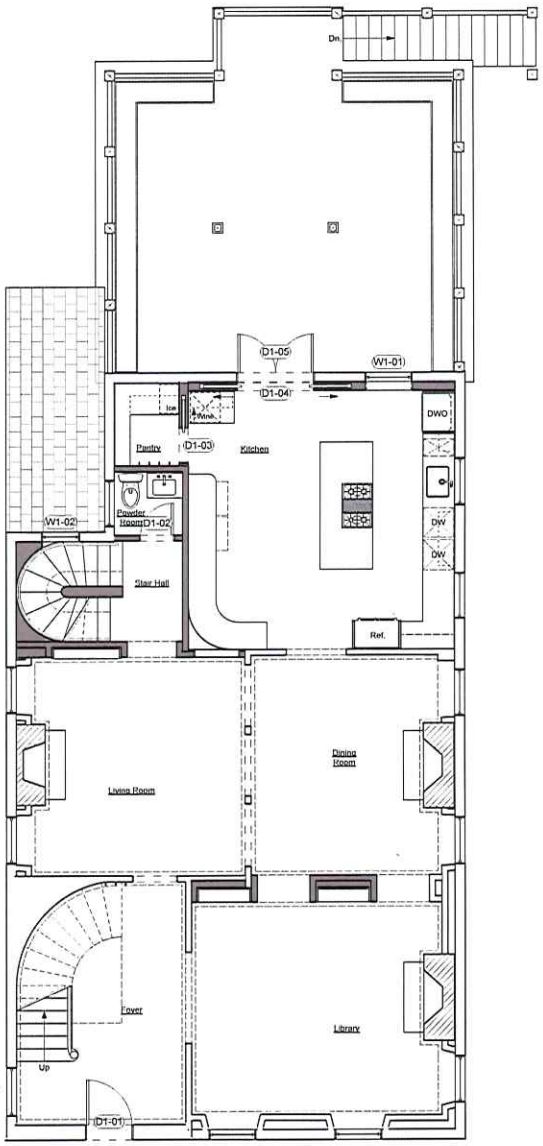
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
1/16" = 1'-0"	A-002
	Page 4 of 26

Site Plan
Basement and First Floor



1 Construction Plan - Basement
Scale: 1/4" = 1'-0"



2 Construction Plan - 1st Floor
Scale: 1/4" = 1'-0"

Construction Legend:

- Existing Wall Construction
- New Wall Construction
- Existing Structural/ Mechanical/Plumbing Chase
- Overhead Construction
- Circuit Breaker Panel
- Hardwired Smoke/Carbon Monoxide Detector
- Bathroom Vent
- Wall Detail Tag

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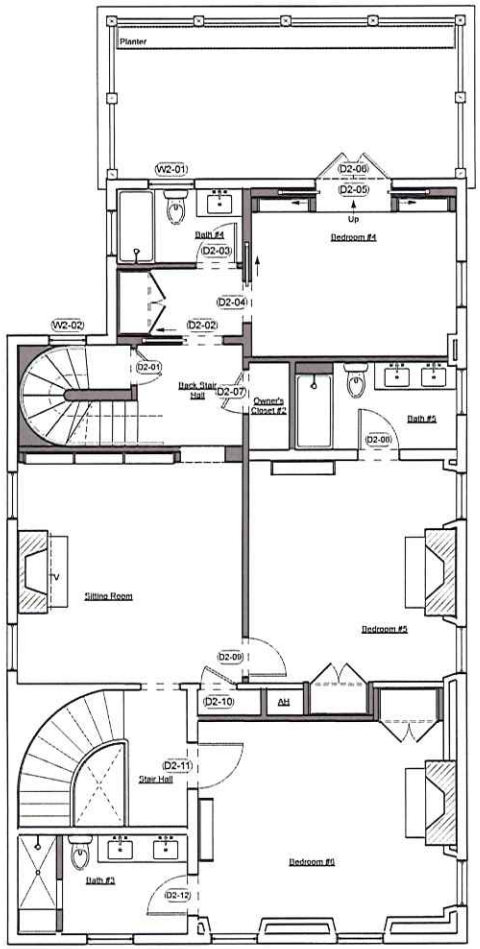
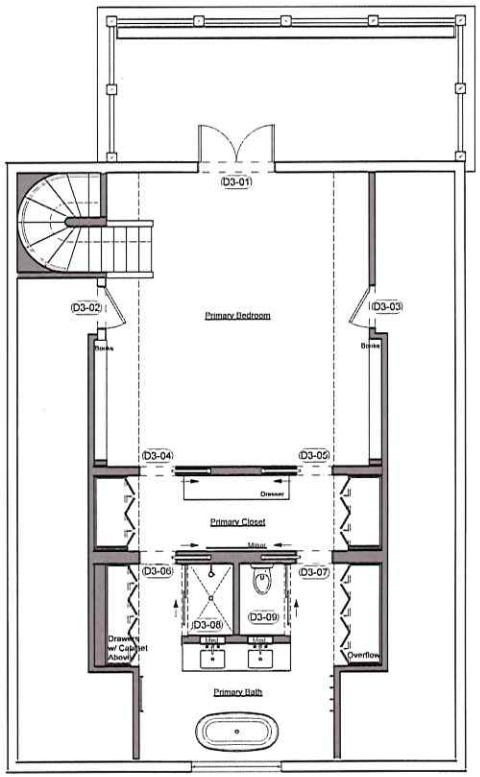
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
1/4" = 1'-0"	A-100
	Page 16 of 20

Construction Plan



2 Construction Plan - 2nd Floor
Scale: 1/4" = 1'-0"



1 Construction Plan - 3rd Floor
Scale: 1/4" = 1'-0"

Drawings reduced 50% when printed on 11 x 17

Construction Legend:

- Existing Wall Construction
- New Wall Construction
- Existing Structural/ Mechanical/Plumbing Chase
- Overhead Construction
- Circuit Breaker Panel
- Hardwired Smoke/Carbon Monoxide Detector
- Bathroom Vent
- Wall Detail Tag

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Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
1/4" = 1'-0"	A-101
	Page 17 of 26

Construction Plan

Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

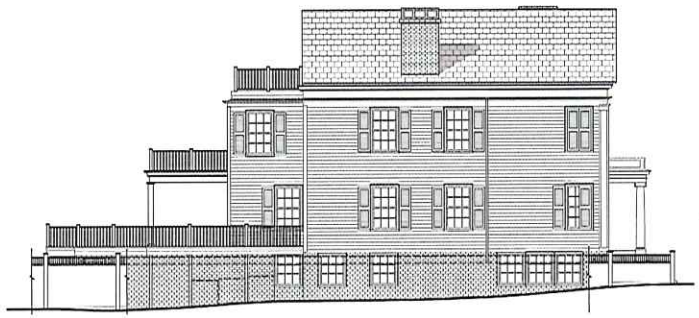
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

4. White siding to be patched and replaced as needed to match existing.



2 Proposed North Elevation
Scale: 1/4" = 1' - 0"



1 Existing North Elevation
Scale: 1/8" = 1'-0"

Room Name	Window #	Operation	Manuf.	Window Size		Window Finish		Glass Type
				Height	Width	Exterior	Interior	
Basement Kitchenette	W0-01	Double Hung	Boston Sash	60"	37"	Painted White	Painted White	Clear, single pane, true divided light

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Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale: AS NOTED

Sheet: A-200

North Exterior Elevation
Basement and First Floor

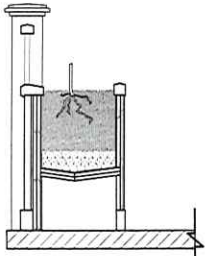
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

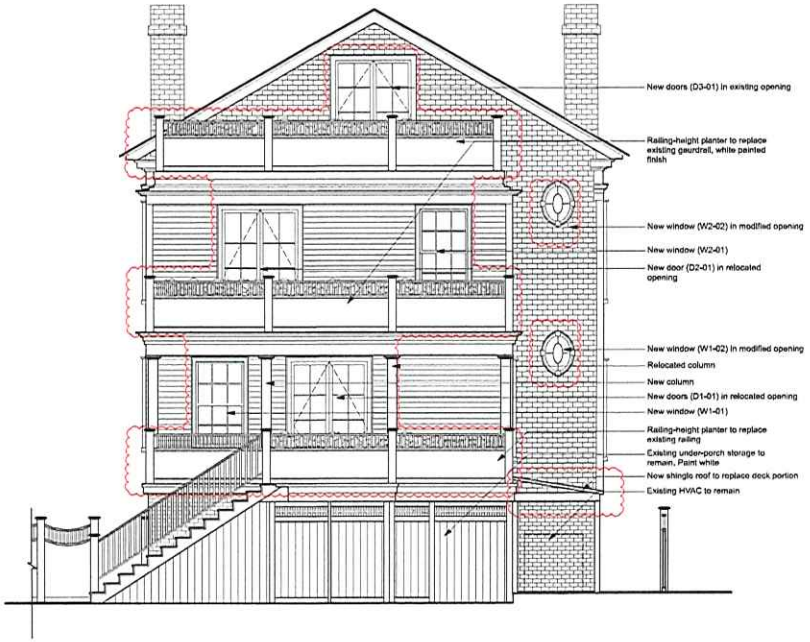
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

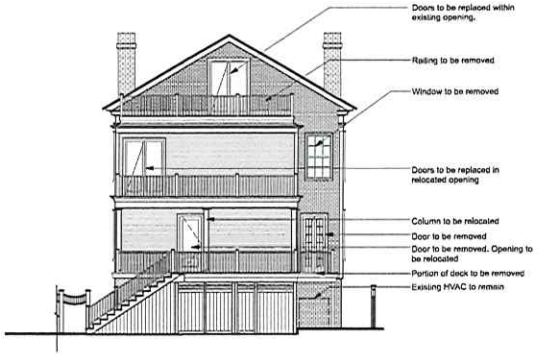
4. White siding to be patched and replaced as needed to match existing.



3 New Railing Planter Detail
Scale: 1" = 1'-0"



2 Proposed East Elevation
Scale: 1/4" = 1'-0"



1 Existing East Elevation
Scale: 1/8" = 1'-0"

Room Name	Window #	Operation	Manuf.	Door Size		Door Finish		Glass Type
				Height	Width	Exterior	Interior	
Kitchen	D1-01	French Doors	Boston Sash	80"	96"	Painted White	Painted White	Clear, single pane, true divided light
Bedroom #4	D2-01	French Doors	Boston Sash	80"	84"	Painted White	Painted White	Clear, single pane, true divided light
Primary Bedroom	D3-01	French Doors	Boston Sash	80"	84"	Painted White	Painted White	Clear, single pane, true divided light

Room Name	Window #	Operation	Manuf.	Window Size		Window Finish		Glass Type
				Height	Width	Exterior	Interior	
Kitchen	W1-01	Double Hung	Boston Sash	66"	37"	Essex Green	Painted White	Clear, single pane, true divided light
Stair	W1-02	Fixed	Boston Sash	27"	20"	Essex Green	Frameless	Clear, single pane, true divided light
Bath #4	W2-01	Double Hung	Boston Sash	66"	37"	Essex Green	Painted White	Clear, single pane, true divided light
Stair	W2-02	Fixed	Boston Sash	27"	20"	Essex Green	Frameless	Clear, single pane, true divided light

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Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale: AS NOTED

Sheet: A-201

East Exterior Elevations
Basement and First Floor

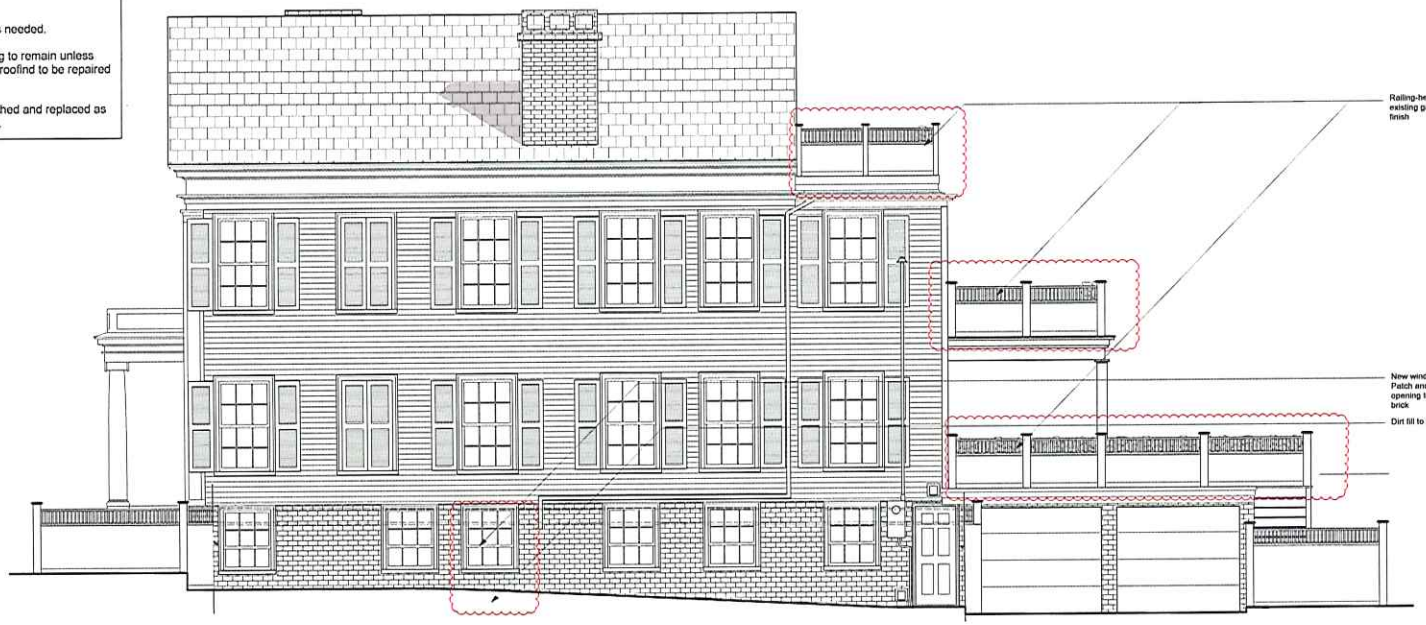
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

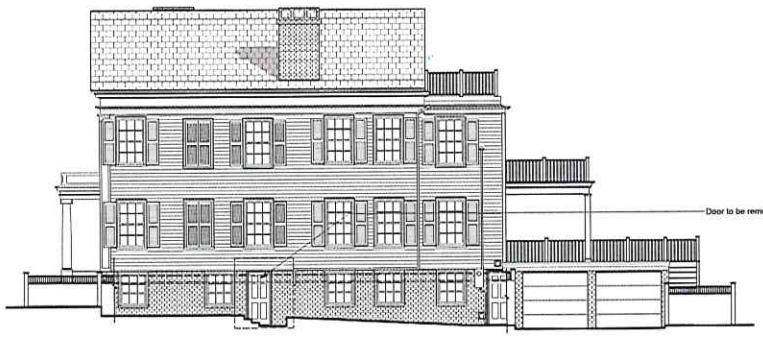
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

4. White siding to be patched and replaced as needed to match existing.



1 Proposed South Elevation
Scale: 1/4" = 1' - 0"



1 Existing South Elevation

Drawings reduced 50% when printed on 11 x 17

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Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
AS NOTED	A-202
	Page 11 of 26

South Exterior Elevation
Basement and First Floor



1 North Elevation



2 East Elevation



3 South Elevation

Drawings reduced 50% when printed on 11 x 17

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54 Orange Street
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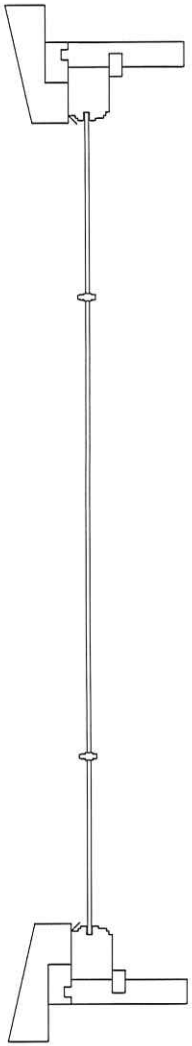
DFA Job #2416

Scale	Sheet
N/A	A-300
	Page 15 of 26

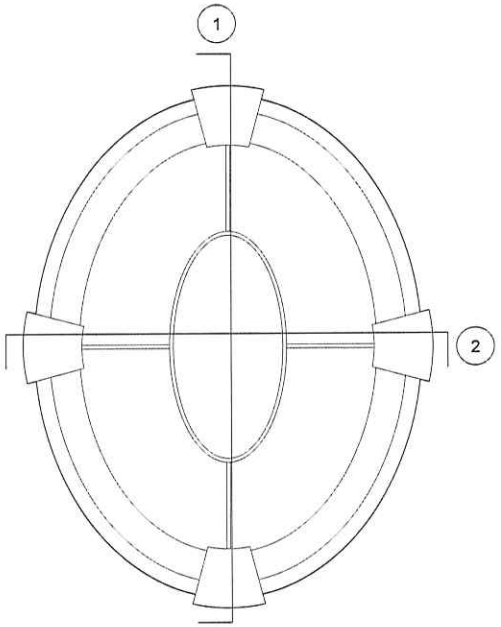
Exterior Photos
Basement and First Floor



1 Window Vertical Section
Scale: Half Actual Size



2 Window Horizontal Section
Scale: Half Actual Size



A Window Key Elevation
Scale: 3" = 1'-0"

Drawings reduced 50% when printed on 11 x 17

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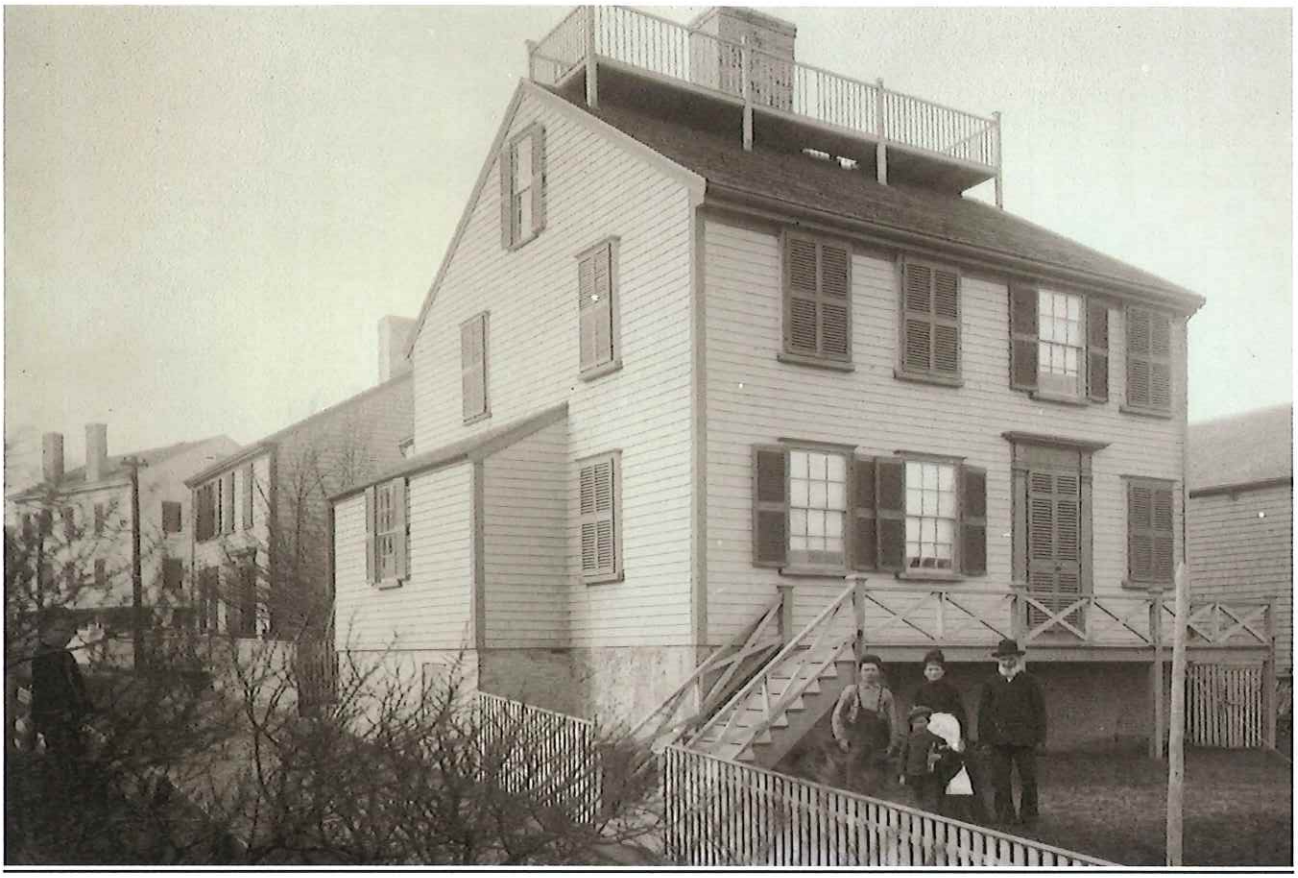
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
AS NOTED	A-400
	Page 14 of 26

Window Details
Basement and First Floor

54 ORANGE STREET

NHA 1880 PHOTOGRAPH – DOUBLE CHIMNEY INDICATES THE HOUSE – NO REAR DECKS



NHA 1900 PHOTOGRAPH – NO REAR DECK VISIBLE



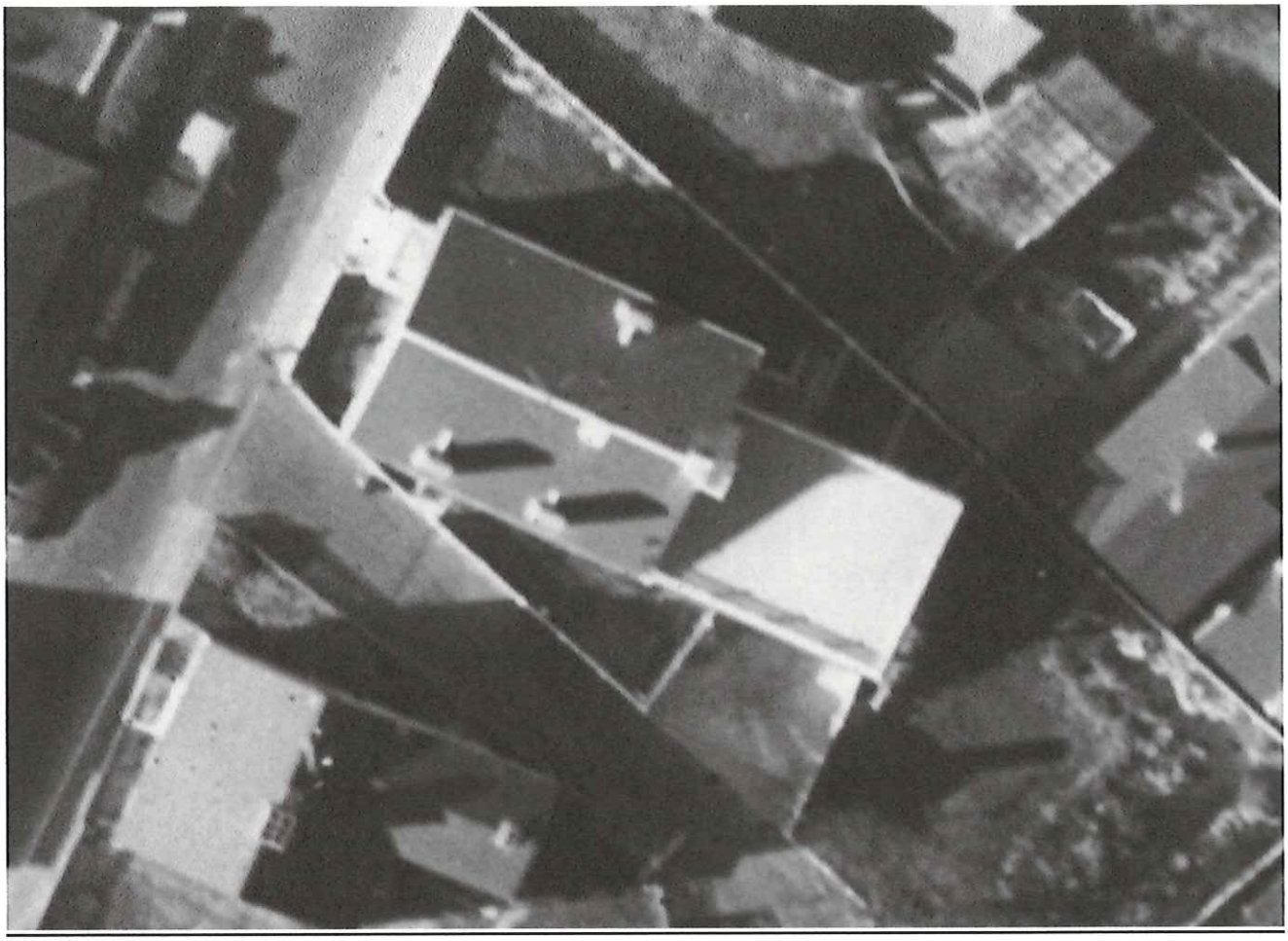
NHA 1920 AERIAL PHOTOGRAPH – NO REAR DECKS



NHA 1935 AERIAL PHOTOGRAPH – REAR PLATFORM VISIBLE



NHA 1957 AERIAL PHOTOGRAPH – SINGLE FLAT PLATFORM



AUGUST 1968 – DOUBLE DECKS PRESENT- DIFFERENT CONFIGURATION

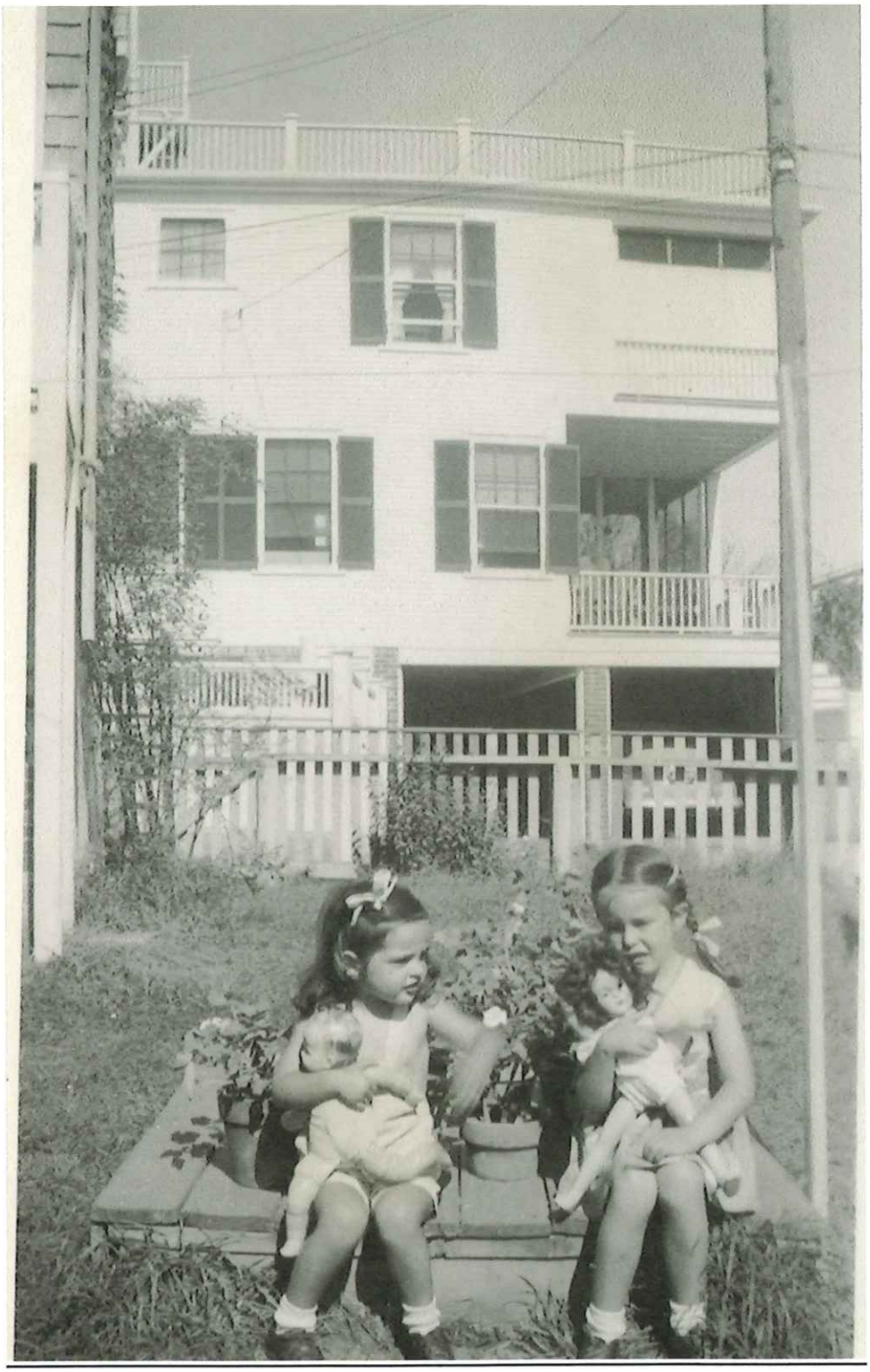


NHA 1950s PHOTOGRAPHS

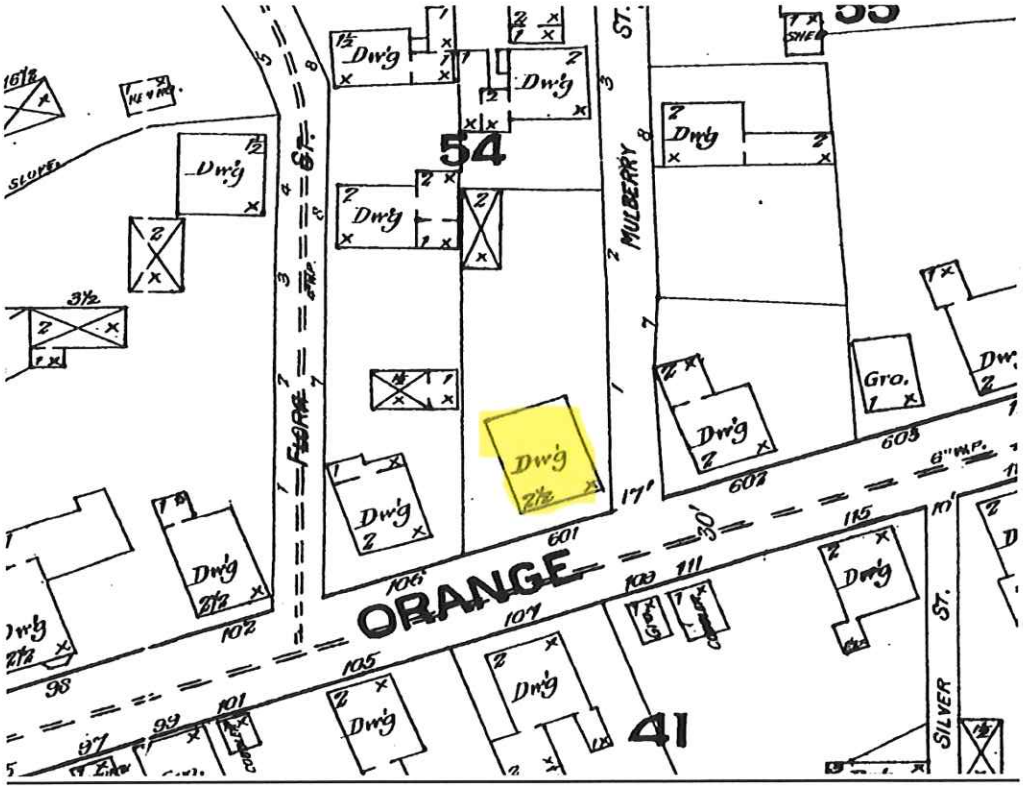
"Two children, Anne and Eileen Sylvia, playing in a back yard at 56 Orange Street. Rear of 54 Orange Street is in the background."

NO DECKS LIKE PRESENTLY ON THE EAST ELEVATION

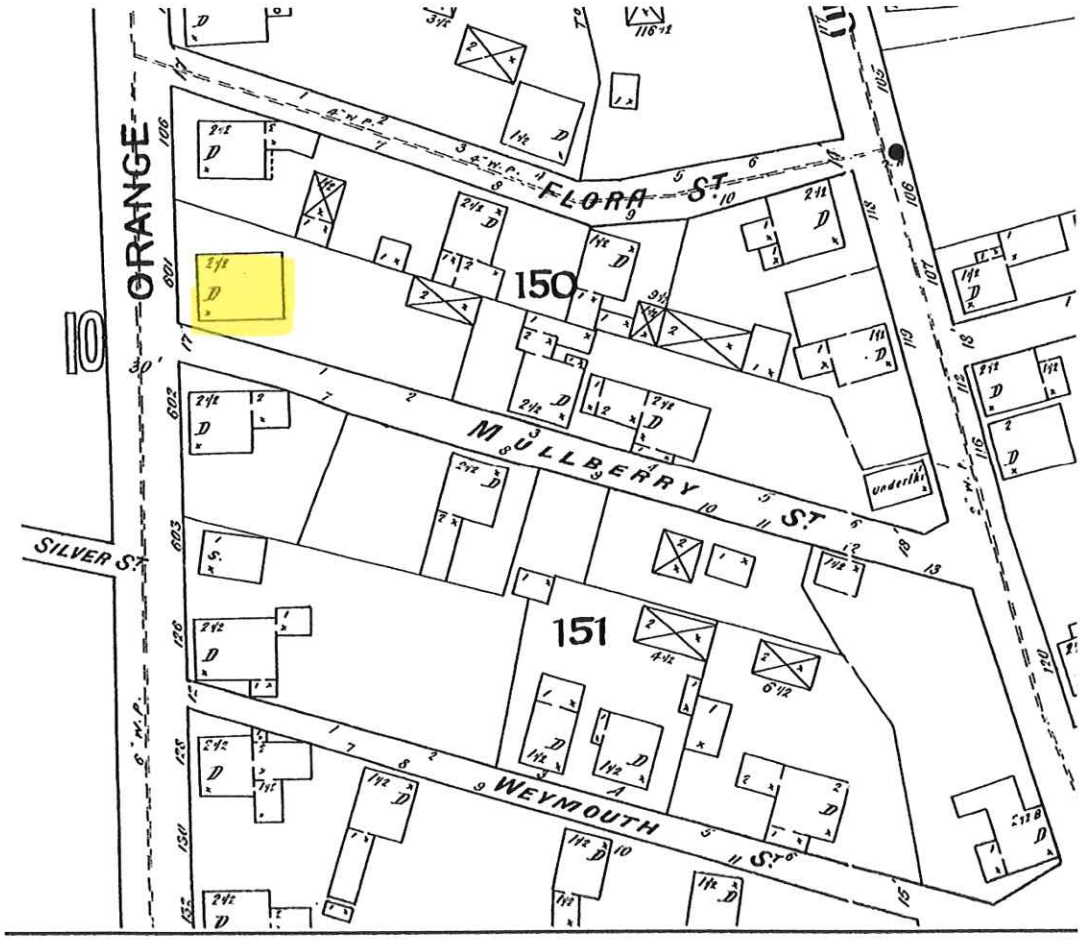




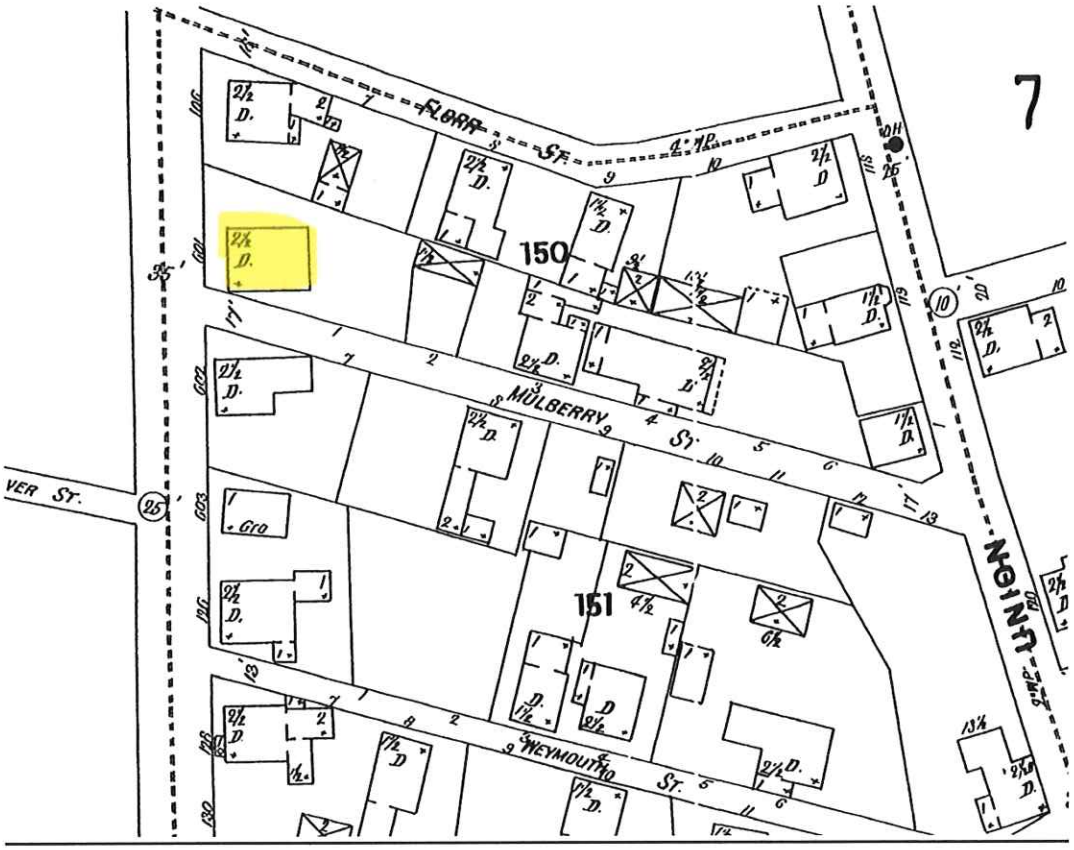
NHA SANBORN MAP 1887 – NO REAR DECKS



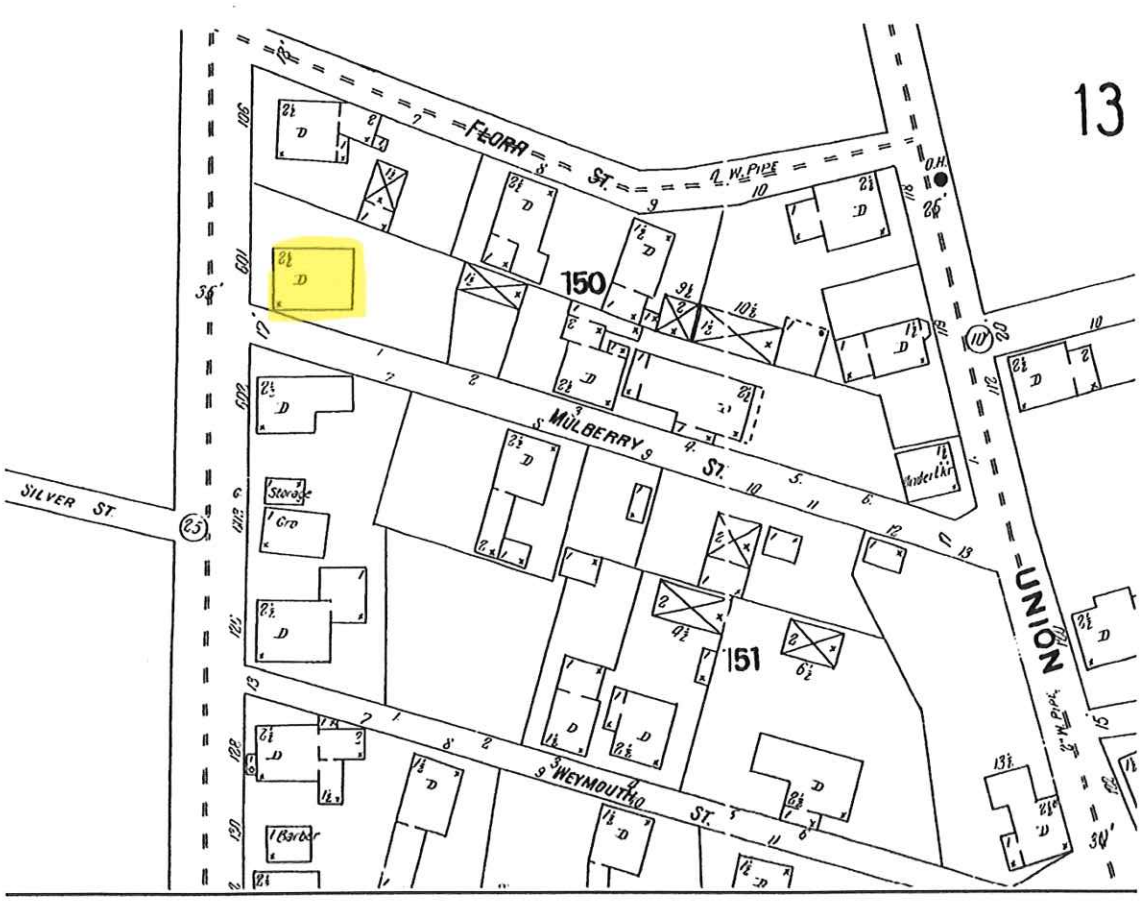
NHA SANBORN MAP 1892 – NO REAR DECKS



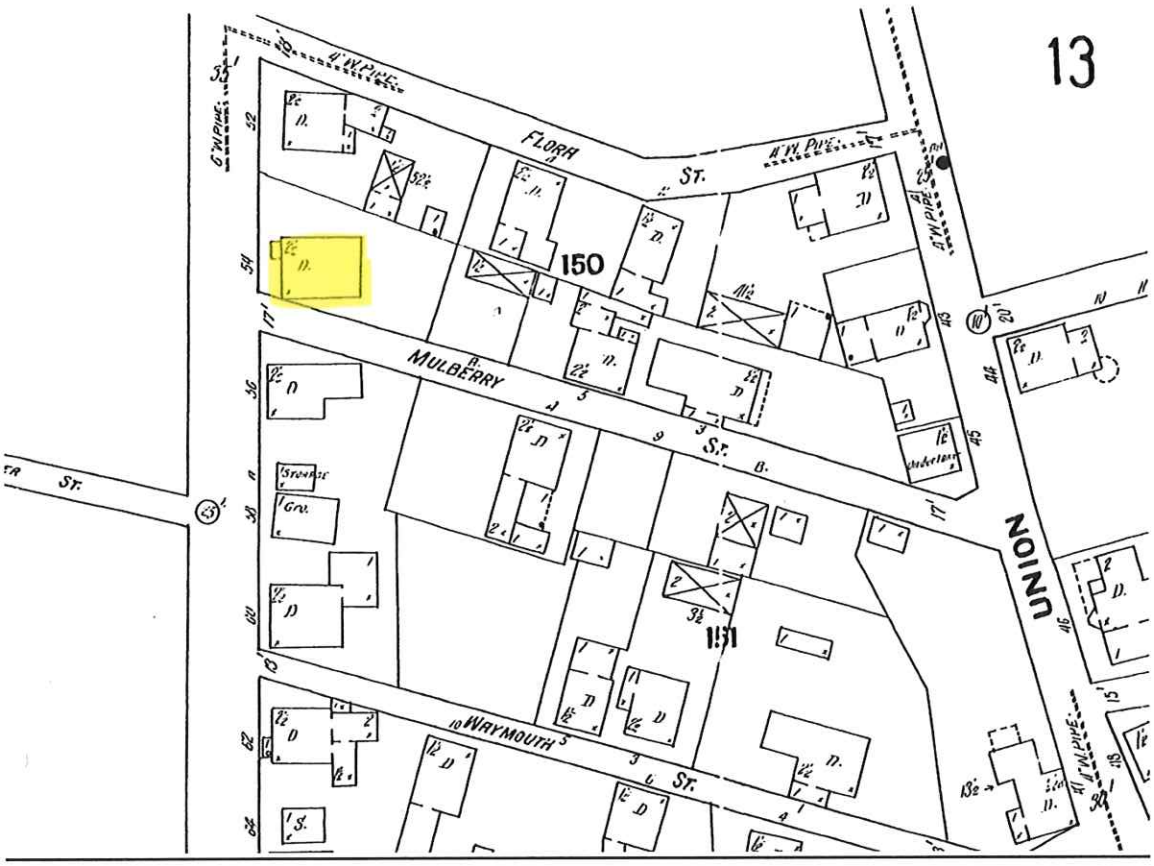
NHA SANBORN MAP 1898 – NO REAR DECKS



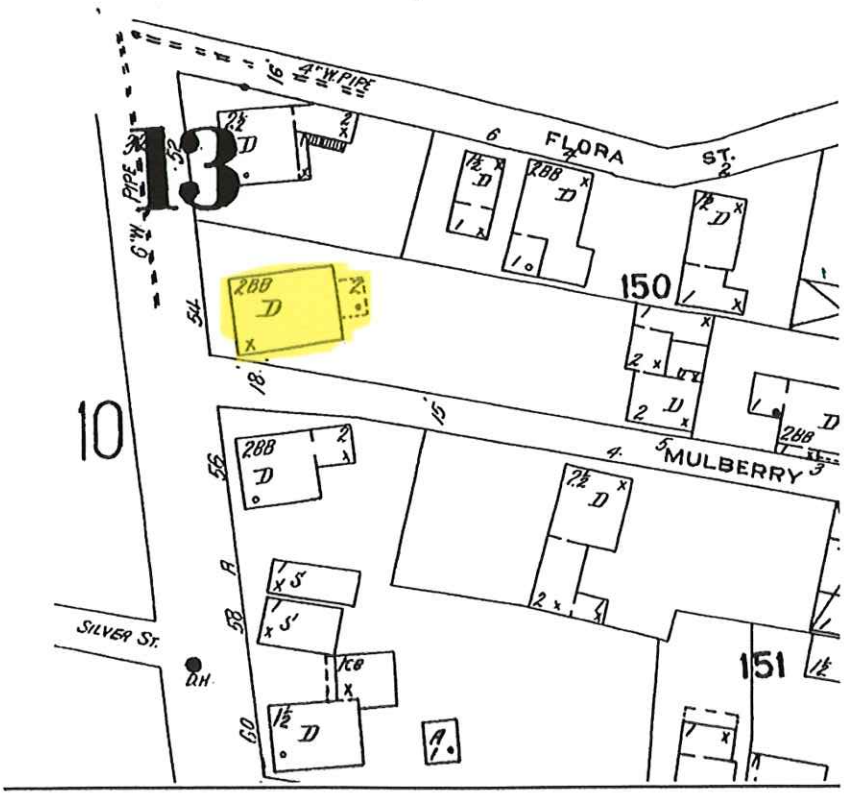
NHA SANBORN MAP 1904 – NO REAR DECKS



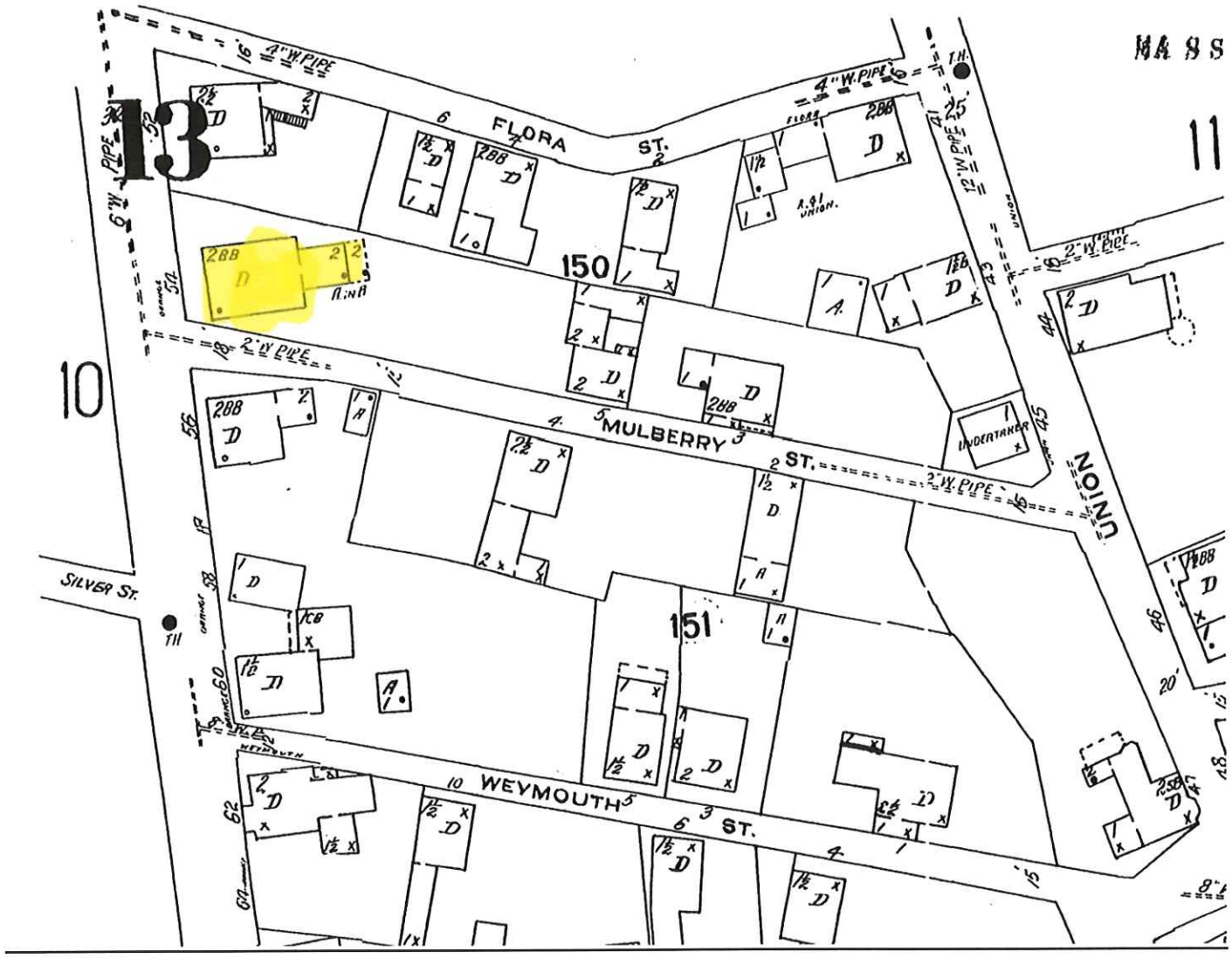
NHA SANBORN MAP 1909 – NO REAR DECKS



NHA SANBORN MAP 1923 – SMALL SECOND FLOOR DECK



NHA SANBORN MAP 1949 – A NEW REAR 2-STORY ADDITION HAS BEEN ADDED WITH A NEW SECOND FLOOR SMALL DECK





NORTH ELEVATION







Section of deck to removed and a pent roof placed over the A/C units – door to be replaced with oval window



SOUTH ELEVATION – MULBERRY STREET



Door to be removed and a matching window placed in the space









EAST ELEVATION

- Clear light sliding glass doors to be replaced with 8-lt French doors and relocated
- Add porch columns
- Change railing details to incorporate flower boxes
- Paint the NTW storage area below the deck
- Change window



SOUTH AND EAST ELEVATIONS– MULBERRY STREET







FROM UNION STREET – NOT VISIBLE – OTHER DWELLINGS BLOCKING VIEW





FROM FLORA STREET





CORNER OF UPPER DECK VISIBLE





FROM TOWN PARKING LOT BELOW UNION STREET – NOT VISIBLE





FROM WASHINGTON STREET – NOT VISIBLE

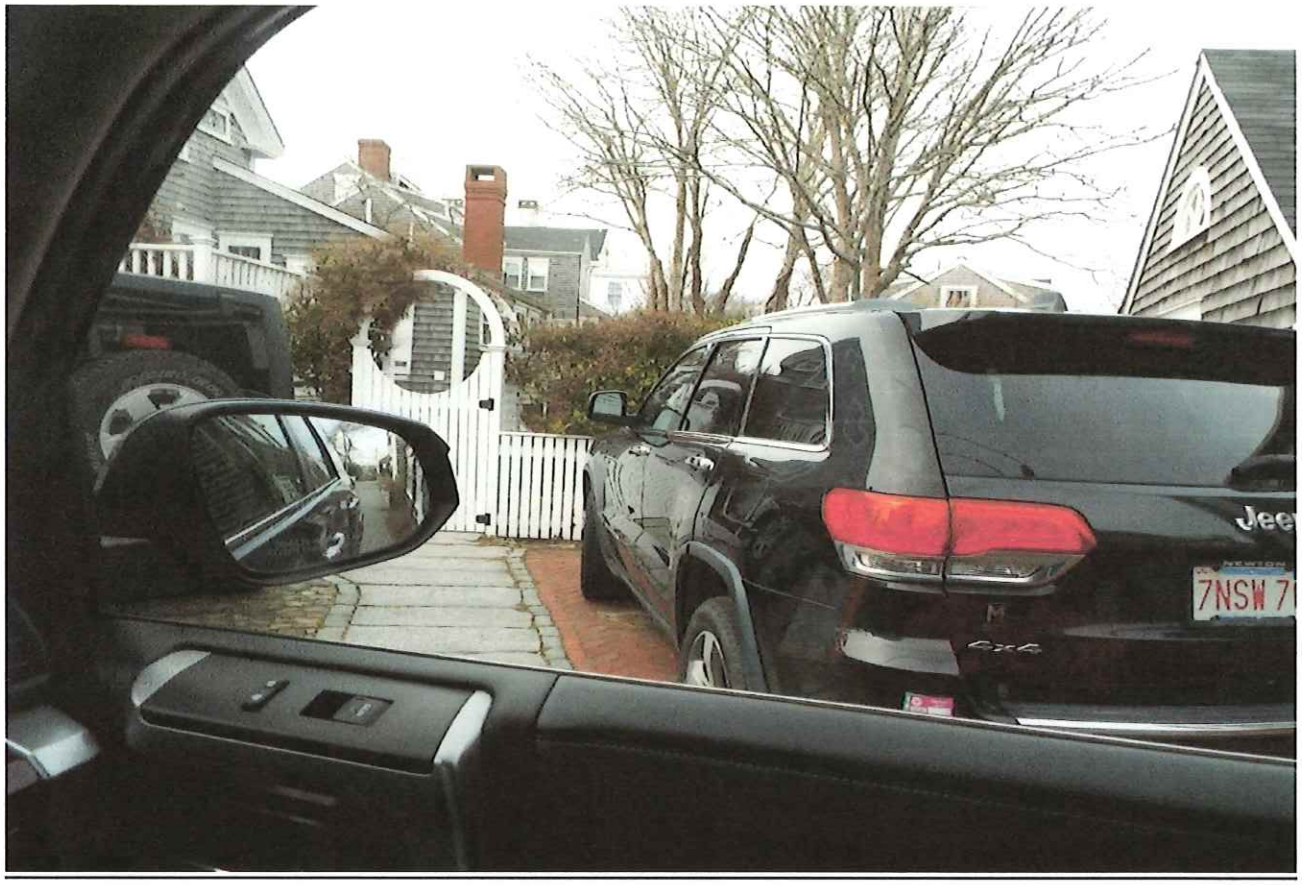




FLORA STREET



FLORA STREET – SOUTHEAST UPPER CORNER OF DECK VISIBLE





CERTIFICATE NO: _____ DATE ISSUED: _____

MH

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 91

Street & Number of Proposed Work: 2 COTTAGE COURT

Owner of record: 2 COTTAGE COURT LLC

Mailing Address: 140 ROSE HILL ROAD
SOUTHPORT, CT 06890

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 72456
☐ Pool (Zoning District ____) ☐ Roof ☒ Other SKYLIGHT

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: 1850 WITH SUBSTANTIAL RENO AND ADDITIONS IN 2023

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation - SKYLIGHT - BOXED IN WOOD
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 VELUX Rough Opening 21" X 26 7/8" Size _____ Location EAST
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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

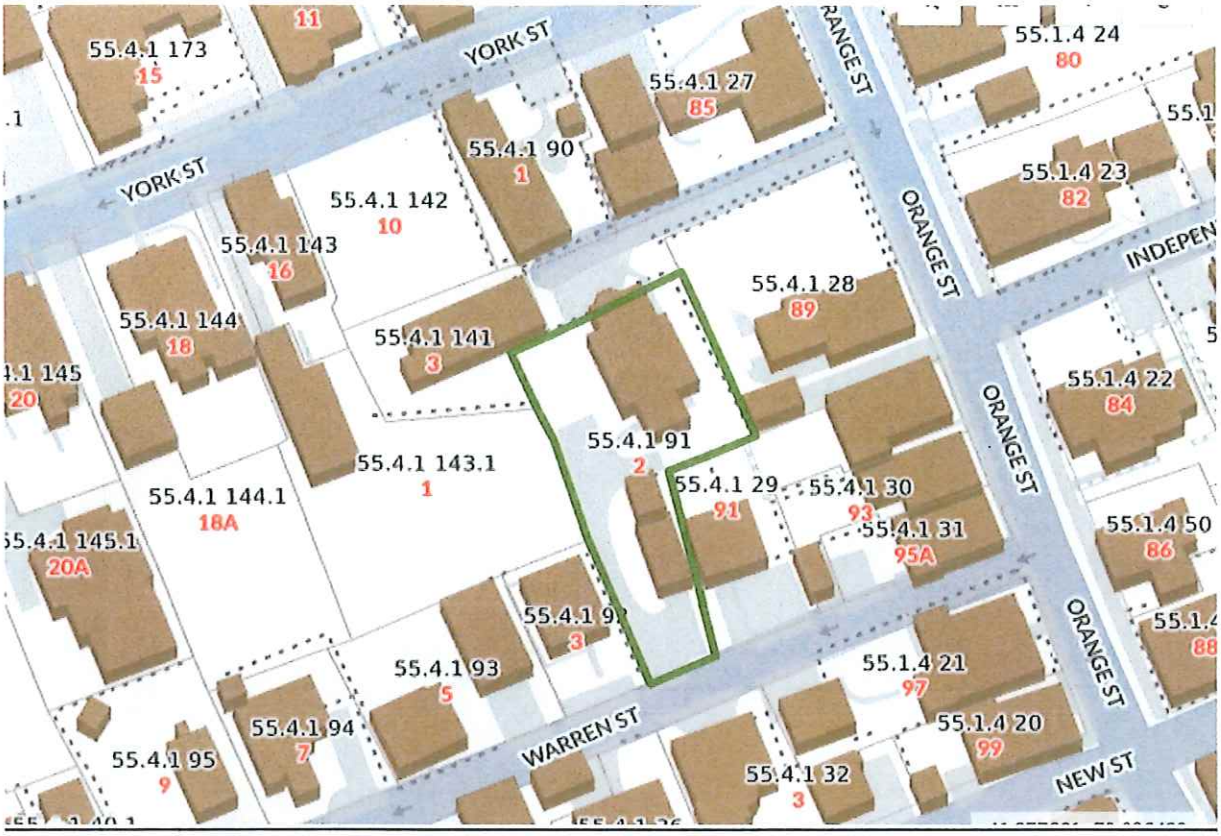
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WOOD BOX Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

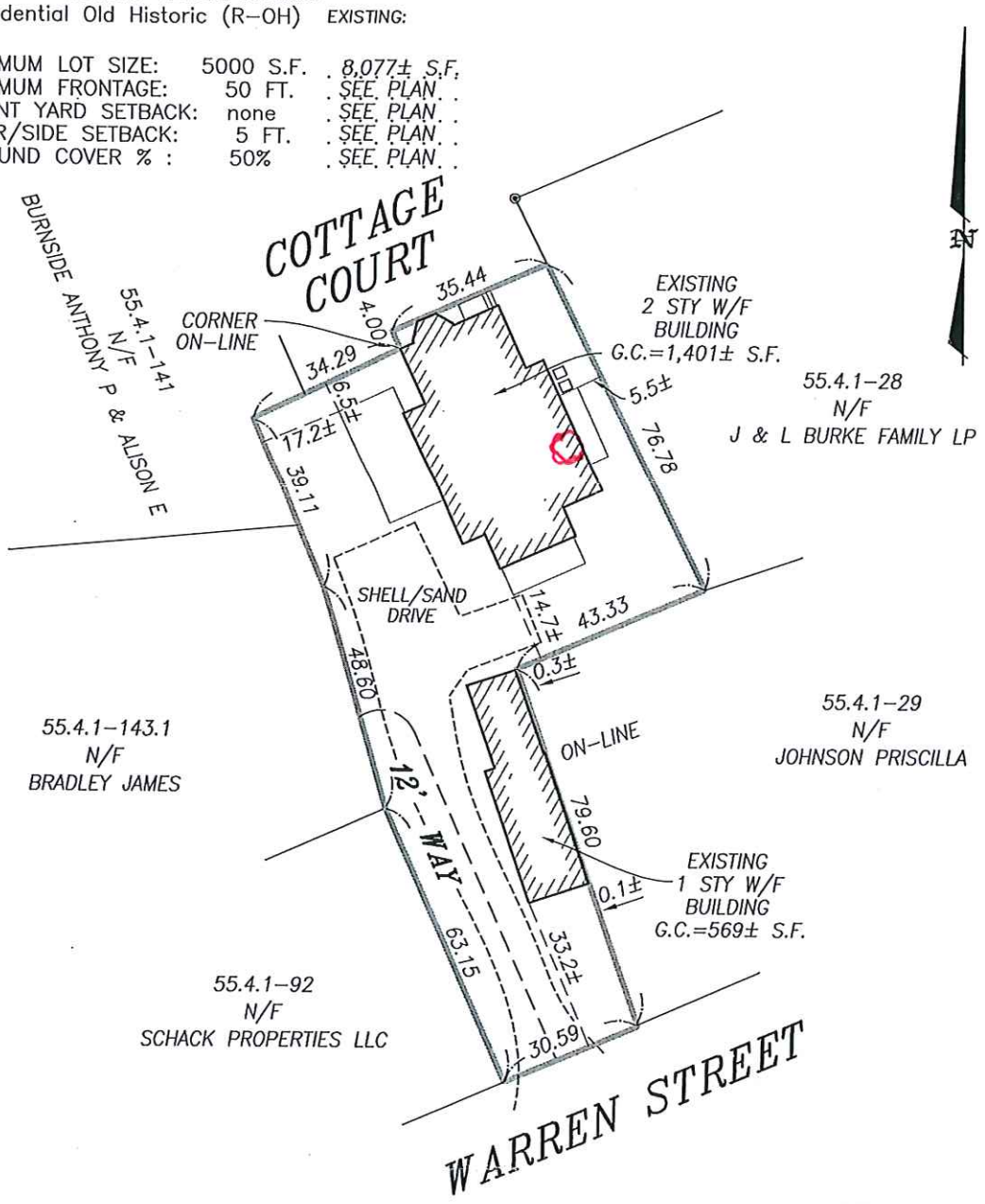
2 COTTAGE COURT





CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH) *EXISTING:*

MINIMUM LOT SIZE:	5000 S.F.	8,077± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	SEE PLAN



BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 30' *DATE: MAY 31, 2019*

I CERTIFY, AS OF : 5/31/2019 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

EDWARD F. KING, JR. No. 4571 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 55.4.1 , PARCEL: 91

Owner: MILTON C. & ROBERTA M. ROWLAND
LOT 3
Deed: 1632–92 Plan: PLAN BOOK 15 PAGE 68

Locus: 2 COTTAGE COURT

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–747

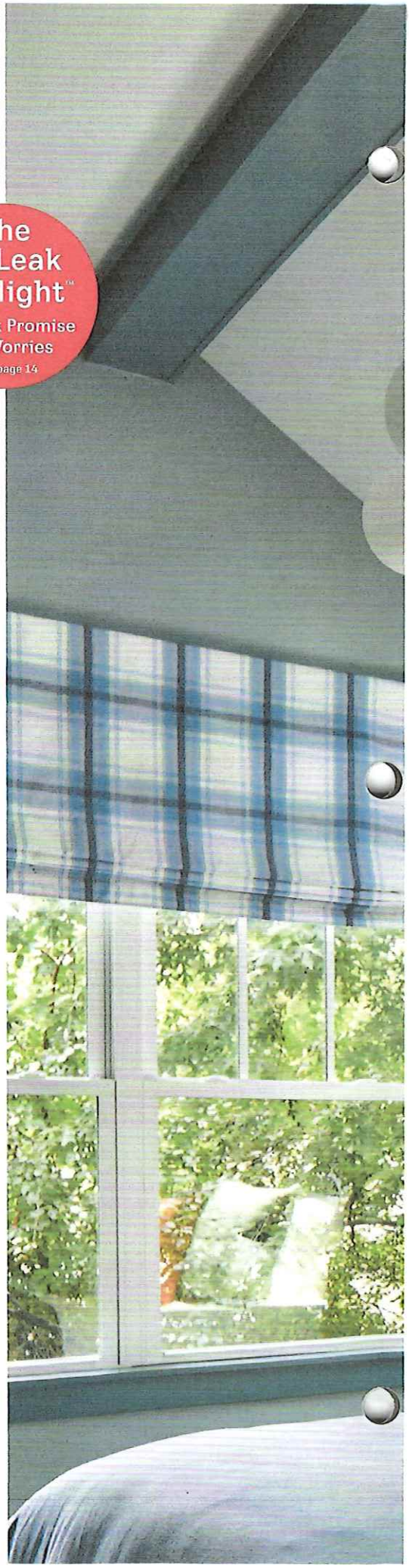
Solar Powered "Fresh Air" Skylight

VSS Model





Remote included



When you pair natural light with fresh air, you open your home to a world of crisper, cleaner air and brighter days.

- Solar-powered battery control system easily opens and closes skylight with remote or smartphone app
- Go Solar: VSS is eligible for a federal solar tax credit[1]
- Rain sensor automatically closes skylight at the first sign of rain
- Compatible with VELUX skylight shades for ultimate light control
- Clean, Quiet & Safe Glass standard on all VSS models – see page 15

Standard Sizes	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
14° - 85° 3:12 - 137:12										
Rough Opening (W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

GO SOLAR

Add a pre-installed solar-powered shade
See page 15

Smartphone control and automation available
See page 13

30%

Eligible for a 30% federal solar tax credit[1]

[1] For more information visit veluxusa.com/go-solar.



NORTH ELEVATION

NO CHANGE

DATE PRINTED
3/30/2018

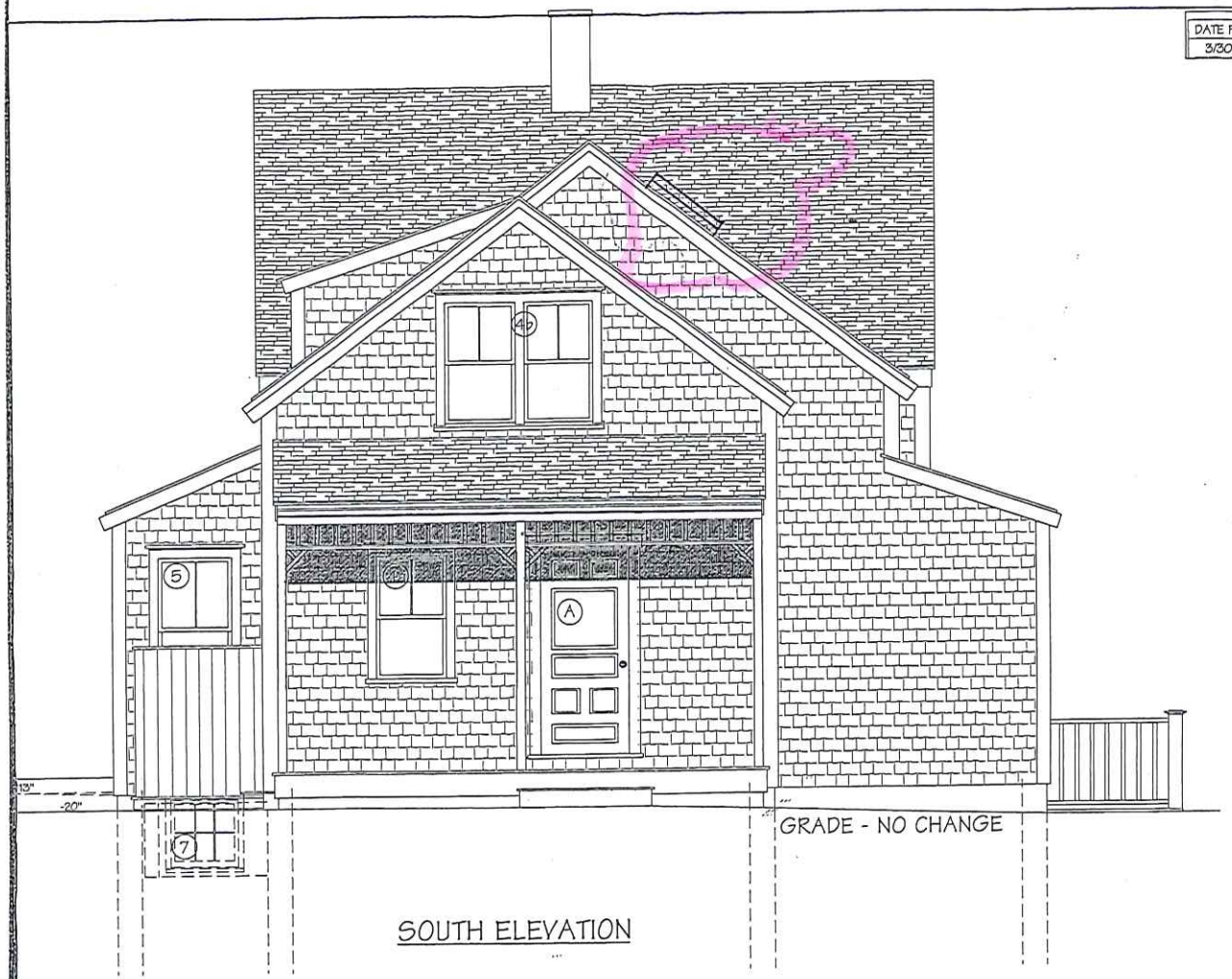
MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

ELEVATIONS
DATE: 05/14/2019
SCALE: 1/4" = 1'-0"

DATE PRINTED
3/30/2018



SOUTH ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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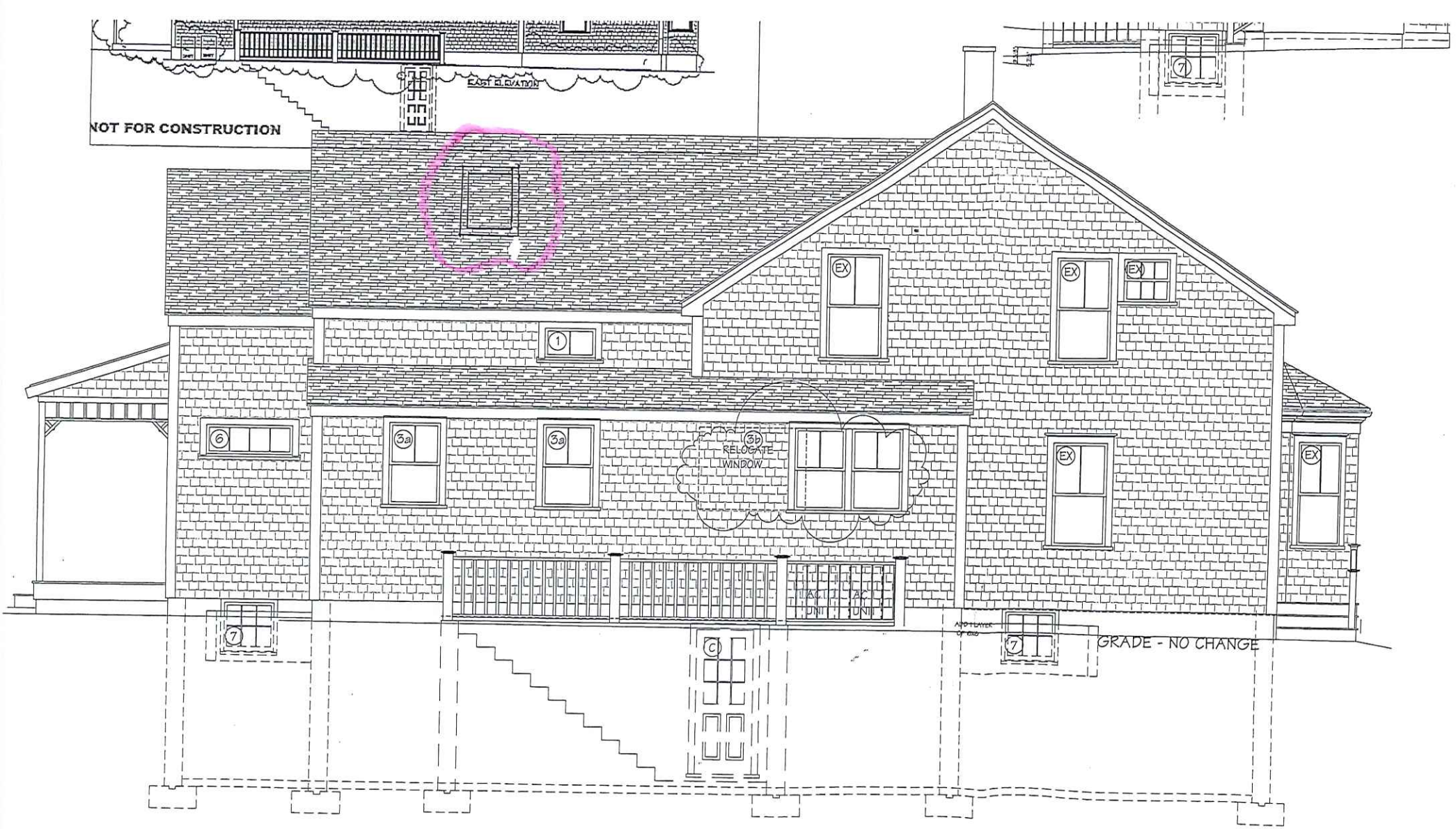
REVISIONS:



EAST ELEVATION


NOT FOR CONSTRUCTI
-13"
-20"
GRADE - NO CHANGE
SOUTH ELEVATION
ELIMINATE THIS WINDOW
NOT ORIGINAL
BRICK TERRACE
STONE STEP
EXISTING GRADE
WEST ELEVATION
NO CHANGE
MAY 21 20
MAY 15 20

COTTAGE COURT



FRONT/NORTH ELEVATION – COTTAGE COURT – NO CHANGE



EAST ELEVATION – NEW SKYLIGHT







SOUTH/WEST ELEVATION



WEST ELEVATION – NO CHANGE



WEST AND SOUTH ELEVATIONS – NO CHANGE



EAST ELEVATION OF DWELLING/SKYLIGHT FROM WARREN STREET – NOT VISIBLE



SKYLIGHT NOT VISIBLE FROM YORK STREET





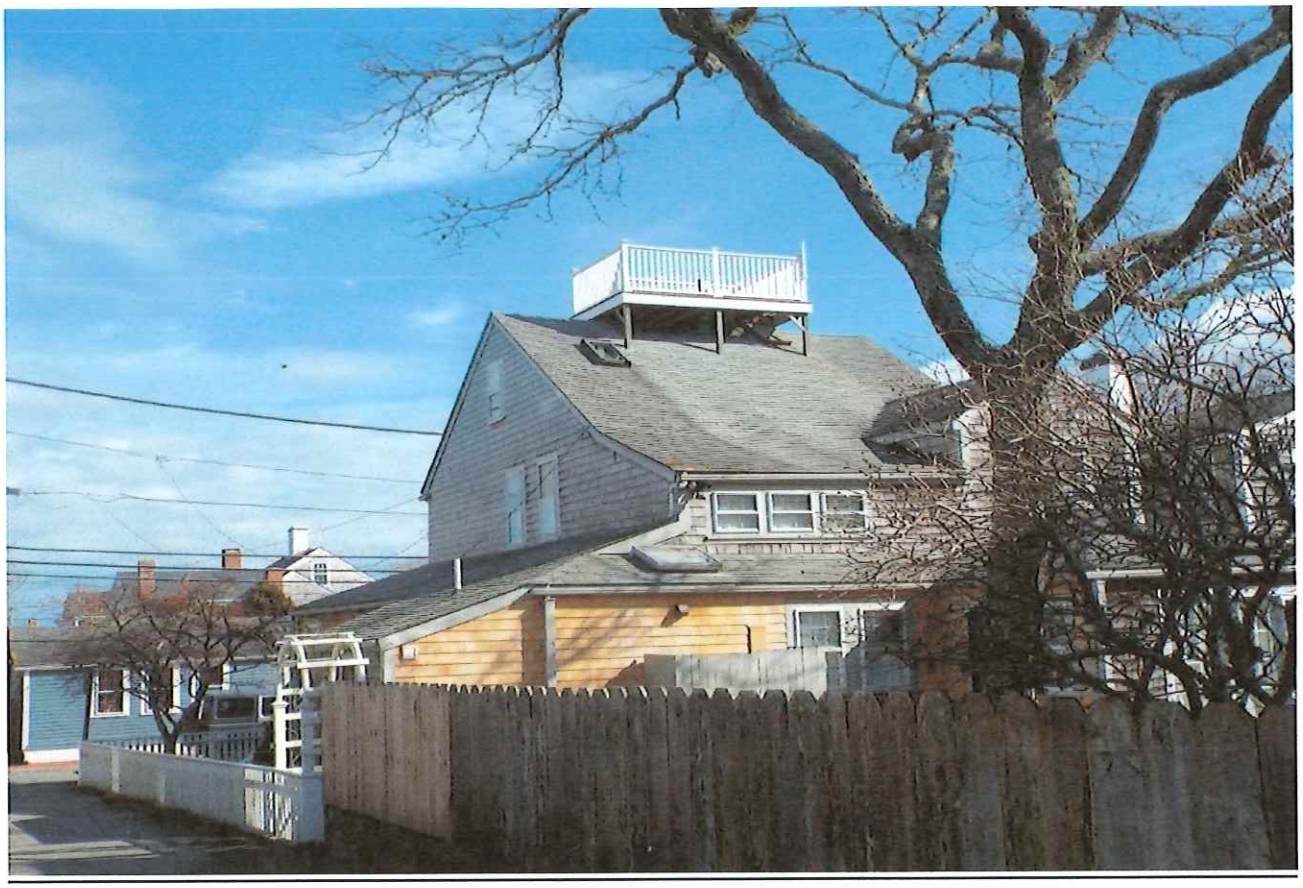
SECTION OF EAST ROOF IS VISIBLE FROM ORANGE STREET



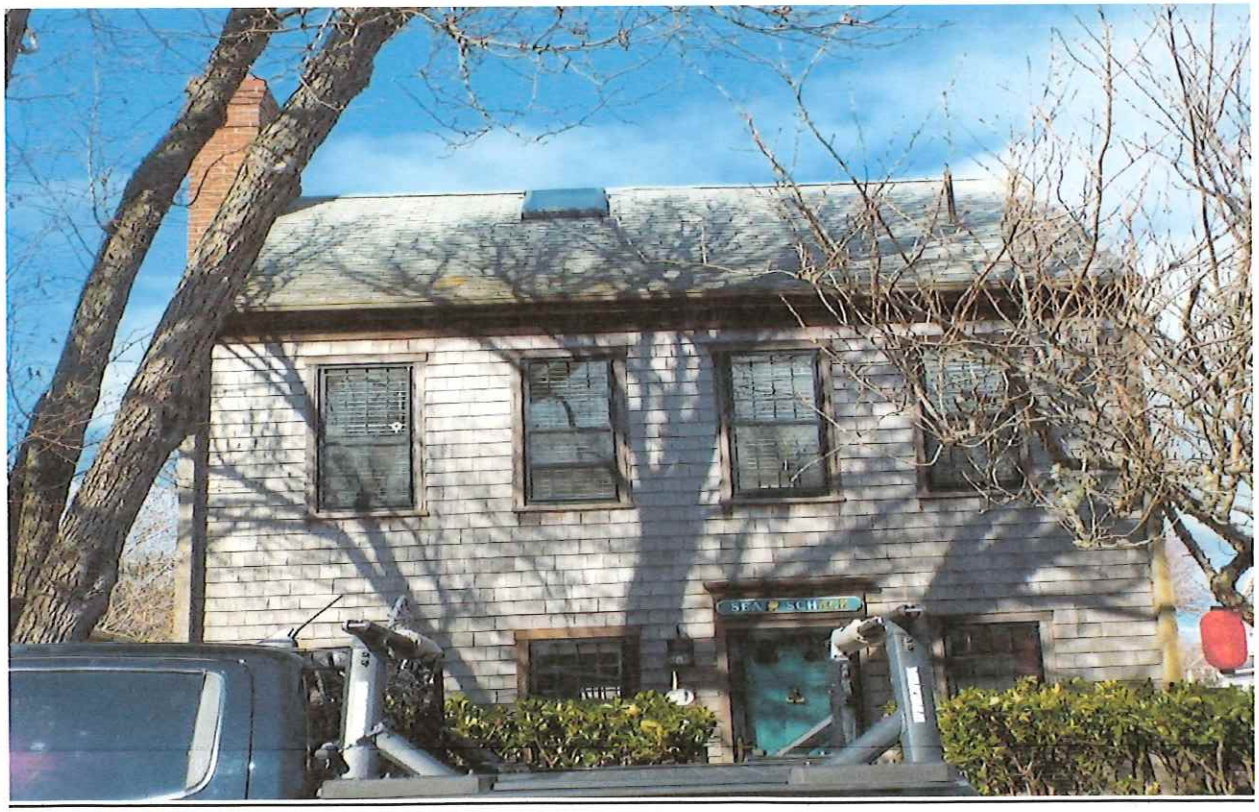


SKYLIGHTS VISIBLE ON ABUTTING PROPERTIES

97 ORANGE STREET – VISIBLE FROM WARREN STREET



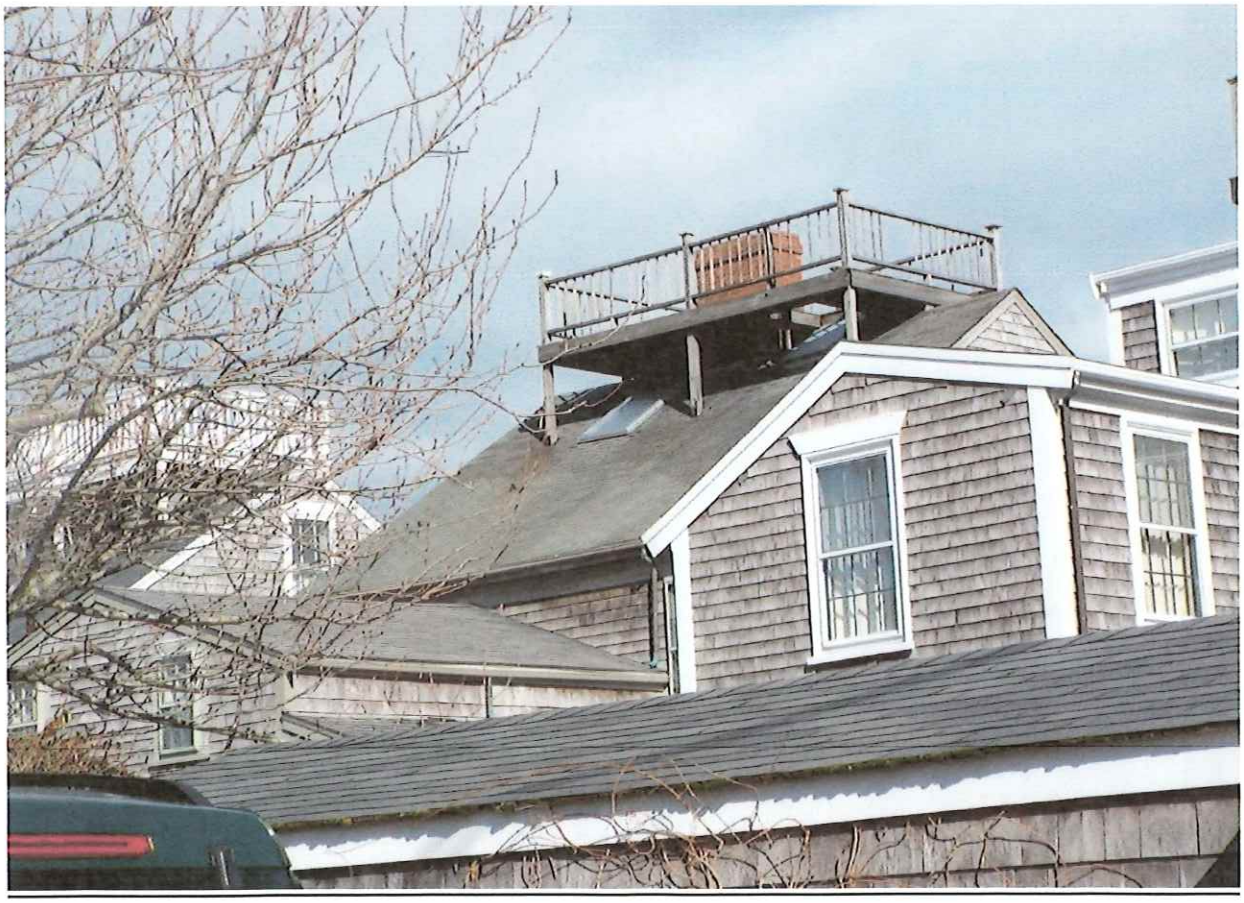
3 WARREN STREET



91 ORANGE STREET ON COTTAGE ON WARREN STREET



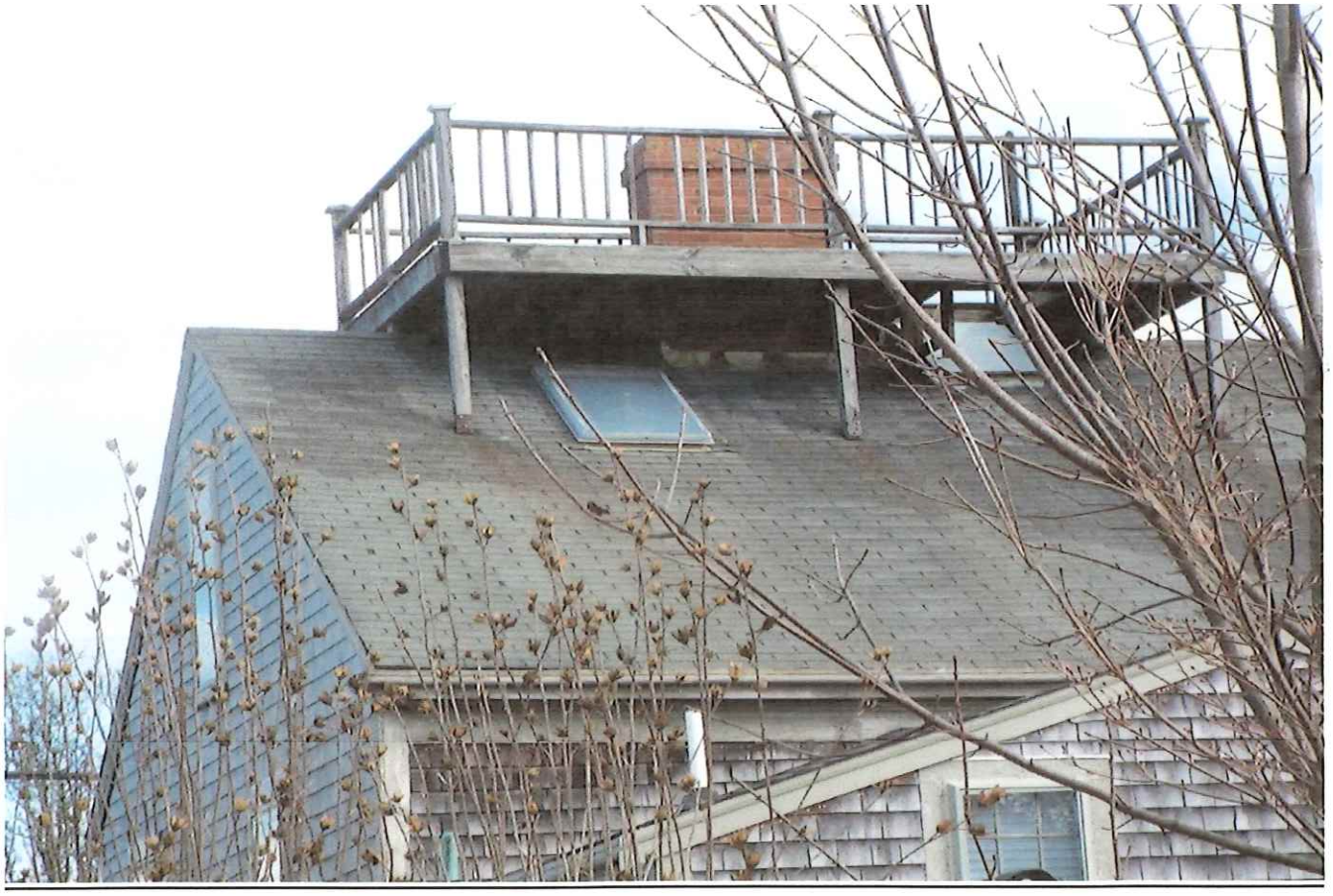
FROM WARREN STREET














Jeep

ORANGE STREET





BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA 2-32, I-33
MAP/PARCEL#: 59.4 1-91

Recorded By: AH Date: 6/10/88 Organization: HC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Cottage Ct 2. BUILDING NAME:

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

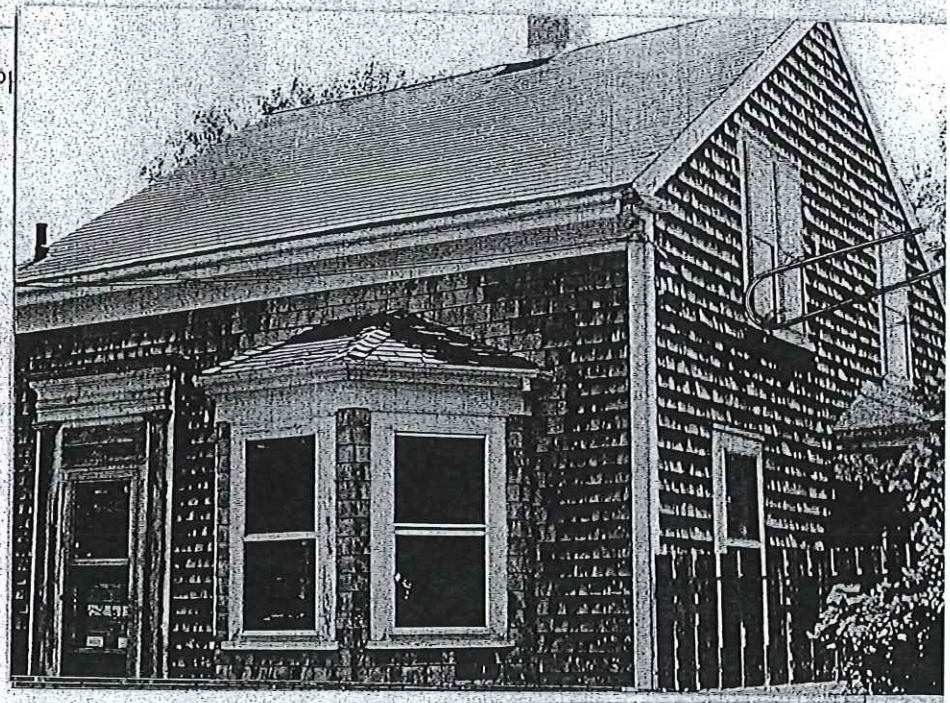
6. USE: Original: res. Present: res
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

9. PI



Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: parged

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: front bay window, side bay
(with dates if known) extension (S) rear wing with side porch

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: mid 1830's SOURCE: Lancaster p174
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: 174
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

⊘ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘ a.	densely built-up	⊘ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): NA VIII-10, VIII-11, VIII-13

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	⊘ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

	☐ Civil Town: ☐ Unincorporated Community:	6/10
ilm Roll: NA-1	☐ DOT Map: ☐ USGS Map:	Surveyor: by

hoto Code: 52 53 - doorway (detail)	MAP 55.41 PARCEL 91		Location: 2 Cottage Ct	
	Common Name:		Historic Name/source:	
	Construction Date/source: mid 1830's / Lancaster p 174		Architect or Builder/source:	
ap Code:	Style or Form: typ. Nantucket	Building Type:	Wall Material: wood shingle	Trim Material: wood
	Foundation Material: parged brick	Roof Material: asphalt shingle	Plan Configuration:	Number of Stories: 1½
rientation:	Roof Shape:	Related Buildings: 2 sheds, 1 garage	☒ CONTRIBUTING ☐ NON-CONTRIBUTING	

SIGNIFICANT INTERIOR:

COMMENTS:

CURRENT USE:

YEAR ROUND USE:

3 bay
front bay window
Side bay addition (S)
parged chimney
~~Greek revival~~ pilastered doorway

CERTIFICATE NO: GARAGE/OFFICE

DATE ISSUED: _____

Scanned 2/8/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 91

Street & Number of Proposed Work: 2 COTTAGE COURT

Owner of record: 2 COTTAGE COURT LLC

Mailing Address: 140 ROSE HILL ROAD
SOUTHPORT, CT 06890

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
FEB 10 2023

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other SKYLIGHTS

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: OFFICE SECTION

Original Date: 2019 - GARAGE SECTION PRE-1972

Original Builder:

REVISIONS* (describe)
1. East Elevation - SKYLIGHT
2. South Elevation
3. West Elevation - SKYLIGHT
4. North Elevation

ON 1-STORY OFFICE SECTION OF OFFICE/GARAGE STRUCTURE
BOXED WOOD

Is there an HDC survey form for 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 2 VELUX Rough Opening 21" X 26 7/8" Size _____ Location E/W
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other _____
☐ True Divided Lights(muntins), single 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

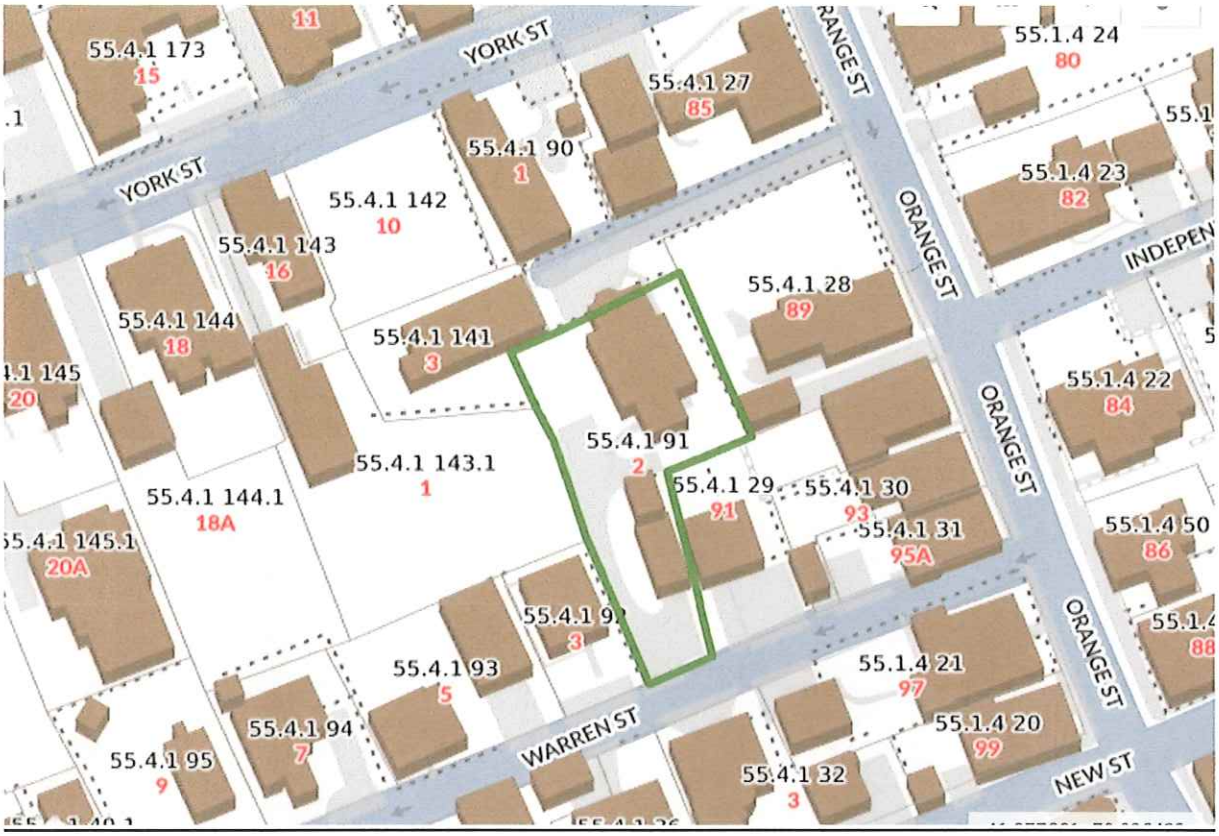
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 2/9/2023 Signature of owner of record _____ Signed under penalties of perjury

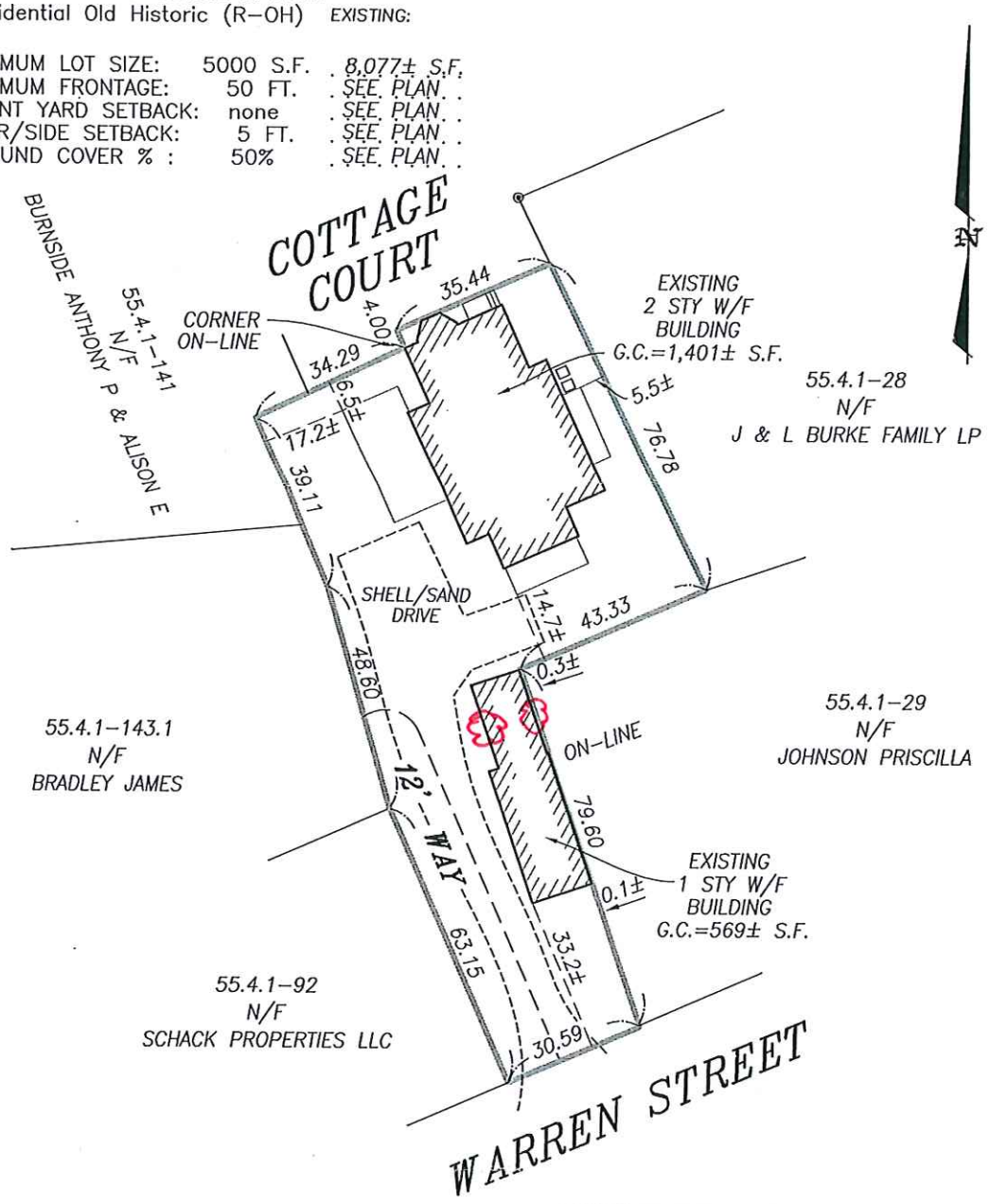
2 COTTAGE COURT





CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH) *EXISTING:*

MINIMUM LOT SIZE:	5000 S.F.	8,077± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	SEE PLAN



I CERTIFY, AS OF : 5/31/2019 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

EDWARD F. KING, JR. No. 4571 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

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ASSESSOR MAP: 55.4.1 , PARCEL: 91

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

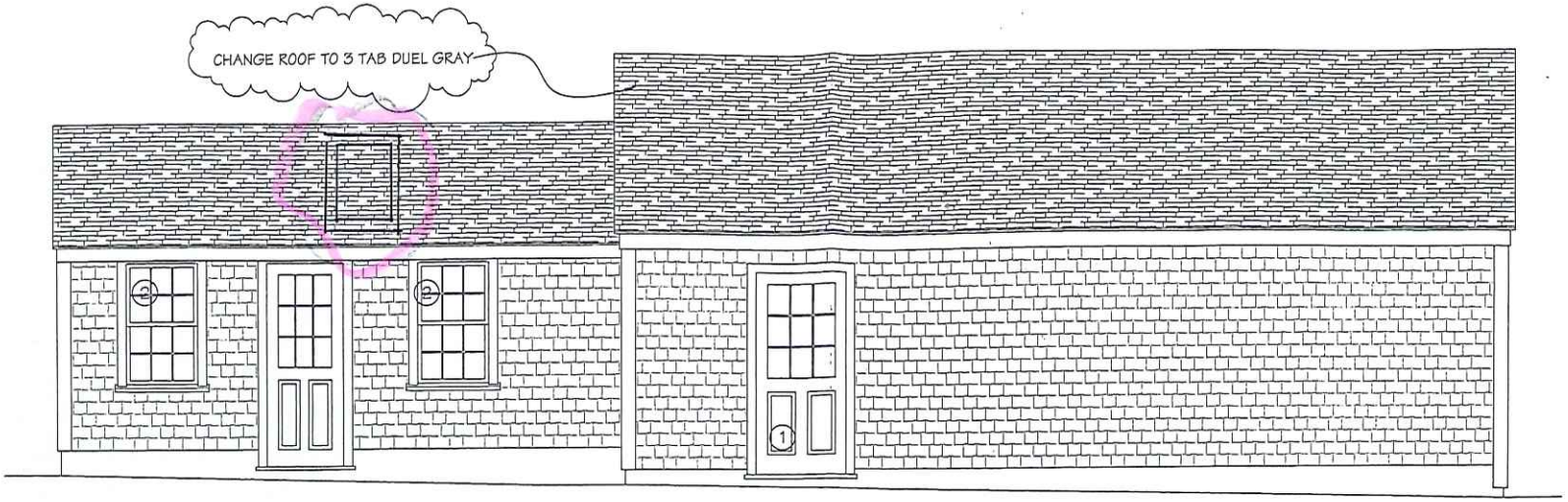
SCALE: 1"= 30' *DATE: MAY 31, 2019*

Owner: MILTON C. & ROBERTA M. ROWLAND
LOT 3
Deed: 1632–92 Plan: PLAN BOOK 15 PAGE 68

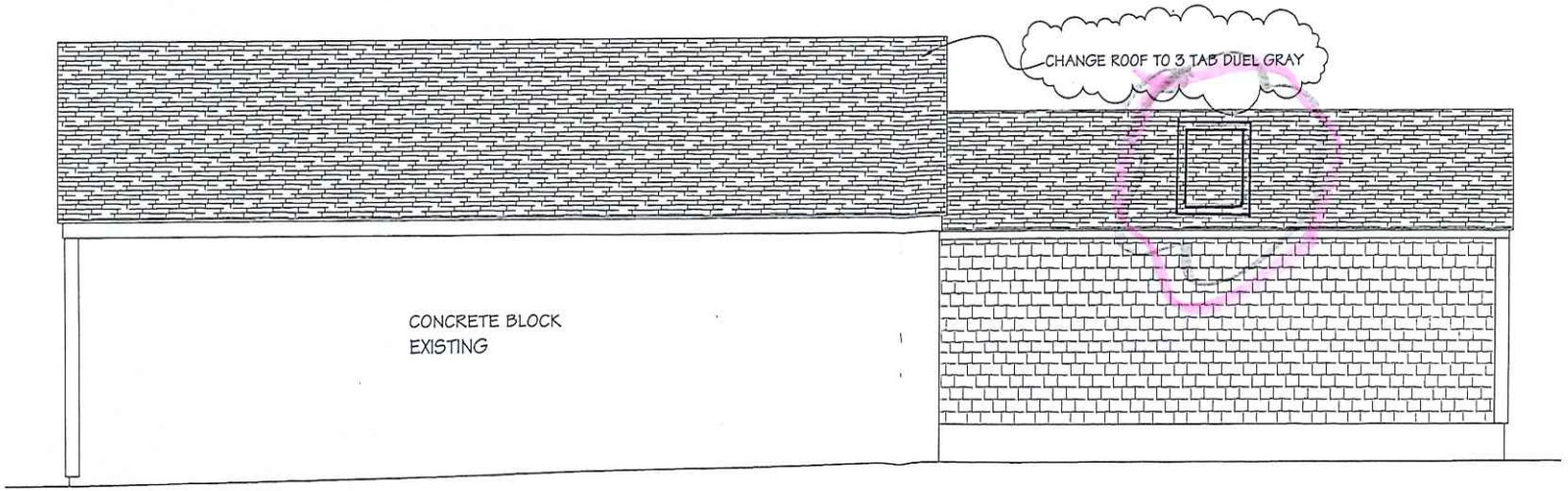
Locus: 2 COTTAGE COURT

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–747

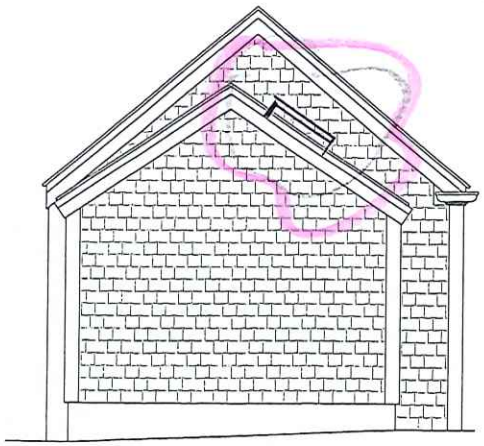


WEST ELEVATION



EAST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Solar Powered "Fresh Air" Skylight

VSS Model



Remote included

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FEB 10 2025
By



When you pair natural light with fresh air, you open your home to a world of crisper, cleaner air and brighter days.

- Solar-powered battery control system easily opens and closes skylight with remote or smartphone app
- Go Solar: VSS is eligible for a federal solar tax credit[1]
- Rain sensor automatically closes skylight at the first sign of rain
- Compatible with VELUX skylight shades for ultimate light control
- Clean, Quiet & Safe Glass standard on all VSS models – see page 15

Standard Sizes	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
14° - 85° 3:12 - 137:12										
Rough Opening (W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

GO SOLAR

Add a pre-installed solar-powered shade
See page 15

Smartphone control and automation available
See page 13

30%

Eligible for a 30% federal solar tax credit[1]

[1] For more information visit veluxusa.com/go-solar.

2 COTTAGE COURT – GARAGE/OFFICE

SOUTH ELEVATION – NO CHANGE – WARREN STREET DRIVEWAY



WEST ELEVATION OF GARAGE PORTION – NO CHANGE



EAST ELEVATION OF GARAGE PORTION – NO CHANGE



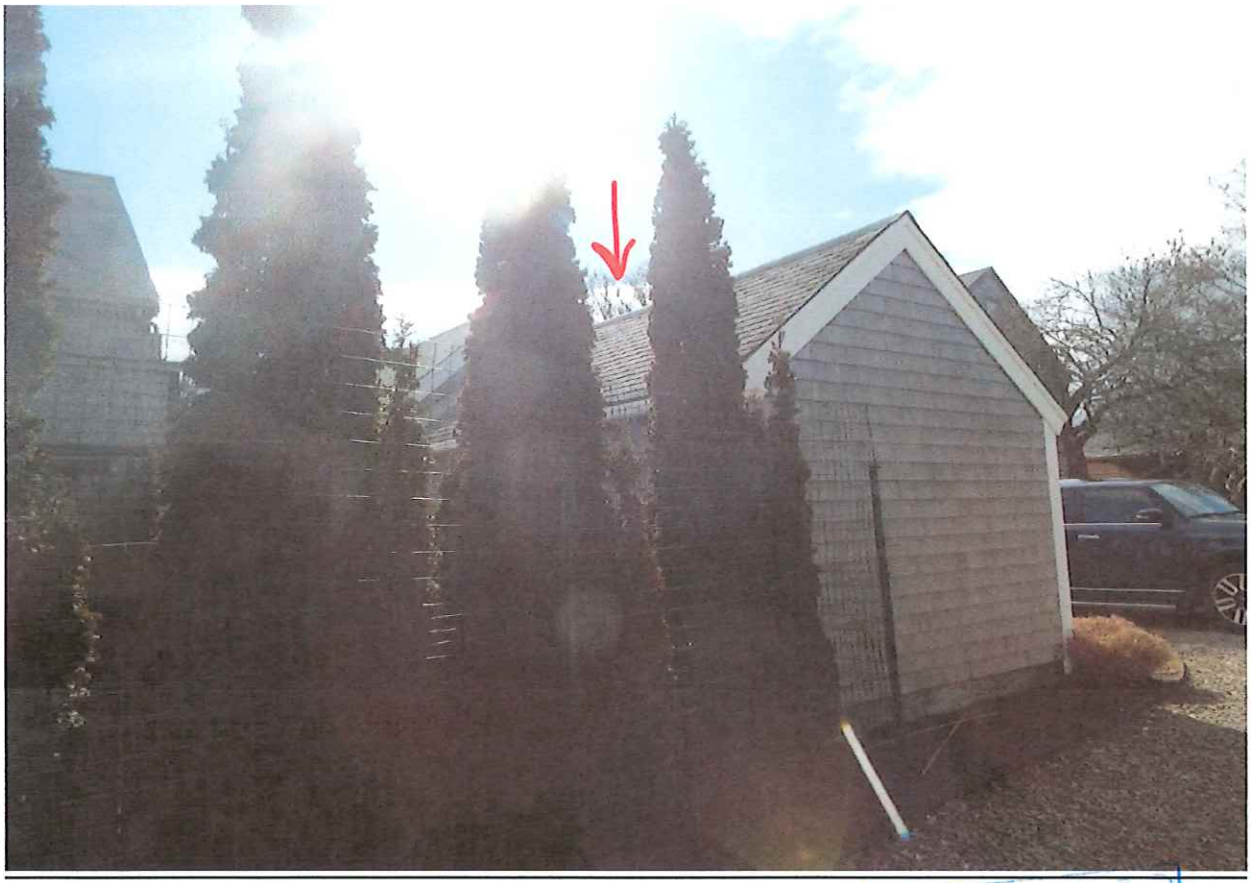


WEST ELEVATION OFFICE PORTION – NEW SKYLIGHT





EAST ELEVATION OFFICE PORTION – NO CHANGE



NORTH ELEVATION – NO CHANGE



RECEIVED
FEB
By

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 91

Street & Number of Proposed Work: 2 College Court

Owner of record: Milton & Robin Rowland

Mailing Address: 15 Commercial Wharf

Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

AGENT INFORMATION (if applicable)

Name: -Owner-

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:

s there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation Garage/shed
2. South Elevation -garage door color change
3. West Elevation -roof color change
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

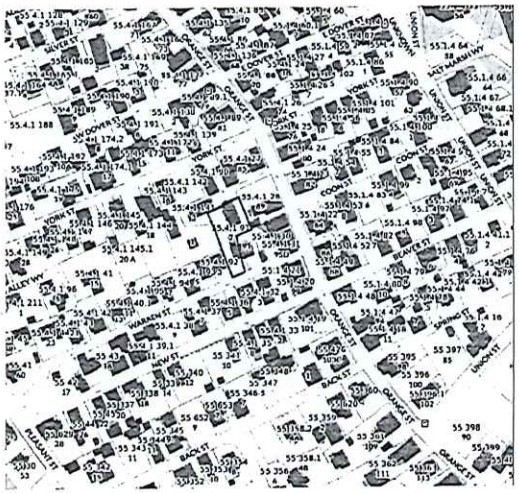
Sidewall _____ Clapboard (if applicable) _____ Roof Dual Grey
Trim _____ Sash _____ Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

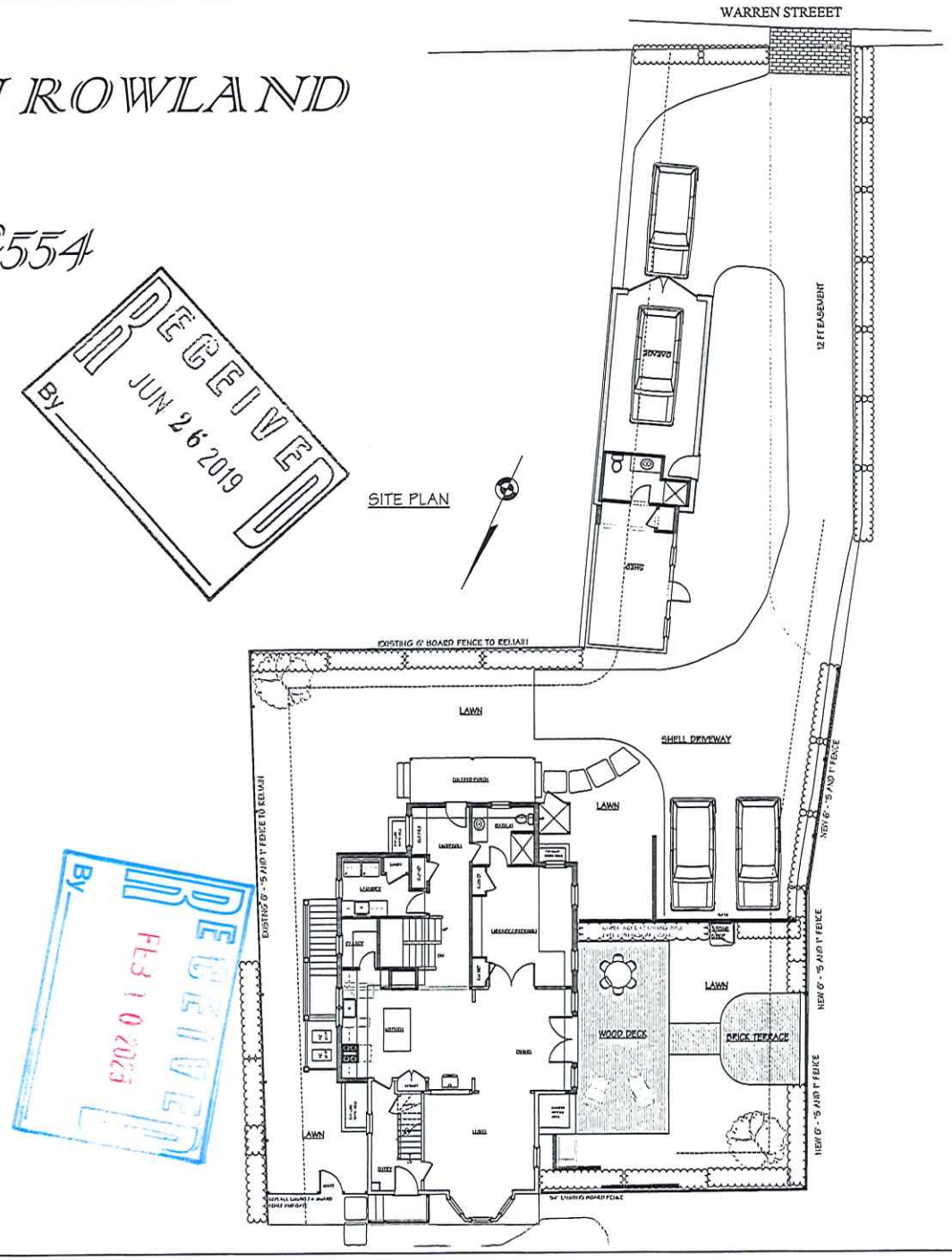
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/26/2019 Signature of owner of record _____ Signed under penalties of perjury.

MICKEY AND ROBIN ROWLAND
2 COTTAGE CT.
NANTUCKET, MA 02554



RECEIVED
JUN 26 2019
BY



RECEIVED
FEB 10 2020
BY

MAP & PARCEL: 55.4.1/91
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 8090 s.f.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,394 S.F.
- GARAGE: 375 S.F.
- SHED: 168 s.f.

PROPOSED NEW GROUND COVER: 26 s.f.
TOTAL GROUND COVER: 1,963 s.f.
ALLOWABLE GROUND COVER: 4,045 s.f.

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2644

REVISIONS:

COVER SHEET
DATE: 06/26/2019
SCALE: AS NOTED

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MAP 55.4.1 / 91

A

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
5086226044

REVISIONS:

PLAN and ELEVATIONS
DATE: 06/26/2019
SCALE: 1/4" = 1'-0"

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MP# 9643 / 19

1

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JUN 26 2019
By

APPROVED
JUL 09 2019 #72675
NO CHANGES
WITHOUT HDC APPROVAL

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 91

Street & Number of Proposed Work: 2 COTTAGE COURT

Owner of record: MILLREY + ROBIN RONLAND

Mailing Address: 15 DEER RUN RD
NANTUCKET, MA 02554

Contact Phone #: 228-2044 E-mail: _____

AGENT INFORMATION (if applicable)

Name: OWNER

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: _____

RECEIVED
APR 16 2019
By _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

REVISIONS TO GARAGE/SHED

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 71108
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 47' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North None South _____ East _____ West _____

Height of ridge above final finish grade: North 15' EXISTING South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation NO CHANGE (GARAGE)
2. South Elevation NO CHANGES
3. West Elevation WDWS + DRS
4. North Elevation REMOVE CHIMNEY

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 9 LITE
Garage Door(s): Type 9 LTS. OVER 2 PANELS Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors WHITE GARAGE DR - GREY
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

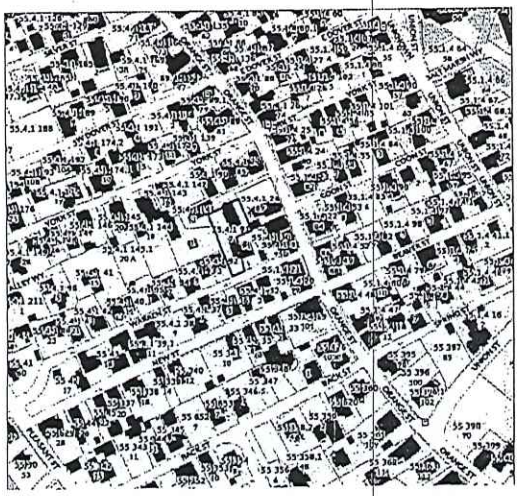
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-16-2019 Signature of owner of record _____ Signed under penalties of perjury

APPROVED

Previous

MICKEY AND ROBIN ROWLAND
2 COTTAGE CT.
NANTUCKET, MA 02554



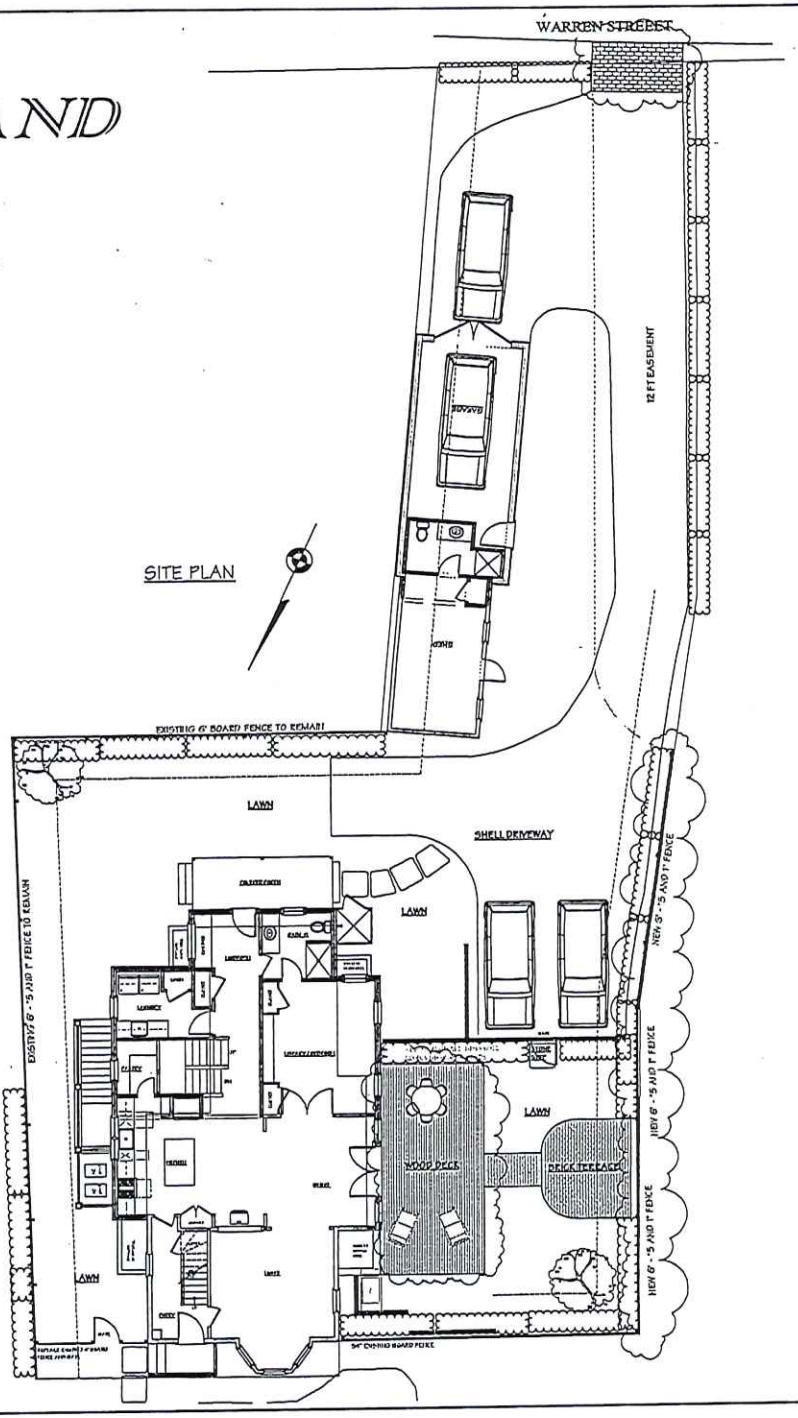
RECEIVED
APR 16 2019
BY

APR 23 2019

MAP & PARCEL: 55.4.1/91
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 8090 s.f.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,394 S.F.
- GARAGE: 375 S.F.
- SHED: 168 s.f.

PROPOSED NEW GROUND COVER: 26 s.f.
TOTAL GROUND COVER: 1,963 s.f.
ALLOWABLE GROUND COVER: 4,045 s.f.

SITE PLAN



MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

REVISIONS:

COVER SHEET
DATE: 11/29/2018
SCALE: AS NOTED

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MAP 55.4.1 / 91

A

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA
PLAN and ELEVATIONS
DATE: 11/29/2018
SCALE: 1/4" = 1'-0"
REVISIONS:
MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044
SOUTH ELEVATION
PROPOSED
EAST ELEVATION
PREVIOUS APPROVAL - NO CHANGE
REMOVE CHIMNEY
NORTH ELEVATION
PROPOSED
WEST ELEVATION
PROPOSED
CONCRETE BLOCK
EXISTING
EAST ELEVATION
EXISTING
RECEIVED
APR 16 2019
BY
EXISTING CONCRETE BLOCK WALL TO REMAIN - NO CHANGE
EXISTING WOOD FRAME WALL
TO REMAIN - NO CHANGE
NEW 2X4 WOOD FRAME WALL TO HAVE
ONE LAYER 5/8" TYPE-X GYPSUM
WALL BOARD BOTH SIDES
PER ASSEMBLY UL-U305
2X8 RAFTERS
@ 16" OC
EXISTING CONCRETE BLOCK WALL TO HAVE
NEW PLYWOOD SHEATHING AND SHINGLES
EXISTING WINDOWS TO BE SHINGLED OVER
NEW 2X4 WOOD FRAME WALL
NO FIRECODE GYP-BOARD REQUIRED
GARAGE - SHED
GARAGE
SHED
20'-10"
6'-0"
3'-6"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VIII-10
MAP/PARCEL#: 55.4.1-91

Recorded By: AH Date: 6/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Coffin Ct -shed (entrance on Warren st) 2. BUILDING NAME:

3. OWNERSHIP: O a. public Ø b. private 4. PRESENT OWNER:

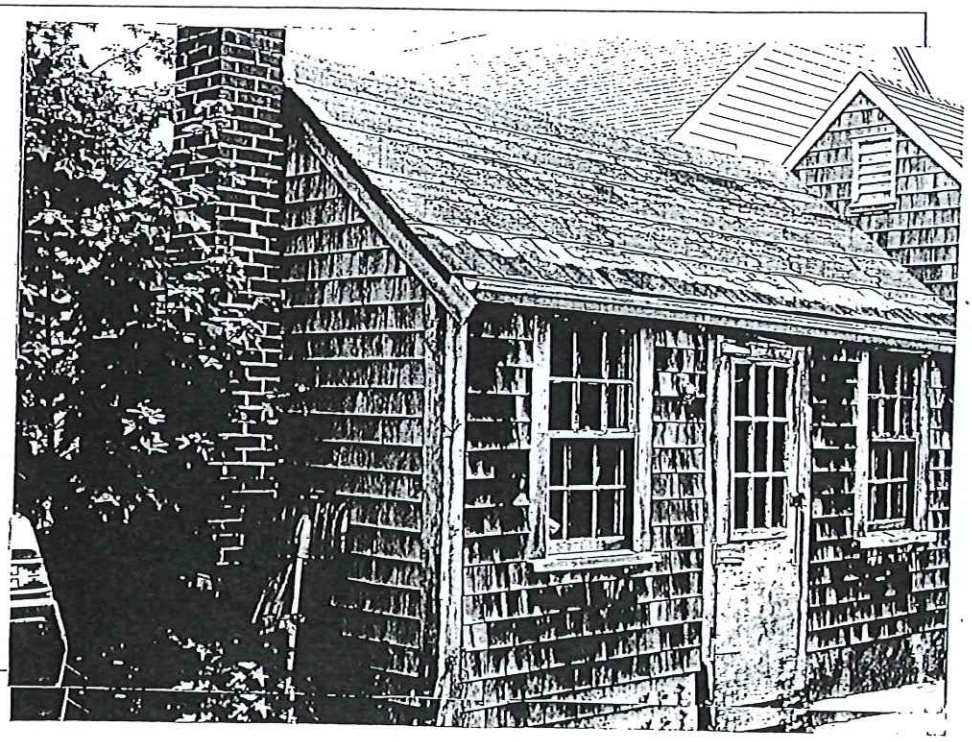
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling? / storage Present: storage shed
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes Ø b. No
Interior accessible, explain:

8. MAP -- 3 X 2"



25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- Ø d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: _____

26. NUMBER OF BAYS:

- Ø a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- Ø a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- Ø c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

O a. front O b. side O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- O b. good
- Ø c. fair
- O d. deteriorated

32. INTEGRITY:

O a. original site O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

O a. individually significant Ø b. contributing O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- Ø a. box
- O b. additive
- O c. gable front
- O d. gable ell
- Ø e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 10 feet

41. SETBACK FROM STREET: (Warren St)

	○ a. at sidewalk	Ø	c. 20 feet or less
	○ b. 10 feet or less	○	d. other: _____

42. ORIENTATION TO STREET ADDRESS: Ø a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

Ø	a. densely built-up	Ø	d. residential
○	b. scattered buildings	○	e. commercial
○	c. open land	○	f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○	a. barn	○	b. privy	○	c. shop	○	d. arbor
○	e. carriage house	○	f. shed	○	g. gardens	○	h. deck
○	i. garage	○	j. greenhouse	○	k. fence	○	l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone Ø 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:
Ø 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:
Ø 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:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: Ø a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: Ø a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: Ø 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: _____

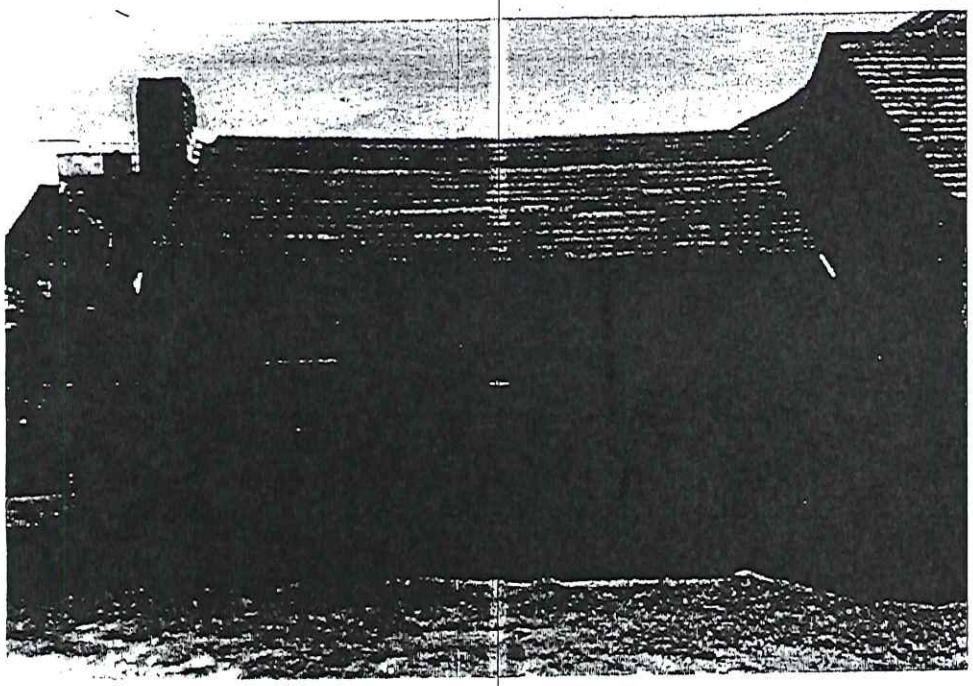
20. CHIMNEY MATERIAL: Ø a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

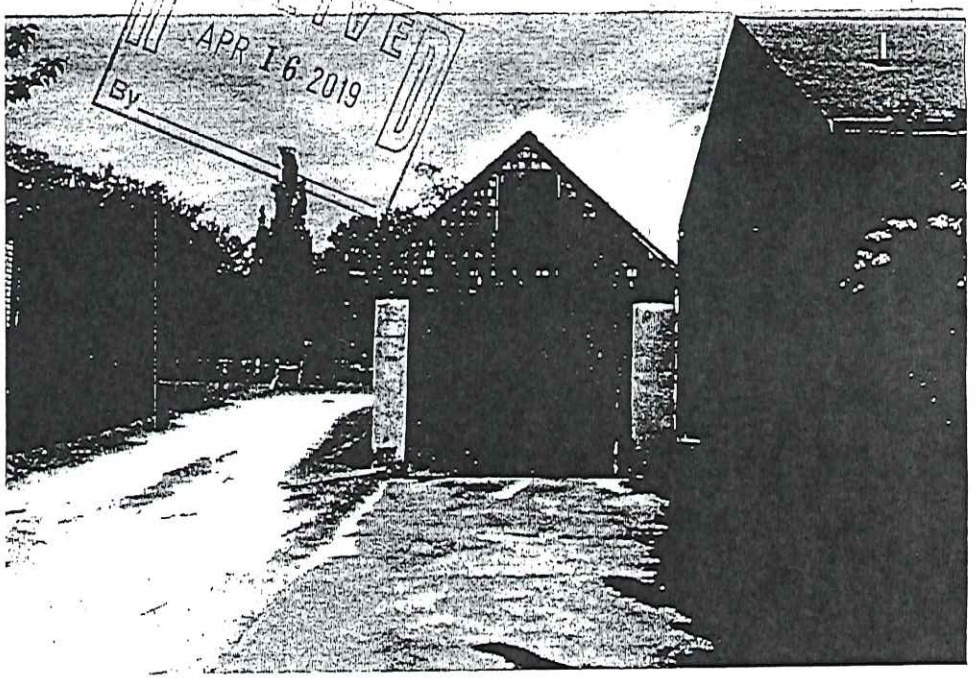
21. CHIMNEY POSITION: ○ a. center ○ b. off-center Ø c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: Ø a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: Ø a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: Ø a. center ○ b. off-center





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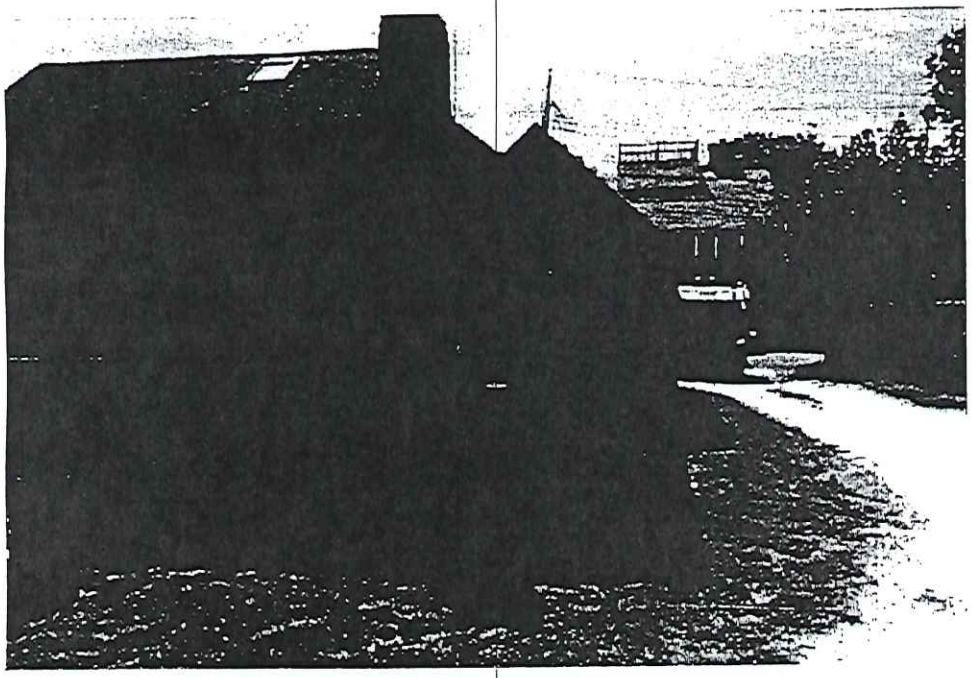
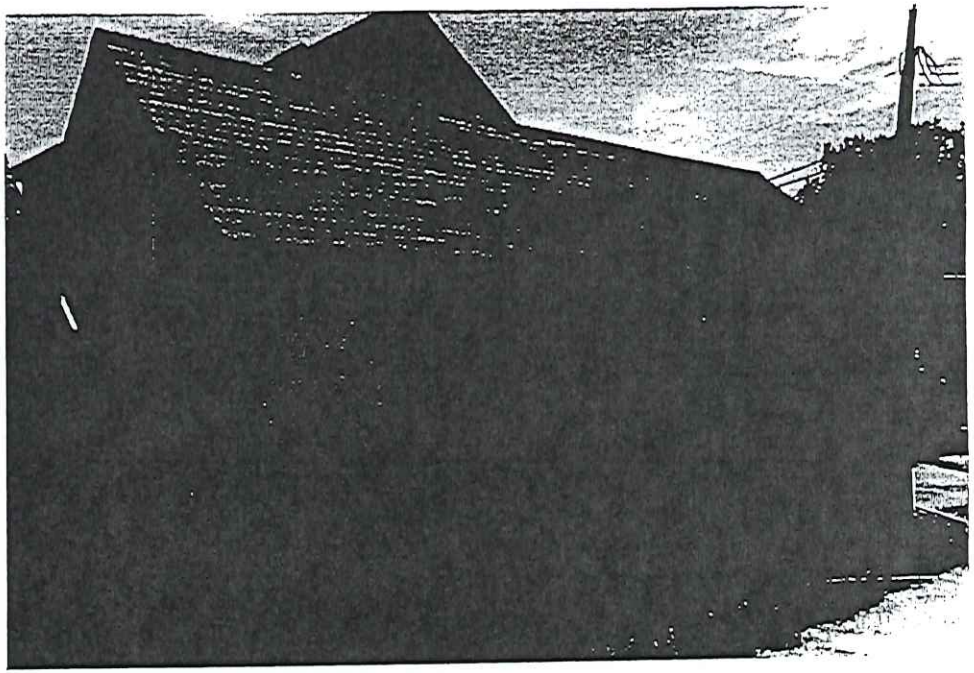
APR 16 2019
By





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

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____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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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°. 83-82-81

Street & Number of Proposed Work: 19-21-23 Nobadeer Farm Rd

Owner of record: GHYC

Mailing Address: 96 Washington Street
Nantucket MA 02554

Contact Phone #: 508-680-5037 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins Intl. Inc.

Mailing Address: 53 Pleasant Street
Nantucket MA 02554

Contact Phone #: 508-325-9911 E-mail: eo@jardinsintl.ca

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Pergola/Pavilion 9'x16'x 12'7" Pergola 8'6"H x 9' x 16'7" (x3)

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.) White Cedar (Pavilions)

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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 trim + Posts

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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.

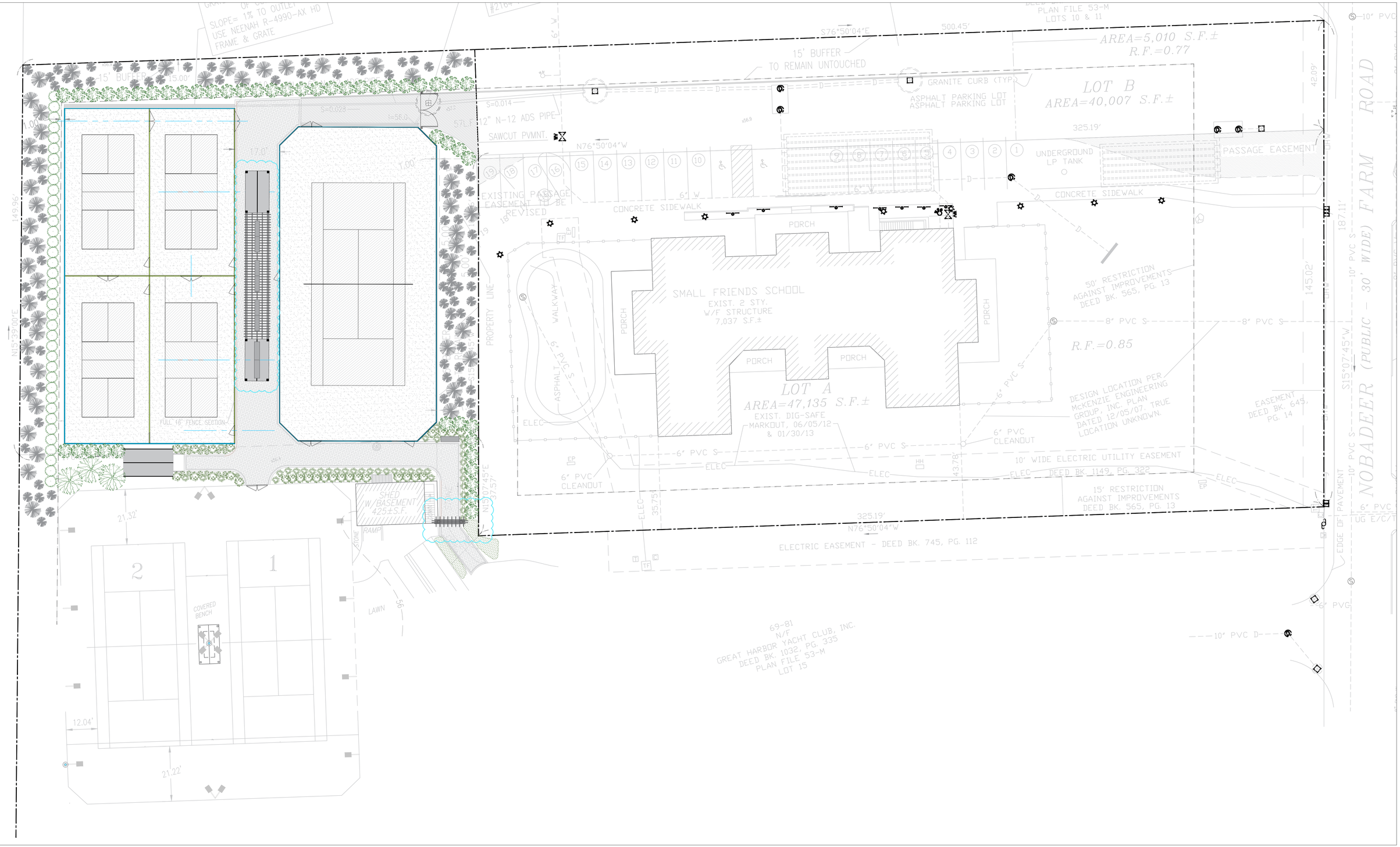
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2.10.2025 Signature of owner of record Cassetta O'Rourke (Agent) Signed under penalties of perjury

From: Stephen Creese
To: Elisabeth O"Rourke
Cc: Matthew MacEachern; Anne Coderre
Subject: GHYC Nobadeer Facility
Date: Monday, December 23, 2024 1:44:45 PM

Elizabeth,
Please sign on behalf of GHYC.
Happy Holidays,
Stephen
General Manager
Great Harbor Yacht Club
508-221-3409 mobile

> On Dec 23, 2024, at 12:14 PM, Elisabeth O'Rourke <eo@jardinsintl.com> wrote:
>
> Good afternoon,
> Can one of you give me permission to sign the forms for the application?
>
> Thanks,
> Elisabeth
> <HDC Application Form.pdf>
> <HDC Signature Authorization.doc>
> <GHYC Nobadeer Facility HDC Plans 12.23.24.pdf>

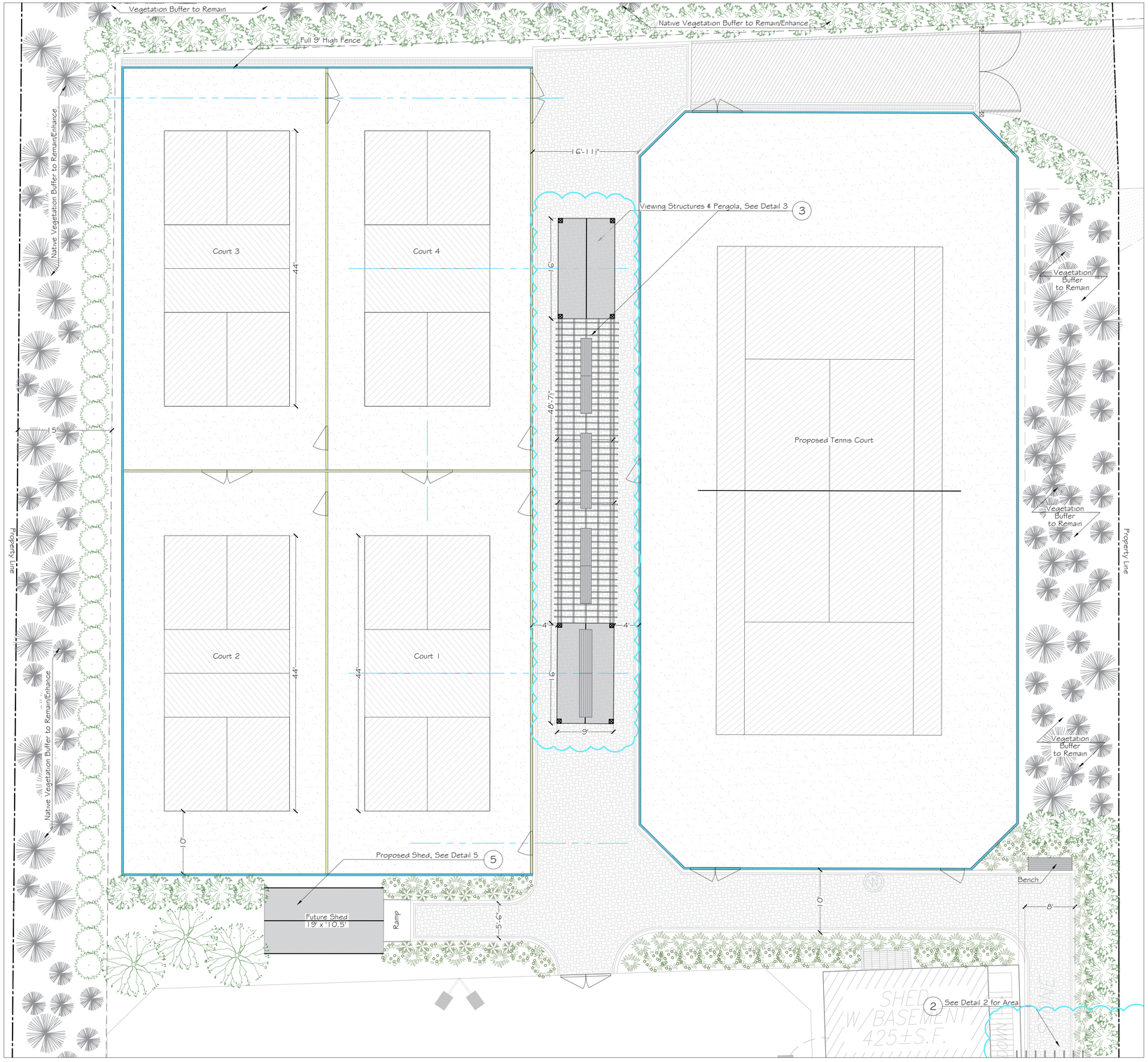


GREAT HARBOR YACHT CLUB
19, 21, 23 NOBADEER FARM ROAD
NANTUCKET, MA 02554

Schematic Plan
Scale: $\frac{1}{16}$" = 1'
2.10.2025
Page L.1.0

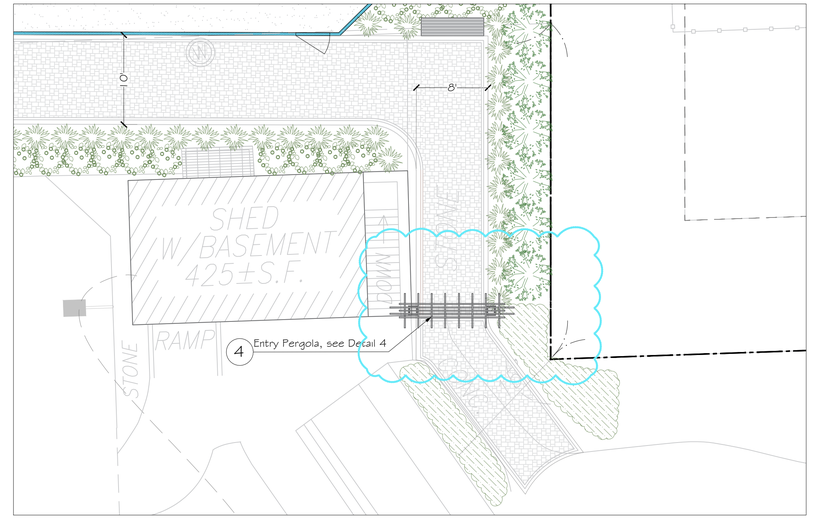
North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



1 Schematic Tennis Court & Pickleball Plan

Scale: 1/8" = 1'

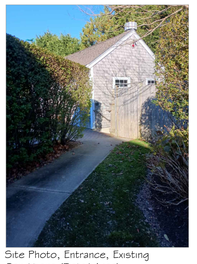


2 Schematic Entry Plan

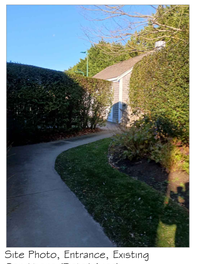
Scale: 1/4" = 1'



Court Fences to Match Existing Conditions



Site Photo, Entrance, Existing Conditions (Detail Area)



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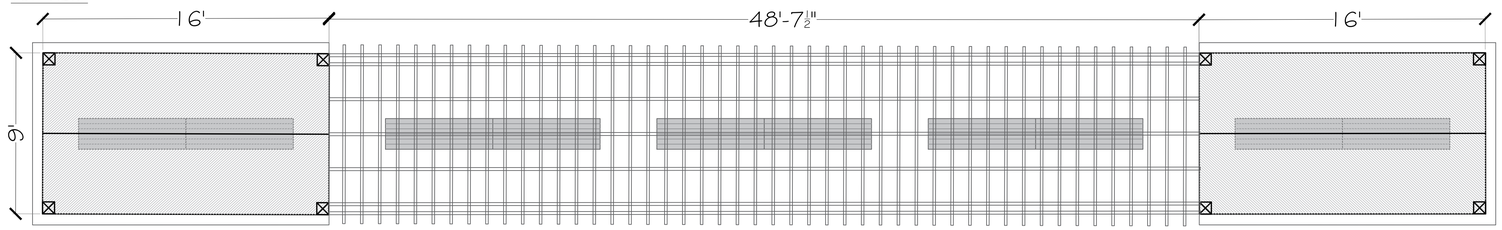
GREAT HARBOR YACHT CLUB
19, 21, 23 NOBADEER FARM ROAD
NANTUCKET, MA 02554

Schematic Plan
Scale: 1/8" = 1'
2.10.2025
Page L.1.1

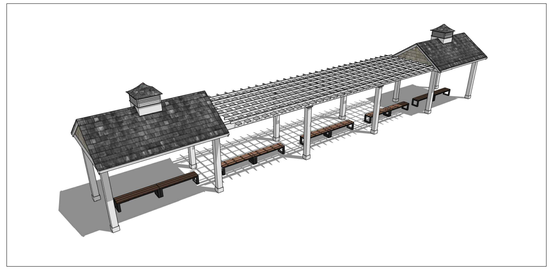
North

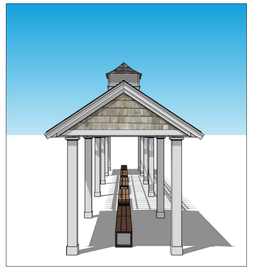
JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

TOP VIEW:

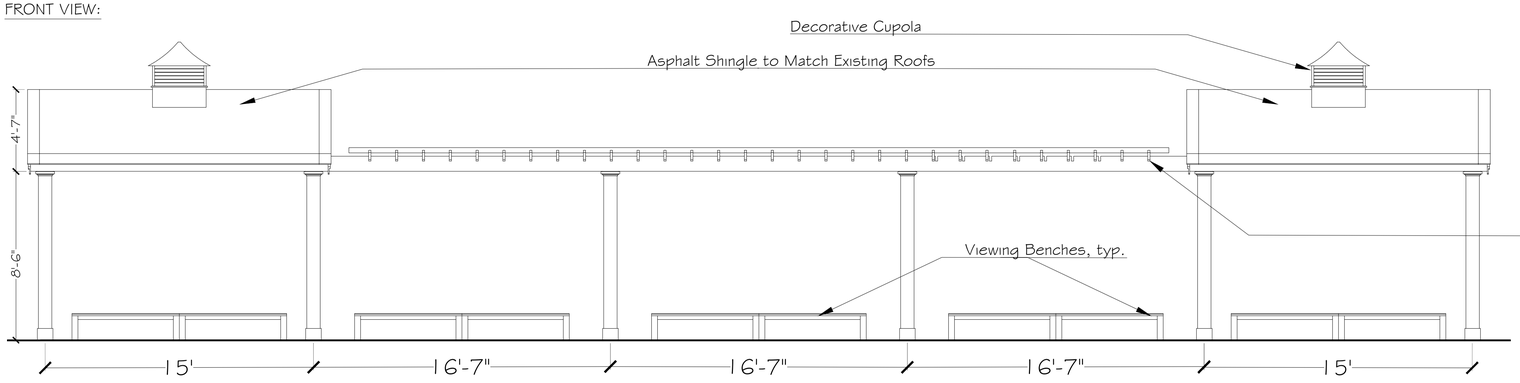


ILLUSTRATIVE PERSPECTIVE:

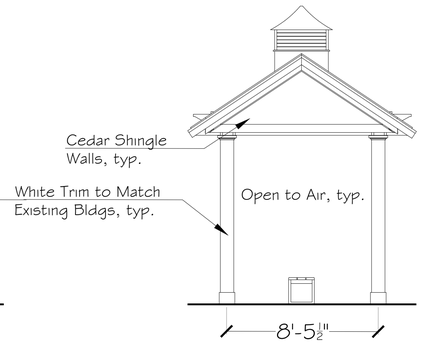




FRONT VIEW:

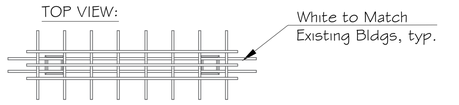


SIDE VIEW:

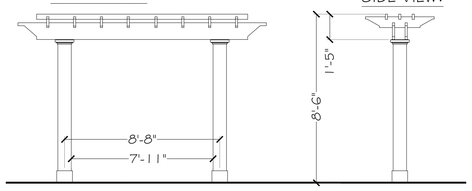


3 Schematic Viewing Sheds & Pergola Detail
Scale: ¼" = 1'

TOP VIEW:

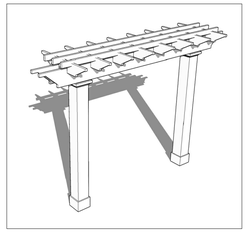


FRONT VIEW:



SIDE VIEW:

PERSPECTIVE ILLUSTRATION:



4 Schematic Entry Pergola Detail
Scale: ¼" = 1'

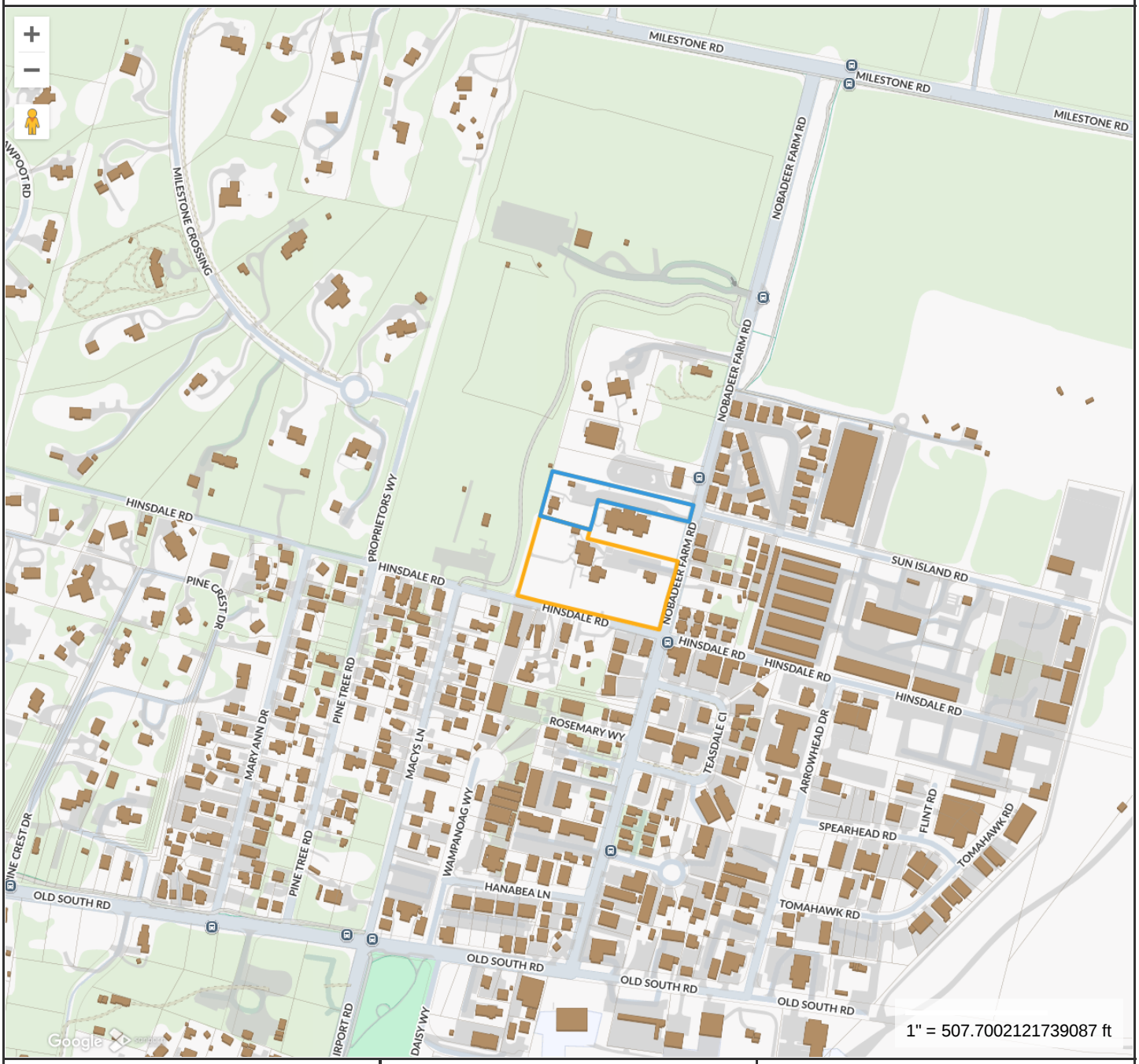
GREAT HARBOR YACHT CLUB
19, 21, 23 NOBADEER FARM ROAD
NANTUCKET, MA 02554

Details - Structures
Scale: ¼" = 1'
2.10.25
Page L.6.2

North

JARDINS INTL. LANDSCAPE ARCHITECTURE

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	6705
Location	19 NOBADEER FARM RD
Owner	GREAT HARBOR YACHT CLUB INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Nobadeer Farm Rd





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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CERTIFICATE OF APPROPRIATENESS

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Contact Phone #: 508 680-5032 E-mail: _____

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Name: Jardins Intl.

Mailing Address: 53 Pleasant St
Nantucket Ma 02554

Contact Phone #: 508-325 9911 E-mail: eo@jardinsintl.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ ~~Other Repairs & Seal as 10'x 8'x 8'6" High Previous Size 10'x 8'x 12'6"H~~ Shed 10'6"x 19'x 12'1"H.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 12'1" South 12'1" East 12'1" West 12'1"

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.

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Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Shiplap Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall CEDAR Clapboard (if applicable) _____ Roof _____

Trim White Sash _____ Doors _____

Deck Mahogany Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

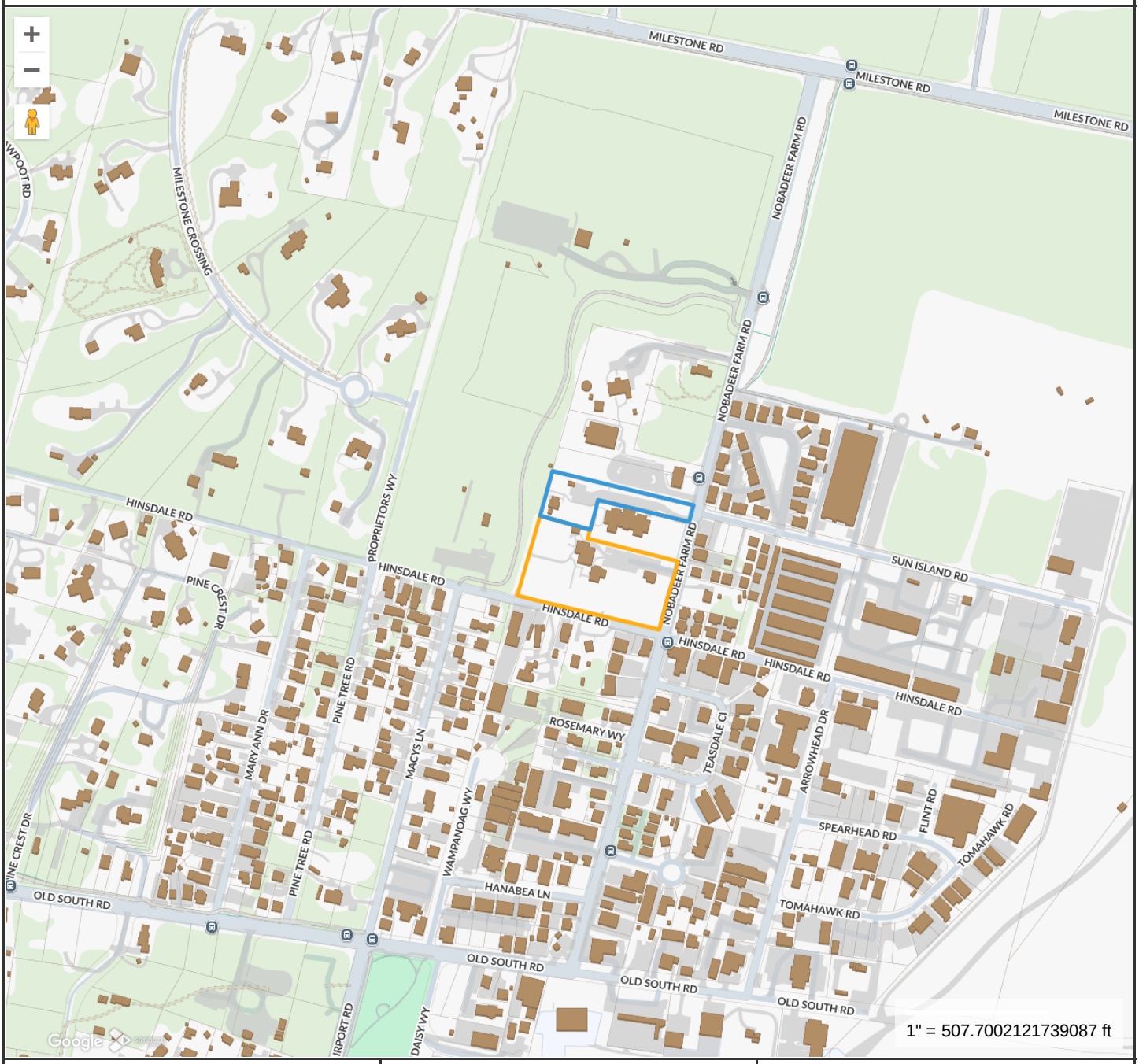
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2-10-25 Signature of owner of record E. Alan Cayer TJ Signed under penalties of perjury

From: Stephen Creese
To: Elisabeth O"Rourke
Cc: Matthew MacEachern; Anne Coderre
Subject: GHYC Nobadeer Facility
Date: Monday, December 23, 2024 1:44:45 PM

Elizabeth,
Please sign on behalf of GHYC.
Happy Holidays,
Stephen
General Manager
Great Harbor Yacht Club
508-221-3409 mobile

> On Dec 23, 2024, at 12:14 PM, Elisabeth O'Rourke <eo@jardinsintl.com> wrote:
>
> Good afternoon,
> Can one of you give me permission to sign the forms for the application?
>
> Thanks,
> Elisabeth
> <HDC Application Form.pdf>
> <HDC Signature Authorization.doc>
> <GHYC Nobadeer Facility HDC Plans 12.23.24.pdf>



Property Information

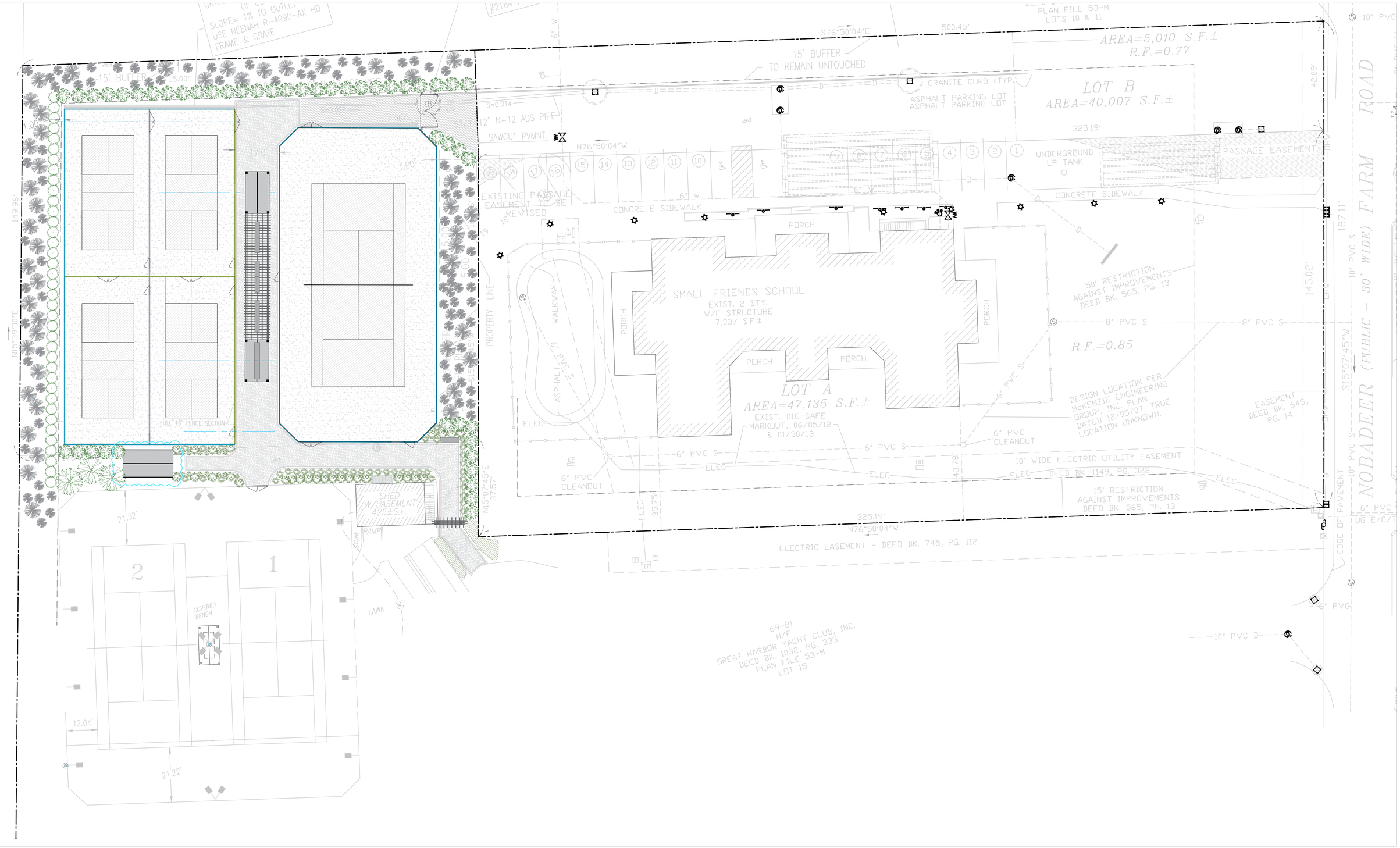
Property ID	6705
Location	19 NOBADEER FARM RD
Owner	GREAT HARBOR YACHT CLUB INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

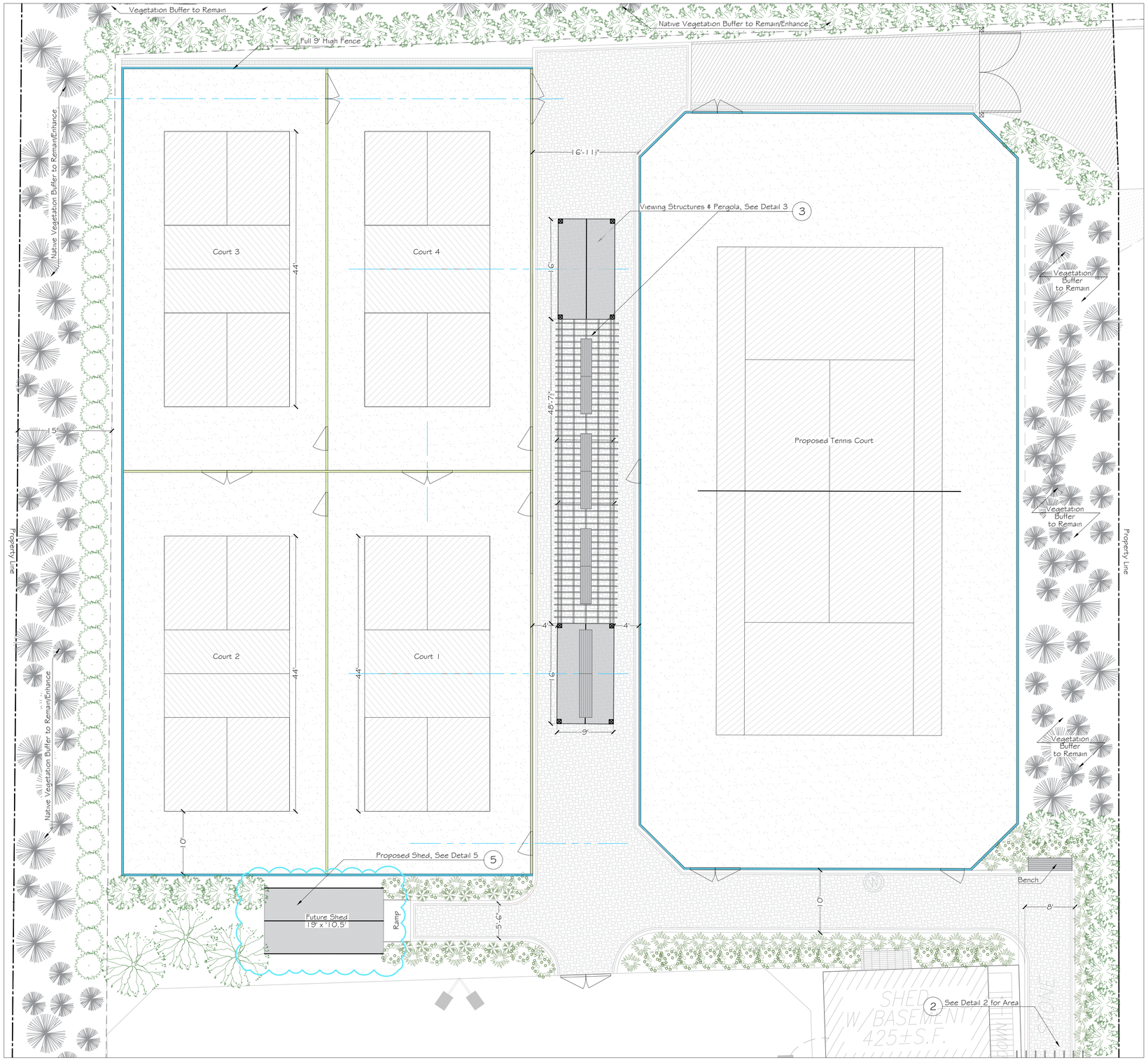


GREAT HARBOR YACHT CLUB
19, 21, 23 NOBADEER FARM ROAD
NANTUCKET, MA 02554

Schematic Plan
Scale: 1/16" = 1'
2.10.2025
Page L.1.0

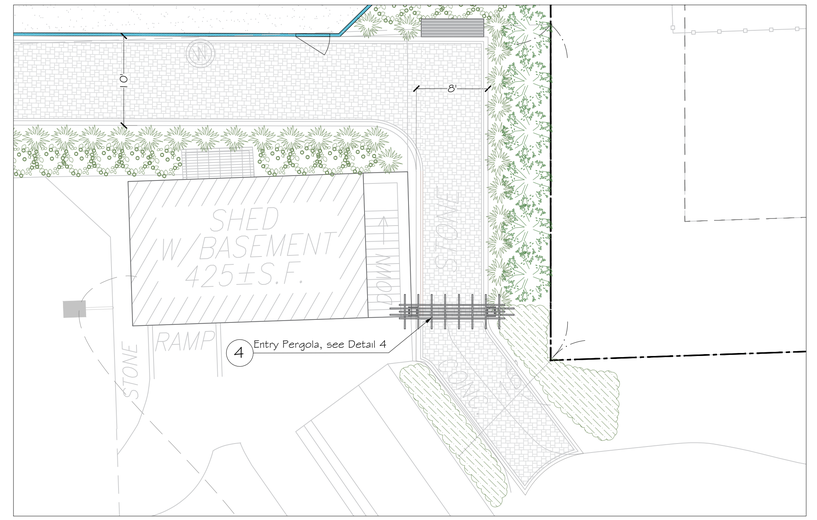
North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



1 Schematic Tennis Court & Pickleball Plan

Scale: 1/8" = 1'

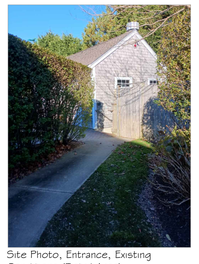


2 Schematic Entry Plan

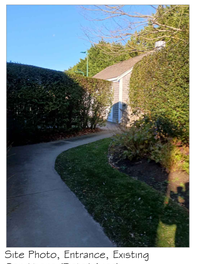
Scale: 1/8" = 1'



Court Fences to Match Existing Conditions



Site Photo, Entrance, Existing Conditions (Detail Area)



Site Photo, Entrance, Existing Conditions (Detail Area)

GREAT HARBOR YACHT CLUB
19, 21, 23 NOBADEER FARM ROAD
NANTUCKET, MA 02554

Schematic Plan
Scale: 1/8" = 1'
2.10.2025
Page L.1.1

North

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53 Pleasant Street
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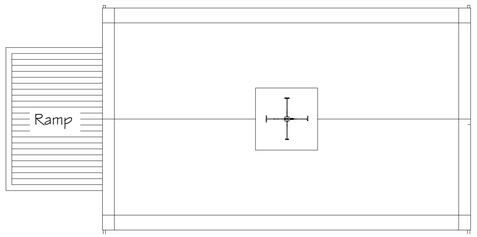
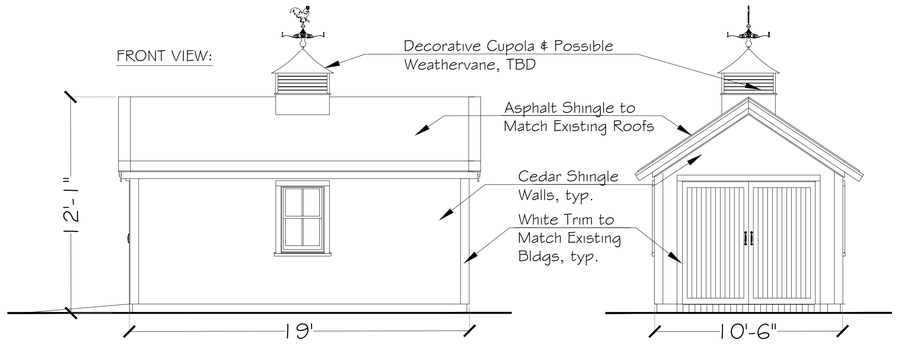
www.jardinsintl.com

TOP VIEW:



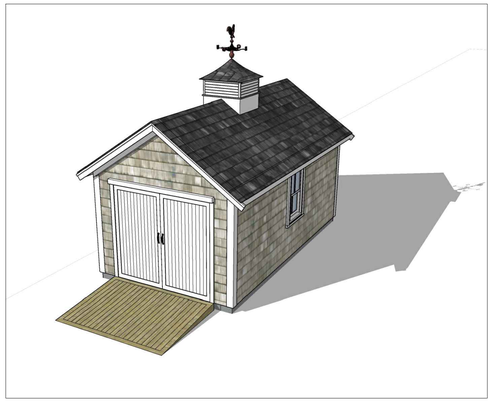
FRONT VIEW:

SIDE VIEW:



5 Schematic Storage Shed Detail
Scale: $\frac{1}{4}$" = 1'

ILLUSTRATIVE PERSPECTIVE:



GREAT HARBOR YACHT CLUB
19, 21, 23 NOBADEER FARM ROAD
NANTUCKET, MA 02554

Details - Shed
Scale: $\frac{1}{4}$" = 1'
2.10.25
Page L.6.2

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com


Nobadeer Farm Rd





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24

Street & Number of Proposed Work: 2 SUMMER STREET

Owner of record: SUMMER PINE LLC C/O JOHN GREENBAUM

Mailing Address: 22 33 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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: 1750

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW PARKING SPACE
RE-ADJUST FENCING TO
ACCOMODATE THE SPACE -
7' X 17'

Is there an HDC survey form for 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 BRICK Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

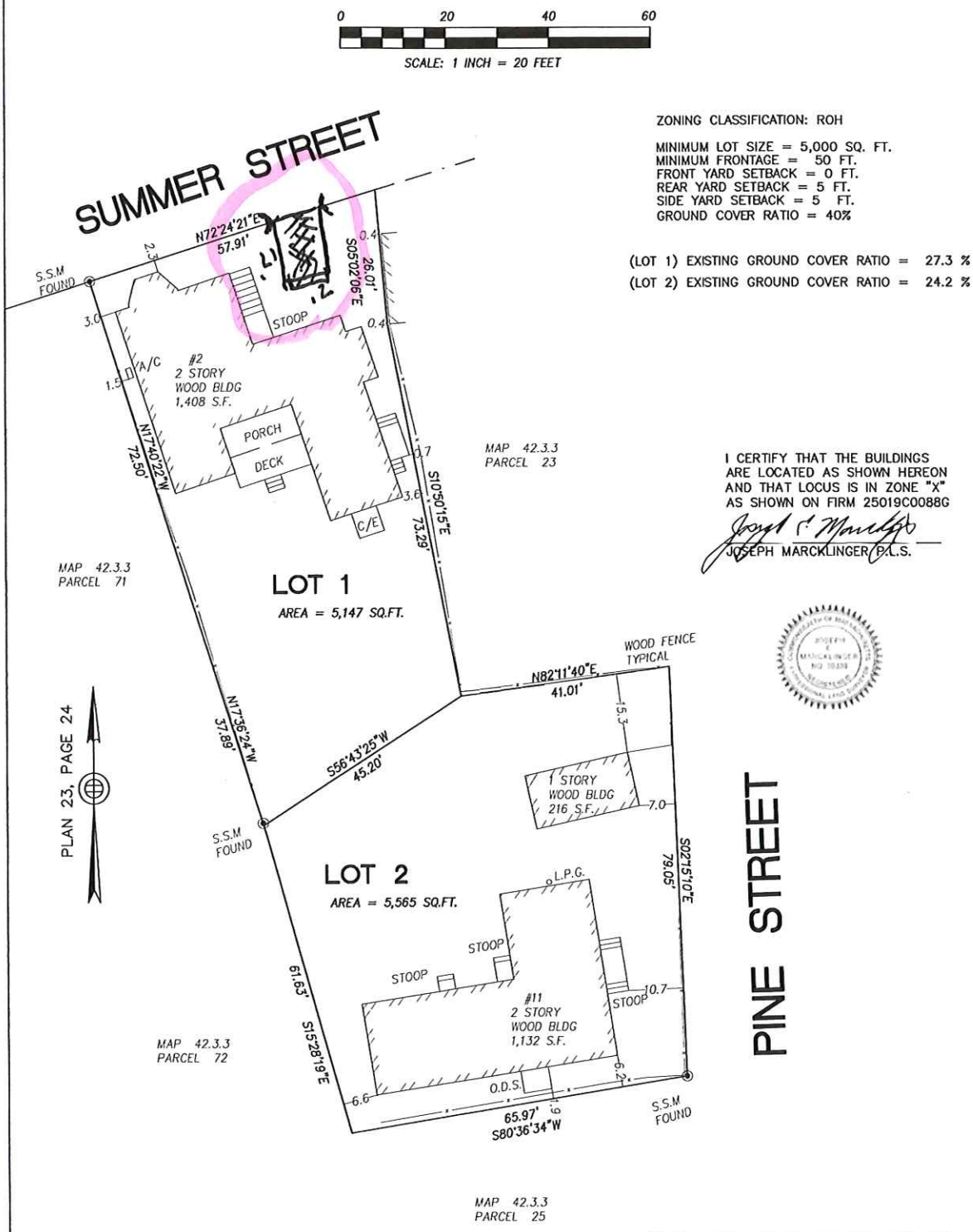
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence EXISTING 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 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury



ZONING CLASSIFICATION: ROH

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 40%

(LOT 1) EXISTING GROUND COVER RATIO = 27.3 %
(LOT 2) EXISTING GROUND COVER RATIO = 24.2 %

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON AND THAT LOCUS IS IN ZONE "X" AS SHOWN ON FIRM 25019C0088G

JOSEPH MARCKLINGER, P.L.S.

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT

2 SUMMER STREET (PARCEL 1)
11 PINE STREET (PARCEL 2)
DECEMBER 4, 2023

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

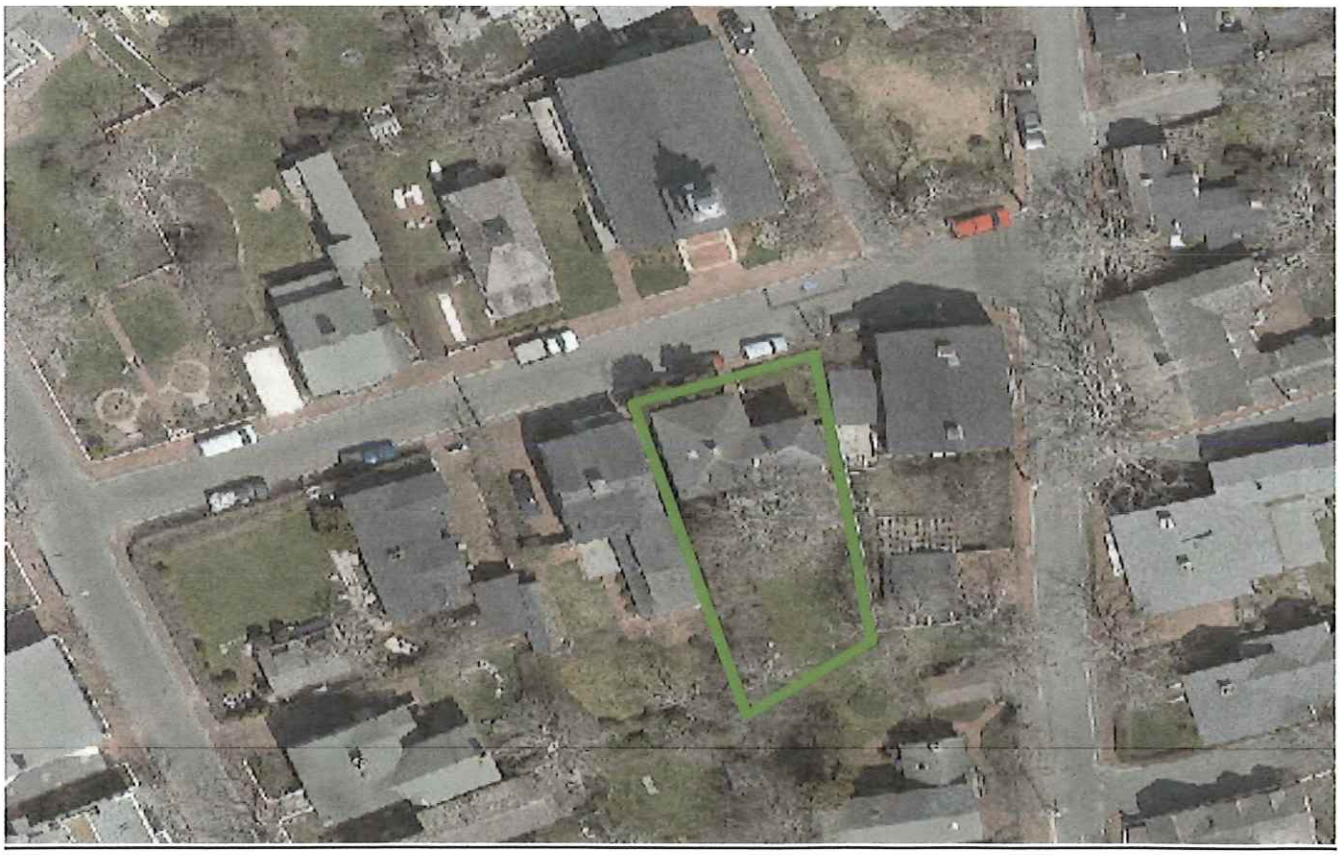
DEED BOOK 1381, PAGE 305 PLAN 23 PAGE 24
ASSESSORS MAP 42.3.2, PARCELS 24 & 24.1

PREPARED FOR: ACK 11 PLEASANT LLC
OWNER: SUMMER PINE, LLC

2 SUMMER STREET – NEW PARKING SPACE



ONLY DWELLING ON SUMMER STREET THAT DOES NOT HAVE A PARKING SPACE















OTHER DRIVEWAYS ON SUMMER STREET – LOCUS IS ONLY ONE WITHOUT A DRIVEWAY

4 SUMMER STREET



4 PLEASANT STREET WITH DRIVEWAY FROM SUMMER STREET



7 SUMMER STREET



3 SUMMER STREET




Summer St



TRADERS LANE









BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-27-21
MAP/PARCEL#: 4233-024

Recorded By: AEG Date: 11/26 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Summer st. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Greenbaum, John S. & Mary

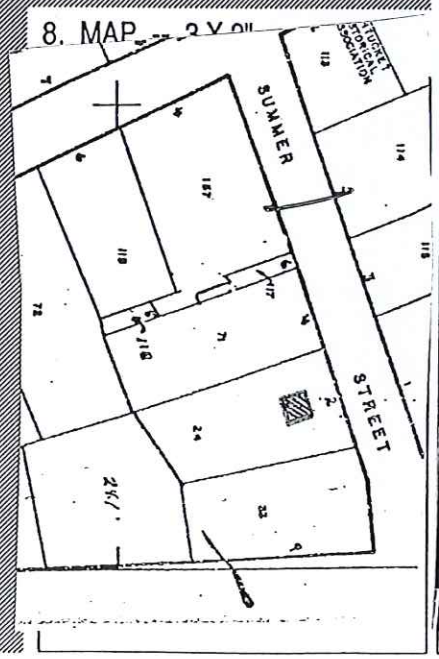
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP





36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ✓ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ✓ e. Sanborn Maps, date: 1887
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .25A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ✓ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ✓ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ✓ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: Flagpole

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ⊘ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: cap

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: 2 + 2 L

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped bay

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: before 1887 SOURCE: Sanborn.
ARCHITECT:
BUILDER:

35. BUILDING TYPE:

- ○ a. box
- ⊘ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other:

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: brackets

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. header chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 180

Street & Number of Proposed Work: 73 FAIRGROUNDS RD.

Owner of record: FAIRGROUNDS PROPERTIES LLC

Mailing Address: 14 PLOM STREET
NANTUCKET, MA 02554

Contact Phone #: 508-221-8473 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-10) ☐ 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: 1972

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 15' x 32' IN-GROUND POOL AT REAR OF DWELLING. WITH AUTO-COVER - 16' NTW - 5'/FENCE WITH GATE - 4' NTW BOARD FENCE @ POOL EQUIP.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5'/1-16' NTW
Type: 4'-16" NTW
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE PATIO Walls @ POOL

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/9/2025 Signature of owner of record _____ Signed under penalties of perjury

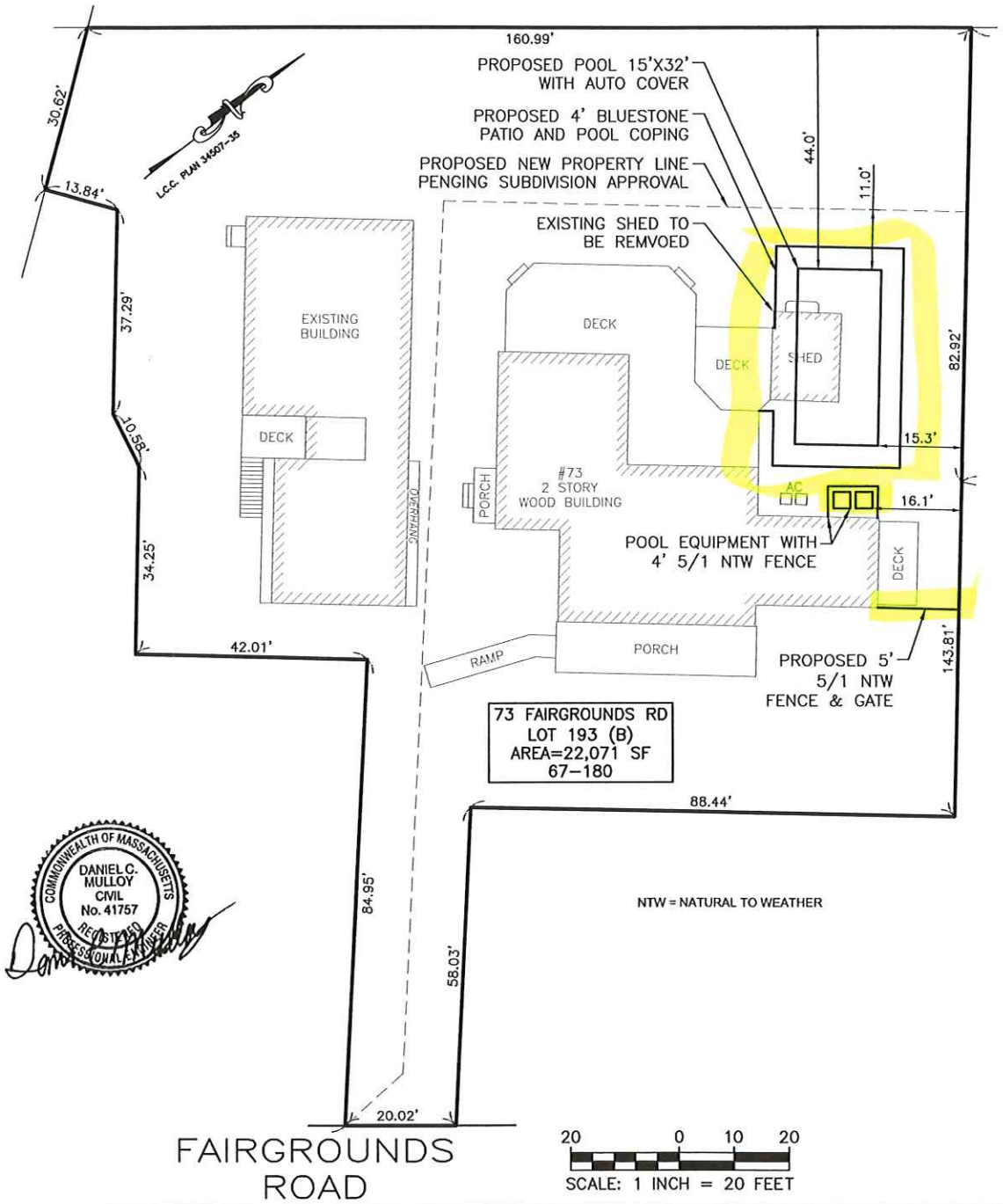
ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 10 (R–10)

	REQUIRED
LOT AREA	10,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX GROUND COVER RATIO	25%

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
WELLHEAD PROTECTION
MA DEP ZONE II



COMMONWEALTH OF MASSACHUSETTS
DANIEL C. MULLOY
CIVIL
No. 41757
REGISTERED PROFESSIONAL ENGINEER

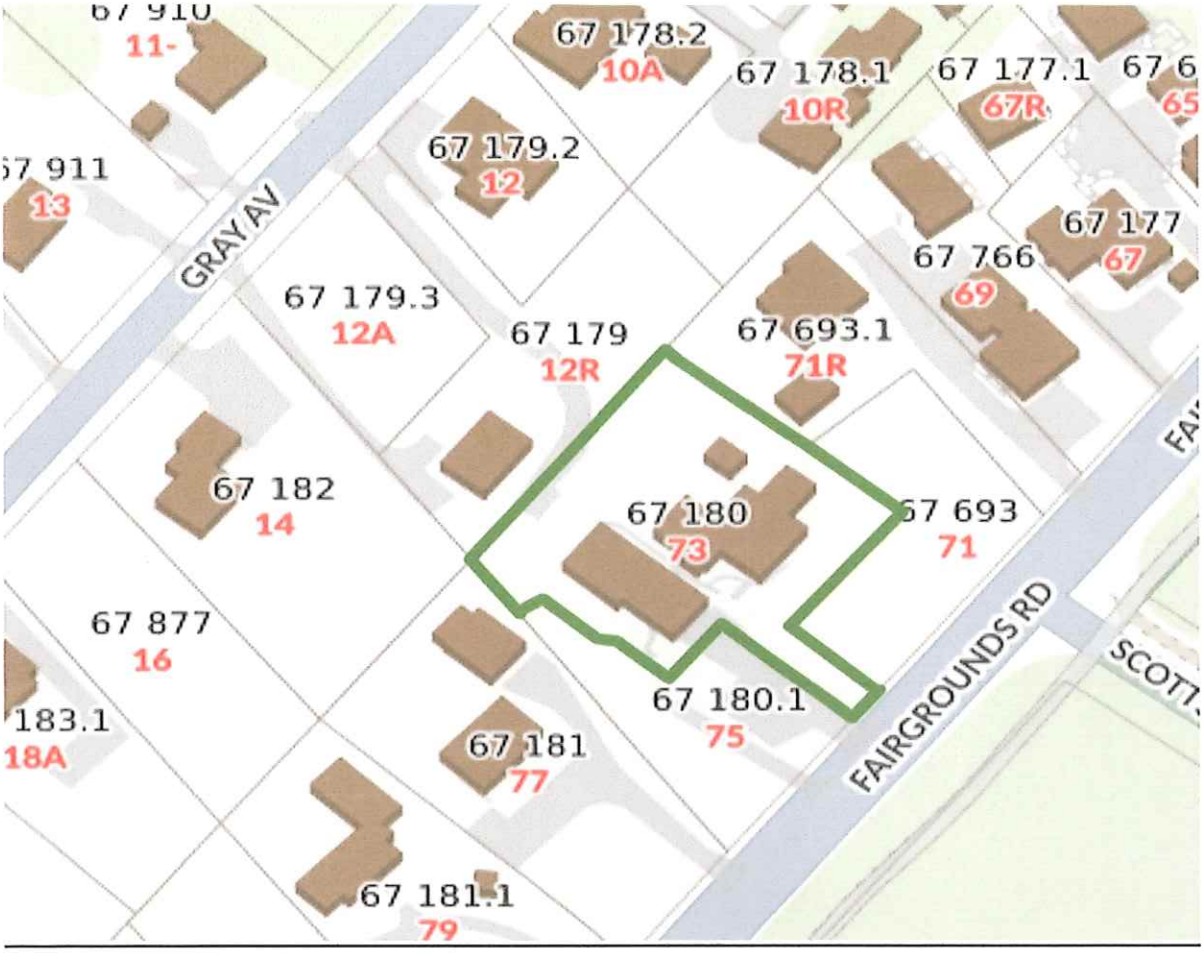
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM

POOL SITE PLAN

73 FAIRGROUNDS ROAD
ASSESSOR'S MAP 67 , PARCEL 180.1
NANTUCKET , MASSACHUSETTS

DATE: DECEMBER 10, 2024			REV. DATE:
PROJ.#: 24086	SCALE : 1" = 20'	DRAWN BY: DCM	CHECK BY: DCM
ISSUED FOR : APPROVAL			
PREPARED FOR: J5 DEVELOPMENT			

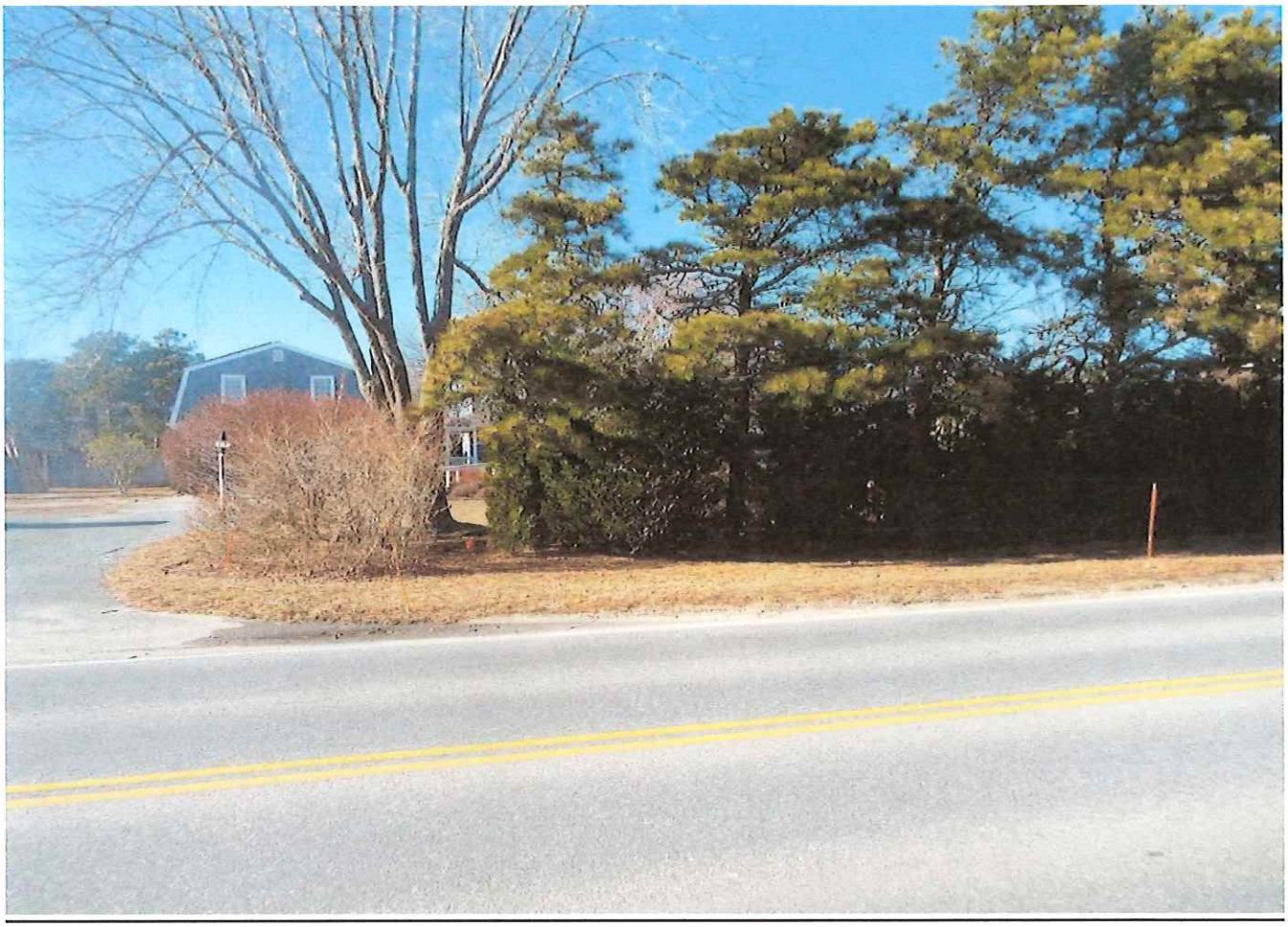
73 FAIRGROUNDS ROAD – HARDSCAPE/POOL

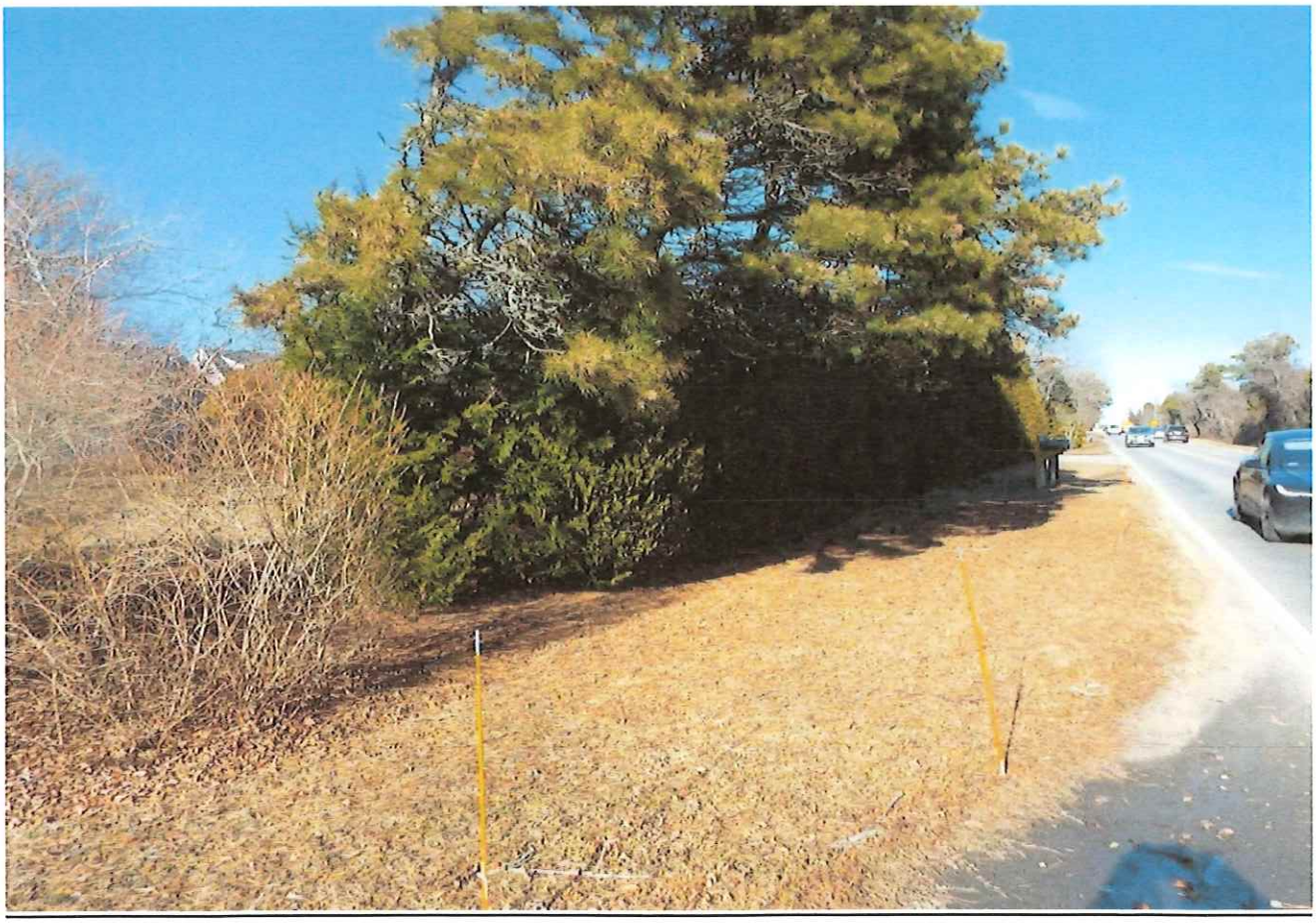


















FROM GRAY AVENUE TO THE REAR – NOT VISIBLE







71 FAIRGROIUNDS 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°: 11 PARCEL N°. 29

Street & Number of Proposed Work: 110 WAUWINET ROAD

Owner of record: LYDIA DENNY PALMER LLC

Mailing Address: 4520 33RD ST NW
WASHINGTON, DC 20007

Contact Phone #202-258-8457 E-mail: ONEANDONLYLYDIA@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: _____ 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: 1890

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ADD 36' OF NEW 6' BOARD FENCE TO PREVIOUSLY 120' APPROVED FENCE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: NEW BOARD
Length: 36'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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.

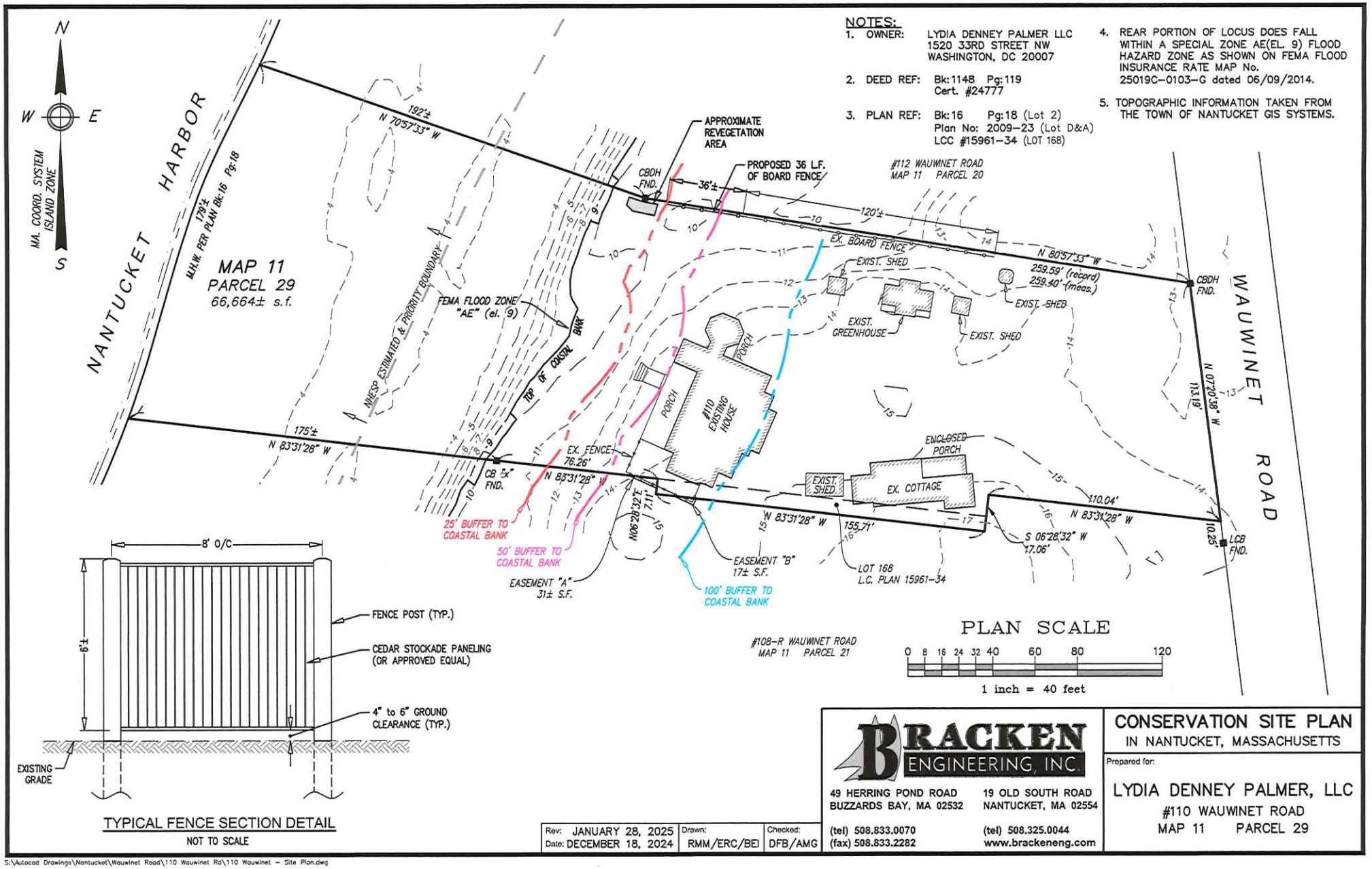
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NEW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/9/25 Signature of owner of record Linda Williams Signed under penalties of perjury



TYPICAL FENCE SECTION DETAIL

NOT TO SCALE

NOTES:

1. OWNER: LYDIA DENNEY PALMER LLC
   1520 33RD STREET NW
   WASHINGTON, DC 20007
2. DEED REF: Bk:1148 Pg:119
   Cert. #24777
3. PLAN REF: Bk:16 Pg:18 (Lot 2)
   Plan No: 2009-23 (Lot D&A)
   LCC #15961-34 (LOT 168)
4. REAR PORTION OF LOCUS DOES FALL WITHIN A SPECIAL ZONE AE(EL. 9) FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0103-G dated 06/09/2014.
5. TOPOGRAPHIC INFORMATION TAKEN FROM THE TOWN OF NANTUCKET GIS SYSTEMS.

Rev: JANUARY 28, 2025	Drawn: RMM/ERC/BEI	Checked: DFB/AMG
Date: DECEMBER 18, 2024		

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

CONSERVATION SITE PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

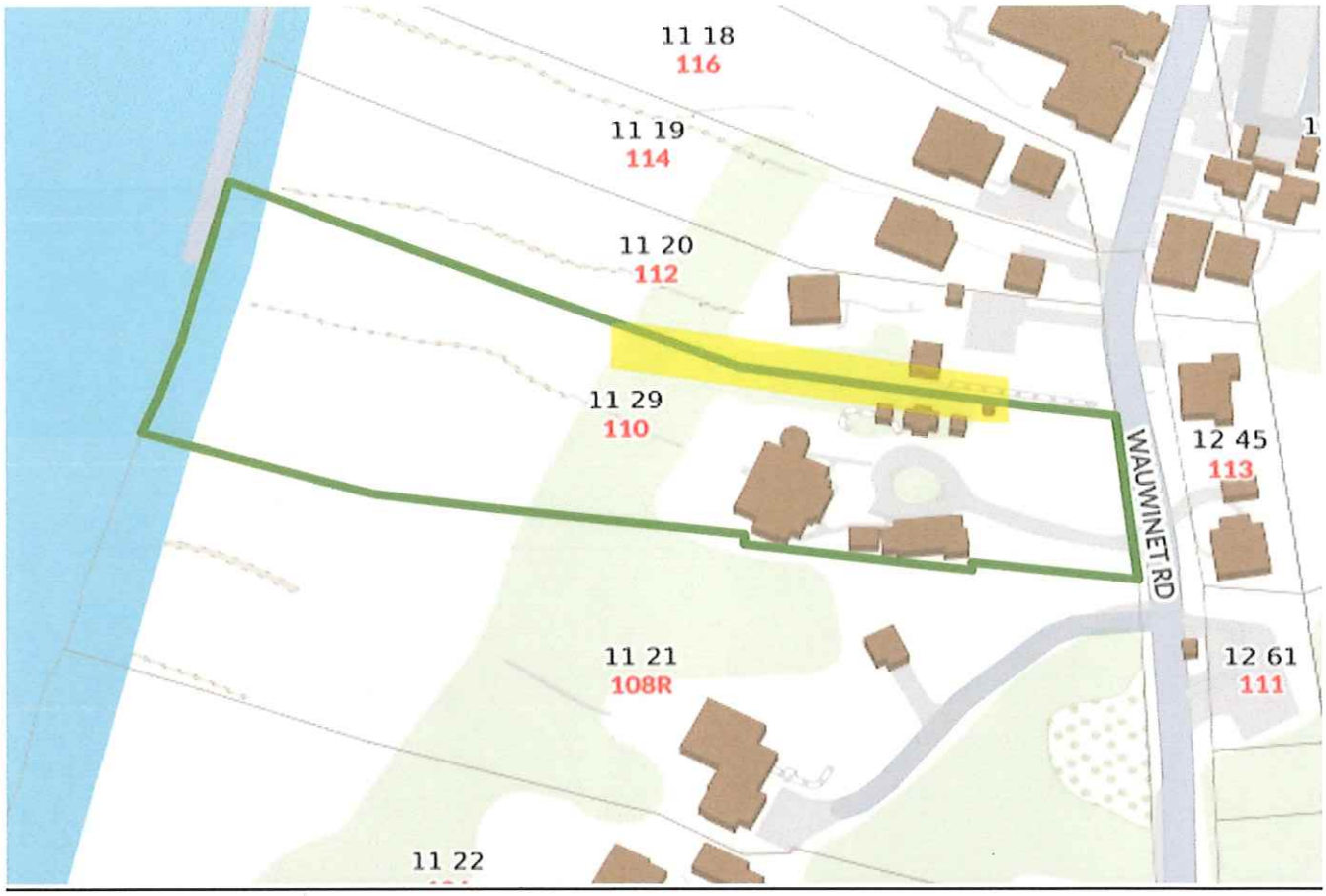
LYDIA DENNEY PALMER, LLC

#110 WAUWINET ROAD

MAP 11 PARCEL 29

S:\Autocad Drawings\Nantucket\Wauwinet Road\110 Wauwinet Rd\110 Wauwinet - Site Plan.dwg

110 WAUWINET ROAD – EXTEND EXISTING 6'NTW BOARD FENCE 36' – NOT VISIBLE










110







EXISTING HDC APPROVED FENCE ALONG INSIDE THE NORTH LOT LINE

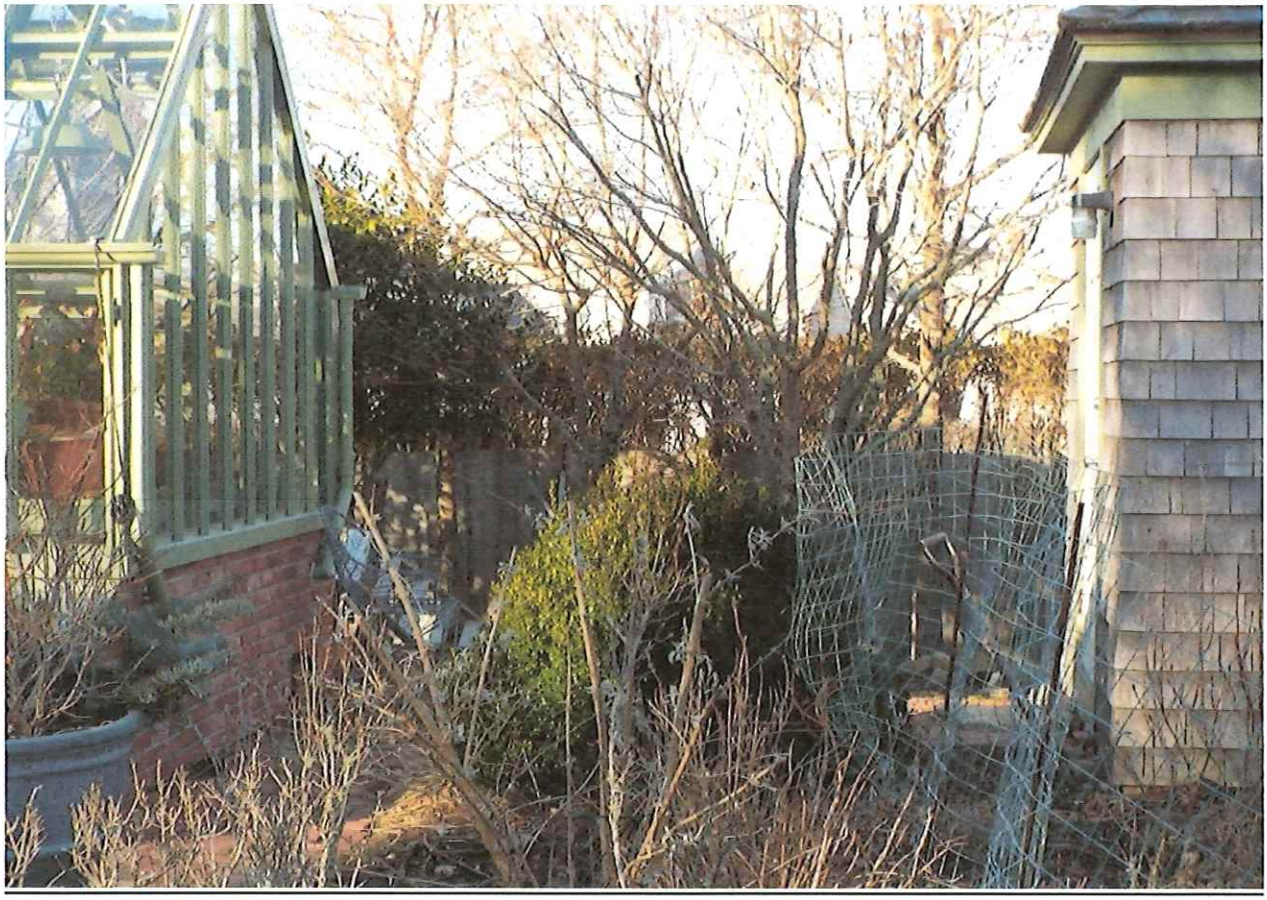




EXISTING FENCE EMBEDDED INTO THE NATURAL LANDSCAPE



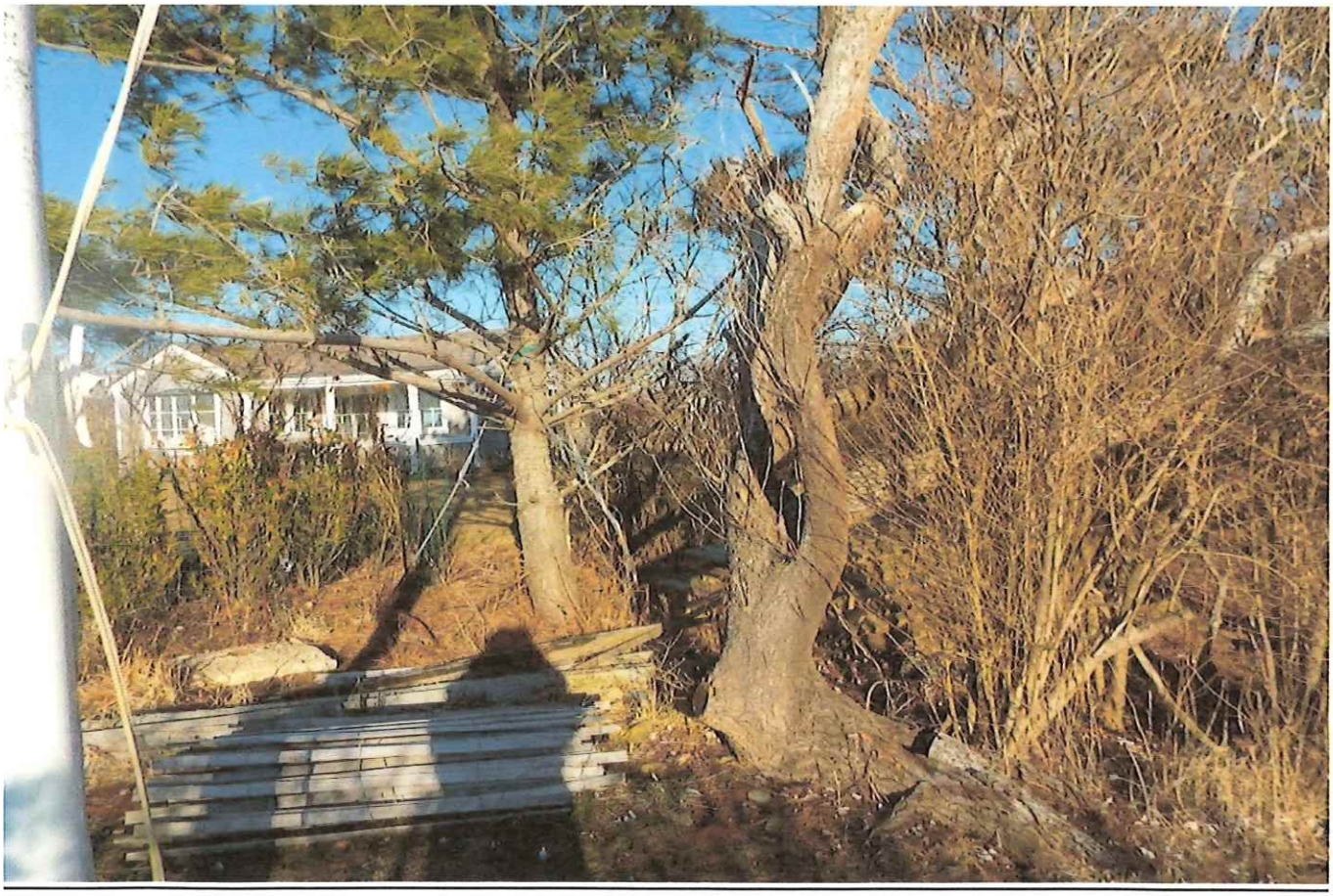




EXTEND THE FENCE 36' FROM THIS POINT







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 186

Street & Number of Proposed Work: 11 CHATHAM ROAD

Owner of record: CANNON FAMILY REVOCABLE TRUST

Mailing Address: 17507 VINELAND AVE, THOMAS (CANNON) TR.
MONTE SERENO, CA 95030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-10 9225

☐ 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: (2013 BARN)

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ROTATE GARAGE
RELOCATE GARAGE DOORS
ADDED EXTERIOR STAIRWAY
ALTERED DORMER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

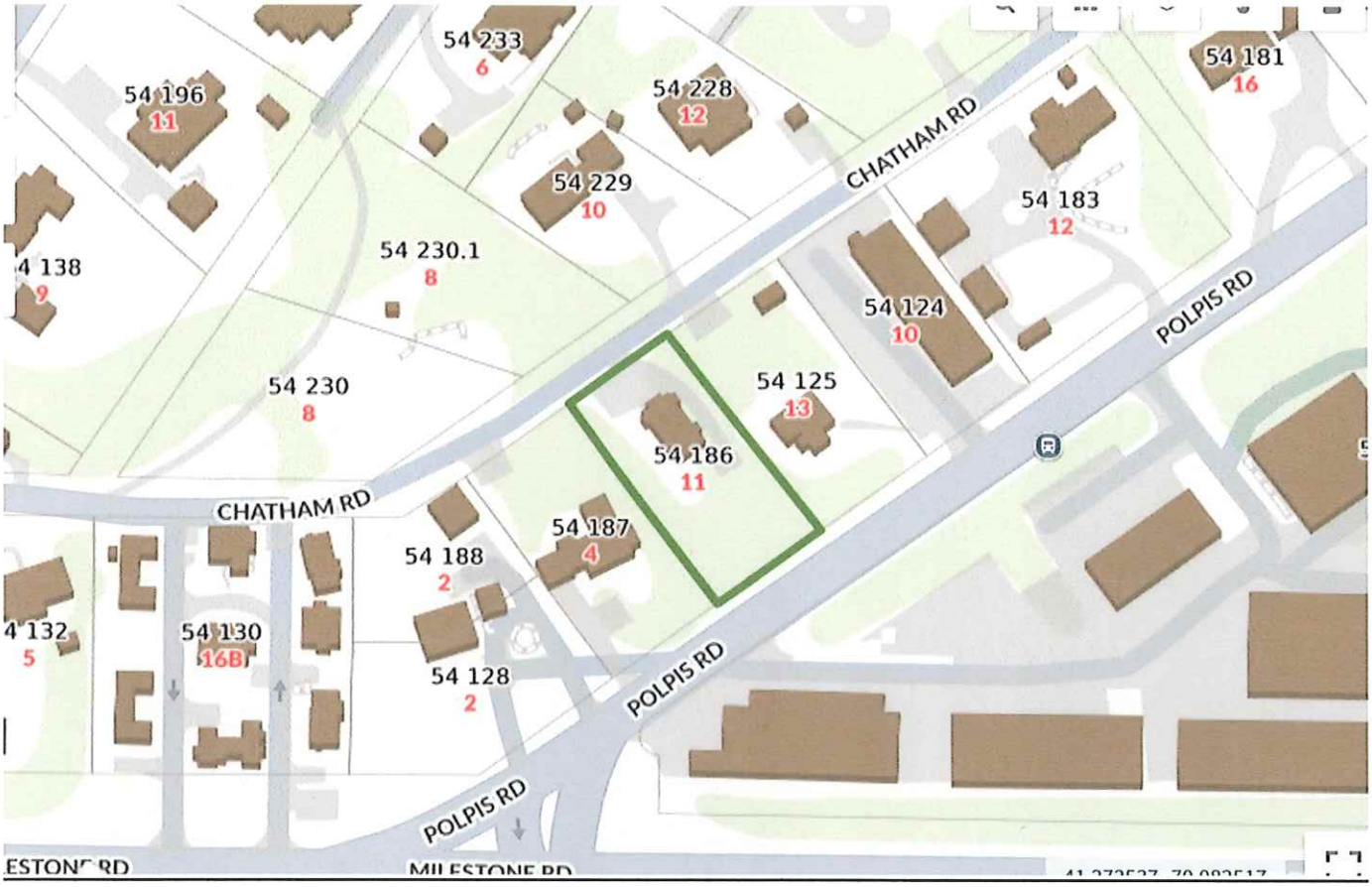
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

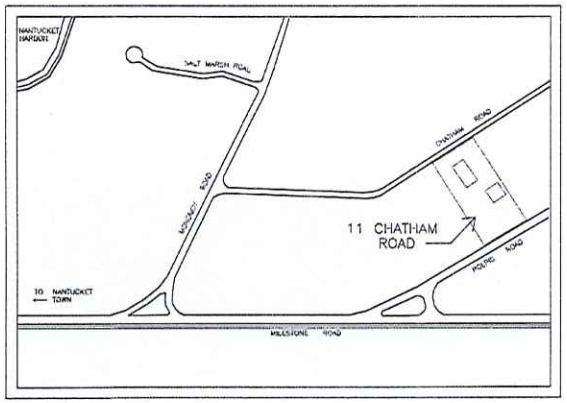
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

11 CHATHAM ROAD – MOVE ON SITE



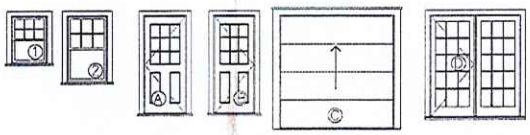


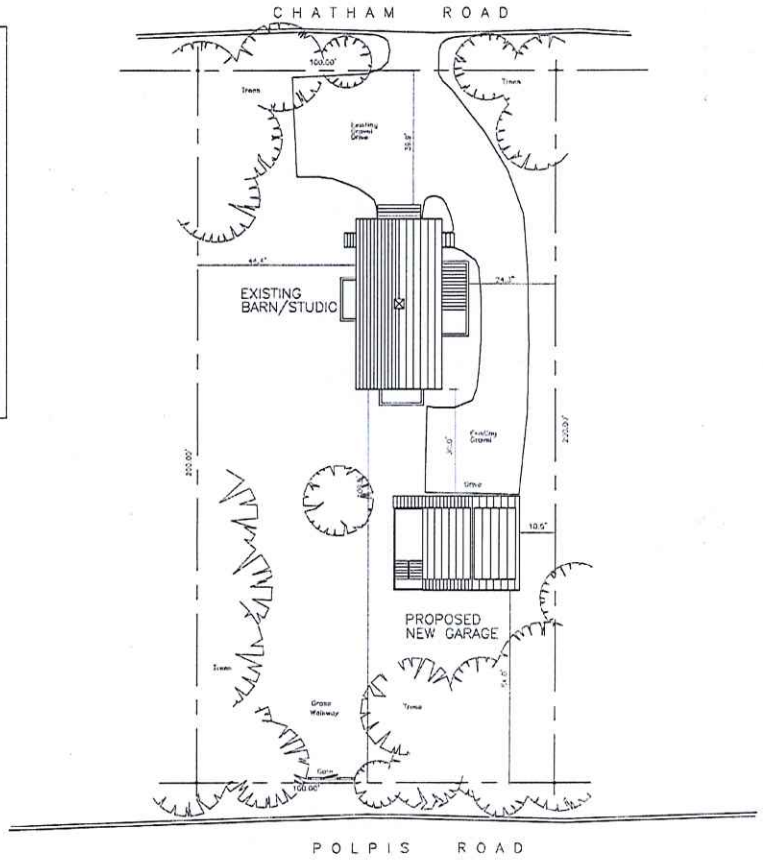


LOCUS MAP
N.T.S.

N

WINDOW AND DOOR SCHEDULE				
ITEM	QTY	ROUGH OPENING	UNIT SIZE	COMMENTS
1	3	2'-8"w x 3'-7"h	2'-6"w x 3'-5"h	9 Dbl Hung Andersen
2	10	2'-10"w x 4'-11"h	2'-8"w x 4'-9"h	9 Dbl Hung Andersen
A	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10h 9 lt wood R.H.	Andersen
B	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10"h 9 lt wood L.H.	Andersen
C	2	8'-3"w x 8'-2"h	8'-0"w x 8'-0"h Overnagd w/cedar face	Custom Overhd
D	1	6'-2"w x 7'-3"h	6'-0"w x 7'-0"h 15 lt patio door pair	Andersen Patio





SITE PLAN
1/16" = 1'-0"

NORTH

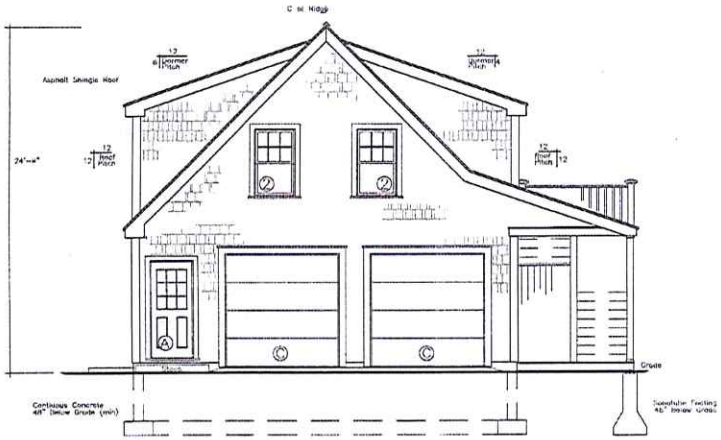
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Site Plan

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

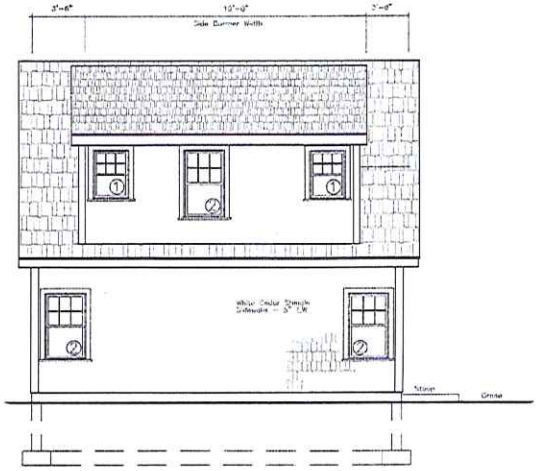
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
Site Plan
for Garage Studio
11 Chatham Rd
Nantucket – MA – 02554

Project	Sheet
New Garage	A0.1
Date: 12/13/2024	
Scale: VARIES	



North Elevation (FRONT)
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

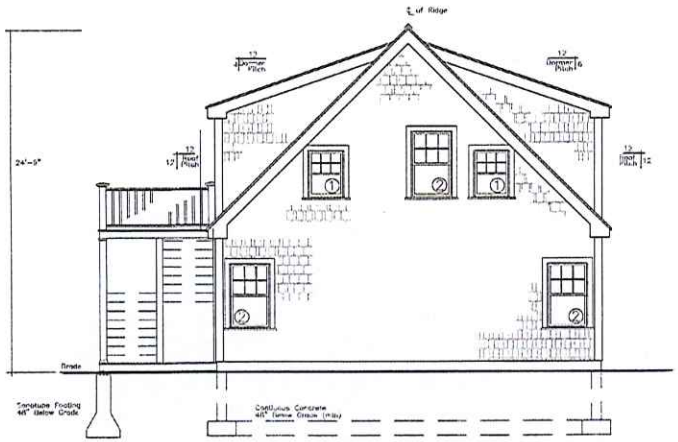
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

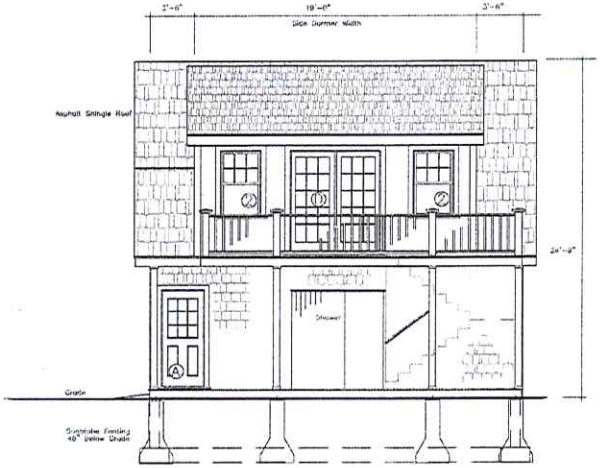
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
North & West Elevations
for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.1
Date: 12/13/2024	
Scale: 1/4"=1'-0"	



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

Firm Name and Address

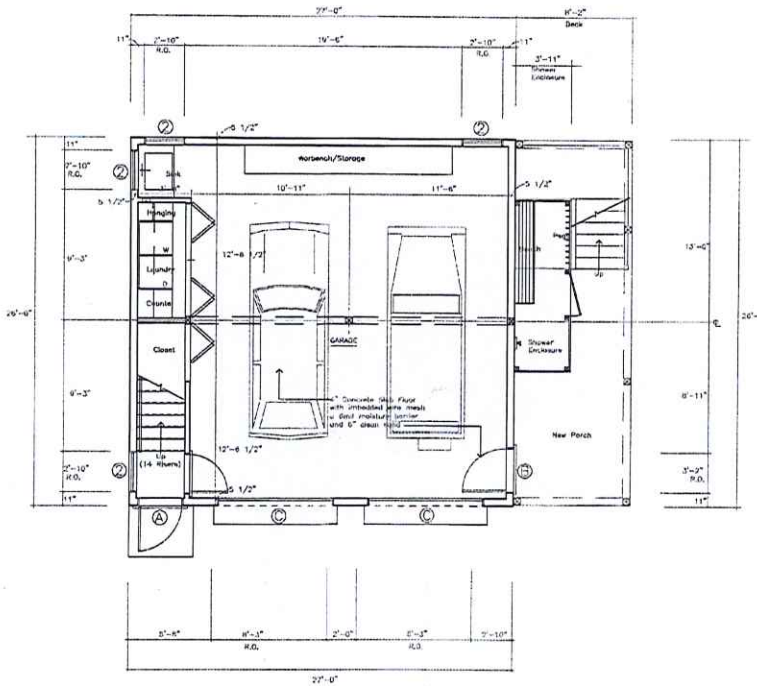
WINTERS

ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

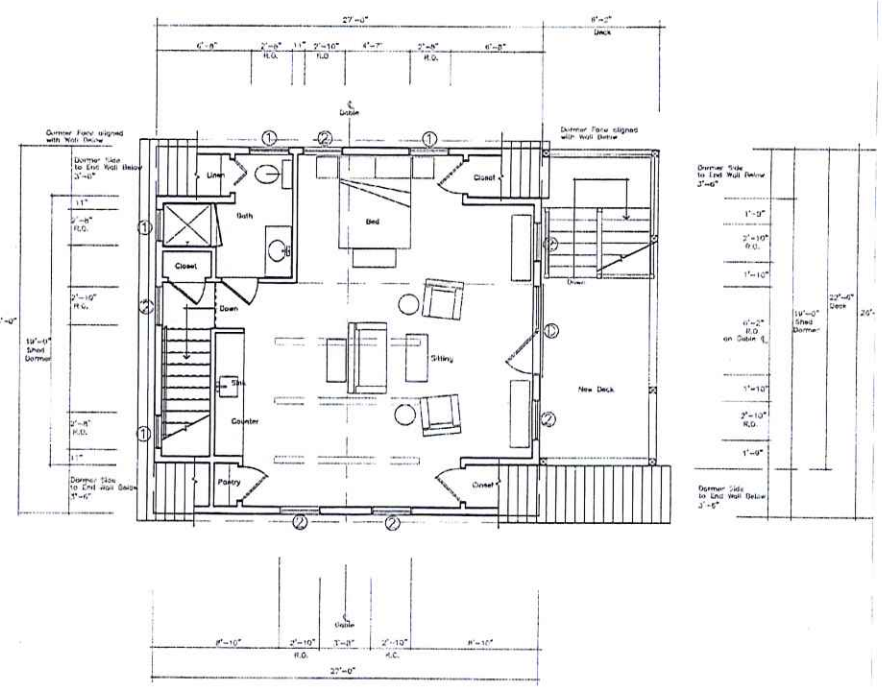
Project Name and Address

BRUST/CANNON GARAGE STUDIO
South & East Elevations for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.2
Date: 12/13/2024	
Scale: 1/4"=1'-0"	



First Floor Plan
1/4" = 1'-0"



Finished Second Floor
Studio Apartment
1/4" = 1'-0"

BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Floor Plans

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
Proposed Finish Layout for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A1.2
Date: 12/13/2024	
Scale: 1/4"=1'-0"	





(EXISTING BARN)

FROM CHATHAM ROAD





CERTIFICATE NO: HDC2023-10-9225

DATE ISSUED: 10/10/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PREVIOUS APPROVAL

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 186

Street & Number of Proposed Work: 11 CHATHAM ROAD

Owner of record: JUDITH A. BRUST

Mailing Address: 500 BELAVIDA RD
MONTEREY, CA 93940

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK AVERY

Mailing Address: 5 ORCHARD STREET
ADAMS, MA, 01220

Contact Phone #: 508 221 0327 E-mail: markstevenavery@gmail.com

FOR OFFICE USE ONLY

Date application received: 10/2/23 Fee Paid: $352.00

Must be acted on by: 11/24/23

Extended to: _____

Approved: 6 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-0" Sq. Footage 1st floor: 702 S.F. Decks/Patio: Size: 8'-0" x 22'-0" ☐ 1st floor ☒ 2nd floor
Width: 26'-0" Sq. footage 2nd floor: 559 S.F. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 23'-9" South 23'-9" East 23'-9" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass _____/12 Dormer 4/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 1x6 Frieze _____
Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): Front _____ Rear _____ Side 9LT WOOD
Garage Door(s): Type OVERHEAD Material CEDAR 1X6 OVERLAY - TO WEATHER
Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

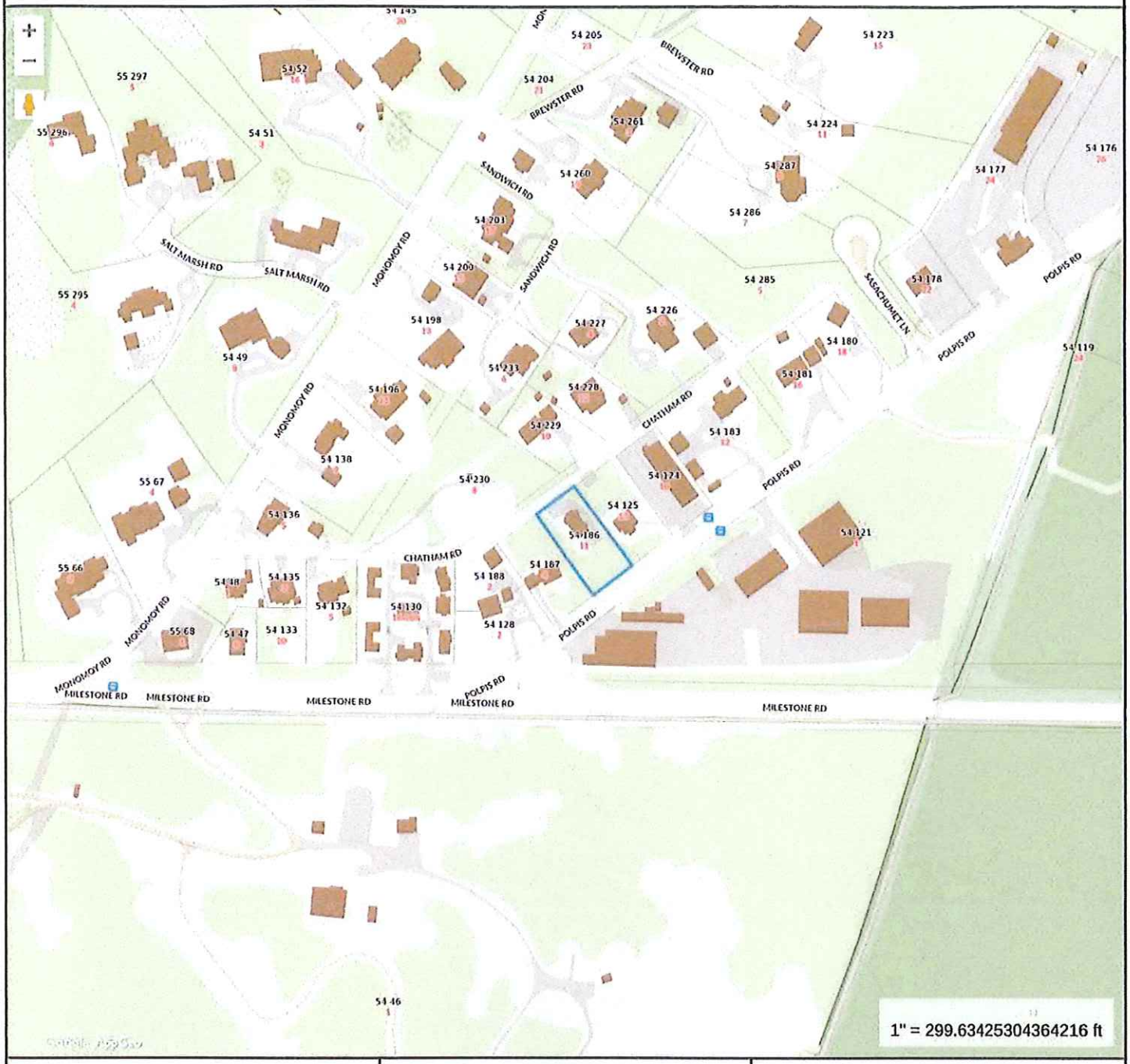
Sidewall WHITE CEDAR NATURAL Clapboard (if applicable) _____ Roof DUAL BLACK ASPHALT
Trim PAINTED NANTUCKET GREY Sash PAINTED NANTUCKET GREY Doors PAINTED NANTUCKET GREY
Deck NATURAL Foundation NATURAL CONC. Fence _____ Shutters _____
GARAGE DOORS NATURAL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/10/23 Signature of owner of record _____ Signed under penalties of perjury

11 Chatham Road



Property Information

Property ID	54 186
Location	11 CHATHAM RD
Owner	BRUST JUDITH A

APPROVED

HDC 2023-10-9225

With

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 08/02/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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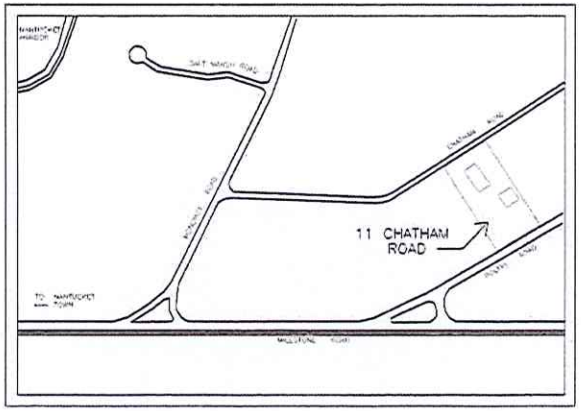
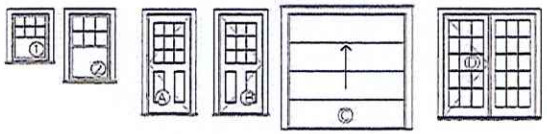
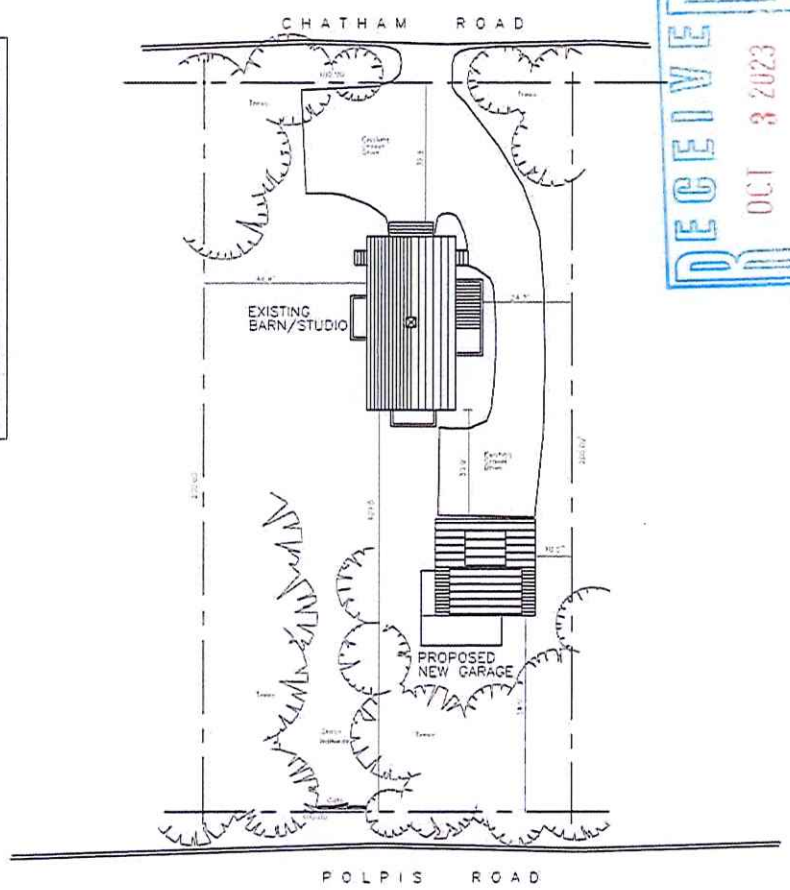


LOCUS MAP
N.T.S.

WINDOW AND DOOR SCHEDULE				
ITEM	QTY	ROUGH OPENING	UNIT SIZE	COMMENTS
1	3	2'-8"w x 3'-7"h	2'-6"w x 3'-5"h	9 Dbl Hung Andersen
2	10	2'-10"w x 4'-11"h	2'-8"w x 4'-9"h	9 Dbl Hung Andersen
A	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10h 9 lt wood R.H.	Andersen
B	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10"h 9 lt wood L.H.	Andersen
C	2	8'-3"w x 8'-2"h	8'-0"w x 8'-0"h Overhead w/cedar face	Custom Overhd
D	1	6'-2"w x 7'-3"h	6'-0"w x 7'-0"h 15 lt patio door pair	Andersen Patio





SITE PLAN
1/16" = 1'-0"

NORTH

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HDC 2023-10-9225

With [illegible]ova

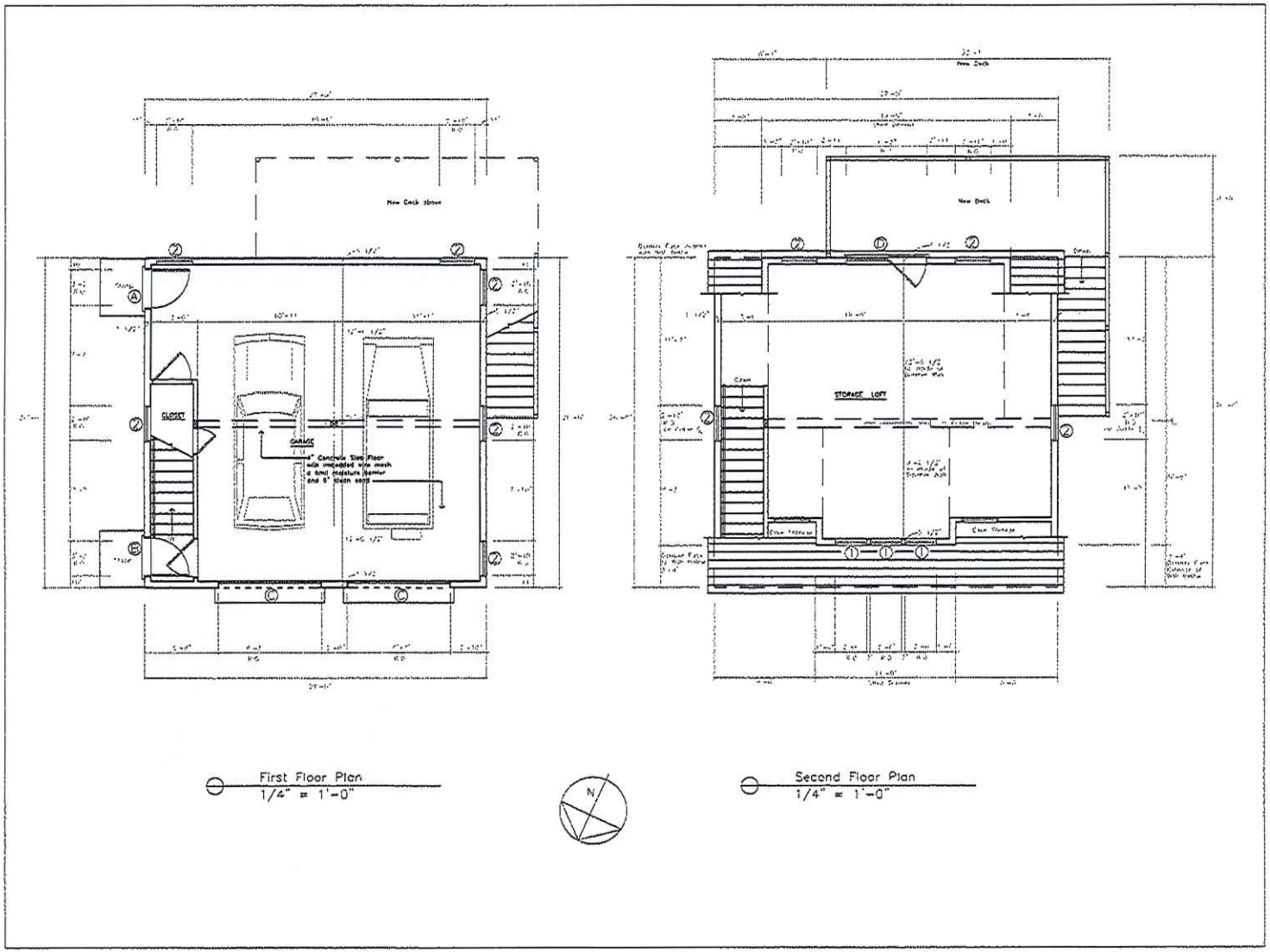
BRUST - New Garage
11 Chatham Road - Nantucket, MA
Site Plan and Locus Map

No.	Revision/Issue	Date

Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST GARAGE
Site Plan and Locus Map
11 Chatham Rd - New Dwelling
Nantucket - MA - 02554

Project	Sheet
New Garage	A0.1
Date: 07/30/2023	
Scale: VARIES	



First Floor Plan
1/4" = 1'-0"

Second Floor Plan
1/4" = 1'-0"

BRUST - New Garage
11 Chatham Road - Nantucket, MA
First + Second Floor Plans

No.	Revision/Issue	Date
1		

Firm Name and Address

WINTERS

ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address

BRUST GARAGE
First and Second Floor Plans

11 Chatham Rd - New Dwelling
Nantucket - MA - 02554

Project	Sheet
New Garage	A1.1
Date: 07/30/2023	
Scale: 1/4"=1'-0"	

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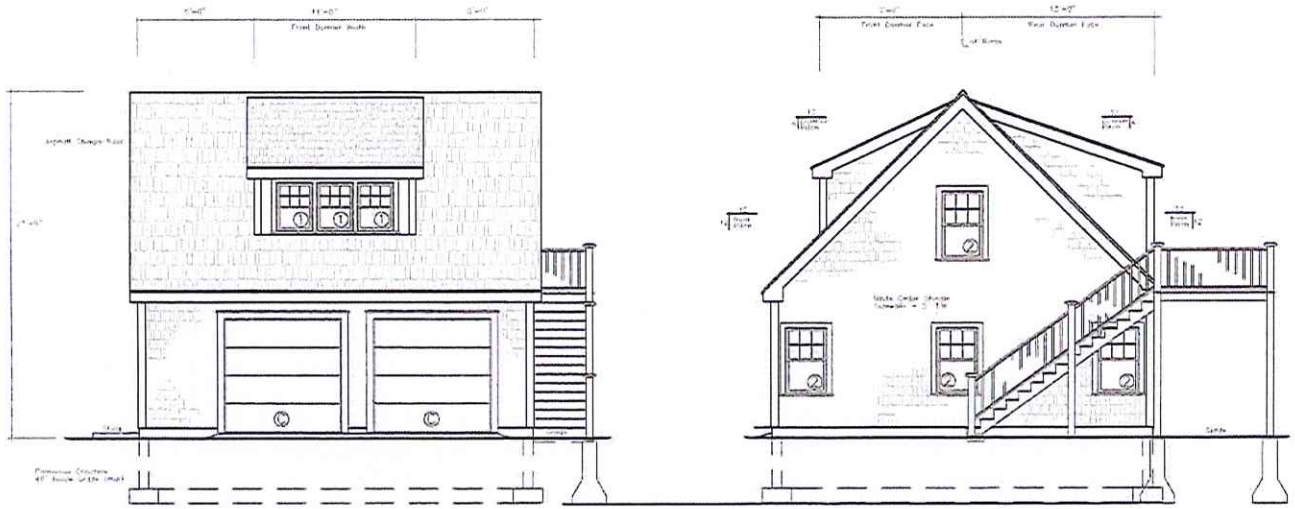

North Elevation
1/4" = 1'-0"

West Elevation
1/4" = 1'-0"

HDC 2023-10-9225

BRUST - New Garage
11 Chatham Road - Nantucket, MA
North and West Elevations

No.	Revision/Issue	Date
1		

Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST GARAGE
North and West Elevations

11 Chatham Rd - New Dwelling
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.1
Date: 07/30/2023	
Scale: 1/4"=1'-0"	

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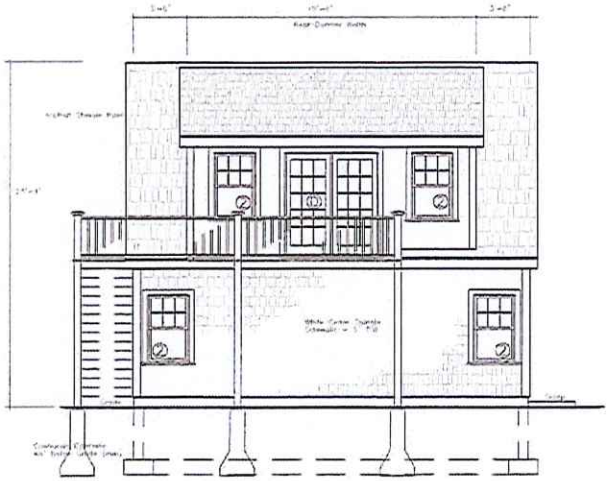
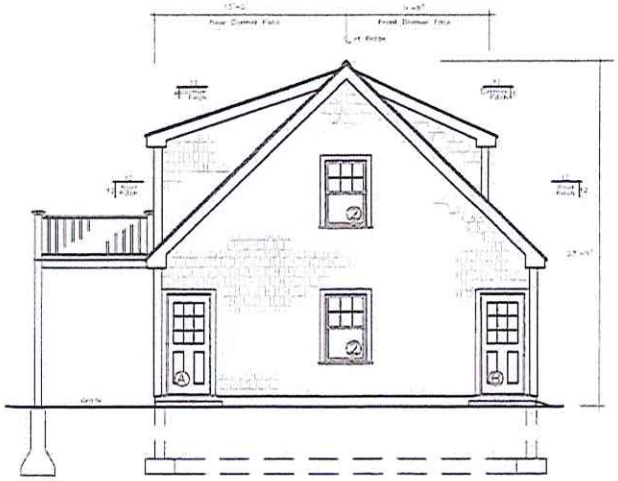
OCT 3 2023
By



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

APPROVED
HDC 2023-10-9225

BRUST - New Garage
11 Chatham Road - Nantucket, MA
South and East Elevations

No.	Revision/Issue	Date
1		

Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST GARAGE
South and East Elevations

11 Chatham Rd - New Dwelling
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.2
Date: 07/30/2023	
Scale: 1/4"=1'-0"	

- Suggested a solution of buffering the wooden fence with greenery or shrubs every six or eight feet.

Board discussion ensued during which they:

- Discussed notching the fence to create a horizontal section.
- Mentioned that only part of the driveway area has been cleared, not the entire area behind the house.
- Mentioned if the fence would move to the right, it may avoid potential adverse possession claims.
- The option of planting on both sides using the same vine is discussed.
- The 4 in 1 fence is in the front and is lower, while the 5 in 1 is in the back and is staying.

Motion: **Motion to approve with the following conditions: circle the condition on the COA and write in plant a vining plant every other section. The conditions should be applied to both sides of the project so that they are visible from both sides (Welch)**

Roll-Call Vote: Carried 4-1 // Oliver, Camp, Welch, Pohl (Aye) / / Paul (Nay) Certificate # HDC2023-09-9209

2. Ack East Lincoln	1 East Lincoln St.	Windows replacement	42.4.1/46	Linda Williams

Voting: Pohl, Oliver, Patten, Paul, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Linda Williams**
Public: **Mickey Rowland, Historic Structures Advisory Group**

- Uncertain if the original windows had been replaced with plastic tracks or if the sashes were indeed original or new replacements.
- Suggested that the decision might need to be deferred to the staff's opinion on whether these were original windows or replacements.
- If they were replacements, they were okay with replacing them.

Concerns: **Holly Backus**

- Provided a brief overview of the history of the home.
- Visited the site and believed that at least the windows along the façade appeared to be original.
- Also noted that the structure's fenestration consisted of 9 over 9 and 12 over 12 wood sash windows.

Board discussion ensued during which they:

- Mentioned the potential added value if the Boston Sash windows are all wood.
- Preference for looking at insulated glass on the double hung windows rather than triple track storm windows.
- Stated their support for refurbishing the diamond-shaped windows.

Motion: **Motion to approve as submitted. (Paul)**

Roll-Call Vote: Carried 4-1 // Thornewill, Oliver, Paul, Pohl (Aye) / / Camp (Nay) Certificate # HDC2023 – (as noted)

3. 16 Willard St LLC **09-9206**	16 Willard St.	Railings	42.4.1/107	Linda Williams

Voting: Pohl, Welch, Camp, Oliver, Patten
Alternates: Thornewill
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Linda Williams**
Public: **-no concerns**
Concerns: None
Motion: **Motion to approve as submitted. Cross off description of railings as "Type II Cap" on elevations. (Oliver)**

Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Oliver, Patten (Aye) Certificate # HDC2023 – **09-9206**

4. Judith A Brust	11 Chatham Rd	New garage	54/186	Mark Avery

Voting: Pohl, Welch, Oliver, Patten, Paul
Alternates: Thornewill
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Mark Avery**
Public: None
Concerns: None
Motion: **Motion to approve as submitted. (Oliver)**

DRAFT